CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, December 19, 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 - 2434-601-0062-000-6

   b. Final Plat - Mohawk - NW Corner of Mohawk Avenue and Bryant Road
   1428-702-0382-000-3, 1428-702-0050-000-7, 1428-702-0425-000-7

   c. Minor Site Plan - Louden Pools - 4306 S. US Highway 1

   d. Site Plan - Ft. Pierce Shell - 6900 Okeechobee Road

   e. Rezoning - Sunset Gardens Master Planned Development - 4945 Edwards Road

   f. Rezoning - Pulte-Cornerstone Master Planned Development - 2785 S. Jenkins Road

   g. Comprehensive Plan Text Amendment - Policy 3.12.7 - Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan.

Technical Review Committee **1. a.**

Meeting Date: 12/19/2024

REQUESTED ACTION

Annexation - 2434-601-0062-000-6

SUMMARY

Project #: PZANN-2024-00004

A voluntary application for **annexation** was submitted by Trans America Construction for Parcel ID: 2434-601-0062-000-6 to be into the City limits. The applicant is requesting zoning and future land use designations that ar compatible to the current County designation as well as the properties on both east and west-end of the applicant' parcel.

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

Parcel ID: 2434-601-0062-000-6 (Near the corner of Oleander Ave. and South Market Ave., headed East on South Market Ave.)

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 11/25/2024 01:56 PM

Final Approval Date: 12/04/2024

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5102303 OR BOOK 4894 PAGE 176, Recorded 09/27/2022 01:56:06 PM Doc Tax: $5075.00

Prepared by and return to:
Raul G. Mendoza, Esq.
RAUL G. MENDOZA, P.A.
2525 Ponce De Leon Blvd Suite 300
Coral Gables, FL 33134
305-448-9002
File Number: **222-0703**
Will Call No.: **3054451818**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of **September, 2022** between **S MARKET AVE LLC, a Florida limited liability company** whose post office address is **3804 SW 84th Avenue, Miami, FL 33155**, grantor, and **MIR TRANSAMERICA LLC, a Florida limited liability company** whose post office address is **2600 S. Douglas Road Suite 801, Coral Gables, FL 33134**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

A portion of the North 1/2 of Lots 14 and 15 of J.I. KELLEM'S SUBDIVISION of the Northwest 1/4 of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 35 South, Range 40 East, thence on an assumed bearing of South 89°53'04" East along the centerline of the platted 36.00 foot road, according to said plat of J.I. KELLEM'S SUBDIVISION, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, and along the North line of the South 1/2 of the Northwest 1/4 of said Section 34 a distance of 818.20 feet; thence South 00°33'46" West a distance of 30.00 feet to the South right-of-way of South Market Avenue and the POINT OF BEGINNING; thence continue South 00°33'46" West along a line being parallel with and 1.00 foot West of an existing 6.00 foot chainlink fence and Southerly extension thereof to the South line of the North 1/2 of Lots 14 and 15 of said J.I. KELLEM'S SUBDIVISION; thence Westerly along the South line of the North 1/2 of Lots 14 and 15 of said J.I. KELLEM'S SUBDIVISION 205.00 feet; thence North 00°33'46" East to the South right-of-way of said South Market Avenue, said point being 205.00 feet Westerly from the East line of the herein-described parcel; thence South 89°53'04" East along the South right-of-way of said South Market Avenue a distance of 205.00 feet to the POINT OF BEGINNING, LESS the East 104.50 feet of the North 188.00 feet thereof.

Also described as:

The West 205 feet of the East 720 feet of the North 1/2 of Lots 13, 14, and 15 of J.I. KELLEM'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM the East 104.5 feet of the North 200 feet thereof, and LESS AND

EXCEPTING THEREFROM the 12 feet lying immediately South of and adjacent to the right-of-way of South Market Avenue, St. Lucie County, Florida.

Parcel Identification Number: 2434-601-0062-000-6

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinance and taxes for the current year.

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, 2021**.

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

Signed, sealed and delivered in our presence:

Witness Name: RAUL G MENDOZA

Witness Name: Wanda de Mendoza

S MARKET AVE LLC, a Florida limited liability company

By: _____
Rina Byer, Authorized Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 26 day of September, 2022 by Rina Byer, Authorized Member of S MARKET AVE LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

RAUL G. MENDOZA
MY COMMISSION EXPIRES JUNE 17, 2023
#GG 303964
Bonded Thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: Raul G. Mendoza

My Commission Expires: 6-17-2023

BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

PARCEL ID. No. 2434-601-0062-000-6

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/2 OF LOTS 14 AND 15 OF J.I. KELLEM'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORD IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE ON AN ASSUMED BEARING OF SOUTH 89°53'04" EAST ALONG THE CENTERLINE OF THE PLATTED 36.00 FOOT ROAD, ACCORDING TO SAID PLAT J.I. KELLEM'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 818.20 FEET; THENCE SOUTH 00°33'46" WEST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY- OF SOUTH MARKET AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'46" WEST ALONG A LINE BEING PARALLEL WITH AND 1.00 FOOT WEST OF AN EXISTING 6.00 FOOT CHAINLINK FENCE AND SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEM'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEM'S SUBDIVISION 205.00 FEET; THENCE NORTH 00°33'46" EAST TO THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE, SAID POINT BEING 205.00 FEET WESTERLY FROM THE EAST LINE OF THE HEREIN-DESCRIBED PARCEL; THENCE SOUTH 89°53'04" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 104.50 FEET OF THE NORTH 188.00 FEET THEREOF.

ALSO DESCRIBED AS:
THE WEST 205 FEET OF THE EAST 720 FEET OF THE NORTH 1/2 OF LOTS 13, 14, AND 15, OF J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREOF THE EAST 104.50 FEET OF THE NORTH 200 FEET THEREOF, AND LESS AND EXCEPTING THEREOF THE 12 FEET LYING INMEDIATELY SOUTH OF AND ADJACENT TO THE RIGHT-OF-WAY OF SOUTH MARKET AVENUE, ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

MIR TRANSAMERICA LLC, a Florida Limited Liability Company
PONCE DE LEON TITLE SERVICES, INC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGEND

℄	CENTER LINE	PB.	PLAT BOOK
(D)	DEED	PG.	PAGE
E	EAST	P.O.C.	POINT OF COMMENCEMENT
ENC.	ENCROACHMENT	P.O.B.	POINT OF BEGINNING
F.N.&D.	FOUND NAIL AND DISC	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
(M)	MEASURED	———	PROPERTY LINE
N	NORTH	S	SOUTH
N.G.S	NATIONAL GEODETIC SURVEY	SET I.P.	SET IRON PIPE
N.A.V.D.	NATIONAL AMERICAN VERTICAK DATUM	W	WEST

GENERAL NOTES:

-LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS.
THIS SURVEY DOES NOT DETERMINE OR IS NOT TO IMPLY OWNERSHIP.
-THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
UNDERGROUND UTILITIES, FOOTINGS, OR ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
-IF THERE IS A SEPTIC TANK, WELL OR DRAIN FIELD ON THIS SURVEY, THE LOCATION OF SUCH ITEMS WAS SHOWN TO US BY OTHERS AND THE INFORMATION WAS NOT VERIFIED.
-EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
-THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
-WALL TIES ARE TO THE FACE OF THE WALL.
-FENCE OWNERSHIP NOT DETERMINED.
-BASIS OF BEARING (ASSUMED) ALONG THE CENTER LINE OF S. MARKET AVENUE.
-DIMENSIONS SHOWN ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
-NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
-NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
-BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
-N.G.S. BENCHMARKS Y-403 ELEVATION 13.45' N.A.V.D. 88, X-403 ELEVATION 12.71' N.A.V.D. 88.
-THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
-THIS BOUNDARY SURVEY IS EXCLUSIVE FOR THE USE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
-THIS SURVEY SHALL NOT BE USED FOR CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHO HAS SIGNED AND SEAL THIS SURVEY.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED_____ FOR THE FIRM
EFRAIN LOPEZ P.S.M. No.6792 STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

NW CORNER OF SECTION 34-T35S-R40E.
Found Boat Spike in Cut-Out
F.N.&D. (No Id)
1343.64'(M) N00°12'43"E
NORHT LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 34-T35S-R40E.
(ASSUMED BEARING) S89°53'04"E 818.20'
S. MARKET AVENUE
21'± ASPHALT PAVEMENT
NORTH LINE OF LOTS 14 AND 15
P.O.C.
SET I.P.1/2" P.S.M. #6792
DITCH
S89°53'04"E 205.50'(D)
30.00'
30.00'
12.00'
P.O.B.
SET N.&D. P.S.M. #6792
S89°53'04"E 100.50'(D)
1"=50'
209.00'
ZONE X
ASPHALT DRIVEWAY
S00°33'46"W 188.00'(D)
1.55' ENC.
LESS OUT
14.08'
14.70' ENC.
1.02' ENC.
0.21'
SET I.P.1/2" P.S.M. #6792
N89°53'04"W 104.50'(D)
1.68'
NO ACCESS
PARCEL AREA = 113752± square feet
"VACANT LAND"
PARCEL ID. No. 2434-601-0062-000-6
N00°12'35"E 1343.42'(M)
WEST LINE OF SECTION 34-T35S-R40E.
NW CORNER OF THE SW 1/4 OF OF THE NW 1/4 OF SECTION 34-T35S-R40E.
OLEANDER AVENUE
WEST LINE OF LOT 15
REMAINDER OF LOT 15 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
S00°33'46"W 650.72'(C)(M)
648.00'(D)
PORTION OF LOT 15 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
WEST LINE OF THE NORTH 1/2 LOT 14
PORTION OF LOT 14 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
S00°33'46"W 460.00'(D) 462.77'(M)
S00°33'46"W 648.00'(D) 650.78'(C)
REMAINDER OF LOT 14 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
HEAVY VEGETATION
ZONE X
6' CHAIN LINK FENCE
Found 1" ROUND BOLT IN CUT-OUT
WEST 1/4 CORNER OF SECTION 34-T35S-R40E.
SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
4.29' ENC.
SET I.P.1/2" P.S.M. #6792
N89°53'04"W 205.00'(D)
SET I.P.1/2" P.S.M. #6792
REMAINDER OF LOTS 14 AND 15

SHEET 1 OFF 1	COMMUNITY NUMBER: 120285	PANEL NUMBER: 0189	DATE OF FIRM: 02/19/2020	
	SUFFIX: K	FIRM ZONE: X	BASE FLOOD ELEVATION: N/A	SCALE: 1"=50'
	DRAWN BY: LISSY	DATE: 11/19/2022	REVISED: E.L.	JOB No.B-61621

E. LOPEZ
SURVEYORS AND MAPPERS CORP.
ADRESS: 13801 SW 10th TERRACE
MIAMI, FLORIDA 33184
PHONE: (786) 416-4026
lopez-efrain@live.com

Property Identification

Site Address: S MARKET AVE
Use Type: 4000

Parcel ID: 2434-601-0062-000-6
Jurisdiction: Saint Lucie County

Account #: 33465
Map ID: 24/34N

Sec/Town/Range: 34/35S/40E
Zoning: Industrial

Ownership

Mir Transamerica LLC

2600 S Douglas RD Ste 801
Coral Gables, FL 33134-6149

Legal Description

KELLEM`S S/D W 145 FT OF N 1/2 OF LOT 14-LESS E 104.5 FT OF N 200 FT- AND E 60 FT OF N 1/2 OF LOT 15-LESS N 12 FT AS IN OR 384-202- (2.60 AC)

Current Values

Just/Market:	$411,400	Assessed:	$411,400
Exemptions:	$0	Taxable:	$411,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$411,400	$411,400	$0	$411,400
2023	$411,400	$411,400	$0	$411,400
2022	$229,200	$229,200	$0	$229,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-26-2022	4894 / 0176	0001	WD	S Market Ave LLC	$725,000
10-25-2021	4715 / 0470	0002	WD	Baker Carolyn	$320,000
09-21-1987	0686 / 0035	XX01	QC	Baker Christopher J	$100

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.6
Land Size (SF):	113,194
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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Technical Review Committee **1. b.**

Meeting Date: 12/19/2024

REQUESTED ACTION

Final Plat - Mohawk - NW Corner of Mohawk Avenue and Bryant Road
1428-702-0382-000-3, 1428-702-0050-000-7, 1428-702-0425-000-7

SUMMARY

Project #: PZSUB2024-00008

The applicant is proposing a Final Plat (subdivision) on approximately 4.109 acres of land lying immediately at the Northwest corner of **Mohawk** Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

Northwest corner of Mohawk Avenue & Bryant Road
(1428-702-0382-000-3, 1428-702-0050-000-7, 1428-702-0425-000-7)

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 12/04/2024 05:32 PM
Final Approval Date: 12/05/2024

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: _____
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
GUISEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ALEXANDER J. PIAZZA License Number 6330 SURVEYOR STATE OF FLORIDA Professional Surveyor & Mapper

CLERK OF THE COURT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GUISEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2023 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: _____
FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2023.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.
THIS _____ DAY OF _____, 2023.

BY: _____
TANYA EARLEY,
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

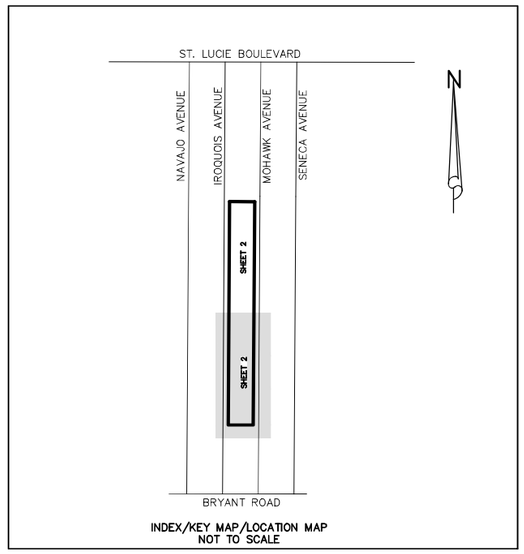
BY: _____
LINDA COX,
CITY CLERK

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



INDEX/KEY MAP/LOCATION MAP
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SYMBOLS:

- ▲ = SET PK NAIL & DISK "PRM PSM 6330"
- ⊡ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286
- ● = FND 5/8" IRC "PLS#2791"
- ■ = SET 5/8" IRC "PRM PSM 6330"

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.

2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

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

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

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

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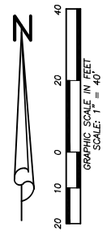

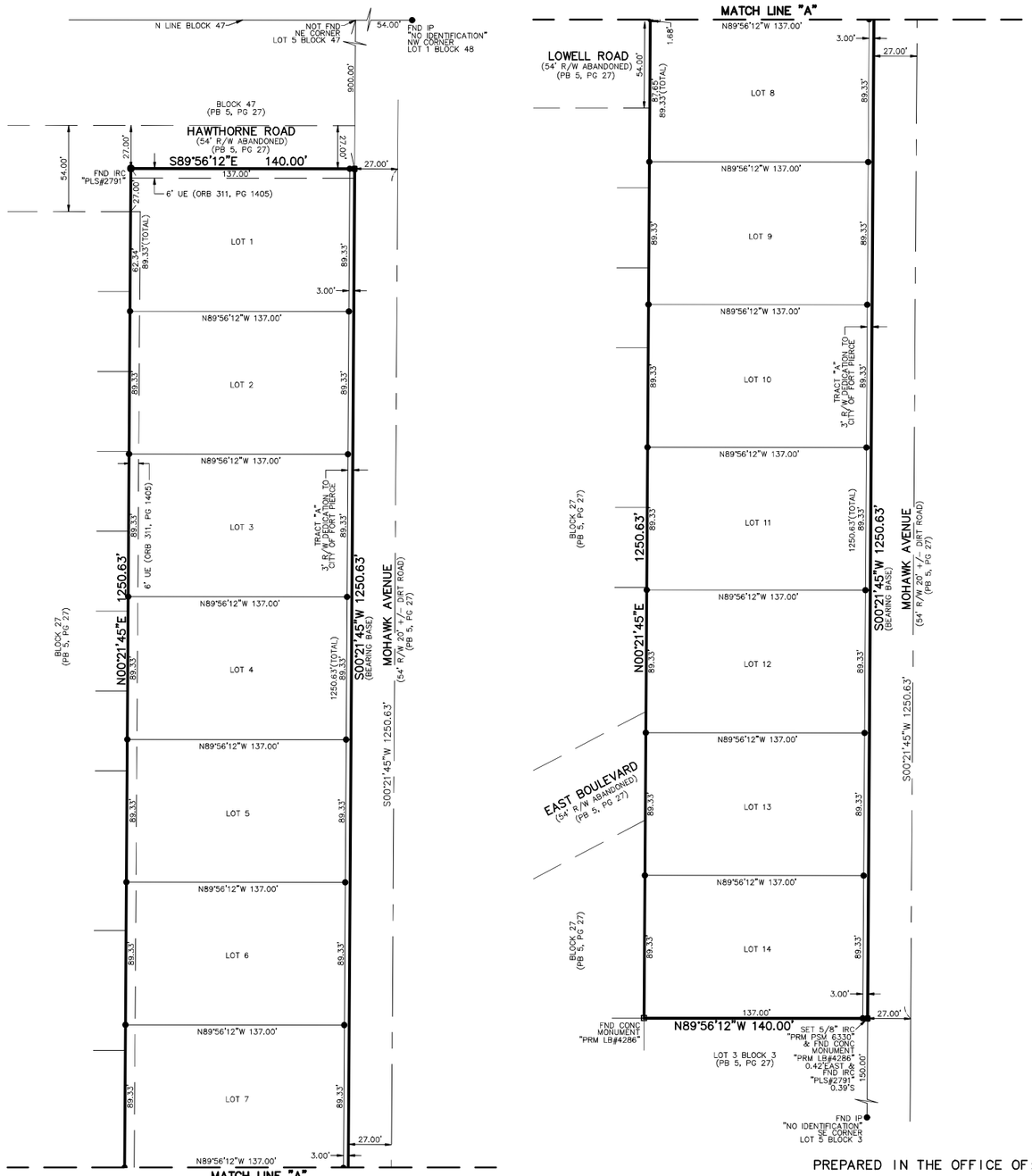

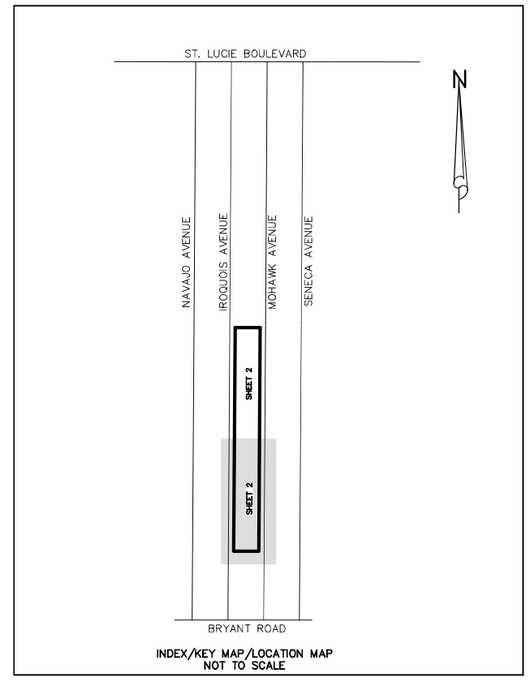

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MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.MackenzieEngineeringInc.com

March 14, 2024

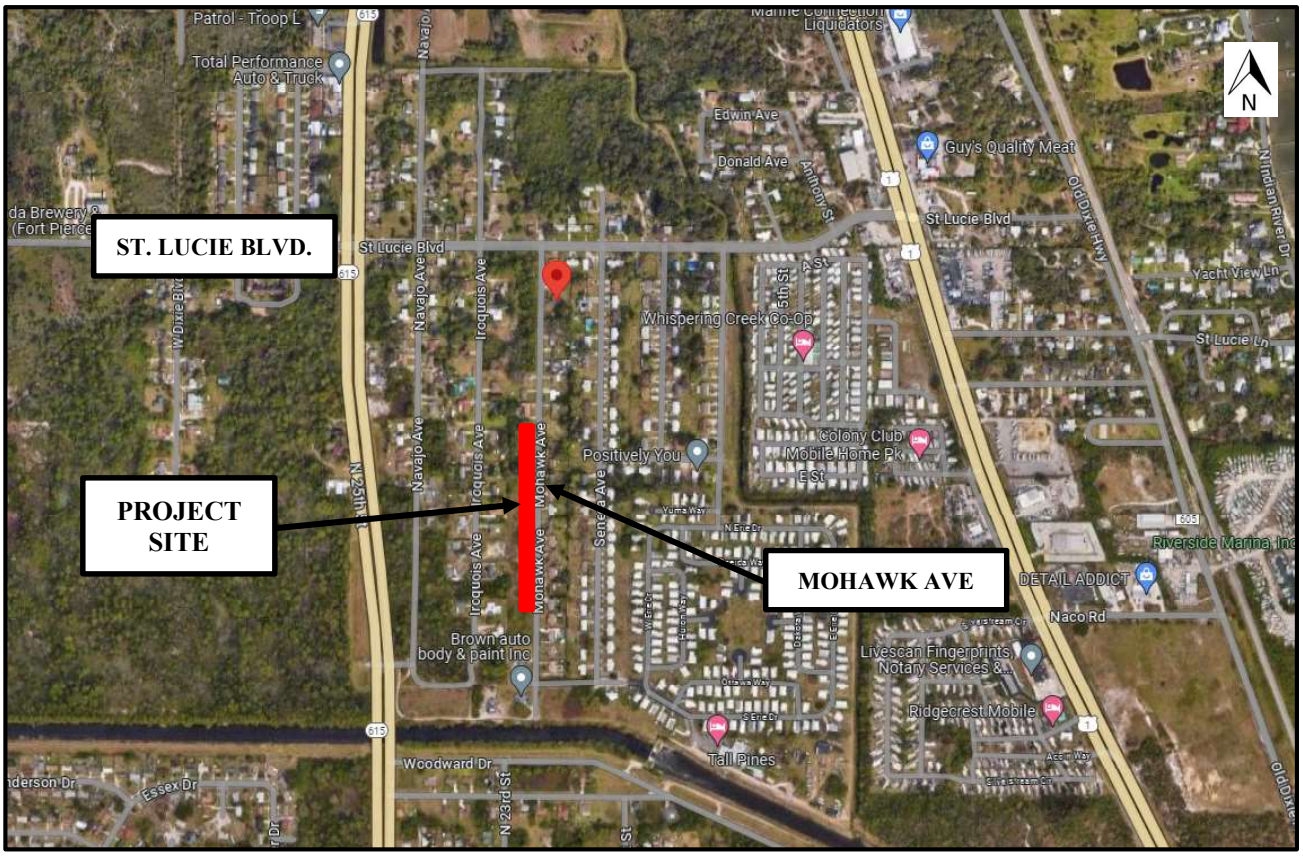
City of Fort Pierce Engineering Department
C/O: Tracy Telle, Assistant City Engineer
100 North US 1, Fort Pierce, FL 34950
Direct Office Line: 772-467-3776
Main Office: 772-467-3000
Email: Ttelle@cityoffortpierce.com

Re: Mohawk Final Plat (TRC No. 23-09000003) – Drainage Statement

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) prepared this drainage statement for the proposed Mohawk Final Plat Subdivision in Fort Pierce, FL. The site is approximately located between N 25th Street and US Highway 1, south of St. Lucie Blvd. on the west side of Mohawk Avenue. Figure 1 displays the site's location. The applicant proposes a final plat for a subdivision consisting of 3.9333 acres with 14 residential lots on the west side of Mohawk Avenue.

Figure 1. Site Location



EXISTING CONDITIONS

The existing parcel is located on the west side of Mohawk Avenue. The existing topography ranges between elevations 18.00 and 19.00 NAVD and the stormwater runoff flows from west to east towards Mohawk Avenue.

PROPOSED CONDITIONS

The applicant proposes to develop 14 residential lots on the west side of Mohawk Avenue. The proposed development will maintain the existing drainage patterns.

The following assumptions were implemented to determine the stormwater impacts in the post development conditions.

- Impervious Area - 50%
  - 25% for Buildings and Structures - Maximum Coverage Allowed per Section 125-191.B.2.3 Single Family Low Density Zone (R-1)
  - 25% for paved areas
- Pervious Area – 50%
- All units developed.
- 1 additional foot of fill provided for FFE as required for Septic Permits

Tables 1 and 2 display the existing and proposed land uses.

Table 1. Existing Site Area

Area Description	SF	AC
Vacant Parcel (Developable Area)	171,335	3.933
Total Area	**171,335**	**3.933**

Table 2. Proposed Site Area

Area Description	SF	AC
Impervious Area (50 % of Total Area)	85,667	1.967
Pervious Area (50% of Total Area)	85,667	1.967
Total Area	**171,335**	**3.933**

PERIMETER BERM

The applicant proposes to construct swales along the perimeter of the lots and drain along the existing swale on the west side of Mohawk Avenue. Based on our drainage calculation for the 25-year, 3-day storm event, the proposed perimeter berm elevation is as follows:

Table 2. Storm Event Resulting Stages & Discharge Summary

Storm Event	Pre-Development		Post-Development		Proposed Site Development
	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)
25 year - 3 day (Perimeter Berm EL.)	18.01	5.99	17.81	4.94	17.90

The 25-year, 3-day storm event minimum stage is 17.81 feet NAVD. The berm is designed above the 25-year, 3-day minimum stage and is set at 17.90 feet NAVD. The pre-post analysis indicates the post 25 year, 3-day discharge is less than the discharge for the existing conditions.

CONCLUSION

Based on the existing topography, the site drains to the east side of the site during rainfall events. The proposed development proposes to continue discharging offsite along the eastern side of the site along Mohawk Avenue roadway right-of-way. Upon construction of the individual lots, the unit owners will demonstrate no run-off will occur onto neighboring properties.

The conceptual design proposes constructing swales at elevation 17 around each lot to capture stormwater runoff before it is discharged off-site.

This drainage statement shows that the proposed Project will meet City of Fort Pierce Land Development Code and South Florida Water Management District (SFWMD) requirements upon completion of construction.

APPENDICES

1. Project Information & Maps
    a. Proposed Stormwater Flow Pattern Exhibit
    b. 25 Year – 3 Day Return Period Map
2. Drainage Calculations
    a. Pre-Development
        i. Pre/Post Design Parameters
        ii. Development Area Calculations
        iii. Stage/Storage Computations
        iv. Rainfall and Storm Event Summary
        v. Soil Storage Calculations
        vi. Cascade Water Model – 25-Year, 3-Day
    b. Post-Development
        i. Stage/Storage Computations
        ii. Rainfall and Storm Event Summary
        iii. Soil Storage Calculations
        iv. Water Quality Requirements/Provided
        v. Cascade Water Model – 25-Year, 3-Day
3. Project Plan Sheets
    a. Final Plat Sheets
4. Other Project Data
    a. Property Card 1
    b. Property Card 2
    c. Property Card 3
    d. Warranty Deed 1
    e. Warranty Deed 2
    f. Warranty Deed 3

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: _____
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
GUISEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

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ALEXANDER J. PIAZZA License Number 6330 SURVEYOR STATE OF FLORIDA Professional Surveyor & Mapper

CLERK OF THE COURT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GUISEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

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COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2023 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: _____
FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

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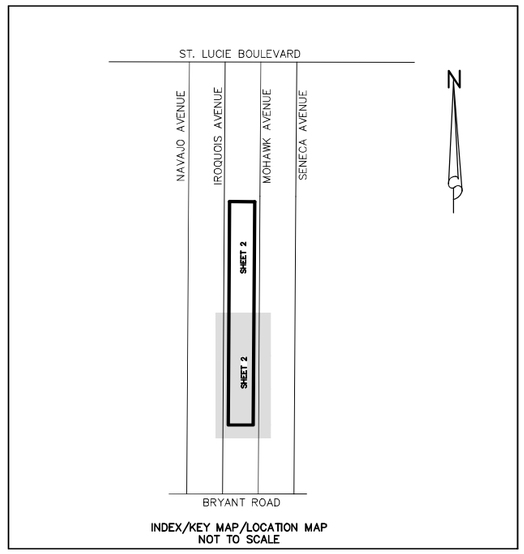

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- ■ = SET 5/8" IRC "PRM PSM 6330"

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.

2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

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

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

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

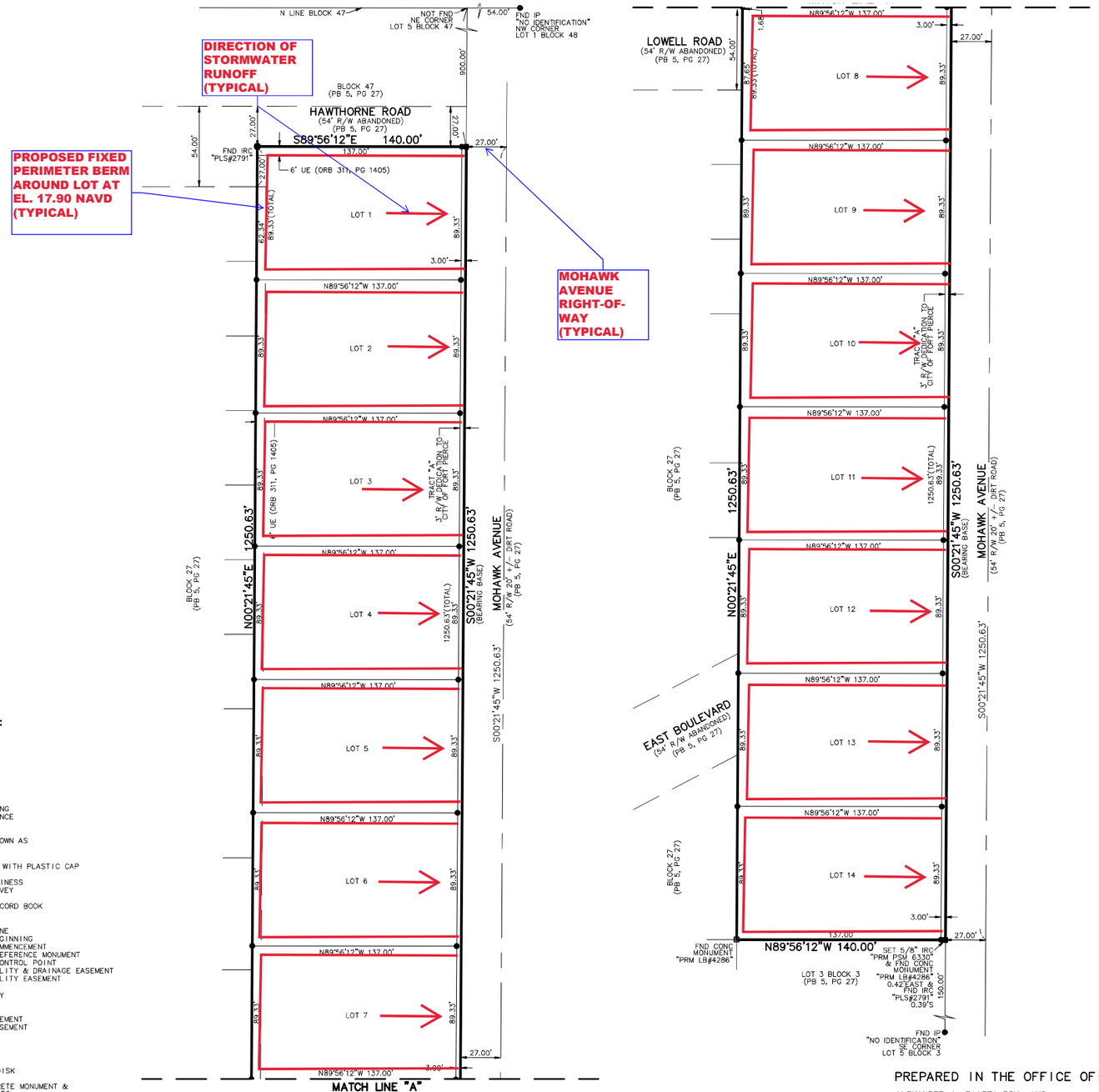
LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

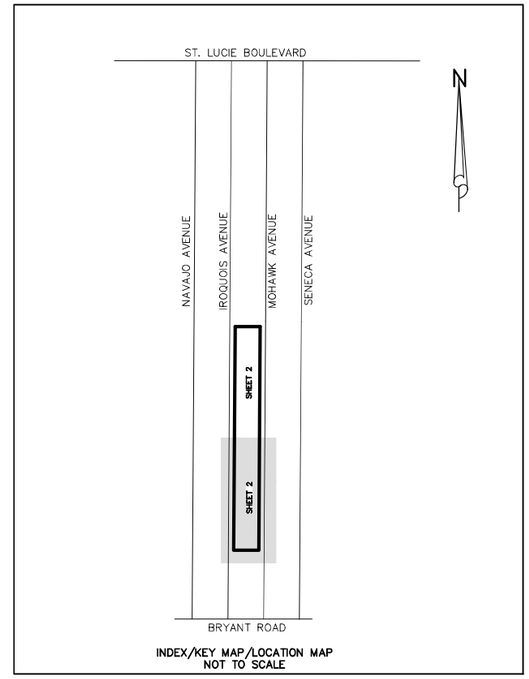
PROPOSED PERIMETER BERM & STORMWATER RUNOFF PATTERN

PLAT BOOK: _____
PAGE: _____
FILE NO.: _____
DATE: _____
TIME: _____

N

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'
40 20 0 10 20





INDEX/KEY MAP/LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

(C)	= CALCULATED
(M)	= MEASURED
(NR)	= NON-RADIAL
(P)	= PLAT
(R)	= RADIAL LINE
(S)	= SURVEY
Δ	= DELTA ANGLE
AC	= ACREAGE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CONC	= CONCRETE
DB	= DEED BOOK
FKA	= FORMERLY KNOWN AS
FND	= FOUND
IR	= #5 IRON ROD
IRC	= #5 IRON ROD WITH PLASTIC CAP
L	= ARC LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
PG	= PAGE(S)
P.L.	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT
PUDE	= PUBLIC UTITLITY & DRAINAGE EASEMENT
PUE	= PUBLIC UTITLITY EASEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

SYMBOLS:

▲ = SET PK NAIL & DISK "PRM PSM 6330"
⊡ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286
● = FND 5/8" IRC "PLS#2791"
■ = SET 5/8" IRC "PRM PSM 6330"

PREPARED IN THE OFFICE OF:

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CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	2 OF 2	DWG	22-8788

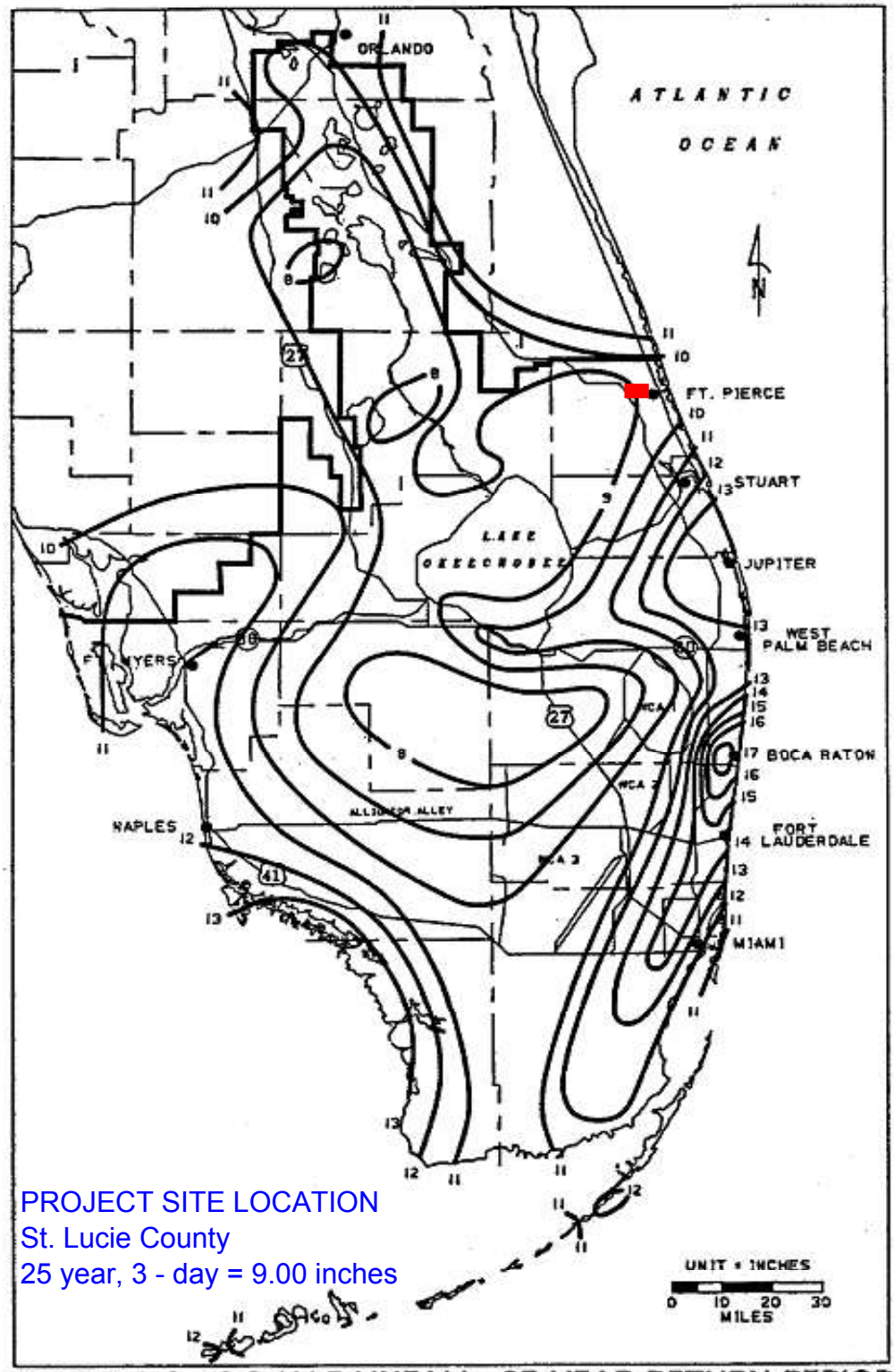

FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

MacKenzie
Engineering & Planning, Inc.
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project Name:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

PRE/POST DEVELOPMENT CALCULATIONS

Name	Existing Area (SF)	Proposed Area (SF)	Change in Area (SF)	Existing Area (Acres)	Proposed Area (Acres)	Change in Area (Acres)
Lake Areas (A_L)	0	0	0.00	0.000	0.000	0.000
Roof Areas (A_R)	0	85,667	85,667	0.000	1.967	1.967
Paved Areas (A_P)	0		0	0.000	0.000	0.000
Green Areas (A_G)	171,335	85,667	-85,667	3.933	1.967	-1.966
Total (A_T)	**171,335**	**171,335**	**0**	**3.933**	**3.933**	**0**

MacKenzie
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Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project Name:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

EXISTING DRAINAGE CALCULATIONS

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

Land Use Summary:

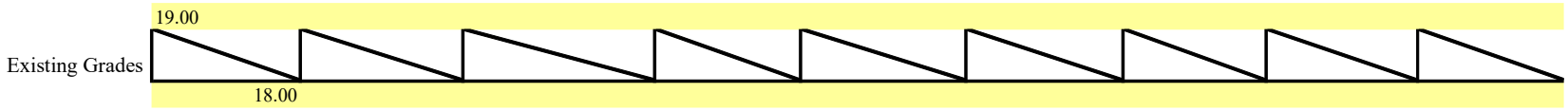
Lake Areas (AL):	-	SF	or	0.000	AC	0%
Roof Areas (AR):	-	SF	or	0.000	AC	0%
Paved Areas (AP):	-	SF	or	0.000	AC	0%
Green Areas (AG):	171,335	SF	or	3.933	AC	100%
Total (AT):	**171,335**	**SF**		**3.933**	**AC**	100%

MacKenzie
Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

EXISTING STAGE/STORAGE AREA CALCULATION (NAVD)



	14 Vacant Lots (Developable Area)									Total Area (ac.)
Area (ac)	3.933									3.933
	L									
Starting Elev (ft)	18.00									
Ending Elev (ft)	19.00									
Stage NAVD	**Linear Storage (ac-ft)**									**Total Storage (ac-ft)**
18.00	0.00									0.00
18.50	0.49									0.49
19.00	1.97									1.97

Notes:
V - Vertical Storage in the Bottom of the Swale/Trench
L - Linear Storage along the bank of the Pond
L + V - Total Swale Area

MacKenzie
Engineering & Planning, Inc.
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project Name:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

EXISTING STAGE/STORAGE AREA CALCULATION

Stage	Site Stage-Storage (Per Previous Page) (ac.- ft.)	Additional Stage Storage (ac. - ft.)	Total Storage Area (ac. - ft.)
18.00	0.00	0.00	0.00
18.50	0.49	0.00	0.49
19.00	1.97	0.00	1.97

EXISTING SOIL STORAGE

Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	0	0.000	0.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	171,335	3.933	100.0%
Total (AT):	**171,335**	**3.933**	**100.0%**

Average Pervious Grade (Elev.): 18.50 ft

Depth to SHWT: 8.50 ft

Soil Storage at Average Depth (S): 9.00 inches

Weighted S Value:

= S x % Pervious

= 9 x 100% = **9.00 Inches**

Uncompacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.60
2	2.50
3	5.40
4	9.00

ERP SWERP Manual - pg. 308 of 742

MacKenzie
Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project Name:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

EXISTING STORM EVENT STAGES AND DISCHARGES

Rainfalls (P)

From Figure C-7, 25-Year 3-Day Storm = **9.00** inches

25-Year 3-Day Storm Event

Stage for 25-Year, 3-Day Storm Event: 18.01 ft. NAVD w/ 5.99 cfs of discharge

Project Name: Mohawk Subdivision - 25Y - 3D Pre Development
Reviewer: MEP
Project Number: 233015
Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 9 inches
Area: 3.933 acres
Ground Storage: 9 inches
Time of Concentration: 0.5 hours
Initial Stage: 18 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
18.00	0.00
18.50	0.49
19.00	1.97

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	18.00
120.00	18.00
240.00	18.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1
To Basin: Offsite1
Structure Type: Gravity
Weir: Broad Crested, Crest Elev = 18 ft NGVD, Length = 1250 ft, Weir Coef = 3.13
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	18.00	18.00
1.00	0.04	0.00	0.00	0.00	18.00	18.00
2.00	0.08	0.00	0.00	0.00	18.00	18.00
3.00	0.12	0.00	0.00	0.00	18.00	18.00
4.00	0.16	0.00	0.00	0.00	18.00	18.00
5.00	0.20	0.00	0.00	0.00	18.00	18.00
6.00	0.24	0.00	0.00	0.00	18.00	18.00
7.00	0.28	0.00	0.00	0.00	18.00	18.00
8.00	0.32	0.00	0.00	0.00	18.00	18.00
9.00	0.36	0.00	0.00	0.00	18.00	18.00
10.00	0.40	0.00	0.00	0.00	18.00	18.00
11.00	0.44	0.00	0.00	0.00	18.00	18.00
12.00	0.48	0.00	0.00	0.00	18.00	18.00
13.00	0.52	0.00	0.00	0.00	18.00	18.00
14.00	0.56	0.00	0.00	0.00	18.00	18.00
15.00	0.60	0.00	0.00	0.00	18.00	18.00
16.00	0.64	0.00	0.00	0.00	18.00	18.00
17.00	0.68	0.00	0.00	0.00	18.00	18.00
18.00	0.73	0.00	0.00	0.00	18.00	18.00
19.00	0.77	0.00	0.00	0.00	18.00	18.00
20.00	0.81	0.00	0.00	0.00	18.00	18.00
21.00	0.85	0.00	0.00	0.00	18.00	18.00
22.00	0.89	0.00	0.00	0.00	18.00	18.00
23.00	0.93	0.00	0.00	0.00	18.00	18.00
24.00	0.97	0.00	0.00	0.00	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
25.00	1.03	0.00	0.00	0.00	18.00	18.00
26.00	1.08	0.00	0.00	0.00	18.00	18.00
27.00	1.14	0.00	0.00	0.00	18.00	18.00
28.00	1.20	0.00	0.00	0.00	18.00	18.00
29.00	1.26	0.00	0.00	0.00	18.00	18.00
30.00	1.32	0.00	0.00	0.00	18.00	18.00
31.00	1.38	0.00	0.00	0.00	18.00	18.00
32.00	1.44	0.00	0.00	0.00	18.00	18.00
33.00	1.50	0.00	0.00	0.00	18.00	18.00
34.00	1.55	0.00	0.00	0.00	18.00	18.00
35.00	1.61	0.00	0.00	0.00	18.00	18.00
36.00	1.67	0.00	0.00	0.00	18.00	18.00
37.00	1.73	0.00	0.00	0.00	18.00	18.00
38.00	1.79	0.00	0.00	0.00	18.00	18.00
39.00	1.85	0.00	0.00	0.00	18.00	18.00
40.00	1.91	0.00	0.00	0.00	18.00	18.00
41.00	1.97	0.01	0.01	0.00	18.00	18.00
42.00	2.02	0.01	0.01	0.00	18.00	18.00
43.00	2.08	0.01	0.01	0.00	18.00	18.00
44.00	2.14	0.02	0.02	0.00	18.00	18.00
45.00	2.20	0.02	0.02	0.00	18.00	18.00
46.00	2.26	0.02	0.02	0.01	18.00	18.00
47.00	2.32	0.02	0.02	0.01	18.00	18.00
48.00	2.38	0.03	0.03	0.01	18.00	18.00
49.00	2.44	0.03	0.03	0.01	18.00	18.00
50.00	2.51	0.04	0.04	0.02	18.00	18.00
51.00	2.59	0.05	0.04	0.02	18.00	18.00
52.00	2.68	0.06	0.06	0.02	18.00	18.00
53.00	2.79	0.08	0.08	0.03	18.00	18.00
54.00	2.93	0.11	0.11	0.04	18.00	18.00
55.00	3.09	0.15	0.14	0.05	18.00	18.00
56.00	3.28	0.19	0.19	0.06	18.00	18.00
57.00	3.51	0.25	0.25	0.08	18.00	18.00
58.00	3.79	0.34	0.34	0.10	18.00	18.00
59.00	4.16	0.53	0.52	0.14	18.00	18.00
60.00	6.72	6.09	5.94	0.31	18.01	18.00
61.00	7.46	2.14	2.18	0.62	18.01	18.00
62.00	7.79	0.99	1.00	0.74	18.00	18.00
63.00	8.01	0.59	0.60	0.80	18.00	18.00
64.00	8.21	0.53	0.53	0.85	18.00	18.00
65.00	8.32	0.34	0.34	0.88	18.00	18.00
66.00	8.44	0.32	0.32	0.91	18.00	18.00
67.00	8.56	0.32	0.32	0.94	18.00	18.00
68.00	8.68	0.32	0.32	0.96	18.00	18.00
69.00	8.76	0.23	0.23	0.98	18.00	18.00
70.00	8.84	0.22	0.22	1.00	18.00	18.00
71.00	8.92	0.22	0.22	1.02	18.00	18.00
72.00	9.00	0.22	0.22	1.04	18.00	18.00
73.00	9.00	0.03	0.04	1.05	18.00	18.00
74.00	9.00	0.00	0.01	1.05	18.00	18.00
75.00	9.00	0.00	0.00	1.05	18.00	18.00
76.00	9.00	0.00	0.00	1.05	18.00	18.00
77.00	9.00	0.00	0.00	1.05	18.00	18.00
78.00	9.00	0.00	0.00	1.05	18.00	18.00
79.00	9.00	0.00	0.00	1.05	18.00	18.00
80.00	9.00	0.00	0.00	1.05	18.00	18.00
81.00	9.00	0.00	0.00	1.05	18.00	18.00
82.00	9.00	0.00	0.00	1.05	18.00	18.00
83.00	9.00	0.00	0.00	1.05	18.00	18.00
84.00	9.00	0.00	0.00	1.05	18.00	18.00
85.00	9.00	0.00	0.00	1.05	18.00	18.00
86.00	9.00	0.00	0.00	1.05	18.00	18.00
87.00	9.00	0.00	0.00	1.05	18.00	18.00
88.00	9.00	0.00	0.00	1.05	18.00	18.00
89.00	9.00	0.00	0.00	1.05	18.00	18.00
90.00	9.00	0.00	0.00	1.05	18.00	18.00
91.00	9.00	0.00	0.00	1.05	18.00	18.00
92.00	9.00	0.00	0.00	1.05	18.00	18.00
93.00	9.00	0.00	0.00	1.05	18.00	18.00
94.00	9.00	0.00	0.00	1.05	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
95.00	9.00	0.00	0.00	1.05	18.00	18.00
96.00	9.00	0.00	0.00	1.05	18.00	18.00
97.00	9.00	0.00	0.00	1.05	18.00	18.00
98.00	9.00	0.00	0.00	1.05	18.00	18.00
99.00	9.00	0.00	0.00	1.05	18.00	18.00
100.00	9.00	0.00	0.00	1.05	18.00	18.00
101.00	9.00	0.00	0.00	1.05	18.00	18.00
102.00	9.00	0.00	0.00	1.05	18.00	18.00
103.00	9.00	0.00	0.00	1.05	18.00	18.00
104.00	9.00	0.00	0.00	1.05	18.00	18.00
105.00	9.00	0.00	0.00	1.05	18.00	18.00
106.00	9.00	0.00	0.00	1.05	18.00	18.00
107.00	9.00	0.00	0.00	1.05	18.00	18.00
108.00	9.00	0.00	0.00	1.05	18.00	18.00
109.00	9.00	0.00	0.00	1.05	18.00	18.00
110.00	9.00	0.00	0.00	1.05	18.00	18.00
111.00	9.00	0.00	0.00	1.05	18.00	18.00
112.00	9.00	0.00	0.00	1.05	18.00	18.00
113.00	9.00	0.00	0.00	1.05	18.00	18.00
114.00	9.00	0.00	0.00	1.05	18.00	18.00
115.00	9.00	0.00	0.00	1.05	18.00	18.00
116.00	9.00	0.00	0.00	1.05	18.00	18.00
117.00	9.00	0.00	0.00	1.05	18.00	18.00
118.00	9.00	0.00	0.00	1.05	18.00	18.00
119.00	9.00	0.00	0.00	1.05	18.00	18.00
120.00	9.00	0.00	0.00	1.05	18.00	18.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.99	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	18.01	60.02	18.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	1.05	0.00	1.05	0.00	0.00	0.00

MacKenzie
Engineering & Planning, Inc.
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PROPOSED DRAINAGE CALCULATIONS

Water Table Elevation: 8 NAVD

Mean High Water Table (MHWT) Elevation: 10.0 NAVD

Land Use Summary:

Lake Areas (A_L):	0	SF	or	0.00	AC	
Roof Areas (A_R):	85,667	SF	or	1.967	AC	50% Impervious Area
Paved Areas (A_P):	0	SF	or	0.000	AC	
Green Areas (A_G):	85,667	SF	or	1.967	AC	50% Pervious Area
Total (A_T):	**171,335**	**SF**		**3.933**	**AC**	

WATER QUALITY CALCULATIONS PER SFWMD

1) **Per SFWMD, Water Quality shall be provided to meet Critera 2 or 3, whichever is greater:**
Criteria 2 = 1 inch of Runoff Over the Project Site:

V_{PRE} = 1 inch x 1-ft/12-in x 3.933 (Project Area (acres)) = 0.328 ac-ft (WQ Treatment Volume)

SFWMD Required Water Quality Volume	0.328	ac-ft	**Factor**
Detention Type (Wet or Dry)?	Dry	ac-ft	0.75
Impaired Basin	No		1.00
SFWMD Required Water Quality Volume	**0.246**	**ac-ft**	

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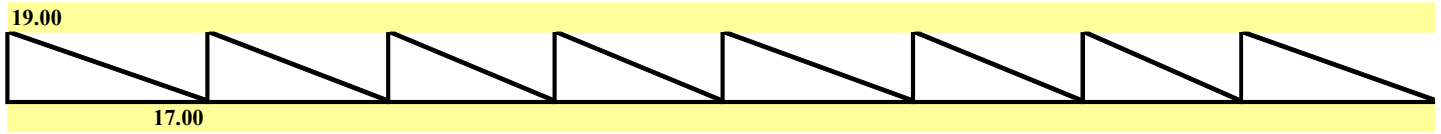
Project No.: 233-015
Basin No: Roadside Swale

PROPOSED STAGE/STORAGE AREA CALCULATION (NAVD)

Proposed Grades



	Pervious Area	Impervious Area (Building + Structures + Paved Areas)							Site Developable Area (Acres)
Area (ac)	1.967	1.967							3.933
	L								
Starting Elev (ft)	17.00								
Ending Elev (ft)	19.00								
Stage NAVD	**Linear Storage (ac-ft)**								**Total Storage (ac-ft)**
17.00	0.000								0.000
17.50	0.123								0.123
18.00	0.492								0.492
18.50	1.106								1.106
19.00	1.967								1.967

Notes:

1) The required SFWMD Water Quality Volume is 0.246 ac-ft. Therefore, SFWMD Water Quality is met at stage elevation 17.71 NAVD.
2) V - Vertical Storage in the Bottom of the Swale/Trench
3) L - Linear Storage along the bank of the Pond

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Office: (772) 286 - 8030

Date: 3/13/2024
Project: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PROPOSED DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

PROPOSED STAGE/STORAGE AREA CALCULATION SUMMARY

Stage	Site Stage-Storage (Per Previous Page) (AC.- FT.)	Additional Stage Storage (AC. - FT.)	Total Storage Area (ac. - ft.)
17.00	0.000	0.00	0.000
17.50	0.123	0.00	0.123
18.00	0.492	0.00	0.492
18.50	1.106	0.00	1.106
19.00	1.967	0.00	1.967

PROPOSED SOIL STORAGE

Land Use Summary:

	SF	Acres	Percent
Lake Areas (A_L):	0	0.000	0.0%
Roof Areas (A_R):	85,667	1.967	50.0%
Paved Areas (A_P):	0	0.000	0.0%
Green Areas (A_G):	85,667	1.967	50.0%
Total (A_T):	**171,335**	**3.933**	**100.0%**

Average Pervious Grade (Elev.): 18.00 ft

Depth to Water Table: 8.00 ft

Soil Storage at Average Depth (Ss): 6.75 inches

Weighted S Value:

= Ss x % Pervious

= 6.75 x 50% = **3.38 Inches**

Compacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.45
2	1.88
3	4.05
4	6.75

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MacKenzie
Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

PROPOSED STORM EVENT STAGES AND DISCHARGES

Rainfalls (P)

From Figure C-7, 25-Year 3-Day Storm = **9.00** inches

25-Year 3-Day Storm Event

					Proposed Site Design Stage
Stage for 25-Year, 3-Day Storm Event	**17.81**	ft. NAVD w/	**4.94**	cfs of discharge	**17.90 ft. NAVD**

Project Name: Mohawk Subdivision - 25Y - 3D Post Development
Reviewer: MEP
Project Number: 233015
Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 9 inches
Area: 1.967 acres
Ground Storage: 3.38 inches
Time of Concentration: 0.5 hours
Initial Stage: 17 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
17.00	0.00
17.50	0.12
18.00	0.49
18.50	1.11
19.00	1.97

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	17.00
120.00	17.00
240.00	17.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1
To Basin: Offsite1
Structure Type: Gravity
Weir: Broad Crested, Crest Elev = 17.8 ft NGVD, Length = 1250 ft, Weir Coef = 3.13
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	17.00	17.00
1.00	0.04	0.00	0.00	0.00	17.00	17.00
2.00	0.08	0.00	0.00	0.00	17.00	17.00
3.00	0.12	0.00	0.00	0.00	17.00	17.00
4.00	0.16	0.00	0.00	0.00	17.00	17.00
5.00	0.20	0.00	0.00	0.00	17.00	17.00
6.00	0.24	0.00	0.00	0.00	17.00	17.00
7.00	0.28	0.00	0.00	0.00	17.00	17.00
8.00	0.32	0.00	0.00	0.00	17.00	17.00
9.00	0.36	0.00	0.00	0.00	17.00	17.00
10.00	0.40	0.00	0.00	0.00	17.00	17.00
11.00	0.44	0.00	0.00	0.00	17.00	17.00
12.00	0.48	0.00	0.00	0.00	17.00	17.00
13.00	0.52	0.00	0.00	0.00	17.00	17.00
14.00	0.56	0.00	0.00	0.00	17.00	17.00
15.00	0.60	0.00	0.00	0.00	17.00	17.00
16.00	0.64	0.00	0.00	0.00	17.00	17.00
17.00	0.68	0.00	0.00	0.00	17.00	17.00
18.00	0.73	0.00	0.00	0.00	17.00	17.00
19.00	0.77	0.00	0.00	0.00	17.00	17.00
20.00	0.81	0.00	0.00	0.00	17.00	17.00
21.00	0.85	0.01	0.00	0.00	17.00	17.00
22.00	0.89	0.01	0.00	0.00	17.01	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	0.93	0.01	0.00	0.00	17.01	17.00
24.00	0.97	0.01	0.00	0.00	17.01	17.00
25.00	1.03	0.02	0.00	0.00	17.02	17.00
26.00	1.08	0.02	0.00	0.00	17.03	17.00
27.00	1.14	0.03	0.00	0.00	17.03	17.00
28.00	1.20	0.03	0.00	0.00	17.04	17.00
29.00	1.26	0.03	0.00	0.00	17.05	17.00
30.00	1.32	0.03	0.00	0.00	17.06	17.00
31.00	1.38	0.04	0.00	0.00	17.07	17.00
32.00	1.44	0.04	0.00	0.00	17.09	17.00
33.00	1.50	0.04	0.00	0.00	17.10	17.00
34.00	1.55	0.04	0.00	0.00	17.11	17.00
35.00	1.61	0.04	0.00	0.00	17.13	17.00
36.00	1.67	0.05	0.00	0.00	17.14	17.00
37.00	1.73	0.05	0.00	0.00	17.16	17.00
38.00	1.79	0.05	0.00	0.00	17.18	17.00
39.00	1.85	0.05	0.00	0.00	17.19	17.00
40.00	1.91	0.05	0.00	0.00	17.21	17.00
41.00	1.97	0.05	0.00	0.00	17.23	17.00
42.00	2.02	0.06	0.00	0.00	17.25	17.00
43.00	2.08	0.06	0.00	0.00	17.27	17.00
44.00	2.14	0.06	0.00	0.00	17.29	17.00
45.00	2.20	0.06	0.00	0.00	17.31	17.00
46.00	2.26	0.06	0.00	0.00	17.33	17.00
47.00	2.32	0.06	0.00	0.00	17.35	17.00
48.00	2.38	0.06	0.00	0.00	17.37	17.00
49.00	2.44	0.07	0.00	0.00	17.39	17.00
50.00	2.51	0.08	0.00	0.00	17.42	17.00
51.00	2.59	0.09	0.00	0.00	17.45	17.00
52.00	2.68	0.10	0.00	0.00	17.48	17.00
53.00	2.79	0.14	0.00	0.00	17.51	17.00
54.00	2.93	0.17	0.00	0.00	17.52	17.00
55.00	3.09	0.21	0.00	0.00	17.55	17.00
56.00	3.28	0.25	0.00	0.00	17.57	17.00
57.00	3.51	0.31	0.00	0.00	17.60	17.00
58.00	3.79	0.39	0.00	0.00	17.64	17.00
59.00	4.16	0.56	0.00	0.00	17.69	17.00
60.00	6.72	5.00	4.92	0.08	17.81	17.00
61.00	7.46	1.63	1.66	0.33	17.81	17.00
62.00	7.79	0.71	0.72	0.42	17.80	17.00
63.00	8.01	0.41	0.42	0.46	17.80	17.00
64.00	8.21	0.36	0.36	0.49	17.80	17.00
65.00	8.32	0.23	0.24	0.51	17.80	17.00
66.00	8.44	0.22	0.22	0.53	17.80	17.00
67.00	8.56	0.22	0.22	0.55	17.80	17.00
68.00	8.68	0.22	0.22	0.57	17.80	17.00
69.00	8.76	0.15	0.15	0.58	17.80	17.00
70.00	8.84	0.15	0.15	0.60	17.80	17.00
71.00	8.92	0.14	0.14	0.61	17.80	17.00
72.00	9.00	0.14	0.14	0.62	17.80	17.00
73.00	9.00	0.02	0.02	0.62	17.80	17.00
74.00	9.00	0.00	0.00	0.63	17.80	17.00
75.00	9.00	0.00	0.00	0.63	17.80	17.00
76.00	9.00	0.00	0.00	0.63	17.80	17.00
77.00	9.00	0.00	0.00	0.63	17.80	17.00
78.00	9.00	0.00	0.00	0.63	17.80	17.00
79.00	9.00	0.00	0.00	0.63	17.80	17.00
80.00	9.00	0.00	0.00	0.63	17.80	17.00
81.00	9.00	0.00	0.00	0.63	17.80	17.00
82.00	9.00	0.00	0.00	0.63	17.80	17.00
83.00	9.00	0.00	0.00	0.63	17.80	17.00
84.00	9.00	0.00	0.00	0.63	17.80	17.00
85.00	9.00	0.00	0.00	0.63	17.80	17.00
86.00	9.00	0.00	0.00	0.63	17.80	17.00
87.00	9.00	0.00	0.00	0.63	17.80	17.00
88.00	9.00	0.00	0.00	0.63	17.80	17.00
89.00	9.00	0.00	0.00	0.63	17.80	17.00
90.00	9.00	0.00	0.00	0.63	17.80	17.00
91.00	9.00	0.00	0.00	0.63	17.80	17.00
92.00	9.00	0.00	0.00	0.63	17.80	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
93.00	9.00	0.00	0.00	0.63	17.80	17.00
94.00	9.00	0.00	0.00	0.63	17.80	17.00
95.00	9.00	0.00	0.00	0.63	17.80	17.00
96.00	9.00	0.00	0.00	0.63	17.80	17.00
97.00	9.00	0.00	0.00	0.63	17.80	17.00
98.00	9.00	0.00	0.00	0.63	17.80	17.00
99.00	9.00	0.00	0.00	0.63	17.80	17.00
100.00	9.00	0.00	0.00	0.63	17.80	17.00
101.00	9.00	0.00	0.00	0.63	17.80	17.00
102.00	9.00	0.00	0.00	0.63	17.80	17.00
103.00	9.00	0.00	0.00	0.63	17.80	17.00
104.00	9.00	0.00	0.00	0.63	17.80	17.00
105.00	9.00	0.00	0.00	0.63	17.80	17.00
106.00	9.00	0.00	0.00	0.63	17.80	17.00
107.00	9.00	0.00	0.00	0.63	17.80	17.00
108.00	9.00	0.00	0.00	0.63	17.80	17.00
109.00	9.00	0.00	0.00	0.63	17.80	17.00
110.00	9.00	0.00	0.00	0.63	17.80	17.00
111.00	9.00	0.00	0.00	0.63	17.80	17.00
112.00	9.00	0.00	0.00	0.63	17.80	17.00
113.00	9.00	0.00	0.00	0.63	17.80	17.00
114.00	9.00	0.00	0.00	0.63	17.80	17.00
115.00	9.00	0.00	0.00	0.63	17.80	17.00
116.00	9.00	0.00	0.00	0.63	17.80	17.00
117.00	9.00	0.00	0.00	0.63	17.80	17.00
118.00	9.00	0.00	0.00	0.63	17.80	17.00
119.00	9.00	0.00	0.00	0.63	17.80	17.00
120.00	9.00	0.00	0.00	0.63	17.80	17.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	4.94	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	17.81	60.02	17.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	0.97	0.00	0.63	0.00	0.34	0.00

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: _____
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
GUISEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ALEXANDER J. PIAZZA License Number 6330 SURVEYOR STATE OF FLORIDA Professional Surveyor & Mapper

CLERK OF THE COURT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GUISEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2023 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: _____
FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2023.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.
THIS _____ DAY OF _____, 2023.

BY: _____
TANYA EARLEY,
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

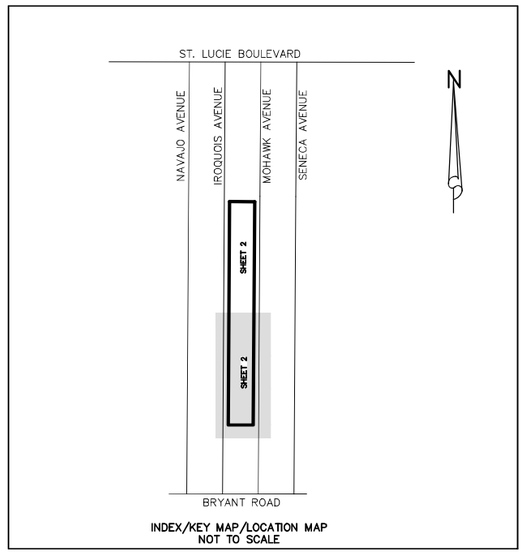
BY: _____
LINDA COX,
CITY CLERK

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



INDEX/KEY MAP/LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

(C)	= CALCULATED
(M)	= MEASURED
(NR)	= NON-RADIAL
(P)	= PLAT
(R)	= RADIAL LINE
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AC	= ACREAGE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CONC	= CONCRETE
DB	= DEED BOOK
FKA	= FORMERLY KNOWN AS
FND	= FOUND
IR	= #5 IRON ROD
IRC	= #5 IRON ROD WITH PLASTIC CAP
L	= ARC LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
PG	= PAGE(S)
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT
PUDE	= PUBLIC UTITLITY & DRAINAGE EASEMENT
PUE	= PUBLIC UTITLITY EASEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK "PRM PSM 6330"
- ⊡ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286
- ● = FND 5/8" IRC "PLS#2791"
- ■ = SET 5/8" IRC "PRM PSM 6330"

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.

2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

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

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

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

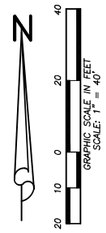
PLAT BOOK: _____

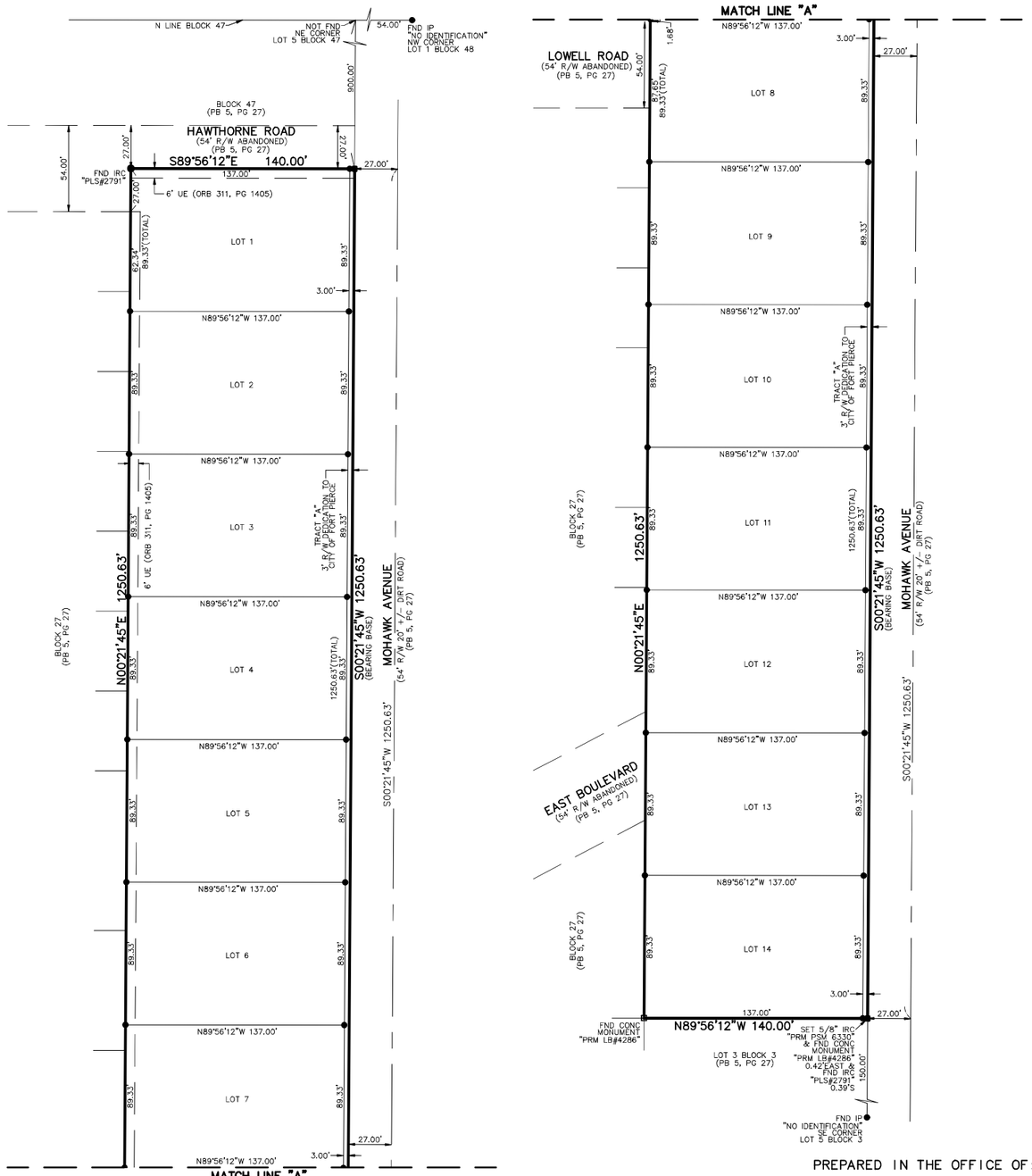
PAGE: _____

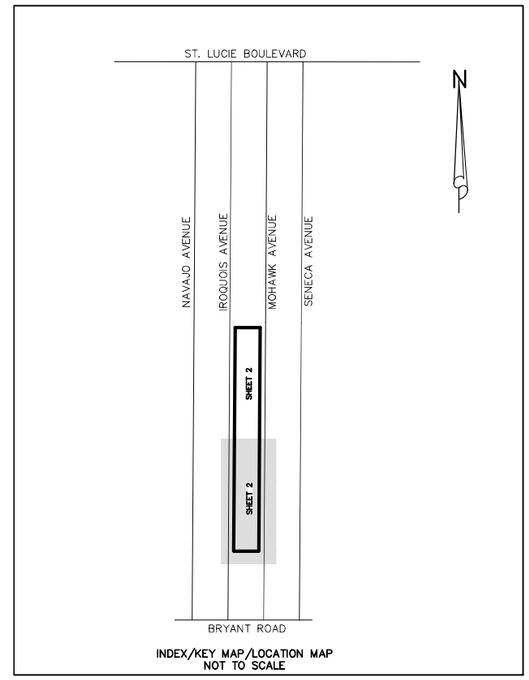
FILE NO.: _____

DATE: _____

TIME: _____







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PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
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LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	2 OF 2	DWG	22-8788

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

Property Identification

Site Address: MOHAWK AVE
Sec/Town/Range: 33/34S/40E
Parcel ID: 1428-702-0425-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 9687
Map ID: 14/33N
Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
OUTDOORS QUALITY HOMES LLC
1379 SW Bellevue AVE
Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N)



Current Values

Just/Market Value:	$107,100
Assessed Value:	$107,100
Exemptions:	$0
Taxable Value:	$107,100

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.1
Land Size (SF):	91,560

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
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	$300,000
May 7, 2018	4130 / 1308	0001	WD	Brownstone Classic Homes	$20,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	$281,600
Jan 1, 1900					$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:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	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

Building:	$0
Land:	$107,100
Just/Market:	$107,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$107,100
Exemption(s):	$0
Taxable:	$107,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	3.2	Fort Pierce Stormwater Charge	$220.80

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$107,100	$107,100	$0	$107,100

2022	$98,900	$23,837	$0	$23,837
2021	$46,100	$21,670	$0	$21,670
2020	$19,700	$19,700	$0	$19,700

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Property Identification

Site Address: MOHAWK AVE
Sec/Town/Range: 33/34S/40E
Parcel ID: 1428-702-0382-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 9661
Map ID: 14/33N
Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
OUTDOORS QUALITY HOMES LLC
1379 SW Bellevue AVE
Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N)



Current Values

Just/Market Value:	$71,200
Assessed Value:	$71,200
Exemptions:	$0
Taxable Value:	$71,200

Property taxes are subject to change upon change of ownership.

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- **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):	1.26
Land Size (SF):	54,986

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
Feb 28, 2022	4784 / 1706	0205	WD	R and M Upstairs LLC	$300,000
May 7, 2018	4130 / 0531	0001	WD	Brownstone Classic Homes	$7,500
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	$281,600
Jan 1, 1900					$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:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	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

Building:	$0
Land:	$71,200
Just/Market:	$71,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$71,200
Exemption(s):	$0
Taxable:	$71,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	1.9	Fort Pierce Stormwater Charge	$131.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$71,200	$71,200	$0	$71,200

2022	$65,700	$15,246	$0	$15,246
2021	$30,700	$13,860	$0	$13,860
2020	$12,600	$12,600	$0	$12,600

Permits

Number	Issue Date	Description	Amount	Fee

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

Property Identification

Site Address: MOHAWK AVE
Sec/Town/Range: 33/34S/40E
Parcel ID: 1428-702-0050-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 9597
Map ID: 14/33N
Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
OUTDOORS QUALITY HOMES LLC
1379 SW Bellevue AVE
Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N)



Current Values

Just/Market Value:	$42,800
Assessed Value:	$42,800
Exemptions:	$0
Taxable Value:	$42,800

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):	0.59
Land Size (SF):	25,700

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
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	$300,000
May 7, 2018	4130 / 1195	0001	WD	Brownstone Classic Homes	$6,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	$281,600
Jan 1, 1900					$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:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	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

Building:	$0
Land:	$42,800
Just/Market:	$42,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$42,800
Exemption(s):	$0
Taxable:	$42,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0.9	Fort Pierce Stormwater Charge	$62.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$42,800	$42,800	$0	$42,800

2022	$39,500	$8,349	$0	$8,349
2021	$18,400	$7,590	$0	$7,590
2020	$6,900	$6,900	$0	$6,900

Permits

Number	Issue Date	Description	Amount	Fee

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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5003821 OR BOOK 4784 PAGE 1706, Recorded 03/07/2022 02:11:08 PM Doc
Tax: $2100.00

Prepared by and return to:
Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: **22-02-6028 RMUp**
Will Call No.:

Warranty Deed

This Warranty Deed made this **28th** day of **Fcbruary, 2022** between **R&M Upstairs, LLC, a Florida limited liability company** whose post office address is **10975 SE Federal Highway, Hobc Sound, FL 33455**, grantor, and **Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common** whose post office address is **1379 SW Bellevue Ave, Port Saint Lucie, FL 34953**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

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, 2021**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Linda A. Dickenson

Witness Name: Barry B. Byrd

R&M Upstairs, LLC

By: _____
Melissa G Corbett, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BARRY B. BYRD
MY COMMISSION # GG 247667
EXPIRES: August 28, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

DoubleTime®

Exhibit A

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5003821 OR BOOK 4784 PAGE 1706, Recorded 03/07/2022 02:11:08 PM Doc
Tax: $2100.00

Prepared by and return to:
Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: **22-02-6028 RMUp**
Will Call No.:

Warranty Deed

This Warranty Deed made this **28th** day of **Fcbruary, 2022** between **R&M Upstairs, LLC, a Florida limited liability company** whose post office address is **10975 SE Federal Highway, Hobc Sound, FL 33455**, grantor, and **Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common** whose post office address is **1379 SW Bellevue Ave, Port Saint Lucie, FL 34953**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

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, 2021**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Linda A. Dickenson

Witness Name: Barry B. Byrd

R&M Upstairs, LLC

By: _____
Melissa G Corbett, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BARRY B. BYRD
MY COMMISSION # GG 247667
EXPIRES: August 28, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

DoubleTime®

Exhibit A

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5003821 OR BOOK 4784 PAGE 1706, Recorded 03/07/2022 02:11:08 PM Doc
Tax: $2100.00

Prepared by and return to:
Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: **22-02-6028 RMUp**
Will Call No.:

Warranty Deed

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

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, 2021**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Linda A. Dickenson

Witness Name: Barry B. Byrd

R&M Upstairs, LLC

By: _____
Melissa G Corbett, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BARRY B. BYRD
MY COMMISSION # GG 247667
EXPIRES: August 28, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

DoubleTime®

Exhibit A

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PCN: 1428-702-0382-000-3

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PCN: 1428-702-0050-000-7

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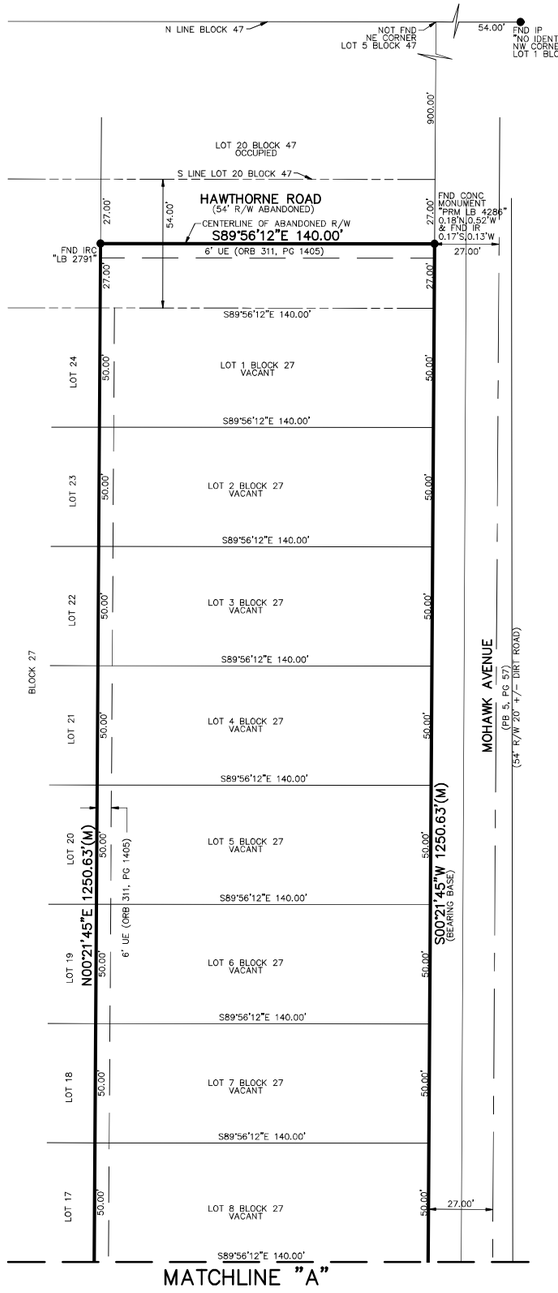
PCN: 1428-702-0059-000-0

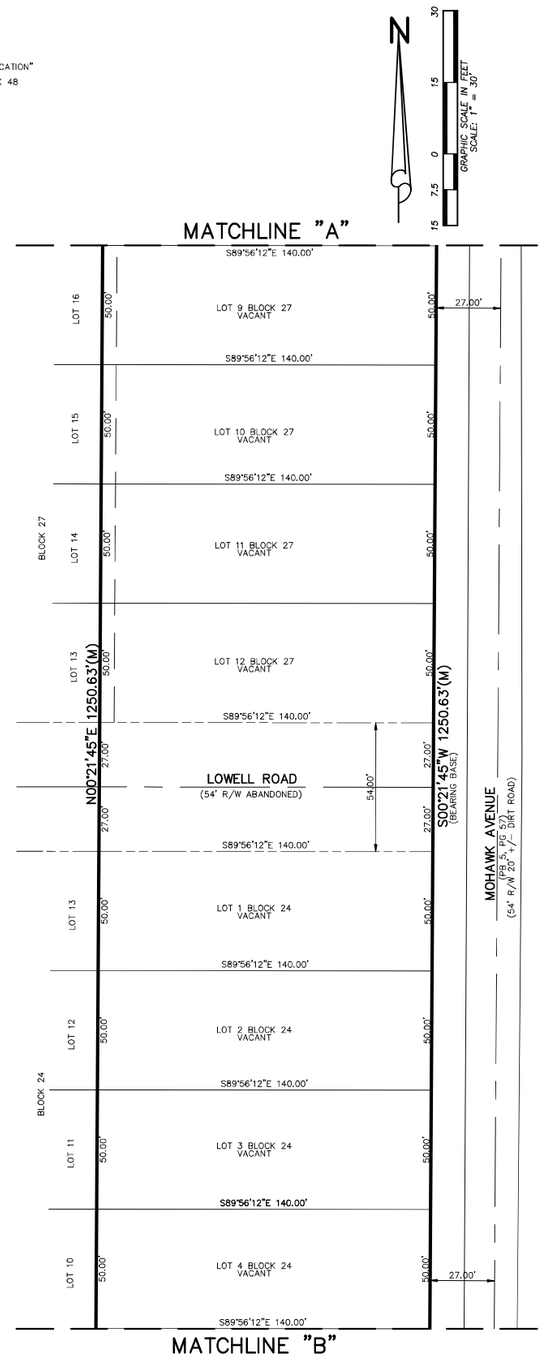
Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

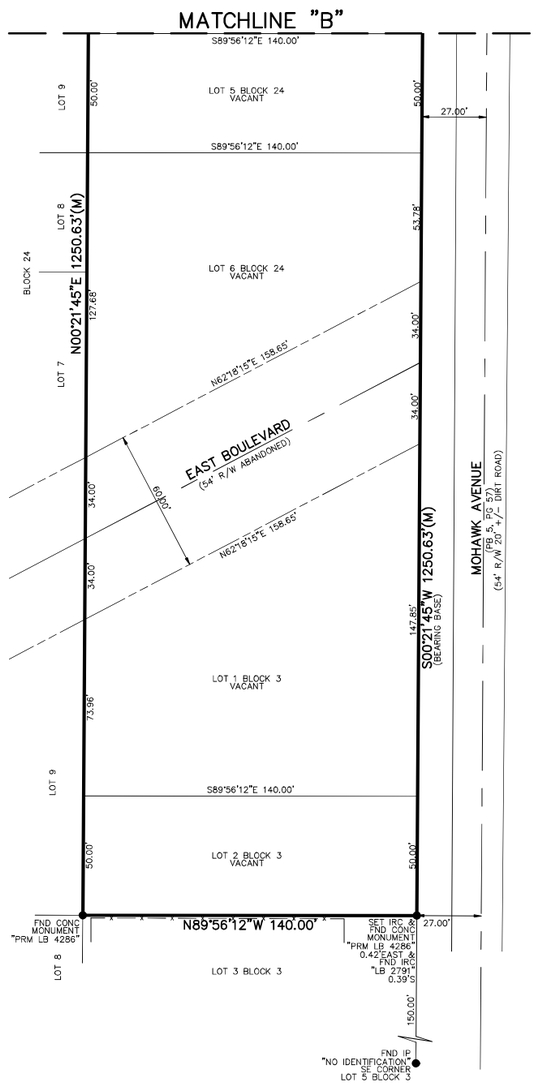
PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7







LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

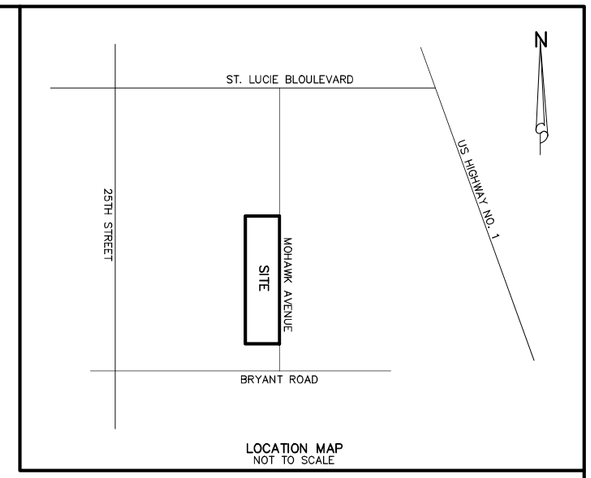
TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. SURVEY BASED ON EXISTING MONUMENTATION AND THE PLAT OF SAN LUCIE PLAZA UNIT ONE AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-9047746, DATED: MARCH 7, 2022 @ 02:11 PM, SUBJECT TO THE FOLLOWING:
   A. ALL WATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #4) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
   B. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED, IN OR BOOK 311, PAGE 1405, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #5)(SHOWN)
   C. AGREEMENT BETWEEN CODY BANKS AND THE FORT PIERCE UTILITIES AUTHORITY AS RECORDED IN OR BOOK 281, PAGE 1743 AND OR BOOK 281, PAGE 1745, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #6)(NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
   D. ORDINANCE NO. L-15 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE RECORDED IN OR BOOK 2965, PAGE 1923, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #7) (NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
   E. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 126, PAGE 103, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (BII #8)(NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
4. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
5. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE PLATTING AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JUNE 10, 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.
6. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
7. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0176 K, EFFECTIVE DATE 2-19-20.
8. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
9. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
10. THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
11. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
12. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
13. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
15. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    CERTIFIED TO: THE OUTDOOR QUALITY, LLC.
    INTEGRITY 1ST PROPERTIES, INC.
16. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-10-22

DATE OF SURVEY: 9-07-22

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

ABBREVIATIONS:

(C)	= CALCULATED	PCOR	= PROPERTY CORNER
CBS	= CONCRETE BLOCK STRUCTURE	PL	= PROPERTY LINE
CMB	= COMMISSIONERS' MINUTES BOOK	POB	= POINT OF BEGINNING
CONC	= CONCRETE	POC	= POINT OF COMMENCEMENT
CLF	= CHAIN LINK FENCE	PRM	= PERMANENT REFERENCE MONUMENT
(D)	= DEED	R/W	= RIGHT-OF-WAY
DE	= DRAINAGE EASEMENT	RCP	= REINFORCED CONCRETE PIPE
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION	RGE	= RANGE
DB	= DEED BOOK	SEC	= SECTION
FFE	= FINISHED FLOOR ELEVATION	TWP	= TOWNSHIP
FND	= FOUND	UE	= UTILITY EASEMENT
FPL	= FLORIDA POWER & LIGHT	PUDE	= PUBLIC UTILITY & DRAINAGE EASEMENT
INV	= INVERT	R	= RADIUS OF CURVE
IP	= 3/4" IRON PIPE	L	= LENGTH OF CURVE
IR	= 5/8" IRON REBAR "NO INDENTIFICATION"	Δ	= DELTA OF CURVE
IRC	= IRON ROD WITH PLASTIC CAP		
LB	= LICENSE BUSINESS		
LS	= LICENSE SURVEY		
(M)	= MEASURED		
MON	= MONUMENT		
ORB	= OFFICIAL RECORD BOOK		
(P)	= PLAT		
PB	= PLAT BOOK		
PG	= PAGE		

SYMBOLS:

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

DATE:	REVISIONS:	BY:

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

BOUNDARY SURVEY
SAN LUCIE PLAZA
PLAT BOOK 5, PAGE 37
AS PREPARED FOR
THE OUTDOOR QUALITY, LLC. &
INTEGRITY 1ST PROPERTIES, INC.

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG				
REF	K:\OUTDOOR QUALITY\MOHAWK\22-8788MG.DWG				
FLD	BF\DG	FB.	PG.	JOB	22-8788
OFF	LW			DATE	9-07-22
CKD	AJP	SHEET	1 OF 1	DWG	D-1026

K:\OUTDOOR QUALITY\MOHAWK\22-8788.dwg, 2/15/2023 11:03:54 AM

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433876 OR BOOK 4130 PAGE 1308, Recorded 05/10/2018 09:29:13 AM Doc
Tax: $140.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk425**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

> **Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .**
>
> **Parcel Identification Number: 1428-702-0425-000-7**

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, 2017**.

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

Signed, sealed and delivered in our presence:

Witness Name: Shawn E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3198528 OR BOOK 2965 PAGE 1923, Recorded 04/24/2008 at 03:44 PM

OFFICE OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT PIERCE, FL 34954

ORDINANCE NO. **L-15**

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SAN LUCIE PLAZA SUBDIVISION, UNIT ONE**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City the following described property:

LOTS 5 THROUGH 12, BLOCK 26; LOTS 1 & 2, BLOCK 25; LOTS 1 THORUGH 9, BLOCK 2; LOTS 1 THORUGH 5, BLOCK 5a; LOTS 6 THROUGH 10, BLOCK 5B; LOTS 4 & 5, BLOCK 3; LOTS 10 & 11, BLOCK 2, SAN LUCIE PLAZA, UNIT 1

LOTS 13 THROUGH 24, BLOCK 25; LOTS 1 THROUGH 12, BLOCK 27; LOTS 1 THROUGH 6, BLOCK 24, LOTS 3 THROUGH 6, BLOCK 25; LOTS 12 THROUGH 16, BLOCK 2; LOTS 1 THORUGH 3, BLOCK 3; ALL SAN LUCIE PLAZA SUBDIVISION, UNIT 1, SEC. N ½ OF 33 TOWNSHIP 34 RANGE 40.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive

weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned **R-1, Single Family Low Density** Zone, and the Future Land Use Designation is **RU, Residential Urban Land Use**, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA)
ST. LUCIE COUNTY) ss

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. L-15 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 27, 2008, and on April 3, 2008; 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 April 7, 2008; and was duly introduced, read by title only, and passed on second and final reading on April 21, 2008, 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 the 21st day of April 2008.

MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)

Ordinance No. L-15

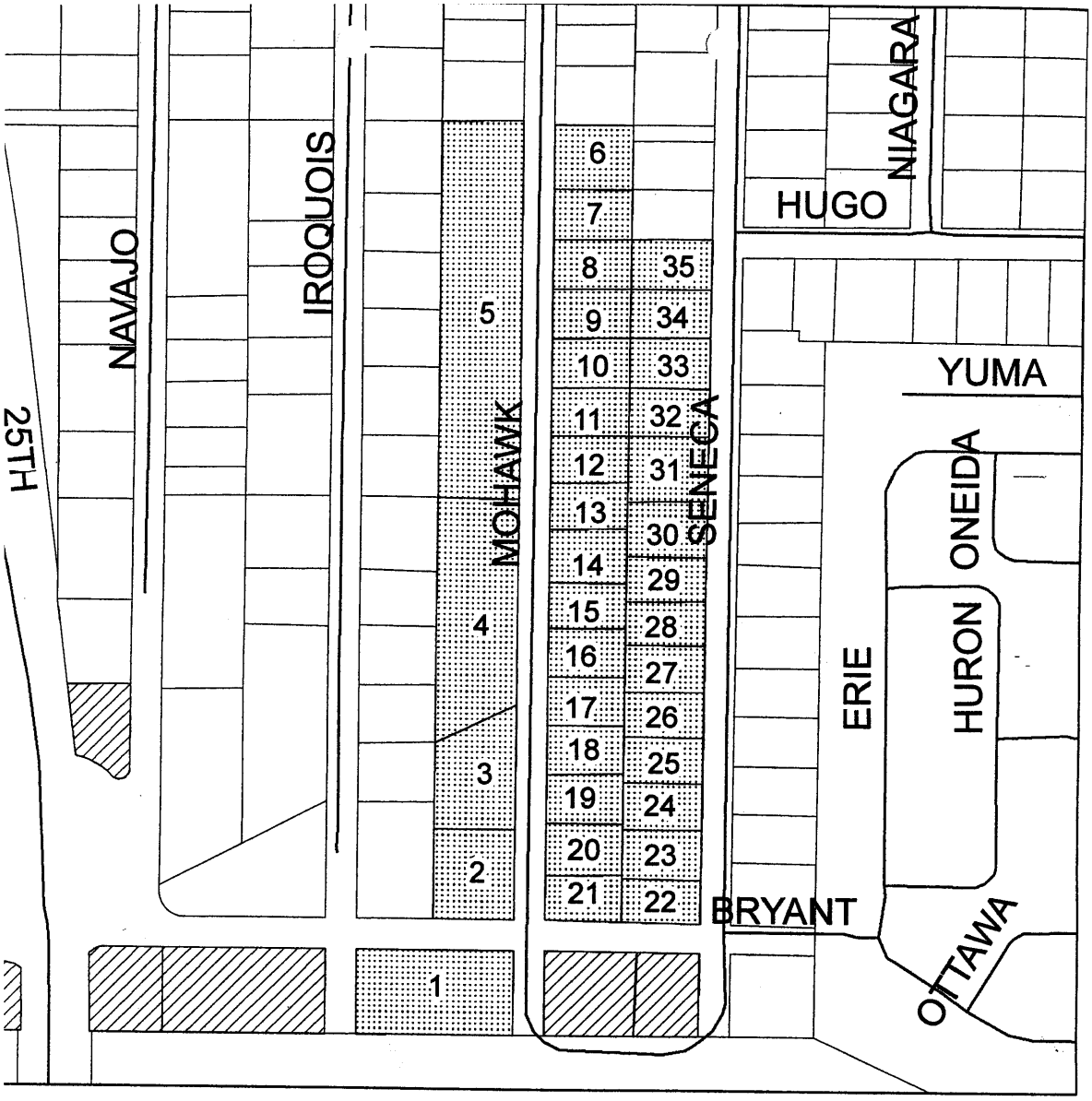


EXHIBIT "A"

1. Address: **2425 Mohawk Avenue**
Property I.D.: **1428-702-0068-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N) (OR 750-2236: 765-351: 978-316)**

2. Address: **2431 Mohawk Avenue**
Property I.D.: **1428-702-0052-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 3,4 AND 5 (MAP 14/33N) (OR 526-1574: 896-804:2095-1378)**

3. Address: **Block 3 Lots 1 and 2**
Property I.D.: **1428-702-0050-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**

4. Address: **Block 24 Lots 1 through 6**
Property I.D.: **1428-702-0382-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**

5. Address: **Block 27 Lots 1 thorugh 12**
Property I.D.: **1428-702-0425-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N) (OR 2011-1176: 2818-2454)**

21. Address: **2428 Mohawk Avenue**
Property I.D.: **1428-702-0043-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2912 MOHAWK AV) LOT 10 AND S 43.51 FT OF LOT 11 A/D/A W 1/2OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC E BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25-LESS N 680 FT-(MAP 14/33N) (OR 1617-562).**

20. Address: **2436 Mohawk Avenue**
Property I.D.: **1428-702-0044-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2914 MOHAWK AV) N 6.5 FT OF LOT 11, ALL LOT 12 AND S 28.5 FT OF LOT 13 A/D/A S 85 FT OF N 680 FT OF FOL DESC PROP: W 1/2 OFBLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N)**

19. Address: **2444 Mohawk Avenue**
Property I.D.: **1428-702-0045-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2916 MOHAWK AV) N 21.5 FTOF LOT 13, ALL LOT 14 AND S 13.5 FT OF LOT 15 A/D/A S 85 FT OF N 595 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2129 : 1892-1004)**

18. Address: **2452 Mohawk Avenue**
Property I.D.: **1428-702-0046-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2918 MOHAWK AV) N 36.5 FTOF LOT 15 AND S 48.5 FT OF LOT 16 A/D/A S 85 FT OF N 510 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDTHAT PART OF VAC LOWELL RD AND VACEAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2124: 2604-2669)**

17. Address: **2502 Mohawk Avenue**
Property I.D.: **1428-702-0047-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2920 MOHAWK AV) N 85 FT OF S 133.5 FT OF LOT 16 AS MEAS ON E LI OF LOT AND THAT PART OF VAC EAST BV LYG S OF WLY EXT OF N LI OF SD 85 FT A/D/A S 85 FT OF N 425 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OFBLKS 2 AND 25 (MAP 14/33N) (OR 2507-65)**

16. Address: **2514 Mohawk Avenue**
Property I.D.: **1428-702-0397-020-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLKS 2 AND 25 (2922 MOHAWK AV) PART OF LOT 16 BLK 2 AND PART OF LOT 3 BLK 25 AND PART OF VAC EAST BV A/D/A S 85 FT OF N 340 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELLRD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1164-1037)**

15. Address: **2536 Mohawk Avenue**
Property I.D.: **1428-702-0397-015-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2924 MOHAWK AV) N 51 FT OF LOT 3 AND S 34 FT OF LOT 4 A/D/A S 85 FT OF N 255 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDALL THAT PART OF VAC LOWELL RD ANDVAC EAST BV LYG CONTIGUOUS AND ADJTO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 594-1358: 2572-1280)**

14. Address: **2538 Mohawk Avenue**
Property I.D.: **1428-702-0397-010-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 N 16 FT OF LOT 4, ALL LOT 5 AND S 19 FT OF LOT 6 A/D/A S 85 FT OF N 170 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EASTBV LYG CONTIGUOUS AND ADJ TO W 1/2OF BLKS 2 AND 25 (MAP 14/33N) (OR 2254-1514: 2692-1779)**

13. Address: **2540 Mohawk Avenue**
Property I.D.: **1428-702-0397-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2928 MOHAWK AV) N 31 FT OF LOT 6 AND THAT PART VAC LOWELL RD LYG N OF LOT 6 A/D/A N 85 FT OF FOL DESC PROP: W 1/2 OF BLKS 2AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 740-1049)**

12. Address: **2574 Mohawk Avenue**
Property I.D.: **1428-702-0413-000-0**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 13 AND S 37.05 FT LOT 14 (MAP 14/33N) (OR 565-38: 2572-1307)**

11. Address: **2586 Mohawk Avenue**
Property I.D.: **1428-702-0414-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 12.5 FT OF LOT 14, ALL LOT 15 AND S 22.5 FT OF LOT 16 (MAP 14/33N) (OR 1266-2428)**

10. Address: **2598 Mohawk Avenue**
Property I.D.: **1428-702-0416-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 27.5 FT OF LOT 16, ALL LOT 17 AND S 7.5 FT OF LOT 18 (MAP14/33N) (OR 2066-1068)**

9. Address: **2610 Mohawk Avenue**
Property I.D.: **1428-702-0418-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 42.5 FT OF LOT 18 AND S 42.5 FT OF LOT 19 (MAP 14/33N) (OR 1965-995)**

8. Address: **2622 Mohawk Avenue**
Property I.D.: **1428-702-0419-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 7.5 FT LOT 19, ALL LOT 20 AND SLY 27.5 FT LOT 21 (MAP 14/33N) (OR 1271-781)**

7. Address: **2634 Mohawk Avenue**
Property I.D.: **1428-702-0421-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 (3010 MOHAWK AV) N 22.5 FT LOT 21, ALL LOT 22 AND S 12.5 FTLOT 23 (MAP 14/33N) (OR 991-1893)**

6. Address: **Block 26, N 37.5' of Lot 23 and all of lot 24**
Property I.D.: **1428-702-0423-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 37.5 FT LOT 23, ALL LOT 24 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N (MAP 14/33N)(OR 2011-1176: 2818-2454)**

35. Address: **Block 26 27.5' of Lot 4, and all of lot 5**
Property I.D.: **1428-702-0404-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N) (OR 2011-1176: 2818-2454)**

34. Address: **2601 Senaca Avenue**
Property I.D.: **1428-702-0406-000-8**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)**

33. Address: **2579 Seneca Avenue**
Property I.D.: **1428-702-0407-000-5**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N) (OR 818-1712)**

32. Address: **2567 Senaca Avenue**
Property I.D.: **1428-702-0408-000-2**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N) (OR 2408-1141)**

31. Address: **2555 Seneca Avenue**
Property I.D.: **1428-702-0409-000-9**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N) (OR 1328-2977)**

30. Address: **2543 Seneca Avenue**
Property I.D.: **1428-702-0395-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 TH, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N) (OR 2453-2027)**

29. Address: **2531 Seneca Avenue**
Property I.D.: **1428-702-0396-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, THNLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 2488-799)**

28. Address: **2519 Seneca Avenue**
Property I.D.: **1428-702-0034-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519 SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG BTW (MAP 14/33N) (OR 212-2000: 2572-1286)**

27. Address: **2507 Seneca Avenue**
Property I.D.: **1428-702-0036-000-3**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507 SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N) (OR 2577-2151: 2631-2279)**

26. Address: **2467 Seneca Avenue**
Property I.D.: **1428-702-0037-000-0**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467 SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N) (OR 2572-1289)**

25. Address: **2455 Senaca Avenue**
Property I.D.: **1428-702-0038-000-7**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455 SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT LOT 5 (MAP 14/33N) (OR 2572-1298)**

24. Address: **2443 Senaca Avenue**
Property I.D.: **1428-702-0039-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443 SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP 14/33N) (OR 2435-486)**

23. Address: **2431 Senaca Avenue**
Property I.D.: **1428-702-0040-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431 SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT LOT 8 (MAP 14/33N) (OR 334-1489: 2572-1301)**

22. Address: **2419 Seneca Avenue**
Property I.D.: **1428-702-0041-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419 SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP 14/33N) (OR 2476-2030)**

BEST COPY

COUNTY OF St. Lucie DEED NO. 602 - D

STATE OF FLORIDA THROUGH THE

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

(1) TO G. Albert Bloodworth, P. O. Box 690,

of the City of Fort Pierce, County of St. Lucie, State of Florida, GRANTEE

WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 6 day of May, 1946, in the County of St. Lucie, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Two thousand seven hundred and seventy-seven & 50/100 DOLLARS ($ 2777.50) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of St. Lucie, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec.	Tp.	Rg.	Ac.	Amount Rec'd
							$

Pt. 385	6-4-28	Lot 1, Block 4D,	
109	7-2-34	San Lucie Plaza S/D(Unit 1)	$5.00
Pt. 385	6-4-28	Lot 2, Block 4D,	
1824	8-7-33	San Lucie Plaza S/ D(Unit 1)	10.00
497	6-4-28	Lots 33, 34 & 35, Block 5C,	
1825	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
103-A	8-7-33	All Block 1-A, San Lucie Plaza S/ D (Unit 1)	5.00
499	6-4-28	Lots 1 to 5 inc., Block 1-B,	
1485-1486 & 1487	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
500	6-4-28	Lots 6 to 10 inc., 13, 14 & 15,	
1488-1489-1491 & 1492	8-7-33	Block 1-C, San Lucie Plaza S/ D (Unit 1)	20.00
451	7-1-29	Lot 11, Block 1-C,	
Pt.1490	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
452	7-1-29	Lot 12, Block 1-C,	
Pt.1490	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
501	6-4-28	Lots 16 to 29 inc., Block 1-D	
1493 to 1497 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)	35.00
502	6-4-28	Lots 30 & 31, Block 1-E,	
1498	8-7-33	San Lucie Plaza S/D (Unit 1)	5.00
503	6-4-28	Lots 1 to 16 inc., Block 2,	
1499 to 1502 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)	40.00
504	6-4-28	Lots 1 to 9 inc., Block 3,	
1503 & 1504	8-7-33	San Lucie Plaza S/ D (Unit 1)	17.50
505	6-4-28	Lots 1 to 4 inc., Block 4,	
1505	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
506	6-4-28	Lots 1 to 5 inc., Block 5-A,	
1506 & 1507	8-7-33	San Lucie Plaza S/D (Unit 1)	7.50
507	6-4-28	Lots 6 to 10 inc., Block 5-B,	
1508	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
508	6-4-28	Lots 11 to 17 inc., Block 5-C,	
1509	8-7-33	San Lucie Plaza S/D (Unit 1)	17.50
509	6-4-28	All undivided Block 6,	
1510	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
510	6-4-28	Lots 1 to 7 inc., Block 7-A,	
1511 & 1512	8-7-33	San Lucie Plaza S/ D (Unit 1)	17.50
511	6-4-28	Lots 8 to 11 inc., Block 7-B,	
1513 & 1514	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
453	7-1-29	Lot 12, Block 7-B,	
1515	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 512	6-4-28	Lots 13, 16 & 17, Block 7-C,	
1516 & 1518	8-7-33	San Lucie Plaza S/D (Unit 1)	7.50
453	6-2-30	Lot 14, Block 7-C,	
Pt.1517	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
		Carried forward	$ 255.00.

		Brought forward	$258.00
454	6-2-30	Lot 15, Block 7-C,	
Pt. 1517	8-7-33	San Lucie Plaza S/ D, (Unit 1)	$ 2.50
513	6-4-28	Lots 16 to 22 inc., Block 7-D,	
1519	8-7-33	San Lucie Plaza S/D (Unit 1)	15.00
514	6-4-28	Lots 23 to 27 inc., Block 7-E,	
1520, 1521 & 1523	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
515	6-4-28	Beg. at intersection of S. line of St.	
515	8-4-28	Lucie Blvd. & W. line of Cherokee Ave.,	
(Arrears '26)		run S to Shelly Road, E 138 ft., N to	
1523	8-7-33	St. Lucie Blvd., W. to beg., San Lucie Plaza S/ D (Unit 1)	12.50
517	6-4-28	Lots 28 to 32 inc., Block 7-F,	
1524 & 1525	8-7-33	San Lucie Plaza S/ D, (Unit 1)	12.50
518	6-4-28	Lots 33 to 37 inc., Block 7-G,	
1526	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
519	6-4-28	Lots 1, 2 & 3, Block 8,	
1527	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
454	7-1-29	Lot 1, Block 9,	
1528	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
520	6-4-28	Lots 2 to 5 inc., & 7 to 10 inc.,	
1529,1530 & 1532	8-7-33	Block 9, San Lucie Plaza S/ D, (Unit 1)	20.00
455	7-1-29	Lot 6, Block 9,	
1531	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
521	6-4-28	Lots 1 to 17 inc., Block 10,	
1533 & 1534	8-7-33	San Lucie Plaza S/ D (Unit 1)	42.50
456	7-1-29	Lot 1, Block 11,	
1535	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 522	6-4-28	Lots 2,3,4 & 6 to 16 inc.,	
1536,1537,1538, 1540,1541, Pt. 1542 & 1544	8-7-33	21, 22 & 23, Block 11, San Lucie Plaza S/ D, (Unit 1)	42.50
457	7-1-29	Lot 5, Block 11,	
1539	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
523	6-4-28	Lot 17, Block 11,	
Pt. 1542	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
358	8-3-31	Lot 18, Block 11,	
1543	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 524	6-4-28	Lots 1 to 12 inc., 15 & 16,	
1545 to 1551 inc. & 1554	8-7-33	Block 12, San Lucie Plaza S/ D (Unit 1)	35.00
455	6-2-30	Lot 13, Block 12,	
1552	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
458	6-2-30	Lot 14, Block 12,	
1553	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
457	6-2-30	Lots 17 to 20, Block 12,	
1555	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
525	6-4-28	Lots 1 to 20 inc., Block 13,	
1556,1557 & 1558	8-7-33	San Lucie Plaza S/ D (Unit 1)	50.00
		Carried forward	$ 547.50

		Brought forward	$[illegible]
535 1608,1609 & 1611 to 1614 inc.	6-4-28 8-7-33	Lots 1 to 12 inc., (Ex. Lot 4,) Block 20, San Lucie Plaza S/D (Unit 1)	$42.50
560 1610	8-3-31 8-7-33	Lot 4, Block 20, San Lucie Plaza S/ D (Unit 1)	2.50
561 1615	8-3-31 8-7-33	Lot 13, Block 20, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 536 1616 to 1625 inc.	6-4-28 8-7-33	Lots 1 & 3 to 9 inc., 11 to 17 inc., & Lot 19, Block 21, San Lucie Plaza S/ D (Unit 1)	40.00
562 1626	8-3-31 8-7-33	Lot 18, Block 21, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 537 1627 & 1629	6-4-28 8-7-33	Lots 1 to 5 inc., & 12, Block 22, San Lucie Plaza S/ D (Unit 1)	15.00
465 1628	6-2-30 8-7-33	Lots 6 to 11 inc., Block 22, San Lucie Plaza S/D (Unit 1)	37.50
466 1632	6-2-30 8-7-33	Lots 1 & 2, Block 23, San Lucie Plaza S/ D (Unit 1)	5.00
467 1633	6-2-30 8-7-33	Lots 3 to 8 inc., Block 23, San Lucie Plaza S/ D (Unit 1)	15.00
Pt. 538 1634 & 1636	6-4-28 8-7-33	Lots 9 & 14, Block 23, San Lucie Plaza S/ D (Unit 1)	5.00
468 Pt. 1635	7-1-29 8-7-33	Lot 10, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
469 Pt. 1635	7-1-29 8-7-33	Lot 11, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
470 Pt. 1635	7-1-29 8-7-33	Lot 12, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
468 1637	6-2-30 8-7-33	Lots 15 to 19 inc., Block 23, San Lucie Plaza S/ D (Unit 1)	32.50
469 1638	6-2-30 8-7-33	Lot 20, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
540 1639 to 1645 inc.	6-4-28 8-7-33	Lots 1 to 13 inc., Block 24, San Lucie Plaza S/ D (Unit 1)	32.50
1646	8-7-33	Lots 1 to 6 inc., Block 25, San Lucie Plaza S/ D (Unit 1)	15.00
470 1647	6-2-30 8-7-33	Lot 1, Block 26, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 541 1648, 1649 & 1651 to 1656 inc.	6-4-28 8-7-33	Lots 2, 3 & 5 to 23 inc., Block 26, San Lucie Plaza S/ D (Unit 1)	52.50
471 1650	6-2-30 8-7-33	Lot 4, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
472 1657	6-2-30 8-7-33	Lot 24, Block 26, San Lucie Plaza S/ D (Unit 1)	2.50
473 1658	6-2-30 8-7-33	Lots 1 & 2, Block 27, San Lucie Plaza S/ D (Unit 1)	5.00
Pt. 542 1659,1661 & 1662	6-4-28 8-7-33	Lots 3 & 6 to 24 inc., Block 27, San Lucie Plaza S/ D (Unit 1)	30.00
		Carried forward	$11[illegible].50

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			Brought forward	[illegible]
	474	6-4-28	Lots 4 & 5, Block 27,	
	1680	8-7-33	San Lucie Plaza S/ D (Unit 1)	[illegible]
	477	6-2-30	Lots 13 & 14, Block 28,	
	1681	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
	478	6-2-30	Lot 15, Block 28,	
	1682	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 1660,1663,1670, 1672 & 1675	542	6-4-28	Lots 16, 18, 20, 22, 23 & 24, Block 28, San Lucie Plaza S/ D (Unit 1)	42.50
	479	6-2-30	Lot 17, Block 28,	
	1667	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	480	6-2-30	Lot 19, Block 28,	
	1669	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	479	6-2-30	Lot 21, Block 28,	
	1671	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	471	7-1-29	Lot 1, Block 29,	
Pt.	1674	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	472	7-1-29	Lot 2, Block 29,	
Pt.	1674	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 1675 & 1677 to 1680 inc.	544	6-4-28	Lots 3, 4, 5 & 10 to 21 inc., Lots 23 & 24, Block 29, San Lucie Plaza S/ D.	
		8-7-33	(Unit 1)	42.50
	480	6-2-30	Lots 6 to 9 inc., Block 29,	
	1676	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
	475	7-1-29	Lot 10, Block 30,	
	364	8-3-31	San Lucie Plaza S/D	
	1683	8-7-33	(Unit 1)	2.50
	328	6-6-32	Lots 11 & 12, Block 30,	
	1684	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
Pt.	545	6-4-28	Lots 13 to 24 inc., Block 30,	
	1685	8-7-33	San Lucie Plaza S/ D (Unit 1)	30.00
Pt. 1686 &	547	6-4-28	Lots 1 to 15 inc., 22, 23 & 24, Block 31,	
	1688	8-7-33	San Lucie Plaza S/ D (Unit 1)	45.00
	482	6-2-30	Lots 16 to 21 inc., Block 31,	
	1687	8-7-33	San Lucie Plaza S/ D (Unit 1)	15.00
Pt. 1689 to 1691 & 1693 & 1696	548	6-4-28	Lots 1 to 7 inc., 9 to 15 inc., 15 to 22 inc., & Lot 24, Block 32,	
		8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
	474	7-1-29	Lot 8, Block 32,	
	1692	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	365	8-3-31	Lot 23, Block 32,	
	1695	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
(Arrears for 1926)	549	6-4-28	Beg. at intersection of S. line of Shelly Road & E. line of Cherokee Ave., run S. to Hugo Road, E. 138.5 ft., N. to Shelly Road, W. to beg., San Lucie Plaza S/D (Unit 1)	
	550	6-4-28		
	1697	8-7-33		12.50
Pt. 1698,1699,1704 &	551	6-4-28	Lots 1 to 7 inc., 9, 11, 14 & 16 to 26 inc., Block 33,	
	1705	8-7-33	San Lucie Plaza S/ D (Unit 1)	52.50
	622	6-4-28	Lot 10, Block 33,	
	1700	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	483	6-2-30	Lot 12, Block 33,	
	1701	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
			Carried forward	$1570.00

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		Brought forward	[illegible]
329 1702	6-6-32 8-7-33	Lot 15, Block 33 San Lucie Plaza S/ D (Unit 1)	2.50
473 1704	7-1-29 8-7-33	Lot 15, Block 33, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 552 1706 &1708	6-4-28 8-7-33	Lots 1 & 11 to 19 inc., Block 34, San Lucie Plaza S/D (Unit 1)	25.00
404 1707	6-2-30 8-7-33	Lots 2 to 9 inc., Block 34, San Lucie Plaza S/D (Unit 1)	20.00
553 1709 to 1712 inc.	6-4-28 8-7-33	Lots 1 to 13 inc., Block 35, San Lucie Plaza S/ D (Unit 1)	32.50
555 1713 to 1717 inc.	6-4-28 8-7-33	Lots 1 to 7 inc., Block 36, San Lucie Plaza S/D (Unit 1)	17.50
554 1718 to 1720,inc., & Pt.1722	6-4-28 8-7-33	Lots 1 to 4 inc., 6 & 9 to 13 inc., Block 37, San Lucie Plaza S/ D (Unit 1)	25.00
330 1721	6-6-32 8-7-33	Lot 8, Block 37, San Lucie Plaza S/D (Unit 1)	25.00
556 Pt. 1722	6-4-28 8-7-33	Lot 14, Block 37, San Lucie Plaza S/ D (Unit 1)	2.50
557 1727 &1731	6-4-28 8-7-33	Lots 2 & 26 to 36 inc., Block 39, San Lucie Plaza S/ D (Unit 1)	30.00
558 1732 & 1733	6-4-28 8-7-33	Lots 1 to 36 inc., Block 40, San Lucie Plaza S/D (Unit 1)	[illegible]
486 1793	7-1-29 8-7-33	Lot 9, Block 46, San Lucie Plaza S/D (Unit 1)	12.50
333 1794	6-6-32 8-7-33	Lot 10, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
488 1795	7-1-29 8-7-33	Lot 13, Block 46, San Lucie Plaza S/ D (Unit 1)	12.50
105	7-2-34	Lots 16 & 17, Block 46, San Lucie Plaza S/D (Unit 1)	5.00
335 1797	6-6-32 8-7-33	Lot 18, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 577 1798 to1801	6-4-28 8-7-33	Lots 19 to 24 inc., Block 46, San Lucie Plaza S/D (Unit 1)	15.00
578 1802	6-4-28 8-7-33	Lot 25, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
579 1803,1805,1807 & 1808	6-4-28 8-7-33	Lots 26, 28 & 30 to 35 inc., Block 46, San Lucie Plaza S/D (Unit 1)	32.50
580 1804	6-4-28 8-7-33	Lot 27, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
581 1806	6-4-28 8-7-33	Lot 29, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 583 Pt.1810 & 1813, 1814,1816 & 1823	6-4-28 8-7-33	Lots 6, 7, 8, 14, 16, 17, 20 & 32 to 35 inc., Block 47, San Lucie Plaza S/ D (Unit 1)	57.50
376 1811	8-3-31 8-7-33	Lots 9 & 10, Block 47, San Lucie Plaza S/ D (Unit 1)	5.00
106	7-2-34	Lot 13, Block 47, San Lucie Plaza S/ D (Unit 1)	2.50
		Carried forward	$1957.50

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Plat Book 110

		Brought forward	$1337.50
493	7-1-29	Lot 19, Block 47,	
1813	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
494	7-1-29	Lot 21, Block 47,	
1817	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
495	7-1-29	Lot 22, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
496	7-1-29	Lot 23, Block 47,	
Pt. 1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
497	7-1-29	Lot 24, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
378	8-3-31	Lot 25, Block 47,	
1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
498	7-1-29	Lot 26, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/ D (Unit 1)	1.25
499	7-1-29	Lot 27, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/D (Unit 1)	1.25
500	7-1-29	Lot 28, Block 47,	
1821	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
379	8-3-31	Lot 31, Block 47,	
1822	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
108	7-2-34	Lot 3, Block 48,	
		San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 585	6-4-28	Lot 4, Block 48,	
1825	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
Pt. 586	6-4-28	Lots 6 to 10 inc., 12,13,14,15, 18,19,23,	
1826,1828,1830, 1832,1833,1835 & 1836	8-7-33	26,27,28, 29, 31 & 32, Block 48, San Lucie Plaza S/ D (Unit 1)	45.00
503	7-1-29	Lot 11, Block 48,	
1827	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
498	6-2-30	Lots 16 & 17, Block 48,	
1829	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
499	6-2-30	Lots 20 & 21, Block 48,	
1831	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
110-A	8-7-33	Lot 22, Block 48, San Lucie Plaza S/D (Unit 1)	2.50
500	6-2-30	Lots 34 & 35, Block 48,	
1837	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
504	7-1-29	Lot 5, Block 49,	
1839	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
589	6-4-28	Lots 6 to 19 inc., Block 49,	
1840 &1841	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
590	6-4-28	Lots 1 to 22 inc., Block 50,	
1842	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
591	6-4-28	Lots 1 to 22 inc., Block 51,	
1843	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
592	6-4-28	Lots 1 to 5 inc., Block 52,	
1844&1845	8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
336	6-6-32	Lots 6 to 19 inc., Block 52,	
1846	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
595	6-4-28	Lots 4, 5 & 6, Block 53,	
1847&1848	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
501	6-2-30	Lot 2, Block 54,	
[illegible]9	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
		Carried forward	$2892.50

		Brought forward	[illegible]
Pt. 597 1853, 1854, 1856, 1858 & 1860	6-4-28 8-7-33	Lots 8 to 12 inc., 33, 34, 35, 31, 32, 34 & 35, Block 54, San Lucie Plaza S/ D (Unit 1)	$30.00
386 1859	8-3-31 8-7-33	Lot 33, Block 54, San Lucie Plaza S/ D (Unit 1)	2.50
505 1861	7-1-29 8-7-33	Lot 8, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 599 1862, 1865 & 1867	6-4-28 8-7-33	Lots 6 to 9 inc., 16, 17, 18, 19, 22 & 23, Block 55, San Lucie Plaza S/ D, Unit 1)	25.00
502 1863	6-2-30 8-7-33	Lot 10, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
600 1868	6-4-28 8-7-33	Lot 24, Block 55, San Lucie Plaza S/D (Unit 1)	25.00
Pt. 601 1869, 1871, 1872 & 1873	6-4-28 8-7-33	Lots 25, 26, 28, 30, 31 & 32, Block 55, San Lucie Plaza S/ D (Unit 1)	15.00
602 1870	6-4-28 8-7-33	Lot 27, Block 55, San Lucie Plaza S/ D (Unit 1)	25.00
503 1874	6-2-30 8-7-33	Lot 35, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 604 Pt. 1875	6-4-28 8-7-33	Lot 4, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 605 Pt. 1875	6-4-28 8-7-33	Lots 6 & 7, Block 56, San Lucie Plaza S/ D (Unit 1)	5.00
390 1876	8-3-31 8-7-33	Lot 8, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 605 Pt. 1880, 1881 & 1882	6-4-28 8-7-33	Lots 20 to 24 inc., Block 56, San Lucie Plaza S/ D (Unit 1)	12.50
606 Pt. 1880	6-4-28 8-7-33	Lot 25, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 607 1883	6-4-28 8-7-33	Lot 26, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
109	7-2-34	Lot 31, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
110	7-2-34	Lot 32, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
518 1938	7-1-29 8-7-33	Lot 36, Block 61, San Lucie Plaza S/ D (Unit 1)	2.50
349 1939	6-6-32 8-7-33	Lot 1, Block 62, San Lucie Plaza S/ D (Unit 1)	2.50
618 1940 & 1942	6-4-28 8-7-33	Lots 2 & 17, Block 62 San Lucie Plaza S/ D (Unit 1)	5.00
350 1941	6-6-32 8-7-33	Lots 3 to 16 inc., Block 62, San Lucie Plaza S/ D (Unit 1)	35.00
351 1943	6-6-32 8-7-33	Lots 18 to 36 inc., Block 62, San Lucie Plaza S/ D (Unit 1)	37.50
619 1944, 1946 & 1948	6-4-28 8-7-33	Lots 1, 2, 17, 18, 19, 20 & 36, Block 63, San Lucie Plaza S/ D (Unit 1)	32.50
		Carried forward	$2570.00

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		Brought forward	$2370.00
352	6-6-32	Lots 3 to 16 inc., Block 63,	
1945	6-7-33	San Lucie Plaza S/ D (Unit 1)	$26.00
353	6-6-32	Lots 21 to 32 inc., Block 63,	
1947	6-7-33	San Lucie Plaza S/ D (Unit 1)	37.50
Pt. 683 & Pt. 1949 & 1963, 1967, 1952 & & 1961	6-4-32 6-7-33	Lots 2, 3, 8, 9, 10, 11, 16, 17, 19, 20, 21, 33, 34 & 35, Block 64, San Lucie Plaza S/ D, (Unit 1)	62.50
354	6-6-32	Lot 4, Block 64,	
1950	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
355	6-6-32	Lots 7, 8 & 9, Block 64,	
1952	6-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
356	6-6-32	Lots 12 & 13, Block 64,	
1954	6-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
511	6-2-30	Lot 14, Block 64,	
1955	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
357	6-6-32	Lot 15, Block 64,	
1956	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
358	6-6-32	Lot 18, Block 64,	
1958	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
359	6-6-32	Lots 28 to 32 inc., Block 64,	
1960	6-7-33	San Lucie Plaza S/ D (Unit 1)	25.00
		TOTAL	$2777.50

CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA

Deed File No. 6852 filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, at 11:46 o'clock A.M. on the 1st day of July A.D. 1946 and recorded in Deed Book No. 126 page 103-114 of records verified. W. A. LOTT, Clerk Circuit Court, St. Lucie County, Florida. By J. Enders D.C.

(6) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.

(6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida an easement for state road right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.

(7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee on this the JUN 6 1946

(SEAL)

TRUSTEES INTERNAL IMPROVEMENT FUND

(SEAL)

DEPARTMENT OF AGRICULTURE

STATE OF FLORIDA BY:

GOVERNOR (SEAL)

COMPTROLLER (SEAL)

TREASURER (SEAL)

ATTORNEY GENERAL (SEAL)

COMMISSIONER OF AGRICULTURE (SEAL)

As and Constituting the TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.

393024

FILED AND RECORDED
ST. LUCIE COUNTY FLA
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

FEB 8 9 36 AM '78

4

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

393024

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 13 through 24, Block 25; Lots 1 through 12, Block 27; Lots 1 through 6, Block 24; Lots 3 through 6, Block 25; Lots 12 through 16, Block 2; Lots 1 through 3, block 3; All San Lucie Plaza Unit 1, Sec. N½ of 33 Township 34 Range 40.

The mailing address of the above described property is

Mohawk Avenue, St. Lucie County, Florida.

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978.

WITNESSES:

Clare C Casey

Kenna B Hayes

Cody L Bailey (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978.

Kenna B Hayes
Notary Public, State of Florida
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires May 31, 1980
Bonded by American Fire & Casualty Company

5-31-80

O.R. BOOK 281 PAGE 1743

393026

RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
VERIFIED

FEB 8 9 37 AM '78

393026

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 5 through 12, Block 26; Lots 1 & 2, Block 25; Lots 1 through 9, Block 2; Lots 1 through 5, Block 5A; Lots 6 through 10, Block 5B; Lots 4 & 5, Block 3; Lots 10 & 11, Block 2, San Lucie Plaza, Unit 1
The mailing address of the above described property is

Seneca Avenue & Bryant Road, St. Lucie County, Florida

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978.

WITNESSES:
Clare L Casey
Terra B Hayes

Cody L. Bailey (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey
to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 19 78.

Terra B Hayes
Notary Public, State of Florida
My Commission Expires:
5-31-80

Notary Public, State of Florida at Large
My Commission Expires July 31, 1980
Bonded by American Fire & Casualty Company

O R BOOK 281 PAGE 1745

449446

4

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for and in consideration of the sum of One Dollar, to them in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement to construct an electric distribution line over and across the following described land in St. Lucie County, Florida, to wit:

A 6 foot wide easement:

The North 6 feet of the South 27 feet of the East 140 feet of Hawthorne Road (a vacated road) bounded between Blocks 27 and 47, and the West 6 feet of Lots 1 thru 12 in Block 27, all in San Lucie Plaza, Unit #1 and located in Section 33, Township 34 South, Range 40 East.

1979 JUN 28 AM 8 57

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

449446

and to place such poles and attachments thereto, across and on, said land as may be necessary in the construction of said line, including the right to trim, cut and keep clear of said line all trees and limbs which may endanger the same, with the right to go upon said land from time to time as may be necessary to construct, maintain and repair said line. No permanent structures shall be placed or installed on said easement.

The undersigned hereby covenant and warrant that they own the said land and have the right to grant this easement.

IN WITNESS WHEREOF, The undersigned grantors have hereunto set their hands and seals this 27th day of June, 1979.

Signed, sealed, and delivered in our presence as witnesses:

Rowena S. Moore

Laurie M Canaan

Cody L. Bailey (SEAL)
CODY L. BAILEY

Carolyn A. Bailey (SEAL)
CAROLYN A. BAILEY

STATE OF FLORIDA:
COUNTY OF ST. LUCIE

Before me, the undersigned authority, personally came and appeared CODY L. BAILEY and CAROLYN A. BAILEY, his wife

to me well known as the individuals named in and who executed the foregoing instrument, and who acknowledged to me that they executed the same for the uses and purposes set forth and expressed.

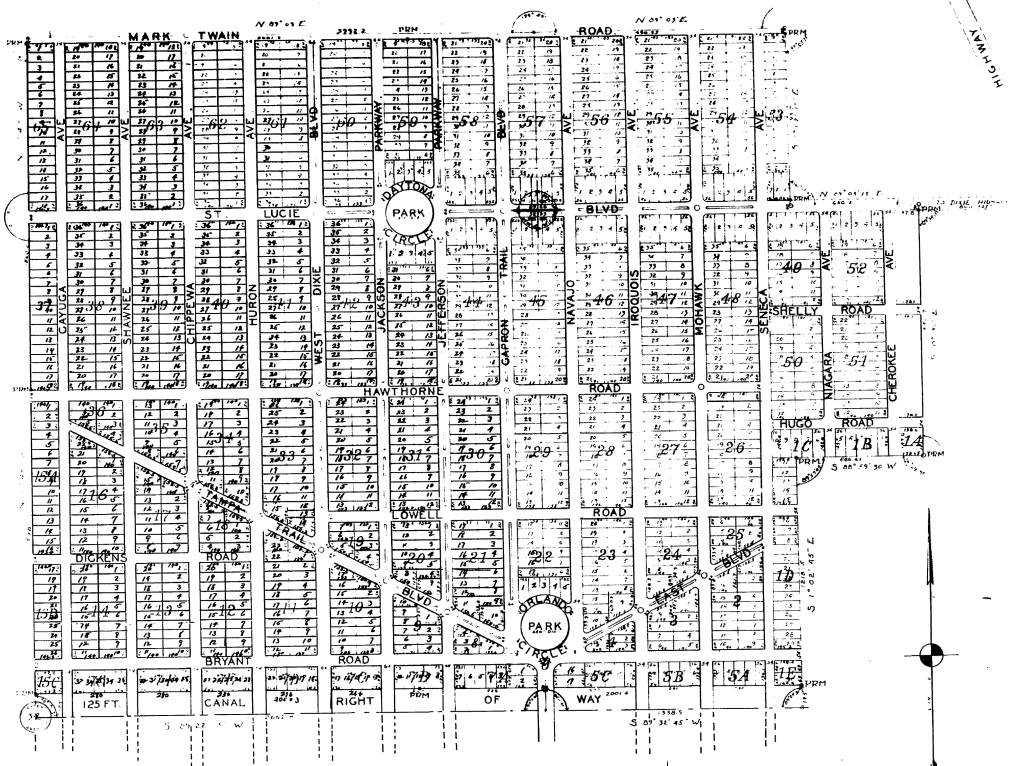
WITNESS my hand and official seal this 27th day of June, 19 79.

VALERIE M. CANAAN NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Laurie M Canaan
Notary Public-State of Florida
My commission expires:
April 4, 1983

THIS INSTRUMENT PREPARED BY
CHARLES R. P. BROWN
P. O. BOX 1418 301 S. 6TH ST.
FORT PIERCE, FLORIDA 33450

O R BOOK 311 PAGE 1405



SAN LUCIE PLAZA

AT FORT PIERCE, FLA. "THE SUNRISE CITY"

UNIT ONE

A SUBDIVISION
OF

S. 957 FT.	OF S.E.¼	SEC. 29.
S. 957 FT.	OF S.W.¼ OF S.W.¼	SEC. 28.
N.E. ¼		SEC. 32.
W ½	OF N.W. ¼	SEC. 33.
W ½	OF N.E.¼ OF N.W.¼	SEC. 33.

T. 34 S – R. 40 E

ST. LUCIE COUNTY. FLORIDA.

SCALE. 1"=300'. DATED OCT. 10, 1925.

Note. Corners of Blocks are carved only where shown

Block corners Galvanized iron pipe

Lot dimensions are to intersection of street tangents

STREET INTERSECTION

St. Lucie 5-57

Fort Pierce Bank & Trust Company a corporation of the State of Florida, as trustee for San Lucie Plaza Corp.

St. Lucie.
E. L. Price
J. B. Howard
Ft. Pierce Bank & Trust

Margaret Cole
Jan. 14, 1927

St. Lucie
San Lucie Plaza

St. Lucie
H. P. Mason
San Lucie Plaza

San Lucie Plaza
E. H. Collins Jr.
St. Lucie

Ft. J. Pierce
Engineer

5-57

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433583 OR BOOK 4130 PAGE 531, Recorded 05/09/2018 12:21:41 PM Doc Tax: $52.50

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk382**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0382-000/3

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, 2017**.

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

Signed, sealed and delivered in our presence:

Witness Name: Shaun E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of ~~May,~~ 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433857 OR BOOK 4130 PAGE 1195, Recorded 05/10/2018 09:19:50 AM Doc
Tax: $42.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMOhawk050**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0050-000-7

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, 2017**.

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

Signed, sealed and delivered in our presence:

Witness Name: Shawn E. Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433860 OR BOOK 4130 PAGE 1214, Recorded 05/10/2018 09:20:34 AM Doc
Tax: $49.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetBryant065**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0065-000/5

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, 2017**.

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

Signed, sealed and delivered in our presence:

Witness Name: Shaun E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433864 OR BOOK 4130 PAGE 1236, Recorded 05/10/2018 09:22:08 AM Doc
Tax: $28.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetIROQ059**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a FLorida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 1428-702-0059-000-0

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, 2017**.

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

Signed, sealed and delivered in our presence:

Witness Name: Shawn E. Reilly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

ROAD IMPROVEMENT AGREEMENT

C#_____

THIS ROAD IMPROVEMENT AGREEMENT, is entered into this _____ day of _____ 2024, by and between The Outdoors Quality, LLC (The "Developer"), and **ST. LUCIE COUNTY,** a political subdivision of the State of Florida, (the "County").

W I T N E S S E T H:

WHEREAS, the Developer is commencing proceedings to develop land in St. Lucie County; and

WHEREAS, the Developer proposes to construct certain road improvements related to the Mohawk Avenue Replat to the satisfaction of the County; and

NOW THEREFORE, in consideration of the mutual promises contained herein, the Developer and County agree as follows:

1. **COMPLETION OF REQUIRED ROAD IMPROVEMENTS/OWNERSHIP.** The Developer agrees to satisfactorily complete the required improvements (the "Improvements") for the above referenced development within twelve (12) months from the date of this Agreement according to the construction plans approved by the County. The Improvements are more particularly set forth on those certain plans drawn by the Developer's engineers, received July 18, 2024. Upon completion, the ownership of the Improvements shall be conveyed to the County by Bill of Sale free and clear of all liens and encumbrances.

2. **SECURITY.** The Developer agrees to provide the County with security in a form acceptable to the County Attorney in the amount of $ 535,255.89 representing 115% of the estimated cost of the Improvements as submitted by the Developer's engineer and approved by the County. This amount includes the fifteen percent (15%, $ 69,815.99) to be retained for a period of one (1) year and thirty (30) days from the date the improvements are conditionally accepted by the St. Lucie County Board of County Commissioners to provide for maintenance of the improvements and to indemnify and save the County harmless from any and all costs necessary to repair or replace any part or portion of the Improvements occasioned by faulty engineering, workmanship, or materials.

3. **REDUCTION OF AMOUNT OF SECURITY.** The amount of the security may be reduced once during the term of this Agreement upon the completion of a portion of the Improvements by the Developer and upon inspection and acceptance by the County. In no event, however, shall the amount of the security be less than one hundred percent (100%) of the cost of completing the remaining Improvements plus fifteen percent (15%) of the total cost for construction of all the Improvements.

4. **SUPERVISION OF CONSTRUCTION.** The Improvements shall be constructed under the supervision of the Developer's engineer in full compliance with the specifications and requirements of St. Lucie County, and when complete, Developer's engineer shall furnish the County with a certificate of satisfactory completion for approval.

5. **FAILURE TO COMPLETE IMPROVEMENTS.** It is further understood and agreed by and between the parties to this Agreement that, in the event Improvements are not constructed within twelve (12) months from the date of the signing of this Agreement, the County shall have and is hereby granted the right to cause the Improvements to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, surveying, construction, legal and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Agreement. In the event of Developer's failure or refusal to construct and install the Improvements in accordance with the terms of this Agreement, the County shall have the option to do so, with County employees and equipment, or pursuant to public advertisement and receipt of bids. In addition, the Developer shall forfeit the 15% maintenance amount and the County shall be entitled to keep that portion of the security. In the event that the total costs incurred in construction and full completion of the improvements shall exceed the amount of security provided, such additional costs shall be paid by Developer on written demand by the County.

6. **RELEASE OF SECURITY.** Upon completion of construction of all Improvements, the Developer's engineer shall certify that the improvements have been constructed in accordance with the approved plans. When the improvements have been certified by the Developer's engineer, the County shall inspect the improvements and review the construction and supporting test/control data furnished by the Developer's engineer. If all Improvements are completed to the satisfaction of the County, the County shall confirm this in writing to the St. Lucie County Board of County Commissioners. The Developer's security, minus the fifteen percent (15%) to be held as security for maintenance, shall then be released. The fifteen percent (15%) security (on any remaining balance) shall be released to developer at the end of the maintenance period referenced in paragraph 2 above.

7. **INTERPRETATION; VENUE** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial circuit for St. Lucie County, Florida, for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the date indicated above. The date of this Agreement shall be the date on which this Agreement is approved by the County.

ATTEST:

_____
DEPUTY CLERK

ST. LUCIE COUNTY, FLORIDA

BY: _____
GOERGE LANDRY, COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND
CORRECTNESS:

BY: _____
COUNTY ATTORNEY

WITNESSES:

_____
PRINT NAME

_____
SIGNATURE

DEVELOPER:

BY: ELEAZAR AMADOR
PRINT NAME

_____
SIGNATURE

PRESIDENT
TITLE

MAILING ADDRESS:

1610 CORONADO AVENUE

FORT PIERCE, FL 34982

EMAIL ADDRESS:

theoutdoorsqualityllc@gmail.com

Technical Review Committee **1. c.**

Meeting Date: 12/19/2024

REQUESTED ACTION

Minor Site Plan - Louden Pools - 4306 S. US Highway 1

SUMMARY

Project #: PZSITE2024-00014

The applicant is proposing a 2,400 sf building replacement and minor site improvements for Louden Pools on approximately 2.53 acres of land located at 4306 S US Highway 1 within the City of Fort Pierce. The project consists of one parcel.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

4306 S US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 12/04/2024 06:36 PM

Final Approval Date: 12/05/2024

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

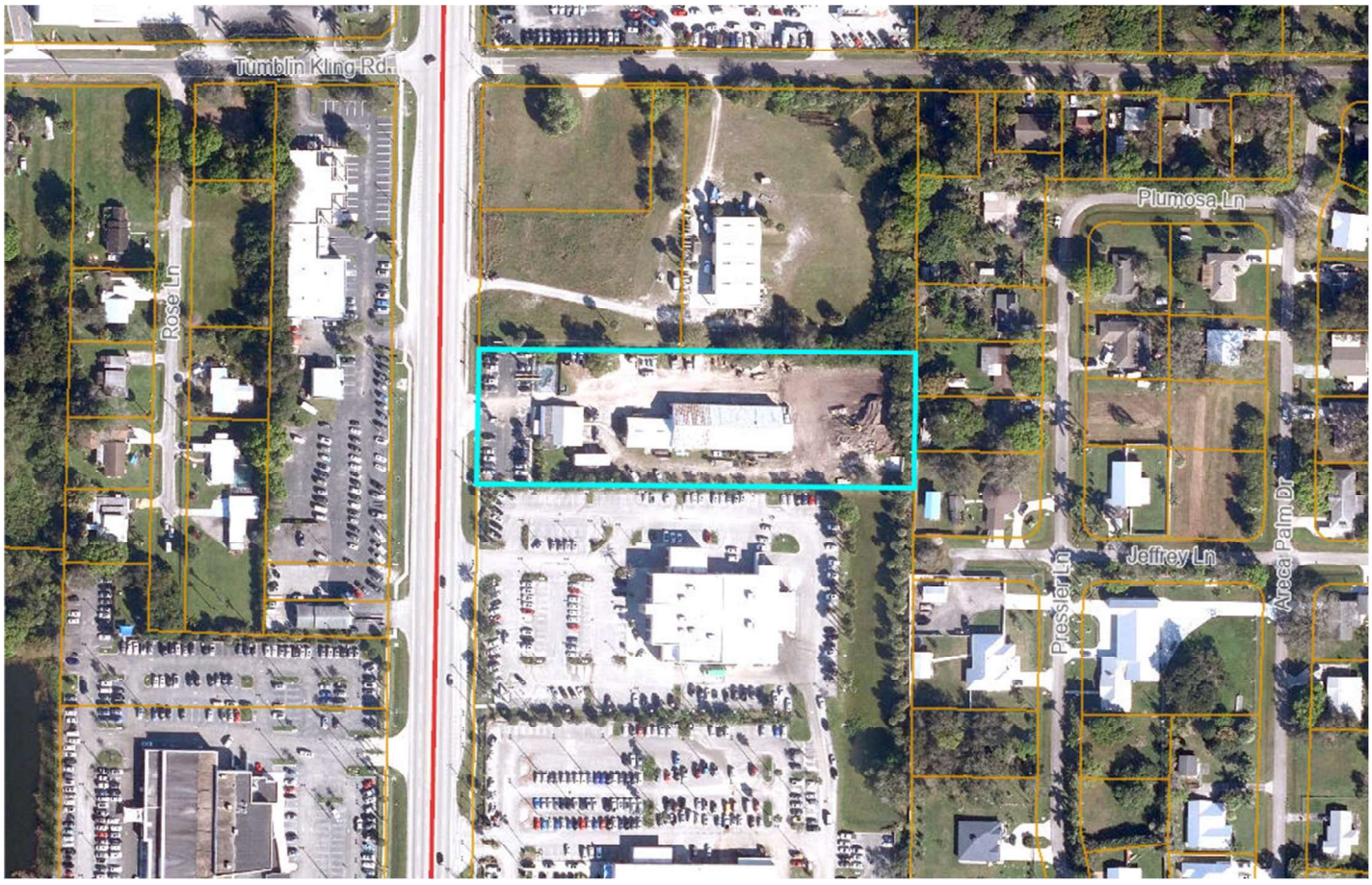
LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

NARRATIVE

Dear Fort Pierce Planning Department,

We are pleased to present you a minor site plan application that shows the building replacement and site improvements for Louden Pools, on 4306 S US Highway 1.



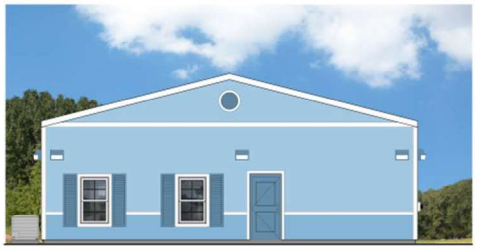
Site location

One of the buildings on the site collapsed due to the hurricane and the intention of this application is to show the plans to rebuild that building using the same building footprint (2,400 sf of warehouse). The aerial below shows the site before the building collapse. The building is encircled with yellow color.

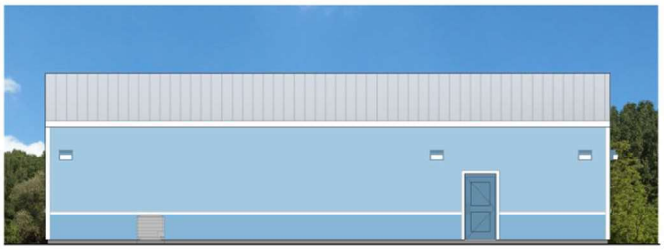


Aerial that shows the building that has collapsed (encircled in yellow)

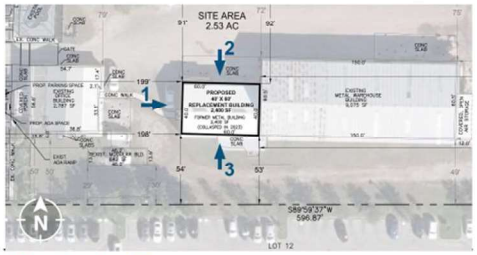
The new building will feature a stucco finish, providing a refined and modern appearance that harmonizes with the existing architecture on the site. The design incorporates trims and color articulation to enhance visual interest and integrate seamlessly with the surrounding structures. The color palette, selected from Sherwin Williams, includes a harmonious blend of light and dark blues, complemented by whites, ensuring consistency with the existing buildings.



1 - Front Elevation (West)



2 - Side Elevation (North)



Elevation Key Plan



3 - Side Elevation (South)



Colored elevations of the proposed building

To further enhance the building's appeal, ornamental features such as window shutters and a faux louvered vent have been incorporated.

In addition to the building improvements, the site will feature new landscaping islands with decorative plants. These enhancements will significantly improve the overall aesthetics of the site, creating a more inviting and visually pleasing environment.

Looking forward to working with you on this site plan.

Sincerely,



Vlada Peterka
Senior Project Manager
Redtail DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

COLOR BOARD

The colors are chosen to match the existing building on the site that the proposed building is attached to as was the building that collapsed that this building will replace.

Compared to the old collapsed building, the wall finishing has changed, so instead of making the same metal building replacement, stucco walls were used and the architectural elements were added to improve the aesthetics of the building and meet the city's design requirements.

The roof will be the metal roof and the proposed colors are Sherwin Williams colors as listed below and as shown on the submitted colored elevations.

Proposed colors:

SHERWIN WILLIAMS

SW 9063 PORCH CEILING

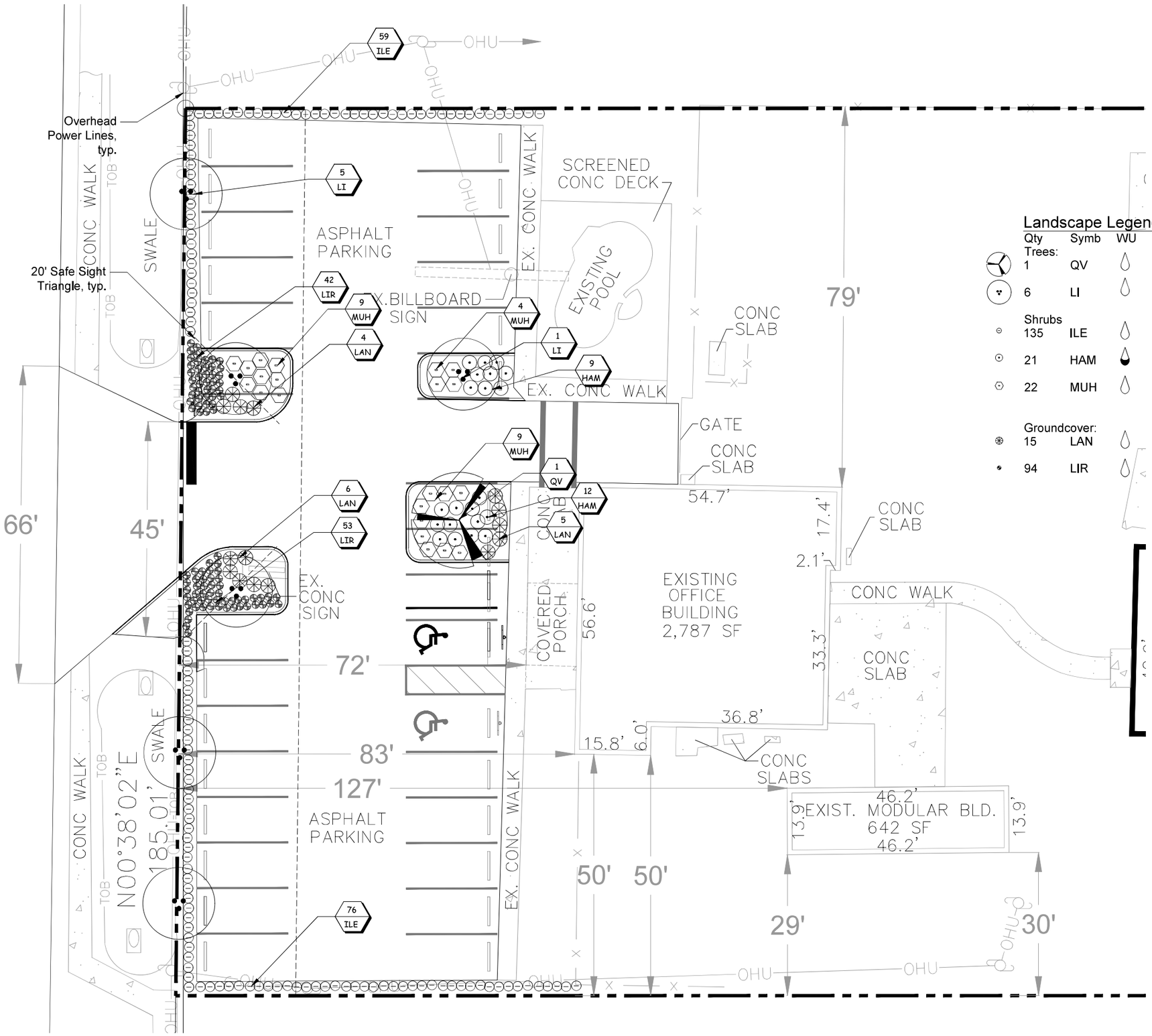
SW 6801 REGALE BLUE

SW 6508 SECURE BLUE

Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG



Landscape Data:

Buffer along R/W:	185' - 31' drive	154 lf
Required landscape area:		1,540 sf
Trees required:	(1 tree/300 sf)	5 Trees
Trees provided:		5 Trees

Landscape Legend:

Qty	Symb	WU	Name (N) Native
Trees:			
1	QV		Live Oak (N) Quercus virginiana, FG, 12' Ht, 5' Spr., 2.5" cal
6	LI		Crape Myrtle Lagerstromia indica 'Natchez', FG, 12' ht, 5' Spr, Multi, 2.5" cal
Shrubs			
135	ILE		Gallberry (N) Ilex Glabra, 3 gal, 12"x12", 24" o.c.
21	HAM		Dwarf Firebush (N) Hamelia patens 'Compacta', 3 gal, 12"x12", 36" o.c.
22	MUH		Muhly Grass (N) Muhlenbergia capillaris, 3 gal, 24" ht, 36" o.c. Zamia pumila, 3 gal, 24" ht, 36" o.c.
Groundcover:			
15	LAN		Pineland Lantana (N) Lantana depressa, 1 gal, 6"x12", 36" o.c.
94	LIR		Liriope Liriope muscari 'Emerald Goddess', 1 gal, 18" o.c.

General Notes:

1. No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
2. No landscaping shall be planted in a manner that would adversely affect utility easements.
3. Sod around buildings to be Argentine Bahia sod. Sod to be weed and disease free and laid tight. All areas within in retention areas and large open areas to be seeded with Argentine Bahia grass.
4. Trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-03 for installation details.
5. The use of Cypress mulch is prohibited.
6. All landscape areas to receive automatic irrigation. Irrigation to provide 100% coverage and 50% overlap. Water source to be potable or well and will be determined at time of building permit application.

N
W E
S

Graphic Scale
10 5 0 10
Scale: 1" = 10'

Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

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Date: 10.24.24

Revisions
Date | Comments

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Louden Pools
City of Fort Pierce
Landcape Plan

REGISTERED LANDSCAPE ARCHITECT
LA0001733
STATE OF FLORIDA

LD-01

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFROM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS,AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN,SIX (6) PERCENT PHOSPHOROUS,AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS,FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS. 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RECYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS,ABSOLUTELY TRUE TO VARIETAL TYPE,AND FREE FROM WEEDS,FUNGUS,INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS,GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL 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 NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

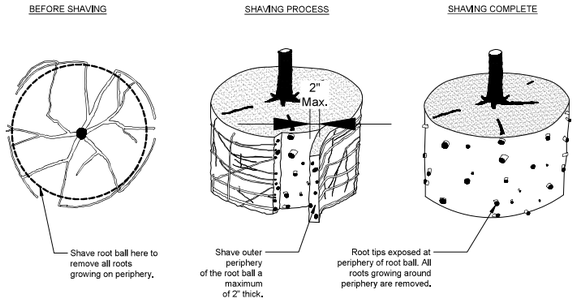
SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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 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.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. 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 OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
11. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE 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.
18. 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 REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. 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 COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.

2- Shaving can be performed just prior to planting or after placing in the hole.

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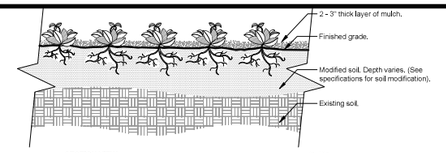
ROOT BALL SHAVING CONTAINER DETAIL



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (⅛" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER

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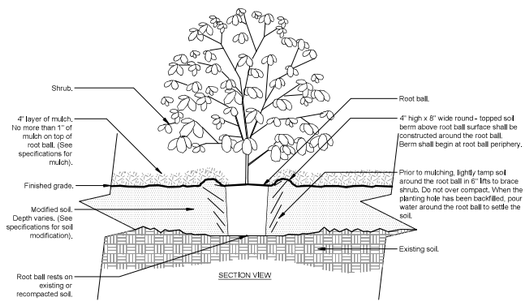

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL

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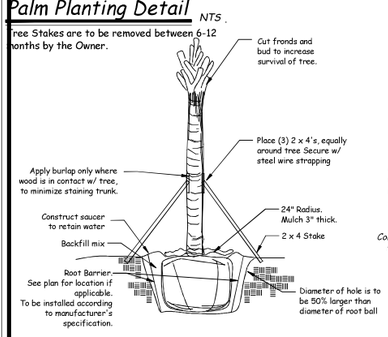
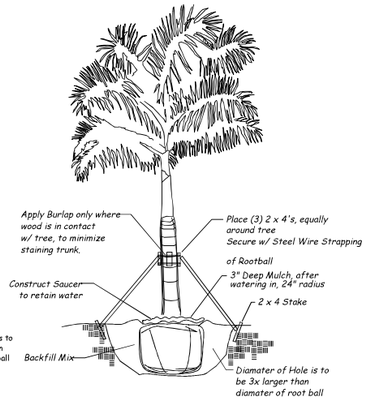
Palm Planting Detail

NTS .

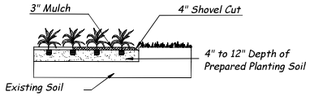




Watering Schedule			
Item	**Water**	**Month**	**No. of Applications**
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			**45**

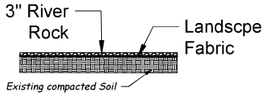
Planting Edge at Sod Detail

NTS



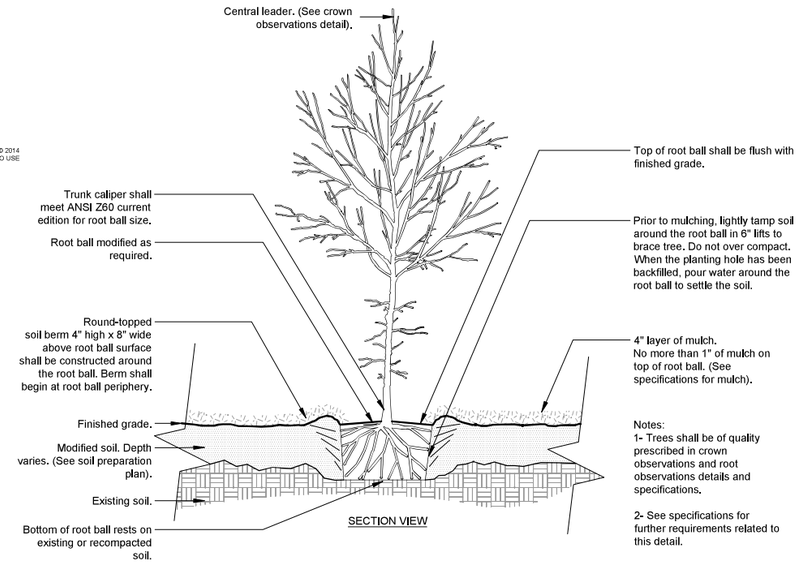
Gravel Strip Detail

NTS



ABBREVIATIONS:

C.T.- CLEAR TRUNK
Ht.- HEIGHT
O.C.- ON CENTER
Spr.- SPREAD



Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

TREE w/ BERM (EXISTING SOIL MODIFIED)

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Checked by: SM
CADD No.: 24-113 lp
Date: 10.24.24

Revisions
Date | Comments

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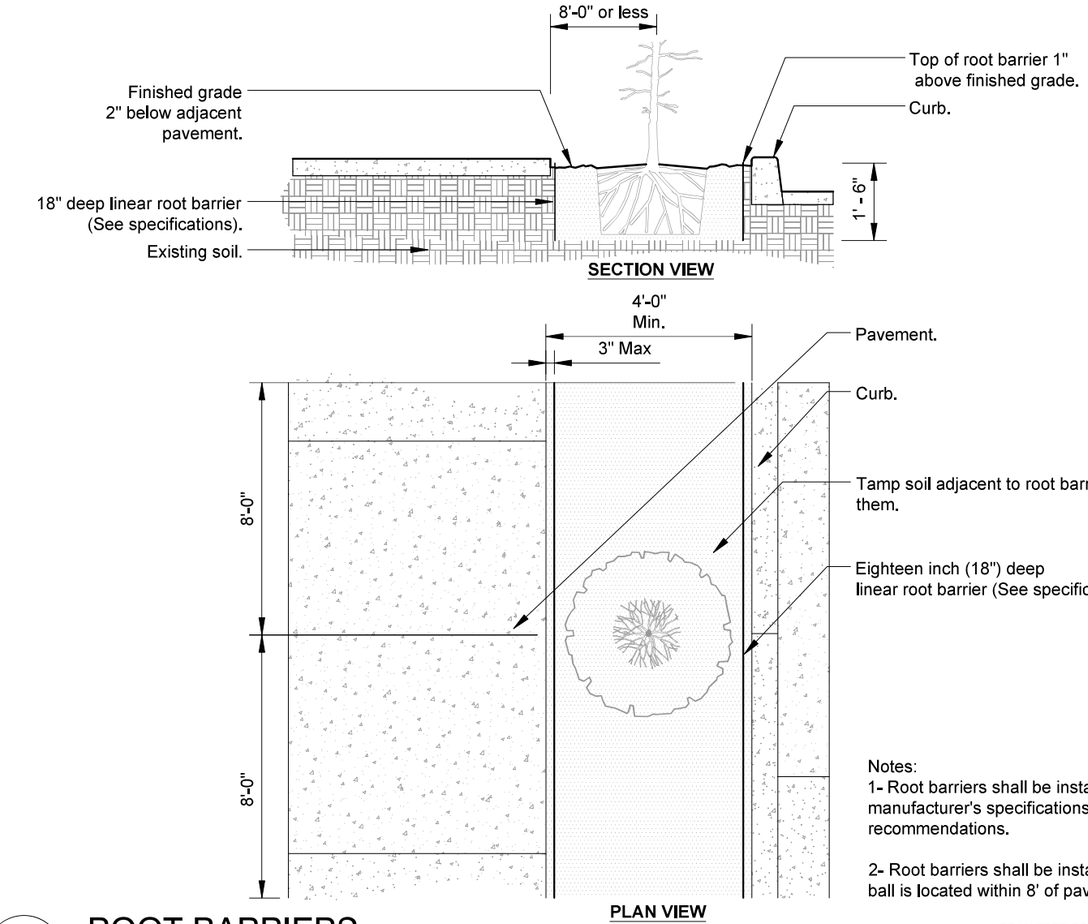
Louden Pools
City of Fort Pierce
Landcape Details

REGISTERED LANDSCAPE ARCHITECT — LA0001733 — STATE OF FLORIDA

LD-02



Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 8' of pavement.

S-X ROOT BARRIERS

3/8" = 1'-0"

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L_site preparation_rootbarriers

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Louden Pools
City of Fort Pierce
Landcape Details

REGISTERED LANDSCAPE ARCHITECT LA0001733 STATE OF FLORIDA

LD-03

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

LIGHTING PLAN EXEMPTION REQUEST

There is no proposed lighting other than ornamental lights on the proposed building that will be low in intensity. There are no changes to the existing light poles or the general site lighting.

As a result, we respectfully request an exception from the Environmental Impact Report requirement

Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

RENDERING OF SIGNS EXEMPTION REQUEST

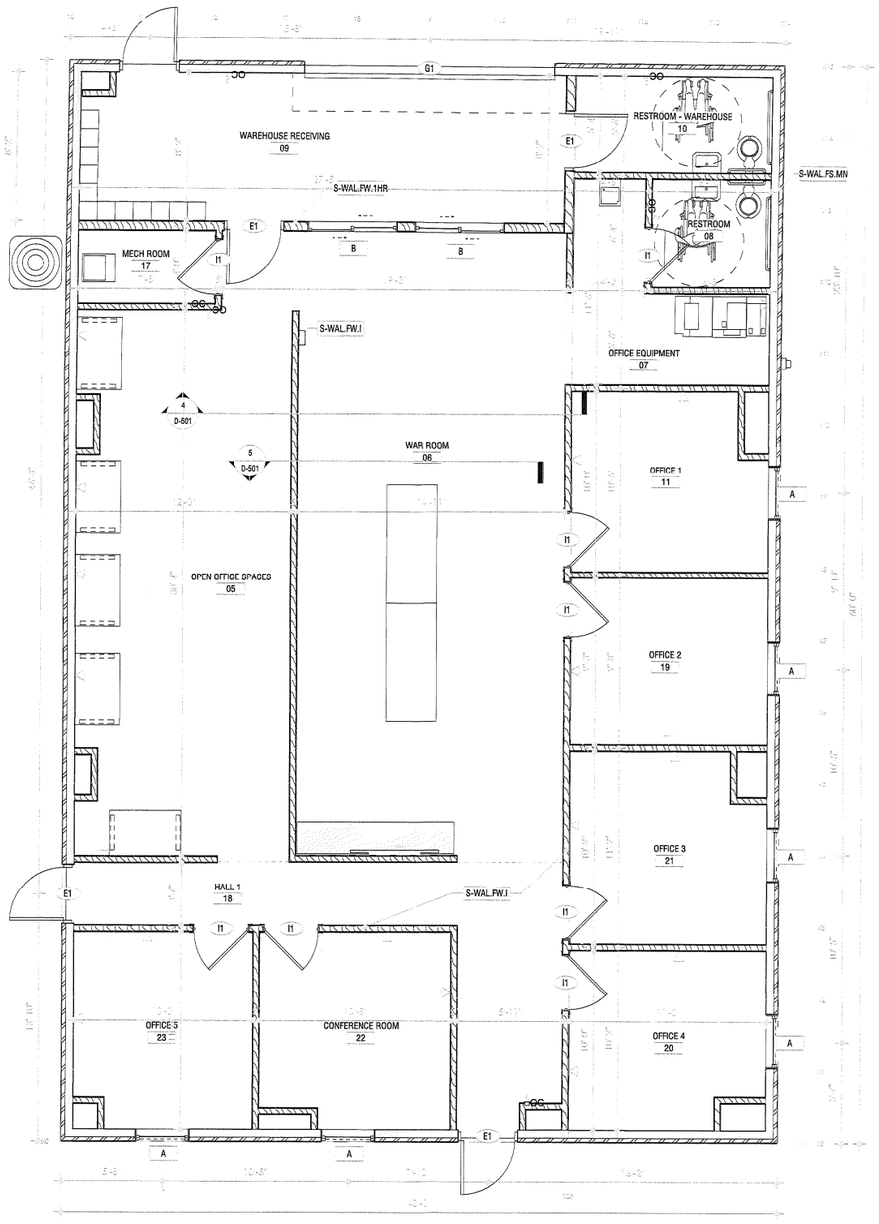
There are no proposed signs that will be added to the existing site.

As a result, we respectfully request an exception from the Environmental Impact Report requirement

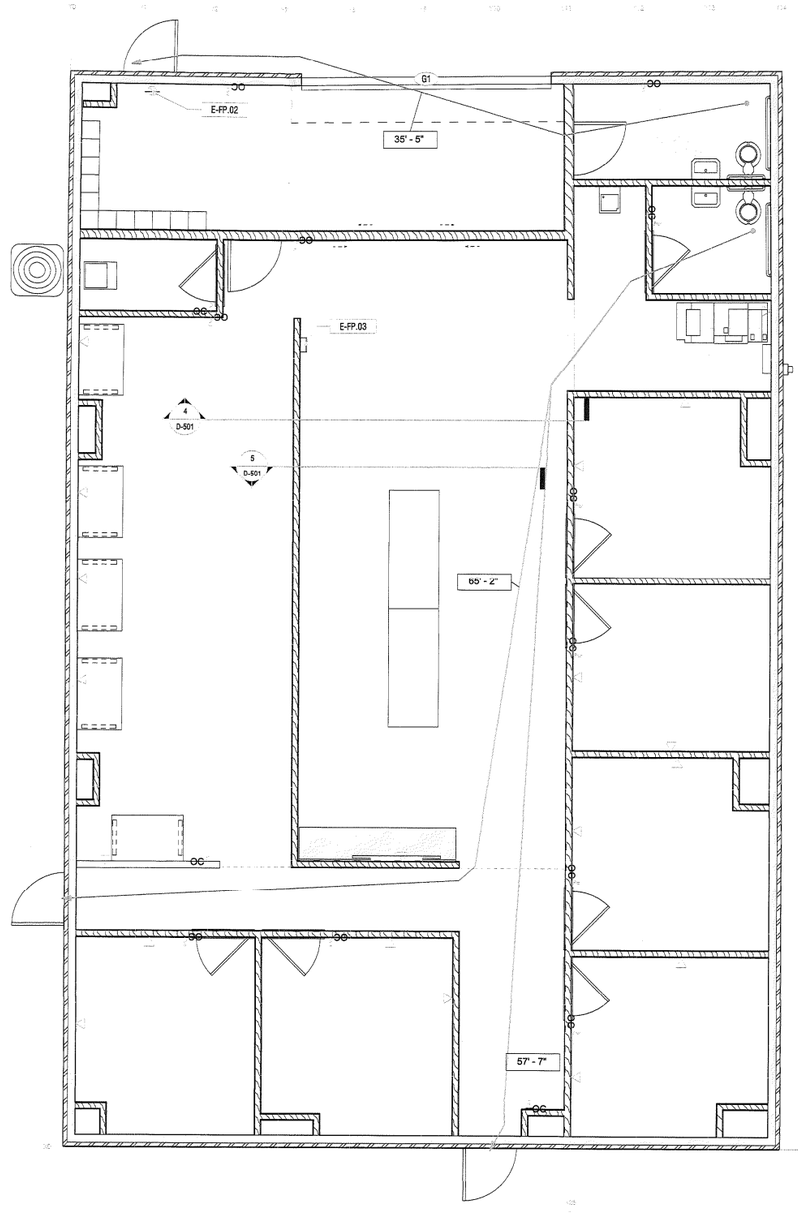
Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG



2 FLOOR PLAN
1/4" = 1'-0"



3 LIFE SAFETY
1/4" = 1'-0"

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KEYNOTES

KEY VALUE	NOTE
E-FP.02	EXIT SIGN
E-FP.03	FIRE EXTINGUISHER
S-WAL.FS.MN	EXTERIOR WALL FOR MANUFACTURED METAL BUILDING (SEE MAN.'S SPECIFICATIONS)
S-WAL.FW.1HR	2"X6" WOOD FRAME 1-HR FIRE WALL (SEE DETAIL)
S-WAL.FW.I	2"X4" WOOD FRAME WALL - INTERIOR W/ DRYWALL EA. SIDE

PROJECT LOCATION / AUTHORITY HAVING JURISDICTION (AHJ): **CITY OF FORT PIERCE**

PROJECT SCOPE: THE WORK CONSISTS OF A NEW 40'X60' METAL BUILDING TO BE USED AS OFFICE SPACE/MEETING SPACE WITH A SMALL SPACE DEDICATED TO LIGHT STORAGE OF WORKERS PERSONAL ITEMS (BUILDING WITH SAME FOOTPRINT IN SAME LOCATION EXISTED PREVIOUSLY)

APPLICABLE CODES:
A. FLORIDA BUILDING CODE (FBC), 8TH EDITION, 2023
B. NATIONAL ELECTRIC CODE (NEC), 2020
C. FLORIDA FIRE PREVENTION CODE (FFPC), 8TH EDITION, 2023
F. PUBLIC LAW 101-336 (AMERICANS WITH DISABILITIES ACT OF 1993)

BUILDING AREA (GROSS)
OFFICE SPACE: 2155 SF
STORAGE: 245 SF
TOTAL: 2400 SF

WIND LOADING COMPLIANCE - DESIGN PARAMETERS:

BUILDING CATEGORY: II
BUILDING DESIGN: ENLOSED
WIND SPEED: 160 MPH ULTIMATE
124 MPH NOMINAL
INT. PRESS. COEFFICIENT:

OCCUPANCY CLASSIFICATION:
OFFICE SPACE: 2155 SF — B (FBC-B 304.1)
STORAGE: 245 SF — S-2 (FBC-B 311.1)
TOTAL: 2400 SF
LOW

OCCUPANT LOAD:
BUSINESS (LOAD FACTOR): 100 GSF FBC-B TABLE 1004.1.2
BUSINESS (DESIGN): 2155 / 100 = 22 PERSONS
STORAGE (LOAD FACTOR): 500 GSF FBC B TABLE 1004.5
STORAGE (DESIGN): 245 / 500 = 1 PERSONS
TOTAL OCCUPANCY: **23 PERSONS**

CONSTRUCTION CLASSIFICATION:
TYPE: TYPE II-B (FBC-B TABLE 506.2, 602.5)
FIRE PROTECTION: NOT-SPRINKLED AS ALLOWED BY TABLE
ALLOWABLE BUILDING HEIGHT 55'
MAX BUILDING AREA:

INTERIOR FINISH REQUIREMENTS:
FBC 803.11, INTERIOR WALL AND CEILING FINISH - CLASS C
FBC 804.4.2, INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX NOT LESS THAN CLASS II

DOOR SIZE:
MIN. REQUIRED — 32" MIN. FBC-B 1010.1.1 / NFPA 117.2.1.2.3.2

TRAVEL DISTANCE:
BUSINESS — MAX. 200' W/O SPRINKLERS (FBC-B 1017.2)
MAX. 75' PROVIDED
STORAGE — MAX. 200' W/O SPRINKLERS (FBC-B 1017.2)

MIN. # OF EXITS
BUSINESS — 1 EXIT REQUIRED FOR < 49 PERSONS (PER FBC 1006.3.2)
STORAGE — 1 EXIT REQUIRED FOR < 29 PERSONS (PER FBC 1006.3.2)

STAIRWAYS
N/A TO PROJECT — FBC 1011

HAZARD CLASSIFICATION
STORAGE (S-2) — LOW HAZARD NFPA 101 6.2.2.3

PLUMBING FIXTURE REQUIREMENTS
BUSINESS OCCUPANCY:
SEPARATE FACILITIES NOT REQUIRED FOR BUSINESS OCCUPANCIES IN WHICH THE MAX. OCCUPANT LOAD IS 25 OR FEWER (FBC-P 403.2 EXCEPTION(S) 4, 5)

COMBINED FACILITIES
- 1 WATER CLOSETS REQUIRED (1 PER 25 FOR FIRST 50)
- 1 LAVATORIES REQUIRED (1 PER 40 FOR FIRST 80)

STORAGE OCCUPANCY:
COMBINED FACILITIES
- 1 WATER CLOSETS REQUIRED (1 PER 25 FOR FIRST 50)
- 1 LAVATORIES REQUIRED (1 PER 40 FOR FIRST 80)

(1) UNISEX ADA COMPLIANT BATHROOM PROVIDED

SERVICE SINK:
BUSINESS - REQUIRED
(1) SERVICE SINK PROVIDED

WATER FOUNTAIN: BUSINESS: 1 PER 100 - REQUIRED
(1) WATER FOUNTAIN PROVIDED

MEANS OF EGRESS:
OCCUPANT LOAD (FBC TABLE 1004.1.2 AND LSC TABLE 7.3.1.2)

BUSINESS OCCUPANCIES (OFFICE/BREAK/TOILETS) - 1 OCCUPANT PER 100 SQUARE FEET (GROSS)
STORAGE OCCUPANCIES (MAINTENANCE) - 1 OCCUPANT PER 300 SF (GROSS)

ARRANGEMENT AND NUMBER OF EXITS (FBC 1018 AND LSC TABLE 7.4.1.2):

EGRESS REQUIREMENTS:
EXIT CAPACITY: (FBC TABLE 1006.3.2 AND 1006.2.1 W/ SEC 1006.3.3 [SINGLE EXITS])
0.2 INCHES PER PERSON FOR LEVEL AND RAMP TRAVEL.
-MIN. 34" X 80" (36" X 80" DOOR) CLEAR SPACE PROJECTION (FBC 1010.1.1.1)
0.3 INCHES PER PERSON FOR STAIRWAYS
MINIMUM WIDTH OF EXIT CORRIDOR: 44 INCHE SIZE
MINIMUM WIDTH OF STAIRS: 36 INCHES (FBC 1009.1, ETC. 1 - OCCUPANT LOAD <50) (N/A THIS PROJECT)

PURPOSE BUILT ENGINEERING

[redacted]

PROJECT:
NEW METAL BUILDING
OFFICES - LOUDEN POOLS

4386 S US 1 HWY
FORT PIERCE, FL

DATE: 12/17/21
PROJECT NO 22-057
REVISION DATE
[redacted]

Digitally signed by Joseph L Lammers
Date: 2024.04.23 20:13:11 -04'00'

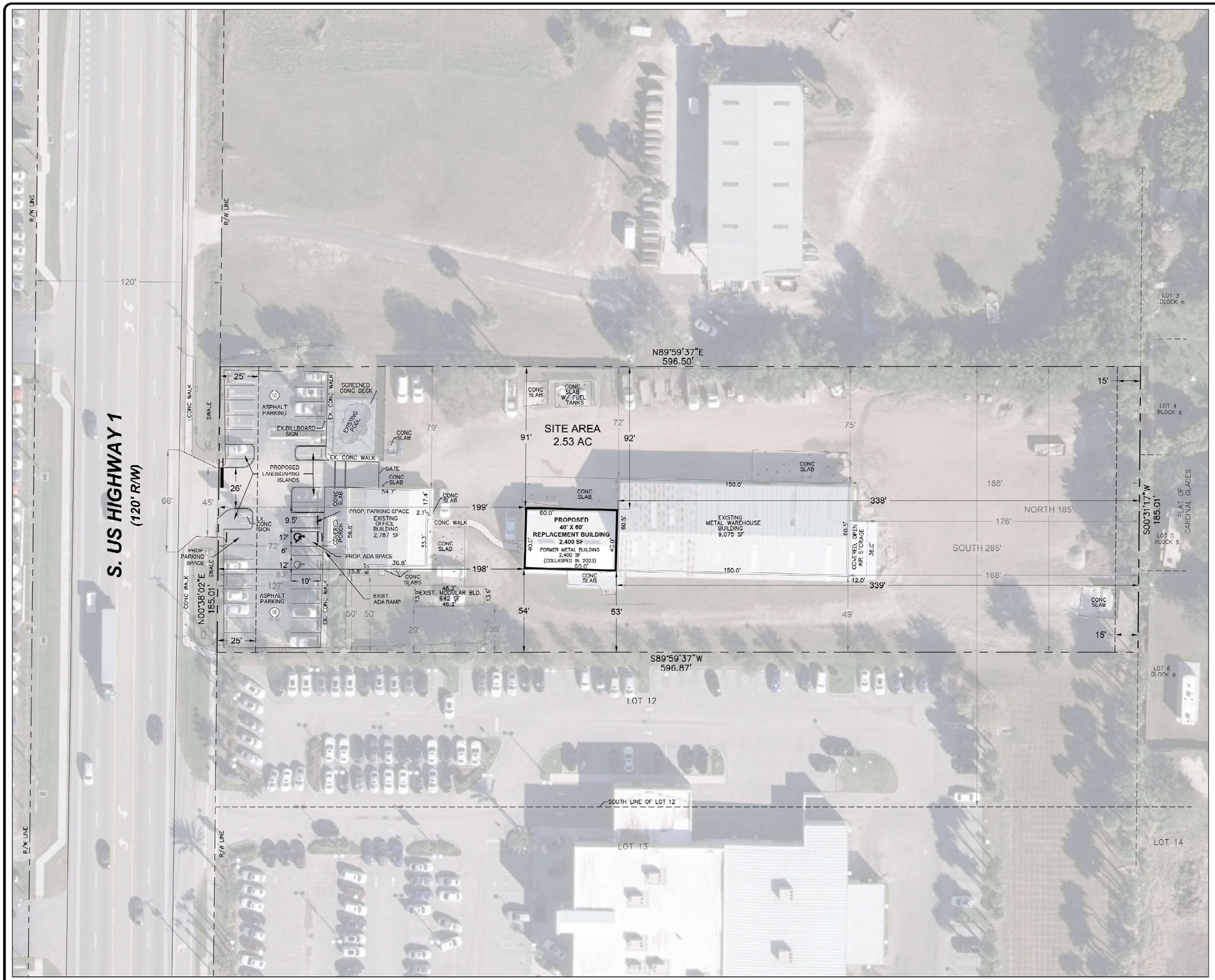
JOSEPH LAMMERS IV — LICENSE — No. 78477 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

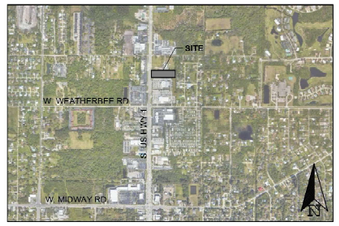
1ST FLOOR PLAN

SCALE: As indicated

A-101

DRAWN BY: JLL





LOCATION MAP
NTS

LEGAL DESCRIPTION

THE NORTH 185 FEET OF THE SOUTH 285 FEET OF LOT 12 OF FLORIDA COAST LINE CANAL AND TRANSPORTATION COMPANY'S SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 1, AT PAGE 43, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND CONTAINS 2.53 ACRES, MORE OR LESS.

LEGEND

- OVERALL PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- EXISTING BUILDING
- (11) PROPOSED PARKING SPACES
- EXISTING CONCRETE

SITE DATA

ZONING	C-3 - GENERAL COMMERCIAL
FUTURE LAND USE	GC - GENERAL COMMERCIAL
PCN	2434-801-0028-000-0
EXISTING USE	COMMERCIAL/ INDUSTRIAL

SITE AREAS

TOTAL SITE AREA	110,387 SF	2.53 AC	100.00%
IMPERVIOUS TOTAL	36,031 SF	0.83 AC	32.61%
TOTAL BUILDING COVERAGE	14,904 SF	0.34 AC	40.96%
PAVEMENT	13,735 SF	0.32 AC	38.55%
MISC. SITE CONC.	7,392 SF	0.17 AC	20.48%
PERVIOUS TOTAL	74,356 SF	1.70 AC	67.19%
OPEN SPACE	74,356 SF	1.70 AC	100.00%

BUILDING DATA

BUILDINGS

EXISTING OFFICE BLDG.	2,787 SF
EXISTING MODULAR BLDG.	642 SF
EXISTING METAL WAREHOUSE BLDG.	9,075 SF
PROPOSED REPLACEMENT BLDG.	2,400 SF
TOTAL BUILDING COVERAGE	14,904 SF 0.34 AC 13.44%

	PERMITTED	PROVIDED
BUILDING COVERAGE	MAX 1.518 AC (60%)	0.34 AC (13.44%)
	PERMITTED	PROVIDED
BUILDING HEIGHT	MAX 65'	18'
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (W)	25'	198'
REAR (E)	15'	338'
SIDE (N)	0'	91'
SIDE (S)	0'	53'

PARKING DATA

PARKING REQUIRED: *MANUFACTURING, WHOLESALE TRADE AND WAREHOUSE ESTABLISHMENTS*	25 SPACES TOTAL (1 SPACE PER 600 SF)
EXISTING PARKING LOT:	30 SPACES TOTAL (INCLUDES 1 ACCESSIBLE SPACE)
IMPROVED PARKING LOT:	26 SPACES TOTAL (INCLUDING 2 ACCESSIBLE SPACES)

SITE IMPROVEMENTS

- REPLACEMENT OF PREVIOUSLY COLLAPSED 40' X 60', 2,400 SF BLDG. WITH PROPOSED 40' X 60', 2,400 SF BLDG.
- ADDITION OF 1,122 SF OF PROPOSED LANDSCAPE ISLANDS, REDUCTION OF IMPERVIOUS AREA.
- EXISTING PARKING LOT TO BE RE STRIPED, REDUCING PARKING SPACES REDUCED FROM 30 SPACES (INCL. 1 ADA) TO 26 SPACES (INCL. 2 ADA SPACES)
- ADDITIONAL TRAFFIC CONTROL STRIPING ADDED, STOP SIGN & STOP BAR.

SITE ADDRESS
4306 S. US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

SURVEYOR
TAYLOR-SMITH & ASSOCIATES, INC.
2552 PETERS ROAD, SUITE D
FORT PIERCE, FLORIDA 34945
772.398.6430

PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1655

GRAPHIC SCALE
0 30 60
1" = 30'

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THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

REDTAIL DG
P. 772.742.1655
todm@redtaildg.com

AH	DESIGNED BY
AH	DRAWN BY
FDT_SIT.DWG	FILENAME
S.T.	LAYOUT
1" = 30'	SCALE
10/2/2024	DATE

REVISION COMMENTS | DATE

4306 S. US HIGHWAY 1
LOUDEN BONDED POOLS
SITE PLAN IMPROVEMENTS

CITY OF FT. PIERCE | FLORIDA

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

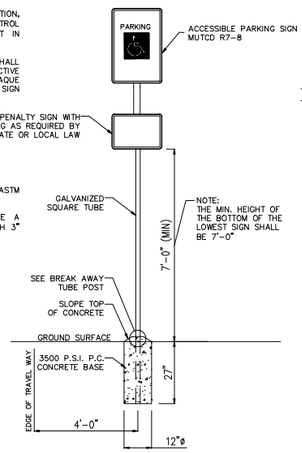
2. THE TOP PORTION OF THE PARKING BY DISABLED PERMIT ONLY SIGN SHALL DISPLAY WHITE REFLECTIVE LEGEND AND BORDER WITH A BLUE REFLECTIVE BACKGROUND. THE BOTTOM PORTION OF THE SIGN SHALL DISPLAY AN OPAQUE BLACK LEGEND AND BORDER WITH A REFLECTIVE WHITE BACKGROUND. SIGN FABRICATION SHALL CONSIST OF ONE PANEL.

3. GALVANIZED SQUARE TUBE

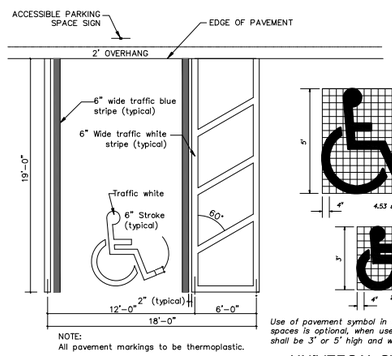
POST TUBES – 2"x2"x3/16" 14ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

ANCHOR TUBE – 2-1/4"x2-1/4"x3/16" 14ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S

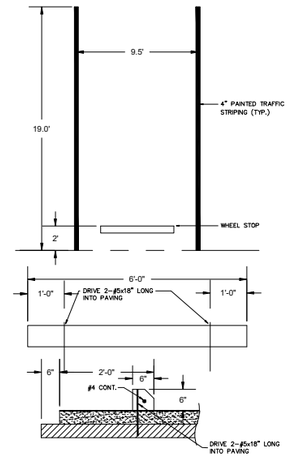


NOTE:
All pavement markings to be thermoplastic.

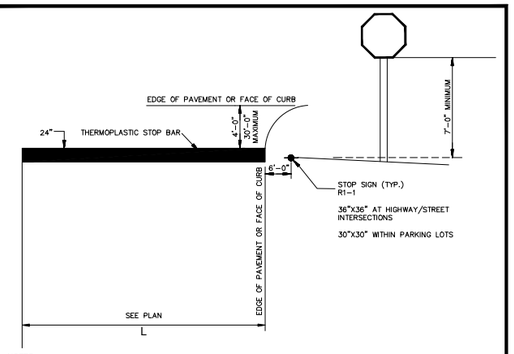
ACCESSIBLE PARKING STALL
N.T.S

Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S



TYPICAL PARKING DETAIL
N.T.S



NOTES:
1. INSTALLATION OF STOP SIGNS SHALL BE IN ACCORDANCE WITH THE SECTION 28.04 OF THE MUTCD. MULTI-WAY STOP SIGNS SHALL BE PLACED ONLY IF APPLICABLE IN ACCORDANCE WITH SECTION 28.07 OF THE MUTCD. STOP SIGNS ARE USED TO INDICATE THAT TRAFFIC IS ALWAYS REQUIRED TO STOP AND SHOULD NEVER BE USED TO SLOW OR CALM TRAFFIC FLOW. STOP SIGNS SHALL BE OCTAGONAL AND AT LEAST 30 INCHES HIGH BY 30 INCHES WIDE WITH WHITE DIAMOND GRADE SHEETING BACKGROUND AND CLEAR RED ELECTROCUT OVERLAY OR SILKSCREENED WITH CLEAR ULTRAVOLET RESISTANT OVERLAY.

2. A STOP BAR OR LINE IS REQUIRED AT EACH LOCATION WHERE A STOP SIGN EXISTS. THE STOP BAR SHALL CONSIST OF A SOLID 24-INCH WIDE WHITE THERMOPLASTIC LINE THAT EXTENDS ACROSS THE APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.

TYPICAL STOP BAR AND SIGN LOCATION DETAIL
N.T.S



WHITE LEGEND RED BACKGROUND

R1-1
30" X 30"

STOP SIGN
N.T.S

REDTAIL DG
p. 772.742.1555
todm@redtaildg.com

AH	DESIGNED BY
AH	DRAWN BY
RDT-SIT.DWG	FILENAME
DET	LAYOUT
N/A	SCALE
10/2/2024	DATE

DATE	REVISION COMMENTS

4306 S. US HIGHWAY 1
LOUDEN BONDED POOLS
DETAILS

CITY OF FT. PIERCE FLORIDA

2 OF 2

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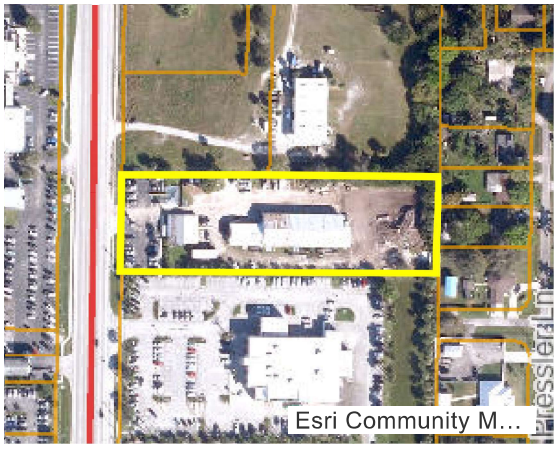
Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, October 31, 2024

Parcel Report





Parcel

PARCELNO: 2434-801-0028-000-0

Property ID: 33558

Owner1: LOUDEN REAL ESTATE HOLDINGS LLC

SiteAddress: 4306 S US HIGHWAY 1

Owner

Owner1: LOUDEN REAL ESTATE HOLDINGS LLC

Owner2:

Owner3:

MailingAddress: 4306 S US Highway 1 Fort Pierce, FL 34982-6906

Overview

PrimaryLandUse: 4800 - WRHSNG DIST

DistrictGroup: 0022 - Fort Pierce

Subdivision: Florida Coast Line Canal & Transit Company

Just/Market Value: $1,677,100

FinishedArea: 14,187

Acres: 1.68

TotalArea: 73,180.8

Legal Description

LegalDescription: FLA COAST LINE CANAL AND TRANS CO`S S/D N 185 FT OF S 285 FT OF LOT 12

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$1,677,100	$1,206,700	$433,200	$37,200	$1,677,100	$0	$1,677,100	$0	$0
2023	$1,675,500	$1,204,800	$433,200	$37,500	$1,675,500	$0	$1,675,500	$0	$0
2022	$1,453,600	$971,300	$433,200	$49,100	$832,700	$0	$832,700	$620,900	$0
2021	$757,000	$477,800	$256,100	$23,100	$757,000	$0	$757,000	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2015	17.1	1,179.9

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 2,787

Gross Sketched Area: 3,027

Year Built: 1958

Effective Year: 1976

Primary Roof Cover: Metal

Primary Roof Structure: Gable

Primary Wall: Vinyl Siding

A/C %: 100

Building Sequence: 2

Bedrooms: 0

Bathrooms: 0

Building Type: INDW - INDUSTRIAL-WAREHOUSE (STORAGE)

Story Height: 1 Story

No of Living Units:

Total Finished Area: 11,400

Gross Sketched Area: 12,056

Year Built: 1960

Effective Year: 1960

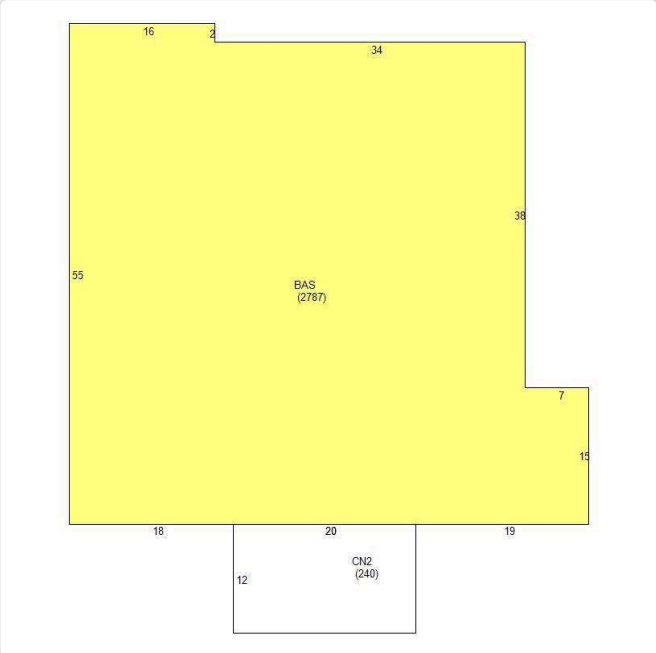
Primary Roof Cover: Metal

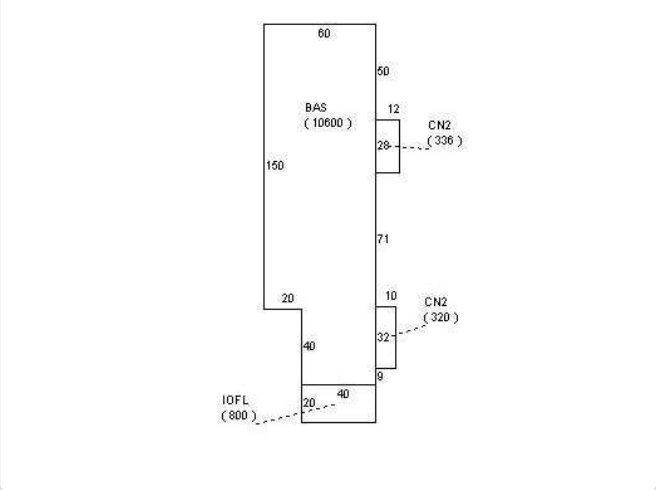
Primary Roof Structure: Steel Truss

Primary Wall: Corr Metal

A/C %: 0

Building Sketches





Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	CN2	CANOPY	0	240
1	BAS	BASE AREA	2,787	2,787
2	IOFL	INTERIOR OFFICE LOW QUALITY	800	800
2	CN2	CANOPY	0	656
2	BAS	BASE AREA	10,600	10,600

SFYI

Description	Units	Year Built
SCREEN ENCLOSURE-POOL-AVERAGE (NORMAL DOMED)	1,484	1992
RESIDENTIAL SWIMMING POOL AVG QUALITY/MODERATE TRI	392	1976
Asphalt	9,000	1976
Fence Wood-Shadowbox 6' TALL	1,532	1970
CEMENT CURB	80	1970
CONCRETE LOW	494	1970

Land Lines

Line Number	Units	Unit Type
1	73,180.797	SqFt

Permits

Permit Number	Issue Date	Description
24-404	02/12/2024	Electric
BP17-1325	05/24/2017	Door Replacement
C92-00356	01/21/1992	Pool

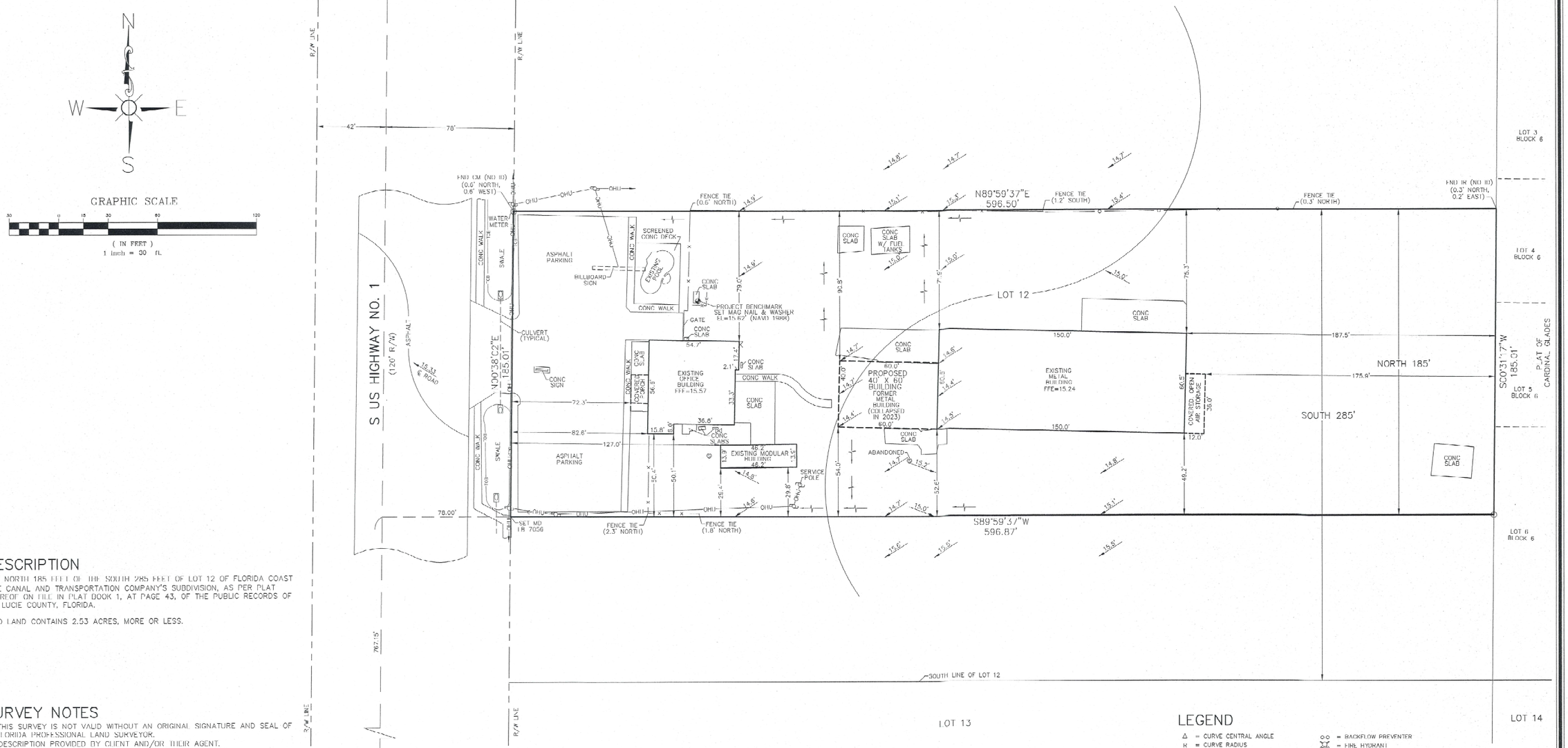
Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/23/2022	$2,200,000	0140	SPWD	Cartom Inc	4799-2681	Clerk of Courts
07/01/1986	$270,000	XX00	CV		526-1683	Clerk of Courts
12/31/1984	$400,000	XX01	CV		454-133	Clerk of Courts
01/31/1984	$0	XX01	CV		424-2151	Clerk of Courts
03/31/1976	$80,000	XX01	CV		250-2455	Clerk of Courts

Photos







DESCRIPTION

THE NORTH 185 FEET OF THE SOUTH 285 FEET OF LOT 12 OF FLORIDA COAST LINE CANAL AND TRANSPORTATION COMPANY'S SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 1, AT PAGE 43, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND CONTAINS 2.53 ACRES, MORE OR LESS.

SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 10, 2024.
4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM. THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1, BEARS N00°38'02"E, AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
6. ALL BOUNDARY INFORMATION SHOWN IS CALCULATED PER DEED, UNLESS OTHERWISE SHOWN.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESERVATIONS AND RIGHT-OF-WAYS APPEARING IN THE PUBLIC RECORDS.
8. 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.
9. PROPERTY LIES IN FLOOD ZONE "X", PER MAP 12111C0189 K, DATED 2-19-20.
10. ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). THE SOURCE BENCHMARK WAS "Y403" WITH A PUBLISHED ELEVATION = 13.15'
11. OWNERSHIP OF FENCES IS UNKNOWN.

CERTIFIED TO:

LOUDEN REAL ESTATE HOLDINGS, LLC

RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

9/20/24
DATE

LEGEND

Δ	= CURVE CENTRAL ANGLE	⊙⊙	= BACKFLOW PREVENTER
R	= CURVE RADIUS		= FIRE HYDRANT
L	= CURVE LENGTH	Ⓢ	= EXISTING SEPTIC TANK
(C)	= CALCULATED	Ⓓ	= DRAINAGE MANHOLE
(P)	= PLAT	⋈	= WATER VALVE
(D)	= DEED	Ⓦ	= WATER METER
ORB	= OFFICIAL RECORD BOOK	EL	= ELEVATION
POB	= POINT OF BEGINNING	CBS	= CONCRETE BLOCK STRUCTURE
POC	= POINT OF COMMENCEMENT	D.U.E.	= DRAINAGE AND UTILITY EASEMENT
IR	= # 5 IRON ROD	U.E.	= UTILITY EASEMENT
SQ FT	= SQUARE FEET	◯	= SCT IRC LD 7056
IRC	= # 5 IRON ROD & CAP	⊓	= CATCH BASIN
FPL	= FLORIDA POWER AND LIGHT	Ⓒ	= CABLE TELEVISION BOX
FFE	= FINISHED FLOOR ELEVATION	☆	= LAMP POST
CM	= CONCRETE MONUMENT	⊛	= AT&T PEDESTAL
P.L.S.	= PROFESSIONAL LAND SURVEYOR		= WOOD POWER POLE
LB	= LICENSED BUSINESS		= CONCRETE POWER POLE
P.B.	= PLAT BOOK	⟨	= GUY WIRE
IP	= 1/2" IRON PIPE	CONC	= CONCRETE
IPC	= IRON PIPE AND CAP	⊔	= 4' METAL FENCE
MD	= MAG NAIL AND DISK	—x—	= 6' WOOD FENCE
R/W	= RIGHT-OF-WAY	—o—	= 6' CHAIN LINK FENCE
Ⓦ	= EXISTING WELL	OHU	= OVERHEAD UTILITIES
ALUM	= ALUMINUM		= MITERED END STRUCTURE
TOB	= TOP OF BANK	15.5'	= EXISTING ELEVATION
℄	= CENTERLINE		

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

LOUDEN POOLS

REVISIONS	BY	DATE

	BY	DATE
FIELD	DK	9/12/24
CALCS.	RCL	9/11/24
DRAWN	MWH	9/19/24
CHECKED	RCL	9/19/24
FILE REF.	FIELD BK/PG	
24.0041-829	24-270/4-9	

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD, SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 PHONE (772) 398-6426 FAX
LB 7056

DATE:	9-20-24
SCALE:	1"=30'
JOB No.	24.0041-829
SHEET	1 OF 1

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

TRAFFIC IMPACT REPORT EXEMPTION REQUEST

The only changes that this application proposes are the replacement of a collapsed building using the same building footprint and an addition of landscape islands at the driveway that will improve the aesthetics of the site. None of these will impact the traffic negatively.

As a result, we respectfully request an exception from the Environmental Impact Report requirement

Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5017068 OR BOOK 4799 PAGE 2681, Recorded 03/30/2022 02:47:12 PM Doc
Tax: $15400.00

This Instrument Prepared by:
Return to:

Law Offices of Jorge Salva, PLLC
c/o Jorge Salva, Esq.
116 West 23rd Street, Suite 500
New York, NY 10016
Email: jsalva@jrs-law.com

Property Folio Number: 2434-801-0028-000/0

SPECIAL WARRANTY DEED

This Warranty Deed *made and executed the twenty-third (23rd) day of March, 2022, by CARTOM, INC. , a Florida corporation, whose address is 1903 S Indian River Dr., Fort Pierce, Florida 34950, hereinafter called the Grantor, to LOUDEN REAL ESTATE HOLDINGS, LLC, a Florida limited liability company whose office address is 4306 S. US Highway 1, Fort Pierce, Florida 34982, hereinafter called the Grantee:*

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

Witnesseth: *That the said grantor, for and in consideration of the sum of $2,200,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:*

The North 185 feet of the South 285 feet of Lot 12 of FLORIDA COAST LINE CANAL AND TRANSPORTATION COMPANY'S SUBDIVSION, as per plat thereof on file in Plat Book 1, at page 43, of the Public Records of St. Lucie County, Florida.

Together *with all the elements, 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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, and that said land is free of all encumbrances except for real estate taxes for the year and subsequent years.*

Source of Title*:*

BEING THE SAME LAND AND PREMISES which became vested in Cartom, Inc., a corporation existing under the laws of the State of Florida by virtue of that certain Warranty Deed made by Louden Construction Company, Inc. dated July 31, 1986 and recorded on December 31, 1986 under Book 526, Page 1683 in St. Lucie County, Florida.

And *Grantor promises that it has done no act to encumber the said land.*

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.

WITNESSES

(signature)

Name: Jane L. Brock
(print)

(signature)

Name: Ryan C. Abernethy
(print)

CARTOM, INC.

By: Robert S. Bruhn

Name: Robert S. Bruhn
Title: President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this 23rd day of March, 2022 by Robert S. Bruhn, as President of Cartom, Inc., a Florida corporation, on behalf of the Corporation, who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in such capacity and for the purposes therein expressed.

Notary Public, State of Florida at Large

Jane L. Brock
Printed Name of Notary

My Commission Expires:

JANE L. BROCK
Commission # GG 267563
Expires February 12, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

CONCEPTUAL DRAINAGE PLAN EXEMPTION REQUEST

There is no change that would necessitate a new drainage plan because this is an application for a building replacement and no site work is suggested that would increase the impervious area (the only site work is the addition of the pervious landscaped area next to US1 to improve the site's aesthetics). The site has been operating without any problems for decades.

As a result, we respectfully request an exception from the conceptual drainage plan requirement.

Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

CONCURRENCY REVIEW SUBMITTAL EXEMPTION REQUEST

There is no rezoning or future land use proposed, nor any additional square footage is added, this is just a building replacement so the site will continue to work as it was for decades.

As a result, we respectfully request an exception from the concurrency review submittal.

Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

CONTEXTUAL PHOTOS – NEIGHBORHOOD



Aerial view – Camera Locations



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

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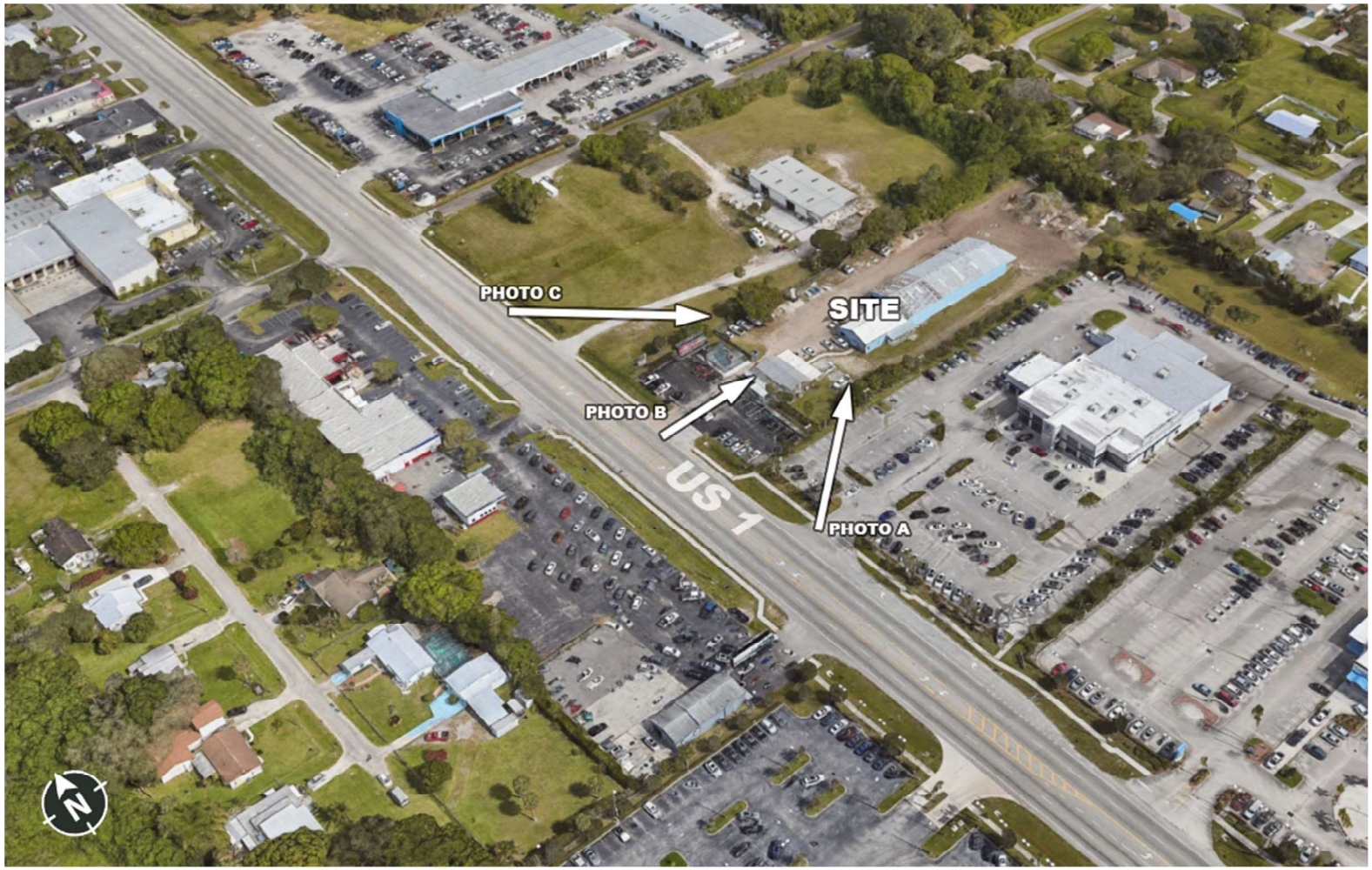
vlada@redtaildg.com

CONTEXTUAL PHOTOS – PROJECT SITE



Aerial view – Camera Locations


Steinger, Greene & Feiner
GOT ME $200K
Louden
BONDED POOLS
Google Earth
© 2024 Google

PHOTO A



PHOTO B



PHOTO C

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LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

DESIGN REVIEW NARRATIVE

Architectural Narrative for Louden Pools Replacement Building

Project Overview: Following the collapse of a 2,400 square foot metal building, the owners want to rebuild it, and the following design review narrative was made to describe the proposal. The new structure, designed to comply with local regulations prohibiting visible metal buildings from major roads, will maintain the same footprint while introducing a more aesthetically pleasing and durable design.

Design Concept: The new building will feature a stucco finish, providing a refined and modern appearance that harmonizes with the existing architecture on the site. The design incorporates trims and color articulation to enhance visual interest and integrate seamlessly with the surrounding structures. The color palette, selected from Sherwin Williams, includes a harmonious blend of light and dark blues, complemented by whites, ensuring consistency with the existing buildings.

Architectural Features:

Stucco Finish: The exterior walls will be finished with stucco, offering a durable and attractive surface that meets the city's aesthetic requirements.

Trims and Color Articulation: Thoughtfully placed trims and color variations will add depth and character to the building's facade.

Ornamental Elements: To further enhance the building's appeal, ornamental features such as window shutters and a faux louvered vent have been incorporated.

Lighting: Ornamental wall lights will be installed to provide both functional and decorative illumination, enhancing the building's nighttime presence.

Roofing: The roof will retain its metal construction, ensuring durability and continuity with the site's existing structures.

Color Scheme: The color scheme, featuring Sherwin Williams selections, includes shades of blue and white. This palette not only aligns with the existing buildings but also contributes to a cohesive and visually appealing environment.

Landscaping Enhancements: In addition to the building improvements, the site will feature new landscaping islands with decorative plants. These enhancements will significantly improve the overall aesthetics of the site, creating a more inviting and visually pleasing environment.

Signage: No wall signage is proposed for this project, maintaining a clean and uncluttered appearance.

Conclusion: The new building at Louden Pools will not only replace the collapsed structure but also elevate the site's overall aesthetic. By adhering to local regulations and incorporating thoughtful design elements, the project will enhance the visual appeal of the US 1 highway frontage while providing a functional and attractive space for its users. The addition of decorative landscaping further enhances the site's beauty and appeal.

Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 348 0908
redtaildg.com
vlada@redtaildg.com

LOUDEN POOLS

Minor Site Plan for a 2,400 sf building replacement

ENVIRONMENTAL IMPACT REPORT EXEMPTION REQUEST

There is no proposed development that would impact the environment, as the site plan application only proposes a rebuilding of the collapsed building, with the same building footprint and use, and addition of the landscape island with decorative landscaping in place of the existing pavement, which adds to the impervious area.

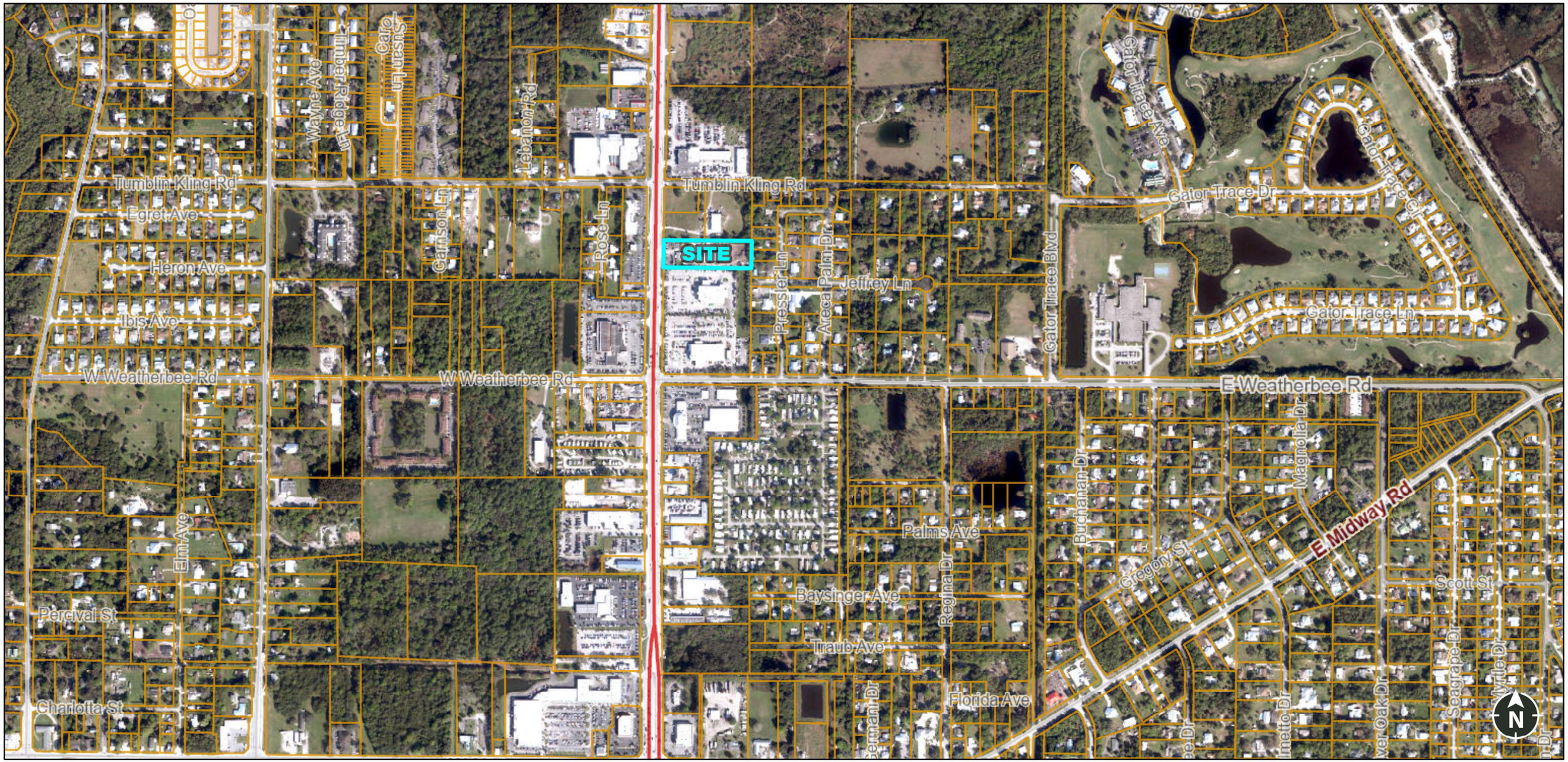
As a result, we respectfully request an exception from the Environmental Impact Report requirement

Sincerely,

Vlada

Vlada Peterka
Senior Project Manager
Redtail DG

LOUDEN POOLS - GENERAL LOCATION MAP



1:9,028

0 500 1,000 2,000 ft

0 155 310 620 m

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

RedtailDG

Technical Review Committee **1. d.**

Meeting Date: 12/19/2024

REQUESTED ACTION

Site Plan - Ft. Pierce Shell - 6900 Okeechobee Road

SUMMARY

Project #: PZSITE2024-00017

A major site plan application has been submitted proposing redevelopment of an existing gas station. The gas station will be redeveloped adding a drive thru quick serve coffee window. The development will feature a total building area of 12,755 square feet.

Please review and provide comments at least two days before the meeting date. Please send all comments to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com. Should you require additional information, I can be reached via email or dialing 772-467-3739.

LOCATION

6900 Okeechobee Rd. (Parcel ID: 2324-705-000-5000-0)

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 12/02/2024 04:55 PM

Final Approval Date: 12/05/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 6900 Okeechobee Road, Fort Pierce, FL 34945

Parcel ID #(s) 2324705000050000

Project description Redevelopment to construct new Gas Station/Convenience Store (See Narrative)

Application Type

☐ Site Plan ■ Minor Site Plan ☐ Innovative Residential Development

☐ Minor Amendment ☐ Major Amendment ☐ Conditional Use w/New Construction

Site Information

Non-Residential: Proposed Sq. Ft.: 6,256 Site Acreage: 1.95

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

Macmillian Real Estate, LLC	George Missimer (Cotleur & Hearing)
Property Owner(s)	Applicant/Representative, Title, Company
7950 NW 58Th ST	1934 Commerce Lane, Suite 1
Street Address	Street Address
Doral FL 33166	Jupiter FL 33458
City State Zip	City State Zip
561-254-8040	561-406-1008
Phone Number	Phone Number
BDKINGSLEY@AOL.COM	GMISSIMER@COTLEUR-HEARING.COM
Email Address	Email Address

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

Property Owner(s) Signature(s) — *Date* 9/26/24

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

- **Incomplete application packets will not be accepted.**
- 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)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2323407 OR BOOK 1865 PAGE 1681
Recorded:12/18/03 09:01

* Doc Assump: $ 0.00
* Doc Tax : $ 10,500.00
* Int Tax : $ 0.00

STATE OF FLORIDA
COUNTY OF ST. LUCIE

RECORDING REQUESTED BY
AND WHEN RECORDED PLEASE
RETURN TO:

Mail

William C. McIntyre, P. A.
3501 S.W. Corporate Parkway
Palm City, Florida 34990
Attention: William C. McIntyre, Esq.

SPECIAL WARRANTY DEED

#200765

For value received, **CHEVRON U.S.A. INC.**, a Pennsylvania corporation, whose address is 2300 Windy Ridge Parkway, Suite 800, Atlanta, Georgia 30339, hereafter referred to as "Grantor", grants to **RELIANCE PETROLEUM COMPANY, LTD.**, a Florida limited partnership, hereafter referred to as "Grantee", all that real property situate in the City of Fort Pierce, County of St. Lucie, State of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (THE "PROPERTY")

This conveyance and any warranty contained herein are subject to (a) liens for property taxes and assessments that are not due and payable, (b) all matters shown in the public records of St. Lucie County, Florida, and (c) all matters that can be ascertained by a reasonable inspection or survey of the Property. This conveyance is

made without any expressed or implied warranty as to the suitability of the Property for any purpose.

GRANTOR HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTEE HEREBY GRANTS TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE AND IRREVOCABLE RIGHT AND OPTION TO PURCHASE FROM GRANTEE, OR ANY SUBSEQUENT OWNER, OR LESSEE, ANY LEASEHOLD AND/OR FEE REAL PROPERTY MAKING UP THE PROPERTY, INCLUDING AFTER ACQUIRED FEE REAL PROPERTY AND/OR LEASEHOLD RELATED TO THE SERVICE STATION BUSINESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER MADE APPURTENANT THERETO, INCLUDING, WITHOUT LIMITATION, ALL RIGHT, TITLE AND INTEREST OF GRANTEE, OR ANY SUBSEQUENT OWNER, IN AND TO ALL STREETS, ROADS AND PUBLIC PLACES, OPENED OR PROPOSED, AND ALL EASEMENTS AND RIGHT(S)-OF-WAY, PUBLIC OR PRIVATE, NOW OR HEREAFTER USED IN CONNECTION WITH SAID PROPERTY, HEREINAFTER COLLECTIVELY THE "OPTION PROPERTY", IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. Option Event. If at any time during the seven (7) year period following the date of recordation of this Deed in the public records, the Option Property ceases to be used as a service station continuously offering for sale all grades of Chevron branded gasolines that are typically offered for sale at other Chevron branded motor fuel retail outlets in St. Lucie County, Florida, and surrounding counties, (the "Option Event"), then Grantor, or its nominee, shall have the right, but not the obligation, to purchase the Option Property from Grantee or, if Grantee no longer owns the Option Property, from any subsequent owner of the Option Property ("Subsequent Owner") under the terms and conditions hereof.

2. Option Price. The option price shall be the fair market value of the Option Property as a service station determined at the time of the Option Event, as determined

by an appraiser who is a member of the Appraisers Institute selected by Grantor and approved by Grantee or Subsequent Owner, which approval shall not be unreasonably withheld, conditioned or delayed.

3. Appraisal. **Upon occurrence of the Option Event, Grantee or Subsequent Owner shall immediately notify Grantor in writing of such occurrence.** Following the occurrence of the Option Event, but in no event more than ninety (90) days following Grantor's receipt of written notice of the Option Event, Grantor may notify Grantee or the Subsequent Owner of Grantor's intent to have the Option Property appraised by a designated appraiser. Grantee or the Subsequent Owner shall approve or disapprove of Grantor's designated appraiser within thirty (30) days after receiving notice of Grantor's intent to obtain an appraisal, and shall cooperate with any such appraisal efforts. The failure of Grantee or Subsequent Owner to approve or disapprove of an appraiser within such thirty (30) day period shall be deemed to be approval of the appraiser. Grantor shall bear the cost of such appraisal and shall deliver to Grantee or the Subsequent Owner a copy of all reports resulting from such appraisal.

4. Property Assessment. At any time after the Option Event but before the expiration of the option hereunder, Grantor shall have the right to enter upon the Option Property for the purpose of making an assessment of the condition of the Option Property and any environmental contamination that may be located on the Option Property; provided that any such assessment shall be made in a manner so as to minimize interference with normal operations on the Option Property. Grantor shall indemnify, defend and hold harmless Grantee or the Subsequent Owner against any personal injury or property damage directly caused by Grantor or its contractors or employees in making any such assessment, but not including indirect or consequential damages.

5. Exercise of Option. Within ninety (90) days after Grantor's receipt of the appraisal referred to in section 3 above, Grantor may exercise its option hereunder to

purchase the Option Property at the appraised value by giving written notice to Grantee or the Subsequent Owner of Grantor's intent to exercise. If Grantor exercises this option, Grantee or the Subsequent Owner shall be obligated to sell the Option Property to Grantor and Grantor shall be obligated to purchase the Option Property in accordance herewith. The closing of such sale shall occur as soon after exercise as is reasonably practical.

6. Conveyance. If Grantor exercises this option, Grantee or the Subsequent Owner shall convey the Option Property to Grantor by means of a special warranty deed, free and clear of all liens, encumbrances, claims or other exceptions to title, except (i) those as to which Grantee took subject to upon acquiring the Option Property hereunder (excluding the option hereunder) and (ii) any easements granted by Grantee or Subsequent Owner with Grantor's prior written approval, which approval shall not unreasonably be withheld by Grantor. In the event of any such conveyance back to Grantor, the reservations of rights set forth in this Deed in favor of Grantor shall be extinguished upon the recordation of the deed of conveyance to Grantor and the reservation of rights shall thereafter be of no force and effect and without the requirement of the recordation of any further instruments to evidence said extinguishment.

7. Indemnity Agreement. If Grantor exercises this option, Grantee or the Subsequent Owner shall, by written agreement in a form satisfactory to Grantor, agree to protect, indemnify, defend and hold harmless Grantor against all claims, expenses (including reasonable attorneys' fees), loss and liability resulting from or relating to environmental contamination located on or originating from operations at the Option Property that may occur on or after the date of this deed on the same terms set forth in Paragraph 14 of that certain Purchase and Sale Agreement between Grantor and Grantee dated October 14, 2003 applicable to Grantor's obligation to clean up and indemnify Grantee for environmental contamination located on or originating from operations at the Option Property prior to the date of this Deed.

8. Expiration. This option shall expire if an Option Event has not occurred within seven (7) years following the date of this Deed without the requirement of the recordation of any further instruments to evidence such expiration.

If Grantee or the Subsequent Owner gives Grantor written notice of the occurrence of an Option Event (the "Option Event Notice"), then this option shall also expire if:

(a) Grantor does not, within ninety (90) days after receiving the Option Event Notice, notify Grantee or the Subsequent Owner in writing of Grantor's desire to consider exercising this option and to have the Option Property appraised for such purpose; or

(b) Grantor does not, within ninety (90) days after Grantor receives an appraisal of the Option Property from an approved appraiser following Grantor's giving of the notice referred to in section 3 above, notify Grantee or the Subsequent Owner in writing of Grantor's intent to exercise this option.

Following any such expiration of this option following the occurrence of an Option Event, Grantor shall execute and deliver such instrument or document as Grantee or the Subsequent Owner may reasonably request and prepare to evidence such expiration.

9. Option Runs With Land. This option shall run with the land, is not personal to Grantee, and shall survive future conveyances of the Option Property.

GRANTOR HEREBY FURTHER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTEE HEREBY GRANTS TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE AND IRREVOCABLE RIGHT OF FIRST REFUSAL TO PURCHASE FROM GRANTEE, OR ANY SUBSEQUENT

OWNER, ANY LEASEHOLD AND/OR FEE REAL PROPERTY MAKING UP THE PROPERTY, INCLUDING AFTER ACQUIRED FEE REAL PROPERTY AND/OR LEASEHOLDS RELATED TO THE SERVICE STATION BUSINESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER LOCATED ON THE PROPERTY, ALL PRIVILEGES AND OTHER RIGHTS NOW OR HEREAFTER MADE APPURTENANT THERETO, INCLUDING, WITHOUT LIMITATION, ALL RIGHT, TITLE AND INTEREST OF BUYER, OR ANY SUBSEQUENT OWNER, IN AND TO ALL STREETS, ROADS AND PUBLIC PLACES, OPENED OR PROPOSED, AND ALL EASEMENTS AND RIGHT-OF-WAY(S), PUBLIC OR PRIVATE, NOW OR HEREAFTER USED IN CONNECTION WITH SAID PROPERTY, HEREINAFTER COLLECTIVELY THE "FIRST REFUSAL PROPERTY", IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. Offer to Sell. If at any time within seven (7) years following the date of this Deed, Grantee desires to sell, lease or otherwise transfer all or part of its interest in the First Refusal Property and Grantee receives a bona fide offer for the same which Grantee wishes to accept, or Grantee has made a bona fide offer to sell which a third party acting in good faith is willing to accept, Grantee shall immediately notify Grantor in writing of the terms thereof and provide Grantor with a complete copy of the executed written agreement or other documents embodying such offer which contain all of the terms and conditions between the parties, with no material terms yet to be negotiated, together with copies of all information regarding the First Refusal Property supplied to the offeror by Grantee.

2. Exercise of Right. Grantor, or its nominee, shall have the right to acquire such interest of Grantee at the price and on the terms of such offer if Grantor, within forty-five (45) days after Grantor's receipt of such written notice from Grantee of any such offer, notifies Grantee in writing of Grantor's exercise of such option. If Grantor exercises such right, the transaction shall be consummated within thirty (30) days after delivery to Grantee of Grantor's notice of exercise or at such later date as may be specified in the offer and Grantee shall, prior to such date and at Grantee's expense, do

all things necessary or desirable in order to give Grantor title to the interest being acquired free from the claims of Grantee's creditors. In the event of a conflict between the terms and conditions of any such offer made or received by Grantee as to the sale and purchase of the First Refusal Property and the terms and conditions of the right of first refusal reserved to Grantor in this Deed, the terms and conditions of the right of first refusal reserved to Grantor in this Deed shall control.

3. Property Assessment. At any time during such 45-day period Grantor shall have the right to enter upon the First Refusal Property for the purpose of making an assessment of the condition of the Property and any environmental contamination that may be located on the Property; provided that any such assessment shall be made in a manner so as to minimize interference with normal operations on the premises. Grantor shall indemnify, defend and hold harmless Grantee against any personal injury or property damage directly caused by Grantor or its contractors or employees in making any such assessment, but not including indirect or consequential damages.

4. Completion of Sale. If Grantor does not exercise such right, Grantee may, at any time within six (6) months after the expiration of such forty-five (45) day period, but no later, sell, lease or otherwise transfer such interest, but only to the original offeror or offeree, as the case may be, and only upon the terms of the offer submitted by Grantee to Grantor. Grantor's rights hereunder shall continue to apply until Grantee's entire interest is transferred in accordance herewith. An offer by a third party to exchange other property interests owned or to be acquired by it for any interest of Grantee or an offer by Grantee to exchange any interest of Grantee for other property of a third person shall be deemed to constitute an offer to purchase for a price equal to the fair market value of the property offered in exchange.

5. Right of First Refusal Runs with Land. This right of first refusal shall run with the land, is not personal to Grantee, and shall survive future conveyances of the First Refusal Property.

NOTICES: All written notices to be given hereunder, shall be posted by certified mail, delivered personally or delivered by a recognized overnight commercial courier, to Grantee or the Subsequent Owner at the Property or to Grantor at the following address (or at such other address as Grantor may designate by written notice to Grantee or the Subsequent Owner):

Grantor:

Chevron U.S.A. Inc.
P. O. Box 1706
Atlanta, GA 30301
Attn: Retail Team Leader

Grantee:

Reliance Petroleum Company, LTD.
3501 S.W. Corporate Parkway
Palm City, FL 34490-8150
Attn: John Bennett

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever IN FEE SIMPLE, SUBJECT TO THE RESTRICTION HEREBY IMPOSED, which is hereby declared to run perpetually with the Property and which Grantee consents and covenants to observe and keep, namely, that the Property may not be used as a site for residential, educational or hospital purposes, and no potable wells may be installed and/or utilized on the Property.

AND THE SAID Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject, however, to the matters set forth herein.

By Grantee's acceptance of this Deed, Grantee accepts and agrees to all of the matters set forth in this Deed.

IN WITNESS WHEREOF, the parties have caused the execution of this instrument on 12/15, 2003.

GRANTOR:

CHEVRON U.S.A. INC.,
a Pennsylvania corporation

By: _____

Name: Kristen F. Clever

Its: Assistant Secretary

CHEVRON U.S.A. INC. INCORPORATED AUG. 9, 1922 PENNSYLVANIA

Lori E. Whatley
Signature of Witness

LORI E. WHATLEY
Printed Name of Witness

Phyllis Ginn
Signature of Witness

PHYLLIS GINN
Printed Name of Witness

THE STATE OF GEORGIA §
§
COUNTY OF COBB §

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared Kristen F. Clever, as Assistant Secretary, of **CHEVRON U.S.A. INC.**, a Pennsylvania corporation, who is personally known to me and who did/did not (strike one) take an oath, and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes set forth therein.

WITNESS my hand and seal in the county and state last aforesaid this 10th day of December, 2003.

(SEAL)

SALLY A. HERRMAN NOTARY PUBLIC COBB COUNTY, GEORGIA

Signature of Notary Public

Printed Name of Notary Public

My Commission Expires: Notary Public, Cherokee County, Georgia My Commission Expires June 16, 2005.

GRANTEE:

RELIANCE PETROLEUM COMPANY, LTD., a Florida limited partnership

By: RELIANCE PETROLEUM COMPANY, INC., a Delaware corporation

By: _____

Name: J.E. Bennett

Its: V.Pres

Signature of Witness

Wm McIntyre
Printed Name of Witness

Signature of Witness

Wm Lee
Printed Name of Witness

THE STATE OF FLORIDA §
§
COUNTY OF MARTIN §

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Bennett, as V. P., of **RELIANCE PETROLEUM COMPANY, INC.**, a Delaware corporation, General Partner of **RELIANCE PETROLEUM COMPANY, LTD.**, a Florida limited partnership, who is personally known to me and who did/did not (strike one) take an oath, and who executed the foregoing instrument and acknowledged before me that he/she executed the same for the purposes set forth therein.

WITNESS my hand and seal in the county and state last aforesaid this 15th day of December, 2003.

(SEAL)

William C. McIntyre
Commission #DD195657
Expires: May 02, 2007
Bonded Thru
Atlantic Bonding Co., Inc

Signature of Notary Public

Printed Name of Notary Public

My Commission Expires: _____

This Instrument Prepared By:

James M. Bauer, Esquire
Senior Counsel for
Chevron Products Company
P. O. Box 1706
Atlanta, Georgia 30301

EXHIBIT "A"

TO

SPECIAL WARRANTY DEED

(THE "PROPERTY")

Lot 2, ST. LUCIE CROSSROADS, according to the map or plat thereof as recorded in Plat Book 30, Page(s) 8, Public Records of St. Lucie County, Florida.

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

Property Identification

Site Address: 6900 OKEECHOBEE RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-705-0005-000-0
Jurisdiction: Fort Pierce

Use Type: 2600
Account #: 132693
Map ID: 23/24S
Zoning: General Co

Ownership

MacMillan Real Estate LLC

7950 NW 58th ST
Doral, FL 33166



Legal Description

ST LUCIE CROSSROADS LOT 2 (1.95 AC) (OR1865-1681)

Current Values

Just/Market Value:	$1,796,800
Assessed Value:	$1,159,620
Exemptions:	$0
Taxable Value:	$1,159,620

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):	1,736
Gross Sketched Area (SF):	6,338
Land Size (acres):	1.95
Land Size (SF):	84,942

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
Dec 15, 2003	1865 / 1681	XX01	SPWD	Chevron Usa Inc	$1,500,000
Jun 8, 1990	0695 / 0351	XX00	WD	ST LUCIE CROSSROADS DEV PRTNRS	$1,213,500

Building Information (1 of 2)

Finished Area: 966 SF

Gross Sketched Area: 5,568 SF

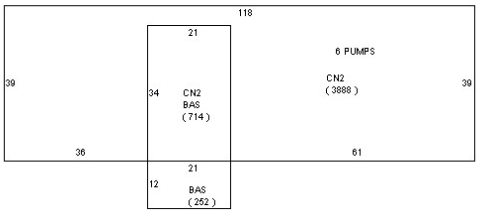
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: SRST	Year Built: 1991	Frame:
Grade: Y_D	Effective Year: 1991	Primary Wall: Enam/Pfb Mtl
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	966	966	176
CN2	CANOPY	4602	0	492

Building Information (2 of 2)

Finished Area: 770 SF

Gross Sketched Area: 770 SF

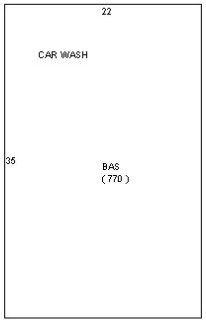
Exterior Data

View:	Roof Cover: Metal	Roof Structure: BarJst/Rigid
Building Type: CW2	Year Built: 1991	Frame:
Grade: Y_D	Effective Year: 1991	Primary Wall: Enam/Pfb Mtl
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: CONC GRD
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	770	770	114

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1760	1991
SINGLE LIGHT	1	4	1991
CONC-SRV STA	1	4320	1991
ASP2 LOW	1	50000	1991
CONCRETE LOW	1	3354	1991

Current Year Values

Current Values Breakdown

Building:	$1,478,200
Land:	$318,600
Just/Market:	$1,796,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$637,180
Assessed:	$1,159,620
Exemption(s):	$0
Taxable:	$1,159,620

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	27.4	Fort Pierce Stormwater Charge	$1,890.60

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.95	North St. Lucie Water Management District	$46.80

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$1,796,800	$1,159,620	$0	$1,159,620
2022	$1,054,200	$1,054,200	$0	$1,054,200
2021	$1,011,900	$1,011,900	$0	$1,011,900

Permits

Number	Issue Date	Description	Amount	Fee
F02-0069	Jun 27, 2002	Unknown	$40,000	$525
F02-0069A	Jun 27, 2002	Commercial New Construction	$793,000	$5,575
0700001109	Oct 2, 2007	Alterations/Remodeling	$21,250	$213
BP14-2029	Jul 28, 2014	Air Conditioning Only	$10,800	$191
BP14-2057	Aug 14, 2014	Plumbing	$10,800	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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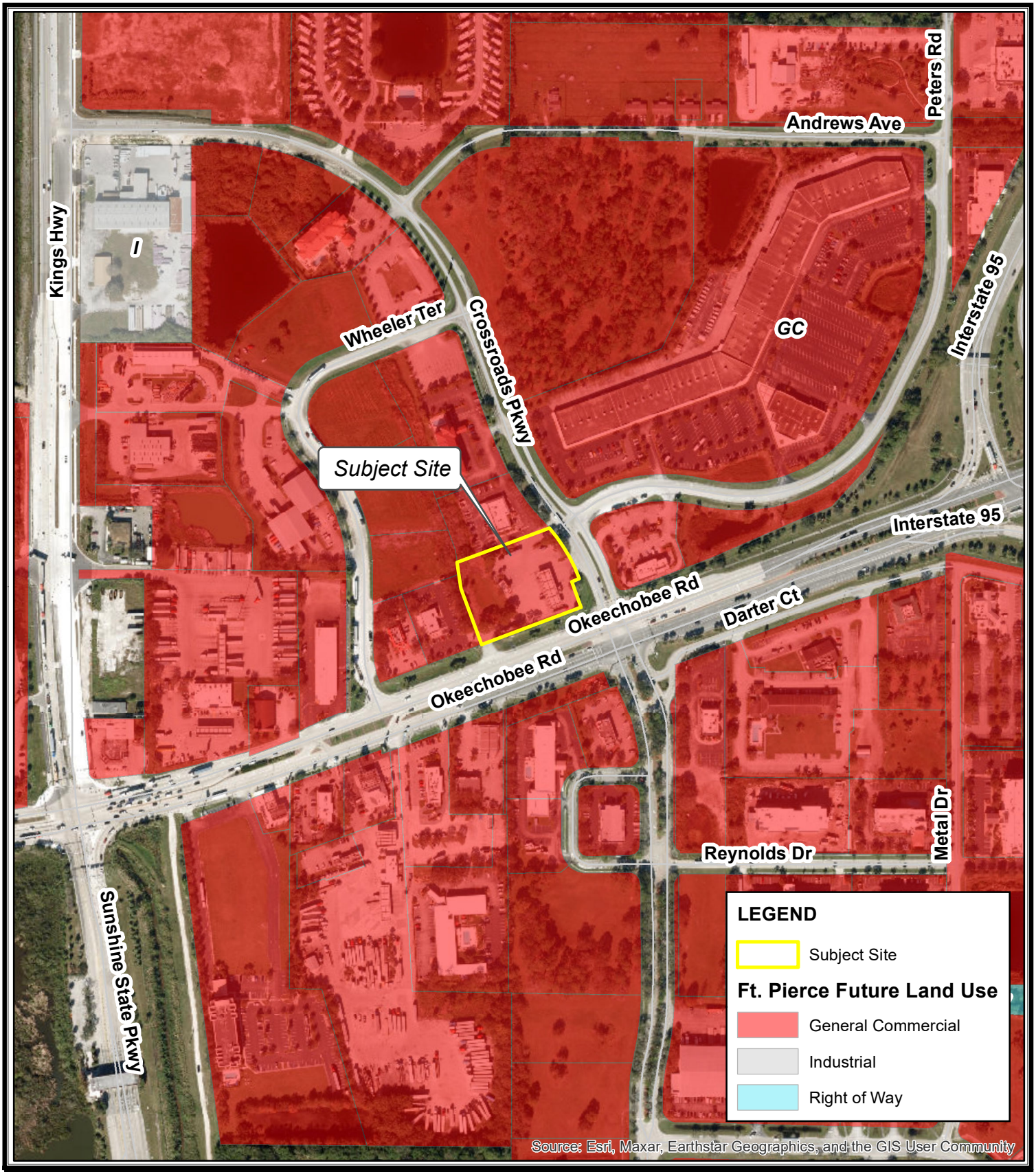


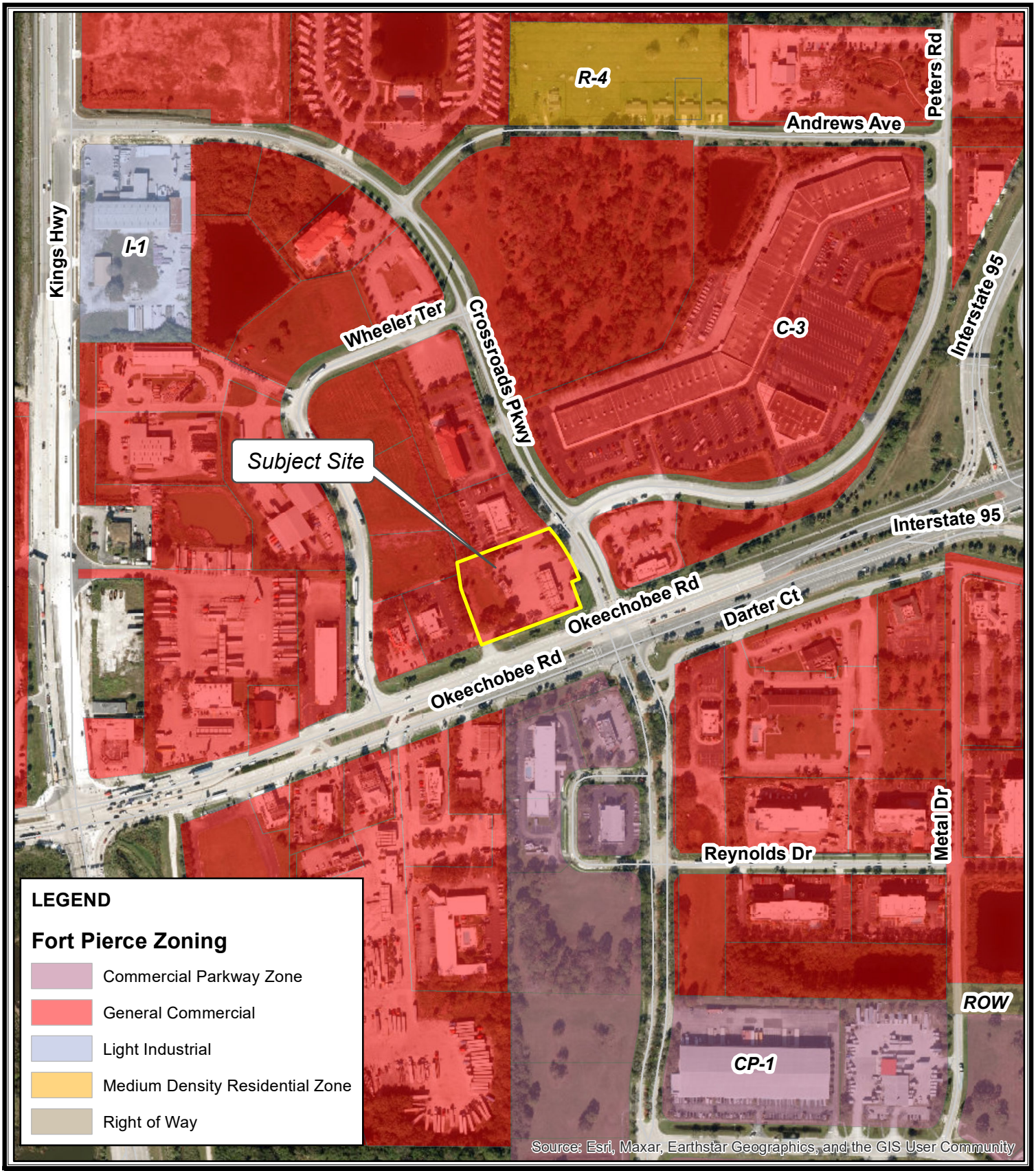
1 in = 400 ft

0 250 500 Feet

Future Land Use
6900 Okeechobee Road
Fort Pierce, FL

Map Document:
23-1002 Ft. Pierce Shell (F:\Projects Active\23-1002 Ft. Pierce Shell @ 6900 Okeechobee Rd. Ft. Pierce\Maps and Graphics)
08/14/2024 mnw

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



1 in = 400 ft

0 250 500 Feet

Zoning
6900 Okeechobee Road
Fort Pierce, FL

Map Document:
23-1002 Ft. Pierce Shell (F:\Projects Active\23-1002 Ft. Pierce Shell @ 6900 Okeechobee Rd. Ft. Pierce\Maps and Graphics)
08/14/2024 mnw

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

Ft. Pierce Shell

Minor Site Plan

Statement of Use

November 14, 2024

Introduction/Request

On behalf of MacMillan Real Estate LLC, the property owner, we are submitting a request for Minor Site Plan approval for the redevelopment of the property located at 6900 Okeechobee Road, Fort Pierce. The property, situated within the C-3 zoning district, has operated as a gas station and convenience store since 1991.

The proposed redevelopment aims to continue the property's historical use with enhancements that include the construction of a new gas station, convenience store with drive thru quick serve coffee. The new development will feature a total building area of 12,755 square feet, divided as follows:

- Convenience Store w/ drive thru: 6,256 square feet
- Gas Station: 4,840 square feet, accommodating 12 fuel pumps

The site has been designed to ensure commuter safety for the proposed automobile centric use. Proper turning radiuses for all vehicles have been incorporated into the design. A tractor trailer fueling station is also being proposed on the site. The fuel storage tank refilling point has been appropriately located to ensure accessibility for the refueling trucks and will prevent congestion within the site. Another modern and sustainable element of the site design is the inclusion of electric vehicle charging stations. The subject property is located on a main thoroughfare roadway directly in between two major highways, the Florida Turnpike and Interstate 95. With more and more commuters electing to utilize electric vehicles, charging stations are needed to ensure commuters are able to charge their vehicles. Supporting automobiles in this particular property location is an essential service for the area.

Applicant
Macmillan Oil Company, LLC
David Kingsley
7950 NW 58TH ST
Doral, FL 33166
DBKINGSLEY@AOL.COM

Agent
Cotleur & Hearing
George Missimer
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Gmissimer@cotleur-hearing.com

Project Location

PCN: 232470500050000

The subject property's address is 6900 Okeechobee Road, Fort Pierce, Florida 33166. It is located on the northwestern side of the intersection of Okeechobee Rd and Crossroads Park. This parcel is within the C-3 General Commercial Zoning District and has a FLU designation of GC. In addition to the use of the property being consistent with the land use and zoning designation, the property is situated between a major interchange of Florida's Turnpike and I-95.

TABLE 1
SURROUNDING LAND USES

	FUTURE LAND USE	ZONING	LAND USE
NORTH	GC	C-3	HOTEL
SOUTH	OKEECHOBEE RD	OKEECHOBEE RD	OKEECHOBEE RD
EAST	CROSSROADS PKWY	CROSSROADS PKWY	CROSSROADS PKWY
WEST	GC	C-3	RESTAURANT

Parking

The existing parking conditions on the site currently include only three striped spaces, all located in the northeastern corner, with one ADA space situated approximately 30 feet from the building's entrance. Much of the existing parking area is underutilized, offering an opportunity for aesthetic improvements and more efficient use of space.

The proposed parking design seeks to address these issues by increasing the number of striped spaces, adding ADA-compliant stalls near the building entrance, and creating a more accessible and user-friendly parking layout.

The total number of parking spaces proposed on the site complies with the City of Fort Pierce Land Development Code, Section 125-315 (Off-Street Parking and Loading). According to this code, the retail (convenience store) with drive thru (quick-serve/coffee shop) require a minimum of 43 parking spaces. The site plan proposes a total of 45 spaces, 33 of which will be striped, with an additional 12 spaces provided under the canopy at the fuel pump stations. Two of the proposed spaces will be ADA-compliant, strategically located near the building's entrance to ensure easier access for disabled customers and employees. This location is a significant improvement over the existing design, where ADA spaces are positioned far from the entrance in the northeastern corner of the lot.

Traffic

A traffic analysis prepared by Mackenzie Engineering and Planning Inc has been attached to this application. It has been determined that the proposed development will develop 367 daily trips and 3,713 daily driveway trips. The difference in trip generation is minimal and meets traffic concurrency, therefore no improvements are needed. It should be noted that a 228-foot right turn

deceleration lane exists into driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn length. Additionally, The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

Architecture

The building design of the proposed development is consistent with the City Design Review code outlined under sec. 125-314. The proposed design features, including landscape features, are architecturally compatible with the surrounding structures. The building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower elements to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding. In general, exterior building components and all proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

Landscaping

As previously noted, the subject property, in its current state, is predominantly composed of impervious surfaces, with minimal landscaping or vegetation. The southern boundary facing Okeechobee Road is insufficiently screened, featuring only a sparse arrangement of shrubs, and there is a general lack of vegetation across the site's interior. The applicant has taken this opportunity to redesign the site with a focus on enhancing both its functionality and aesthetics.

In this proposed design, the applicant seeks to significantly improve the property by introducing a more comprehensive landscaping plan, which includes enhanced buffering and the addition of abundant vegetation throughout the site. A primary goal of the redesign is to provide a more effective visual screen along the southern boundary facing Okeechobee Road. This will be achieved through the strategic planting of multiple canopy trees and shrubs, creating a more cohesive and visually appealing buffer.

The proposed plantings consist largely of native species, including Live Oaks, Red Cedar, Slash Pines, and Bald Cypress, all of which are well-suited to the local climate and contribute to the overall sustainability of the landscape. Additionally, landscape islands will be incorporated at the end of every parking row within the site, further enhancing the aesthetic appeal and providing green spaces that break up the expanse of impervious surfaces.

These proposed changes are designed to not only improve the overall appearance of the site but also to provide environmental benefits, such as improved stormwater management, increased biodiversity, and enhanced visual screening for the neighboring community and passersby along Okeechobee Road.

Conclusion

In conclusion, the proposed redevelopment at 6900 Okeechobee Road represents a thoughtful enhancement of an established property within the C-3 zoning district. By maintaining the core use as a gas station and convenience store while introducing modern features such as a new car wash and updated facilities, the project aims to revitalize the site and better serve the community's needs. MacMillan Real Estate LLC is committed to following all relevant guidelines and contributing positively to the area's development. We respectfully request the Minor Site Plan approval to proceed with this redevelopment and look forward to contributing to the ongoing growth and improvement of Fort Pierce.



1 in = 400 ft

0 250 500 Feet

Aerial Location Map

6900 Okeechobee Road

Fort Pierce, FL

Map Document:
23-1002 Ft. Pierce Shell (F:\Projects Active\23-1002 Ft. Pierce Shell @ 6900 Okeechobee Rd. Ft. Pierce\Maps and Graphics)
08/14/2024 mnw

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY OF: 6900 OKEECHOBEE ROAD, FORT PIERCE, FL

LEGEND:

S.L.C.R.	ST. LUCIE COUNTY RECORDS
L.B.	LICENSED BUSINESS
I.D.	IDENTIFICATION
U.E.	UTILITY EASEMENT
P.I.	POINT OF INTERSECTION
(P)	DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
P.B.	PLAT BOOK
PG.	PAGE
R=	RADIUS
D=	DELTA ANGLE
A=	ARC LENGTH
	VIEW 1
	BREAK IN LINE SCALE
	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	ELECTRIC TRANSFORMER ON CONCRETE PAD
61	ITEM 61 PER SCHEDULE B-II OF TITLE COMMITMENT

LEGEND:

	SANITARY SEWER MANHOLE
	METAL BOLLARD
	CONCRETE LIGHT POLE
	TRAFFIC LIGHT SIGNAL POLE
	CROSSWALK SIGNAL POLE
	CATCH BASIN
	SIGN
	STORM DRAIN MANHOLE
	CONCRETE POWER POLE
	METAL LIGHT POLE
	METAL LID
	VACUUM/AIR
	MONITORING WELL
	KEY PAD
	CLEANOUT
	WIRE PULL BOX
	SEWER VALVE
	HANDICAP PARKING SPACES



VIEW 1
NOT TO SCALE 1



VIEW 2
NOT TO SCALE 2



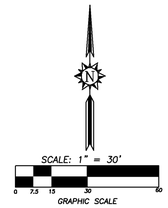
VIEW 3
NOT TO SCALE 3

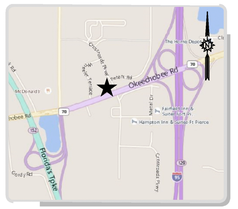


VIEW 4
NOT TO SCALE 4

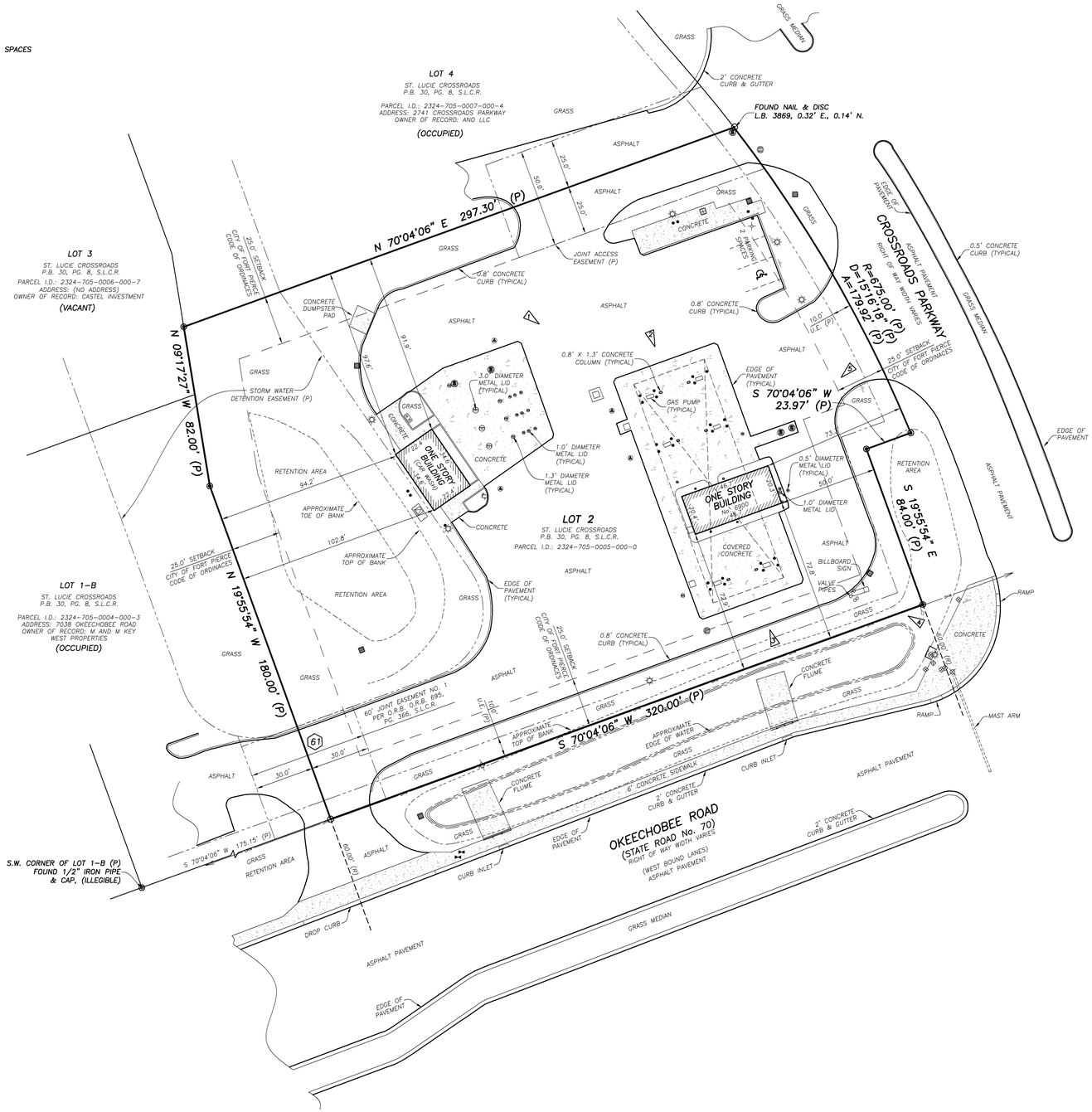


VIEW 5
NOT TO SCALE 5





LOCATION MAP
NOT TO SCALE



ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF ST. LUCIE GENERAL COMMERCIAL DISTRICT (C-3).

SEC. 22-31. - GENERAL COMMERCIAL ZONE (C-3).
(A) PURPOSE. THE DISTRICT IS INTENDED TO PROVIDE FOR A BROAD VARIETY OF BUSINESS ACTIVITIES INCLUDING SHOPPERS' GOODS STORES, CONVENIENCE GOODS AND SERVICE ESTABLISHMENTS, OFFICES AND TOURIST/ENTERTAINMENT FACILITIES. MANY PUBLIC AND SEMI-PUBLIC USES ARE ALSO APPROPRIATE. COMPARED TO THE C-4 ZONE, THIS DISTRICT IS MORE SUITABLE FOR USES REQUIRING A HIGH DEGREE OF ACCESSIBILITY TO VEHICULAR TRAFFIC, LOW INTENSITY USES ON LARGE TRACTS OF LAND, MOST REPAIR SERVICES AND SMALL WAREHOUSING AND WHOLESALING OPERATIONS. ALTHOUGH THIS ZONE SHOULD BE LOCATED ALONG OR NEAR ARTERIAL OR COLLECTOR STREETS, IT IS NOT THE INTENT OF THIS DISTRICT TO ENCOURAGE THE EXTENSION OF STRIP COMMERCIAL AREAS. INSTEAD IT SHOULD PROMOTE CONCENTRATIONS OF COMMERCIAL ACTIVITIES.

(B) BASIC USE STANDARDS. USES IN A C-3 ZONE MUST MEET THE REQUIREMENTS OF THIS SECTION. MORE RESTRICTIVE REQUIREMENTS, SET FORTH IN ACCORDANCE WITH OTHER PROVISIONS OF THIS CHAPTER, MUST BE SATISFIED BY SOME CONDITIONAL USES.

(1) LOT SIZE.
A. THE MINIMUM LOT AREA SHALL BE TEN THOUSAND (10,000) SQUARE FEET.
B. THE MINIMUM LOT WIDTH SHALL BE SEVENTY (70) FEET.
C. THE MINIMUM LOT DEPTH SHALL BE NINETY (90) FEET.

(2) YARDS.
A. THE MINIMUM DEPTH OF THE FRONT YARD WILL BE TWENTY-FIVE (25) FEET.
B. THE MINIMUM YARD DEPTH (IF NOT THE FRONT YARD) FOR PORTIONS OF THE PROPERTY ABUTTING A PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT SHALL BE FIFTEEN (15) FEET.

(3) LOT COVERAGE. BUILDINGS SHALL NOT COVER MORE THAN SIXTY (60) PER CENT OF THE LOT AREA.

(4) BUILDING HEIGHT. NO BUILDING SHALL EXCEED A HEIGHT OF SIXTY-FIVE (65) FEET ABOVE GRADE, EXCEPT THAT MULTIFAMILY DEVELOPMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE R-5 ZONE MAY BE APPROVED.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF FORT PIERCE CODE OF ORDINANCES. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE VILLAGE OF TEQUESTA PLANNING AN ZONING DEPARTMENT AT (772) 467-3729.

TITLE COMMITMENT NOTES:

THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. THE LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ONFIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE - SCHEDULE B2 EXCEPTIONS, FILE NUMBER: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

EXCEPTIONS 58 THROUGH 69 APPLY TO PARCEL 7

58. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF ST. LUCIE CROSSROADS, AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

59. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 695, PAGE 346, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

60. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 695, PAGE 351, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

61. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 695, PAGE 366, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

62. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 696, PAGE 1173, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

63. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE AGREEMENTS RECORDED IN O.R. BOOK 706, PAGE 837 AND O.R. BOOK 746, PAGE 1984, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

64. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 758, PAGE 284; AS AMENDED IN O.R. BOOK 758, PAGE 304 AND O.R. BOOK 1256, PAGE 2726, PAGE 802, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

65. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RIGHT-OF-WAY OF OKEECHOBEE ROAD, AS NOW LAID OUT AND IN USE. RIGHT-OF-WAY LINE IS COINCIDENT WITH THE SOUTHERLY LINE OF THE SUBJECT PROPERTY.

66. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE APPLICATION RECORDED IN O.R. BOOK 443, PAGE 2368, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE AND IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

67. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT RECORDED IN O.R. BOOK 1865, PAGE 1692, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

68. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RIGHT OF FIRST REFUSAL AGREEMENT RECORDED IN O.R. BOOK 3172, PAGE 802, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

69. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). THE SURVEYOR HAS NO COMMENT.

SURVEYOR'S REFERENCES:

1. PLAT OF ST. LUCIE CROSSROADS, PLAT BOOK 30, PAGE 8, S.L.C.R.
2. ST. LUCIE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
3. ST. LUCIE COUNTY CLERK OF THE COURTS WEBSITE.
4. ST. LUCIE COUNTY PLANNING AND ZONNING WEBSITE.
5. COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 8, 2016 AT 8:00 A.M.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS TWO (2) REGULAR PARKING SPACES AND ONE (1) HANDICAP PARKING SPACES FOR A TOTAL OF THREE (3) PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.05°58'20"W., ALONG A LINE BETWEEN A FOUND NAIL, NO ID, AT THE CENTERLINE INTERSECTION OF WHEELER TERRACE AND CROSSROADS PARKWAY AND A FOUND 1/2" IRON PIPE, CAP ILLEGIBLE AT THE SOUTHWEST CORNER OF LOT 1-B, ST. LUCIE CROSSROADS, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 30, PAGE 8 AND 8A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA. MAP REVISED DATE: FEBRUARY 16, 2012.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS, TREES, PLANTS, HEDGES, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

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

9. THE PROPERTY SHOWN HEREON CONTAINS 1.95 ACRES (84,945 SQUARE FEET), MORE OR LESS.

10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

11. THE SETBACK LINES SHOWN HEREON ARE PLOTTED ON THE SURVEY AND ARE DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

MACMILLAN REAL ESTATE, LLC; SUNTRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; FIRST AMERICAN TITLE INSURANCE COMPANY; SOLOMON & FURSHMAN, LLP.

SURVEYOR'S CERTIFICATE:

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, 6(B), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 27, 2016.

DATE OF PLAT OR MAP: JUNE 15, 2016.

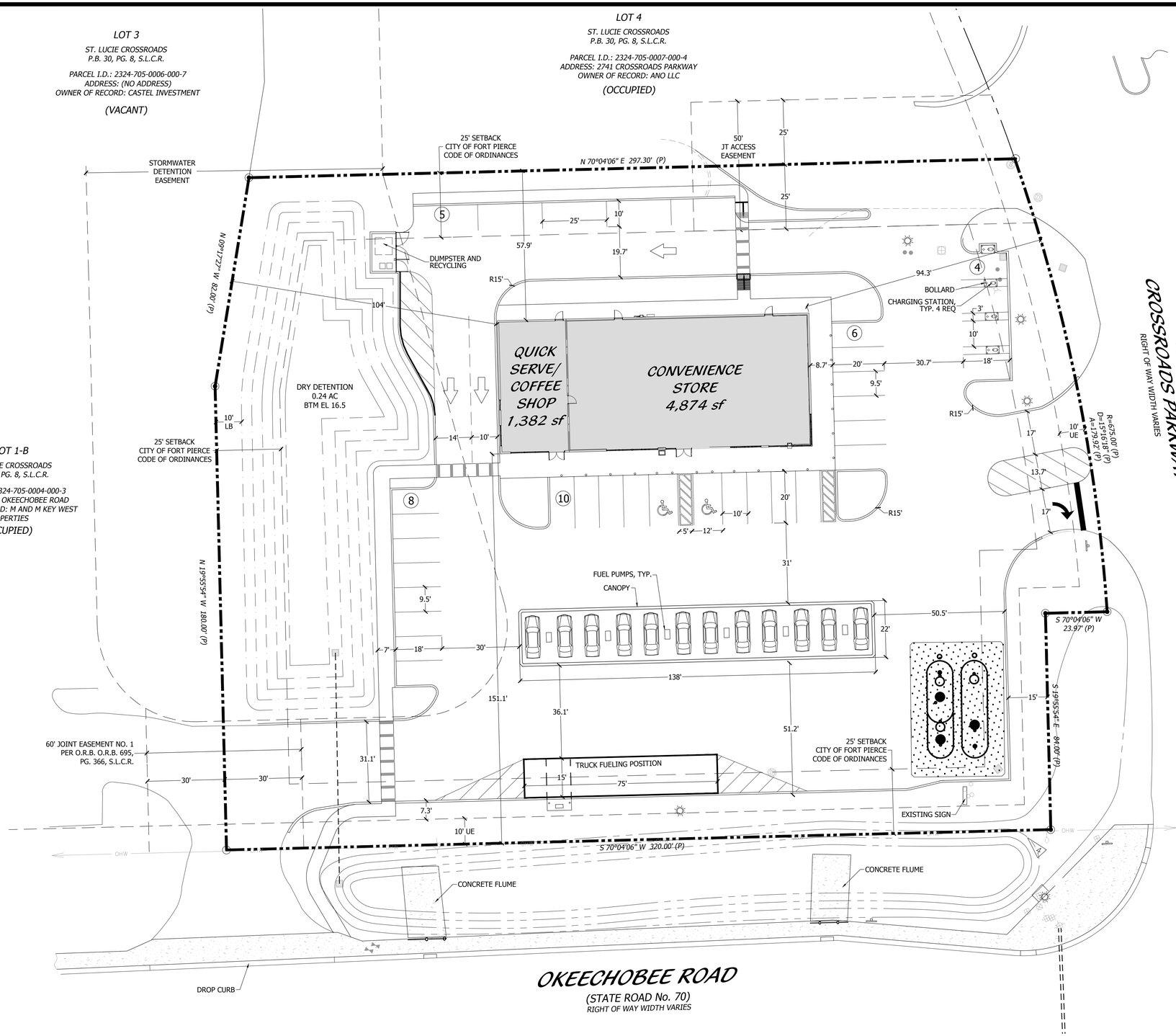
_____
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 7, WELLINGTON, FL 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
EXACTA COMMERCIAL LAND SURVEYORS

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

ALTA/NSPS LAND TITLE SURVEY
LOT 2
ST. LUCIE CROSSROADS
PLAT BOOK 30, PAGE 8, S.L.C.R., FL
6900 OKEECHOBEE ROAD, FORT PIERCE, FL 34945

CLIENT: MACMILLAN REAL ESTATE, LLC
DATE: 06/15/16
DRWN BY J.E.C.
CHK'D BY JDLR
LAST FIELD DATE: 05/27/16
REVISIONS
JOB NO. FL1605-4871
SHEET NO. 01 OF 01



SITE DATA

NAME OF PROJECT	Okeechobee Road Station
PROPERTY CONTROL NUMBER	2324705000500000
LAND USE DESIGNATION	GC
ZONING DISTRICT	C-3 (General Commercial)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TOTAL OVERALL SITE AREA	**1.95 AC / 84,945.00 SF**

BUILDING DATA	**USE SF**
CONVENIENCE STORE	4,874 SF
QUICK SERVE / COFFEE SHOP	1,382 SF
12 FUEL PUMP GAS STATION	4,840 SF
TOTAL SQUARE FOOTAGE	**11,096.00 SF**

TOTAL LOT AREA BREAKDOWN	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	6,256	0.22	7.36%
VIA	48,698	1.12	57.33%
SIDEWALK	4,035	0.09	4.75%
DRY RETENTION	10,324	0.24	12.15%
GREEN SPACE	15,632	0.36	18.40%
TOTAL	**84,945**	**1.95**	**100.00%**

PARKING DATA	**REQ**	**PROV**
CONVENIENCE STORE W/FUEL SALES	24	
QUICK SERVE	19	
TOTAL	**43**	**45**
HANDICAP SPACES (INCLUDED IN TOTAL)		2

SETBACKS		
CONVENIENCE STORE	**REQ**	**PROV**
FRONT	25'	160.6'
SIDE	15'	91.8'
REAR	15'	26'
FUEL PUMPS		
FRONT	25'	71.3'
SIDE	15'	96.8'
REAR	15'	167.3'

PEDESTRIAN AMENITIES	**REQ**	**PROV**
BIKE RACK SPACES	**3**	**3**
COMMERCIAL (1 SPACE/10 CAR SPACES)	3	3

PROJECT TEAM

OWNER/CLIENT:
MACMILLIAN OIL COMPANY, LLC
7950 NW 58TH ST
DORAL, FL 33166
CONTACT: **DAVID KINGSLEY**
DBKINGSLEY@AOL.COM
561-254-8040

LANDSCAPE ARCHITECT:
COTLEUR & HEARING
CONTACT: DON HEARING
DHEARING@COTLEUR-HEARING.COM
561-747-6336

CIVIL ENGINEER/TRAFFIC ENGINEER:
JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
CONTACT: JEFF IRAVANI, PE
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561-575-6030

SURVEYOR:
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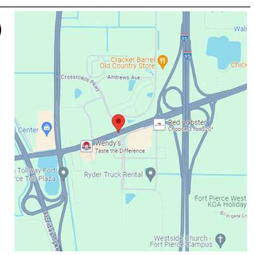
WELLINGTON, FL 33414
CONTACT: JAVIER DE LA ROCHA
JAVIER@EXACTACOMM.COM
561-314-0769

LEGEND

ADA	DISABLED		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		PARKING LIGHT
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		

LOCATION MAP

N



LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-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

Okeechobee Road Station
6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-11-24

November 11, 2024 10:44:41 a.m.
Drawing: 23-1002 CSP.DWG

SHEET 1 OF 1

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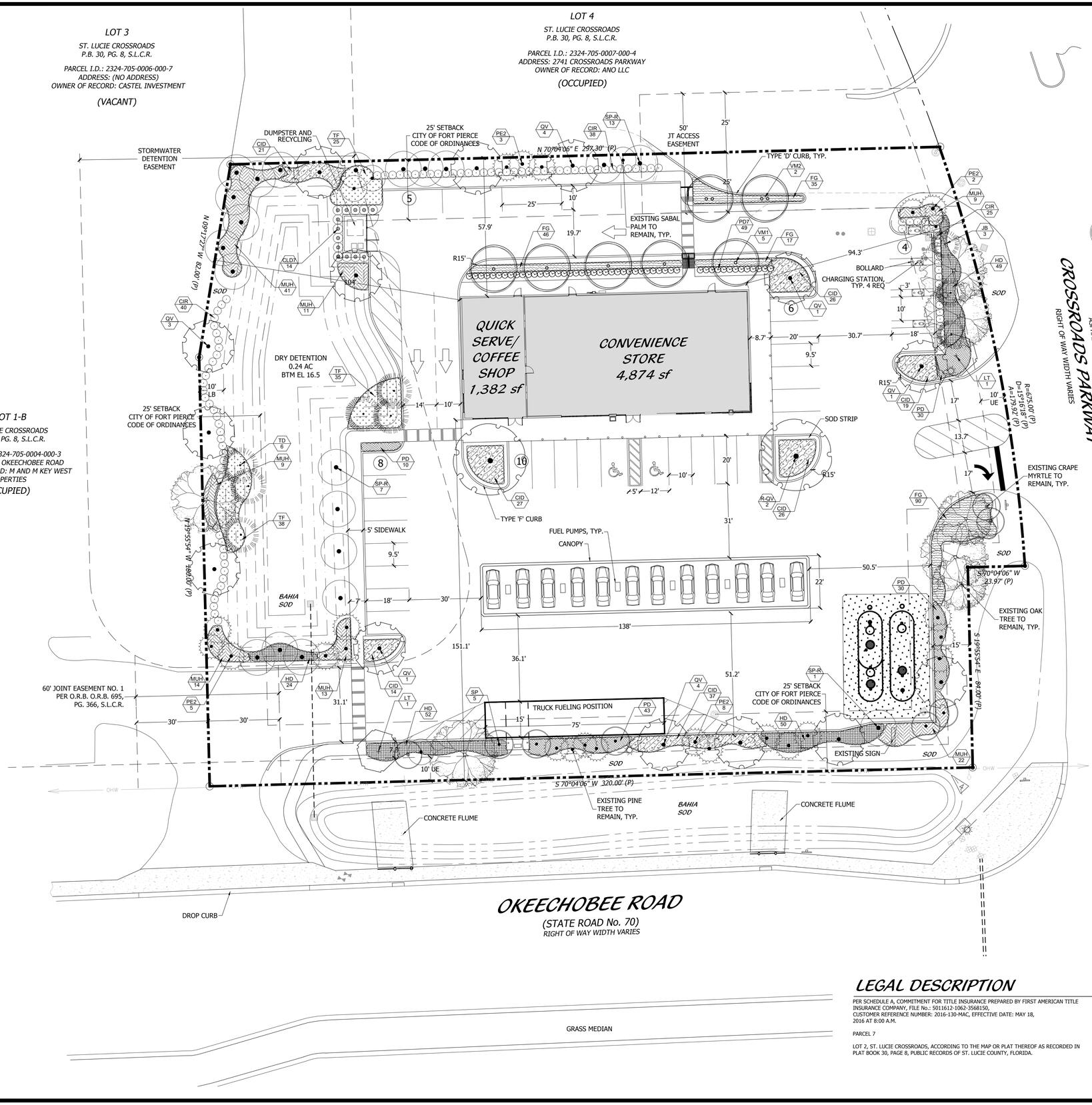
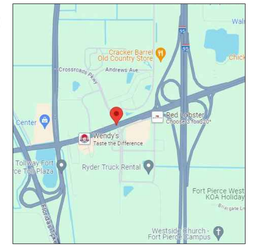
LOT 3
ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.
PARCEL I.D.: 2324-705-0006-000-7
ADDRESS: (NO ADDRESS)
OWNER OF RECORD: CASTEL INVESTMENT
(VACANT)

LOT 4
ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.
PARCEL I.D.: 2324-705-0007-000-4
ADDRESS: 2741 CROSSROADS PARKWAY
OWNER OF RECORD: ANO LLC
(OCCUPIED)

LOT 1-B
ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.
PARCEL I.D.: 2324-705-0004-000-3
ADDRESS: 7038 OKEECHOBEE ROAD
OWNER OF RECORD: M AND M KEY WEST PROPERTIES
(OCCUPIED)



LOCATION MAP



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LANDSCAPE ARCHITECT:
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CONTACT: DON HEARING
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LEGEND

ADA	DISABLED
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

HC SIGN
STOP SIGN
PARKING LIGHT

LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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Landscape Architects
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Environmental Consultants
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DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24

November 01, 2024 8:07:14 a.m.
Drawing: 23-1002 LP.DWG

SHEET 1 OF 2

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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 TOWN OF JUPITER, 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 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.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

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 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. ALL 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. REPLACEMENT 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 ADJUSTED 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. THOUGHLY 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.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
CANOPY TREES								
JB	3	JUNIPERUS SILICICOLA `BRODIE'	BRODIE SOUTHERN RED CEDAR	FIELD GROWN	2.5" CAL	12` OA	Y	FULL & THICK, FULL TO BASE.
QV	14	QUERCUS VIRGINIANA	LIVE OAK	45 GAL. OR F.G.	3.5" CAL. MIN.	12` OA X 5` SPRD	Y	FULL CANOPY, FL #1 OR BETTER
FLOWERING TREES								
LT	2	LAGERSTROEMIA INDICA 'TUSKEEGEE'	TUSKEEGEE CRAPE MYRTLE	25 GAL	2.5" CAL. MIN.	10` HT X 6`-8` SPRD	N	MULTI TRUNK, MIN 4' CT
MITIGATION TREES								
PE2	18	PINUS ELLIOTTII `DENSA'	SLASH PINE	FIELD GROWN	4" CAL	10`-12` OA HT	Y	FULL CANOPY; FL#1 OR BETTER
TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	2.5"-3" CAL	10` HT X 4`-6` SPRD	Y	FULL CANOPY, FL #1 OR BETTER
PALM TREES								
SP	5	SABAL PALMETTO	SABAL PALM	FIELD GROWN	HEAVY CALIPER	18`, 22`, 26` OA STGG	Y	SLICK, STRAIGHT TRUNK, STAGGERED HEIGHTS
VM1	5	VEITCHIA MONTGOMERYANA	MONGOMERY PALM	FIELD GROWN	N/A	16` OA HT	N	SINGLE TRUNK, FL#1 OR BETTER, MATCHING
VM2	2	VEITCHIA MONTGOMERYANA	MONGOMERY PALM	FIELD GROWN	N/A	16`-18` OA	N	DOUBLE TRUNK, FL#1 OR BETTER
RELOCATE FROM ON-SITE								
R-QV	2	QUERCUS VIRGINIANA	RELOCATED LIVE OAK	RELOCATED	RELOCATED	RELOCATED	Y	RELOCATED FROM SITE
SP-R	21	SABAL PALMETTO	SABAL PALM	RELOCATED	RELOCATED	RELOCATED	Y	SLICK, STRAIGHT TRUNK, RELOCATED FROM SITE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
CIR	103	CHRYSOBALANUS ICACO `RED TIP'	RED TIP COCOPLUM	3 GAL	18"X18"	AS	Y	FULL & THICK
CLD7	14	CLUSIA GUTTIFERA	CLUSIA	7 GAL	3`-4` HT X 2` SPRD	36" O.C.	N	FULL TO BASE, FL #1 OR BETTER
PD7	49	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
GROUND COVERS								
CID	170	CHRYSOBALANUS ICACO	GREEN COCOPLUM	3 GAL	12" X 18"	24" OC	Y	FULL & THICK
FG	188	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
HD	175	HAMELIA PATENS `COMPACTA`	DWARF FIREBUSH	3 GAL	18" X 18"	24" OC	Y	FULL & THICK, FLORIDA NATIVE VARIETY
MUH	119	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	10" X 10"	24" OC	Y	FULL &THICK
PD	113	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	15" X 15"	18" OC	N	FULL & THICK
TF	98	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" OC	Y	FULL & THICK

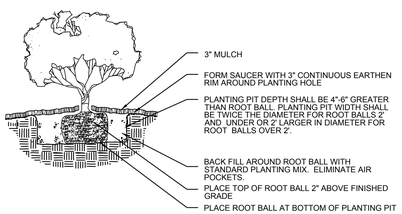
LANDSCAPE DATA

LANDSCAPE MATERIAL	QTY	% NATIVE
TOTAL TREES PROPOSED	43	
PROPOSED NATIVE TREES	41	95%
TOTAL PALMS PROPOSED	12	
PROPOSED NATIVE PALMS	5	42%
TOTAL SHRUBS PROPOSED	1,029	
PROPOSED NATIVE SHRUBS	665	65%

MITIGATION DATA

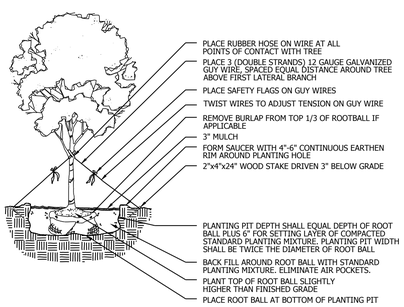
MITIGATION TABLE- TOTAL PROPERTY AREA	
TOTAL NATIVE TREES ON SITE	33
TOTAL NATIVE TREES TO MITIGATE (EQUAL OR GREATER THAN 14" DBH)	9
TOTAL MITIGATION DBH (INCHES)	145
TOTAL MITIGATION TREES REQUIRED (12' HT, 2.5" CALIPER)	58
TOTAL NATIVE PALMS ON SITE	32
TOTAL NATIVE PALMS TO RELOCATE	21
TOTAL PALMS TO MITIGATE	0

PLANTING DETAILS



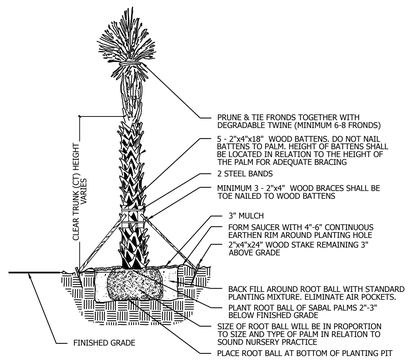
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Landscape 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

Okeechobee Road Station
6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24

November 01, 2024 8:07:14 a.m.
Drawing: 23-1002 LP.DWG

SHEET 2 OF 2

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Construction Plans & Specifications
For

Okeechobee Road Station

6900 Okeechobee Rd

Section 22 Township 37S Range 41E

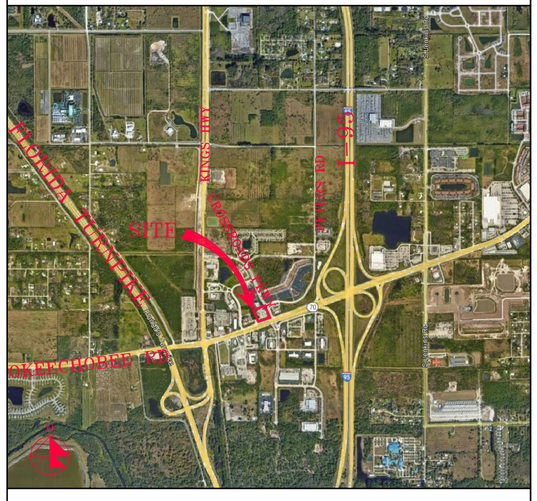
Fort Pierce, Florida

Developer

Macmillan Oil Company, LLC

7950 NW 58th ST,
Doral, FL 33166

Aerial



Vicinity Map

Drawing Index

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C-4	Water & Wastewater Plans
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C-7	Water & Wastewater Details
C-8	Water & Wastewater Details
C-9	Demo Plan
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C-11	SWPPP

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Okeechobee Road Station
6900 Okeechobee Rd
Fort Pierce, Florida

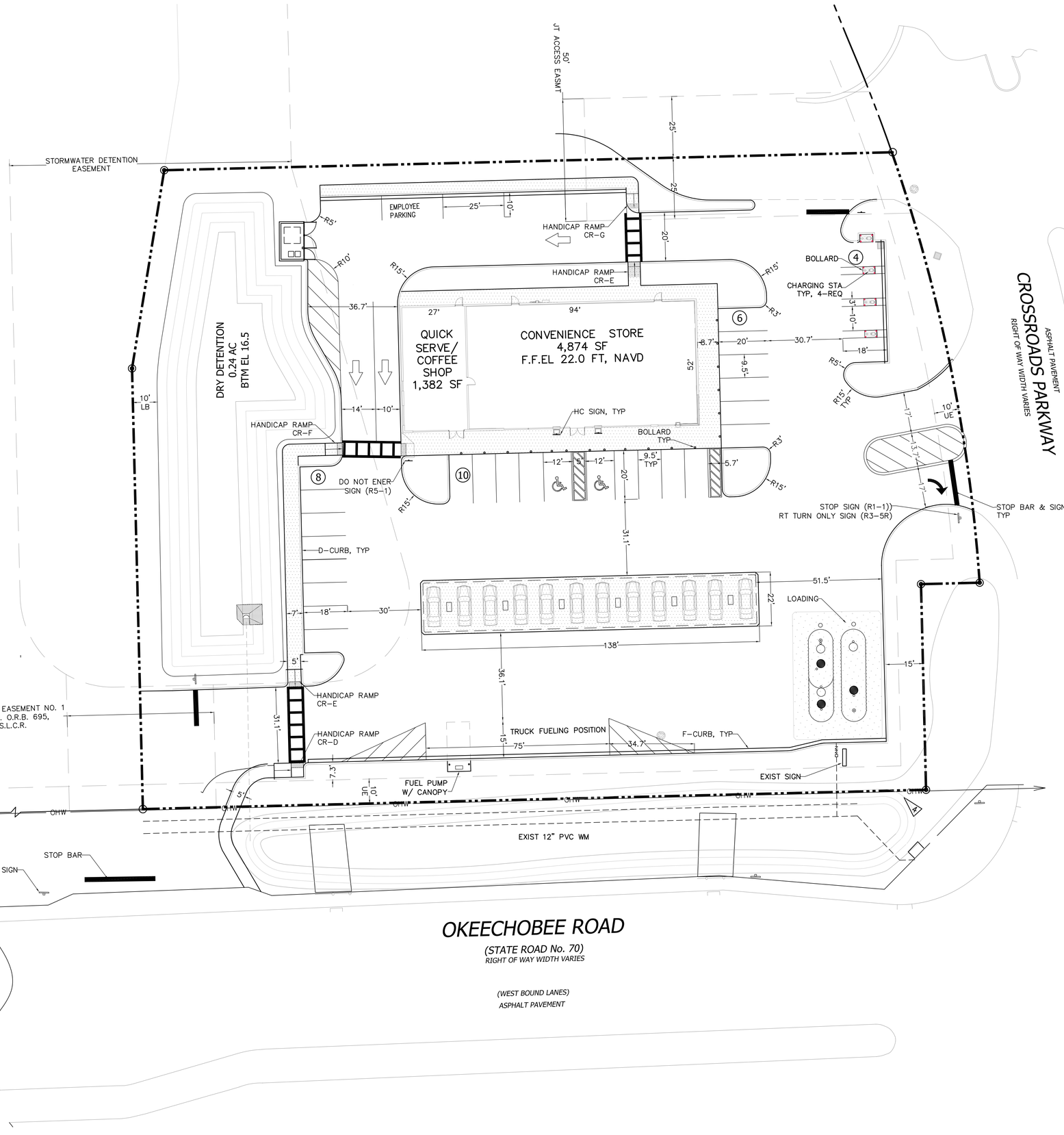
Cover Sheet

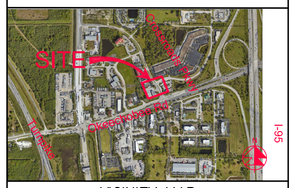
JOB NO.	2311-1455
DRAWN BY	CLJ
DESIGNED BY	JHI
SCALE	NA
DATE	11/11/2024

SEAL

FR # 6986

SHEET NO.
C-1





SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

NOTES:

1. ALL STRIPINGS SHALL BE THERMOPLASTICS WITH EXCEPTION OF STANDARD PARKING STALL STRIPINGS WHICH SHALL BE TRAFFIC PAINT.
2. 19"–24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
3. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STAKING & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
4. ALL ACCESSABLE ROUTES SHALL BE CONSTRUCTED IN ACCORD W/ 2010 USDOJ ADA REQ'S, 2010 FBC & 2020 FDOT DESIGN STD'S INDEX 522–002. DETECTABLE WARNINGS ARE NOT ALLOWED PER CITY, USE BRUSHED CONCRETE IN LIEU.
5. STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC.

LEGEND

00.0	PROP PAV'T EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
V	VALVE
FDC	FIRE DEPT CONNECTION
CV	CV CHECK VALVE
DCDA	DCDA–DBL CHCK DETECTOR ASSMBLY
RPDA	RPDA–REDUCED PRESS DET ASSMBLY
WM	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
B-1	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

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Okeechobee Road Station

6900 Okeechobee Rd

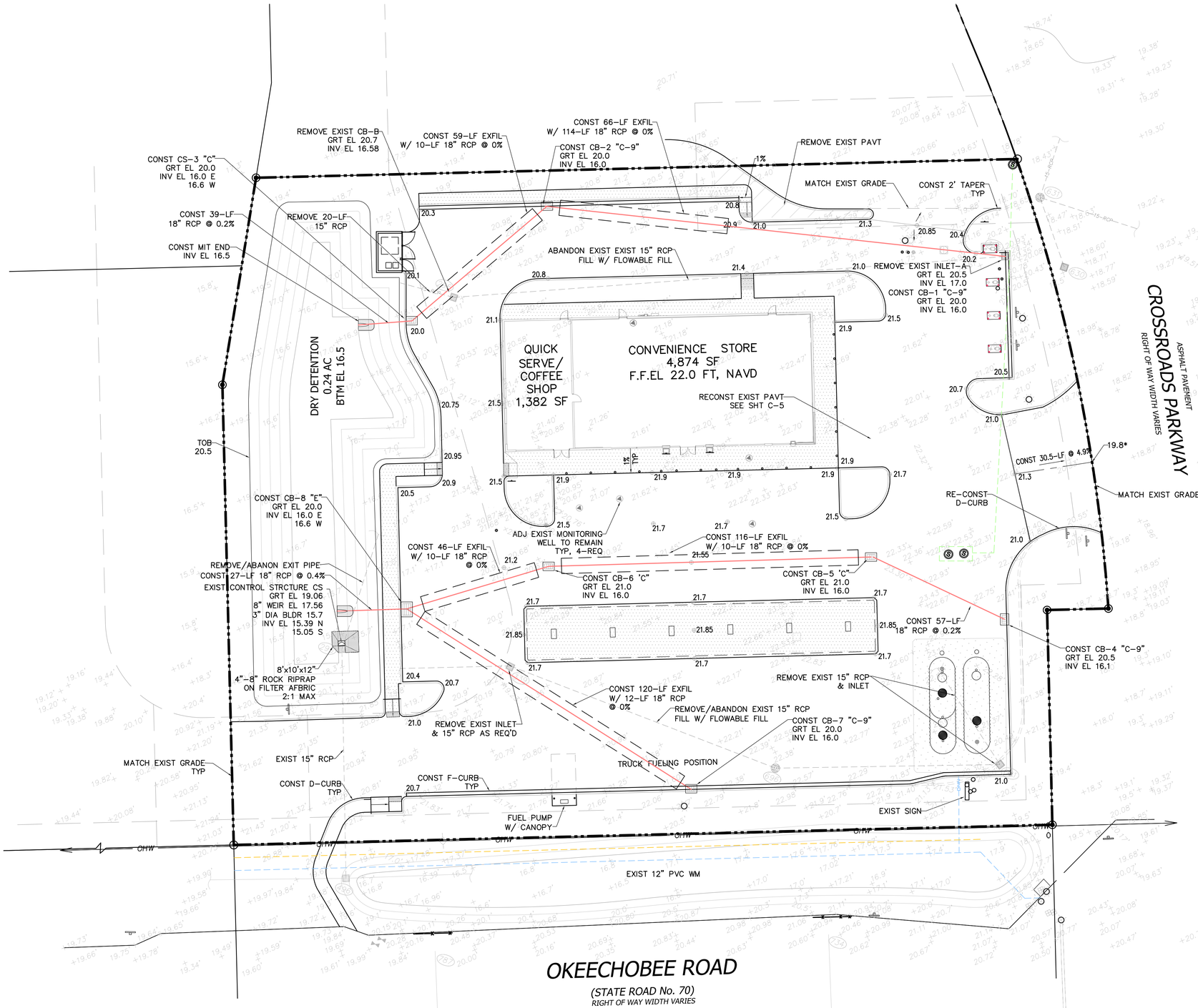
Ft Pierce, Florida

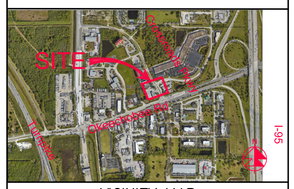
Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=40'	JHI	DDI	2311-1455

FR # 6986

SHEET NO.
C-2





VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

NOTES:

1. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC & FDOT DESIGN DESIGN STD'S INDEX #522-002. NO DETECTABLE WARNINGS ARE ALLOWED PER CITY, USE BRUSHED CONCRETE
2. ALL EXIST INFO & TOPO ARE PER TOPOGRAPHIC SURVEY BY ECS LAND SURVEYORS, INC. DWG# ECS3586, DATED 03/01/2024.
3. ALL INLET GRATES SHALL BE USF HEAVY DUTY LOADING /AE.
4. THE FINAL LANDSCAPE GRADE AT BLDG SHALL BE 6" TYP, 4" MIN BELOW FIN FL ELEV.
5. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
6. CONTRACTOR SHALL COORD W/ UTILITIES TO ADJUST ALL EXIST UTILITY FACILITIES TO PROP GRADES INCL FPL, ATT, COMCAST, SID(WATER & SAN).
7. CONTRACTOR SHALL INSTALL FILTER FABRIC ON INLET GRATES ONCE THEY ARE CONSTRUCTED AND SHALL NOT BE REMOVED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL MANUAL.
8. ALL GRADES SHOWN ARE NAVD 88.
9. ALL DISTURBED AREAS WILL BE STABILIZED WITH SOD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION.
10. TYPE C-9 STRUCTURE IS TYPE "C" BOX W/ TYPE "9" GRATE/SIMILAR.
11. MINIMUM 6" DEEP #1 FDOT AGGREGATE SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
12. ALL RAISED CURBS SHALL TERMINATE W/ A 2' TAPER.
13. HC CR-C MEANS HANDICAP RAMP PER FDOT DESIGN STD INDEX 522-002 CR-C.
14. CONTRACTOR SHALL RE-CONST THE EXIST PAVT PER TYP PAVT SECTION ON SHT C-6.
15. ADS HP STORM PIPE MAY BE USED EN LIEU OF RCP SUBJECT TO ENGINEER'S APPROVAL.

LEGEND

00.0	PROP PAVT EL
00.0	PROP CONC SW EL
00	EXIST EL
+	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
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	FIRE HYDRANT
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TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
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	DCDA-DBL CHCK DETECTOR ASSMBLY
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Okeechobee Road Station

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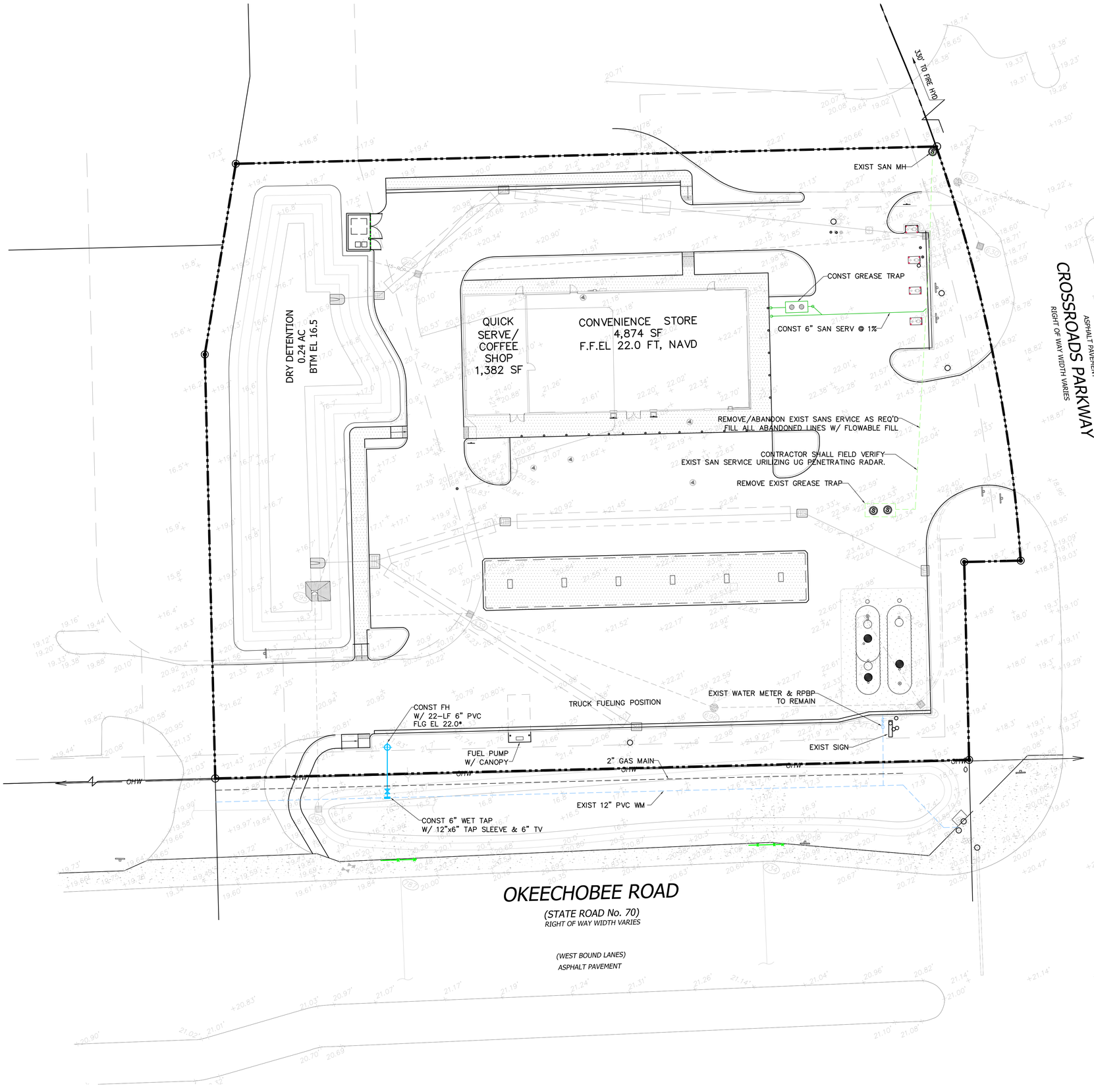
Ft Pierce, Florida

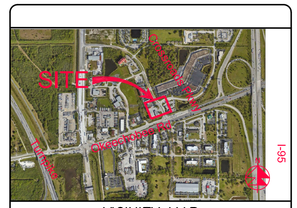
Grading, Paving, & Drainage Plan

JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2311-1455	DDI	JHI	1"=40'	11/29/2023

FR # 6986

SHEET NO.
C-3





VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

NOTES:

1. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.
2. FIRE LINE AFTER RED PRESS DET ASSMBL/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.
3. WATER MAIN & FORCE MAIN SHALL BE PVC C-900 SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.
4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO-MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
5. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

LEGEND

00.0	PROP PAVT EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
V	VALVE
FDC	FIRE DEPT CONNECTION
CV	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
WM	WATER METER W/ REDUCED PRESSURE
	BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
B-1	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

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Okeechobee Road Station

6900 Okeechobee Rd

Ft Pierce, Florida

Water & Wastewater Plan

JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2311-1455	DDI	JHI	1"=40'	11/29/2023

FR # 6986

SHEET NO.
C-4

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTION AND/OR TEST.
4. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
5. WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AN AREA DETERMINANT BY THE ENGINEER AND BACKFILLED WITH CLEAN GRANULAR SAND OR SELECT MATERIAL APPROVED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T99-C. FILL UNDER BUILDING SHALL BE PLACED IN ACCORDANCE WITH SOIL ENGINEER'S RECOMMENDATIONS.
6. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP MANNER AND SHALL MEET WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
8. ALL CONCRETE SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI OR OTHERWISE NOTED.
9. ALL REINFORCING STEEL SHALL CONFORM TO ASTM-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR OTHERWISE NOTED.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FORM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS DURING FORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER DETAIL AND IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH SECTION 430, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. PIPE TRENCHES TO EXCAVATED AND BACKFIELD IN ACCORDANCE WITH SECTION 125, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. THE FOLLOWING PIPES SHALL CONFORM WITH THE APPROPRIATE FOLLOWING SECTIONS OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION:
   1. REINFORCED CONCRETE PIPE (RCP) – SECTIONS 430 AND 941
   2. CORRUGATED ALUMINUM PIPE (CAP) – SECTIONS 430 AND 945
   3. CORRUGATED STEEL PIPE (CMP) – SECTIONS 430 AND 943
5. ALL CORRUGATED PIPES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.
6. ALL CONNECTION BANDS, FOR CORRUGATED PIPES, SHALL BE CORRUGATED, LAP-TYPE, IN CONFORMANCE WITH AASHTO M-196, AND TO BE MADE WATER-TIGHT BY USING A GASKET AT LEAST SIX (6) INCHES WIDE BY 3/4" THICK.
7. HDPE PIPE MATERIALS:
   HDPE PIPES 12" THROUGH 36" NOMINAL DIAMETER:
   TYPE "S" SMOOTH INTERIOR PIPE IN CONFORMACE WITH AASHTO M294.
   NOTE: CORRUGATIONS SHALL BE ANNULAR CONFIGURATION ONLY.
   HDPE PIPES 42" AND 48" NOMINAL DIAMETER:
   TYPE "D" SMOOTH INTERIOR, SMOOTH EXTERIOR PIPE IN CONFORMANCE MP46-95 TYPE "D".
8. ALL SOD LAID WITHIN SLOPES OF BERMS, DRAINAGE SWALES, AND RETENTION AREAS SHALL BE PINNED PER ENGINEERS DIRECTION.
9. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
10. ALL ROOF DRAINS AND YARD DRAINS SHALL BE CONNECTED TO STRUCTURES BY THE UNDERGROUND CONTRACTOR.

ROADWAY

1. SUBGRADE SHALL BE AS SHOWN ON SECTION.
2. BASE SHALL BE AS SHOWN ON SECTION, HAVE A MINIMUM LBR 100 AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTOT-180.
3. PRIME COAT SHALL BE APPLIED AT THE RATE OF .15 GALLON PER SQ. YARD. WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF . .08 GALLON PER SQUARE YARD.
4. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIAL PRIOR TO ANY REQUEST FOR PAYMENT.
5. IF ANY TEST FAILS TO MEET THEIR SPECIFICATIONS, THE CONTRACTOR, AT THEIR EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.
6. ALL UNDERGROUND UTILITIES WITHIN ROADWAY CONSTRUCTION SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION.
7. ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL CURBING, AND RAISED SIDEWALK IF SHOWN, SHALL BE CONSTRUCTED PRIOR TO ASPHALT PAVING.

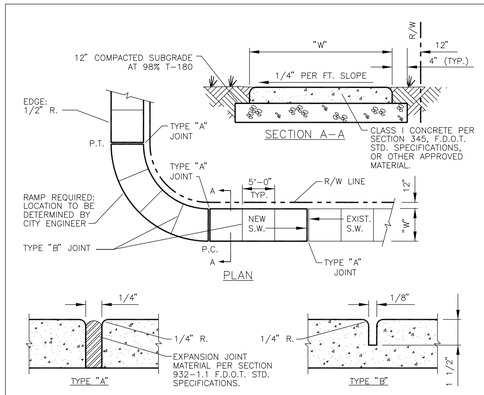
CONSTRUCTION INSPECTION CHECKPOINTS

ROADWAY: THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSPECTION AT THE FOLLOWING CHECKPOINTS:

1. PRIOR TO ANY DEVIATION FROM THE APPROVED GRADING, PAVING, AND DRAINAGE PLANS.
2. PRIOR TO BACK FILLING OF TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THAT JOINTS MAY BE INSPECTED.
3. UPON COMPLETION OF THE SUBGRADE COMPACTION.
4. AT THE TIME OF DELIVERY OF BASE MATERIAL.
5. UPON COMPLETION OF THE BASE AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND DURING THE FIRST APPLICATION OF THE MIXES WEARING SURFACE.
7. UPON COMPLETION OF CONSTRUCTION A FINAL INSPECTION MAY BE MADE WITH THE CONTRACTOR.

STRIPING

1. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001. STRIPING FOR PEDESTRIAN CROSSING AND STOP BARS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001.



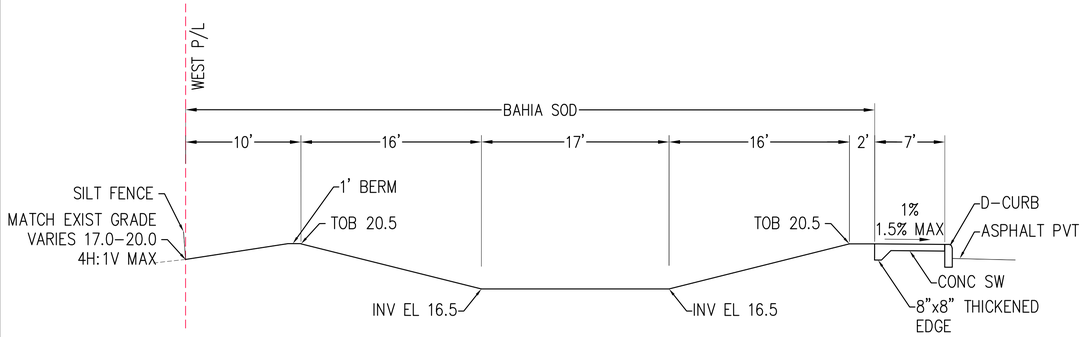
SIDEWALK JOINT

TABLE OF SIDEWALK THICKNESS – "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS – "W"	
NON-VEHICULAR AREAS	4'*
THIS PROJECT WILL BE	5'
OTHER AREAS AS SPECIFIED BY THE LAND DEVELOPMENT REGULATIONS.	

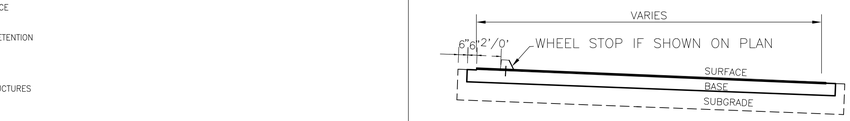
* MINIMUM.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

SIDEWALK CONSTRUCTION DETAIL



DRY DETENTION SECTION A-A

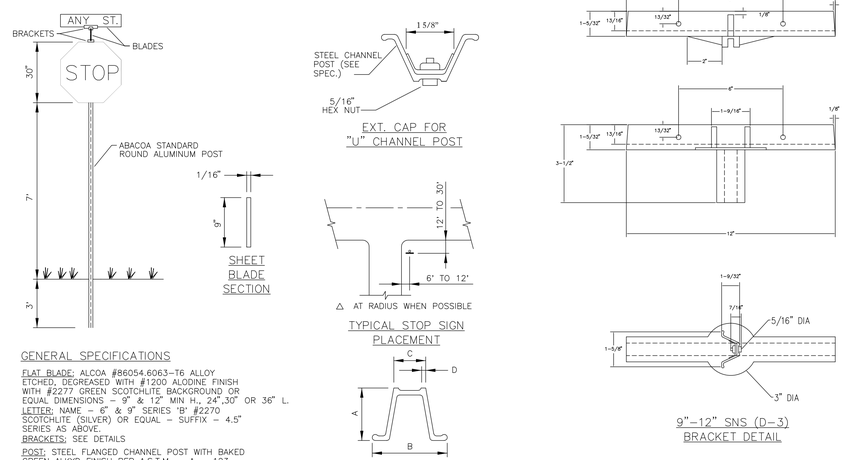


FLEXIBLE PAVEMENT (PARKING)
SURFACE: 2.5" ACSC (1ST LIFT 1.5" SP 12.5 2ND LIFT 1" SP 9.5)
BASE: 8" LIMEROCK/COQUINA ROCK/CRUSHED CONC* MIN LBR 100
SUBGRADE: 12" COMP
COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

CONC SLAB
SURFACE: 6" 3KSI W/2-6X6 W1.4XW1.4 WWM
W/1.5" SAW-CUTS @ 12' MAX O.C. E.W.
SAW CUT SLAB DIM'S PROPORTION SHALL BE 1.5:1MIN
ALL JOINTS SHALL BE IN ACCORD W/ FDOT INDEX 305
BASE: 6" LIMEROCK / COQUINA ROCK COMP MIN LBR 100
SUBGRADE: 12" COMP
COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

CONCRETE SPECIFICATIONS
1. ALL CONCRETE SHALL REACH COMP STRENGTH OF 3,000 PSI MIN IN 28 DAYS. MIX DESIGN SHALL INCLUDE MINIMUM CEMENT CONTENT OF 470 LBS OF PORTLAND CEMENT TYPE II PER ASTM C-150 & 120 LB OF FLY ASH /AE PER CY AND ADMIXTURES SHALL CONFORM TO ASTM C-494. WATER/CEMENT=0.5 MAX.
2. SLUMP AND CYLINDER TESTS (ASTM C-31) SHALL BE MADE BY AN INDEPENDENT TESTING LABORATORY. PROVIDE 4 TESTS WITH EACH CONCRETE POUR AND/OR EACH 50 YD OF CONCRETE PLACED. SLUMP @ POUR SHALL BE 5 IN MAX. (6" FOR PUMP MIX). NO WATER IS TO BE ADDED ON THE JOB SITE.
3. CONTRACTOR SHALL SUBMIT THE MIX DESIGN TO ENGINEER FOR REVIEW.

PAVEMENT TYP SECTION



GENERAL SPECIFICATIONS

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS – 9" & 12" MIN H., 24",30" OR 36" L.
LETTER: NAME – 6" & 9" SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL – SUFFIX – 4.5" SERIES AS ABOVE.
BRACKETS: SEE DETAILS
POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. – A – 123 WITHOUT ANCHOR PLATES.
STOP SIGN: R1-1 MUTCD – 30"x30" (HIGH INTENSITY) 36"x36" (FDOT DRIVEWAYS)
LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.
POLICY: 9" BLADE WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
12" BLADES WITH 9" LETTERS:
–THOROUGHFARE ROADS FOUR LANES OR WIDER
–TWO LANE ROADS WITH A POSTED SPEED LIMIT 45 MPH OR MORE.

DIMENSION TOL.	2.00	3.00
'A' ±	3/32"	1-15/32"
'B' ±	1/8"	3-1/16"
'C' ±	1/16"	1-9/32"
'D' ±	1/32"	3/16"

CHANNEL POST

A- ALL DIMENSIONS AND SPECIFICATIONS CONTAINED IN DRAWINGS

B- MATERIALS: ALUMINUM HIGH STRENGTH ALLOY 380 ASTM B95-60T. HARDWARE SHALL BE SMOOTHLY FINISHED AND PRECISION MACHINED TO FIT STANDARD FLAT BLADE SECTION. ALLOWING CLEARANCE FOR REFLECTIVE FACING ACCORDING TO REQUIREMENTS

C- POST TO SIGN BRACKET: THEY SHALL BE ATTACHED FIRMLY ON STANDARD ROUND TUBING OR U-CHANNEL POSTS BY MEANS OF (2) 5/16" DIAMETER HEX HEAD SCREWS

D- SIGN TO SIGN BRACKET: THEY SHALL BE 90 OR 45 DEGREE TYPE WITH MINIMUM REQUIREMENTS EQUAL TO THE POST TO SIGN BRACKET

9"-12" SNS (D-3) BRACKET DETAIL

STREET SIGN/STOP SIGN DETAIL

REVISIONS

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Okeechobee Road Station

6900 Okeechobee Rd

Fort Pierce, Florida

PAVING, GRADING, & DRAINAGE DETAILS

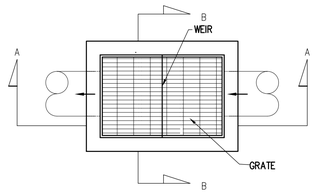
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

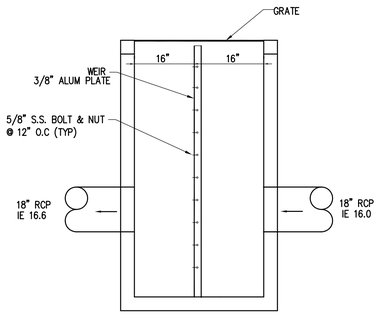
SEAL

CDA # 6986

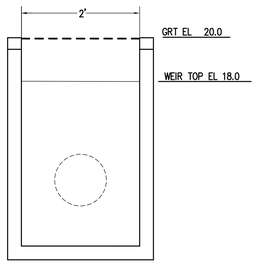
SHEET NO.

C-5



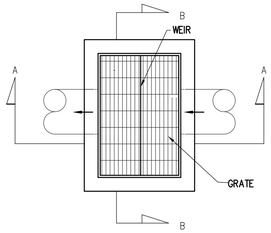


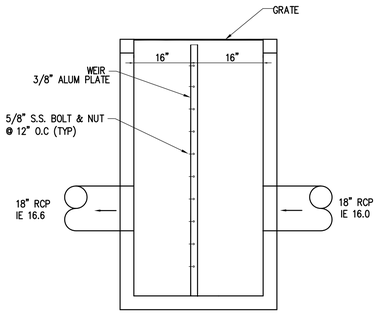
SECTION A–A



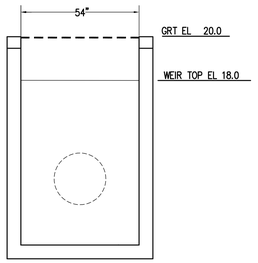
SECTION B–B

CS–1 TYPE "C" CONTROL STRUCTURE





SECTION A–A

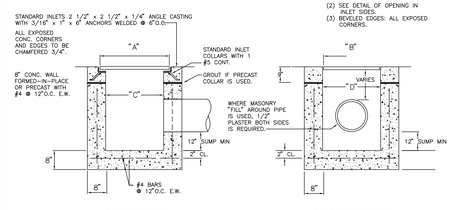


SECTION B–B

CS–2 TYPE "E" CONTROL STRUCTURE

MAX. C. F. S.	TYPE INLET	"A"	"B"	"C"	"D"	GRATE APPROX. WT.
15.65	C	2'–4"	3'–0"	2'–0"	5'–1"	330 LBS.
23.49	D	4'–4"	3'–0"	4'–1"	5'–1"	440 LBS.
35.23	E	3'–4"	4'–4"	3'–0"	4'–6"	465 LBS.
58.20	H	3'–4"	6'–4"	3'–0"	6'–7"	725 LBS.

NOTES:(1) GRATES TO BE CAST IRON WITH ONE (1) SHOP COAT OF RED LEAD PAINT AND WITH A FIELD COAT TO MEET FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
(2) SEE DETAIL OF OPENING IN INLET SIDES.
(3) BEVELED EDGES: ALL EXPOSED CORNERS.



CROSS SECTION LONGITUDINAL SECTION

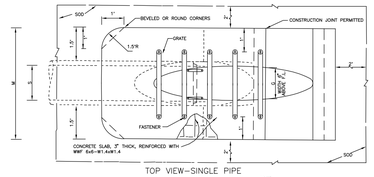
INLET DETAILS

N.T.S.

D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE	N	GRATE STANDARD WEIGHT PIPE
15"	2'–1"	2'-2"	4'-0"	6'-8"	4'-0"	8"	1'-2"	4'-6"	5'-4"	6'-2"	7'-0"	1'-8"	15"
18"	2'–1"	2'-5"	4'-3"	7'-2"	4'-3"	9"	1'-4"	4'-9"	5'-8"	6'-7"	7'-6"	1'-11"	15"
24"	2'–3"	2'-11"	5'-0"	8'-4"	4'-11"	11"	1'-10"	5'-7"	6'-10"	8'-1"	9'-4"	2'-5"	15"
30"	2'–5"	3'-5"	5'-9"	9'-8"	5'-7"	13"	2'-2"	6'-4"	7'-11"	9'-5"	10'-11"	2'-11"	15"
36"	2'–7"	3'-11"	6'-6"	11'-0"	6'-3"	15"	2'-6"	7'-2"	9'-0"	10'-10"	12'-8"	3'-5"	15"
42"	2'–9"	4'-5"	7'-3"	12'-4"	6'-11"	17"	2'-10"	8'-0"	10'-1"	12'-2"	14'-3"	3'-11"	15"
48"	2'–11"	4'-11"	8'-0"	13'-8"	7'-7"	19"	3'-2"	8'-10"	11'-2"	13'-6"	15'-10"	4'-5"	15"
54"	3'–1"	5'-5"	8'-9"	15'-0"	8'-3"	21"	3'-6"	9'-8"	12'-3"	14'-10"	17'-5"	4'-11"	15"
60"	3'–3"	5'-11"	9'-6"	16'-4"	8'-11"	23"	3'-10"	10'-6"	13'-3"	16'-0"	18'-9"	5'-5"	15"

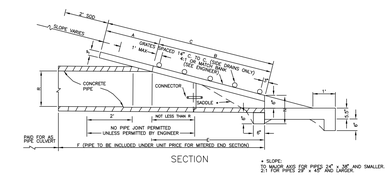
4 TO 1 SLOPE

△ 6.42' △ 6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.
◇ 10.40' ◇ 10.10' DIMENSIONS PERMITTED TO ALLOW USE OF 12' STANDARD PIPE LENGTHS.
△◇ CONCRETE SLAB SHALL BE DEEPENED TO FORM BRIDGE ACROSS CROWN OF PIPE. SEE SECTION BELOW.



TOP VIEW–SINGLE PIPE

NOTE: GRATE SHALL BE UTILIZED ONLY FOR CROSS DRAIN UNDER PUBLIC RIGHT OF WAY.

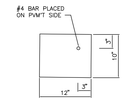


SECTION

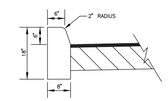
* SLOPE:
TO MAJOR AXIS FOR PIPES 24" & 36" AND SMALLER.
2:1 FOR PIPES 28" & 42" AND LARGER.

MITERED END DETAIL

SEE LATEST FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL
SIDE DRAIN MITERED END SECTION FOR SINGLE AND MULTIPLE ROUND CONCRETE PIPE



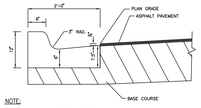
TYPE 'C' CURB



NOTES:
1. SEE F.D.O.T. INDEX NO. 520–001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

TYPE "D" CURB

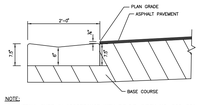
NOT TO SCALE



NOTE:
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520–001
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

TYPE "F" CURB

NOT TO SCALE



NOTE:
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520–001
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

DROP CURB

NOT TO SCALE

CURB DETAILS

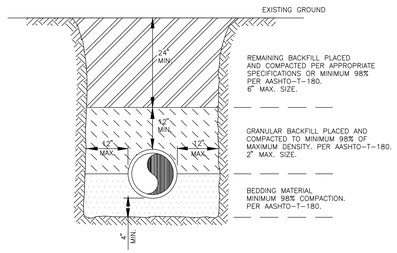
BEDDING SHALL CONSIST OF IN–SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"–7/8" SIZING. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.

2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.

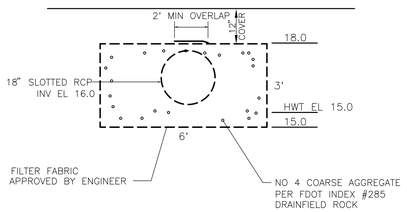
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.

4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.

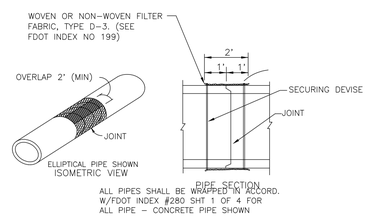
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.



TYPICAL TRENCH DETAIL

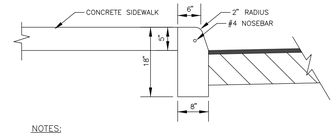


EXFILTRATION TRENCH



ALL PIPES SHALL BE WRAPPED IN ACCORD. W/FDOT INDEX #280 SHT 1 OF 4 FOR ALL PIPE – CONCRETE PIPE SHOWN

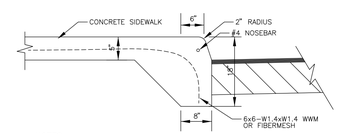
FILTER FABRIC JACKET



NOTES:
1. SEE F.D.O.T. INDEX NO. 520–001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.
5. SIDEWALK TO BE POURED AFTER CURB CONSTRUCTION
6. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

RAISED SIDEWALK W/ CURB

NOT TO SCALE



NOTES:
1. SEE F.D.O.T. INDEX NO. 520–001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

MONOLITHIC RAISED SIDEWALK

NOT TO SCALE

SIDEWALK DETAILS

REVISIONS

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PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311–1455

SEAL

CDA # 6986

SHEET NO.

C–6

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION				G-1 NOTES
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 3		

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANICH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION				G-1 NOTES
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3		

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THE MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS				G-2 CONSTRUCTION NOTES
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

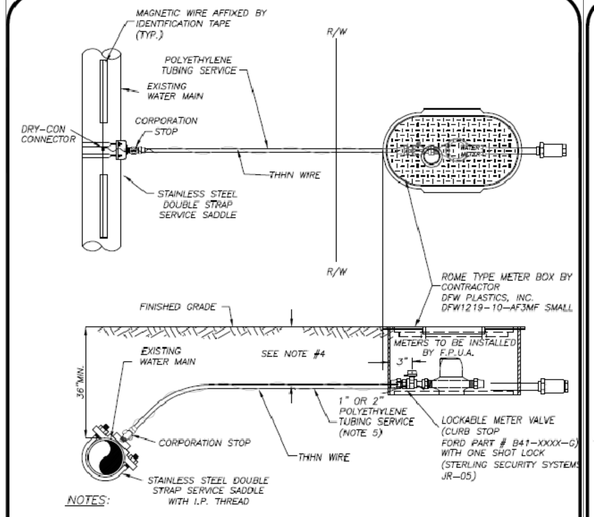
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR IN A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT				G-3 WATER/SEWER CONFLICT
02-08	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DATE:				
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

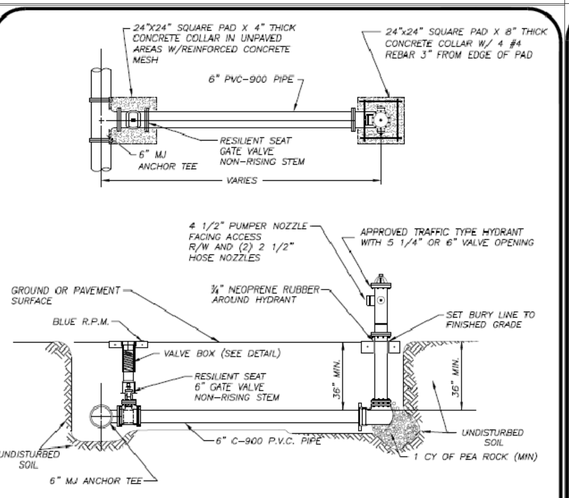


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION				W-2
03-09	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200803.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2020	SHEET 1 OF 1		

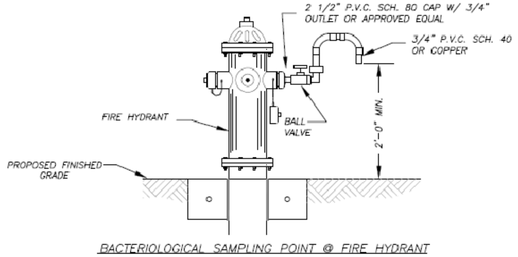


NOTES:

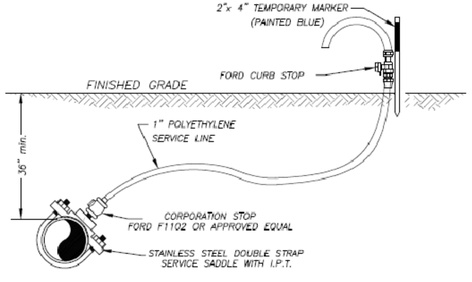
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY				W-5
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # WATERDETAILS.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

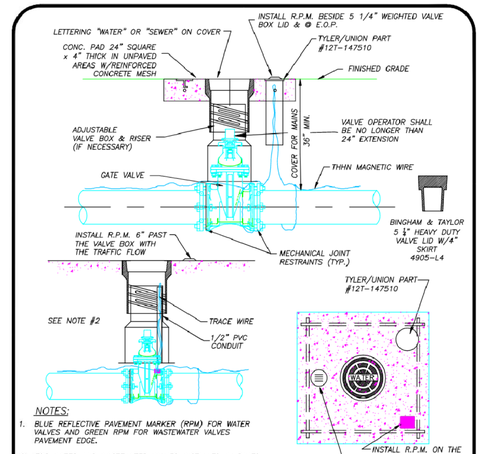


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL				W-6
03-09	02-15	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		



NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL				M-6
03-09	CONCRETE SLAB	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:			
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1		

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EMAIL: JHI@JHInc.com

Okeechobee Road Station

6900 Okeechobee Rd
Fort Pierce, Florida

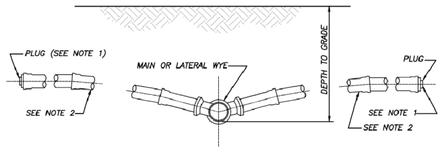
WATER & WASTEWATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

SEAL

COA # 6986

SHEET NO.
C-7

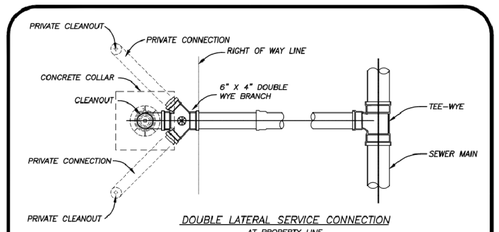


NOTES:

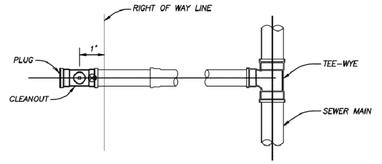
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

EPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER	S-2
02-06 DATE: / REVISION: / BY: / APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

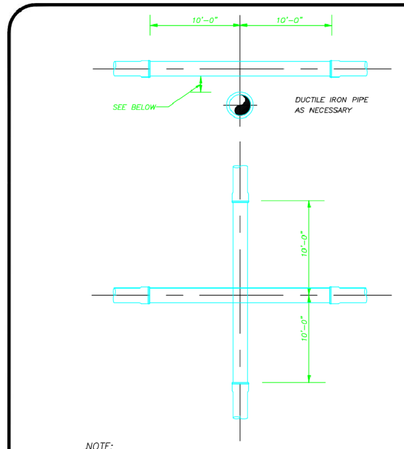


SINGLE SERVICE LATERAL CONNECTION

Ⓑ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

EPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER	S-3
02-06 DATE: / REVISION: / BY: / APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

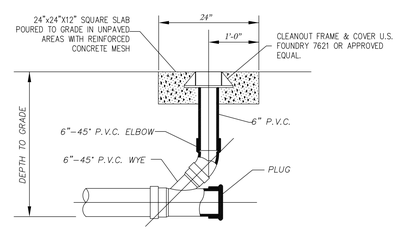


NOTE:

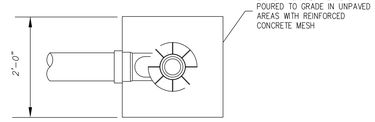
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

EPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL	M-5
1-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



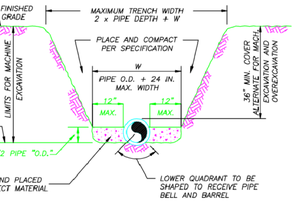
SECTION



PLAN

CLEANOUT DETAIL
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TERMINAL CLEANOUT DETAIL WASTEWATER	
02-06 DATE: / REVISION: / BY: / APP'D:		WATER/WASTEWATER/GAS ENGINEERING
DESIGNED:	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY P.O. BOX 3661 FT. PIERCE, FLORIDA 34948 (561) 466-1600
DRAWN BY: D.L.P.	SCALE: N.T.S.	
APPROVED:	DATE: DECEMBER, 2007	SHEET 1 OF 1

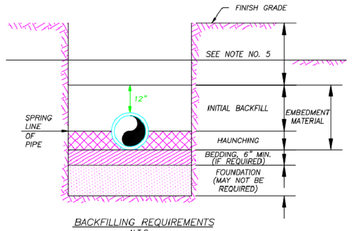


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

EPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL	M-1
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

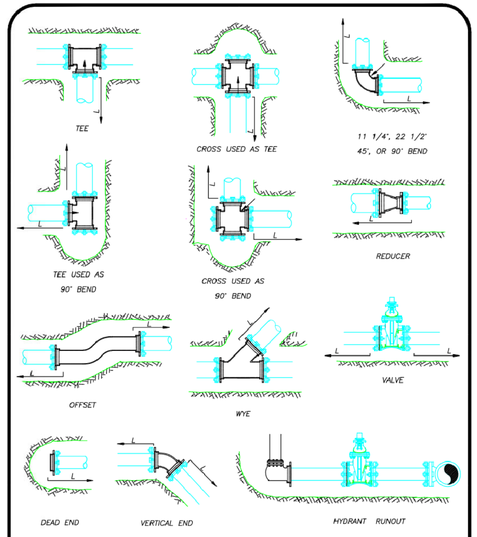


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

EPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS	M-2
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

EPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

EPUA COMMUNITY PROUD	MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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Okeechobee Road Station
6900 Okeechobee Rd
Fort Pierce, Florida

WATER & WASTEWATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

SEAL

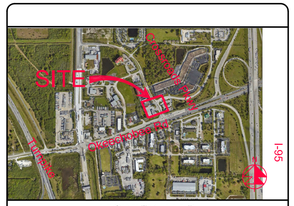
CDA # 6986

SHEET NO.
C-8

REMOVE EXIST
CONCRETE SLAB & BUILDING

REMOVE EXIST
CONCRETE SLAB & BUILDING

OHW



VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

NOTES:

1. CONTARCTOR SHALL DEMO, REMOVE & DISPOSE ALL EXIST BLDG'S IN ACCORD W/ ALL APPLICABLE FEDERAL, STATE & LOCAL REQUIREMENTS.
2. CONTACTOR SHALL PROTECT PERIMETER DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION & SEDIMENTAION CONTROL MANUAL USING BEST MANAGMENT PRACTICES.
3. ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF SHELL ROCK AND CONSTRUCTED DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH SUITABLE SOIL MIXTURE.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING WELLS. CONTRACTOR WILL NEED TO PULL A PERMIT FROM PBC-HEALTH DEPT PRIOR TO ABANDONING WELLS.

LEGEND

00.0	PROP PAVT EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE
	BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
B-1	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

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Okeechobee Road Station

6900 Okeechobee Rd

Ft Pierce, Florida

Demolition Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=40'	JHI		2311-1455

FR # 6986

SHEET NO.
C-9

CONST SILT FENCE
TYP

DRY DETENTION
0.24 AC
BTM EL 16.5

QUICK
SERVE/
COFFEE
SHOP
1,382 SF

CONVENIENCE STORE
4,874 SF
F.F.EL 22.0 FT, NAVD

15'X50' CONSTRUCTION ENTRANCE
6" DEEP #1 FDOT AGGREGATE

CONST SILT FENCE
TYP

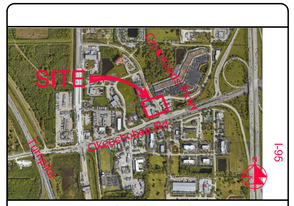
ASPHALT PAVEMENT
CROSSROADS PARKWAY
RIGHT OF WAY WIDTH VARIES

OHW

OKEECHOBEE ROAD

(STATE ROAD No. 70)
RIGHT OF WAY WIDTH VARIES

(WEST BOUND LANES)
ASPHALT PAVEMENT



VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

NOTES:

1. THE SILT FENCE AND TURBIDITY BARRIER SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION. THE SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE CONSTRUCTION AREA AS SHOWN ON THE PLANS.

2. FILTER FABRIC SHALL BE INSTALLED UNDER THE GRATES AFTER STORM INLETS HAVE BEEN CONSTRUCTED. THE FILTER FABRIC SHALL NOT BE REMOVED UNTIL ALL LANDSCAPING, INCLUDING SOD, HAS BEEN INSTALLED.

3. CONSTRCUTION ENTRANCE SHALL CONSIST OF A 15'Wx50'L AREA WITH 6" DEEP #1 FDOT AGGREGATE. THESES ENTRANCES SHALL BE CONSTRUCTED AS SHOWN ON THE POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE THE ONLY MEANS OF INGRESS/EGRESS FROM CONSTRUCTION AREAS.

LEGEND

00.0	PROP PAV'T EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
V	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6088
EMAIL: JHI@JHIINC.COM
WEBSITE: www.JHIinc.com

Okeechobee Road Station

6900 Okeechobee Rd

Ft Pierce, Florida

Pollution Prevention Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=40'	JHI	DDI	2311-1455

FR # 6986

SHEET NO.
C-10

Section 1	Project Name and location information:	US 192 BUSINESS CENTER
Section 2	Describe the nature of the construction activity:	INDUSTRIAL
Section 3	Describe the intended sequence of major soil disturbing activities:	• 10 - 30 days - site prep and stabilized construction entrance, install perimeter silt fence. • 31 - 75 days - grading • 76 - 170 days - construct storm sewer/utilities • 171 - 230 days - install base & prepare subgrade rough base • 231 - 275 stabilize site, complete pavement. To be completed by Contractor/Subcontractor(s): 1
Section 4	Total area of the site:	16.45 AC
Section 5	Total area of the site to be disturbed:	16.45 AC
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	Any discharge from the site shall be thru filter fabric to withhold sediments.
Section 7	Estimate the drainage area size for each discharge point:	10.0 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	Lat: 28d 04' 56" N Long: 80d 42' 18" W
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
		• Prior to clearing, a silt fence (trenched 4 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. • During the clearing, grubbing and site grading stages, areas that are disturbed more than 14 days shall be stabilized with rye grass applied at manufacturer's recommendations. After seeding, each area shall be mulched with 4,000 pounds of straw per acre. A rock access road (min 50 ft x 25 ft) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off the site. There will be only one construction entrance at this site. • After initial site grading work, all proposed inlet(s)/outfalls and existing inlet(s)/outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with bahia sod or other permanent stabilization methods (if other methods are utilized, this SWPPP will be modified) no later than 14 days after the last construction activity. Seeding shall be the same as in temporary seeding. To be completed by Contractor/Subcontractor(s): 1
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
		• Temporary seeding shall be rye grass applied at manufacturer's recommendations to any disturbed areas that are inactive more than 14 days. • Mulching practices and sod shall be applied to the parking lot island. • Sod shall be used to stabilize the sides of the existing detention pond. • Filter fabric shall be placed under rock entrance/exit, the swale outfall and the stormwater retention pond outfall. To be completed by Contractor/Subcontractor(s): 1
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
		• A silt fence shall be placed around the entire perimeter of the site. • Inlet(s)/Outfalls shall be protected with filter fabric. To be completed by Contractor/Subcontractor(s): 1
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
		3.14 acre lakes will be installed for wet retention.

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

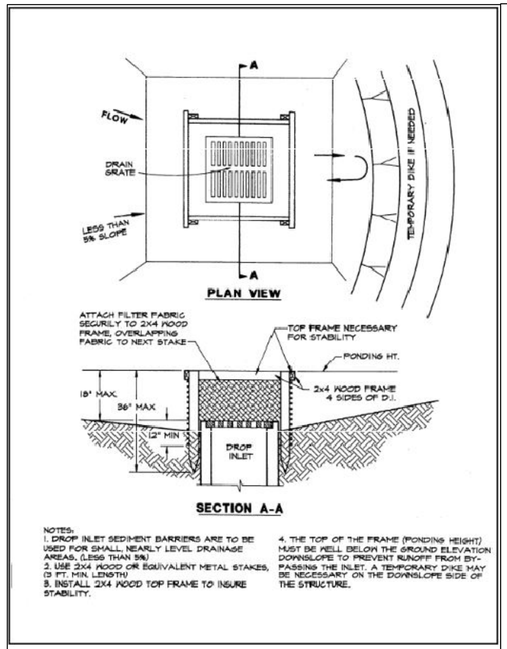


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

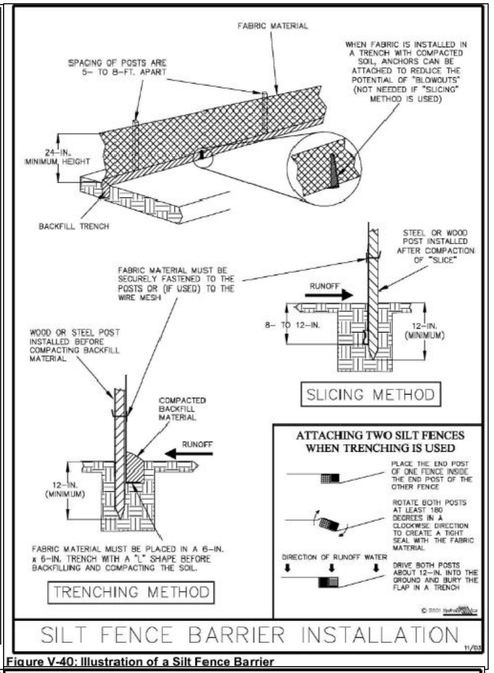


Figure V-40: Illustration of a Silt Fence Barrier

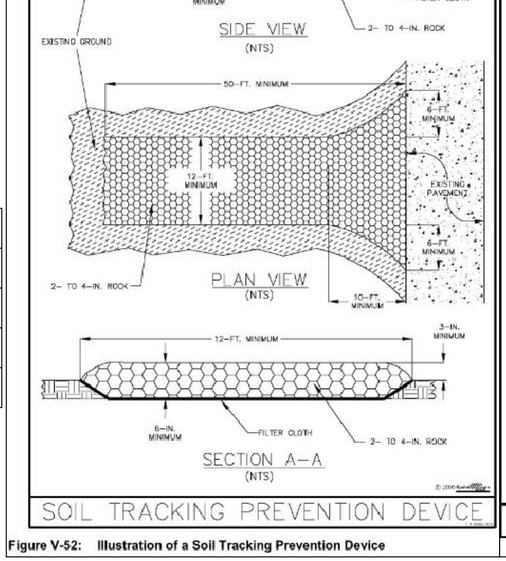


Figure V-52: Illustration of a Soil Tracking Prevention Device

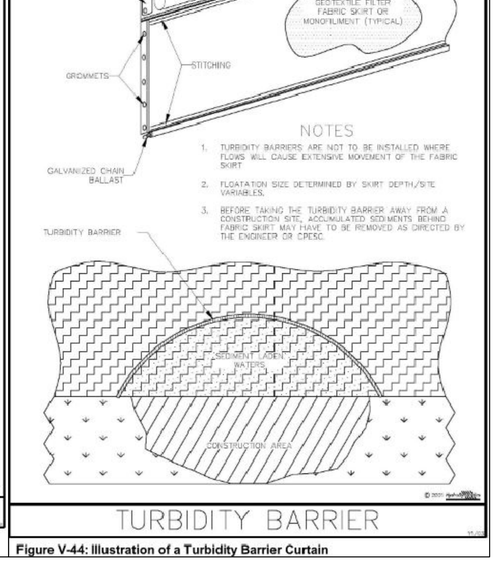


Figure V-44: Illustration of a Turbidity Barrier Curtain

REVISIONS

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JHI@JHIinc.com
www.JHIinc.com

Okeechobee Road Station
6900 Okeechobee Rd
Fort Pierce, Florida

SWPPP Details

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JBI	JBI	2311-1455

SEAL

FR # 6986

SHEET NO.
C-11

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

Environmental Impact Report

An Environmental Impact Statement (EIS) is not required for the proposed redevelopment of the subject property. The site is currently developed with a predominantly hardscape design, including a gas station, convenience store, retention areas, and a detached carwash tunnel.

The proposed redevelopment aligns with the existing use of the property as a gas station and convenience store and aims to reduce the overall hardscape coverage. The project will introduce additional landscaping elements, enhancing the site's aesthetic and ecological value.

Furthermore, the proposed changes will not interfere with any sensitive habitats, including upland areas, tortoise burrows, or wetlands. There will be no adverse impacts on local wildlife or natural resources as a result of this redevelopment.

GARDCO

Site and Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an EcoForm luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

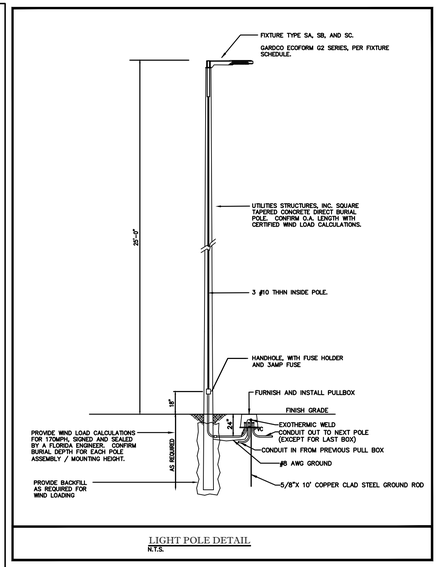
Prefix	Number of LEDs	Drive Current	LED Color / Generation	Mounting	Distribution	Voltage
ECF-S EcoForm small area, small	**32L** 32 LEDs (2 modules)	**350** 350mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**NW-G2** Neutral White 4000K, 70CRI Generation 2 **WW-G2** Warm White 3000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AP** Arm Mount (standard) The following mounting options are ordered separately (See accessories): **BF** Bug Filter Mounts 3.1⅛" O.D. tenon) **WS** Wall mount with 3/4" knockout rear entry conduit hole **RAKP** Retrofit arm mount kit	**Type 2** **2-90** Type 2 Rotated left 90° **2-270** Rotated right 270° **Type 3** **3-90** Type 3 Rotated left 90° **3-270** Rotated right 270° **Type 4** **4-90** Type 4 Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **SW** Type SW	**AFR** Auto Front Row **AFR-90** Auto Front Row Rotated left 90° **AFR-270** Auto Front Row Rotated right 270° **BLC-90** Back Light Control Optic Rotated left 90° **BLC-270** Back Light Control Optic Rotated right 270° **LCL*** LEDGE Corner Optic Left **RCL*** LEDGE Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DD** 0-10V External dimming (for controls by others) **DCD**** Dual Circuit Control **FANS**** Fan Speed Variable Selector **SRDD****** SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CSSD**** Safety 50% Dimming, 7 hours **CMSD**** Median 50% Dimming, 8 hours **CSSD**** Safety 30% Dimming, 7 hours **CMSD**** Median 30% Dimming, 8 hours **BL**(1)(18)** Bi-level functionality **WIA(2)(3)(4)** Wireless Interact (Includes SR driver and SR receptacle - do NOT select SRDR) **(MSS)*** Integral with #3 lens **(MSS7)*** Integral with #7 lens **LS** Low (7-10' mounting height) sensor, Black color housing **LW** Wireless Interact, Integral with #3 lens, Black color housing **HS** High (15'-40' mounting height) sensor, White color housing **HW** High (15'-40' mounting height) sensor, White color housing	**PCD(5)*** Photocontrol Button **TLRDD(6)*** Twist Lock Receptacle 5 Pin **TLRDD(7)*** Twist Lock Receptacle 7 Pin **TLRDDA(8)(9)(10)*** Twist Lock Receptacle w/Photocell	**Fusing** **FF*** Single (120, 277, 347VAC) **FF2*** Double (208, 240, 480VAC) **Pole Mount Fusing** **FPF*** Single (120, 277, 347VAC) **FPF2*** Double (208, 240, 480VAC) **FPF3*** Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA **BAC(11)*** Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product **TB*** Terminal Block **RPA*** Round Pole Adapter (fits to 3"- 3.5" O.D. pole) **HS*** Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer-specified** **RAL** Specify additional color or RAL (ex: DC-LGF or DC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-(MIR)(1) equipped with out-boarded sensor housing when voltage is 120V, 208V or 240V.
2. Mounts to 4.4" round pole with adapter included for square poles. Limited to a maximum of 45 degrees along above horizontal.
3. Not available with motion sensor options.
4. Not available with motion sensor.
5. Must specify a motion sensor lens.
6. Must specify a motion sensor lens.
7. Must specify input voltage.
8. TLRDD, TLRDT and TLRPC receptacle pins 4 & 5 are capped off when ordered with SR driver connected to Zhaga socket (SRDD******).
9. Not available in 480V. Order photocell separately with TLRDD-T.
10. Not available with DCD.
11. Not available with FF2 and MS. RPAs provided with black finish standard.
12. HS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.
13. Not available with BLC, BLC-90, BLC-270, LCL or RCL optics. Must be SR compatible with Rotatable optics and must be ordered with BAC.
14. HS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with BLC, BLC-90, BLC-270, LCL or RCL optics.
16. MWP must be combined with Rotatable optics and must be SR compatible (See specifications for more details). Consult factory for details. Not available with BLC, BLC-90, BLC-270, LCL or RCL optics.
17. MI allows 360Ø rotation of optics.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 4BL-1.2A or 6U-1A.
20. Extended lead times apply. Contact factory for details.
21. Meets the requirements of the Buy American Act (or other receiving product that's not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not apply to (1) Products listed in General Note 22 of the Buy American Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

ECF-S_EcoForm_area_small 04/24 page 1 of 9

interact · DARKSKY APPROVED · DLC LISTED · DLC LISTED · cULus



LIGHT POLE DETAIL
N.T.S.

Stonco
by ⓛignify

Site & Area

Garage and Canopy DualSelect

60W and 90W



Stonco Garage and Canopy DualSelect LED luminaire is exactly what you need when searching for durable, cost-effective lighting for parking garages, covered walkways and outdoor canopies. Compact and efficient, it has durable, weather tight construction and a rugged, UV-stabilized lens.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: GC60-SCT-G2-SM-5-10-BZ

Luminaire	LED Color	Generation	Mounting	Distribution	Voltage	Finish
	SCT Selectable 3000K,4000K & 5000K, 70CRI	**G2** Generation 2	**SM** Surface Mount	**5** Type 5 Symmetric	**10** 120-347V	**BZ** Bronze
GC60 Garage & Canopy LED 28W-40W-60W **GC90** Garage & Canopy LED 70W-80W-90W						

LED Wattage and Lumen Values

Ordering Codes	Total LEDs	System Current (mA)	Color Temp (K)	Average System Wattage	Lumen Output[1] (lm)	Efficacy (LPW)	Weight (kg)
GC60-SCT-G2-SM-5-10-BZ	168	220 @ 120V 220 @ 208V 500 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	28 40 60	4150/4250/4350 6600/6760/6900 7550/8350/7900	148/150/150 165/170/160 125/140/130	3
GC90-SCT-G2-SM-5-10-BZ	280	580 @ 120V 667 @ 120V 750 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	70 80 90	9800/10500/10360 10800/11700/11400 11700/12850/12400	140/150/145 135/145/143 125/145/130	4.3

1. Wattage and lumen output may vary by +/-5% due to LED manufacturer forward volt specification and ambient temperature.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Predicted Lumen Depreciation Data

Ordering Codes	Ambient Temperature °C	LED Current mA	Driver Output Current mA	L_{70} per TM21[1][2]	Lumen Maintenance @ 60,000hrs
GC60-SCT-G2-SM-5-10-BZ	25°C	104	1300	>60,000 hrs	85.8%
GC90-SCT-G2-SM-5-10-BZ	25°C	100	2000	>60,000 hrs	85.8%

1. $L70$ is the predicted time when LED performance depreciates to 70% of initial lumen output.
2. Calculated per IESNA TM-21-11. Published L70 hours limited to 6 times actual LED test hours.

Accessories (order separately)

Ordering Code	Description
GC60/90-MHYD	Garage & Canopy DualSelect Controller



Remote Controller

Stonco_GarageCanopy_DualSelect_SpecSheet 07/21 page 1 of 3

DLC · cULus

Stonco
by ⓛignify

Wall mount

LytePro

LPW16 medium wall sconce



Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options			
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Location**	**Finish**	
LPW16								
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **40** 40W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**----** None **PCB** Photocontrol Button*	**BAC*** Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer-specified** **RAL** Specify additional color or RAL (ex: DC-LGF or DC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)	

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC-Code
LPW16-G3-3-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622253815872
LPW16-G3-3-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622253815865

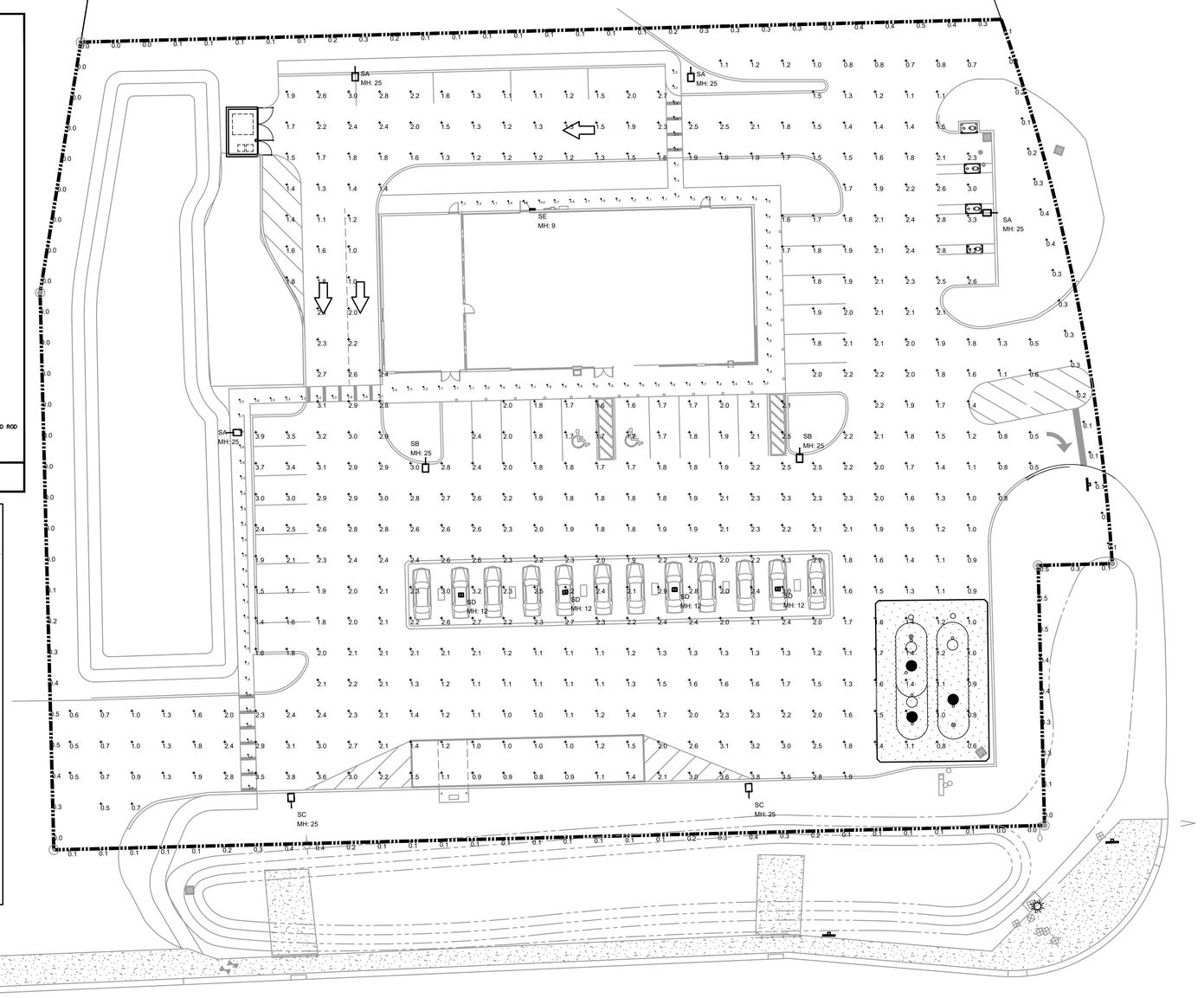
Stocked accessories - Ordering guide (Must be ordered separately)*

Catalog Number	Description	Master Pack, Qty	UPC-Code
LPWCVRPLT-BZ*	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190099514880

1 Must specify voltage. Not available in 347V or 480V.
2 Other colors available upon request as made-to-order
3 Failure to properly select the "BAC" suffix could result in your receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not apply to (1) Products listed in General Note 22 of the Buy American Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
4 Consult Signify to confirm whether specific accessories are BAA compliant.

LPW16_LytePro_sconce 04/21 page 1 of 3

DLC · ETL



Luminaire Schedule							
Project: 7 ELEVEN FT PIERCE SITE 11-12-2024							
Symbol	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	SA	Gardco	ECF-S-32L-1_2A-NW-G2-4-HIS POLE MOUNT 25' AFG	12183	0.900	121.6	486.4
	SB	Gardco	ECF-S-64L-1A-NW-G2-SW POLE MOUNT 25' AFG	27330	1.000	205.9	411.8
	SC	Gardco	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	15699	0.900	158.7	317.4
	SD	Stonco	GC90-SCT-G2-SM-5-10-BZ-Select DIMMED TO 25%	4494	0.225	27.9535	111.814
	SE	Stonco	LPW-16-20-NW-G3-2 WALL MOUNT 9' AFG	2725	0.900	22.3	22.3

Calculation Summary								
Project: 7 ELEVEN FT PIERCE SITE 11-12-2024								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
EGRESS	Illuminance	Fc	2.37	10.0	1.0	2.37	10.00	
PROPERTY LINE	Illuminance	Fc	0.18	0.5	0.0	N.A.	N.A.	
DRIVE	Illuminance	Fc	1.76	3.8	0.5	3.52	7.60	
PARKING	Illuminance	Fc	2.20	3.9	1.1	2.00	3.55	

SITE PHOTOMETRIC PLAN

1"=20'-0" NORTH

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-

revision	date
4	
3	
2	
1	

KAMM Consulting
405 Angle Road
Fort Pierce, Florida 34947
Phone: (772) 242-2373
jmm@kammconsulting.com
Certification of Authorization #8189

DESIGNER: Florida License #58337
BENCH PM:
Bidding / Permits

date
signed

project title:
7-ELEVEN FT. PIERCE
FORT PIERCE, FLORIDA

sheet title: **SITE PHOTOMETRIC PLAN**

projt. no.:	2024-0519
project manager:	JM
checked by:	BB
scale:	AS NOTED
date:	11/12/2024

sheet
E1.1
project

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

Ft. Pierce Shell

Minor Site Plan

Statement of Use

November 14, 2024

Introduction/Request

On behalf of MacMillan Real Estate LLC, the property owner, we are submitting a request for Minor Site Plan approval for the redevelopment of the property located at 6900 Okeechobee Road, Fort Pierce. The property, situated within the C-3 zoning district, has operated as a gas station and convenience store since 1991.

The proposed redevelopment aims to continue the property's historical use with enhancements that include the construction of a new gas station, convenience store with drive thru quick serve coffee. The new development will feature a total building area of 12,755 square feet, divided as follows:

- Convenience Store w/ drive thru: 6,256 square feet
- Gas Station: 4,840 square feet, accommodating 12 fuel pumps

The site has been designed to ensure commuter safety for the proposed automobile centric use. Proper turning radiuses for all vehicles have been incorporated into the design. A tractor trailer fueling station is also being proposed on the site. The fuel storage tank refilling point has been appropriately located to ensure accessibility for the refueling trucks and will prevent congestion within the site. Another modern and sustainable element of the site design is the inclusion of electric vehicle charging stations. The subject property is located on a main thoroughfare roadway directly in between two major highways, the Florida Turnpike and Interstate 95. With more and more commuters electing to utilize electric vehicles, charging stations are needed to ensure commuters are able to charge their vehicles. Supporting automobiles in this particular property location is an essential service for the area.

Applicant
Macmillan Oil Company, LLC
David Kingsley
7950 NW 58TH ST
Doral, FL 33166
DBKINGSLEY@AOL.COM

Agent
Cotleur & Hearing
George Missimer
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Gmissimer@cotleur-hearing.com

Project Location

PCN: 232470500050000

The subject property's address is 6900 Okeechobee Road, Fort Pierce, Florida 33166. It is located on the northwestern side of the intersection of Okeechobee Rd and Crossroads Park. This parcel is within the C-3 General Commercial Zoning District and has a FLU designation of GC. In addition to the use of the property being consistent with the land use and zoning designation, the property is situated between a major interchange of Florida's Turnpike and I-95.

TABLE 1
SURROUNDING LAND USES

	FUTURE LAND USE	ZONING	LAND USE
NORTH	GC	C-3	HOTEL
SOUTH	OKEECHOBEE RD	OKEECHOBEE RD	OKEECHOBEE RD
EAST	CROSSROADS PKWY	CROSSROADS PKWY	CROSSROADS PKWY
WEST	GC	C-3	RESTAURANT

Parking

The existing parking conditions on the site currently include only three striped spaces, all located in the northeastern corner, with one ADA space situated approximately 30 feet from the building's entrance. Much of the existing parking area is underutilized, offering an opportunity for aesthetic improvements and more efficient use of space.

The proposed parking design seeks to address these issues by increasing the number of striped spaces, adding ADA-compliant stalls near the building entrance, and creating a more accessible and user-friendly parking layout.

The total number of parking spaces proposed on the site complies with the City of Fort Pierce Land Development Code, Section 125-315 (Off-Street Parking and Loading). According to this code, the retail (convenience store) with drive thru (quick-serve/coffee shop) require a minimum of 43 parking spaces. The site plan proposes a total of 45 spaces, 33 of which will be striped, with an additional 12 spaces provided under the canopy at the fuel pump stations. Two of the proposed spaces will be ADA-compliant, strategically located near the building's entrance to ensure easier access for disabled customers and employees. This location is a significant improvement over the existing design, where ADA spaces are positioned far from the entrance in the northeastern corner of the lot.

Traffic

A traffic analysis prepared by Mackenzie Engineering and Planning Inc has been attached to this application. It has been determined that the proposed development will develop 367 daily trips and 3,713 daily driveway trips. The difference in trip generation is minimal and meets traffic concurrency, therefore no improvements are needed. It should be noted that a 228-foot right turn

deceleration lane exists into driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn length. Additionally, The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

Architecture

The building design of the proposed development is consistent with the City Design Review code outlined under sec. 125-314. The proposed design features, including landscape features, are architecturally compatible with the surrounding structures. The building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower elements to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding. In general, exterior building components and all proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

Landscaping

As previously noted, the subject property, in its current state, is predominantly composed of impervious surfaces, with minimal landscaping or vegetation. The southern boundary facing Okeechobee Road is insufficiently screened, featuring only a sparse arrangement of shrubs, and there is a general lack of vegetation across the site's interior. The applicant has taken this opportunity to redesign the site with a focus on enhancing both its functionality and aesthetics.

In this proposed design, the applicant seeks to significantly improve the property by introducing a more comprehensive landscaping plan, which includes enhanced buffering and the addition of abundant vegetation throughout the site. A primary goal of the redesign is to provide a more effective visual screen along the southern boundary facing Okeechobee Road. This will be achieved through the strategic planting of multiple canopy trees and shrubs, creating a more cohesive and visually appealing buffer.

The proposed plantings consist largely of native species, including Live Oaks, Red Cedar, Slash Pines, and Bald Cypress, all of which are well-suited to the local climate and contribute to the overall sustainability of the landscape. Additionally, landscape islands will be incorporated at the end of every parking row within the site, further enhancing the aesthetic appeal and providing green spaces that break up the expanse of impervious surfaces.

These proposed changes are designed to not only improve the overall appearance of the site but also to provide environmental benefits, such as improved stormwater management, increased biodiversity, and enhanced visual screening for the neighboring community and passersby along Okeechobee Road.

Conclusion

In conclusion, the proposed redevelopment at 6900 Okeechobee Road represents a thoughtful enhancement of an established property within the C-3 zoning district. By maintaining the core use as a gas station and convenience store while introducing modern features such as a new car wash and updated facilities, the project aims to revitalize the site and better serve the community's needs. MacMillan Real Estate LLC is committed to following all relevant guidelines and contributing positively to the area's development. We respectfully request the Minor Site Plan approval to proceed with this redevelopment and look forward to contributing to the ongoing growth and improvement of Fort Pierce.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 6900 Okeechobee Road, Fort Pierce, FL 34945

Parcel ID #(s) 232470500050000

Project description Redevelopment to construct new gas station

Macmillian Real Estate, LLC	George Missimer (Cotleur & Hearing)
Property Owner(s)	**Applicant/Representative, Title, Company**
7950 NW 58Th St	1934 Commerce Lane, Suite 1
Street Address	Street Address
Doral FL 33166	Jupiter FL 33458
City State Zip	City State Zip
561-254-8040	561-406-1008
Phone Number	Phone Number
BDKINGSLEY@AOL.COM	GMISSIMER@COTLEUR-HEARING.COM
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

Subject Property (Main Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Gas Station





Subject Property (Ancillary Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Car Wash

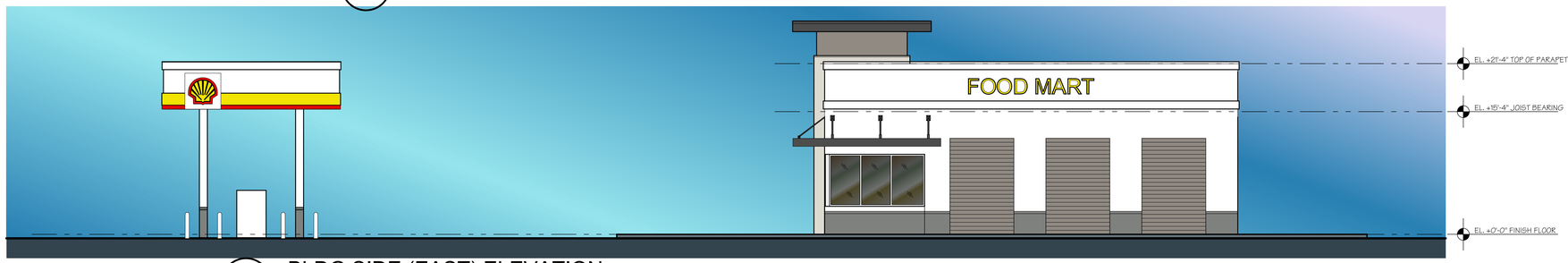






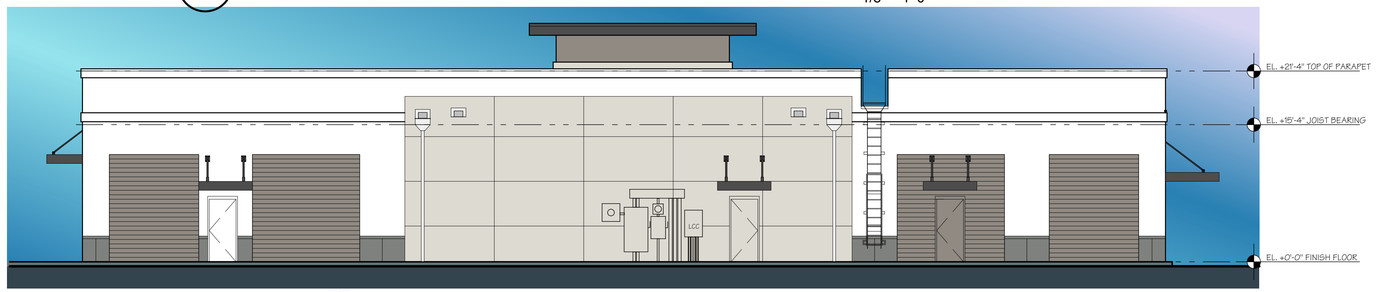
1 BLDG FRONT (SOUTH) ELEVATION

1/8" = 1'-0"



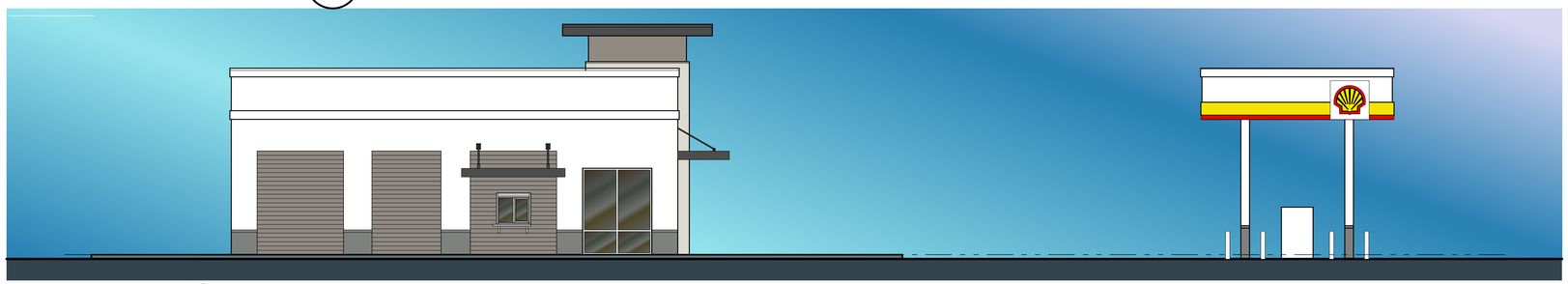
2 BLDG SIDE (EAST) ELEVATION

1/8" = 1'-0"



3 BLDG REAR (NORTH) ELEVATION

1/8" = 1'-0"



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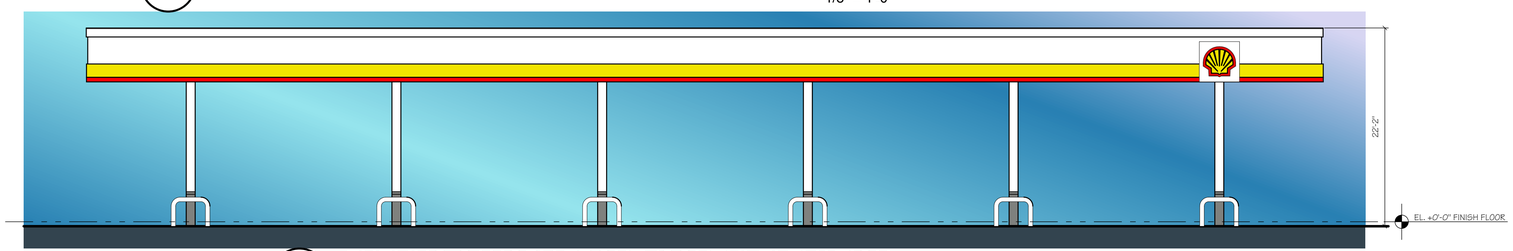
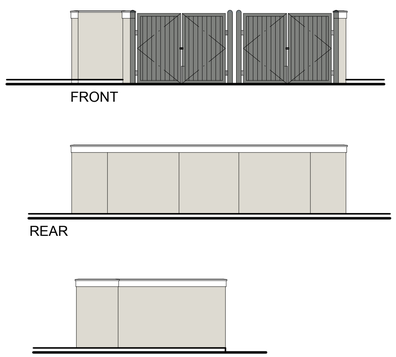
1/8" = 1'-0"



5 FUELING CANOPY FRONT (SOUTH) ELEVATION

1/8" = 1'-0"



6 DUMPSTER ELEVATION

1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

DO NOT SCALE DRAWINGS

WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111
F: 561-750-5238

ARCHITECT

DO NOT SEPARATE DRAWINGS

CONSULTANT

OWNER IDENTIFICATION

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS

Ft. Pierce cGas Station

Okeechobee Road

Preliminary Architectural Elevations

St Lucie County, Florida

BUILDING

JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-4

SHEET

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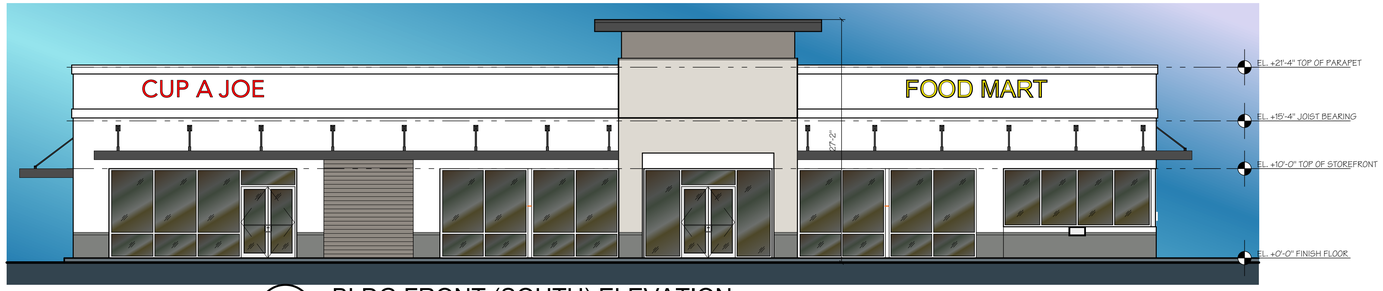

1 BLDG FRONT (SOUTH) ELEVATION

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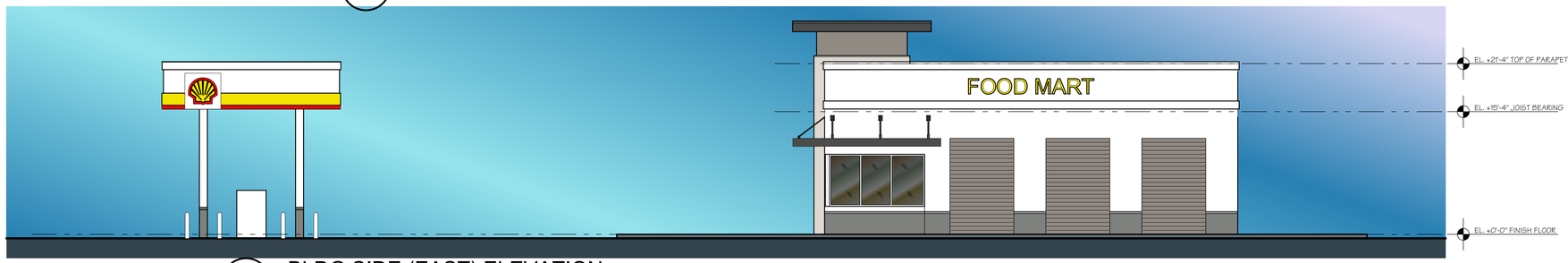

2 BLDG SIDE (EAST) ELEVATION

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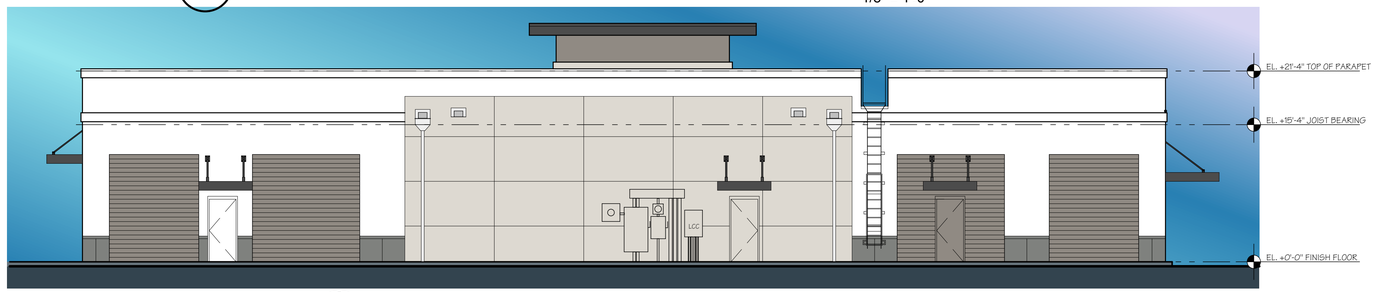

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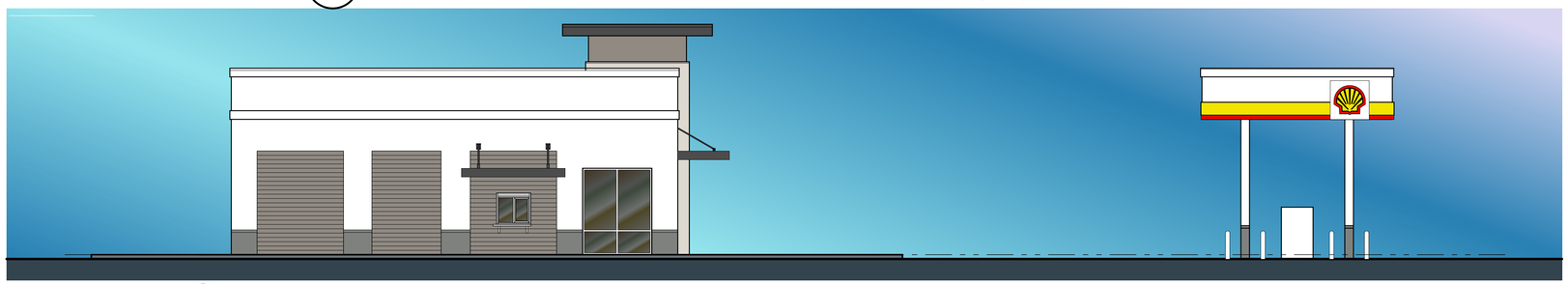
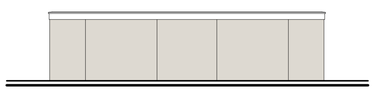
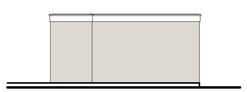


4 BLDG SIDE (WEST) ELEVATION

1/8" = 1'-0"







6 DUMPSTER ELEVATION

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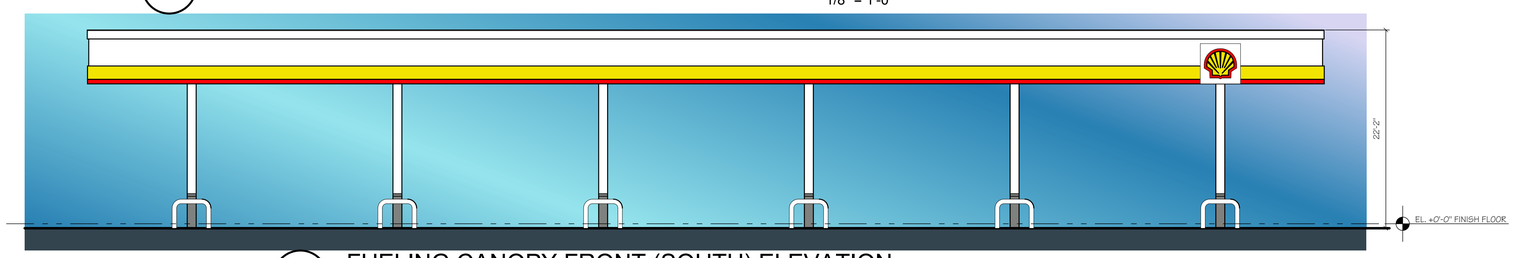

5 FUELING CANOPY FRONT (SOUTH) ELEVATION

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Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

Preliminary Architectural Elevations

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DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-4

SHEET

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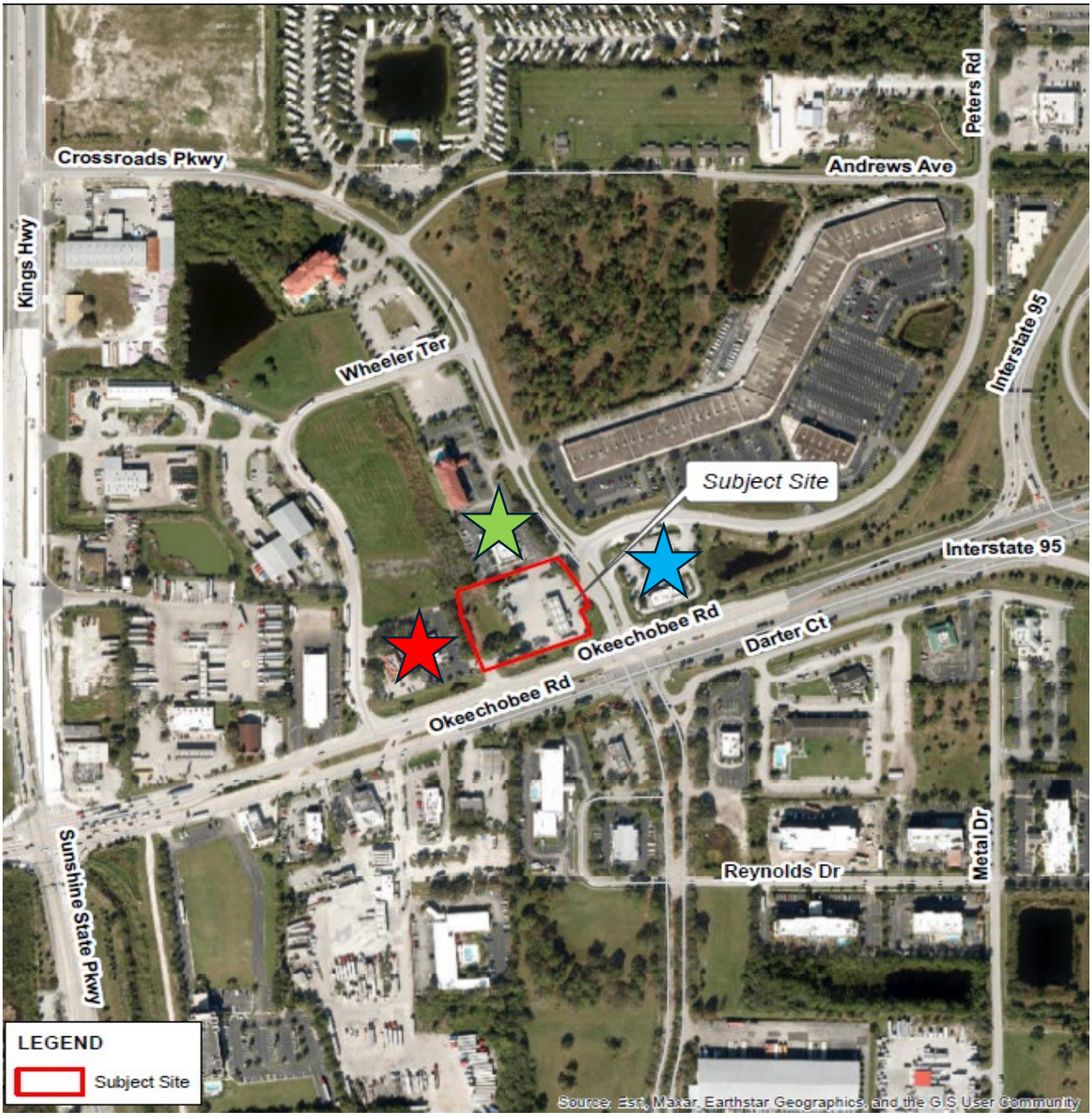
Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

DESIGN REVIEW COMPARISON



Structure 1

Structure 2

Structure 3

Subject Property (Main Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Gas Station





Subject Property (Ancillary Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Car Wash





Comparable Structure 1 (North)

ID: 232470500070004
Year Built: 1992
Story Height: 1 Story
Use: Office





Comparable Structure 2 (West)

ID: 232470500040003
Year Built: 1991
Story Height: 1 Story
Use: Restaurant



Comparable Structure 3 (East)

ID: 232431300060004
Year Built: 1989
Story Height: 1 Story
Use: Restaurant



TRAFFIC IMPACT ANALYSIS

Okeechobee Shell
Fort Pierce, FL

Prepared for:
MacMilan Real Estate, LLC
Doral, FL

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

293001
October 2024
© MacKenzie Engineering and Planning, Inc.
CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed development is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1-lane (1,382 SF) quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

The proposed development will generate the following driveway trips:

- 3,713 daily, 408 AM peak hour (204 in/204 out), and 328 PM peak hour (165 in/163 out) trips.

The project traffic impacts are de minimis. Therefore the project meets traffic concurrency. No improvements are needed.

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn lane length. The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

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APPENDICES

Appendix A. ITE Report, *Trip Generation (11th Edition)*

Appendix B. St. Lucie TPO Traffic Counts and Level of Service Report (2024)

Appendix C. FDOT Standardized Service Volume Table

Appendix D. Site Plan

Appendix E. Property Card

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed redevelopment is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1,382 SF quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

Figure 1: Proposed Site Location



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from Polk County and FDOT. The data included:

- St. Lucie TPO Data
- Historic traffic count data
- Roadway geometrics

Cotleur & Hearing provided project development information.

PROJECT TRAFFIC

Traffic Generation

The study used trip generation rates for the following uses from the Institute of Transportation Engineers (ITE) report, *Trip Generation (11th Edition)* to estimate trips from the project:

- Gasoline/Service Station (ITE Land Use 944)
- Coffee Shop with Drive Through and No Indoor Seating (ITE Land Use 938)
- Convenience Store with Gas Station (4,000-5,500 SF) (ITE Land Use 945)
- MEP developed an EV charging Station trip rate based average vehicle charge time

Existing Site

- Gasoline/Service Station (ITE Land Use 944) with 12 Fueling Positions and a 1,736 SF convenience store

The existing development generates the following driveway trips:

- 2,064 daily, 123 AM peak hour (62 in/61 out), and 167 PM peak hour (84 in/83 out) trips.

Proposed Site

- 1-Lane (1,382 SF) Coffee Shop with Drive Through and No Indoor Seating (ITE Land Use 938)
- 4,874 SF Convenience Store with Gas Station (4,000-5,500 SF) (ITE Land Use 945) with 13 fueling positions
- 4 EV Charging Stations

The proposed development will generate the following driveway trips:

- 3,265 daily, 360 AM peak hour (180 in/180 out), and 288 PM peak hour (145 in/143 out) trips.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

Internal Capture

The internal capture is 0.

Pass-by Trip Capture

Pass-by capture is based on ITE data for AM and PM peak hour rates and St. Lucie County impact fee data for daily pass-by rates.

Table 1. Pass-By Rates

Use	ITE Use	AM	PM	Daily
Gasoline/Service Station	944	63%	57%	77%
Coffee Shop with Drive-Thru and No Indoor stg	938	90%	98%	84%*
Convenience Store/Gas Station/EV Charging Station	945	76%	75%	77%
Source:		ITE	ITE	SLC

* Rate based on the lowest calculated rate for a weekday time period published by ITE

MacKenzie
Engineering & Planning, Inc.

Table 2. Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing FLU Traffic										
Gas/Service Station	12		VFP	2,064	123	62	61	167	84	83
Pass-By Traffic	AM	PM	Daily							
Gas/Service Station	63.0%	57.0%	77%	1,589	77	39	38	95	48	47
NET EXISTING TRIPS				***475***	***46***	***23***	***23***	***72***	***36***	***36***
Total Existing Driveway Volumes				***2,064***	***123***	***62***	***61***	***167***	***84***	***83***
Proposed Traffic Use										
Coffee Shop with Drive-Thru and No Indoor stg	1		DT Lanes	179	36	18	18	15	8	7
Convenience Store/Gas Station	13		VFP	3,343	352	176	176	296	148	148
EV charging Station	4		VCP	191	20	10	10	17	9	8
Subtotal				3,713	408	204	204	328	165	163
Pass-By Traffic	AM	PM	Daily							
Coffee Shop with Drive-Thru and No Indoor stg	90.0%	98.0%	84%	150	32	16	16	15	8	7
Convenience Store/Gas Station	76.0%	75.0%	77.0%	2,574	268	134	134	222	111	111
EV charging Station	76.0%	75.0%	77.0%	147	15	8	7	13	7	6
Subtotal				2,871	315	158	157	250	126	124
NET PROPOSED TRIPS				***842***	***93***	***46***	***47***	***78***	***39***	***39***
Total Proposed Driveway Volumes				***3,713***	***408***	***204***	***204***	***328***	***165***	***163***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**367**	**47**	**23**	**24**	**6**	**3**	**3**
NET CHANGE IN DRIVEWAY VOLUMES				**1,649**	**285**	**142**	**143**	**161**	**81**	**80**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Coffee Shop with Drive-Thru and No Indoor stg	938	DT Lanes	179.00	(1)	51/49	T=53.21(X) - 17.43	50/50	15.08
Convenience Store/Gas Station	945	VFP	257.13	(1)	50/50	27.04	50/50	22.76
EV charging Station	MEP	VCP	47.83	(1)	50/50	5.03	50/50	4.23
Gas/Service Station	944	VFP	172.01	(1)	50/50	10.28	50/50	13.91

(1) See Table Above

(2) See Appendix Calculations regarding EV station trip generation estimates

s:\293 - collins development\001 - okeechobee shell\trip gen\[trip gen 11-1-24.xlsx]tgen

Copyright © 2024, MacKenzie Engineering and Planning, Inc.

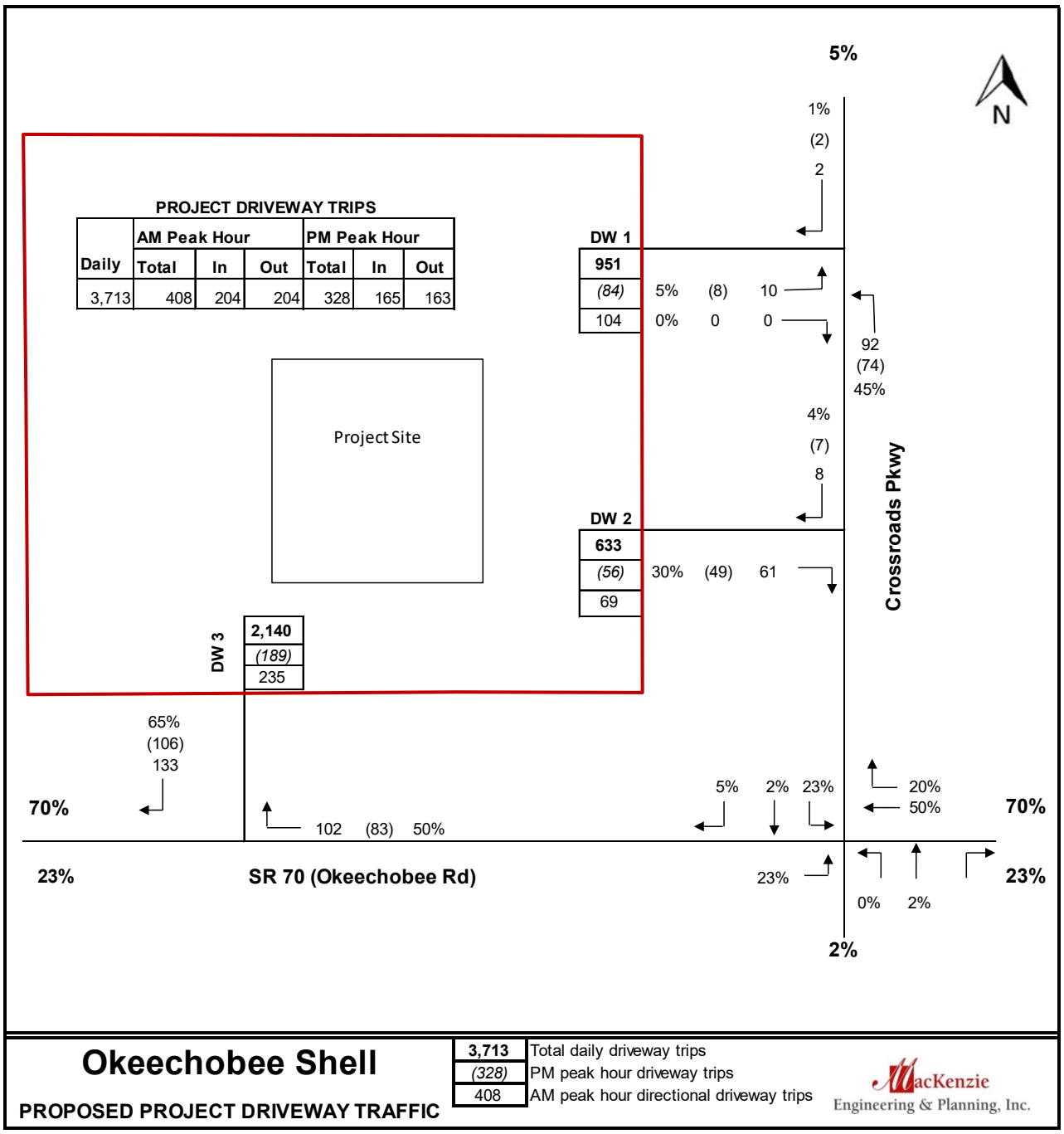
TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths, surrounding uses and review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

WESTBOUND	-	70 Percent
EASTBOUND	-	23 Percent
NORTH	-	5 Percent
SOUTH	-	2 Percent

The distributed external trips for the project were assigned to the roadway network within the radius of influence. The project assignment is shown in Figure 2.

Figure 2. Traffic Assignment



Okeechobee Shell

PROPOSED PROJECT DRIVEWAY TRAFFIC

3,713	Total daily driveway trips
(328)	PM peak hour driveway trips
408	AM peak hour directional driveway trips

MacKenzie Engineering & Planning, Inc.

COMMITTED ROADWAY IMPROVEMENTS

A review was conducted of the Five-Year Plans of FDOT and St. Lucie County, as well as those improvements committed by the developers of projects in the area. There are no roadway improvements adding capacity within the study area.

ROADWAY ANALYSIS

Study Area

The study area for the project is a radius of 1.0 mile based on the St. Lucie Standardized TIS Methodology (SLSTISM).

Significant Impact

The project is required to study roadways within the study area that are impacted. A project impact is de minimis for transportation concurrency purposes if it would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility. (Section 1.0, SLSTISM)

St. Lucie TPO Traffic Counts and Level of Service Report (2024) does not publish roadway volumes or capacities on SR 70. The study uses FDOT's 2023 Multimodal Quality/LOS Handbook for roadway service volumes. Area types were applied based on FDOT preliminary Context Classification. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Table 3 displays the significant roadway analysis. Significance was based on the highest number of new trips (AM peak hour) in order to provide a conservative analysis.

Table 3. Peak Hour Significant Roadway Analysis

							Project Traffic			De Minimis Impact? (Y/N)	
Roadway	**Segments**	**Context Class**	**E+C Lanes**	**Serv. Vol.**	**EB**	**WB**	**NB/EB**	**SB/WB**	**Project Impact**	**NB/EB**	**SB/WB**
Okeechobee Rd	Kings Hwy to Crossroads Pkwy	C3C	6	2,680	23%	70%	5	17	0.63%	**YES**	**YES**
	Crossroads Pkwy to I-95	C3C	6	2,680	23%	70%	6	16	0.60%	**YES**	**YES**

The project's impacts are De Minimis pursuant to Section 1.0, SLSTISM. Therefore, no further roadway analysis is necessary and the project meets Fort Pierce concurrency requirements.

DRIVEWAYS

Driveway Access

The project site has three (3) points of access. The access is as follows:

- Crossroads Parkway North (DW 1) – Full Opening (to remain)
- Crossroads Parkway South (DW 2) – Right-in/Right-Out Opening (to remain)
- SR 70 (DW 3) – Right-in/Right-Out Opening (to remain)

The proposed project driveway volumes are shown in Figure 2. The project shares a driveway with the property to the west.

Deceleration Lanes

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70).

SR 70 Details

- Speed Limit – 45 MPH
- Minimum Required Deceleration Lane Length – 185 Feet
- Access Class – 5
- Minimum Driveway Spacing – 245 Feet

Existing Driveway Spacing (based on Google Earth)

- East (Crossroads Parkway) – 337 feet
- West (Wheeler Terrace) – 340 feet

A right-turn lane at the SR 70 access is warranted and provided into the property. The turn lane meets exceeds the required length and the access meets FDOT's minimum driveway spacing criteria.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed development is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1-lane (1,382 SF) quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

The proposed development will generate the following driveway trips:

- 3,713 daily, 408 AM peak hour (204 in/204 out), and 328 PM peak hour (165 in/163 out) trips.

The project traffic impacts are de minimis. Therefore the project meets traffic concurrency. No improvements are needed.

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn lane length. The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

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Engineering & Planning, Inc.

APPENDICES

Appendix A. ITE Report, *Trip Generation (11th Edition)*

Appendix B. St. Lucie TPO Traffic Counts and Level of Service Report (2024)

Appendix C. FDOT Standardized Service Volume Table

Appendix D. Site Plan

Appendix E. Property Card

Land Use: 938
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating

Description

This land use includes any coffee and donut restaurant that has only drive-through window service. A patron cannot walk into the shop and purchase items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa).

The coffee/donut shops contained in this land use typically hold long store hours (more than 15 hours) with an early morning opening.

Coffee/donut shop without drive-through window (Land Use 936) and coffee/donut shop with drive-through window (Land Use 937) are related uses.

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Arizona, New Hampshire, Oregon, and Washington.

Source Numbers

514, 644, 755, 981, 1028

Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

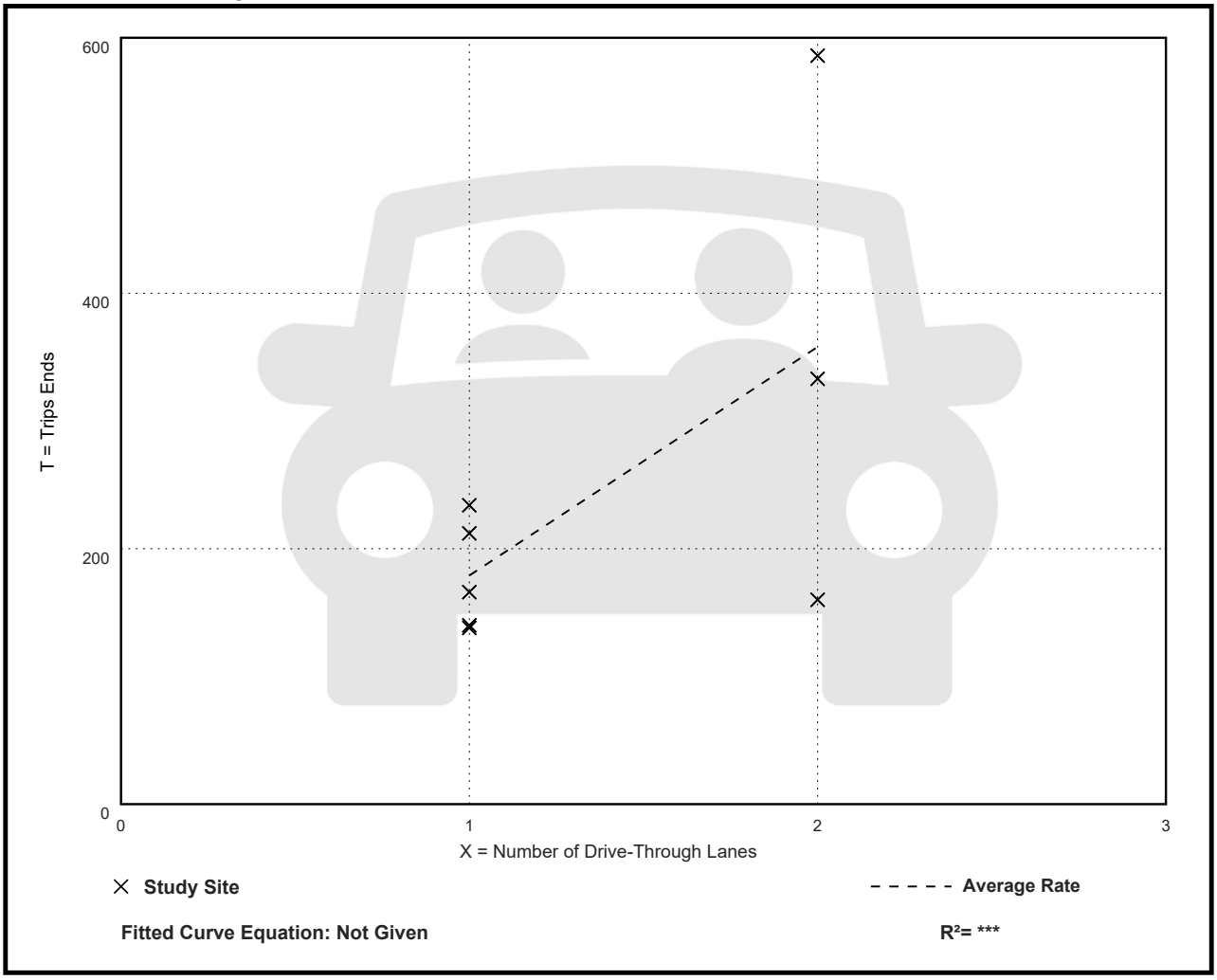
Vehicle Trip Ends vs: Drive-Through Lanes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
179.00	80.00 - 293.00	74.48

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

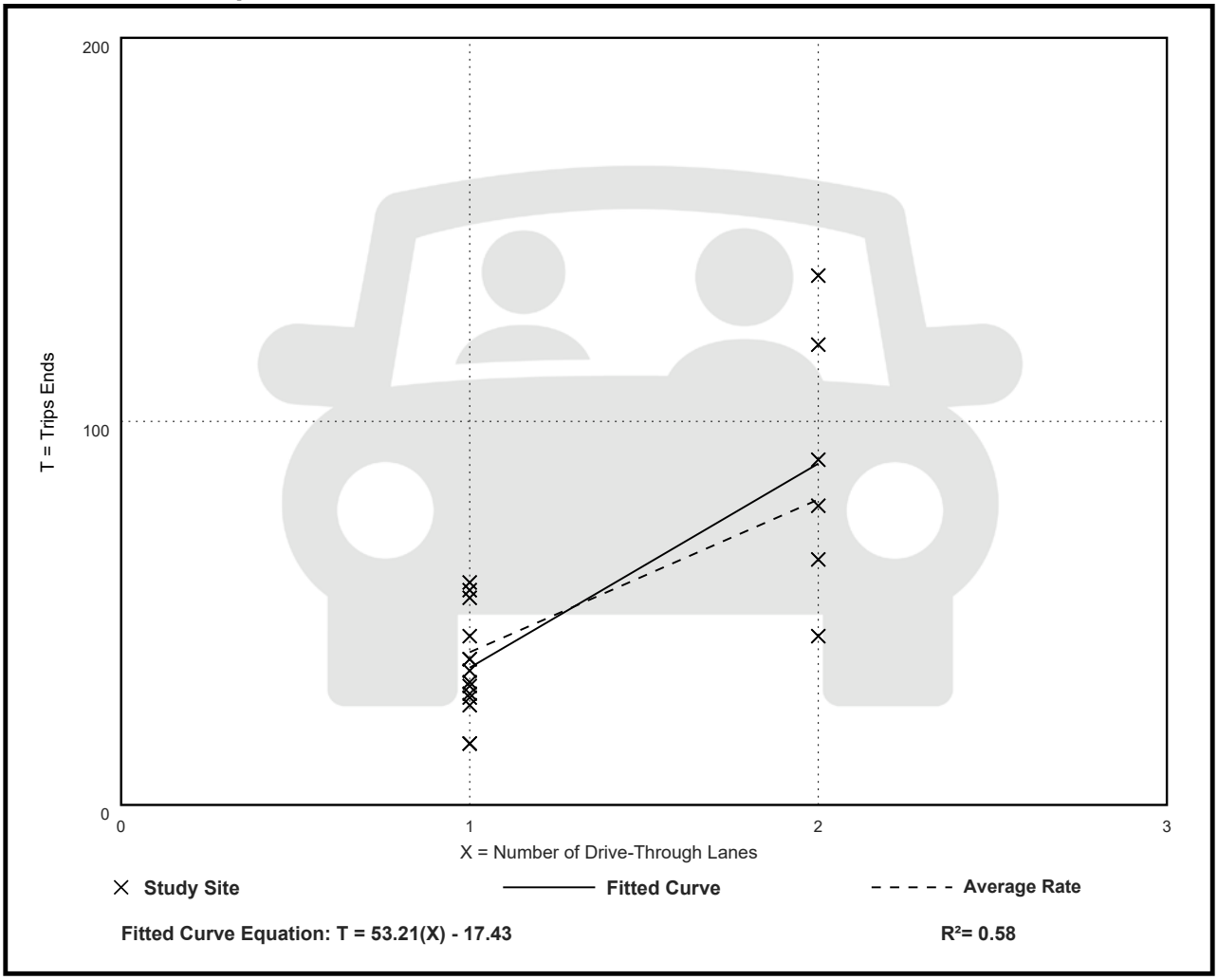
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs: Drive-Through Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
39.81	16.00 - 69.00	15.44

Data Plot and Equation



Fitted Curve Equation: T = 53.21(X) - 17.43

R^2= 0.58

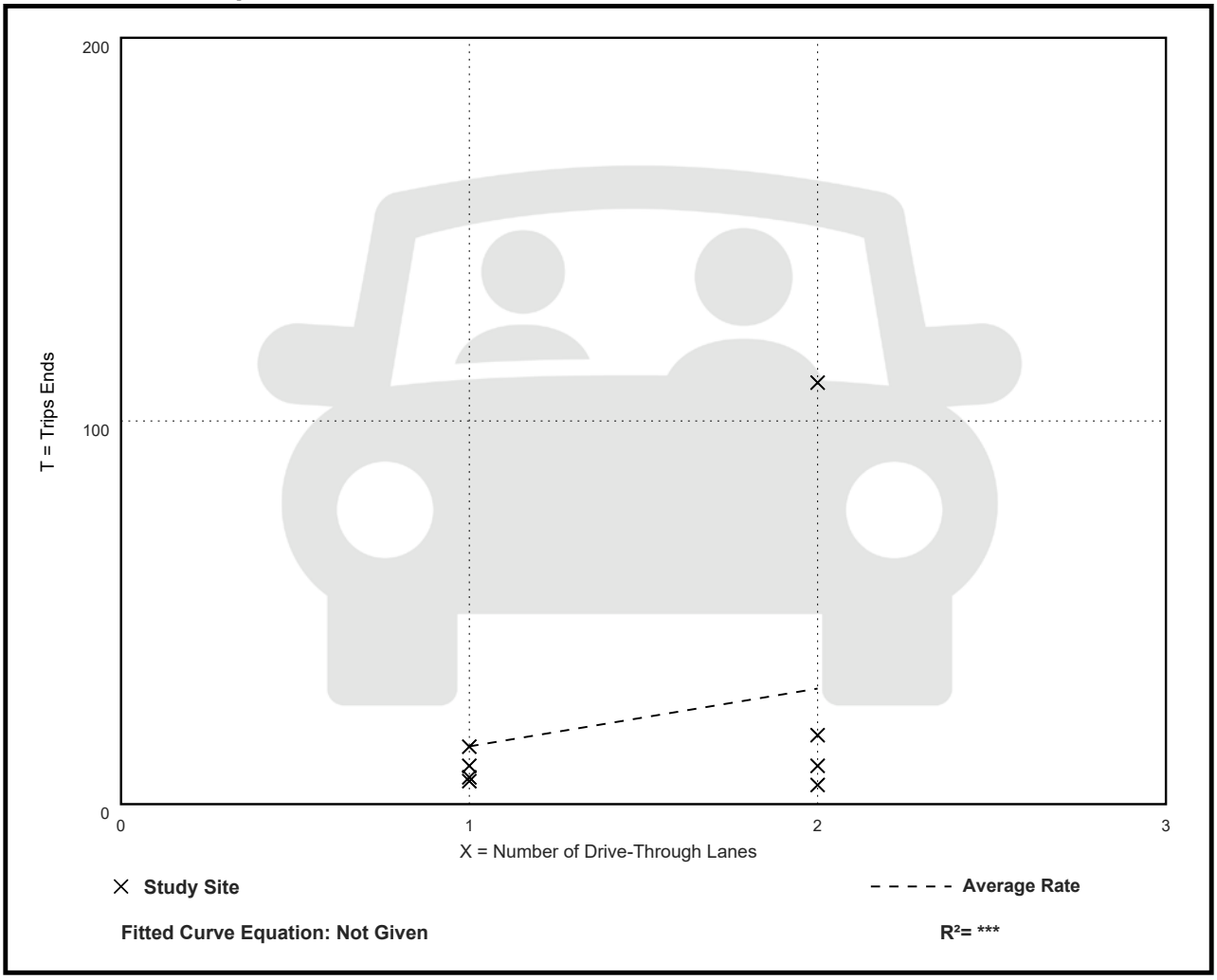
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs: Drive-Through Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
15.08	2.50 - 55.00	19.41

Data Plot and Equation



Land Use: 944
Gasoline/Service Station

Description

This land use includes gasoline/service stations where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. A gasoline/service station may also have facilities for servicing and repairing motor vehicles. The gasoline/service station may also have a car wash. Convenience store/gas station (Land Use 945) and truck stop (Land Use 950) are related uses.

Additional Data

The independent variable—vehicle fueling positions—is defined as the maximum number of vehicles that can be fueled simultaneously. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Kentucky, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario (CAN), Oregon, South Dakota, Texas, and Washington.

Specialized Land Use Data

A 2006 study provided data on four private fuel facilities in Florida (source 721). These facilities provide self-fuel service for any motorist with a pre-established membership account. The site is not open to the general public. The trip generation characteristics of these sites differ from sites included in this land use; therefore, trip generation information for these sites is excluded from the data plots. The four sites have an average of nine vehicle fueling positions, with an average of 12 vehicle trips during the weekday, AM peak hour of adjacent traffic and 7 vehicle trips during the weekday, PM peak hour of adjacent street traffic.

Source Numbers

221, 274, 278, 288, 340, 350, 351, 355, 359, 366, 440, 583, 617, 618, 631, 721, 867, 882, 883, 888, 954, 977

Gasoline/Service Station
(944)

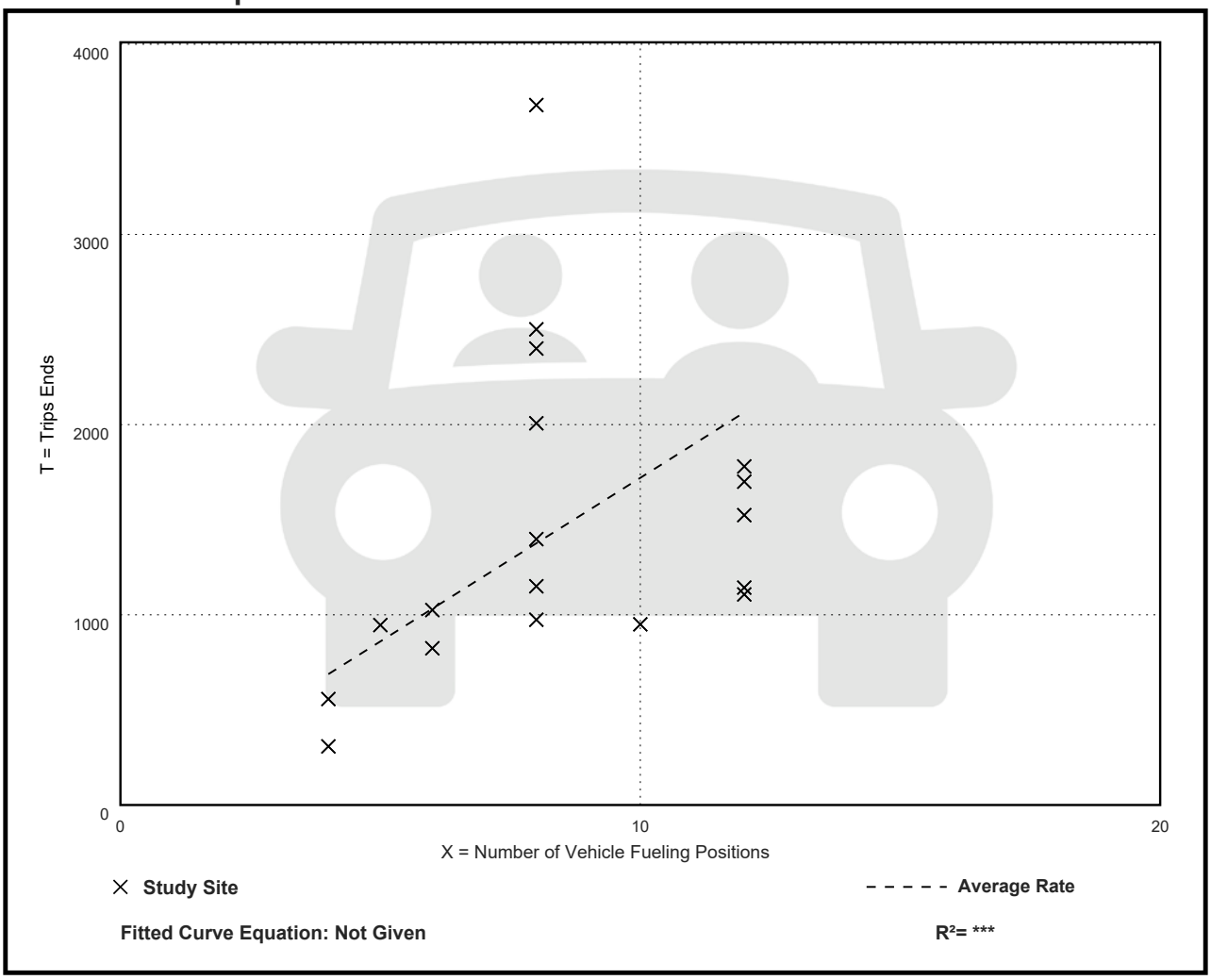
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
172.01	77.00 - 460.00	96.45

Data Plot and Equation



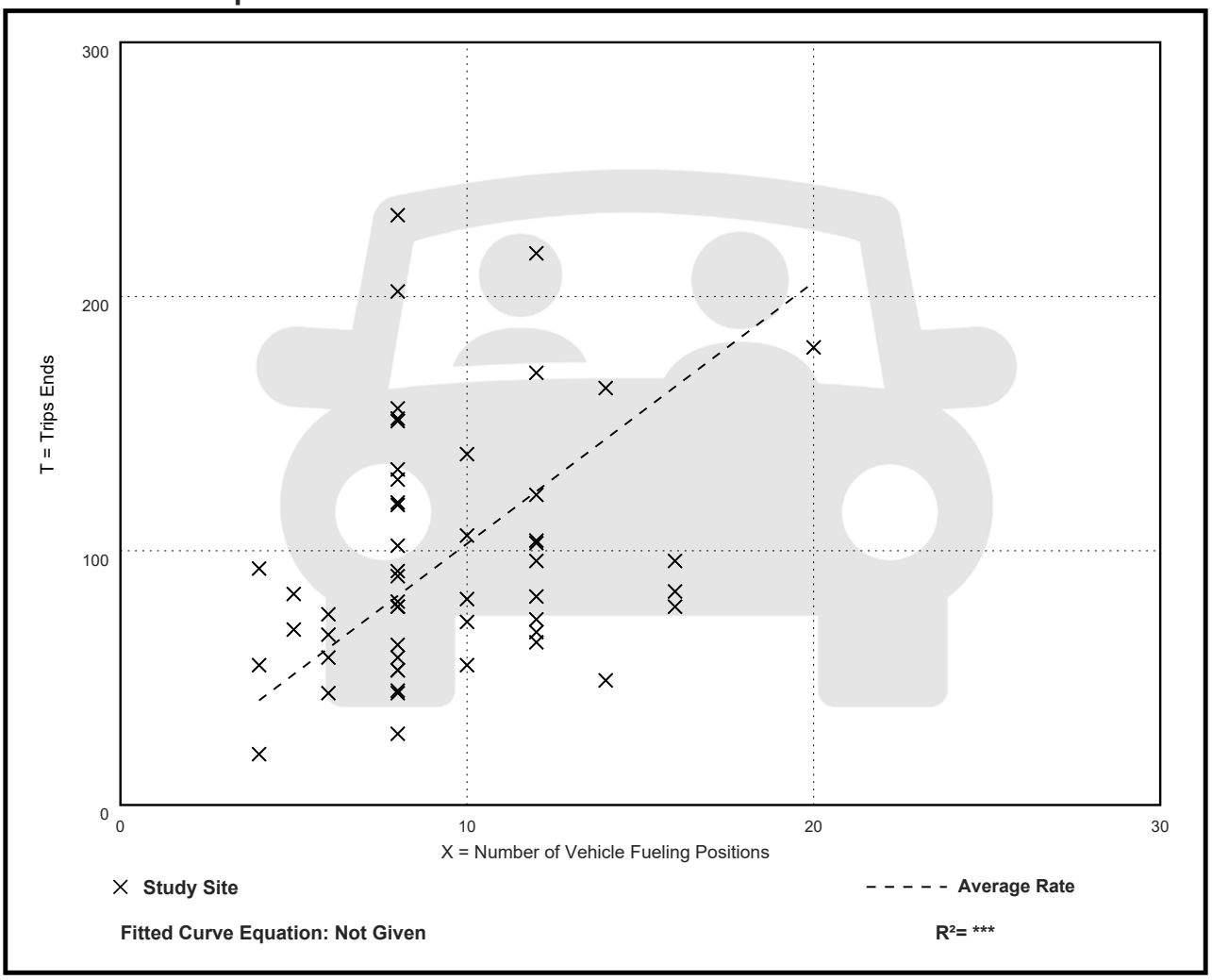
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 53
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
10.28	3.50 - 29.00	5.36

Data Plot and Equation



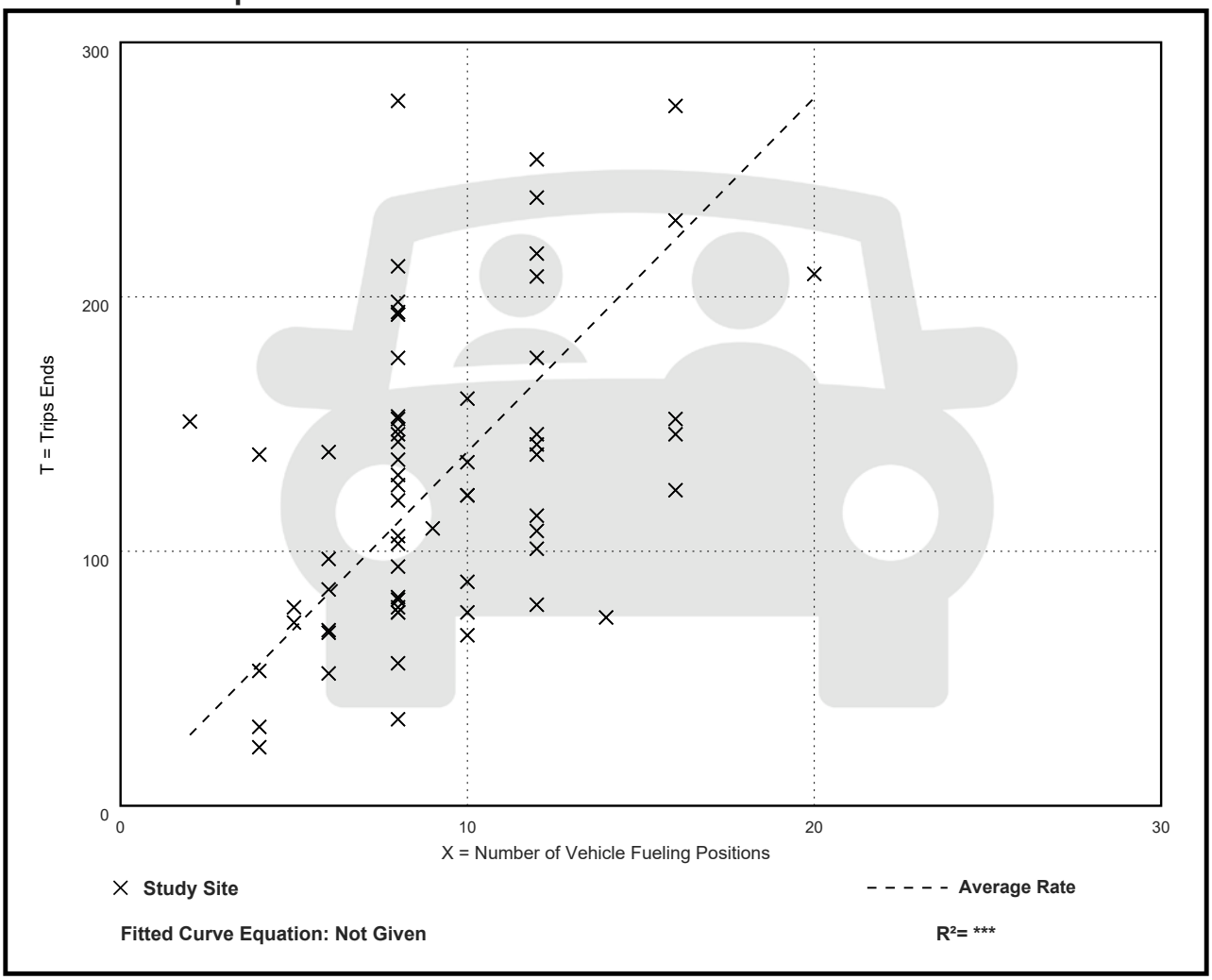
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 65
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.91	4.25 - 75.50	6.93

Data Plot and Equation



Land Use: 945
Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory "none."

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052

Convenience Store/Gas Station - GFA (4-5.5k) (945)

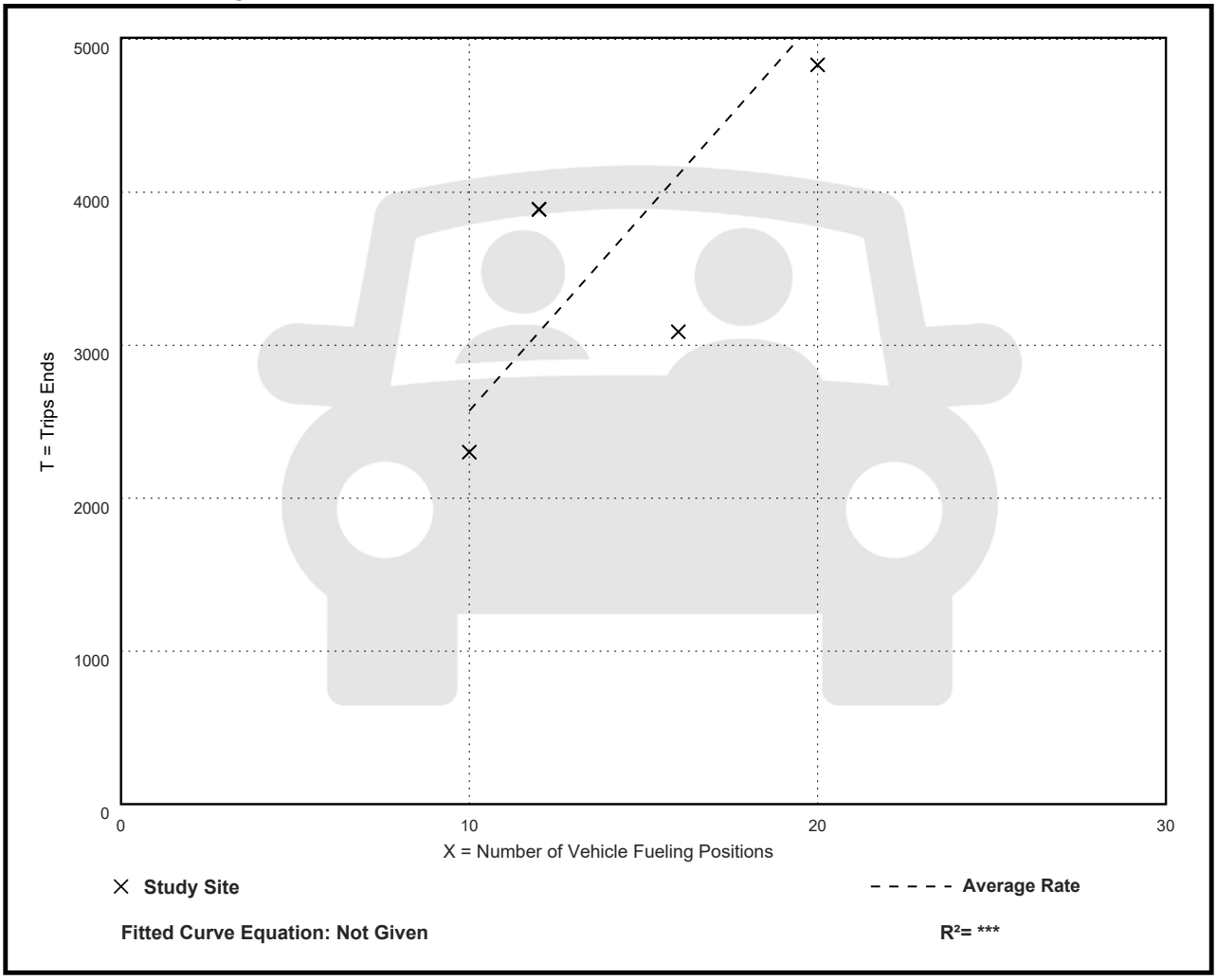
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

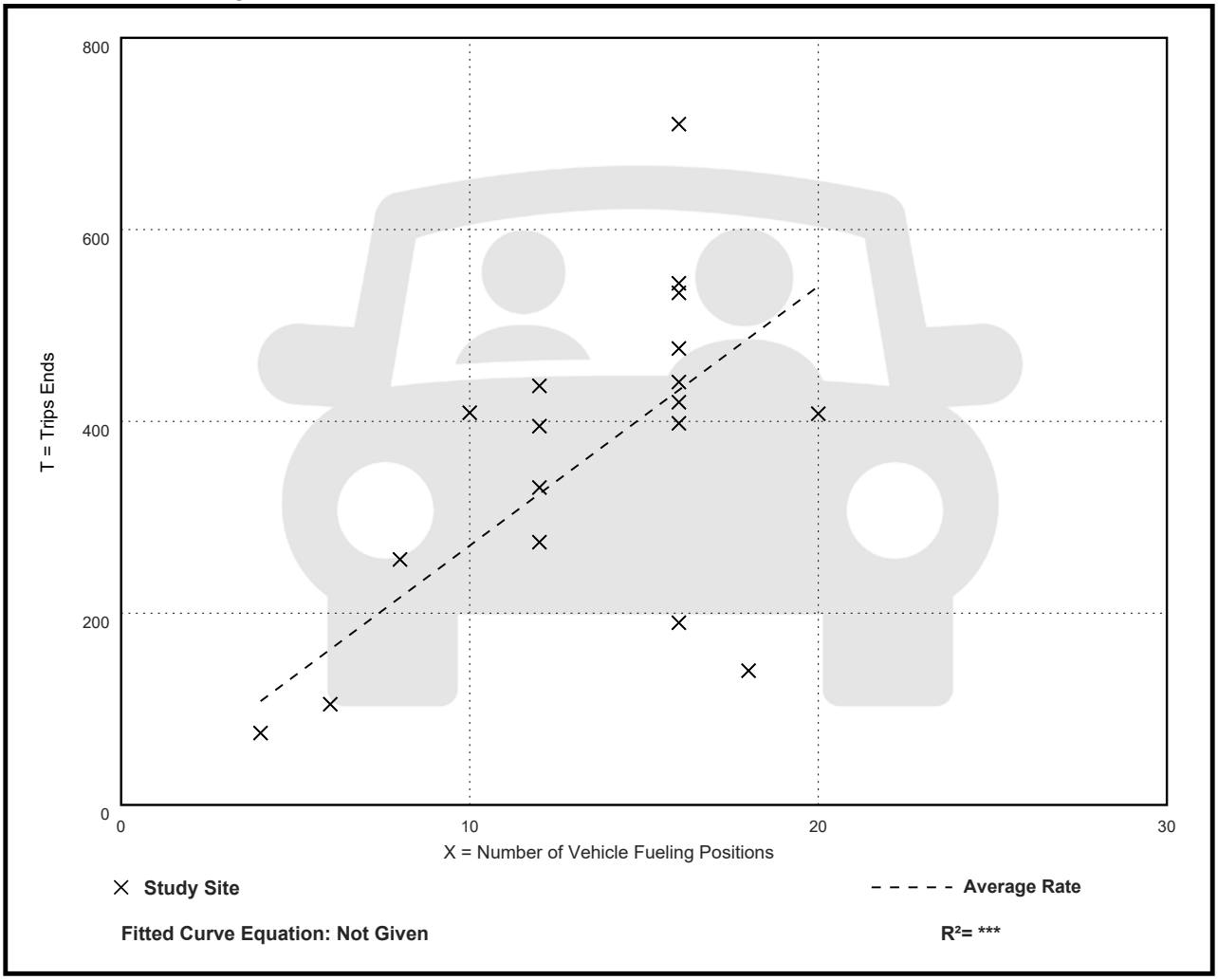
Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 13
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.78 - 44.38	9.88

Data Plot and Equation



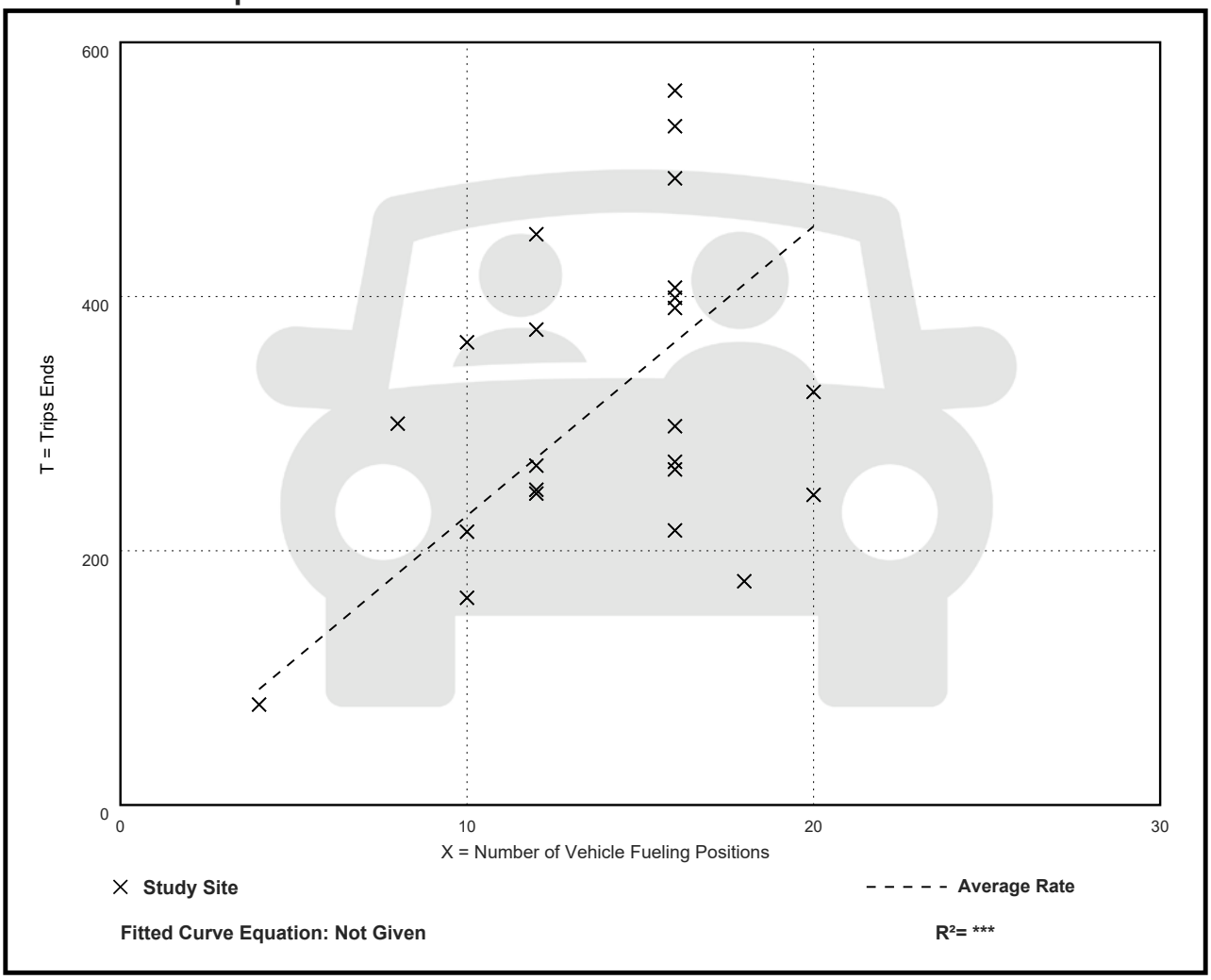
Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

Data Plot and Equation



Recommended EV Charger Trip Generation Rates

Daily	47.83
AM Peak	5.03
PM Peak	4.23

Based on 100% EV charging usage

maximum charges per EV charger	2.52
Peak Hour Trips per charging station	5.03

Using ratios from ITE 945 to equate the peak potential charging to trips Daily, AM and PM peak hour trips
ITE 945 ratios for a fueling station with a C-store 4,000 to 5,500 SF in size

Daily	257.13
AM	27.04
PM	22.76

Average EV Charing Time 23.83 minutes

EV charging times

2023 Nissan Ariya	10% to 80% in 35 to 90 minutes	35
2023 Tesla Model S	200 miles of range in 15 minutes	15
2023 Rivian R1T	149 miles of range in 25 minutes	25
2023 Volkswagen ID.4	10% to 80% in 30 minutes	30
2024 Kia EV9	10% to 80% in 20 minutes	20
2023 Genesis GV60	10% to 80% in about 18 minutes	18

https://cars.usnews.com/cars-trucks/advice/ev-charging-time

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	3
Average Pass-By Rate	90%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	83	—	—	17	—	18
1	Oregon	1998	—	95	—	—	5	—	18
1	Washington	1998	—	92	—	—	8	—	18

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday Midday
# Data Sites	3
Average Pass-By Rate	84%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	73	—	—	27	—	18
1	Oregon	1998	—	100	—	—	0	—	18
1	Washington	1998	—	78	—	—	22	—	18

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	2
Average Pass-By Rate	98%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	100	—	—	0	—	18
1	Oregon	1998	—	95	—	—	5	—	18

Table D-5 (continued)

St. Lucie County – Fully Calculated Road Impact Fee Schedule: Fort Pierce (County and State Portion)

ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Network Trip Length	Total Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT[1]	Net VMT (Adjusted)[2]	Total Impact Cost	Annual Cap. Imp. Credit	Cap. Imp. Credit	Net Impact Fee
	INSTITUTIONS:														
520	Elementary School (Private)	1,000 sf	19.52	ITE 10th Edition[5]	3.31	3.81	50% of LUC 210: Travel Demand Model	80%	Based on LUC 710 (adjusted)[6]	19.33	18.75	$10,542	$97	$1,737	**$8,805**
522/525	Middle/High School (Private)	1,000 sf	16.21	ITE 10th Edition (Adjusted)[7]	3.31	3.81	50% of LUC 210: Travel Demand Model	90%	Based on LUC 710	18.06	17.52	$9,849	$90	$1,612	**$8,237**
565	Day Care Center	1,000 sf	49.63	Blend of ITE 11th & FL Studies	2.03	2.53	FL Studies	73%	FL Studies	27.51	26.68	$15,000	$149	$2,668	**$12,332**
610	Hospital	1,000 sf	10.77	ITE 11th Edition	6.62	7.12	Same as LUC 210	78%	Midpoint of LUC 310 & LUC 720	20.80	20.18	$11,342	$97	$1,737	**$9,605**
620	Nursing Home	1,000 sf	6.75	ITE 11th Edition	2.59	3.09	FL Studies	89%	FL Studies	5.82	5.65	$3,173	$30	$537	**$2,636**
n/a	Lodge/Fraternal Organization	1,000 sf	7.60	ITE 11th Edition (LUC 560)	6.62	7.12	Same as LUC 210	50%	2009 Impact Fee Study (Mainland)	9.41	9.13	$5,131	$44	$788	**$4,343**
	OFFICE:														
710	General Office	1,000 sf	10.84	ITE 11th Edition	5.15	5.65	FL Studies	92%	FL Studies	19.21	18.63	$10,475	$91	$1,630	**$8,845**
	RETAIL:														
822	Retail/Shopping Center less than 40,000 sflga	1,000 sfgla	54.45	ITE 11th Edition	1.48	1.98	Appendix A: Fig. A-1 (19k sfgla)	48%	Appendix A: Fig. A-2 (19k sfgla)	14.47	14.04	$7,889	$84	$1,504	**$6,385**
821	Retail/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	67.52	ITE 11th Edition	1.94	2.44	Appendix A: Fig. A-1 (59k sfgla)	57%	Appendix A: Fig. A-2 (59k sfgla)	27.92	27.08	$15,228	$152	$2,722	**$12,506**
~~820~~	~~Retail/Shopping Center greater than 150,000 sfgla~~	~~1,000 sfgla~~	~~37.01~~	~~ITE 11th Edition~~	~~2.80~~	~~3.30~~	~~Appendix A: Fig. A-1 (538k sfgla)~~	~~75%~~	~~Appendix A: Fig. A-2 (538k sfgla)~~	~~29.07~~	~~28.20~~	~~$15,851~~	~~$149~~	~~$2,668~~	~~**$13,183**~~
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	172.01	ITE 11th Edition	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	28.11	27.27	$15,331	$154	$2,758	**$12,573**
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	264.38	ITE 11th Edition (Adjusted)[8]	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	43.21	41.91	$23,563	$237	$4,244	**$19,319**
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	345.75	ITE 11th Edition	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	56.51	54.81	$30,815	$310	$5,552	**$25,263**
	INDUSTRIAL:														
30/154	Intermodal Distribution Center/ High-Cube Warehouse	1,000 sf	1.40	ITE 11th Edition (LUC 154)	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	2.48	2.41	$1,353	$12	$215	**$1,138**
110	General Industrial	1,000 sf	4.87	ITE 11th Edition	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	8.63	8.37	$4,706	$41	$734	**$3,972**
150	Warehouse	1,000 sf	1.71	ITE 11th Edition	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	3.03	2.94	$1,652	$14	$251	**$1,401**

1) Net VMT calculated as ((Trip Generation Rate* Trip Length* % New Trips)* (1-Interstate/Toll Facility Adjustment Factor)/2). This reflects the unit of vehicle-miles of capacity consumed per unit of development and is multiplied by the cost per vehicle
2) Net VMT (Item 1) multiplied by the VMT adjustment factor (97%)
3) Bed & breakfast rate does not include primary residence. Single family unit must be assessed for the residential portion of the use.
4) Updated trip generation rate data for this land use was not available in ITE 10th Edition or ITE 11th Edition.
5) Updated trip generation rate data (per 1,000 sf) was not available for this land use in ITE 11th Edition.
6) The percent new trips for schools was estimated at 90% based on LUC 710, but was then adjusted to 80% to provide a conservative fee rate. This adjustment reflects the nature of elementary and middle school uses where attendees are unable to drive and are typically dropped off by parents on their way to another destination.
7) Updated trip generation rate data (per 1,000 sf) was not available for this land use in ITE 11th Edition. The trip generation rate is a blend of Middle and High School land uses
8) The trip generation rate represents a blend of the 2,000 sf to 3,999 sf and 4,000 sf to 5,499 sf tiers presented in the Trip Generation Rate Manual.

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	944
Land Use	Gasoline/Service Station
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	12
Average Pass-By Rate	63%

Pass-By Characteristics for Individual Sites

Vehicle Fueling Positions	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
6	Maryland	1992	21	67	14	19	33	900	25
6	Maryland	1992	21	43	28	29	57	870	25
8	Maryland	1992	46	87	13	0	13	2235	25
8	Maryland	1992	35	78	9	13	22	7080	25
8	Kentucky	1993	61	60	15	25	40	4000	2
8	Kentucky	1993	48	68	13	19	32	1307	2
8	Kentucky	1993	—	56	22	22	44	1211	2
8	Maryland	1992	36	47	14	39	53	3095	25
8	Maryland	1992	46	75	0	25	25	3770	25
10	Kentucky	1993	47	67	11	22	33	1105	2
10	Kentucky	1993	—	46	42	12	54	1211	2
12	Maryland	1992	36	61	8	31	39	3480	25

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	944
Land Use	Gasoline/Service Station
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	17
Average Pass-By Rate	57%

Pass-By Characteristics for Individual Sites

Vehicle Fueling Positions	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
6	Maryland	1992	18	61	6	33	39	2510	25
6	Maryland	1992	26	58	11	31	42	1020	25
8	Maryland	1992	47	62	23	15	38	2635	25
8	Kentucky	1993	83	52	8	40	48	4965	2
8	Kentucky	1993	60	53	20	27	47	1491	2
8	Kentucky	1993	—	72	7	21	28	2657	2
8	Maryland	1992	36	67	14	19	33	3095	25
8	Maryland	1992	46	46	11	43	54	3770	25
8	Maryland	1992	35	54	3	43	46	7080	25
10	Kentucky	1993	—	57	19	24	43	1812	2
10	Kentucky	1993	—	55	16	29	45	2657	2
12	Maryland	1992	52	38	10	52	62	3835	25
12	Pennsylvania	2009	—	66	—	—	34	—	19
12	Pennsylvania	2009	—	51	—	—	49	—	19
12	Pennsylvania	2009	—	40	—	—	60	—	19
12	Pennsylvania	2009	—	61	—	—	39	—	19
12	New Jersey	2009	—	73	—	—	27	—	19

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

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
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



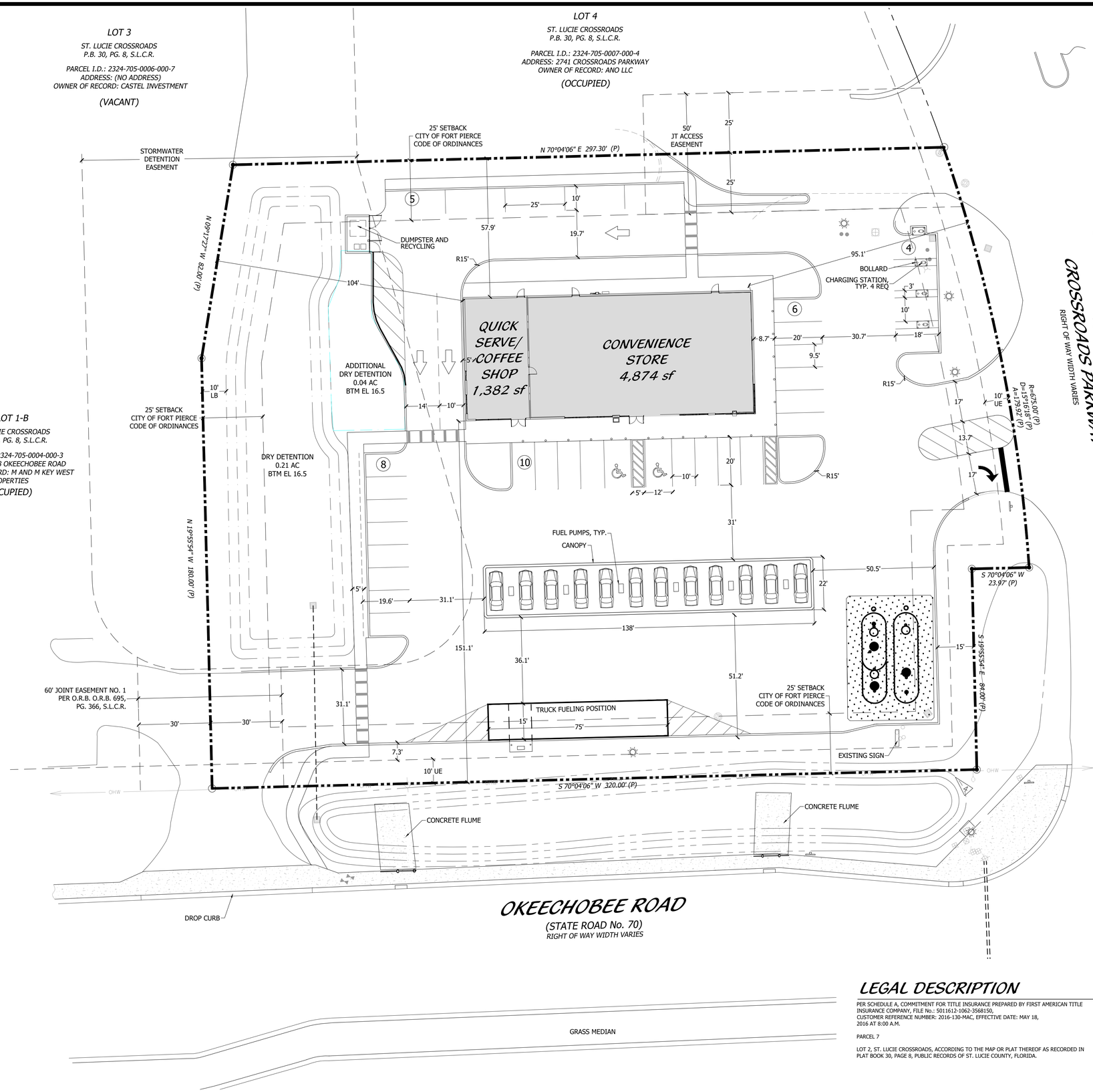
(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.



SITE DATA

NAME OF PROJECT	Ft. Pierce Shell
PROPERTY CONTROL NUMBER	232470500050000
LAND USE DESIGNATION	GC
ZONING DISTRICT	C-3 (General Commercial)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TOTAL OVERALL SITE AREA	**1.95 AC / 84,945.00 SF**

BUILDING DATA	**USE SF**
CONVENIENCE STORE	4,874 SF
QUICK SERVE / COFFEE SHOP	1,382 SF
12 FUEL PUMP GAS STATION	4,840 SF
TOTAL SQUARE FOOTAGE	**11,096.00 SF**

TOTAL LOT AREA BREAKDOWN	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	6,256	0.22	7.36%
VIA	48,698	1.12	57.33%
SIDEWALK	4,038	0.09	4.75%
DRY RETENTION	10,697	0.25	12.59%
GREEN SPACE	15,256	0.35	17.96%
TOTAL	**84,945**	**1.95**	**100.00%**

PARKING DATA	**REQ**	**PROV**
CONVENIENCE STORE W/FUEL SALES	24	
QUICK SERVE	19	
TOTAL	**43**	**45**
HANDICAP SPACES (INCLUDED IN TOTAL)		2

SETBACKS		
CONVENIENCE STORE	**REQ**	**PROV**
FRONT	25'	160.6'
SIDE	15'	91.8'
REAR	15'	26'
FUEL PUMPS		
FRONT	25'	71.3'
SIDE	15'	96.8'
REAR	15'	167.3'

PEDESTRIAN AMENITIES	**REQ**	**PROV**
BIKE RACK SPACES	**3**	**3**
COMMERCIAL (1 SPACE/10 CAR SPACES)	3	3

PROJECT TEAM

OWNER/CLIENT:
MACMILLIAN OIL COMPANY, LLC
7950 NW 58TH ST
DORAL, FL 33166
CONTACT: **DAVID KINGSLEY**
DBKINGSLEY@AOL.COM
561-254-8040

CIVIL ENGINEER/TRAFFIC ENGINEER:
JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
CONTACT: JEFF IRAVANI, PE
JHI@JHIINC.COM
561-575-6030

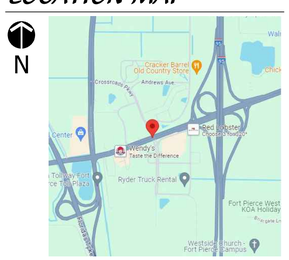
LANDSCAPE ARCHITECT:
COTLEUR & HEARING
CONTACT: DON HEARING
DHEARING@COTLEUR-HEARING.COM
561-747-6336

SURVEYOR:
EXACTA COMMERCIAL LAND SURVEYORS
3460 FAIRLANE FARMS ROAD, SUITE 7
WELLINGTON, FL 33414
CONTACT: JAVIER DE LA ROCHA
JAVIER@EXACTACOMM.COM
561-314-0769

LEGEND

ADA	DISABLED		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		PARKING LIGHT
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		

LOCATION MAP



LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-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

7-Eleven Design Concept

6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24

November 01, 2024 8:07:14 a.m.
Drawing: 23-1002 CSP.DWG

SHEET 1 OF 1

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Property Identification

Site Address: 6900 OKEECHOBEE RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-705-0005-000-0
Jurisdiction: Fort Pierce

Use Type: 2600
Account #: 132693
Map ID: 23/24S
Zoning: General Co

Ownership

MacMillan Real Estate LLC
7950 NW 58th ST
Doral, FL 33166-3430

Legal Description

ST LUCIE CROSSROADS LOT 2 (1.95 AC) (OR1865-1681)

Current Values

Just/Market Value:	$1,557,700
Assessed Value:	$1,275,582
Exemptions:	$0
Taxable Value:	$1,275,582

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):	1,736
Gross Sketched Area (SF):	6,338
Land Size (acres):	1.95
Land Size (SF):	84,942

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Hotel	GC (General Commercial)	C-3
South	Okeechobee Road	Okeechobee Road	Okeechobee Road
East	Crossroads Pkwy	Crossroads Pkwy	Crossroads Pkwy
West	Restaurant	GC (General Commercial)	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	NA	1.95	N/A
****Proposed**	GC	C-3	11,096	1.95	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 0.125 x 6256 = 782 GPD
Demand Analysis	Maximum 782
Current Zoning/FLU	Total gallons per day 782 Gallons Per Day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot $0.1 \times 6256 = 625.6$
Demand Analysis	Maximum 625.6
Current Zoning/FLU	Total gallons per day 625.6 Gallons Per Day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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

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

Impact	See storm water report for details.

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	See attached Traffic Study	See attached Traffic Study
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Commercial (Gas Station)		6256	1.95		

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

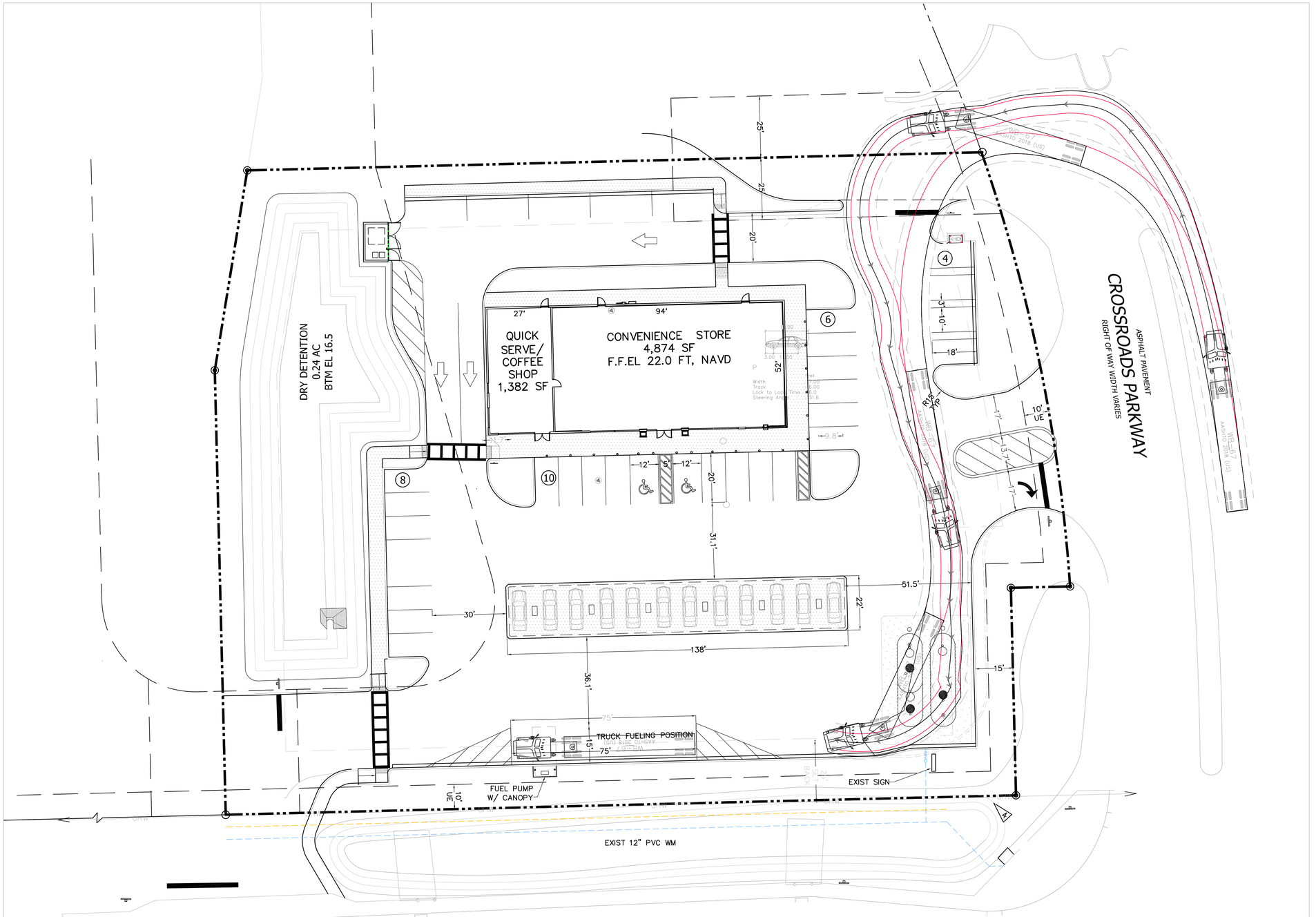
B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 1,736

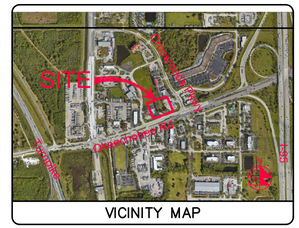
2. What is the current use of the structure to be demolished or re-used? Commercial (Gas Station)

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: NA

** Complete section if requesting a change in zoning, future land use, or expanding





SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

00.0	PROP PAV'T EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV. EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
CV	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHELENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

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FAX: (561) 575-6088
EMAIL: JH@JHIINC.COM
WEBSITE: www.JHIinc.com

Okeechobee Road Station

6900 Okeechobee Rd

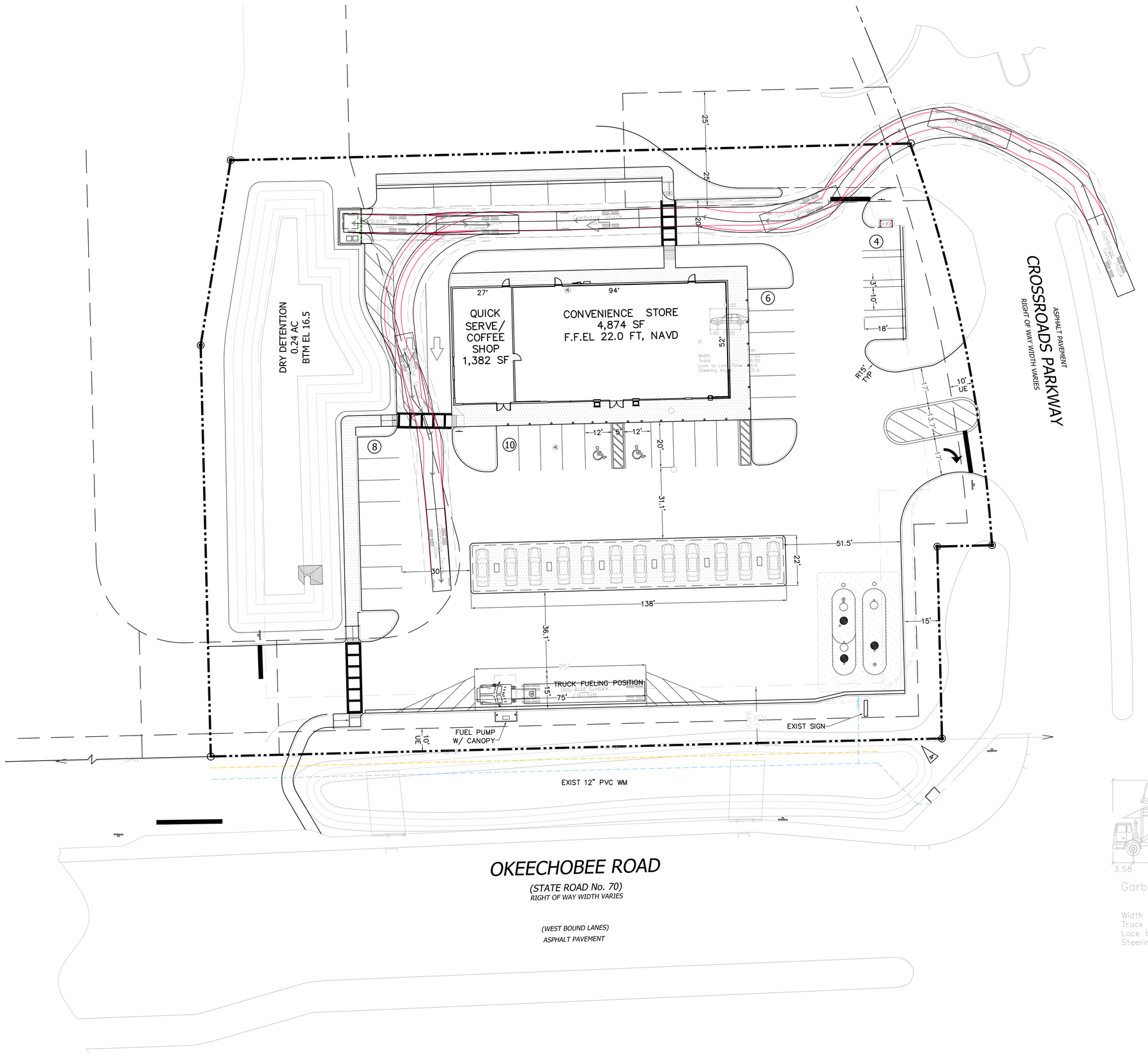
Ft Pierce, Florida

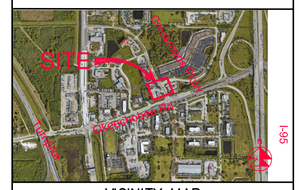
FUEL TRUCK CIRCULATION

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=40'	JHI	DDI	2311-1455

FR # 6986

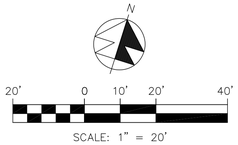
SHEET NO.
FT-2





VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E



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Okeechobee Road Station

6900 Okeechobee Rd

Ft Pierce, Florida

GARBAGE TRUCK CIRCULATION

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=40'	JHI	DDI	2311-1455

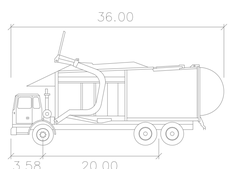
FR # 6986

SHEET NO.

GT-1

LEGEND

@00.0	PROP PVMT EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FIM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA=DBL CHCK DETECTOR ASSMBLY
	RPDA=REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
B-01	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL



Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

Stormwater Management Report

For

Okeechobee Road Station

6900 Okeechobee Rd

Ft. Pierce, Florida

11/12/2024

Prepared By:

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Jeff H. Iravani, P.E.
Florida Registration # 33155
FR # 6986

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II. Site Data 3

III. Off-site Discharge 4

IV. Wetlands 4

V. Water Table 4

VI. Design Criteria 4

VII. Allowable Discharge 5

VIII. Bleeder Design 5

IX. Utilities 5

X. Maintenance Entity 5

I. Introduction

The project is an existing Shell Gas/Convenience store located at the northwest corner of Okeechobee Road (SR-70) and Crossroads Pkwy between I-95 & FTPK.
The site is 1.95 ac with access to Okeechobee Rd & Crossroads Pkwy.
The existing drainage system consists of a dry detention pond that provides water quality and attenuation with an outfall through a control structure and a 15" RCP into Okeechobee Road drainage system.
The existing development was constructed under SFWMD permit exemption # 56-00878-S.
The project is in North St Lucie River Water Control District.

It is proposed to redevelop the site to construct a convenience store with a quick coffee drive thru and 8 gas pumps.
The proposed drainage system consists of a 0.24 ac dry detention and additional 407-lf of exfiltration trenches. The control structure and outfall are to remain the same.

Section 13, Township 35S, Range 39E, City of Fort Pierce, St. Lucie County, Florida

II. Site Data

Item	PROPOSED (ac)
Project Area	1.95
Bldg	0.14
Pavt/SW	1.21
Impervious Total	1.35
% Impervious	69.2%
Pervious	0.60
Dry Detention	0.24
Pervious w/o dry det	0.36

$S_{Project}$ = 9" (flatrwood) x (1-0.6) x 0.75 = 2.70 in
$CN_{Project}$ = 78.7

$CN_{Pre\ Dev}$ = 9" x (1-0.62) x 0.75 = 2.57 in
$CN_{Pre\ Dev}$ = 79.5

III. Off-site Discharge

There is off-site discharge.

IV. Wetlands

There are no wetlands on this property**.**

V. Water Table

Per soil report, the water table was more than 6' below the surface ~ below el 15.5 ft, navd.
Per SFWMD permit exemption, the wet season water table is 15.0 ft, navd.
HWT of 15.0 ft, navd is assumed for this project.

VI. Design Criteria

Water Quality
Required water quality is the greater of below in wet detention:

a. 2.5" wet detention over the impervious area.
b. 1" wet detention over the entire area.

Dry detention shall be 75% of wet detention.
Dry retention shall be 50% of wet detention.

V req wet det =2.5"A/12(A-det-Bldg-pervious area)/(A-det-Bldg)
(2.5"x1.95)(1.95-0.24-0.14-0.36)/(1.95-0.24-0.14))/12 = 0.31 A-F
1"(1.95) /12 = 0.16 A-F
V prop dry det = 0.09 a-f
V prop dry ret/exfiltration = 0.36 a-f
V prop total = 0.36 + 0.09 = 0.45 a-f dry ret/det> 0.31
V req pre-treat = 0.45 a-f

Design Elevations
Min Pavt EL
10yr-24hr storm peak stage 18.59 FT, NAVD
Min Pavt EL 20.00 FT

Perimeter Berm EL

25yr-72 hr storm peak stage	19.21 FT, NAVD	(City of Ft. Pierce)
10yr-72hr storm peak stage	19.03 FT	(NSLRWCD)
Min perim berm EL	20.00 FT	

Min Fin Floor EL

100yr-72hr storm peak stage	20.94 FT, NAVD
Min F.F. EL	22.00 FT

VII. Allowable Discharge

NSLRWCD allowable discharge is 2" per day for a 10yr-72hr storm. This is a volume-based limitation. There is no limitation on the peak discharge rate.
V allowable (10yr-72hr) = 1.95 ac x 2"/12 = 0.33 A-F /day
V max prop (10yr-72hr) = 0.4 A-F /day
V max pre dev (10yr-72 hr) = 0.6 .

VIII. Bleeder Design

Bleeder is existing and min size at 3" diameter.

IX. Utilities

Fort Pierce Utility Authority would be providing water & wastewater services to the proposed development.

X. Maintenance Entity

The applicant shall be the maintenance entity.

Exhibit A


La Quinta Inn & Suites by Wyndham Ft. Pierce
Sky High Comics & Gam
All American Trailer Connection - Fort Pierce
S Kings Hwy
Crossroads Pkwy
Wheeler Terrace
Sleep Inn Fort Pierce I-95
Peters Rd
Elite Truck Parts
70
Pilot Travel Center
Love's Travel Stop
713
Lennel Dr
Superior Truck Tires & Service
Reynolds Dr
Hampton Inn & Suites Ft. Pierce

==========
==== Basins ====
==========

Name: A-Project Node: A-Project Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 1.580 Time Shift(hrs): 0.00
Curve Number: 78.70 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: B-Det Node: B-Det Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 5.00
Area(ac): 0.370 Time Shift(hrs): 0.00
Curve Number: 78.80 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: C-PreDev Node: D-PreDev Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 1.950 Time Shift(hrs): 0.00
Curve Number: 79.50 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==========
==== Nodes ====
==========

Name: A-project Base Flow(cfs): 0.000 Init Stage(ft): 15.000
Group: BASE Warn Stage(ft): 22.000
Type: Stage/Area

Stage(ft)	Area(ac)
14.990	0.0000
15.000	0.1200
18.000	0.1200
18.010	0.0000
20.000	0.0000
22.000	1.4400

Name: B-Det Base Flow(cfs): 0.000 Init Stage(ft): 16.000
Group: BASE Warn Stage(ft): 22.000
Type: Stage/Area

Stage(ft)	Area(ac)
15.990	0.0000
16.000	0.0600
20.000	0.2000
20.500	0.3700

```
------------------------------------------------------------------------------------------
      Name: C Outfall           Base Flow(cfs): 0.000          Init Stage(ft): 15.000
     Group: BASE                                              Warn Stage(ft): 20.000
      Type: Time/Stage


      Time(hrs)       Stage(ft)
--------------- ---------------
           0.00          15.000
          61.22          18.000
         180.00          15.000

------------------------------------------------------------------------------------------
      Name: D-PreDev            Base Flow(cfs): 0.000          Init Stage(ft): 0.000
     Group: BASE                                              Warn Stage(ft): 23.000
      Type: Stage/Area


      Stage(ft)        Area(ac)
--------------- ---------------
         16.490          0.0000
         16.500          0.0900
         20.500          0.3400
         22.800          1.8300

------------------------------------------------------------------------------------------
      Name: E Outfall pre       Base Flow(cfs): 0.000          Init Stage(ft): 15.000
     Group: BASE                                              Warn Stage(ft): 20.000
      Type: Time/Stage


      Time(hrs)       Stage(ft)
--------------- ---------------
           0.00          15.000
          61.22          18.000
         180.00          15.000

==========================================================================================
==== Pipes ===============================================================================
==========================================================================================

         Name:                     From Node:                   Length(ft): 0.00
        Group: BASE                  To Node:                        Count: 1
                                                        Friction Equation: Automatic
               UPSTREAM       DOWNSTREAM               Solution Algorithm: Most Restrictive
     Geometry: Circular       Circular                              Flow: Both
     Span(in): 0.00           0.00                    Entrance Loss Coef: 0.00
     Rise(in): 0.00           0.00                        Exit Loss Coef: 1.00
   Invert(ft): 0.000          0.000                       Bend Loss Coef: 0.00
  Manning's N: 0.000000       0.000000                  Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                   Stabilizer Option: None


Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


==========================================================================================
==== Drop Structures =====================================================================
==========================================================================================

         Name: CS-1                From Node: A-project         Length(ft): 30.00
        Group: BASE                  To Node: B-Det                  Count: 2

               UPSTREAM       DOWNSTREAM               Friction Equation: Average Conveyance
```

Geometry:	Circular	Circular	Solution Algorithm:	Most Restrictive
Span(in):	18.00	18.00	Flow:	Both
Rise(in):	18.00	18.00	Entrance Loss Coef:	0.000
Invert(ft):	16.500	16.500	Exit Loss Coef:	0.000
Manning's N:	0.013000	0.013000	Outlet Ctrl Spec:	Use dc or tw
Top Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dn
Bot Clip(in):	0.000	0.000	Solution Incs:	0

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure CS-1 ***

TABLE

Count:	2	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.130
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	24.00	Invert(ft):	18.500
Rise(in):	30.00	Control Elev(ft):	18.500

Name:	CS-2	From Node:	B-Det	Length(ft):	85.00
Group:	BASE	To Node:	C Outfall	Count:	1

	UPSTREAM	DOWNSTREAM		
			Friction Equation:	Average Conveyance
Geometry:	Circular	Circular	Solution Algorithm:	Most Restrictive
Span(in):	15.00	15.00	Flow:	None
Rise(in):	15.00	15.00	Entrance Loss Coef:	0.000
Invert(ft):	15.000	15.000	Exit Loss Coef:	0.000
Manning's N:	0.013000	0.013000	Outlet Ctrl Spec:	Use dc or tw
Top Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dn
Bot Clip(in):	0.000	0.000	Solution Incs:	0

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure CS-2 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.130
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	8.00	Invert(ft):	17.560
Rise(in):	16.00	Control Elev(ft):	17.560

*** Weir 2 of 2 for Drop Structure CS-2 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.130
Geometry:	Circular	Orifice Disc Coef:	0.600
Span(in):	3.00	Invert(ft):	15.700
Rise(in):	3.00	Control Elev(ft):	15.700

Name:	CS-3	From Node:	D-PreDev	Length(ft):	85.00
Group:	BASE	To Node:	E Outfall pre	Count:	1

	UPSTREAM	DOWNSTREAM		
			Friction Equation:	Average Conveyance
Geometry:	Circular	Circular	Solution Algorithm:	Most Restrictive

```
     Span(in): 15.00          15.00                                Flow: None
     Rise(in): 15.00          15.00                 Entrance Loss Coef: 0.000
   Invert(ft): 15.000         15.000                    Exit Loss Coef: 0.000
  Manning's N: 0.013000       0.013000                Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                    Inlet Ctrl Spec: Use dn
 Bot Clip(in): 0.000          0.000                      Solution Incs: 0

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall



*** Weir 1 of 2 for Drop Structure CS-3 ***
                                                                              TABLE
                  Count: 1                      Bottom Clip(in): 0.000
                   Type: Vertical: Mavis           Top Clip(in): 0.000
                   Flow: Both                   Weir Disc Coef: 3.130
               Geometry: Rectangular          Orifice Disc Coef: 0.600

               Span(in): 8.00                       Invert(ft): 17.560
               Rise(in): 16.00                Control Elev(ft): 17.560

*** Weir 2 of 2 for Drop Structure CS-3 ***
                                                                              TABLE
                  Count: 1                      Bottom Clip(in): 0.000
                   Type: Vertical: Mavis           Top Clip(in): 0.000
                   Flow: Both                   Weir Disc Coef: 3.130
               Geometry: Circular             Orifice Disc Coef: 0.600

               Span(in): 3.00                       Invert(ft): 15.700
               Rise(in): 3.00                 Control Elev(ft): 15.700


================================================================================================
==== Weirs =====================================================================================
================================================================================================

         Name:                      From Node:
        Group: BASE                   To Node:
         Flow: Both                      Count: 1
         Type: Horizontal           Geometry: Circular

                    Span(in): 0.00
                    Rise(in): 0.00
                  Invert(ft): 0.000
       Control Elevation(ft): 0.000
                                          TABLE
              Bottom Clip(in): 0.000
                 Top Clip(in): 0.000
           Weir Discharge Coef: 3.200
      Orifice Discharge Coef: 0.600



================================================================================================
==== Hydrology Simulations =====================================================================
================================================================================================

         Name: 100YR-72HR
     Filename: C:\ICPRUSER1\100YR-72HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: SFWMD72
    Rainfall Amount(in): 12.23

Time(hrs)       Print Inc(min)
--------------- ---------------
48.000          60.00
72.000          15.00

------------------------------------------------------------------------------------------------
```

```
         Name: 10YR-24HR
     Filename: C:\ICPRUSER1\10YR-24HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Flmod
    Rainfall Amount(in): 6.00

Time(hrs)       Print Inc(min)
--------------- ---------------
8.000           60.00
16.000          30.00
24.000          60.00

-------------------------------------------------------------------------------------------------------
         Name: 10YR-72HR
     Filename: C:\ICPRUSER1\10 yr 72 hr.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: SFWMD72
    Rainfall Amount(in): 8.10

Time(hrs)       Print Inc(min)
--------------- ---------------
48.000          60.00
72.000          15.00

-------------------------------------------------------------------------------------------------------
         Name: 25yr-72hr
     Filename: C:\ICPRUSER1\25 year 72 hr.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: SFWMD72
    Rainfall Amount(in): 9.50

Time(hrs)       Print Inc(min)
--------------- ---------------
48.000          60.00
72.000          15.00

-------------------------------------------------------------------------------------------------------
         Name: 5YR-24HR
     Filename: C:\ICPRUSER1\5YR-24HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Flmod
    Rainfall Amount(in): 15.00

Time(hrs)       Print Inc(min)
--------------- ---------------
8.000           60.00
16.000          30.00
24.000          60.00

===============================================================================================
==== Routing Simulations ======================================================================
===============================================================================================

         Name: 100YR-72HR          Hydrology Sim: 100YR-72HR
     Filename: C:\ICPRUSER1\100YR-72HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

       Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                     End Time(hrs): 72.00
    Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
       Boundary Stages:                          Boundary Flows:

IBP
```

Time(hrs)	Print Inc(min)
36.000	720.000
48.000	240.000
60.000	60.000
72.000	60.000

Group	Run
BASE	Yes

Name: 10YR-24HR Hydrology Sim: 10YR-24HR
Filename: C:\ICPRUSER1\10YR-24HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
4.000	240.000
10.000	60.000
12.000	15.000
24.000	120.000

Group	Run
BASE	Yes

Name: 10YR-72HR Hydrology Sim: 10YR-72HR
Filename: C:\ICPRUSER1\10YR72HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 360.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

IBP

Time(hrs)	Print Inc(min)
36.000	120.000
48.000	120.000
60.000	60.000
96.000	60.000
360.000	120.000

Group	Run
BASE	Yes

Name: 25yr-72hr Hydrology Sim: 25yr-72hr
Filename: C:\ICPRUSER1\25YR72HR.I32

```
      Execute: No          Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 72.00
     Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:

IBP



Time(hrs)       Print Inc(min)
--------------- ---------------
36.000          120.000
48.000          120.000
60.000          60.000
72.000          60.000
360.000         360.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------------
         Name: 5YR-24HR            Hydrology Sim: 5YR-24HR
     Filename: C:\ICPRUSER1\5YR-24HR.I32

      Execute: No          Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 24.00
     Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
4.000           240.000
10.000          60.000
12.000          15.000
24.000          120.000

Group           Run
--------------- -----
BASE            Yes
```

Shell Gas
11/12/24
Max node

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
A-project	BASE	100YR-72HR	71.99	20.938	22.000	0.0050	29420	60.00	7.924	59.99	7.689
B-Det	BASE	100YR-72HR	71.99	20.938	22.000	0.0050	22599	59.99	9.797	0.00	0.000
C Outfall	BASE	100YR-72HR	61.23	18.000	20.000	0.0008	0	0.00	0.000	0.00	0.000
D-PreDev	BASE	100YR-72HR	71.99	21.532	23.000	-16.4900	43931	60.00	9.837	0.00	0.000
E Outfall pre	BASE	100YR-72HR	61.23	18.000	20.000	0.0008	0	0.00	0.000	0.00	0.000
A-project	BASE	10YR-24HR	14.35	18.589	22.000	-0.0049	113	12.00	3.896	14.35	0.333
B-Det	BASE	10YR-24HR	17.22	16.722	22.000	0.0021	3715	12.00	1.162	16.83	0.222
C Outfall	BASE	10YR-24HR	24.00	16.176	20.000	0.0008	0	16.83	0.222	0.00	0.000
D-PreDev	BASE	10YR-24HR	12.79	18.234	23.000	-16.4900	8640	12.00	4.917	12.79	1.516
E Outfall pre	BASE	10YR-24HR	24.00	16.176	20.000	0.0008	0	12.79	1.516	0.00	0.000
A-project	BASE	10YR-72HR	60.00	19.034	22.000	0.0209	113	60.00	4.896	60.00	4.888
B-Det	BASE	10YR-72HR	60.46	18.695	22.000	-0.0036	6722	60.00	6.204	60.45	2.286
C Outfall	BASE	10YR-72HR	61.22	18.000	20.000	0.0008	0	60.45	2.286	0.00	0.000
D-PreDev	BASE	10YR-72HR	60.41	18.847	23.000	-16.4900	10311	60.00	6.106	60.39	2.746
E Outfall pre	BASE	10YR-72HR	61.22	18.000	20.000	0.0008	0	60.39	2.746	0.00	0.000
A-project	BASE	25yr-72hr	60.17	19.209	22.000	0.0176	113	60.00	5.926	60.00	5.891
B-Det	BASE	25yr-72hr	60.30	19.091	22.000	0.0031	7326	60.00	7.480	60.29	3.662
C Outfall	BASE	25yr-72hr	61.22	18.000	20.000	0.0008	0	60.29	3.662	0.00	0.000
D-PreDev	BASE	25yr-72hr	60.39	19.023	23.000	-16.4900	10789	60.00	7.375	60.38	3.416
E Outfall pre	BASE	25yr-72hr	61.22	18.000	20.000	0.0008	0	60.38	3.416	0.00	0.000

Shell Gas
11/12/24
10YR72HR

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	A-project	BASE	0.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	0.00	16.000	22.000	2614	0.000	0.099	0.0	0.0
10YR-72HR	C Outfall	BASE	0.00	15.000	20.000	0	0.099	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	0.00	0.000	23.000	113	0.000	0.000	0.0	0.0
10YR-72HR	E Outfall pre	BASE	0.00	15.000	20.000	0	0.000	0.000	0.0	0.0
10YR-72HR	A-project	BASE	2.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	2.00	15.990	22.000	113	0.000	0.094	0.0	0.0
10YR-72HR	C Outfall	BASE	2.00	15.098	20.000	0	0.094	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	2.00	16.490	23.000	113	0.000	0.193	0.0	0.0
10YR-72HR	E Outfall pre	BASE	2.00	15.098	20.000	0	0.193	0.000	0.0	0.0
10YR-72HR	A-project	BASE	4.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	4.00	15.990	22.000	113	0.000	0.094	0.0	0.0
10YR-72HR	C Outfall	BASE	4.00	15.196	20.000	0	0.094	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	4.00	16.490	23.000	113	0.000	0.193	0.0	0.0
10YR-72HR	E Outfall pre	BASE	4.00	15.196	20.000	0	0.193	0.000	0.0	0.0
10YR-72HR	A-project	BASE	6.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	6.00	15.990	22.000	113	0.000	0.094	0.0	0.0
10YR-72HR	C Outfall	BASE	6.00	15.294	20.000	0	0.094	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	6.00	16.490	23.000	113	0.000	0.193	0.0	0.1
10YR-72HR	E Outfall pre	BASE	6.00	15.294	20.000	0	0.193	0.000	0.1	0.0
10YR-72HR	A-project	BASE	8.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	8.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	8.00	15.392	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	8.00	16.490	23.000	113	0.000	0.193	0.0	0.1
10YR-72HR	E Outfall pre	BASE	8.00	15.392	20.000	0	0.193	0.000	0.1	0.0
10YR-72HR	A-project	BASE	10.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	10.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	10.00	15.490	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	10.00	16.490	23.000	113	0.000	0.193	0.0	0.1
10YR-72HR	E Outfall pre	BASE	10.00	15.490	20.000	0	0.193	0.000	0.1	0.0
10YR-72HR	A-project	BASE	12.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	12.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	12.00	15.588	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	12.00	16.490	23.000	113	0.000	0.193	0.0	0.2
10YR-72HR	E Outfall pre	BASE	12.00	15.588	20.000	0	0.193	0.000	0.2	0.0
10YR-72HR	A-project	BASE	14.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	14.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	14.00	15.686	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	14.00	16.490	23.000	113	0.000	0.193	0.0	0.2
10YR-72HR	E Outfall pre	BASE	14.00	15.686	20.000	0	0.193	0.000	0.2	0.0
10YR-72HR	A-project	BASE	16.00	15.000	22.000	5227	0.001	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	16.00	15.990	22.000	113	0.000	0.092	0.0	0.1
10YR-72HR	C Outfall	BASE	16.00	15.784	20.000	0	0.092	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	16.00	16.490	23.000	113	0.003	0.192	0.0	0.2
10YR-72HR	E Outfall pre	BASE	16.00	15.784	20.000	0	0.192	0.000	0.2	0.0
10YR-72HR	A-project	BASE	18.00	15.004	22.000	5227	0.004	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	18.00	15.990	22.000	113	0.001	0.074	0.0	0.1
10YR-72HR	C Outfall	BASE	18.00	15.882	20.000	0	0.074	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	18.00	16.490	23.000	113	0.007	0.183	0.0	0.3
10YR-72HR	E Outfall pre	BASE	18.00	15.882	20.000	0	0.183	0.000	0.3	0.0
10YR-72HR	A-project	BASE	20.00	15.012	22.000	5227	0.007	0.000	0.0	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	20.00	15.990	22.000	113	0.002	0.023	0.0	0.1
10YR-72HR	C Outfall	BASE	20.00	15.980	20.000	0	0.023	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	20.00	16.490	23.000	113	0.010	0.168	0.0	0.3
10YR-72HR	E Outfall pre	BASE	20.00	15.980	20.000	0	0.168	0.000	0.3	0.0
10YR-72HR	A-project	BASE	22.00	15.023	22.000	5227	0.009	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	22.00	16.059	22.000	2704	0.002	-0.032	0.0	0.1
10YR-72HR	C Outfall	BASE	22.00	16.078	20.000	0	-0.032	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	22.00	16.490	23.000	113	0.013	0.151	0.0	0.3
10YR-72HR	E Outfall pre	BASE	22.00	16.078	20.000	0	0.151	0.000	0.3	0.0
10YR-72HR	A-project	BASE	24.00	15.037	22.000	5227	0.012	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	24.00	16.154	22.000	2848	0.003	-0.035	0.0	0.1
10YR-72HR	C Outfall	BASE	24.00	16.176	20.000	0	-0.035	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	24.00	16.490	23.000	113	0.016	0.132	0.0	0.3
10YR-72HR	E Outfall pre	BASE	24.00	16.176	20.000	0	0.132	0.000	0.3	0.0
10YR-72HR	A-project	BASE	26.00	15.061	22.000	5227	0.021	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	26.00	16.251	22.000	2997	0.005	-0.035	0.0	0.1
10YR-72HR	C Outfall	BASE	26.00	16.274	20.000	0	-0.035	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	26.00	16.490	23.000	113	0.028	0.109	0.0	0.4
10YR-72HR	E Outfall pre	BASE	26.00	16.274	20.000	0	0.109	0.000	0.4	0.0
10YR-72HR	A-project	BASE	28.00	15.093	22.000	5227	0.025	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	28.00	16.348	22.000	3145	0.006	-0.036	0.0	0.1
10YR-72HR	C Outfall	BASE	28.00	16.372	20.000	0	-0.036	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	28.00	16.490	23.000	113	0.033	0.081	0.0	0.4
10YR-72HR	E Outfall pre	BASE	28.00	16.372	20.000	0	0.081	0.000	0.4	0.0
10YR-72HR	A-project	BASE	30.00	15.130	22.000	5227	0.029	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	30.00	16.445	22.000	3292	0.007	-0.037	0.0	0.1
10YR-72HR	C Outfall	BASE	30.00	16.470	20.000	0	-0.037	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	30.00	16.492	23.000	716	0.038	0.035	0.0	0.4
10YR-72HR	E Outfall pre	BASE	30.00	16.470	20.000	0	0.035	0.000	0.4	0.0
10YR-72HR	A-project	BASE	32.02	15.172	22.000	5227	0.032	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	32.02	16.542	22.000	3440	0.008	-0.038	0.0	0.1
10YR-72HR	C Outfall	BASE	32.02	16.569	20.000	0	-0.038	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	32.02	16.566	23.000	4099	0.042	-0.013	0.0	0.4
10YR-72HR	E Outfall pre	BASE	32.02	16.569	20.000	0	-0.013	0.000	0.4	0.0
10YR-72HR	A-project	BASE	34.02	15.218	22.000	5227	0.035	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	34.02	16.638	22.000	3587	0.008	-0.040	0.0	0.1
10YR-72HR	C Outfall	BASE	34.02	16.667	20.000	0	-0.040	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	34.02	16.663	23.000	4365	0.046	-0.014	0.0	0.4
10YR-72HR	E Outfall pre	BASE	34.02	16.667	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	36.02	15.269	22.000	5227	0.038	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	36.02	16.735	22.000	3733	0.009	-0.041	0.0	0.1
10YR-72HR	C Outfall	BASE	36.02	16.765	20.000	0	-0.041	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	36.02	16.761	23.000	4632	0.049	-0.014	0.0	0.4
10YR-72HR	E Outfall pre	BASE	36.02	16.765	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	38.02	15.323	22.000	5227	0.041	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	38.02	16.831	22.000	3880	0.010	-0.042	0.0	0.1
10YR-72HR	C Outfall	BASE	38.02	16.863	20.000	0	-0.042	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	38.02	16.859	23.000	4899	0.053	-0.014	0.1	0.4
10YR-72HR	E Outfall pre	BASE	38.02	16.863	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	40.02	15.381	22.000	5227	0.043	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	40.02	16.927	22.000	4026	0.010	-0.043	0.0	0.1

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	C Outfall	BASE	40.02	16.961	20.000	0	-0.043	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	40.02	16.957	23.000	5165	0.055	-0.015	0.1	0.4
10YR-72HR	E Outfall pre	BASE	40.02	16.961	20.000	0	-0.015	0.000	0.4	0.0
10YR-72HR	A-project	BASE	42.02	15.442	22.000	5227	0.045	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	42.02	17.022	22.000	4172	0.011	-0.045	0.0	0.1
10YR-72HR	C Outfall	BASE	42.02	17.059	20.000	0	-0.045	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	42.02	17.055	23.000	5430	0.058	-0.015	0.1	0.4
10YR-72HR	E Outfall pre	BASE	42.02	17.059	20.000	0	-0.015	0.000	0.4	0.0
10YR-72HR	A-project	BASE	44.02	15.506	22.000	5227	0.047	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	44.02	17.118	22.000	4318	0.011	-0.046	0.0	0.1
10YR-72HR	C Outfall	BASE	44.02	17.157	20.000	0	-0.046	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	44.02	17.152	23.000	5696	0.061	-0.016	0.1	0.4
10YR-72HR	E Outfall pre	BASE	44.02	17.157	20.000	0	-0.016	0.000	0.4	0.0
10YR-72HR	A-project	BASE	46.02	15.572	22.000	5227	0.049	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	46.02	17.214	22.000	4464	0.012	-0.048	0.0	0.1
10YR-72HR	C Outfall	BASE	46.02	17.255	20.000	0	-0.048	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	46.02	17.249	23.000	5960	0.063	-0.018	0.1	0.4
10YR-72HR	E Outfall pre	BASE	46.02	17.255	20.000	0	-0.018	0.000	0.4	0.0
10YR-72HR	A-project	BASE	48.02	15.642	22.000	5227	0.051	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	48.02	17.309	22.000	4610	0.012	-0.049	0.0	0.1
10YR-72HR	C Outfall	BASE	48.02	17.353	20.000	0	-0.049	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	48.02	17.346	23.000	6225	0.065	-0.019	0.1	0.4
10YR-72HR	E Outfall pre	BASE	48.02	17.353	20.000	0	-0.019	0.000	0.4	0.0
10YR-72HR	A-project	BASE	50.02	15.721	22.000	5227	0.060	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	50.02	17.406	22.000	4757	0.014	-0.050	0.0	0.0
10YR-72HR	C Outfall	BASE	50.02	17.451	20.000	0	-0.050	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	50.02	17.448	23.000	6500	0.077	-0.014	0.1	0.4
10YR-72HR	E Outfall pre	BASE	50.02	17.451	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	51.02	15.768	22.000	5227	0.072	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	51.02	17.456	22.000	4833	0.017	-0.049	0.0	0.0
10YR-72HR	C Outfall	BASE	51.02	17.500	20.000	0	-0.049	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	51.02	17.500	23.000	6643	0.092	0.000	0.1	0.4
10YR-72HR	E Outfall pre	BASE	51.02	17.500	20.000	0	0.000	0.000	0.4	0.0
10YR-72HR	A-project	BASE	52.02	15.821	22.000	5227	0.081	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	52.02	17.506	22.000	4909	0.019	-0.049	0.0	0.0
10YR-72HR	C Outfall	BASE	52.02	17.549	20.000	0	-0.049	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	52.02	17.550	23.000	6779	0.103	0.008	0.1	0.4
10YR-72HR	E Outfall pre	BASE	52.02	17.549	20.000	0	0.008	0.000	0.4	0.0
10YR-72HR	A-project	BASE	53.02	15.890	22.000	5227	0.107	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	53.02	17.561	22.000	4993	0.025	-0.060	0.0	0.0
10YR-72HR	C Outfall	BASE	53.02	17.598	20.000	0	-0.060	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	53.02	17.606	23.000	6931	0.136	0.032	0.1	0.4
10YR-72HR	E Outfall pre	BASE	53.02	17.598	20.000	0	0.032	0.000	0.4	0.0
10YR-72HR	A-project	BASE	54.02	15.977	22.000	5227	0.136	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	54.02	17.628	22.000	5096	0.032	-0.064	0.0	0.0
10YR-72HR	C Outfall	BASE	54.02	17.647	20.000	0	-0.064	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	54.02	17.663	23.000	7087	0.171	0.066	0.1	0.4
10YR-72HR	E Outfall pre	BASE	54.02	17.647	20.000	0	0.066	0.000	0.4	0.0
10YR-72HR	A-project	BASE	55.02	16.085	22.000	5227	0.166	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	55.02	17.691	22.000	5191	0.039	-0.038	0.0	0.0
10YR-72HR	C Outfall	BASE	55.02	17.696	20.000	0	-0.038	0.000	0.0	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	55.02	17.720	23.000	7241	0.210	0.104	0.2	0.4
10YR-72HR	E Outfall pre	BASE	55.02	17.696	20.000	0	0.104	0.000	0.4	0.0
10YR-72HR	A-project	BASE	56.02	16.214	22.000	5227	0.199	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	56.02	17.742	22.000	5270	0.047	-0.026	0.0	0.0
10YR-72HR	C Outfall	BASE	56.02	17.745	20.000	0	-0.026	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	56.02	17.775	23.000	7392	0.251	0.143	0.2	0.4
10YR-72HR	E Outfall pre	BASE	56.02	17.745	20.000	0	0.143	0.000	0.4	0.0
10YR-72HR	A-project	BASE	57.02	16.370	22.000	5227	0.239	0.000	0.2	0.0
10YR-72HR	B-Det	BASE	57.02	17.793	22.000	5347	0.056	-0.017	0.0	0.0
10YR-72HR	C Outfall	BASE	57.02	17.794	20.000	0	-0.017	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	57.02	17.832	23.000	7547	0.301	0.190	0.2	0.4
10YR-72HR	E Outfall pre	BASE	57.02	17.794	20.000	0	0.190	0.000	0.4	0.0
10YR-72HR	A-project	BASE	58.02	16.563	22.000	5227	0.313	0.000	0.2	0.0
10YR-72HR	B-Det	BASE	58.02	17.843	22.000	5423	0.075	0.000	0.0	0.0
10YR-72HR	C Outfall	BASE	58.02	17.843	20.000	0	0.000	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	58.02	17.894	23.000	7716	0.393	0.258	0.2	0.4
10YR-72HR	E Outfall pre	BASE	58.02	17.843	20.000	0	0.258	0.000	0.4	0.0
10YR-72HR	A-project	BASE	59.00	16.818	22.000	5227	0.464	0.000	0.2	0.0
10YR-72HR	B-Det	BASE	59.00	17.894	22.000	5502	0.113	0.033	0.1	0.0
10YR-72HR	C Outfall	BASE	59.00	17.891	20.000	0	0.033	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	59.00	17.970	23.000	7922	0.582	0.375	0.3	0.5
10YR-72HR	E Outfall pre	BASE	59.00	17.891	20.000	0	0.375	0.000	0.5	0.0
10YR-72HR	A-project	BASE	60.00	19.034	22.000	113	4.896	4.886	0.4	0.2
10YR-72HR	B-Det	BASE	60.00	18.185	22.000	5944	6.204	0.879	0.3	0.1
10YR-72HR	C Outfall	BASE	60.00	17.940	20.000	0	0.879	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	60.00	18.612	23.000	9669	6.106	2.067	0.6	0.6
10YR-72HR	E Outfall pre	BASE	60.00	17.940	20.000	0	2.067	0.000	0.6	0.0
10YR-72HR	A-project	BASE	61.00	18.653	22.000	113	0.737	0.741	0.7	0.4
10YR-72HR	B-Det	BASE	61.00	18.506	22.000	6434	0.895	1.703	0.6	0.2
10YR-72HR	C Outfall	BASE	61.00	17.989	20.000	0	1.703	0.000	0.2	0.0
10YR-72HR	D-PreDev	BASE	61.00	18.653	23.000	9783	0.916	2.134	0.8	0.7
10YR-72HR	E Outfall pre	BASE	61.00	17.989	20.000	0	2.134	0.000	0.7	0.0
10YR-72HR	A-project	BASE	62.00	18.602	22.000	113	0.410	0.411	0.7	0.5
10YR-72HR	B-Det	BASE	62.00	18.184	22.000	5943	0.504	0.820	0.7	0.3
10YR-72HR	C Outfall	BASE	62.00	17.980	20.000	0	0.820	0.000	0.3	0.0
10YR-72HR	D-PreDev	BASE	62.00	18.296	23.000	8810	0.510	1.126	0.9	0.9
10YR-72HR	E Outfall pre	BASE	62.00	17.980	20.000	0	1.126	0.000	0.9	0.0
10YR-72HR	A-project	BASE	63.00	18.577	22.000	113	0.266	0.266	0.7	0.5
10YR-72HR	B-Det	BASE	63.00	18.043	22.000	5729	0.327	0.455	0.7	0.3
10YR-72HR	C Outfall	BASE	63.00	17.955	20.000	0	0.455	0.000	0.3	0.0
10YR-72HR	D-PreDev	BASE	63.00	18.101	23.000	8280	0.330	0.631	0.9	0.9
10YR-72HR	E Outfall pre	BASE	63.00	17.955	20.000	0	0.631	0.000	0.9	0.0
10YR-72HR	A-project	BASE	64.00	18.576	22.000	113	0.261	0.260	0.8	0.5
10YR-72HR	B-Det	BASE	64.00	17.997	22.000	5658	0.321	0.366	0.7	0.4
10YR-72HR	C Outfall	BASE	64.00	17.930	20.000	0	0.366	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	64.00	18.018	23.000	8053	0.324	0.436	1.0	1.0
10YR-72HR	E Outfall pre	BASE	64.00	17.930	20.000	0	0.436	0.000	1.0	0.0
10YR-72HR	A-project	BASE	65.00	18.554	22.000	113	0.157	0.157	0.8	0.5
10YR-72HR	B-Det	BASE	65.00	17.945	22.000	5579	0.194	0.251	0.7	0.4
10YR-72HR	C Outfall	BASE	65.00	17.904	20.000	0	0.251	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	65.00	17.957	23.000	7887	0.195	0.297	1.0	1.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	65.00	17.904	20.000	0	0.297	0.000	1.0	0.0
10YR-72HR	A-project	BASE	66.00	18.554	22.000	113	0.158	0.158	0.8	0.6
10YR-72HR	B-Det	BASE	66.00	17.918	22.000	5537	0.195	0.231	0.8	0.4
10YR-72HR	C Outfall	BASE	66.00	17.879	20.000	0	0.231	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	66.00	17.923	23.000	7795	0.196	0.253	1.0	1.0
10YR-72HR	E Outfall pre	BASE	66.00	17.879	20.000	0	0.253	0.000	1.0	0.0
10YR-72HR	A-project	BASE	67.00	18.554	22.000	113	0.158	0.158	0.8	0.6
10YR-72HR	B-Det	BASE	67.00	17.895	22.000	5503	0.196	0.230	0.8	0.4
10YR-72HR	C Outfall	BASE	67.00	17.854	20.000	0	0.230	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	67.00	17.899	23.000	7730	0.197	0.245	1.0	1.1
10YR-72HR	E Outfall pre	BASE	67.00	17.854	20.000	0	0.245	0.000	1.1	0.0
10YR-72HR	A-project	BASE	68.00	18.554	22.000	113	0.158	0.158	0.8	0.6
10YR-72HR	B-Det	BASE	68.00	17.873	22.000	5469	0.195	0.229	0.8	0.4
10YR-72HR	C Outfall	BASE	68.00	17.829	20.000	0	0.229	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	68.00	17.877	23.000	7671	0.196	0.242	1.0	1.1
10YR-72HR	E Outfall pre	BASE	68.00	17.829	20.000	0	0.242	0.000	1.1	0.0
10YR-72HR	A-project	BASE	69.00	18.541	22.000	113	0.105	0.105	0.8	0.6
10YR-72HR	B-Det	BASE	69.00	17.836	22.000	5413	0.130	0.176	0.8	0.5
10YR-72HR	C Outfall	BASE	69.00	17.803	20.000	0	0.176	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	69.00	17.843	23.000	7576	0.131	0.198	1.0	1.1
10YR-72HR	E Outfall pre	BASE	69.00	17.803	20.000	0	0.198	0.000	1.1	0.0
10YR-72HR	A-project	BASE	70.00	18.541	22.000	113	0.105	0.105	0.8	0.6
10YR-72HR	B-Det	BASE	70.00	17.810	22.000	5374	0.130	0.164	0.8	0.5
10YR-72HR	C Outfall	BASE	70.00	17.778	20.000	0	0.164	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	70.00	17.816	23.000	7502	0.131	0.180	1.1	1.1
10YR-72HR	E Outfall pre	BASE	70.00	17.778	20.000	0	0.180	0.000	1.1	0.0
10YR-72HR	A-project	BASE	71.00	18.542	22.000	113	0.106	0.106	0.9	0.6
10YR-72HR	B-Det	BASE	71.00	17.789	22.000	5340	0.131	0.162	0.8	0.5
10YR-72HR	C Outfall	BASE	71.00	17.753	20.000	0	0.162	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	71.00	17.793	23.000	7441	0.132	0.176	1.1	1.1
10YR-72HR	E Outfall pre	BASE	71.00	17.753	20.000	0	0.176	0.000	1.1	0.0
10YR-72HR	A-project	BASE	72.00	18.518	22.000	113	0.000	0.031	0.9	0.6
10YR-72HR	B-Det	BASE	72.00	17.767	22.000	5308	0.031	0.159	0.8	0.5
10YR-72HR	C Outfall	BASE	72.00	17.728	20.000	0	0.159	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	72.00	17.772	23.000	7383	0.000	0.171	1.1	1.1
10YR-72HR	E Outfall pre	BASE	72.00	17.728	20.000	0	0.171	0.000	1.1	0.0
10YR-72HR	A-project	BASE	73.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	73.00	17.709	22.000	5219	0.000	0.044	0.8	0.5
10YR-72HR	C Outfall	BASE	73.00	17.702	20.000	0	0.044	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	73.00	17.716	23.000	7230	0.000	0.074	1.1	1.1
10YR-72HR	E Outfall pre	BASE	73.00	17.702	20.000	0	0.074	0.000	1.1	0.0
10YR-72HR	A-project	BASE	74.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	74.00	17.682	22.000	5178	0.000	0.036	0.8	0.5
10YR-72HR	C Outfall	BASE	74.00	17.677	20.000	0	0.036	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	74.00	17.686	23.000	7149	0.000	0.052	1.1	1.2
10YR-72HR	E Outfall pre	BASE	74.00	17.677	20.000	0	0.052	0.000	1.2	0.0
10YR-72HR	A-project	BASE	75.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	75.00	17.658	22.000	5141	0.000	0.035	0.8	0.5
10YR-72HR	C Outfall	BASE	75.00	17.652	20.000	0	0.035	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	75.00	17.661	23.000	7081	0.000	0.048	1.1	1.2
10YR-72HR	E Outfall pre	BASE	75.00	17.652	20.000	0	0.048	0.000	1.2	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-project	BASE	76.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	76.00	17.633	22.000	5103	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	76.00	17.627	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	76.00	17.637	23.000	7016	0.000	0.046	1.1	1.2
10YR-72HR	E Outfall pre	BASE	76.00	17.627	20.000	0	0.046	0.000	1.2	0.0
10YR-72HR	A-project	BASE	77.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	77.00	17.609	22.000	5067	0.000	0.033	0.8	0.5
10YR-72HR	C Outfall	BASE	77.00	17.601	20.000	0	0.033	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	77.00	17.614	23.000	6954	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	77.00	17.601	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	78.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	78.00	17.587	22.000	5032	0.000	0.031	0.8	0.5
10YR-72HR	C Outfall	BASE	78.00	17.576	20.000	0	0.031	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	78.00	17.592	23.000	6895	0.000	0.040	1.1	1.2
10YR-72HR	E Outfall pre	BASE	78.00	17.576	20.000	0	0.040	0.000	1.2	0.0
10YR-72HR	A-project	BASE	79.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	79.00	17.565	22.000	5000	0.000	0.029	0.8	0.5
10YR-72HR	C Outfall	BASE	79.00	17.551	20.000	0	0.029	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	79.00	17.572	23.000	6840	0.000	0.037	1.1	1.2
10YR-72HR	E Outfall pre	BASE	79.00	17.551	20.000	0	0.037	0.000	1.2	0.0
10YR-72HR	A-project	BASE	80.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	80.00	17.544	22.000	4967	0.000	0.031	0.8	0.5
10YR-72HR	C Outfall	BASE	80.00	17.526	20.000	0	0.031	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	80.00	17.553	23.000	6786	0.000	0.039	1.1	1.2
10YR-72HR	E Outfall pre	BASE	80.00	17.526	20.000	0	0.039	0.000	1.2	0.0
10YR-72HR	A-project	BASE	81.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	81.00	17.520	22.000	4931	0.000	0.033	0.8	0.5
10YR-72HR	C Outfall	BASE	81.00	17.500	20.000	0	0.033	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	81.00	17.531	23.000	6728	0.000	0.041	1.1	1.2
10YR-72HR	E Outfall pre	BASE	81.00	17.500	20.000	0	0.041	0.000	1.2	0.0
10YR-72HR	A-project	BASE	82.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	82.00	17.496	22.000	4894	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	82.00	17.475	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	82.00	17.509	23.000	6666	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	82.00	17.475	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	83.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	83.00	17.471	22.000	4856	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	83.00	17.450	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	83.00	17.485	23.000	6602	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	83.00	17.450	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	84.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	84.00	17.445	22.000	4817	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	84.00	17.425	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	84.00	17.461	23.000	6536	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	84.00	17.425	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	85.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	85.00	17.420	22.000	4779	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	85.00	17.399	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	85.00	17.436	23.000	6468	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	85.00	17.399	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	86.00	18.500	22.000	113	0.000	0.000	0.9	0.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	86.00	17.395	22.000	4740	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	86.00	17.374	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	86.00	17.411	23.000	6400	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	86.00	17.374	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	87.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	87.00	17.369	22.000	4701	0.000	0.033	0.8	0.5
10YR-72HR	C Outfall	BASE	87.00	17.349	20.000	0	0.033	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	87.00	17.385	23.000	6331	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	87.00	17.349	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	88.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	88.00	17.343	22.000	4662	0.000	0.033	0.8	0.6
10YR-72HR	C Outfall	BASE	88.00	17.324	20.000	0	0.033	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	88.00	17.360	23.000	6261	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	88.00	17.324	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	89.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	89.00	17.318	22.000	4623	0.000	0.033	0.8	0.6
10YR-72HR	C Outfall	BASE	89.00	17.298	20.000	0	0.033	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	89.00	17.334	23.000	6191	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	89.00	17.298	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	90.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	90.00	17.292	22.000	4584	0.000	0.033	0.8	0.6
10YR-72HR	C Outfall	BASE	90.00	17.273	20.000	0	0.033	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	90.00	17.308	23.000	6121	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	90.00	17.273	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	91.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	91.00	17.267	22.000	4545	0.000	0.032	0.8	0.6
10YR-72HR	C Outfall	BASE	91.00	17.248	20.000	0	0.032	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	91.00	17.282	23.000	6050	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	91.00	17.248	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	92.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	92.00	17.241	22.000	4506	0.000	0.032	0.8	0.6
10YR-72HR	C Outfall	BASE	92.00	17.223	20.000	0	0.032	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	92.00	17.256	23.000	5980	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	92.00	17.223	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	93.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	93.00	17.216	22.000	4467	0.000	0.032	0.8	0.6
10YR-72HR	C Outfall	BASE	93.00	17.197	20.000	0	0.032	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	93.00	17.230	23.000	5909	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	93.00	17.197	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	94.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	94.00	17.190	22.000	4428	0.000	0.031	0.8	0.6
10YR-72HR	C Outfall	BASE	94.00	17.172	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	94.00	17.204	23.000	5838	0.000	0.042	1.1	1.2
10YR-72HR	E Outfall pre	BASE	94.00	17.172	20.000	0	0.042	0.000	1.2	0.0
10YR-72HR	A-project	BASE	95.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	95.00	17.164	22.000	4389	0.000	0.031	0.8	0.6
10YR-72HR	C Outfall	BASE	95.00	17.147	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	95.00	17.178	23.000	5767	0.000	0.042	1.1	1.2
10YR-72HR	E Outfall pre	BASE	95.00	17.147	20.000	0	0.042	0.000	1.2	0.0
10YR-72HR	A-project	BASE	96.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	96.00	17.139	22.000	4350	0.000	0.031	0.8	0.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	C Outfall	BASE	96.00	17.122	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	96.00	17.152	23.000	5696	0.000	0.041	1.1	1.2
10YR-72HR	E Outfall pre	BASE	96.00	17.122	20.000	0	0.041	0.000	1.2	0.0
10YR-72HR	A-project	BASE	97.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	97.00	17.113	22.000	4311	0.000	0.031	0.8	0.6
10YR-72HR	C Outfall	BASE	97.00	17.096	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	97.00	17.126	23.000	5625	0.000	0.041	1.1	1.2
10YR-72HR	E Outfall pre	BASE	97.00	17.096	20.000	0	0.041	0.000	1.2	0.0
10YR-72HR	A-project	BASE	99.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	99.00	17.062	22.000	4233	0.000	0.030	0.8	0.6
10YR-72HR	C Outfall	BASE	99.00	17.046	20.000	0	0.030	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	99.00	17.074	23.000	5484	0.000	0.040	1.1	1.2
10YR-72HR	E Outfall pre	BASE	99.00	17.046	20.000	0	0.040	0.000	1.2	0.0
10YR-72HR	A-project	BASE	101.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	101.00	17.011	22.000	4155	0.000	0.029	0.8	0.6
10YR-72HR	C Outfall	BASE	101.00	16.995	20.000	0	0.029	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	101.00	17.022	23.000	5342	0.000	0.039	1.1	1.2
10YR-72HR	E Outfall pre	BASE	101.00	16.995	20.000	0	0.039	0.000	1.2	0.0
10YR-72HR	A-project	BASE	103.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	103.00	16.960	22.000	4077	0.000	0.029	0.8	0.6
10YR-72HR	C Outfall	BASE	103.00	16.945	20.000	0	0.029	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	103.00	16.970	23.000	5201	0.000	0.038	1.1	1.3
10YR-72HR	E Outfall pre	BASE	103.00	16.945	20.000	0	0.038	0.000	1.3	0.0
10YR-72HR	A-project	BASE	105.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	105.00	16.909	22.000	3999	0.000	0.028	0.8	0.6
10YR-72HR	C Outfall	BASE	105.00	16.894	20.000	0	0.028	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	105.00	16.918	23.000	5059	0.000	0.036	1.1	1.3
10YR-72HR	E Outfall pre	BASE	105.00	16.894	20.000	0	0.036	0.000	1.3	0.0
10YR-72HR	A-project	BASE	107.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	107.00	16.858	22.000	3921	0.000	0.028	0.8	0.6
10YR-72HR	C Outfall	BASE	107.00	16.844	20.000	0	0.028	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	107.00	16.866	23.000	4918	0.000	0.035	1.1	1.3
10YR-72HR	E Outfall pre	BASE	107.00	16.844	20.000	0	0.035	0.000	1.3	0.0
10YR-72HR	A-project	BASE	109.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	109.00	16.807	22.000	3843	0.000	0.027	0.8	0.6
10YR-72HR	C Outfall	BASE	109.00	16.793	20.000	0	0.027	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	109.00	16.815	23.000	4777	0.000	0.034	1.1	1.3
10YR-72HR	E Outfall pre	BASE	109.00	16.793	20.000	0	0.034	0.000	1.3	0.0
10YR-72HR	A-project	BASE	111.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	111.00	16.756	22.000	3766	0.000	0.027	0.8	0.6
10YR-72HR	C Outfall	BASE	111.00	16.743	20.000	0	0.027	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	111.00	16.763	23.000	4636	0.000	0.033	1.1	1.3
10YR-72HR	E Outfall pre	BASE	111.00	16.743	20.000	0	0.033	0.000	1.3	0.0
10YR-72HR	A-project	BASE	113.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	113.00	16.705	22.000	3688	0.000	0.026	0.8	0.6
10YR-72HR	C Outfall	BASE	113.00	16.692	20.000	0	0.026	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	113.00	16.711	23.000	4495	0.000	0.032	1.1	1.3
10YR-72HR	E Outfall pre	BASE	113.00	16.692	20.000	0	0.032	0.000	1.3	0.0
10YR-72HR	A-project	BASE	115.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	115.00	16.654	22.000	3610	0.000	0.026	0.8	0.6
10YR-72HR	C Outfall	BASE	115.00	16.642	20.000	0	0.026	0.000	0.6	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	115.00	16.659	23.000	4354	0.000	0.031	1.1	1.3
10YR-72HR	E Outfall pre	BASE	115.00	16.642	20.000	0	0.031	0.000	1.3	0.0
10YR-72HR	A-project	BASE	117.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	117.00	16.602	22.000	3532	0.000	0.025	0.8	0.6
10YR-72HR	C Outfall	BASE	117.00	16.591	20.000	0	0.025	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	117.00	16.608	23.000	4214	0.000	0.030	1.1	1.3
10YR-72HR	E Outfall pre	BASE	117.00	16.591	20.000	0	0.030	0.000	1.3	0.0
10YR-72HR	A-project	BASE	119.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	119.00	16.551	22.000	3454	0.000	0.024	0.8	0.6
10YR-72HR	C Outfall	BASE	119.00	16.541	20.000	0	0.024	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	119.00	16.556	23.000	4073	0.000	0.029	1.1	1.3
10YR-72HR	E Outfall pre	BASE	119.00	16.541	20.000	0	0.029	0.000	1.3	0.0
10YR-72HR	A-project	BASE	121.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	121.00	16.500	22.000	3377	0.000	0.024	0.8	0.6
10YR-72HR	C Outfall	BASE	121.00	16.490	20.000	0	0.024	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	121.00	16.505	23.000	3933	0.000	0.028	1.1	1.3
10YR-72HR	E Outfall pre	BASE	121.00	16.490	20.000	0	0.028	0.000	1.3	0.0
10YR-72HR	A-project	BASE	123.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	123.00	16.450	22.000	3299	0.000	0.023	0.8	0.6
10YR-72HR	C Outfall	BASE	123.00	16.440	20.000	0	0.023	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	123.00	16.490	23.000	113	0.000	0.053	1.1	1.3
10YR-72HR	E Outfall pre	BASE	123.00	16.440	20.000	0	0.053	0.000	1.3	0.0
10YR-72HR	A-project	BASE	125.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	125.00	16.399	22.000	3221	0.000	0.023	0.8	0.6
10YR-72HR	C Outfall	BASE	125.00	16.389	20.000	0	0.023	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	125.00	16.490	23.000	113	0.000	0.075	1.1	1.3
10YR-72HR	E Outfall pre	BASE	125.00	16.389	20.000	0	0.075	0.000	1.3	0.0
10YR-72HR	A-project	BASE	127.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	127.00	16.348	22.000	3144	0.000	0.022	0.8	0.6
10YR-72HR	C Outfall	BASE	127.00	16.339	20.000	0	0.022	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	127.00	16.490	23.000	113	0.000	0.091	1.1	1.3
10YR-72HR	E Outfall pre	BASE	127.00	16.339	20.000	0	0.091	0.000	1.3	0.0
10YR-72HR	A-project	BASE	129.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	129.00	16.297	22.000	3066	0.000	0.022	0.8	0.6
10YR-72HR	C Outfall	BASE	129.00	16.288	20.000	0	0.022	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	129.00	16.490	23.000	113	0.000	0.106	1.1	1.3
10YR-72HR	E Outfall pre	BASE	129.00	16.288	20.000	0	0.106	0.000	1.3	0.0
10YR-72HR	A-project	BASE	131.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	131.00	16.246	22.000	2988	0.000	0.021	0.8	0.6
10YR-72HR	C Outfall	BASE	131.00	16.238	20.000	0	0.021	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	131.00	16.490	23.000	113	0.000	0.118	1.1	1.4
10YR-72HR	E Outfall pre	BASE	131.00	16.238	20.000	0	0.118	0.000	1.4	0.0
10YR-72HR	A-project	BASE	133.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	133.00	16.195	22.000	2910	0.000	0.021	0.8	0.7
10YR-72HR	C Outfall	BASE	133.00	16.187	20.000	0	0.021	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	133.00	16.490	23.000	113	0.000	0.129	1.1	1.4
10YR-72HR	E Outfall pre	BASE	133.00	16.187	20.000	0	0.129	0.000	1.4	0.0
10YR-72HR	A-project	BASE	135.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	135.00	16.144	22.000	2833	0.000	0.020	0.8	0.7
10YR-72HR	C Outfall	BASE	135.00	16.137	20.000	0	0.020	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	135.00	16.490	23.000	113	0.000	0.140	1.1	1.4

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	135.00	16.137	20.000	0	0.140	0.000	1.4	0.0
10YR-72HR	A-project	BASE	137.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	137.00	16.093	22.000	2755	0.000	0.019	0.8	0.7
10YR-72HR	C Outfall	BASE	137.00	16.086	20.000	0	0.019	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	137.00	16.490	23.000	113	0.000	0.149	1.1	1.4
10YR-72HR	E Outfall pre	BASE	137.00	16.086	20.000	0	0.149	0.000	1.4	0.0
10YR-72HR	A-project	BASE	139.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	139.00	16.042	22.000	2678	0.000	0.019	0.8	0.7
10YR-72HR	C Outfall	BASE	139.00	16.036	20.000	0	0.019	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	139.00	16.490	23.000	113	0.000	0.158	1.1	1.5
10YR-72HR	E Outfall pre	BASE	139.00	16.036	20.000	0	0.158	0.000	1.5	0.0
10YR-72HR	A-project	BASE	141.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	141.00	15.990	22.000	113	0.000	0.017	0.8	0.7
10YR-72HR	C Outfall	BASE	141.00	15.985	20.000	0	0.017	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	141.00	16.490	23.000	113	0.000	0.167	1.1	1.5
10YR-72HR	E Outfall pre	BASE	141.00	15.985	20.000	0	0.167	0.000	1.5	0.0
10YR-72HR	A-project	BASE	143.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	143.00	15.990	22.000	113	0.000	0.050	0.8	0.7
10YR-72HR	C Outfall	BASE	143.00	15.934	20.000	0	0.050	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	143.00	16.490	23.000	113	0.000	0.175	1.1	1.5
10YR-72HR	E Outfall pre	BASE	143.00	15.934	20.000	0	0.175	0.000	1.5	0.0
10YR-72HR	A-project	BASE	145.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	145.00	15.990	22.000	113	0.000	0.073	0.8	0.7
10YR-72HR	C Outfall	BASE	145.00	15.884	20.000	0	0.073	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	145.00	16.490	23.000	113	0.000	0.183	1.1	1.5
10YR-72HR	E Outfall pre	BASE	145.00	15.884	20.000	0	0.183	0.000	1.5	0.0
10YR-72HR	A-project	BASE	147.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	147.00	15.990	22.000	113	0.000	0.089	0.8	0.7
10YR-72HR	C Outfall	BASE	147.00	15.833	20.000	0	0.089	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	147.00	16.490	23.000	113	0.000	0.190	1.1	1.6
10YR-72HR	E Outfall pre	BASE	147.00	15.833	20.000	0	0.190	0.000	1.6	0.0
10YR-72HR	A-project	BASE	149.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	149.00	15.990	22.000	113	0.000	0.092	0.8	0.7
10YR-72HR	C Outfall	BASE	149.00	15.783	20.000	0	0.092	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	149.00	16.490	23.000	113	0.000	0.192	1.1	1.6
10YR-72HR	E Outfall pre	BASE	149.00	15.783	20.000	0	0.192	0.000	1.6	0.0
10YR-72HR	A-project	BASE	151.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	151.00	15.990	22.000	113	0.000	0.093	0.8	0.7
10YR-72HR	C Outfall	BASE	151.00	15.732	20.000	0	0.093	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	151.00	16.490	23.000	113	0.000	0.193	1.1	1.6
10YR-72HR	E Outfall pre	BASE	151.00	15.732	20.000	0	0.193	0.000	1.6	0.0
10YR-72HR	A-project	BASE	153.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	153.00	15.990	22.000	113	0.000	0.094	0.8	0.7
10YR-72HR	C Outfall	BASE	153.00	15.682	20.000	0	0.094	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	153.00	16.490	23.000	113	0.000	0.193	1.1	1.7
10YR-72HR	E Outfall pre	BASE	153.00	15.682	20.000	0	0.193	0.000	1.7	0.0
10YR-72HR	A-project	BASE	155.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	155.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	155.00	15.631	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	155.00	16.490	23.000	113	0.000	0.193	1.1	1.7
10YR-72HR	E Outfall pre	BASE	155.00	15.631	20.000	0	0.193	0.000	1.7	0.0

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	A-project	BASE	157.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	157.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	157.00	15.581	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	157.00	16.490	23.000	113	0.000	0.193	1.1	1.7
10YR-72HR	E Outfall pre	BASE	157.00	15.581	20.000	0	0.193	0.000	1.7	0.0
10YR-72HR	A-project	BASE	159.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	159.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	159.00	15.530	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	159.00	16.490	23.000	113	0.000	0.193	1.1	1.8
10YR-72HR	E Outfall pre	BASE	159.00	15.530	20.000	0	0.193	0.000	1.8	0.0
10YR-72HR	A-project	BASE	161.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	161.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	161.00	15.480	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	161.00	16.490	23.000	113	0.000	0.193	1.1	1.8
10YR-72HR	E Outfall pre	BASE	161.00	15.480	20.000	0	0.193	0.000	1.8	0.0
10YR-72HR	A-project	BASE	163.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	163.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	163.00	15.429	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	163.00	16.490	23.000	113	0.000	0.193	1.1	1.8
10YR-72HR	E Outfall pre	BASE	163.00	15.429	20.000	0	0.193	0.000	1.8	0.0
10YR-72HR	A-project	BASE	165.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	165.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	165.00	15.379	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	165.00	16.490	23.000	113	0.000	0.193	1.1	1.9
10YR-72HR	E Outfall pre	BASE	165.00	15.379	20.000	0	0.193	0.000	1.9	0.0
10YR-72HR	A-project	BASE	167.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	167.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	167.00	15.328	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	167.00	16.490	23.000	113	0.000	0.193	1.1	1.9
10YR-72HR	E Outfall pre	BASE	167.00	15.328	20.000	0	0.193	0.000	1.9	0.0
10YR-72HR	A-project	BASE	169.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	169.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	169.00	15.278	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	169.00	16.490	23.000	113	0.000	0.193	1.1	1.9
10YR-72HR	E Outfall pre	BASE	169.00	15.278	20.000	0	0.193	0.000	1.9	0.0
10YR-72HR	A-project	BASE	171.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	171.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	171.00	15.227	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	171.00	16.490	23.000	113	0.000	0.193	1.1	2.0
10YR-72HR	E Outfall pre	BASE	171.00	15.227	20.000	0	0.193	0.000	2.0	0.0
10YR-72HR	A-project	BASE	173.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	173.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	173.00	15.177	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	173.00	16.490	23.000	113	0.000	0.193	1.1	2.0
10YR-72HR	E Outfall pre	BASE	173.00	15.177	20.000	0	0.193	0.000	2.0	0.0
10YR-72HR	A-project	BASE	175.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	175.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	175.00	15.126	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	175.00	16.490	23.000	113	0.000	0.193	1.1	2.0
10YR-72HR	E Outfall pre	BASE	175.00	15.126	20.000	0	0.193	0.000	2.0	0.0
10YR-72HR	A-project	BASE	177.00	18.500	22.000	113	0.000	0.000	0.9	0.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	177.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	177.00	15.076	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	177.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	177.00	15.076	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	179.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	179.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	179.00	15.025	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	179.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	179.00	15.025	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	181.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	181.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	181.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	181.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	181.00	15.000	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	183.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	183.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	183.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	183.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	183.00	15.000	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	185.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	185.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	185.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	185.00	16.490	23.000	113	0.000	0.193	1.1	2.2
10YR-72HR	E Outfall pre	BASE	185.00	15.000	20.000	0	0.193	0.000	2.2	0.0
10YR-72HR	A-project	BASE	187.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	187.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	187.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	187.00	16.490	23.000	113	0.000	0.193	1.1	2.2
10YR-72HR	E Outfall pre	BASE	187.00	15.000	20.000	0	0.193	0.000	2.2	0.0
10YR-72HR	A-project	BASE	189.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	189.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	189.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	189.00	16.490	23.000	113	0.000	0.193	1.1	2.2
10YR-72HR	E Outfall pre	BASE	189.00	15.000	20.000	0	0.193	0.000	2.2	0.0
10YR-72HR	A-project	BASE	191.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	191.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	191.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	191.00	16.490	23.000	113	0.000	0.193	1.1	2.3
10YR-72HR	E Outfall pre	BASE	191.00	15.000	20.000	0	0.193	0.000	2.3	0.0
10YR-72HR	A-project	BASE	193.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	193.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	193.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	193.00	16.490	23.000	113	0.000	0.193	1.1	2.3
10YR-72HR	E Outfall pre	BASE	193.00	15.000	20.000	0	0.193	0.000	2.3	0.0
10YR-72HR	A-project	BASE	195.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	195.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	195.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	195.00	16.490	23.000	113	0.000	0.193	1.1	2.3
10YR-72HR	E Outfall pre	BASE	195.00	15.000	20.000	0	0.193	0.000	2.3	0.0
10YR-72HR	A-project	BASE	197.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	197.00	15.990	22.000	113	0.000	0.094	0.8	1.1

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	C Outfall	BASE	197.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	197.00	16.490	23.000	113	0.000	0.193	1.1	2.4
10YR-72HR	E Outfall pre	BASE	197.00	15.000	20.000	0	0.193	0.000	2.4	0.0
10YR-72HR	A-project	BASE	199.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	199.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	199.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	199.00	16.490	23.000	113	0.000	0.193	1.1	2.4
10YR-72HR	E Outfall pre	BASE	199.00	15.000	20.000	0	0.193	0.000	2.4	0.0
10YR-72HR	A-project	BASE	201.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	201.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	201.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	201.00	16.490	23.000	113	0.000	0.193	1.1	2.4
10YR-72HR	E Outfall pre	BASE	201.00	15.000	20.000	0	0.193	0.000	2.4	0.0
10YR-72HR	A-project	BASE	203.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	203.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	203.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	203.00	16.490	23.000	113	0.000	0.193	1.1	2.5
10YR-72HR	E Outfall pre	BASE	203.00	15.000	20.000	0	0.193	0.000	2.5	0.0
10YR-72HR	A-project	BASE	205.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	205.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	205.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	205.00	16.490	23.000	113	0.000	0.193	1.1	2.5
10YR-72HR	E Outfall pre	BASE	205.00	15.000	20.000	0	0.193	0.000	2.5	0.0
10YR-72HR	A-project	BASE	207.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	207.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	207.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	207.00	16.490	23.000	113	0.000	0.193	1.1	2.5
10YR-72HR	E Outfall pre	BASE	207.00	15.000	20.000	0	0.193	0.000	2.5	0.0
10YR-72HR	A-project	BASE	209.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	209.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	209.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	209.00	16.490	23.000	113	0.000	0.193	1.1	2.6
10YR-72HR	E Outfall pre	BASE	209.00	15.000	20.000	0	0.193	0.000	2.6	0.0
10YR-72HR	A-project	BASE	211.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	211.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	211.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	211.00	16.490	23.000	113	0.000	0.193	1.1	2.6
10YR-72HR	E Outfall pre	BASE	211.00	15.000	20.000	0	0.193	0.000	2.6	0.0
10YR-72HR	A-project	BASE	213.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	213.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	213.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	213.00	16.490	23.000	113	0.000	0.193	1.1	2.6
10YR-72HR	E Outfall pre	BASE	213.00	15.000	20.000	0	0.193	0.000	2.6	0.0
10YR-72HR	A-project	BASE	215.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	215.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	215.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	215.00	16.490	23.000	113	0.000	0.193	1.1	2.7
10YR-72HR	E Outfall pre	BASE	215.00	15.000	20.000	0	0.193	0.000	2.7	0.0
10YR-72HR	A-project	BASE	217.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	217.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	217.00	15.000	20.000	0	0.094	0.000	1.2	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	217.00	16.490	23.000	113	0.000	0.193	1.1	2.7
10YR-72HR	E Outfall pre	BASE	217.00	15.000	20.000	0	0.193	0.000	2.7	0.0
10YR-72HR	A-project	BASE	219.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	219.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	219.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	219.00	16.490	23.000	113	0.000	0.193	1.1	2.7
10YR-72HR	E Outfall pre	BASE	219.00	15.000	20.000	0	0.193	0.000	2.7	0.0
10YR-72HR	A-project	BASE	221.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	221.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	221.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	221.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	221.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	223.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	223.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	223.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	223.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	223.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	225.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	225.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	225.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	225.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	225.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	227.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	227.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	227.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	227.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	227.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	229.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	229.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	229.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	229.00	16.490	23.000	113	0.000	0.193	1.1	2.9
10YR-72HR	E Outfall pre	BASE	229.00	15.000	20.000	0	0.193	0.000	2.9	0.0
10YR-72HR	A-project	BASE	231.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	231.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	231.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	231.00	16.490	23.000	113	0.000	0.193	1.1	2.9
10YR-72HR	E Outfall pre	BASE	231.00	15.000	20.000	0	0.193	0.000	2.9	0.0
10YR-72HR	A-project	BASE	233.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	233.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	233.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	233.00	16.490	23.000	113	0.000	0.193	1.1	2.9
10YR-72HR	E Outfall pre	BASE	233.00	15.000	20.000	0	0.193	0.000	2.9	0.0
10YR-72HR	A-project	BASE	235.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	235.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	235.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	235.00	16.490	23.000	113	0.000	0.193	1.1	3.0
10YR-72HR	E Outfall pre	BASE	235.00	15.000	20.000	0	0.193	0.000	3.0	0.0
10YR-72HR	A-project	BASE	237.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	237.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	237.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	237.00	16.490	23.000	113	0.000	0.193	1.1	3.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	237.00	15.000	20.000	0	0.193	0.000	3.0	0.0
10YR-72HR	A-project	BASE	239.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	239.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	239.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	239.00	16.490	23.000	113	0.000	0.193	1.1	3.0
10YR-72HR	E Outfall pre	BASE	239.00	15.000	20.000	0	0.193	0.000	3.0	0.0
10YR-72HR	A-project	BASE	241.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	241.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	241.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	241.00	16.490	23.000	113	0.000	0.193	1.1	3.1
10YR-72HR	E Outfall pre	BASE	241.00	15.000	20.000	0	0.193	0.000	3.1	0.0
10YR-72HR	A-project	BASE	243.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	243.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	243.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	243.00	16.490	23.000	113	0.000	0.193	1.1	3.1
10YR-72HR	E Outfall pre	BASE	243.00	15.000	20.000	0	0.193	0.000	3.1	0.0
10YR-72HR	A-project	BASE	245.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	245.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	245.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	245.00	16.490	23.000	113	0.000	0.193	1.1	3.1
10YR-72HR	E Outfall pre	BASE	245.00	15.000	20.000	0	0.193	0.000	3.1	0.0
10YR-72HR	A-project	BASE	247.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	247.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	247.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	247.00	16.490	23.000	113	0.000	0.193	1.1	3.2
10YR-72HR	E Outfall pre	BASE	247.00	15.000	20.000	0	0.193	0.000	3.2	0.0
10YR-72HR	A-project	BASE	249.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	249.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	249.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	249.00	16.490	23.000	113	0.000	0.193	1.1	3.2
10YR-72HR	E Outfall pre	BASE	249.00	15.000	20.000	0	0.193	0.000	3.2	0.0
10YR-72HR	A-project	BASE	251.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	251.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	251.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	251.00	16.490	23.000	113	0.000	0.193	1.1	3.2
10YR-72HR	E Outfall pre	BASE	251.00	15.000	20.000	0	0.193	0.000	3.2	0.0
10YR-72HR	A-project	BASE	253.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	253.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	253.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	253.00	16.490	23.000	113	0.000	0.193	1.1	3.3
10YR-72HR	E Outfall pre	BASE	253.00	15.000	20.000	0	0.193	0.000	3.3	0.0
10YR-72HR	A-project	BASE	255.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	255.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	255.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	255.00	16.490	23.000	113	0.000	0.193	1.1	3.3
10YR-72HR	E Outfall pre	BASE	255.00	15.000	20.000	0	0.193	0.000	3.3	0.0
10YR-72HR	A-project	BASE	257.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	257.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	257.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	257.00	16.490	23.000	113	0.000	0.193	1.1	3.3
10YR-72HR	E Outfall pre	BASE	257.00	15.000	20.000	0	0.193	0.000	3.3	0.0

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	A-project	BASE	259.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	259.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	259.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	259.00	16.490	23.000	113	0.000	0.193	1.1	3.4
10YR-72HR	E Outfall pre	BASE	259.00	15.000	20.000	0	0.193	0.000	3.4	0.0
10YR-72HR	A-project	BASE	261.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	261.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	261.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	261.00	16.490	23.000	113	0.000	0.193	1.1	3.4
10YR-72HR	E Outfall pre	BASE	261.00	15.000	20.000	0	0.193	0.000	3.4	0.0
10YR-72HR	A-project	BASE	263.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	263.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	263.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	263.00	16.490	23.000	113	0.000	0.193	1.1	3.4
10YR-72HR	E Outfall pre	BASE	263.00	15.000	20.000	0	0.193	0.000	3.4	0.0
10YR-72HR	A-project	BASE	265.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	265.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	265.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	265.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	265.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	267.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	267.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	267.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	267.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	267.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	269.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	269.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	269.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	269.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	269.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	271.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	271.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	271.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	271.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	271.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	273.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	273.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	273.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	273.00	16.490	23.000	113	0.000	0.193	1.1	3.6
10YR-72HR	E Outfall pre	BASE	273.00	15.000	20.000	0	0.193	0.000	3.6	0.0
10YR-72HR	A-project	BASE	275.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	275.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	275.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	275.00	16.490	23.000	113	0.000	0.193	1.1	3.6
10YR-72HR	E Outfall pre	BASE	275.00	15.000	20.000	0	0.193	0.000	3.6	0.0
10YR-72HR	A-project	BASE	277.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	277.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	277.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	277.00	16.490	23.000	113	0.000	0.193	1.1	3.6
10YR-72HR	E Outfall pre	BASE	277.00	15.000	20.000	0	0.193	0.000	3.6	0.0
10YR-72HR	A-project	BASE	279.00	18.500	22.000	113	0.000	0.000	0.9	0.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	279.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	279.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	279.00	16.490	23.000	113	0.000	0.193	1.1	3.7
10YR-72HR	E Outfall pre	BASE	279.00	15.000	20.000	0	0.193	0.000	3.7	0.0
10YR-72HR	A-project	BASE	281.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	281.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	281.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	281.00	16.490	23.000	113	0.000	0.193	1.1	3.7
10YR-72HR	E Outfall pre	BASE	281.00	15.000	20.000	0	0.193	0.000	3.7	0.0
10YR-72HR	A-project	BASE	283.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	283.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	283.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	283.00	16.490	23.000	113	0.000	0.193	1.1	3.7
10YR-72HR	E Outfall pre	BASE	283.00	15.000	20.000	0	0.193	0.000	3.7	0.0
10YR-72HR	A-project	BASE	285.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	285.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	285.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	285.00	16.490	23.000	113	0.000	0.193	1.1	3.8
10YR-72HR	E Outfall pre	BASE	285.00	15.000	20.000	0	0.193	0.000	3.8	0.0
10YR-72HR	A-project	BASE	287.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	287.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	287.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	287.00	16.490	23.000	113	0.000	0.193	1.1	3.8
10YR-72HR	E Outfall pre	BASE	287.00	15.000	20.000	0	0.193	0.000	3.8	0.0
10YR-72HR	A-project	BASE	289.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	289.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	289.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	289.00	16.490	23.000	113	0.000	0.193	1.1	3.8
10YR-72HR	E Outfall pre	BASE	289.00	15.000	20.000	0	0.193	0.000	3.8	0.0
10YR-72HR	A-project	BASE	291.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	291.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	291.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	291.00	16.490	23.000	113	0.000	0.193	1.1	3.9
10YR-72HR	E Outfall pre	BASE	291.00	15.000	20.000	0	0.193	0.000	3.9	0.0
10YR-72HR	A-project	BASE	293.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	293.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	293.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	293.00	16.490	23.000	113	0.000	0.193	1.1	3.9
10YR-72HR	E Outfall pre	BASE	293.00	15.000	20.000	0	0.193	0.000	3.9	0.0
10YR-72HR	A-project	BASE	295.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	295.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	295.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	295.00	16.490	23.000	113	0.000	0.193	1.1	3.9
10YR-72HR	E Outfall pre	BASE	295.00	15.000	20.000	0	0.193	0.000	3.9	0.0
10YR-72HR	A-project	BASE	297.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	297.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	297.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	297.00	16.490	23.000	113	0.000	0.193	1.1	4.0
10YR-72HR	E Outfall pre	BASE	297.00	15.000	20.000	0	0.193	0.000	4.0	0.0
10YR-72HR	A-project	BASE	299.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	299.00	15.990	22.000	113	0.000	0.094	0.8	1.9

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	C Outfall	BASE	299.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	299.00	16.490	23.000	113	0.000	0.193	1.1	4.0
10YR-72HR	E Outfall pre	BASE	299.00	15.000	20.000	0	0.193	0.000	4.0	0.0
10YR-72HR	A-project	BASE	301.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	301.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	301.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	301.00	16.490	23.000	113	0.000	0.193	1.1	4.0
10YR-72HR	E Outfall pre	BASE	301.00	15.000	20.000	0	0.193	0.000	4.0	0.0
10YR-72HR	A-project	BASE	303.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	303.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	303.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	303.00	16.490	23.000	113	0.000	0.193	1.1	4.1
10YR-72HR	E Outfall pre	BASE	303.00	15.000	20.000	0	0.193	0.000	4.1	0.0
10YR-72HR	A-project	BASE	305.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	305.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	305.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	305.00	16.490	23.000	113	0.000	0.193	1.1	4.1
10YR-72HR	E Outfall pre	BASE	305.00	15.000	20.000	0	0.193	0.000	4.1	0.0
10YR-72HR	A-project	BASE	307.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	307.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	307.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	307.00	16.490	23.000	113	0.000	0.193	1.1	4.1
10YR-72HR	E Outfall pre	BASE	307.00	15.000	20.000	0	0.193	0.000	4.1	0.0
10YR-72HR	A-project	BASE	309.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	309.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	309.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	309.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	309.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	311.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	311.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	311.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	311.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	311.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	313.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	313.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	313.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	313.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	313.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	315.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	315.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	315.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	315.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	315.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	317.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	317.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	317.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	317.00	16.490	23.000	113	0.000	0.193	1.1	4.3
10YR-72HR	E Outfall pre	BASE	317.00	15.000	20.000	0	0.193	0.000	4.3	0.0
10YR-72HR	A-project	BASE	319.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	319.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	319.00	15.000	20.000	0	0.094	0.000	2.0	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	319.00	16.490	23.000	113	0.000	0.193	1.1	4.3
10YR-72HR	E Outfall pre	BASE	319.00	15.000	20.000	0	0.193	0.000	4.3	0.0
10YR-72HR	A-project	BASE	321.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	321.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	321.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	321.00	16.490	23.000	113	0.000	0.193	1.1	4.3
10YR-72HR	E Outfall pre	BASE	321.00	15.000	20.000	0	0.193	0.000	4.3	0.0
10YR-72HR	A-project	BASE	323.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	323.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	323.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	323.00	16.490	23.000	113	0.000	0.193	1.1	4.4
10YR-72HR	E Outfall pre	BASE	323.00	15.000	20.000	0	0.193	0.000	4.4	0.0
10YR-72HR	A-project	BASE	325.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	325.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	325.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	325.00	16.490	23.000	113	0.000	0.193	1.1	4.4
10YR-72HR	E Outfall pre	BASE	325.00	15.000	20.000	0	0.193	0.000	4.4	0.0
10YR-72HR	A-project	BASE	327.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	327.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	327.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	327.00	16.490	23.000	113	0.000	0.193	1.1	4.4
10YR-72HR	E Outfall pre	BASE	327.00	15.000	20.000	0	0.193	0.000	4.4	0.0
10YR-72HR	A-project	BASE	329.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	329.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	329.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	329.00	16.490	23.000	113	0.000	0.193	1.1	4.5
10YR-72HR	E Outfall pre	BASE	329.00	15.000	20.000	0	0.193	0.000	4.5	0.0
10YR-72HR	A-project	BASE	331.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	331.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	331.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	331.00	16.490	23.000	113	0.000	0.193	1.1	4.5
10YR-72HR	E Outfall pre	BASE	331.00	15.000	20.000	0	0.193	0.000	4.5	0.0
10YR-72HR	A-project	BASE	333.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	333.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	333.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	333.00	16.490	23.000	113	0.000	0.193	1.1	4.5
10YR-72HR	E Outfall pre	BASE	333.00	15.000	20.000	0	0.193	0.000	4.5	0.0
10YR-72HR	A-project	BASE	335.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	335.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	335.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	335.00	16.490	23.000	113	0.000	0.193	1.1	4.6
10YR-72HR	E Outfall pre	BASE	335.00	15.000	20.000	0	0.193	0.000	4.6	0.0
10YR-72HR	A-project	BASE	337.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	337.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	337.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	337.00	16.490	23.000	113	0.000	0.193	1.1	4.6
10YR-72HR	E Outfall pre	BASE	337.00	15.000	20.000	0	0.193	0.000	4.6	0.0
10YR-72HR	A-project	BASE	339.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	339.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	339.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	339.00	16.490	23.000	113	0.000	0.193	1.1	4.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	339.00	15.000	20.000	0	0.193	0.000	4.6	0.0
10YR-72HR	A-project	BASE	341.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	341.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	341.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	341.00	16.490	23.000	113	0.000	0.193	1.1	4.7
10YR-72HR	E Outfall pre	BASE	341.00	15.000	20.000	0	0.193	0.000	4.7	0.0
10YR-72HR	A-project	BASE	343.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	343.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	343.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	343.00	16.490	23.000	113	0.000	0.193	1.1	4.7
10YR-72HR	E Outfall pre	BASE	343.00	15.000	20.000	0	0.193	0.000	4.7	0.0
10YR-72HR	A-project	BASE	345.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	345.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	345.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	345.00	16.490	23.000	113	0.000	0.193	1.1	4.7
10YR-72HR	E Outfall pre	BASE	345.00	15.000	20.000	0	0.193	0.000	4.7	0.0
10YR-72HR	A-project	BASE	347.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	347.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	347.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	347.00	16.490	23.000	113	0.000	0.193	1.1	4.8
10YR-72HR	E Outfall pre	BASE	347.00	15.000	20.000	0	0.193	0.000	4.8	0.0
10YR-72HR	A-project	BASE	349.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	349.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	349.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	349.00	16.490	23.000	113	0.000	0.193	1.1	4.8
10YR-72HR	E Outfall pre	BASE	349.00	15.000	20.000	0	0.193	0.000	4.8	0.0
10YR-72HR	A-project	BASE	351.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	351.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	351.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	351.00	16.490	23.000	113	0.000	0.193	1.1	4.8
10YR-72HR	E Outfall pre	BASE	351.00	15.000	20.000	0	0.193	0.000	4.8	0.0
10YR-72HR	A-project	BASE	353.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	353.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	353.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	353.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	353.00	15.000	20.000	0	0.193	0.000	4.9	0.0
10YR-72HR	A-project	BASE	355.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	355.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	355.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	355.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	355.00	15.000	20.000	0	0.193	0.000	4.9	0.0
10YR-72HR	A-project	BASE	357.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	357.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	357.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	357.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	357.00	15.000	20.000	0	0.193	0.000	4.9	0.0
10YR-72HR	A-project	BASE	359.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	359.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	359.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	359.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	359.00	15.000	20.000	0	0.193	0.000	4.9	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-project	BASE	360.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	360.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	360.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	360.00	16.490	23.000	113	0.000	0.193	1.1	5.0
10YR-72HR	E Outfall pre	BASE	360.00	15.000	20.000	0	0.193	0.000	5.0	0.0

Appendix

GEOTECHNICAL EXPLORATION

MACMILLAN OIL OKEECHOBEE ROAD EXFILTRATION TEST

6900 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2400068.0000

PREPARED FOR:

Macmillan Oil Company, LLC
7950 NW 58th Street
Doral, FL 33166

Attn: David Kingsley

PREPARED BY:

UES
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

April 24, 2024

April 24, 2024

David Kingsley
Macmillan Oil Company, LLC.
7950 NW 58th Street
Doral, FL 33166

Subject: Report of Geotechnical Exploration
Macmillan Oil Okeechobee Road Exfiltration Test
6900 Okeechobee Road, Fort Pierce, FL
UES Project No. 3330.2400068.0000

Dear David Kingsley:

UES has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with UES's Geotechnical Engineering Proposal No. 24-1189.00 dated February 14, 2024, planned in conjunction with and authorized by you.

Background Information

UES has been requested to perform an exfiltration test at the subject project located at 6900 Okeechobee Road in Fort Pierce, FL. UES was also provided with the site plan prepared by Jeff H. Iravani, Inc. Consulting Engineers, dated 11/29/2023, showing the details of the proposed construction.

As illustrated on the Site Vicinity Map in **Appendix A**, the site is located along Okeechobee Road in Fort Pierce, Florida. At the time of UES's field exploration, the property was bordered by commercial properties to the north and west, Crossroads Parkway to the east, and Okeechobee Road to the south.

Field Exploration

One (1) exfiltration test (EX-1), conducted at a depth of approximately 6 feet below the existing ground surface, was performed at the referenced property. The approximate location of the exfiltration test is illustrated in the attached Test Location Plan in **Appendix B**. The exfiltration test was performed in accordance with the South Florida Water Management District method for open hole constant head field testing.

Subsurface Soil Conditions

The soil samples recovered from UES's field exploration were returned to the laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488). The soil stratification at the test sites is illustrated in the attached Exfiltration Test Results for EX-1. Note that the soil

boring data reflects information from a specific test location only, and soil conditions may vary between the strata interfaces across the property.

The geology of the site, as mapped on the USDA Soil Survey website, consists of *Nettles and Oldsmar sands (25).* Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

The subsurface soil conditions encountered at the auger boring locations generally consisted of medium dense fine sand (SP) to the boring termination depths of approximately 6 feet below the existing ground surface.

Hydrogeological Conditions

On the dates of UES's field exploration (April 2024), the groundwater table was not encountered within the termination depth of the exfiltration test location. Note that the groundwater table will fluctuate 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.

Exfiltration Testing

The exfiltration test was performed in accordance with the South Florida Water Management District method for open hole constant head field testing to a depth of 6 ft below existing grade. Note that for the purpose of calculations, since a water table was not encountered within the depths explored, the groundwater table was assumed to be at the bottom of the borehole (i.e. 6 ft below existing grade). The results are presented in the attached Exfiltration Test Report. The hydraulic conductivity (K) value determined is presented in the table below.

Exfiltration Test Results

Test Location	K (cfs/ft^2-ft)
EX-1	3.11 x 10^{-04}

The soil samples will be held in the laboratory for 30 days and then discarded unless UES is notified otherwise in writing. The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

Limitations

This consulting report has been prepared for the exclusive use of Macmillan Oil Company, 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. 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

Carlos A. Mercado, P.E.
Principal Engineer – South Florida Division
Florida Registration No. 71707

Dhanuhasini Subramaniam, E.I.
Project Engineer

This item has been digitally signed and sealed by Carlos A. Mercado, M.S, 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.

Distribution: David Kingsley - Macmillan Oil Company, LLC 1 pdf

Attachments:
Appendix A – Vicinity Map
Appendix B – Site Location Map
Appendix C – Hydraulic Conductivity Results
Appendix D – Discussion of Soil Groups

Appendix A - Vicinity Map

Site Vicinity Map

MacMillan Oil Okeechobee Road Exfiltration Test
6900 Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2400068.0000	**Drafted by: JR**	**Reviewed By: AA**	**Date: 4/17/2024**

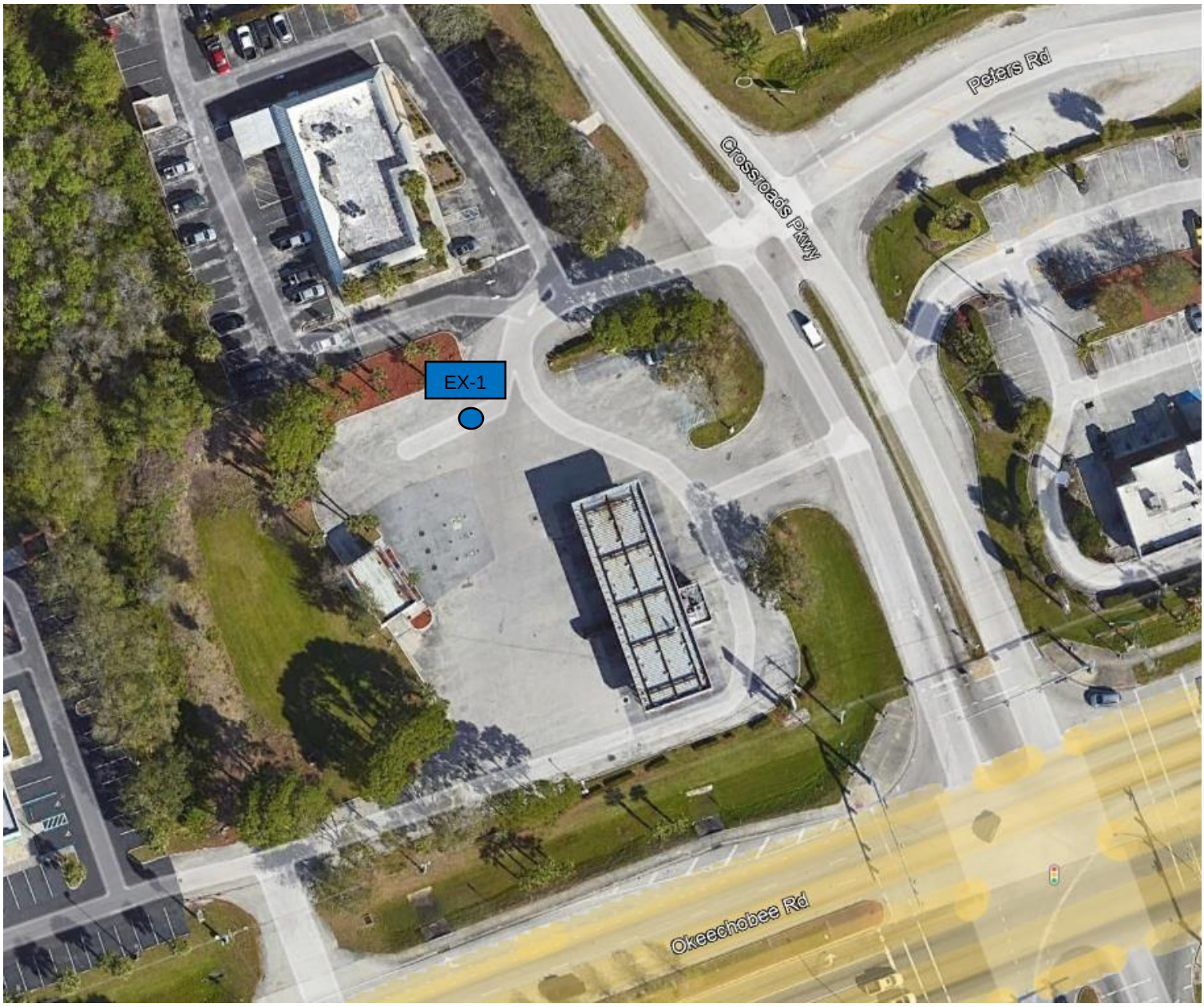


Appendix B - Test Location Plan

Test Location Plan

MacMillan Oil Okeechobee Road Exfiltration Test
6900 Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2400068.0000	**Drafted by: JR**	**Reviewed By: AA**	**Date: 4/17/2024**



N

Legend

- Approximate Exfiltration Test Location

BORING LOCATIONS WERE LOCATED USING A MEASURING TAPE AND EXISTING LANDMARKS AS REFERENCE POINTS. IN ADDITION, THE LATITUDE, LONGITUDE, AND ELEVATION NOTED ON THE BORING LOGS WERE TAKEN FROM GOOGLE EARTH. THEREFORE, LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.

Appendix C - Hydraulic Conductivity Results

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

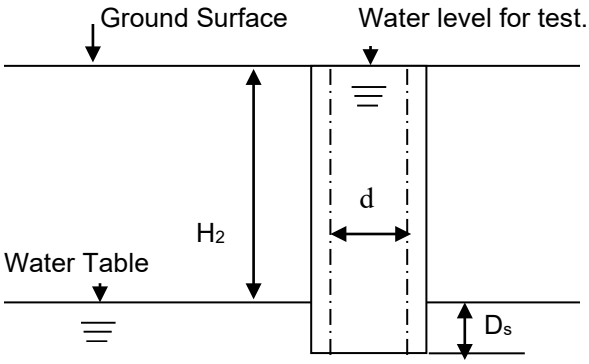
Client: MacMillian Oil Company, LLC.
Project No: 3330.2400068.0000

Project: MacMillan Oil Exfiltration Test
6900 Okeechobee Road, Fort Pierce, Florida
Test Date: 4/15/2024
Technician: SC/BS

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description
	0 – 2	Brown fine sand (SP)
	2 – 5	Brown fine sand, trace clay (SP)
	5 – 6	Light gray fine sand (SP)
	Depth to Water Table from Ground Surface (feet)	N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft^2 – ft head)	**3.11×10^{-04}**
Q	Stabilized Flow Rate (cubic ft per second)	**6.02×10^{-03}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes: Assumed GWT as 6' for calculation purposes		

Appendix D - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

QUAD ITEM POSTE

~~000621-10~~

Preserving South Florida's Water Resources for 40 Years 1981-1989

South Florida Water Management District

P.O. Box 24680 • 3301 Gun Club Road • West Palm Beach, FL 33416-4680 • (407) 686-8800 • FL WATS 1-800-432-2045

FAX RECEIVED OCT 17 2000

OCT 26 2000

Post-it® Fax Note 7671	Date 10/16/00	# of pages ▸ 10
To NORMAN GRINSTEAD	From JOHN SHAFFER	
Co./Dept. BS&A	Co. SFWMD	
Phone #	Phone # 561/682-2185	
Fax # 407/894-3805	Fax #	

Application No. 900207-11
Department of Regulation

March 5, 1990

St. Lucie County Engineer
2300 Virginia Avenue
Fort Pierce, FL 33450

ORIGINAL SUBMITTAL

JUN 21 2000

WPB

Dear Sir:

Subject: EXEMPTION NO.: 56-00878-S
Owner: Chevron USA, Inc.
Project: CHEVRON AT ST. LUCIE CROSSROADS
Location: SR-70 and Peters Road
St. Lucie County, S24/T35S/R39E

A request for Permit Exemption pursuant to Rule 40E-4.053, Florida Administrative Code (F.A.C.) has been received for the above referenced project. The owner has certified that all the conditions for the exemption have been or will be met upon construction; consequently the District will not be analyzing the surface water management system. It is therefore necessary that you consider this in your review of the project.

It should be noted that this is a project with the potential of generating ground and surface water pollutants. It is requested that your field personnel periodically monitor this site.

Sincerely,

Jerri M. Thacock

for Anthony M. Waterhouse, P.E.
Assistant Director
Surface Water Management Division

AMW:JMH:mrj

cc: DER
Chevron USA, Inc.
Mr. James Young, P.E.; Kimley-Horn & Associates

bcc: Karen/Beth/Day/File/Area Engineer

NG/KLS

97041.30

Governing Board
James F. Garner, Chairman - Fort Myers
Doran A. Jason, Vice Chairman - Key Biscayne
J.D. York - Palm City
Arsenio Milian - Miami
Fritz Stein - Belle Glade
Mike Stout - Windermere
Ken Adams - West Palm Beach
Valerie Boyd - Naples
James E. Nall - Fort Lauderdale
John R. Wodraska, Executive Director
Tilford C. Creel, Deputy Executive Director
Thomas R. MacVicar, Deputy Executive Director

SCANNED

Chevron @ St. Lucie Crossroads
Preliminary Drainage Calculations

I. AREAS

IMPERVIOUS=	1.21 ac.	
WET.AREA=	0.34 ac.	(@ max.water elev.)
PERVIOUS=	0.39 ac.	
PROJECT TOTAL=	1.94 ac.	
ROOF AREA=	0.123 ac.	

II. MINIMUM ELEVATIONS

FINISH FLOOR=	23.7 NGVD
WET.AREA BOTTOM=	18.0 NGVD

III. ALLOWABLE SITE DISCHARGE (FDOT)

** APPROX. 62% OF EXISTING SITE DRAINS INTO FDOT R/W (PRE-DEVELOPMENT)

ASSUME Tc =	8 min (FDOT min.)
2 yr STORM =	6.9 in/hr (ZONE 10)
DRAINAGE AREA=	1.2028 ac.
UNIMPROVED LAND "C"=	0.25

PRE-DEVELOPMENT 2yr DISCHARGE:
Q=CxIxA ——>Q= 2.09 cfs

IV. WATER LEVEL ELEVATIONS

WET SEASON WATER TABLE = 16.5 NGVD MAX

V. RAINFALL AMTS (SFWMD 1-day)

10 yr. =	6.5 inches
25 yr. =	7.3 inches
100 yr. =	9.2 inches

VI. WATER QUALITY CALCULATIONS

A. FIRST INCH: 0.162 ac-ft FOR 1st INCH OF RUNOFF (TOTAL AREA x 1" RUNOFF)

B. 2.5 inches x %IMPERVIOUS

SITE AREA=	1.477 ac. (TOT - (RET + ROOF))
IMPERV. AREA=	1.087 ac. (SITE AREA+IMP.)
% IMPERVIOUS=	73.6

SCANNED

2.5" x XIMP.= 1.84 INCHES TO BE TREATED

WATER QUALITY VOL= 0.245 ac-ft REQ'D WET DETENTION VOLUME

*** 0.245 ac-ft IS LARGER--THEREFORE CONTROLS

USING DRY DET., 0.184 ac-ft REQUIRED FOR WATER QUALITY VOLUME
(=75% OF REQUIRED WET DETENTION VOLUME)

** MUST PROVIDE AT LEAST 1/2" OF DRY RETENTION PRETREATMENT
AS THIS PROJECT IS COMMERCIALLY ZONED.
= 1/2"x(SITE AREA - RET.AREA)= 0.067 ac-ft REQUIRED FOR PRE-TREATMENT

WATER QUALITY SUMMARY:

REQUIRED DRY DETENTION= 0.184 ac-ft
REQUIRED PRETREATMENT= 0.067 ac-ft

VII. SOIL STORAGE

AVG. SITE GRADE= 19.5 NGVD
WET SEASON W.T.= 16.5 NGVD

AVG DEPTH TO W.T.= 3.0 ft.

CUMULATIVE SOIL STORAGE = 3.0 inches (4.6" LESS 25% FOR COMPACTION)

SOIL STORAGE ON SITE= 0.161 ac-ft OF AVAILIABLE SOIL STORAGE

SCANNED

CHEVRON & ST. LUCIE CROSSROADS
STAGE-STORAGE-DISCHARGE CALCULATIONS

INPUT INFORMATION

I. STORAGE INFORMATION

RET.AREA (top) (acres) =	0.369
RET.ELEV. (top) (NGVD) =	20.5
RET.AREA (bot) (acres) =	0.285
RET.ELEV. (bot) (NGVD) =	15.0

II. DISCHARGE INFORMATION

PERC.RATE (cfs/acre/ft-head) = (lowest measured rate / 2)	0.000560
CIRC.BLEEDER DIA. (IN) =	18.48
CIRCULAR BLEEDER DIA. (FT) =	0.333
BLEEDER AREA (calculated-sq.ft) =	0.087
HORIZ.RECT.WEIR WIDTH (ft) =	0.500
WEIR INVERT (NGVD) =	18.7
PIPE DIA. (inches) =	18
PIPE AREA (calculated-sq.ft) =	1.77
PIPE LENGTH (ft) =	75
ROUGHNESS COEFF. (n) =	0.013
TAILWATER ELEV. (NGVD) =	17.0

STAGE (NGVD)	STORAGE: WATER SURFACE AREA (acres)	STORAGE: AVERAGE AREA (acres)	STORAGE: STORAGE (ac-ft)	DISCH.: EQUITRAK PERC. DISCH. (cfs)	DISCH.: BLEEDER DISCH. (cfs)	DISCH.: WEIR DISCH. (cfs)	DISCH.: PIPE DISCH. (cfs)	DISCH.: TOTAL SYSTEM DISCH. (cfs)	TOTAL PIPE DISCH. (FLOW) (cfs)
18.0	0.285	0.286	0.000	0.000	0.000	0.000	12.16	0.00	0.00
18.1	0.287	0.287	0.029	0.070	0.000	0.000	12.76	0.07	0.00
18.2	0.292	0.289	0.058	0.141	0.000	0.000	13.32	0.14	0.00
18.3	0.296	0.294	0.087	0.211	0.000	0.000	13.87	0.21	0.00
18.4	0.299	0.292	0.117	0.281	0.000	0.000	14.39	0.28	0.00
18.5	0.302	0.298	0.147	0.351	0.098	0.000	14.90	0.45	0.10
18.6	0.306	0.296	0.177	0.422	0.169	0.000	15.38	0.59	0.17
18.7	0.309	0.297	0.208	0.492	0.219	0.000	15.86	0.71	0.22
18.8	0.312	0.299	0.239	0.562	0.259	0.029	16.32	0.85	0.29
18.9	0.316	0.301	0.271	0.633	0.293	0.081	16.76	1.01	0.37
19.0	0.319	0.302	0.302	0.703	0.324	0.149	17.20	1.18	0.47
19.1	0.322	0.304	0.333	0.773	0.353	0.229	17.62	1.35	0.58
19.2	0.326	0.308	0.367	0.845	0.379	0.320	18.04	1.54	0.70
19.3	0.329	0.307	0.400	0.914	0.403	0.421	18.44	1.74	0.82
19.4	0.332	0.309	0.433	0.984	0.426	0.531	18.84	1.94	0.95
19.5	0.336	0.311	0.466	1.054	0.448	0.650	19.23	2.15	1.10
19.6	0.339	0.312	0.500	1.125	0.469	0.776	19.61	2.37	1.25
19.7	0.342	0.314	0.534	1.195	0.489	0.911	19.98	2.59	1.40
19.8	0.346	0.316	0.568	1.265	0.508	1.052	20.35	2.83	1.56
19.9	0.349	0.317	0.603	1.335	0.527	1.201	20.71	3.06	1.73
20.0	0.353	0.319	0.638	1.406	0.545	1.357	21.07	3.31	1.90
20.1	0.356	0.321	0.674	1.476	0.562	1.519	21.41	3.56	2.08
20.2	0.359	0.322	0.709	1.546	0.579	1.687	21.76	3.81	2.27
20.3	0.363	0.324	0.745	1.617	0.595	1.862	22.09	4.07	2.46
20.4	0.366	0.326	0.782	1.687	0.611	2.043	22.43	4.34	2.65
20.5	0.369	0.327	0.819	1.757	0.626	2.230	22.75	4.61	2.86

5.6×10^{-3} cfs/sf/ft-hd (Bottom Area)(Head Below)

$Q = CA\sqrt{2gh} = 0.65(\text{AREA})\sqrt{2(32.2)(\text{HEAD})}$

* $Q = [3.70 + 0.45(h/f)]\, b\,(He)^{3/2}$; $He = H + 0.002$; P = crest height; b = # sides

$Q = 1.49/n\, AR^{2/3}\sqrt{S}$; $R = A/P$

* THIS EQUATION TAKES INTO ACCOUNT THE RAISED CONTRACTIONS AS THE HEAD & VELOCITY INCREASES, AS THE "WEIR" IS ACTUALLY CONFIGURED MUCH LIKE A RAISED RECTANGULAR NOTCH IN THIS SYSTEM.

SCANNED

Kimley-Horn
Kimley-Horn and Associates, Inc.
Beindorf Division
ENGINEERS • PLANNERS • SURVEYORS
3885 20th Street Vero Beach, Florida 32960 407 562-7881 Facsimile 407 575-0344

February 6, 1990
30084.01

RECEIVED
FEB 7 1990
REGULATION DEPT. - 405

Ms. Mary Johnson
Regulatory Technician
Regulation Department
South Florida Water Management District
P.O. Box 24680
West Palm Beach, FL 33416

RE: Exemption Request
Chevron parcel at S.R. 70 and Peters Rd.
St. Lucie County

Dear Ms. Johnson:

Attached you will find the completed form PA-39 "Request for Permit Exemption Pursuant to Rule 40E-4.053" and all corresponding supporting documentation for the above referenced parcel. This information includes: the site location map, a signed-and-sealed preliminary drainage plan, drainage and water quality calculations, a Florida Department of Transportation computer drainage analysis, copies of pertinent portions of the contract between the seller and Chevron U.S.A. Inc. demonstrating proof of ownership, copies of both the survey and legal description of the parcel, and the required agent authorization letter allowing us to sign for Chevron U.S.A. Inc. on this application.

The proposed development meets all of the conditions for exemption as stated in items 1. through 12. of District Form No. PA-39. Other pertinent project information follows:

- All contiguous property is owned by another entity other than Chevron U.S.A. Inc.
- The project requires an F.D.O.T. drainage connection permit which has been discussed with the Department and will be applied for the week of February 12, 1990. Preliminary meetings have been held with an F.D.O.T. representative who has indicated that the removal of the existing pipes and the re-design of the existing swale (which flows to the west along State Road 70) will be allowed, as that proposed modification is an improvement over existing conditions and is in the best interest of both the State and Chevron U.S.A., Inc.
- The project was approved on the Site Planning level through the St. Lucie Planning Department during the Board of County Commissioners regularly scheduled meeting of February 6, 1990 (this morning).

SCANNED

Ms. Mary Johnson

February 6, 1990

- Discharges from the site into the State's right-of-way will meet State water quality standards, as those exact standards are the requirement of the St. Lucie County Engineering Department. This department will be requiring a Paving and Drainage Permit for this parcel (to be submitted the week of February 12, 1990). Also please see the attached water quality calculations.

- The on-site detention pond is large enough to store the entire runoff volume from the 100 year - 3 day storm event. It has been designed as a dry detention pond with a bottom elevation of 18.0 NGVD, which is 1.5 foot above the highest wet-season water table.

We believe the information submitted here will be sufficient for granting a project exemption. However, if you have any questions of require any additional information, please do not hesitate to contact Jim Young or me at (407) 562-7981.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
Beindorf Division

Greg B. Barns, E.I.

Attachments

Copy to:
Richard Miller w/ attachments
Larry Jones
Keith Pelan
Jim Young

300084.01 (0084.01.00)

SCANNED

WEST PALM BEACH, FLORIDA 33 -4238
Phone: (305) 686-8800, Toll Free 1-800-432-2045

FEB 7 1999

REGULATION DEPT. - 405

REQUEST FOR PERMIT EXEMPTION PURSUANT TO
RULE 40E-4.053, FLORIDA ADMINISTRATIVE CODE
(SURFACE WATER MANAGEMENT)

NOTE: A reprint of Rules 40E-4.052, 40E-4.053 and 40E-4.054 is included on the back of this form and contains specific requirements to constitute a complete submittal.

OWNER'S NAME: Chevron USA, Inc.

ADDRESS: 2300 Windy Ridge Parkway Suite 800 South
(Street)

Marietta (City) Georgia (State) 30067 (Zip)

PROJECT ENGINEER: Jim Young - Kimley-Horn & Associates, Inc.

ADDRESS: 3835 20th Street
(Street)

Vero Beach, (City) Florida (State) 32960 (Zip)

PROJECT NAME: Chevron at St. Lucie Crossroads

PROJECT LOCATION S.R.70 and Peters Road COUNTY SL SEC. 24 TWP 35S RGE 39E

TOTAL PROJECT ACREAGE: 1.94 TOTAL IMPERVIOUS ACREAGE 1.21

TYPE OF PROJECT: Retail Gas Station (Residential, Agricultural, Etc.) ZONING: Commercial general (CG) Commercial tourist (CT)

PROPOSED FINISHED FLOOR ELEVATION: 23.7 (NGVD)

OPERATIONAL ENTITY: Chevron USA, Inc.
(Who will operate and maintain the drainage system?)

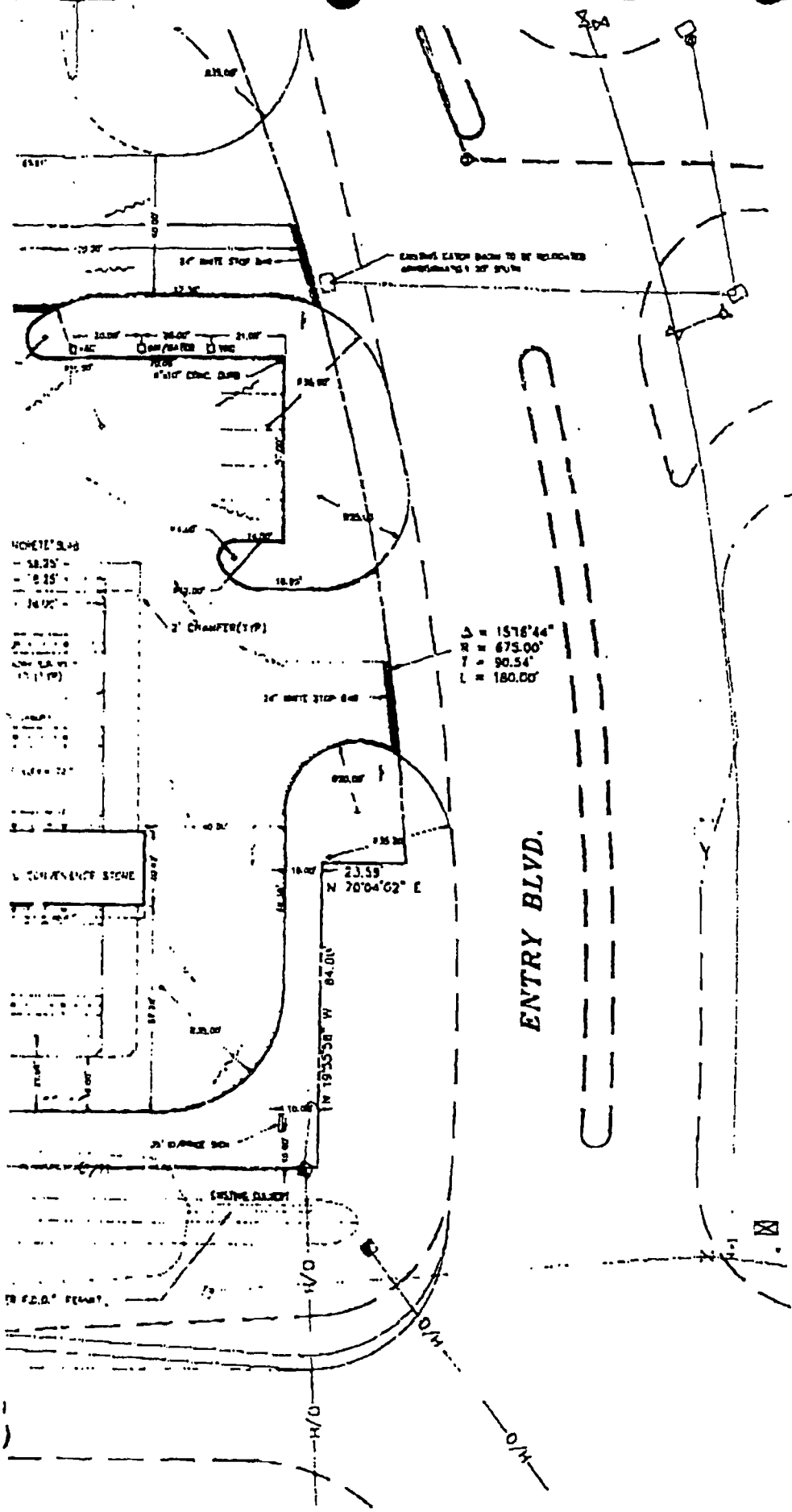
In submitting this request for permit exemption, I hereby certify that the conditions for exemption pursuant to Rule 40E-4.053, F.A.C., have been or are proposed to be met upon construction, including but not limited to that:

1. The total land area does not equal or exceed 10 acres;
2. The area of impervious surface will not equal or exceed 2 acres;
3. The activities will not be conducted in wetlands;
4. The activities will not be conducted in existing water bodies;
5. The activities will not utilize pumps;
6. The activities will not utilize storm drainage facilities larger than a 24 inch diameter pipe, or its hydraulic equivalent;
7. The site is not included in more than 40 acres of contiguous potentially exempt lands;
8. Discharges from the site will meet State water quality standards, as set forth in Chapter 17-3;
9. The surface water management facilities are part of an approved Conservation Plan, if the facilities serve agricultural lands;
10. The proposed building floors will be above the 100 year flood elevation;
11. The activities can otherwise reasonably be expected to have acceptable or insignificant water resource impacts; and
12. The surface water management system can be effectively maintained.

OWNER'S SIGNATURE: [signature] DATE: 2/6/99

SEE ATTACHED AGENT AUTHORIZATION

SCANNED



GENERAL NOTES:

1. PROJECT NAME: CHEVRON AT ST. LUCIE CROSSROADS
2. LOCATION: NORTHWEST QUADRANT OF THE INTERSECTION OF S.R. 70 (OKEECHOBEE ROAD) AND THE ENTRY TO MANUFACTURERS OUTLET CENTER IN ST. LUCIE COUNTY, FLORIDA.
3. OWNER: (CONTRACTUAL PURCHASER) CHEVRON, U.S.A., INC. 2300 WINDY RIDGE PARKWAY SUITE 800 SOUTH MARIETTA, GA 30067 CONTACT: LARRY JONES
4. LANDSCAPE ARCHITECT: SITE PLANNING/PROJECT REP. URBAN RESOURCE GROUP, INC. 1940 10th AVENUE, SUITE B VERO BEACH, FLORIDA 32960 CONTACT: KEITH PELAN, V.P.
5. ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. BEINDORF DIVISION 3885 20th STREET VERO BEACH, FLORIDA 32960 CONTACT: GREG BURNS
6. TYPE OF PROJECT: RETAIL GAS SALES/CONVENIENCE STORE
7. GROSS PROJECT SIZE: 1.95± ACRES (84,891± s.f.)
8. BUILDING SIZE:

CONVENIENCE STORE:	20.42'x46.67'	955± s.f.
CANOPY:	36'x118'	
CAR WASH:	22.67'x34.50'	809± s.f.

9. EXISTING GRIP LAND USE: X (INTERCHANGE AREA)
10. EXISTING ZONING: CG (COMMERCIAL GENERAL) CT (COMMERCIAL TOURIST)
11. SITE COVERAGE:

CONVENIENCE STORE	955± s.f.	1.12 %
CAR WASH	809± s.f.	0.96 %
PAVEMENT/CONRETE	50,976± s.f.	60.05 %
TOTAL IMPERVIOUS	52,740± s.f.	62.13 %
TOTAL OPEN SPACE	32,151± s.f.	37.87 %
TOTAL SITE AREA	84,891± s.f.	100.00 %

12. PARKING:

REQUIRED	CONVENIENCE STORE 1 SPACE/200 s.f.	5
	GASOLINE SERVICE STATION	3
	HANDICAPPED	1
PROVIDED	2 SPACES/PUMP ISLAND	14
	REGULAR SPACES	4
	HANDICAPPED	1
	TOTAL SPACES PROVIDED	17

13. DEVELOPMENT SCHEDULE:

CONSTRUCTION PROJECTED TO BEGIN	APRIL 1, 1990
APPROXIMATE CONSTRUCTION COMPLETION	OCTOBER 1, 1990

14. UTILITY SUPPLIERS:

WATER:	FORT PIERCE UTILITY AUTHORITY
SEWER:	FORT PIERCE UTILITY AUTHORITY

15. SITE DRAINAGE: ON-SITE DETAINAGE INCORPORATING VERY GRADUAL BLEED-DOWN INTO FDOT R/W (REQUIRES PERMIT)
16. MISCELLANEOUS: BUILDING SPACING CALCULATIONS
BUILDING A: GAS/CONVENIENCE STORE
BUILDING B: CAR WASH
REQUIRED: D=28.75'
ACTUAL: D=54'

BASE BUILDING LINES	REQUIRED	ACTUAL
OKEECHOBEE ROAD	30'	36.5'
ENTRY BOULEVARD	30'	30'

BUILDING TO PROPERTY LINE CALCULATIONS

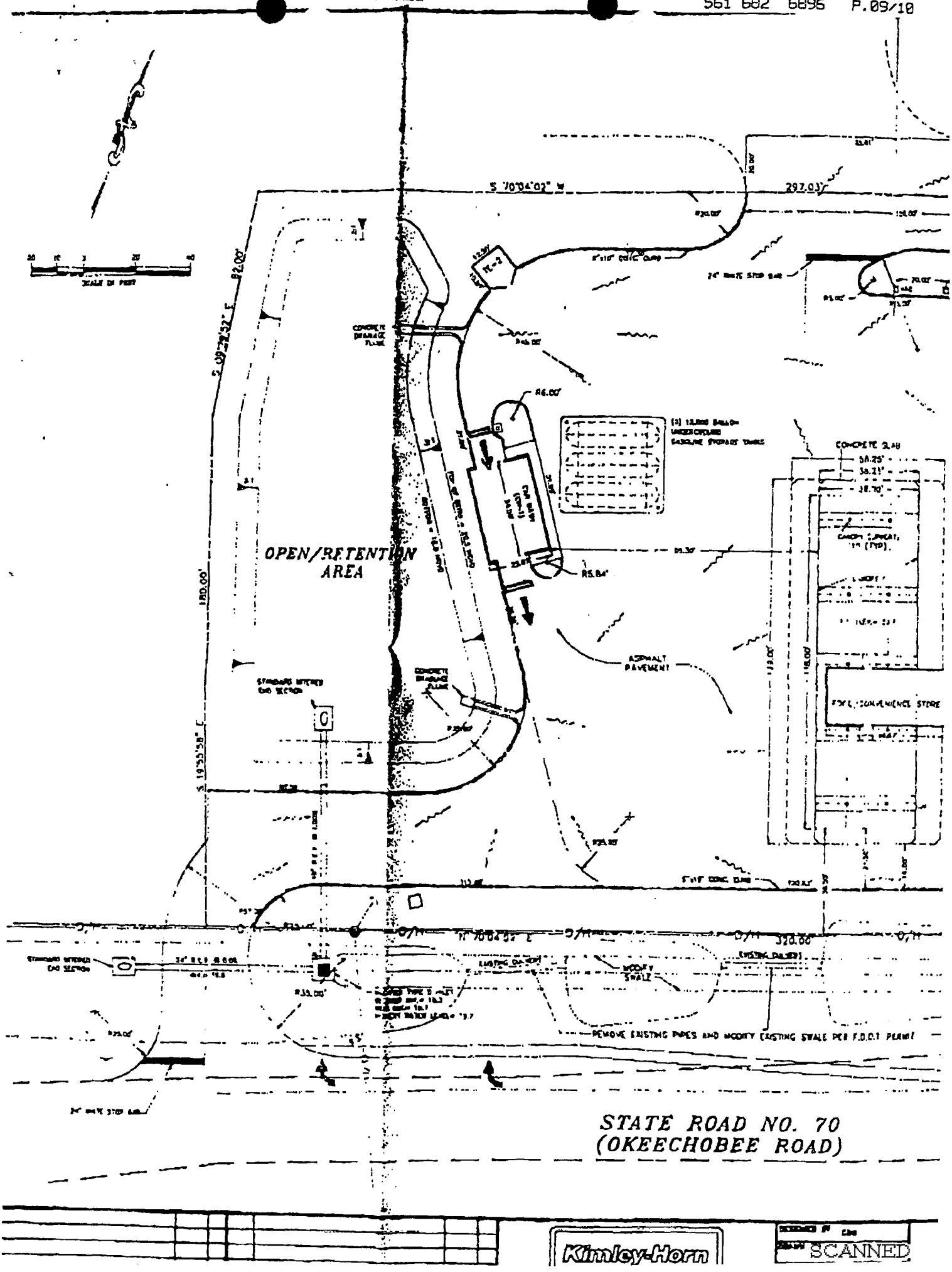
FROM	REQUIRED BUILDING A	REQUIRED BUILDING B	ACTUAL BUILDING A
NORTH	21.75'	12.75'	105'
SOUTH	21.75'	13.35'	37'
EAST	36.75'	16'	53'
WEST	36.75'	16'	214'

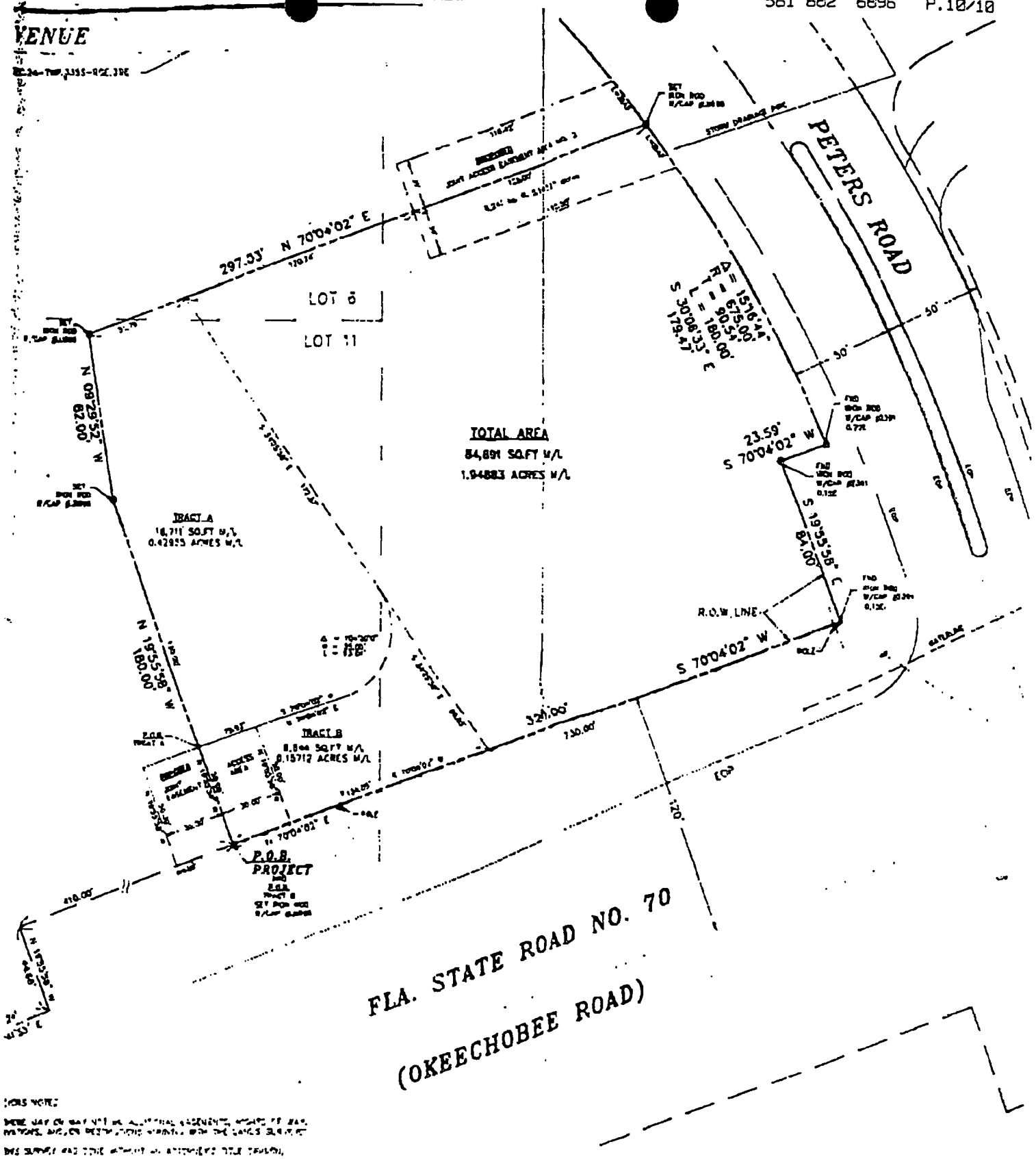
FEB 1 1 1990

56-00878-S

GBB / WES, MJA / DCA	Kimley-Horn and Associates, Inc. BEINDORF DIVISION	2-6-'90 / 1"=20'	CHEVRON ST. LUCIE CROSSRO

SCANNED


OPEN/RETENTION AREA
ASPHALT PAVEMENT
CONCRETE SLAB
STATE ROAD NO. 70
(OKEECHOBEE ROAD)
REMOVE EXISTING PIPES AND MODIFY EXISTING SWALE PER F.D.O.T. PERMIT
Kimley-Horn
SCANNED



Kimley-Horn

DESIGNED BY GLD
DRAWN BY GLD/DCA

Kimley-Horn and Associates, Inc.
BEDMORE DIVISION

SCANNED

WATER SERVICE IS PROVIDED THRU A 12 INCH PVC WATERMAIN RUNNING EAST AND WEST ALONG THE NORTH SIDE OF OKEECHOBEE ROAD. BOTH THE PRIEMERY AND IRRIGATION METERS ARE LOCATED WEST OF THE CORNER.

SANITARY SEWER COMES FROM A GRAVITY MANHOLE LOCATED IN CROSSROADS PARKWAY THRU AN 8 INCH PVC LATERAL THAT ENTERS THE PROPERTY IN THE NORTHEAST CORNER.

THE ONSITE STORM WATER COLLECTION SYSTEM OUT FALLS TO A STORM WATER DETENTION AREA PARTICALLY CONSTRUCTED UPON THE CHEVRON FACILITY AND LOCATED IMMEDIATELY TO THE WEST OF THE CAR WASH BUILDING.THE DETENSION AREA CONTINUES TO THE NORTH AND CONNECTS TO THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL # 40.

SCANNED

LOT 3

ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.

PARCEL I.D.: 2324-705-0006-000-7
ADDRESS: (NO ADDRESS)
OWNER OF RECORD: CASTEL INVESTMENT

(VACANT)

LOT 4

ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.

PARCEL I.D.: 2324-705-0007-000-4
ADDRESS: 2741 CROSSROADS PARKWAY
OWNER OF RECORD: ANO LLC

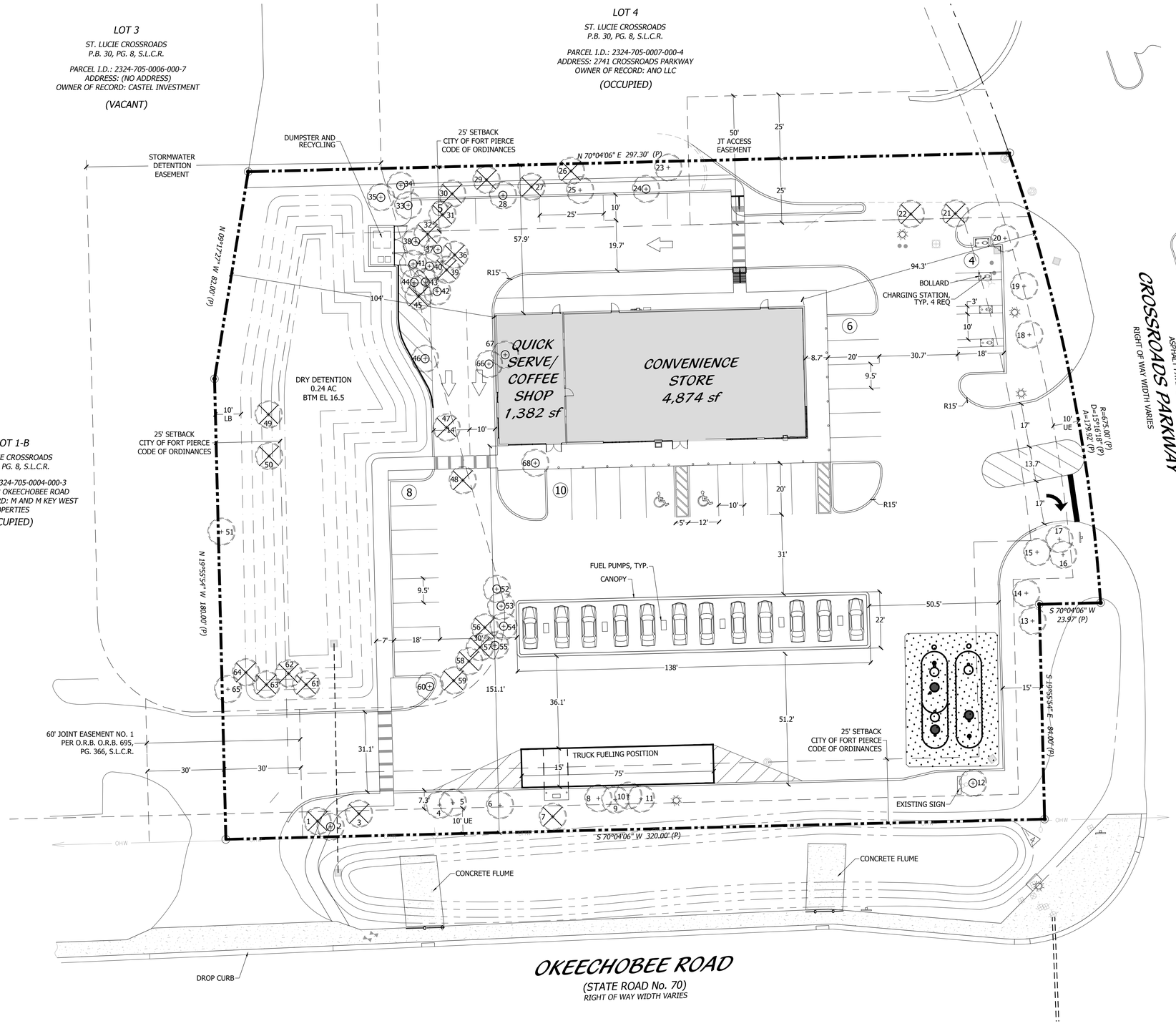
(OCCUPIED)

LOT 1-B

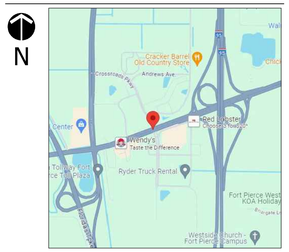
ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.

PARCEL I.D.: 2324-705-0004-000-3
ADDRESS: 7038 OKEECHOBEE ROAD
OWNER OF RECORD: M AND M KEY WEST PROPERTIES

(OCCUPIED)



LOCATION MAP



TABULAR DATA

TREE #	TREE SPECIES: COMMON NAME	BOTANICAL NAME	PALM HEIGHT (FT)	DBH (IN)	DISPOSITION	NOTES
1	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
2	Live Oak	Quercus virginiana	N/A	18	RELOCATE	GOOD CONDITION
3	Laurel Oak	Quercus laurifolia	N/A	19	REMOVE	GOOD CONDITION
4	Crepe Myrtle	Lagerstroemia indica	N/A	1	REMAIN	DOUBLE TRUNK, POOR CONDITION
5	Sabal Palm	Sabal palmetto	4	N/A	REMAIN	
6	Laurel Oak	Quercus laurifolia	N/A	23	REMAIN	GOOD CONDITION
7	Sabal Palm	Sabal palmetto	3	N/A	REMOVE	
8	Pine Tree	Pinus elliottii	N/A	15	REMAIN	GOOD CONDITION
9	Pine Tree	Pinus elliottii	N/A	11	REMAIN	GOOD CONDITION
10	Pine Tree	Pinus elliottii	N/A	11	REMAIN	GOOD CONDITION
11	Pine Tree	Pinus elliottii	N/A	10	REMAIN	GOOD CONDITION
12	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
13	Laurel Oak	Quercus laurifolia	N/A	18	REMAIN	TRUNK ROT, TERMITES, POOR STRUCTURE/ CANOPY
14	Laurel Oak	Quercus laurifolia	N/A	17	REMAIN	TRUNK ROT, TERMITES
15	Laurel Oak	Quercus laurifolia	N/A	12	REMAIN	POOR CONDITION, POOR CANOPY
16	Crepe Myrtle	Lagerstroemia indica	N/A	N/A	REMAIN	MULTISTEM SHRUB
17	Crepe Myrtle	Lagerstroemia indica	N/A	N/A	REMAIN	MULTISTEM SHRUB
18	Laurel Oak	Quercus laurifolia	N/A	18	REMAIN	GOOD/FAIR CONDITION
19	Laurel Oak	Quercus laurifolia	N/A	20	REMAIN	GOOD CONDITION
20	Pine Tree	Pinus elliottii	N/A	16	REMAIN	GOOD CONDITION
21	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
22	Pine Tree	Pinus elliottii	N/A	14	REMOVE	GOOD CONDITION
23	Sabal Palm	Sabal palmetto	15	N/A	REMAIN	
24	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
25	Sabal Palm	Sabal palmetto	14	N/A	REMAIN	
26	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
27	Sabal Palm	Sabal palmetto	6	N/A	REMOVE	
28	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	
29	Sabal Palm	Sabal palmetto	3	N/A	REMOVE	
30	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
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34	Sabal Palm	Sabal palmetto	20	N/A	RELOCATE	
35	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
36	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
37	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
38	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
39	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
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41	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
42	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
43	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
44	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	
45	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
46	Sabal Palm	Sabal palmetto	15	N/A	RELOCATE	
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48	Live Oak	Quercus virginiana	N/A	13	REMOVE	GOOD CONDITION
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50	Laurel Oak	Quercus laurifolia	N/A	5	REMOVE	GOOD CONDITION
51	Laurel Oak	Quercus laurifolia	N/A	12	REMAIN	GOOD CONDITION
52	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
53	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
54	Sabal Palm	Sabal palmetto	15	N/A	RELOCATE	
55	Sabal Palm	Sabal palmetto	20	N/A	RELOCATE	
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65	Pine Tree	Pinus elliottii	N/A	13	REMAIN	GOOD CONDITION
66	Sabal Palm	Sabal palmetto	14	N/A	RELOCATE	
67	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
68	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	

TREE DISPOSITION LEGEND

66 + TREE/PALM TO REMAIN IN PLACE

66 TREE/PALM TO BE REMOVED

66 + TREE/PALM TO BE RELOCATED

LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Tree Disposition Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

Okeechobee Road Station

6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED DEH
DRAWN RO
APPROVED DEH
JOB NUMBER 23-1002
DATE 07-15-24
REVISIONS 11-01-24

November 01, 2024 8:07:14 a.m.
Drawing: 23-1002 LP.DWG

SHEET 1 OF 1

® COTLEUR & HEARING, INC.
The re-use or re-publication of the projects of the architect and the drawings and specifications thereof on any other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect. A limited license is granted to a governmental entity having jurisdiction for the purpose of fulfilling its public records requirement under Florida law.

LOT 3

ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.

PARCEL I.D.: 2324-705-0006-000-7
ADDRESS: (NO ADDRESS)
OWNER OF RECORD: CASTEL INVESTMENT

(VACANT)

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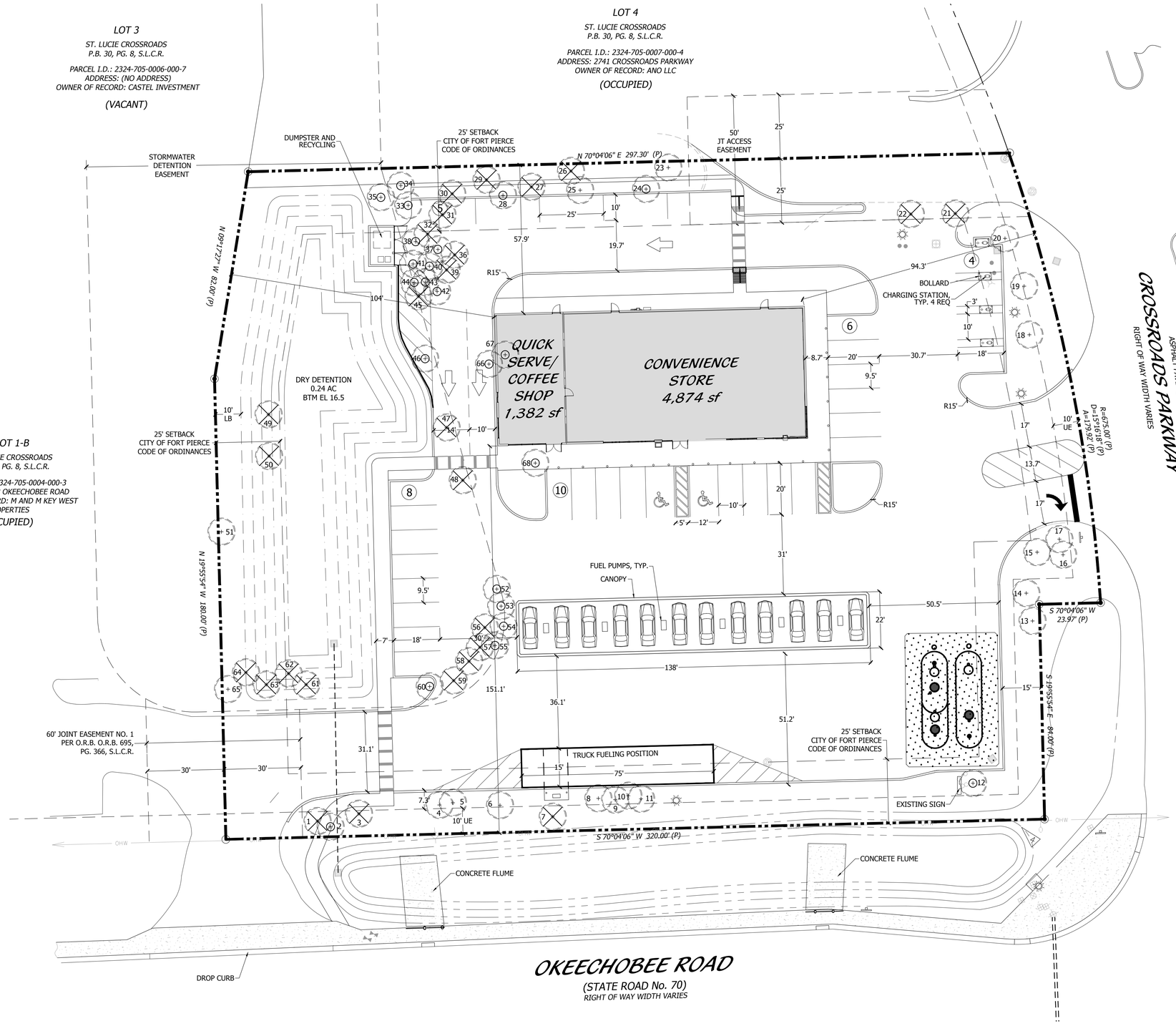
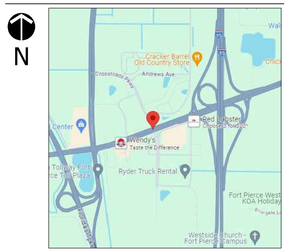


LOCATION MAP



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TREE DISPOSITION LEGEND

66 + TREE/PALM TO REMAIN IN PLACE

66 TREE/PALM TO BE REMOVED

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LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Tree Disposition Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

Okeechobee Road Station

6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED DEH
DRAWN RO
APPROVED DEH
JOB NUMBER 23-1002
DATE 07-15-24
REVISIONS 11-01-24

November 01, 2024 8:07:14 a.m.
Drawing: 23-1002 LP.DWG

SHEET 1 OF 1

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Ft. Pierce Shell

Minor Site Plan

Statement of Use

November 14, 2024

Introduction/Request

On behalf of MacMillan Real Estate LLC, the property owner, we are submitting a request for Minor Site Plan approval for the redevelopment of the property located at 6900 Okeechobee Road, Fort Pierce. The property, situated within the C-3 zoning district, has operated as a gas station and convenience store since 1991.

The proposed redevelopment aims to continue the property's historical use with enhancements that include the construction of a new gas station, convenience store with drive thru quick serve coffee. The new development will feature a total building area of 12,755 square feet, divided as follows:

- Convenience Store w/ drive thru: 6,256 square feet
- Gas Station: 4,840 square feet, accommodating 12 fuel pumps

The site has been designed to ensure commuter safety for the proposed automobile centric use. Proper turning radiuses for all vehicles have been incorporated into the design. A tractor trailer fueling station is also being proposed on the site. The fuel storage tank refilling point has been appropriately located to ensure accessibility for the refueling trucks and will prevent congestion within the site. Another modern and sustainable element of the site design is the inclusion of electric vehicle charging stations. The subject property is located on a main thoroughfare roadway directly in between two major highways, the Florida Turnpike and Interstate 95. With more and more commuters electing to utilize electric vehicles, charging stations are needed to ensure commuters are able to charge their vehicles. Supporting automobiles in this particular property location is an essential service for the area.

Applicant
Macmillan Oil Company, LLC
David Kingsley
7950 NW 58TH ST
Doral, FL 33166
DBKINGSLEY@AOL.COM

Agent
Cotleur & Hearing
George Missimer
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Gmissimer@cotleur-hearing.com

Project Location

PCN: 232470500050000

The subject property's address is 6900 Okeechobee Road, Fort Pierce, Florida 33166. It is located on the northwestern side of the intersection of Okeechobee Rd and Crossroads Park. This parcel is within the C-3 General Commercial Zoning District and has a FLU designation of GC. In addition to the use of the property being consistent with the land use and zoning designation, the property is situated between a major interchange of Florida's Turnpike and I-95.

TABLE 1
SURROUNDING LAND USES

	FUTURE LAND USE	ZONING	LAND USE
NORTH	GC	C-3	HOTEL
SOUTH	OKEECHOBEE RD	OKEECHOBEE RD	OKEECHOBEE RD
EAST	CROSSROADS PKWY	CROSSROADS PKWY	CROSSROADS PKWY
WEST	GC	C-3	RESTAURANT

Parking

The existing parking conditions on the site currently include only three striped spaces, all located in the northeastern corner, with one ADA space situated approximately 30 feet from the building's entrance. Much of the existing parking area is underutilized, offering an opportunity for aesthetic improvements and more efficient use of space.

The proposed parking design seeks to address these issues by increasing the number of striped spaces, adding ADA-compliant stalls near the building entrance, and creating a more accessible and user-friendly parking layout.

The total number of parking spaces proposed on the site complies with the City of Fort Pierce Land Development Code, Section 125-315 (Off-Street Parking and Loading). According to this code, the retail (convenience store) with drive thru (quick-serve/coffee shop) require a minimum of 43 parking spaces. The site plan proposes a total of 45 spaces, 33 of which will be striped, with an additional 12 spaces provided under the canopy at the fuel pump stations. Two of the proposed spaces will be ADA-compliant, strategically located near the building's entrance to ensure easier access for disabled customers and employees. This location is a significant improvement over the existing design, where ADA spaces are positioned far from the entrance in the northeastern corner of the lot.

Traffic

A traffic analysis prepared by Mackenzie Engineering and Planning Inc has been attached to this application. It has been determined that the proposed development will develop 367 daily trips and 3,713 daily driveway trips. The difference in trip generation is minimal and meets traffic concurrency, therefore no improvements are needed. It should be noted that a 228-foot right turn

deceleration lane exists into driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn length. Additionally, The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

Architecture

The building design of the proposed development is consistent with the City Design Review code outlined under sec. 125-314. The proposed design features, including landscape features, are architecturally compatible with the surrounding structures. The building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower elements to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding. In general, exterior building components and all proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

Landscaping

As previously noted, the subject property, in its current state, is predominantly composed of impervious surfaces, with minimal landscaping or vegetation. The southern boundary facing Okeechobee Road is insufficiently screened, featuring only a sparse arrangement of shrubs, and there is a general lack of vegetation across the site's interior. The applicant has taken this opportunity to redesign the site with a focus on enhancing both its functionality and aesthetics.

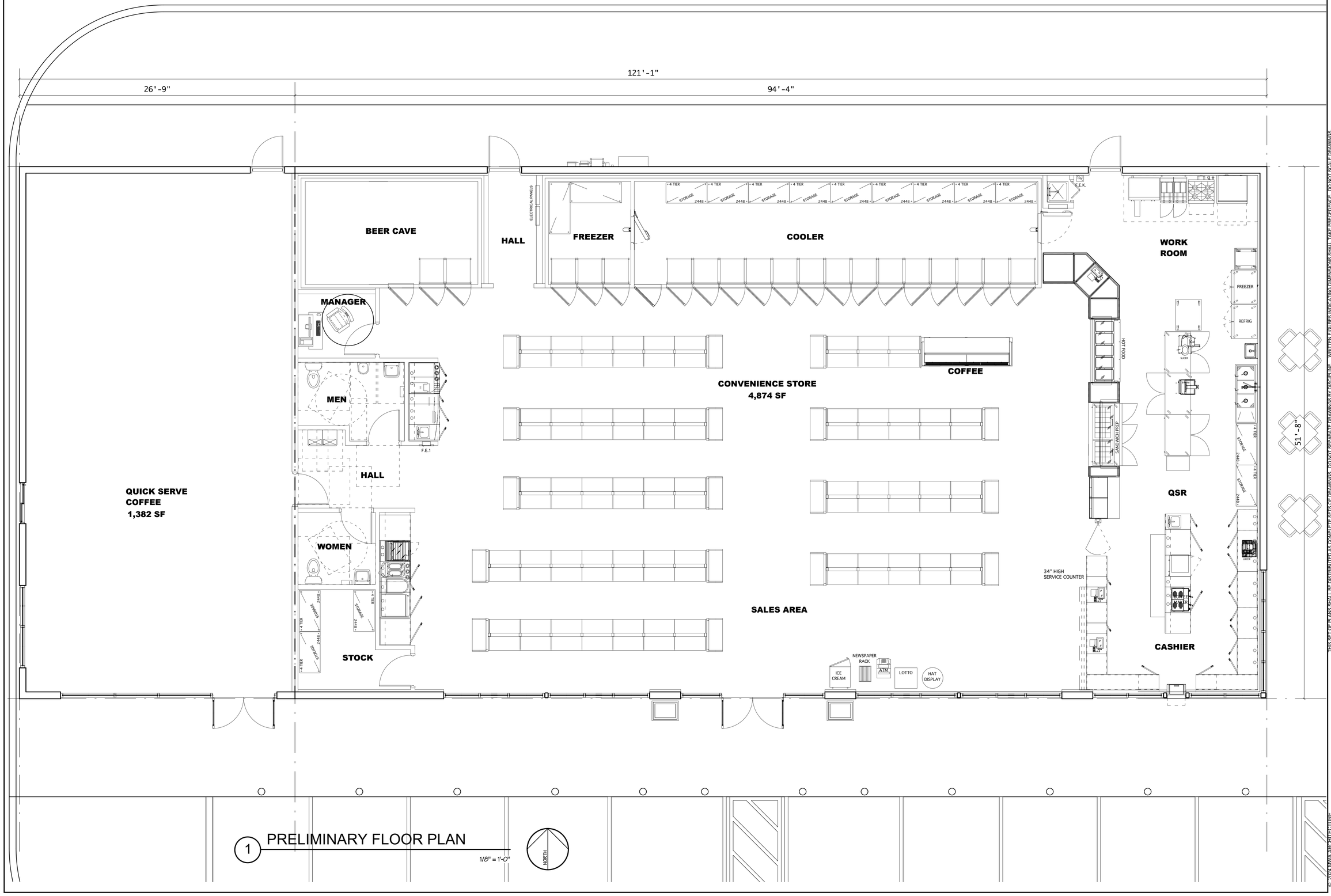
In this proposed design, the applicant seeks to significantly improve the property by introducing a more comprehensive landscaping plan, which includes enhanced buffering and the addition of abundant vegetation throughout the site. A primary goal of the redesign is to provide a more effective visual screen along the southern boundary facing Okeechobee Road. This will be achieved through the strategic planting of multiple canopy trees and shrubs, creating a more cohesive and visually appealing buffer.

The proposed plantings consist largely of native species, including Live Oaks, Red Cedar, Slash Pines, and Bald Cypress, all of which are well-suited to the local climate and contribute to the overall sustainability of the landscape. Additionally, landscape islands will be incorporated at the end of every parking row within the site, further enhancing the aesthetic appeal and providing green spaces that break up the expanse of impervious surfaces.

These proposed changes are designed to not only improve the overall appearance of the site but also to provide environmental benefits, such as improved stormwater management, increased biodiversity, and enhanced visual screening for the neighboring community and passersby along Okeechobee Road.

Conclusion

In conclusion, the proposed redevelopment at 6900 Okeechobee Road represents a thoughtful enhancement of an established property within the C-3 zoning district. By maintaining the core use as a gas station and convenience store while introducing modern features such as a new car wash and updated facilities, the project aims to revitalize the site and better serve the community's needs. MacMillan Real Estate LLC is committed to following all relevant guidelines and contributing positively to the area's development. We respectfully request the Minor Site Plan approval to proceed with this redevelopment and look forward to contributing to the ongoing growth and improvement of Fort Pierce.



1 PRELIMINARY FLOOR PLAN

1/8" = 1'-0"

NORTH

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111
F: 561-750-5298

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

BUILDING

JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	FLOOR PLAN
SHEET NUMBER	A-1

SHEET

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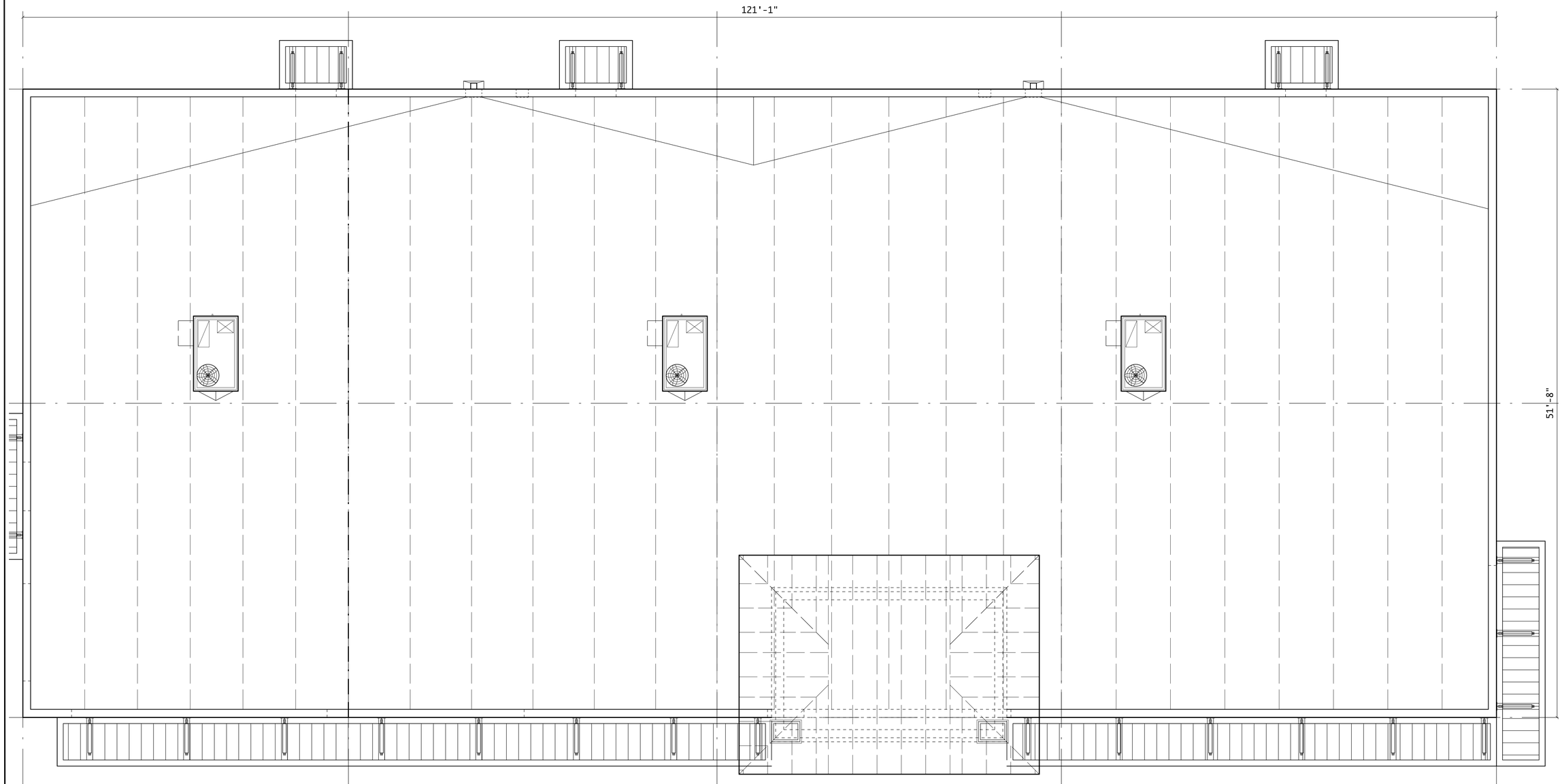

1 PRELIMINARY ROOF PLAN

1/8" = 1'-0"

NORTH

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

DO NOT SCALE DRAWINGS WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE

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ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

BUILDING

PROJECT	
JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

SHEET	
DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ROOF PLAN
SHEET NUMBER	A-2

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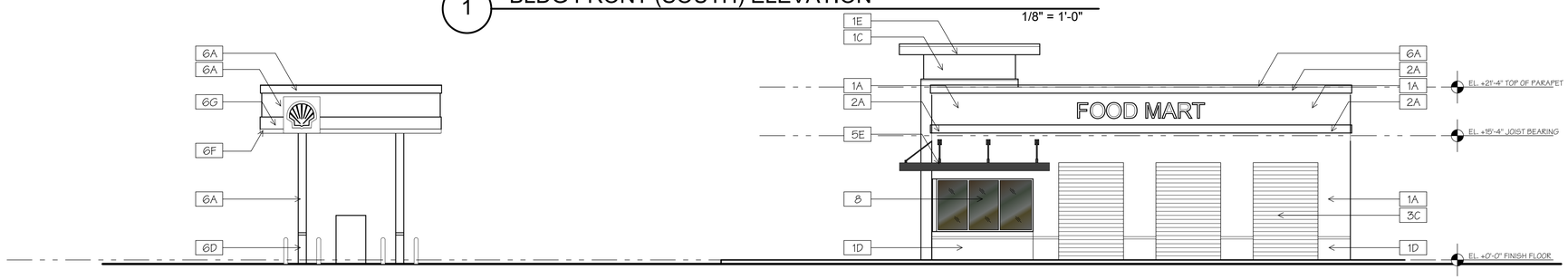
MATERIAL SCHEDULE

FT. PIERCE — 10/11/24

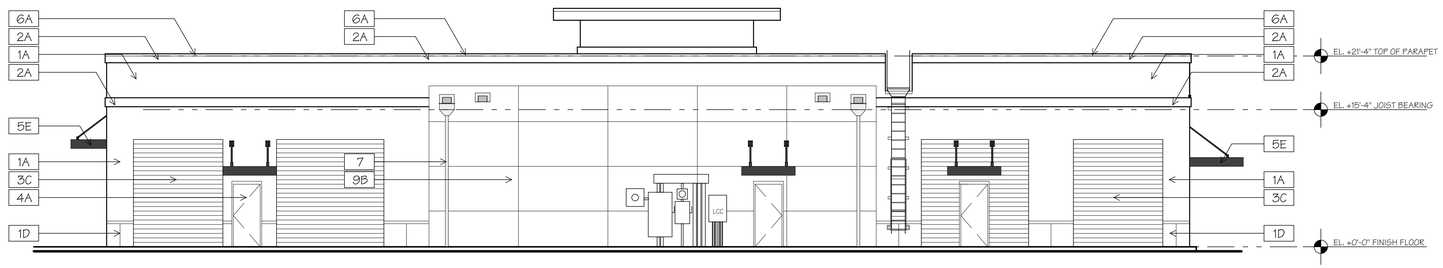
MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT FINISH / PAINT	
2	E.I.F.S. ON SHAPED FOAM BAND	FINE SAND TEXTURE / PAINT	
3	CEMENT PLASTER W/ PVC SIDING BEADS 6" O.C.		
4	METAL		
5	PRE-FINISHED SUSPENDED METAL CANOPY W/ GUTTER SYSTEM	COLOR TO MATCH DESIGNATIONS	
6	PRE-FINISHED METAL	PAINT	
7	METAL DOWNSPOUT	CLEAR ANODIZED ALUMINUM	
8	ALUMINUM STOREFRONT	IMPACT RATED CLEAR GLASS CLEAR ANODIZED ALUMINUM FRAME	
8.1	ALUMINUM WINDOW	IMPACT RATED CLEAR GLASS CLEAR ANODIZED ALUMINUM FRAME	
9	CEMENT PLASTER W/ 1" PVC REVEALS		
A	PAINT - WHITE	HIGH REFLECTIVE WHITE (SW 7757)	SHERWIN-WILLIAMS
B	PAINT - TAN	BUNGALOW BEIGE (SW 7511)	SHERWIN-WILLIAMS
C	PAINT - TAUPE	WARM STONE (SW 7032)	SHERWIN-WILLIAMS
D	PAINT - GRAY	GAUNTLET GRAY (SW 7019)	SHERWIN-WILLIAMS
E	PAINT - DARK GRAY	BLACK FOX (SW 7020)	SHERWIN-WILLIAMS
F	RED		
G	YELLOW		



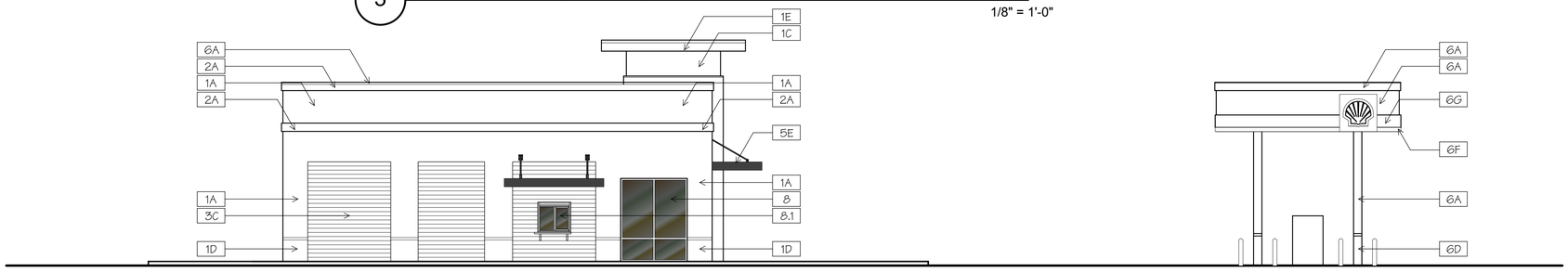
1 BLDG FRONT (SOUTH) ELEVATION — 1/8" = 1'-0"



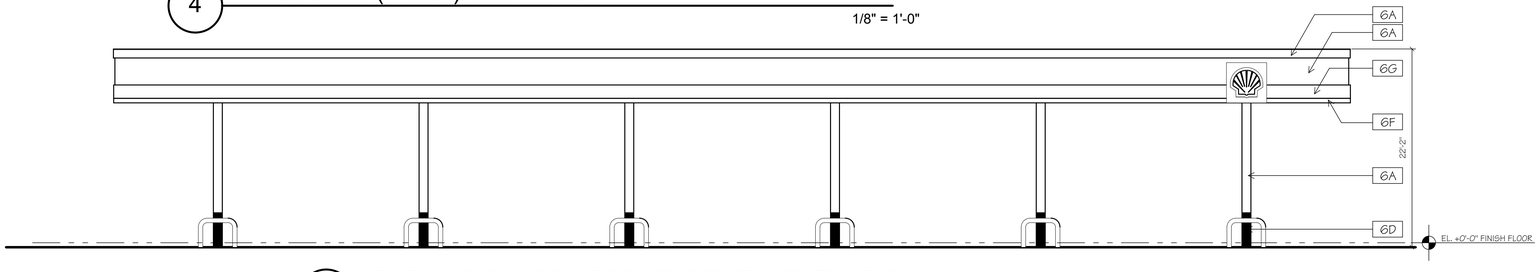
2 BLDG SIDE (EAST) ELEVATION — 1/8" = 1'-0"



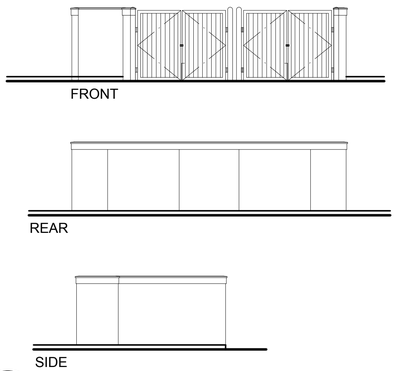
3 BLDG REAR (NORTH) ELEVATION — 1/8" = 1'-0"



4 BLDG SIDE (WEST) ELEVATION — 1/8" = 1'-0"



5 FUELING CANOPY FRONT (SOUTH) ELEVATION



6 DUMPSTER ELEVATION — 1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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Okeechobee Road

Preliminary Architectural Elevations

St Lucie County, Florida

BUILDING

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SCALE	AS NOTED
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PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-3

SHEET

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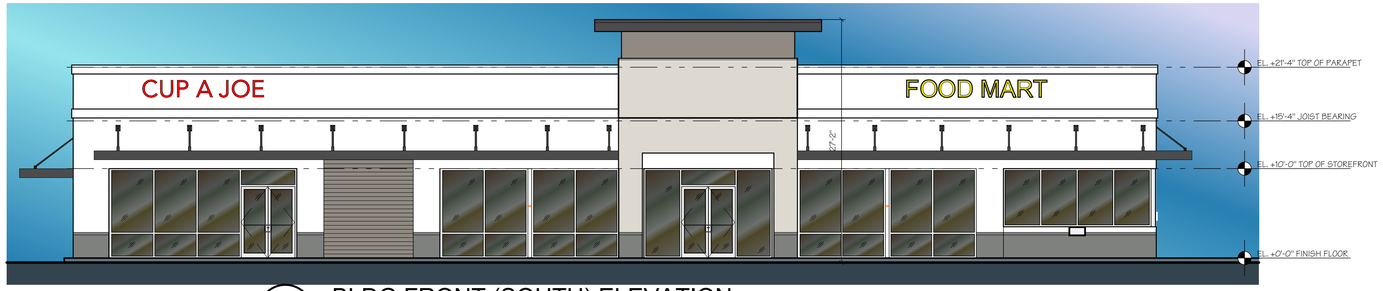

1 BLDG FRONT (SOUTH) ELEVATION

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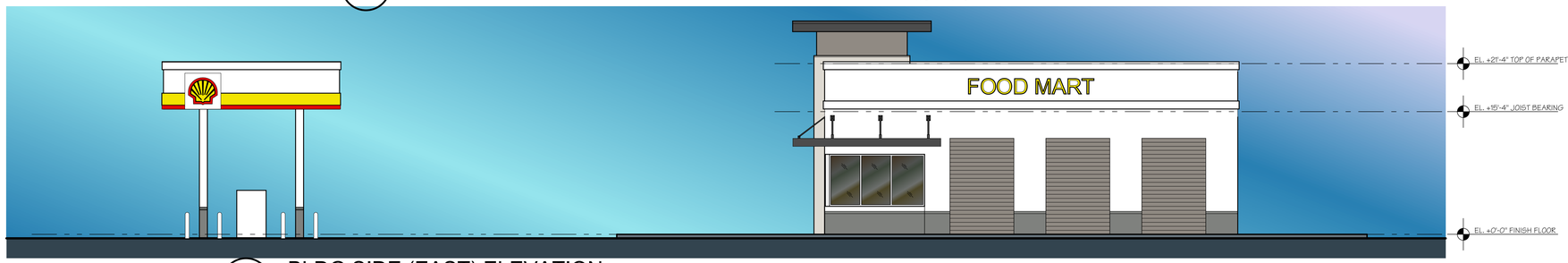

2 BLDG SIDE (EAST) ELEVATION

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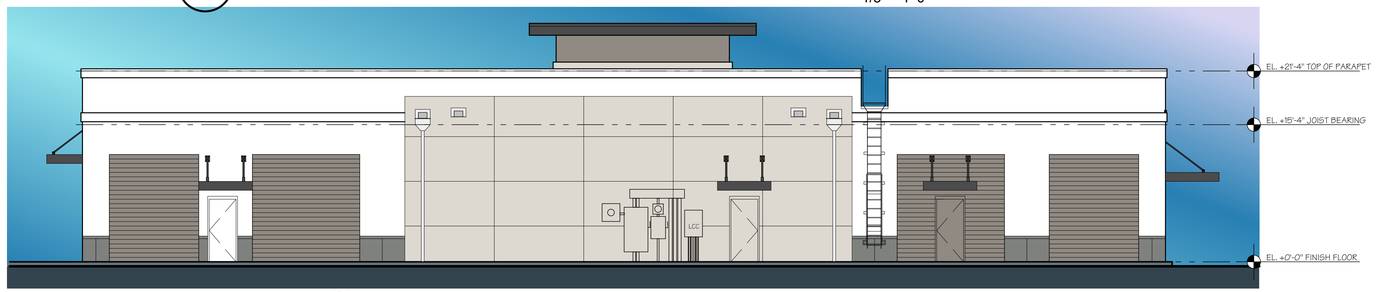
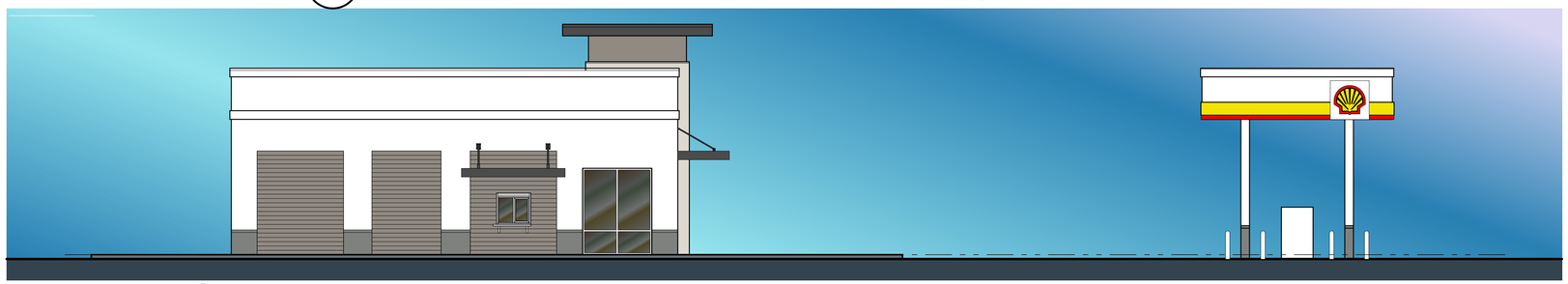


3 BLDG REAR (NORTH) ELEVATION

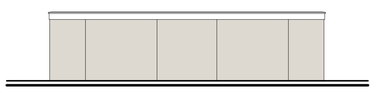
1/8" = 1'-0"

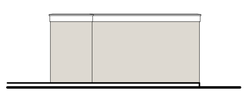


4 BLDG SIDE (WEST) ELEVATION

1/8" = 1'-0"







6 DUMPSTER ELEVATION

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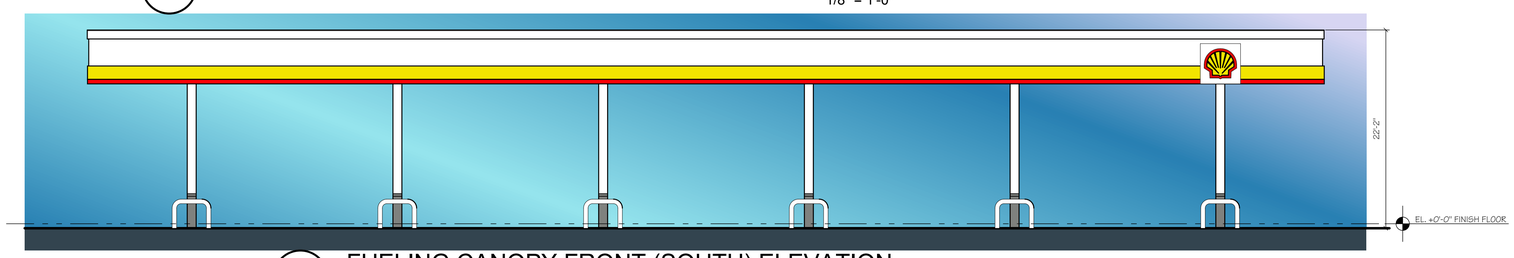

5 FUELING CANOPY FRONT (SOUTH) ELEVATION

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KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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Okeechobee Road

St Lucie County, Florida

Preliminary Architectural Elevations

BUILDING

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PROJECT

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PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-4

SHEET

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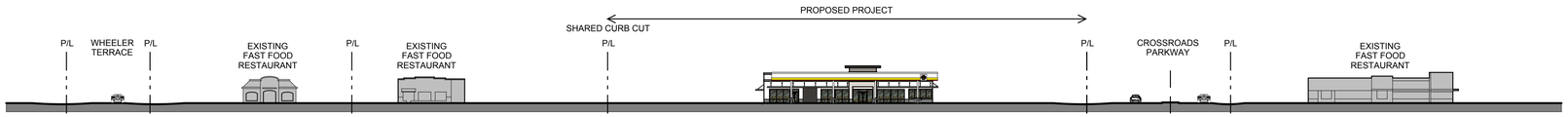
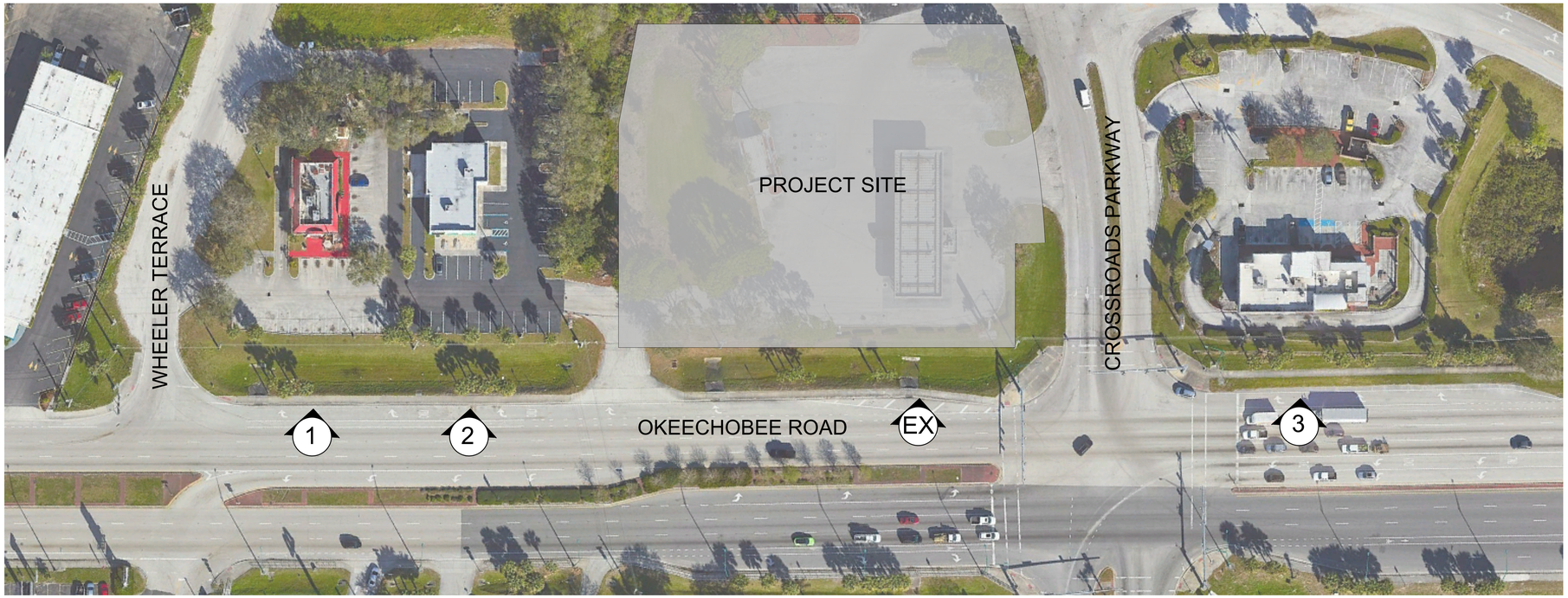
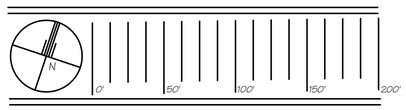


OKEECHOBEE ROAD MASSING PROFILE



VISUAL ANALYSIS



PROJECT DESIGN INTENT NARRATIVE

1. ENVIRONMENTAL ASSESSMENT

The subject parcel is located at the north west corner at the intersection of Okeechobee Road and Crossroads Parkway west of the I-95 interchange. This parcel has an area of approximately 1.98 acres with +/- 320 lf of frontage along Okeechobee Road.

The properties along Okeechobee Road have various retail / commercial / lodging uses related to the highway corridor. The existing architecture is a blend of a variety of architectural styles, none which is dominant. The more recent buildings have a more contemporary design with horizontal lines and projected features based on certain branding themes.

2. ARCHITECTURAL COMPLIANCE STATEMENT

The proposed building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower element to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding.



EX EXISTING VIEW POINT



VIEW POINT '1'



VIEW POINT '2'



VIEW POINT '3'

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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ARCHITECT

CONSULTANT

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Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

BUILDING

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CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	PLAN / SECTION
SHEET NUMBER	A-5

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Technical Review Committee **1. e.**

Meeting Date: 12/19/2024

REQUESTED ACTION

Rezoning - Sunset Gardens Master Planned Development - 4945 Edwards Road

SUMMARY

PD2024-00008

Golden Arrow Development LLC is proposing a Planned Development (PD) consisting of 112-unit Townhouse units with associated amenities at 4945 Edwards Road. The site was previously approved in 2008 as Orange Gardens, a 40-unit single-family development that has expired. At that time, the site consisted of 17.14 acres as it did not include the linear parcel extending the length of the property to the west.

The current application consists of 17.58 acres +/-, including the linear parcel, which consists of 0.44 acres.

The primary parcel has a Future Land Use designation of Low-Density Residential (RL), 1-6.5 du/acre, with a PD (expired) zoning classification. The linear parcel has a Future Land Use designation of High-Density Residential (RH), 12-18 du/acre, with a compatible zoning designation of Medium Density Residential (R-4).

The proposed Master Plan development scenario calls for 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building. The density proposed is 6.37 dwelling units per acre. The maximum density permitted is 6.5 dwelling units per acre. Therefore, this development proposal is a decrease in density. The amenities include lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community.

LOCATION

4945 Edwards Road.
SOUTH PARCEL (17.14 AC.): 2430-244-0001-000-4
NORTH PARCEL (0.44 AC.): 2430-243-0001-000-1

RESPONSIBLE STAFF

Kev Freeman, Director of Planning.

RECOMMENDATION

Please provide review comments.

Attachments

Project Narative
Site Location Map
Master Site Plan
Previously Approved Site Plan
Traffic Impact
Environmental Assessment
Master Stormwater Report
Phasing Plan
Utilities & Wastwater
Boundary Survey
Topographic Survey
Legal Description
Warranty Deed
Concurrency Review
Draft PD Agreement

Form Review

Form Started By: Kev Freeman Started On: 12/06/2024 10:59 AM
Final Approval Date: 12/06/2024

DISTRICT PLANNING GROUP

PROJECT NARRATIVE

Sunset Gardens Townhome Planned Development

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Planned Development Statement of Benefits ***4***

Subject Property Existing Conditions *6*

Proposed Zoning Atlas Map Consistency *6*

Consistency with Existing Character ***8***

Proposed Planned Development Standards ***10***

Summary

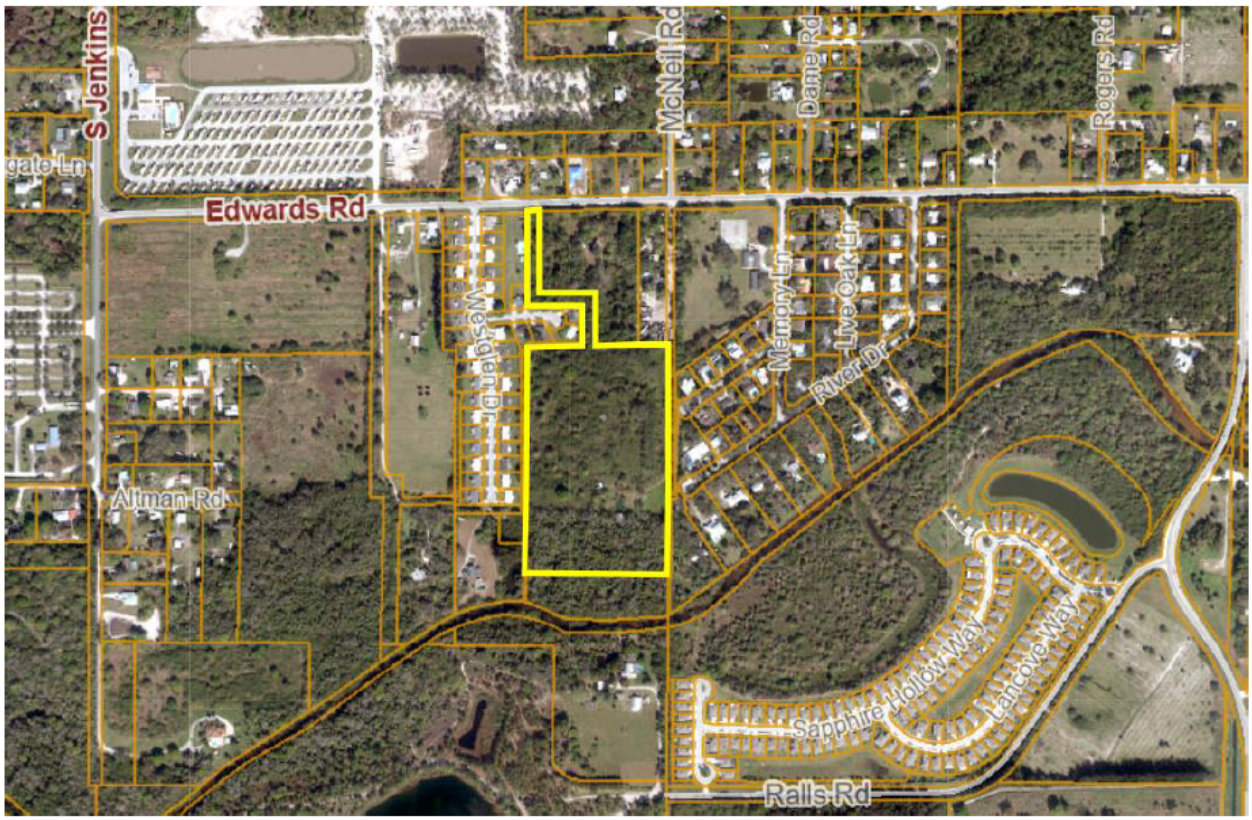
Golden Arrow Development LLC is proposing a Planned Development (PD) consisting of 112-unit Townhouse units with associated amenities at 4945 Edwards Road. The site was previously approved in 2008 as Orange Gardens, a 40-unit single-family development that has expired. At that time, the site consisted of 17.14 acres as it did not include the linear parcel extending the length of the property to the west.

The current application consists of 17.58 acres +/-, including the linear parcel, which consists of 0.44 acres. The primary parcel has a Future Land Use designation of Low-Density Residential (RL), 1-6.5 du/acre, with a PD (expired) zoning classification. The linear parcel has a Future Land Use designation of High-Density Residential (RH), 12-18 du/acre, with a compatible zoning designation of Medium Density Residential (R-4).

The proposed Master Plan development scenario calls for 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building. The density proposed is 6.37 dwelling units per acre. The maximum density permitted is 6.5 dwelling units per acre. Therefore, this development proposal is a decrease in density. The amenities include lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community.

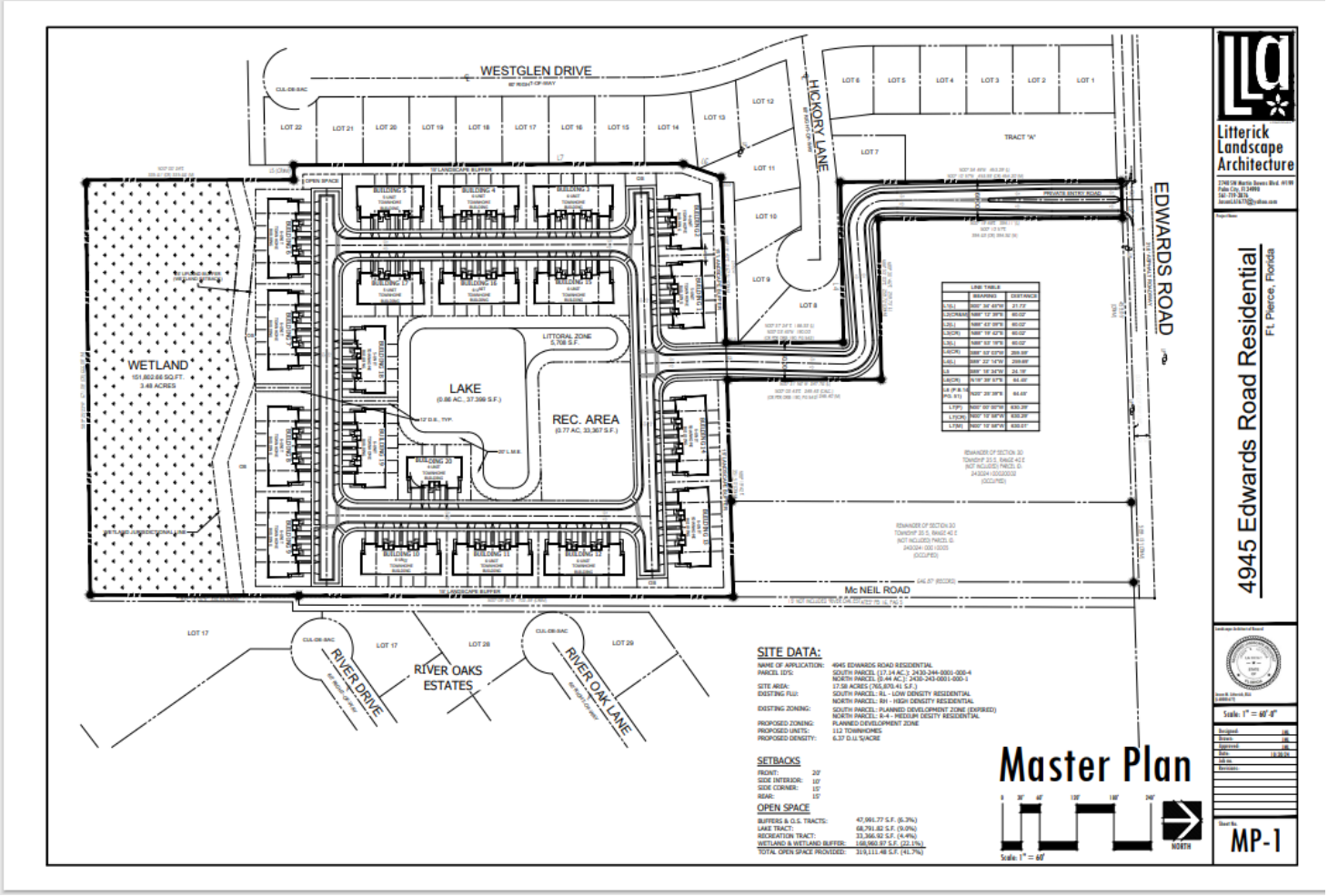
LOCATION MAP

4945 EDWARDS ROAD



Sunset Gardens Master Plan

The preliminary Master Plan prepared by Jason Litterick, PLA, Litterick Landscape Architecture, LLC is shown below. The Master Plan calls for 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building for a total of 112 dwelling units per a density of 6.37 dwelling units per acre. The meandering entrance road will create a sense of seclusion and calm as residents approach their community. The amenities include lake vistas, recreational facilities, interconnected pedestrian walkways, individual



patios and a large wetland preservation area that mitigates low lying areas closer to 10-Mile Creek.

Recreational amenities on site will include a cabana pool, integrated walking trails and sidewalks, visitor parking and a centralized mail kiosk at the community recreation center.

The benefits of the Meritage PD are both communitywide and for individual unit occupants. All units face the central community amenities, that include a community pool, cabanas, a lake, and a meandering walking path with lake vistas. The entire community will be interconnected with a sidewalk system, convenient parking and mail delivery. The Meritage PD has been designed with appreciation for the natural old Florida environment by preserving an abundance of natural undisturbed and protective natural habitat. The landscape plan will also incorporate most of its vegetation with native plant material. The townhouse units are spacious and will consist of 4, 5, and 6-unit buildings allowing for more end units. Each unit will offer personal outside living space with the addition of lanais and front porches. The proposed Meritage PD master plan will bring residents together and celebrate a sense of place that everyone can call home.

Planned Development Statement of Benefits

The City of Fort Pierce Planned Development Code (Section 125-212 (a)) outlines the purpose of the Planned Development zoning district:

> *The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.*

Pulte Cornerstone Planned Development is consistent with the Purpose of the Planned Development District as follows:

1. Resilient Living and Working Environment
    a. While close to 10-Mile Creek, a generous wetland set aside helps protect the Creek from potential development impacts, while protecting the new community from potential Creek flooding during storms.
2. Enlightened and Imaginative Approaches to Community Planning
    a. Setting aside a significant portion of the site for wetland and flood mitigation creates design challenges for site development. This site plan clusters development around a central amenity center, encouraging community interaction and socialization.
3. Enlightened and Imaginative Approaches to Stormwater Infrastructure
    a. The central lake amenity will be designed with an integrated walking trail to leverage the stormwater into a community amenity. Dry detention on site will be improved with water cleansing bioswale and raingarden design.
4. Enlightened and Imaginative Approaches to Property Design
    a. While the site is oddly shaped and impacted by a wetland and floodplain area, the plan has been designed to turn these potential challenges into amenities. The curving entrance road will create a sense of serenity and seclusion, and the centralized development area has been designed to encourage community connections.
5. Variety of Natural Features and Scenic Areas
    a. The preserved wetland doubles as a floodplain management area and buffer to the environmentally sensitive 10-Mile Creek. The central lake feature creates vistas for both the townhomes facing it and the recreation center.
6. Efficient and Economical Land Use
    a. The site's constraints require design with an eye toward efficient land use, bordered by a narrow, winding entrance road and a large wetland. The plan proposes an efficient design of townhomes in the centralized area bordered by the wetland.
7. Improved Amenities
    a. Amenities include a cabana pool connected to pedestrian facilities throughout the site. A mail kiosk will be provided at the recreational amenity center.

8. Protection of Adjacent Uses (Existing and Future)
    a. This townhome community will be an orderly transition of residential intensity between the duplex development to the west and the larger lot residential single family development to the west.

Subject Property Existing Conditions

Future Land Use and Zoning

TABLE 1
Project Description

	Parcel 1 2430-244-0001-000-4	**Parcel 2** 2430-243-0001-000-1
ACREAGE	17.14	0.44
ADDRESS	4945 Edwards Road	TBD
JURISDICTION	City of Fort Pierce	City of Fort Pierce
FUTURE LAND USE	Low-Density Residential (RL)	High-Density Residential (RH)
ZONING DISTRICT	Expired Planned Development (PD)	Medium Density Residential (R-4)

Proposed Zoning Atlas Map Consistency

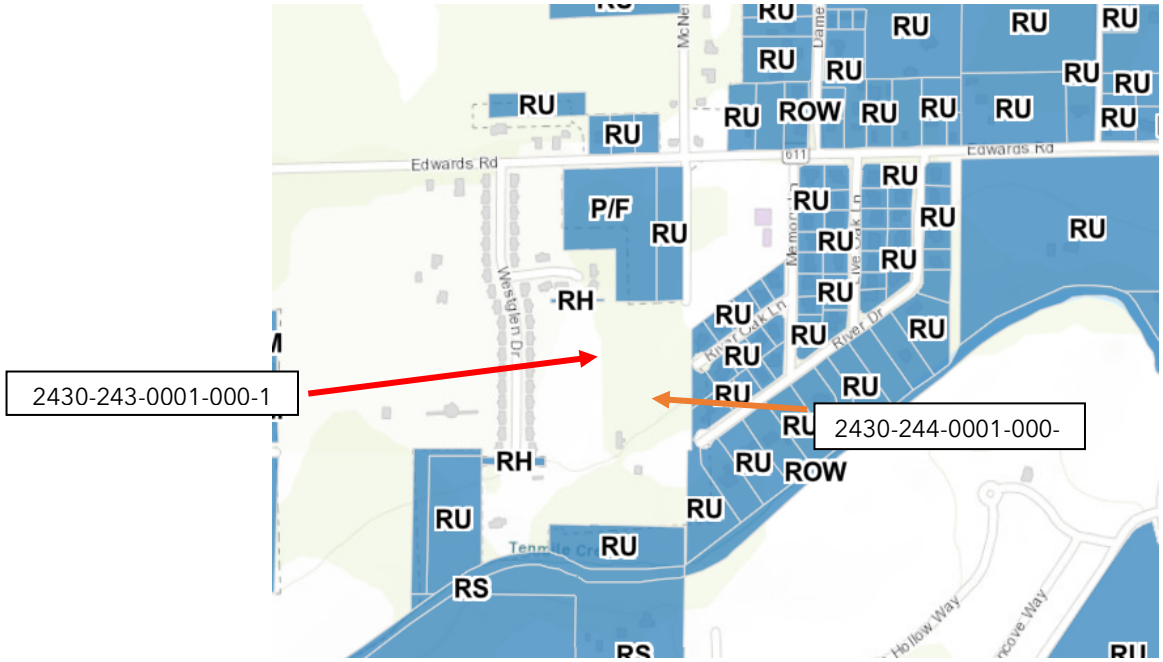
In consideration of the appropriate Future Land Use and Zoning for the site, a review of compatibility of the surrounding land uses was necessary. Table 2 provides the Future Land Use and Zoning and current uses of those properties.

Table 2
Site and Surrounding Land Uses

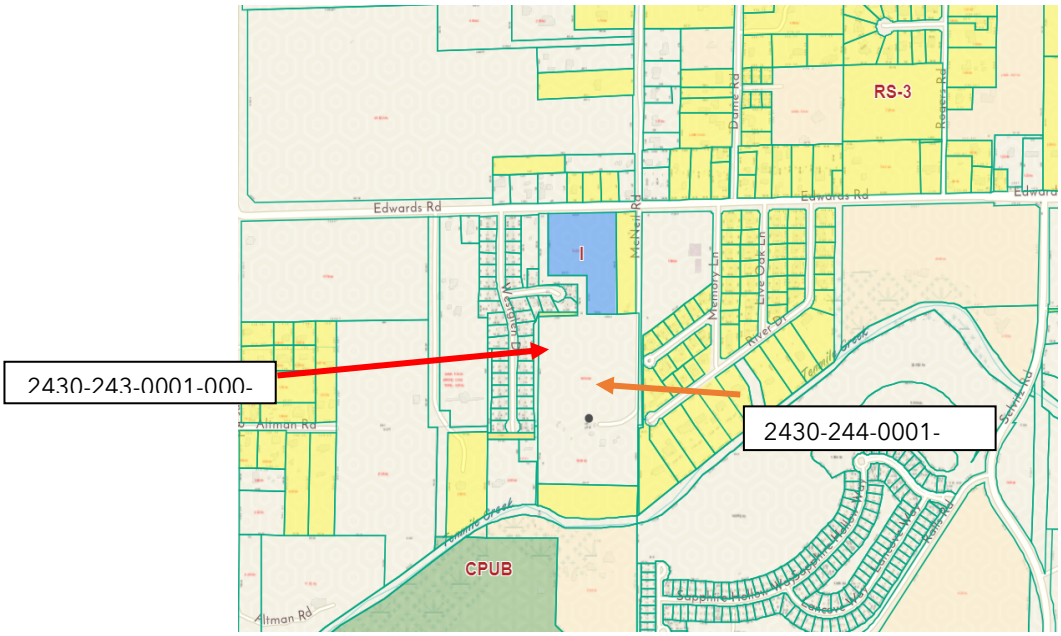
	Site	**North**	**South**	**East**	**West**
Future Land Use	City of Fort Pierce High Density Residential 18 dwelling units per acre (RH) and Low-Density Residential 6 ½ dwelling units per acre (RL)	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)	SLC- Residential Urban (RU)	SLC- Residential Urban (RU)	City of Fort Pierce Residential High (RH)
Zoning	City of Fort Pierce Expired Planned Development (PD) and Residential Medium (R-4)	SLC- Institutional (I)	SLC - Residential- Single Family 3 dwelling units per acre (RS-3)	SLC – (R-3)	City of Fort Pierce (R-4)
Current Use	Vacant with only one structure present	SLC- Vacant	SLC - vacant, wetlands	SLC- River Oaks Estates	City of Fort Pierce West Glen Subdivision

In consideration of the appropriate Future Land Use and Zoning for the site, a review of the compatibility of the surrounding land uses was necessary. Shown on Maps 4 and 5 are the Future Land Use and Zoning Maps for the surrounding properties. As displayed, the subject property is surrounded by land within St. Lucie County (SLC) jurisdiction. Table 2 states the Future Land Use, Zoning, and current uses for the surrounding areas.

Map 4
SLC Future Land Use Map



Map 5
SLC - Zoning Map



Consistency with Existing Character

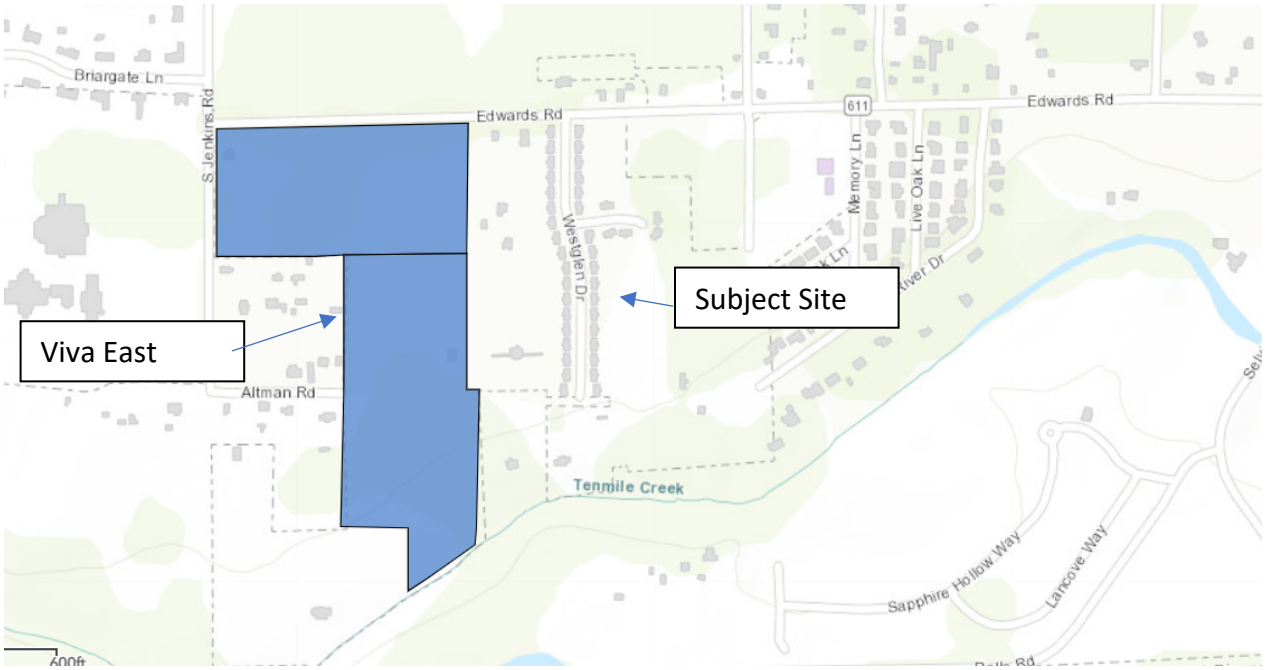
Previously Approved Plan And Currently Approved Surrounding Development Projects

The subject site was previously approved as a PD in 2009 to construct a 40-unit single-family development which required a rezoning from Single Family Low Density (R-1) to PD. The development program did not include the 0.44 parcel located more specifically at 2430-243-0001-000-1. Please see link to the previous approval below.

1953_3862_City Clerk File (1).pdf

The PD approval has expired as demonstrated by the current development approvals provided on the City of Fort Pierce website shown on Map 6 below. Only currently approved development approvals are reflected in Map 6.

Map 6
Approved Development Proposals in the City of Fort Pierce



Viva East – Site Plan – 5315 Edwards Rd. & 5496 Altman Rd.

Viva East is an application for a Site Plan (Development and Design Review) for a 206-unit rental community located at 5315 Edwards Road and 5496 Altman Road, approximately 750' to the west of the project site on the south side of Edwards Road. The proposed development has a Future Land Use designation of Medium Density Residential (RM) with a Zoning classification of Medium Density Residential (R-4). The community is proposed for one-bedroom, two-bedroom, and three-bedroom duplexes. The site shares amenities with Viva West including a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas, and additional associated amenities. The Viva East Site Plan preserves an 8.20-acre wetland, consisting of 2.25 acres of freshwater marsh and 5.95 acres of riverine

swamp. Combined the preservation area provides an additional 2.5 acres of upland ecosystems adjacent to those wetlands as a buffer. The 10.7 acres of wetlands and buffer will be preserved through a conservation easement.

ELEVATIONS

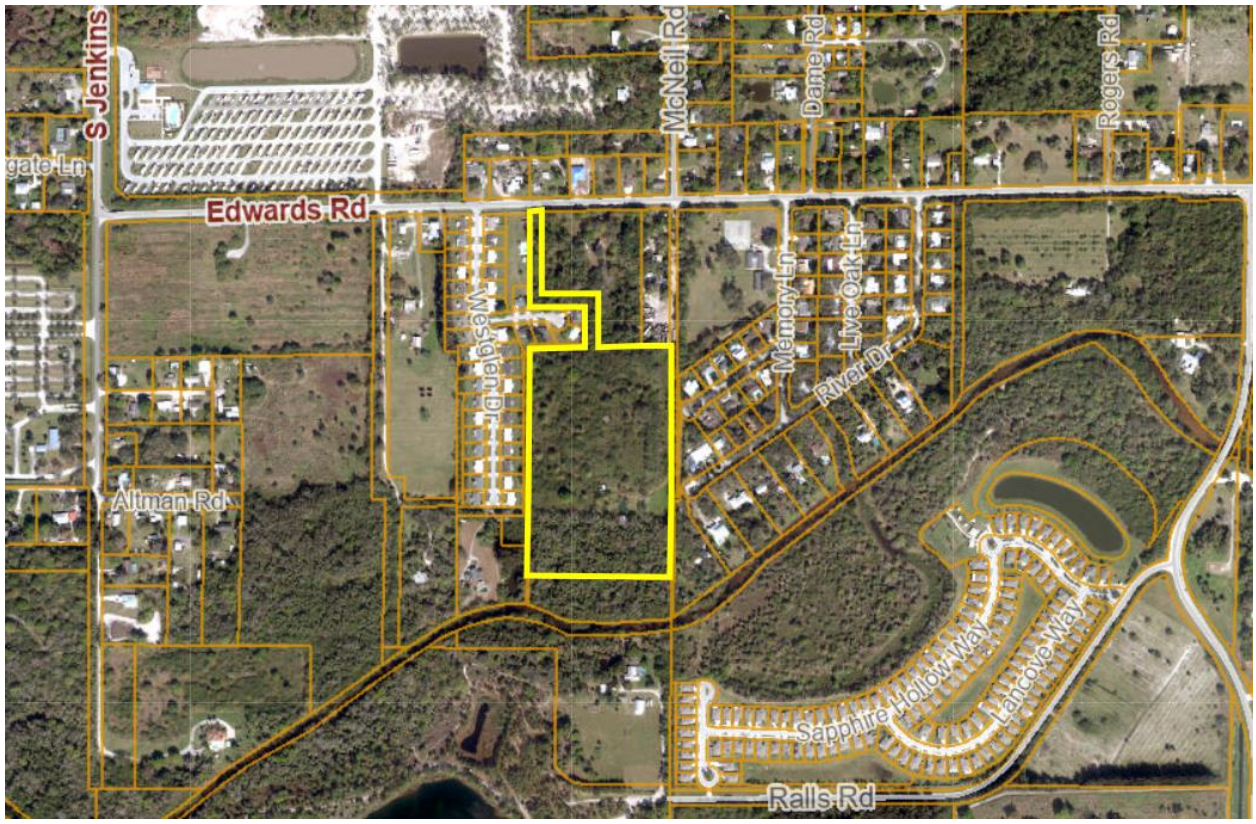


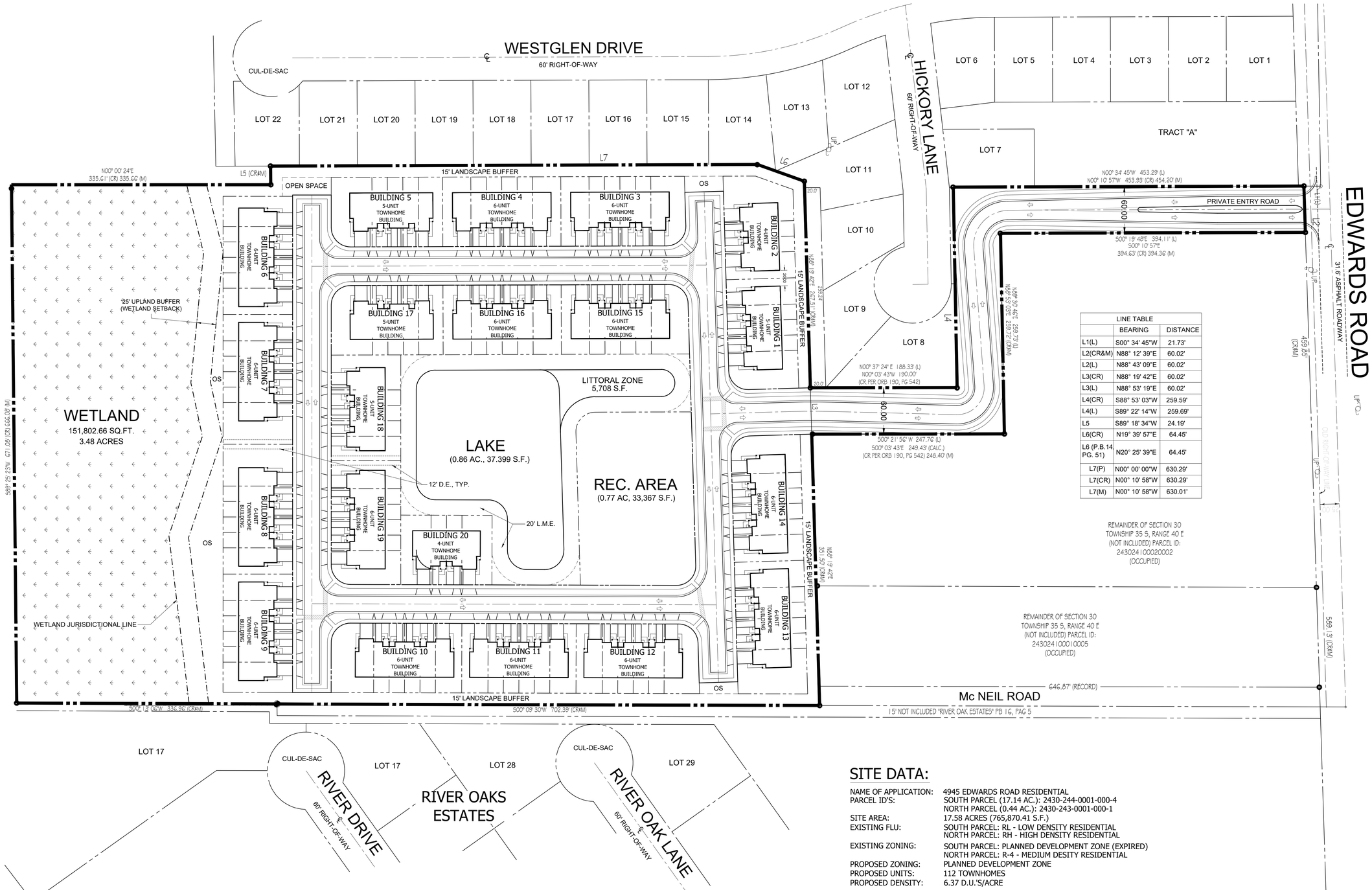
Proposed Planned Development Standards

Setbacks (Min)	
Front	20
Side Interior	10
Side Corner	15
Rear	15

LOCATION MAP

4945 EDWARDS ROAD





LINE TABLE		
	BEARING	DISTANCE
L1(L)	S00° 34' 45"W	21.73'
L2(CR&M)	N88° 12' 39"E	60.02'
L2(L)	N88° 43' 09"E	60.02'
L3(CR)	N88° 19' 42"E	60.02'
L3(L)	N88° 53' 19"E	60.02'
L4(CR)	S88° 53' 03"W	259.59'
L4(L)	S89° 22' 14"W	259.69'
L5	S89° 18' 34"W	24.19'
L6(CR)	N19° 39' 57"E	64.45'
L6 (P.B.14, PG. 51)	N20° 25' 39"E	64.45'
L7(P)	N00° 00' 00"W	630.29'
L7(CR)	N00° 10' 58"W	630.29'
L7(M)	N00° 10' 58"W	630.01'

SITE DATA:

NAME OF APPLICATION:	4945 EDWARDS ROAD RESIDENTIAL
PARCEL ID'S:	SOUTH PARCEL (17.14 AC.): 2430-244-0001-000-4 NORTH PARCEL (0.44 AC.): 2430-243-0001-000-1
SITE AREA:	17.58 ACRES (765,870.41 S.F.)
EXISTING FLU:	SOUTH PARCEL: RL - LOW DENSITY RESIDENTIAL NORTH PARCEL: RH - HIGH DENSITY RESIDENTIAL
EXISTING ZONING:	SOUTH PARCEL: PLANNED DEVELOPMENT ZONE (EXPIRED) NORTH PARCEL: R-4 - MEDIUM DESITY RESIDENTIAL
PROPOSED ZONING:	PLANNED DEVELOPMENT ZONE
PROPOSED UNITS:	112 TOWNHOMES
PROPOSED DENSITY:	6.37 D.U.'S/ACRE

SETBACKS

FRONT:	20'
SIDE INTERIOR:	10'
SIDE CORNER:	15'
REAR:	15'

OPEN SPACE

BUFFERS & O.S. TRACTS:	47,991.77 S.F. (6.3%)
LAKE TRACT:	68,791.82 S.F. (9.0%)
RECREATION TRACT:	33,366.92 S.F. (4.4%)
WETLAND & WETLAND BUFFER:	168,960.97 S.F. (22.1%)
TOTAL OPEN SPACE PROVIDED:	319,111.48 S.F. (41.7%)

Master Plan

0 30' 60' 120' 180' 240'

NORTH

Scale: 1" = 60'

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

4945 Edwards Road Residential

Ft. Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 60'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	10/30/24
Job no.	
Revisions:	

Sheet No.

MP-1

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

PROPERTY OWNER RESPONSE SUMMARY

REQUEST: Approvals of a Preliminary Plat, Preliminary Development Plan, and Rezoning to Planned Unit Development (PUD) to construct a 40-unit single-family home development.

LOCATION: 4945 Edwards Road

PROPERTY SIZE: 17.62 acres

OWNER: Orange Gardens Development, Inc.
4863 SW 147th Place
Miami, Florida 33185

APPLICANT: Same

# OF LETTERS SENT TO PROPERTY OWNERS		**105**
20% DISAPPROVAL THRESHOLD		**21**
RESPONSES	**Total**	**10**
	Approve	**3**
	Disapprove	**7**

As of: March 11, 2008

100 NORTH U.S. HIGHWAY 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-460-2200 ◊ FAX: 772-466-5808
WWW.CITYOFFORTPIERCE.COM

City Clerk 3-17-08

CITY OF FORT PIERCE, FLORIDA

City Commission Meeting

Agenda Item # 1

Commission Meeting March 17, 2008

To: The Honorable Mayor and Members of the City Commission

Through: Dennis W. Beach, City Manager

From: Peter Buchwald-Assistant Director-Planning & Zoning

Re: **Preliminary Development Plan, Rezoning, and Preliminary Plat**
Orange Gardens
4945 Edwards Road

Date: March 11, 2008

ISSUE(S): Approvals of a Preliminary Plat, Preliminary Development Plan, and Rezoning to Planned Unit Development (PUD) to construct a 40-unit single-family home development

SUMMARY:

- Property is 17.62 acres in size and is currently vacant.
- Rezoning from R-1 to PUD is requested.
- 40 single-family units are proposed resulting in a density of 2.89 units per acre.
- Lots are 6,660 square feet to 11,000 square feet in size.
- 3.8 acres of wetlands will be preserved in southern portion.
- The development includes significant amount of open space with meandering artificial creek and trail, a clubhouse, pool, playground, and gazebo.
- Homes feature a contemporary design with 2-car garages and hurricane protection measures.
- Left and right turn lanes into the development will be constructed on Edwards Road.
- On December 11, 2007, Planning Board recommended approval with two conditions, one was addressed directly.
- 105 notifications were mailed. As of March 11, 2008, 10 responses received, 3 approve and 7 disapprove.

FISCAL IMPACT: None

RECOMMENDATION: Approve the applications

ALTERNATIVES: Deny the applications

RESPONSIBLE STAFF: Peter Buchwald, Assistant Director-Planning & Zoning

COORDINATED WITH: Not applicable

ATTACHMENTS: Rezoning Ordinance, Staff Report, Property Owner Response Summary, Planning Board Minutes, Property Record Card, Location/Aerial Map, Zoning Map, Applications, PUD Document, Traffic Update, Environmental Impact Report, Survey, Plans, Elevations, and Preliminary Plat

City Clerk

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: David L. Recor, Deputy City Manager

FROM: Peter Buchwald, Assistant Director-Planning & Zoning P. B.

RE: **Preliminary Development Plan Review, Rezoning, and Preliminary Plat Review**
Orange Gardens
4945 Edwards Road

DATE: March 11, 2008

STAFF REPORT

Owner: Orange Gardens Development, Inc.
4863 SW 147th Place
Miami, Florida 33185

Applicant: Same

Representative: Steven Ball, AICP
Land Planning Systems, Inc. 2100 SE Hillmoor Dr., Suite 202
~~201 S.W. Port St. Lucie Boulevard, Suite 203~~
Port St. Lucie, Florida ~~34984~~ 34952

Requested Action: Approvals of a Preliminary Plat, Preliminary Development Plan, and Rezoning to Planned Unit Development (PUD) to construct a 40-unit single-family home development.

Location: 4945 Edwards Road

Parcel Size: 17.62 acres

Current Zoning: R-1, Single Family Low Density Zone

Proposed Zoning: PUD, Planned Unit Development

Comprehensive Plan: RL: Low Density Residential, single-family, multi-family residences, limited public uses, limited convenience goods and services. The Preliminary Plat, Preliminary Development Plan, and Rezoning are consistent with the Comprehensive Plan.

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is proposing to construct 40 single-family residential units on a 17.62-acre site located on the south side of Edwards Road east of Jenkins Road. The development will consist exclusively of single-family homes and will incorporate existing native vegetation and wetlands into the design. The applicant also requests a rezoning of the subject property from R-1, Single Family Low Density, to Planned Unit Development (PUD) to permit the proposed development.

The 17.62-acre parcel is currently vacant and was occupied by a citrus grove. The property is zoned R-1, Single Family Low Density with a Future Land use of RL, Low Density Residential. The properties to the north of the proposed development are vacant or occupied by single-family homes and located within unincorporated St. Lucie County. The property to the south is currently vacant and unincorporated. The properties to the west are zoned R-4, Medium Density Residential, and are occupied by multi-family homes. The vacant properties to the east are unincorporated and consist of single-family homes.

The PUD will be completed in one phase and will only consist of 40 single family homes. Based on the development schedule, the anticipated rate of construction is 20 homes per year with an estimated completion date of summer of 2010.

The development is situated approximately 650 feet south of Edwards Road. Access to the development is provided by a 60-foot-wide meandering access drive that extends from Edwards Road into the development. The development will not be gated and will include a dedicated school bus stop at the entrance roundabout.

The density for the proposed development is 2.89 units per acre which is less than the maximum permitted density in the R-1 zoning district of 4 units per acre and less than the maximum permitted density in a PUD of 15 units per acre. Although the density is considerably lower than what is permitted by straight zoning, the Preliminary Plat specifies that the proposed lot dimensions are less than 75 feet wide and less than 110 feet in depth which are the minimum lot requirements specified in the R-1 zoning district. As such, the applicant is requesting the development be zoned to PUD to allow for the smaller lot sizes since there are no specific lot size requirements identified in Section 22-40 which pertains to PUDs. The lots range in size from 6,660 square feet to 11,000 square feet. Each lot will include a 5-foot drainage and utility easement that extends on all sides of the lot.

A total of 3.8 acres of wetlands are located in the southern portion of the property. The wetlands will be preserved and a 25-foot wetland buffer area will be planted with a substantial amount of trees and vegetation to further enhance the native vegetation and wetlands. To ensure that the wetlands and upland protection areas are protected in the future, a conservation easement will placed over the preservation area and dedicated to the home owners association.

The development further includes open space and common open space in the upland area in quantities which significantly exceed the PUD standards. The open space will also integrate a meandering artificial creek which will be constructed on the east and west property lines and will

flow to several ponds which further enhance the environmental and open space qualities of the development.

It should be noted that the southern half of the subject property lies within a flood zone due to the close proximity to 10 Mile Creek. The elevation of the property changes from 15 feet in the northern portion to 2 feet at the wetland boundaries in the southern portion. As a result, a retaining wall will be constructed along the south end of the upland area to protect against flood conditions for the homes located in the lower elevations. Upon submittal for building permit application, Staff will further confirm that the homes meet the flood provision criteria specified in the City Code.

The homes feature a contemporary design with mixed façade materials. Each single-family home will include a 2-car garage and natural gas-fired electrical generators for power outage situations. In addition, all homes will incorporate additional hurricane protection measures including the exceedance of current code requirements for wind loads. Sidewalks will be installed on both sides of the street throughout the development and will connect to Edwards Road. In addition to trails located though the common open space areas, recreational amenities will include a clubhouse, pool, playground, and gazebo located in the northern portion of the development.

A Traffic Impact Analysis updated by Boyle Engineering in February 2008 indicates that 383 average daily trips would be generated by the proposed development with 37 AM peak hour trips and 47 PM peak hour trips. As part of the development, separate left and right turn lanes will be constructed on Edwards Road to prevent unwarranted stacking. The analysis concludes that the traffic from the project will not significantly impact the Levels of Service for the roadway links or intersections, and no additional off-site roadway improvements are necessary.

All affected Departments have reviewed the submittals and have approved the proposed Site Plan based on it meeting the requirements of the City Code.

In addition, the proposed rezoning satisfies the following standards specified in Section 22-131 of the City Code:

1) The amendment is consistent with the comprehensive plan;

2) The amendment will not have an adverse affect on the ability of the city to:
   a. Satisfy land and water use needs; and
   b. Meet transportation demands and provide community facilities and services; and

3) The amendment will promote and protect the public health, safety and general welfare.

Planning Board Comments:

At their meeting on December 11, 2007, the Planning Board voted unanimously to recommend **approvals** of the Preliminary Plat, Preliminary Development Plan, and Rezoning from R-1 to PUD with the conditions that the applicant endeavors to make adjustments to the curves on the entrance road and that the preliminary plat is corrected to show 14-foot lanes on the entrance road. The preliminary plat has been corrected and the applicant reportedly discussed adjustments to the

entrance road curves with the City Traffic Engineer but it was mutually agreed upon that such adjustments would not produce the desired effect on traffic through the curves.

Property Owner Response Summary:

A notification of the Rezoning was mailed to the owners of properties located within 500 feet of the proposed development. A total of 105 notifications were mailed. As of March 11, 2008, 10 responses have been received, 3 of which approve and 7 of which disapprove of the Rezoning.

Staff Comments:

Based on the Preliminary Plat and Preliminary Development Plan meeting the requirements of the City Code and based on the Rezoning satisfying City Code standards, Staff recommends **approvals** of the Preliminary Plat, Preliminary Development Plan, and Rezoning.

CITY OF FORT PIERCE

2005 Florida League of Cities "City of Excellence" Award Winner

DEPARTMENT OF PLANNING

"IMPROVING THE WAY WE DO BUSINESS"

ZONING ADMINISTRATION
DEVELOPMENT REVIEW
COMPREHENSIVE PLANNING
URBAN DESIGN
HISTORIC PRESERVATION
CULTURAL RESOURCES

APPLICATION FOR SITE PLAN

1. Project description of real property in the City of Fort Pierce, for which site plan approval is requested. A residential P.U.D. to include 40 single family dwelling units and a Clubhouse with recreational amenities. 17.62 acres legally described as a portion of the NE ¼ of the SW ¼ of Section 30, Township 35 South, Range 40 East. Please see attached sheet for full legal.

2. Property Tax I.D. # 2430-244-0001-0004

3. Property address 4945 Edwards Road, Fort Pierce

4. Zoning district of described property R – 1 (Proposed P.U.D. on separate application)

5. Future Land Use RL – Residential, Low Density (Low Density)

6. Name of owner(s) "Please Print" Orange Gardens Development, Inc., Janos Gyory, President
   Signature of owner(s) Janos Gyory, PRES.
   Mailing Address 4863 SW 147th Place, Miami, Florida 33185
   Phone number(s) Phone: (305) 553-3695 Fax: (305) 220-9983

7. Name of applicant(s) "Please Print" Same as owner listed above
   Signature of applicant(s) Janos Gyory
   Mailing Address Same as above
   Phone number(s) Same as above

8. Name of representative(s) "Please Print" Steven Ball, AICP, Land Planning Systems, Inc. (Agent)
   Signature of representative(s)
   Mailing Address 201 S.W. Port St. Lucie Blvd., Suite 203, Port St. Lucie, FL 34984
   Phone number(s) Phone: (772) 785-7006 Fax: (772) 785-7008

*Revised application per February 2007 re-submittal

To be completed by the City of Fort Pierce

Date Received _____ By _____

Fee Paid Receipt Number RCPT-

Full Legal Description

30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 W ALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO WLY R/W LI OF EDWARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 60.02 FT, TH S 00 19 48 W ALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 W ALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI OF LOT 8, TH S 89 22 14 W ALG NLY LI 259.69 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4, ALSO BEING ELY LI OF WESTGLEN S/D, TH N 00 34 45 W ALG W LI 453.29 FT TO POB- EX CANAL- (16.54 AC) (OR 2060-2096)

CITY OF FORT PIERCE CITY PLANNING DEPARTMENT
100 N. US #1, Fort Pierce, Florida 34954
Phone: (772) 460-2200

APPLICATION FOR CHANGE OF ZONING

(Items 1-6 must be completed)

1. **Legal description of real property in the City of Fort Pierce, Florida, for which a Change in zoning is requested:**

   A portion of the Northeast ¼ of the Southwest ¼ of Section 30, Township 35 South, Range Range 40 East. Please see previous page for full legal description.

2. **Size of described property:** 17.62 Acres

3. **Zoning district of described property (present):** R - 1

4. **Zoning district requested for described property (proposed):** P.U.D.

5. **Reason(s) for proposed change:** Residential units with density of ~~2.3~~ 2.89 units per acre (the lot sizes vary from the alternative zoning district)

6. **Name of Owner(s)(please print):** Orange Gardens Development, Inc., Janos Gyory, President

   Signature of Owner: Janos Gyory, Pres

   Mailing Address: 4863 SW 147th Place

Miami	Florida	33185	(305) 553-3695
City	State	Zip Code	Telephone Number

7. **Name of Applicant (if different from owner) Please Print:** Same as above

   Signature of Applicant: Janos Gyory

   Mailing Address: Same as above

City	State	Zip Code	Telephone Number

8. **Name of Representative:** Steven Ball, AICP, Land Planning Systems, Inc. (Agent)

   Mailing Address: 201 SW Port St. Lucie Boulevard, Suite 203

Port St. Lucie	Florida	34984	(772) 785-7006 Fax (772) 785-7008
City	State	Zip Code	Telephone Number

*Revised application per February 2007 re-submittal

TO BE COMPLETED BY CITY

Date Received _____ **By** _____
Fee Paid: $ _____ **Receipt No.** _____

CITY OF FORT PIERCE
DEPARTMENT OF PLANNING

100 North U.S. #1
Fort Pierce, Florida 34954
Telephone: (772)'460-2200

APPLICATION FOR SUBDIVISION REVIEW

1a. Legal description of real property in the City of Fort Pierce, Florida, for which subdivision approval is requested. A portion of the northeast ¼ of the southwest ¼ of Section 30, Township 35 South Range 40 East. Please see attached sheet for the full legal description.

1b. Property Tax I.D. # 2430-244-0001-0004

2. Property Address 4945 Edwards Road, Fort Pierce, Florida

3. Project description and location 17.62 acres located south of Edwards Road and west of McNeil Road recently annexed into the city of Fort Pierce.

4. Future Land Use Residential – Low Density

5. Zoning district of described property Planned Unit Development (PUD)

6. Name of owner(s) "Please Print" Orange Gardens Development, Inc., Janos Gyory, President

Signature of owner James Gyory, PRESIDENT

Mailing address 4863 SW 147th Place, Miami, Florida 33185

Phone number(s) 305-553-3695

7. Name of applicant(s) (if different from owner(s) "Please Print" Land Planning Systems - Agent

Signature of applicant

Mailing address 201 SW Port St. Lucie Blvd., Ste. 203, Port St. Lucie, Florida 34984

Phone number(s) (772) 785-7006, Fax: (772) 785-7008

8. Name of representative Steven Ball, President of Land Planning Systems - Agent

Phone number (772) 785-7006, Fax: (772) 785-7008

Mailing address	201 SW Port St. Lucie Blvd., Ste. 203, Port St. Lucie, Florida 34984

TO BE COMPLETED BY CITY

Date Received _____ by _____

Fee Paid $ _____ Receipt Number _____

CITY OF FORT PIERCE
Florida

OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierce.com

March 18, 2008

Orange Gardens Development Inc.
Janos Gyory, President
4863 SW 147th Place
Miami, FL 33185

Re: Preliminary Development Plan

Dear Applicant:

At their meeting on March 17, 2008, the City Commission of the City of Fort Pierce held a Public Hearing on the Application for Preliminary Development Plan to construct Orange Gardens (residential PUD with 40 dwelling units and clubhouse) to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to approve the Preliminary Development Plan.

Very truly yours,

Cassandra Steele, CMC
City Clerk

/cs

cc: Assistant Director for Planning & Zoning
Land Planning Systems, Inc. (Representative)

CITY OF FORT PIERCE
Florida

OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierce.com

March 18, 2008

Orange Gardens Development Inc.
Janos Gyory, President
4863 SW 147th Place
Miami, FL 33185

Re: Preliminary Plat

Dear Applicant:

At their meeting on March 17, 2008, the City Commission of the City of Fort Pierce held a Public Hearing on the Application for Preliminary Plat to construct Orange Gardens Subdivision to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to approve the Preliminary Plat.

Very truly yours,

Cassandra Steele, CMC
City Clerk

/cs

cc: Assistant Director for Planning & Zoning
Land Planning Systems, Inc. (Representative)

CITY OF FORT PIERCE
Florida

OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierce.com

February 26, 2008

Orange Gardens Development Inc.
Janos Gyory, President
4863 SW 147th Place
Miami, FL 33185

Dear Property Owner/Applicant:

We are in receipt of an Application for Site Plan Review submitted for a Preliminary Development Plan for Orange Gardens (residential PUD with 52 dwelling units and clubhouse) to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida.

This property is currently zoned R-1, Single Family Low Density Zone; but is concurrently being considered for rezoning to PUD, Planned Unit Development. Said property is legally described as: 30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 W ALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO WLY R/W LI OF EDWARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 60.02 FT, TH S 00 19 48 W ALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 W ALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI OF LOT 8, TH S 89 22 14 W ALG NLY LI 259.69 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4, ALSO BEING ELY LI OF WESTGLEN S/D, TH N 00 34 45 W ALG W LI 453.29 FT TO POB - EX CANAL - (16.54 AC) (OR 2060-2096) (PARCEL I.D. 2430-244-0001-000-4)

The City Planning Board, at their meeting on December 11, 2007, voted to recommend approval with the conditions that the applicant endeavors to make adjustments to the curves on the entrance road and that the plat is corrected to show 14-foot lanes on the entrance road.

There will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at **6:30 p.m. on Monday, March 17, 2008, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida,** on the Application for Site Plan Review - Preliminary Development Plan. All interested parties are invited to attend this meeting and be heard, and to answer any questions that might arise.

Very truly yours,

Cassandra Steele, CMC
City Clerk

/cs

cc: Zoning Administrator
Land Planning Systems Inc. (Representative)

Orange Gardens Site Plan

Client Name:
Advertiser:
Section/Page/Zone: E/E21/F
Description:
Ad Number:
Insertion Number:
Size:
Color Type:

Scripps Treasure Coast Newspapers
News/Press-Tribune • Jupiter Courier • Sebastian Sun
Publication Date: 02/29/2008
This E-Sheet(R) is provided as conclusive evidence that the ad appeared in Treasure Coast News/Press-Tribune on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

9420 NOTICE OF SALE

Lucie County, Florida, I will sell the property situate in St. Lucie County, Florida, described as:
LOT 38, BLOCK 3264, FIRST REPLAT OF PORT ST. LUCIE SECTION FORTY-EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 23, 23A THROUGH 23L, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
A/K/A
6489 NW Omega Rd
Port St. Lucie, FL 34983

at public sale, to the highest and best bidder, for cash, in the Jury assembly room of the St. Lucie County Courthouse, 218 S. Second Street, Ft. Pierce, FL at 11:00 am., on March 19, 2008.

DATED THIS 25TH DAY OF FEBRUARY, 2008.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

Witness, my hand and seal of this Court on the 25th day of February, 2008.
Edwin M. Fry, Jr.
Clerk of Circuit Court
By: Cheryl Davis
Deputy Clerk

Law Offices of
Daniel C. Consuegra
9204 King Palm Drive
Tampa, FL 33619-1328
Tel (813) 915-8660
Fax (813) 915-0659
In accordance with the American with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the ASA Coordinator no later than seven (7) days prior to the proceedings. If hearing impaired, please call (800) 955- 9771 (TDD) or (800) 955-8770 (voice), via Florida Relay Service.

Publish: February 29, March 7, 2008
1799039

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO. 56-2007-CA-000570-AXXX-HC

CIT HOME EQUITY TRUST 1997-1
Plaintiff,
v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEE, AND CREDITORS OF ALEXANDER LESESNE,DECEASED, AND ALL CLAIMANTS, PERSONS OR PARTIES, NAUTRAL OR CORPORATE, AND WHOSE EXACT LEGAL STATUS IS UNKNOWN CLAIMING BY THOUGH , UNDER OR AGAINST ALEXANDER LESESNE, DECEASED, OR ANY OF THE HEREIN NAMED OR DESCRIBED DEFENDANTS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE OR INTERST IN AND TO THE PROPERTY HEREIN DESCRIBED; VANESSA LESESNE; ALEXZENA VERNELL LESESNE;and and all unknown parties claiming by, through, under or against the herein named Defendants, who are not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants; TENANT #1 and/or TENANT #2, the parties intended to account for the person or persons in possession; UNITED STATES OF AMERICA;SUNTRUST BANK f/k/a SUNTRUST BANK-CARD, NATIONAL ASSOCIATION f/k/a SUN-BANK
Defendants.

NOTICE OF SALE
Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered on December 3, 2007, and the Order Rescheduling Foreclosure Sale entered on February 13,2008 in this cause, I will sell the property situated in ST. LUCIE County, Florida described as:
THE WEST 152 FEET OF LOT 9 AND THE WEST 152 FEET OF THE SOUTH 65 FEET OF LOT 8, OF BLOCK "A" OF HARMONY ESTATES, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 78, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
A/KA 2110 Keen Road, Fort Pierce, FL 34946-2003

at public sale, to the highest and best bidder, for cash, at the East Door of the Old St. Lucie County Courthouse located at 218 South Second Street, Ft. Pierce, Florida, at 11:00 o'clock a.m., on March 19, 2008.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
Dated at Ft. Pierce, Florida this 25th day of February , 2008.
Edwin M. Fry, Jr.,
Clerk of the Circuit Court
By: Cheryl Davis
Deputy Clerk
Douglas C. Zahm, P.A.-
18830 U.S. Hwy 19 N., #300
Clearwater, FL 33764
(727) 538-4911 phone / (727) 539-1094 fax

Pub: February 29, March 7,2008
1799267

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO. 2007-CA-004441

VISTANA PSL, INC., a Florida corporation,
Plaintiff,
vs.
THE ESTATE OF HOWARD E. PORTER, SR., deceased and THE UNKNOWN PARTIES, claiming as heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or other claimants, by, through, under or against Howard E. Porter, Sr., deceased,
Defendants.

NOTICE OF SALE AS TO THE ESTATE OF HOWARD E. PORTER, SR., DECEASED AND THE UNKNOWN PARTIES, CLAIMING AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST HOWARD E. PORTER, SR., DECEASED

NOTICE IS HEREBY GIVEN that on March 24, 2008, at 11:00 a.m., at the Jury Assembly Room, St. Lucie County Courthouse, 218 South Second Street, Ft. Pierce, Florida the undersigned Clerk will offer for sale the following described real property:
Unit Week 3 in Unit 04104, an Odd Biennial Unit Week of VILLAGE NORTH CONDOMINIUM, together with all appurtenance thereto, according and subject to the Declaration of Condominium of Village North Condominium, as recorded in Official Records Book 1309, Page 0985, Public Records of St. Lucie County, Florida, and all amendments thereof and supplements thereto, if any ("Declaration"), subject to taxes for the current year and subsequent years, and all other matters of record.

The aforsaid sale will be made pursuant to a Default Final Judgment of Foreclosure AS TO THE ESTATE OF HOWARD E. PORTER, SR., DECEASED AND THE UNKNOWN PARTIES, CLAIMING AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST HOWARD E. PORTER, SR., DECEASED, entered in Civil No. 2007-CA-004441 now pending in the Circuit Court of the NINETEENTH Judicial Circuit in and for St. Lucie County, Florida.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
DATED on February 21, 2008.
Edwin M. Fry, Jr.
Clerk of the Circuit Court
By: Patricia McPherson
Deputy Clerk

Valerie N. Brown, Esq.
Florida Bar No.: 0010193
Lowndes , Drosdick, Doster, Kantor & Reed, Professional Association
215 North Eola Drive
PO Box 2809
Orlando, FL 32802
(407)843-4600
Attorneys for Plaintiff

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT ST. LUCIE COUNTY COURTHOUSE, 218 SOUTH SECOND STREET, FT. PIERCE, FL 34950 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE: IF YOU ARE HEARING IMPAIRED CALL: 1-800-955-8771; IF YOU ARE VOICE IMPAIRED CALL: 1-800-955-8770

Publish: February 29, March7,2008
1799274

9424 NOTICE OF MEETING

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22 143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 17, 2008, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, at their meeting which begins at 6:30 p.m., to consider the following:

Application for Conceptual Development Plan Review submitted by Atlantic Housing Partners LLLP and Kirtus LLC for Jenkins Pointe, a 310-unit affordable housing rental community to be located on the east side of Jenkins Road, south of Graham Road, in Fort Pierce, Florida. Said property is zoned R-4, Medium Density Residential Zone; and is legally described as: 18-35-40 - S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4- LESS RD R/W-(108) (14.60 AC) (OR 2136-2279) (Property ID 2418-331-0001-000-3) and 18-35-40 - SW 1/4 OF SE 1/4 OF SW 1/4 - LESS RD R/W (19a) (8.94 AC) (OR 2136-2279) (Property ID 2418-343-0001-000-0) and 18-35-40 - NW 1/4 OF SW 1/4 OF SW 1/4 - LESS W 40 FT FOR RD R/W (10 AC) (OR 2322-1942,1944) (Property ID 2418-322-0002-000-2)

All interested parties may appear at the meeting and be heard with respect to the Application for Conceptual Development Plan Review. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

/s/ Cassandra Steele
City Clerk

Pub.: February 29, 2008
1798550

PLEASE NOTE
Due to the increase in legal advertising deadline to place a legal ad is now
3PM
3 BUSINESS DAYS
prior to publication

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22 143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 17, 2008, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, at their meeting which begins at 6:30 p.m., on the following:

Application for Subdivision Review - Preliminary Plat for Orange Gardens S/D - submitted by Orange Gardens Development Inc. for property located at 4945 Edwards Road in Fort Pierce, Florida. This property is currently zoned R-1, Single Family Low Density Zone; but is concurrently being considered for rezoning to PUD, Planned Unit Development. Said property is legally described as: 30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 W ALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO W LI OF ED-WARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 80.02 FT, TH S 00 19 48 W ALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 W ALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI OF LOT 8, TH S 89 22 14 W ALG NLY LI 259.69 FT TO INT WITH W LI OF NE 1/4 OF NW 1/4, ALSO BEING ELY LI OF WESTGLEN S/D, TH N 00 34 45 W ALG W LI 453.29 FT TO POB - EX CANAL - (16.54 AC) (OR 2060-2096) (PARCEL I.D. 2430-244-0001-000-4)

All interested parties may appear at the Public Hearings and be heard with respect to the Application. Said Application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

/s/ Cassandra Steele
City Clerk

Pub.: February 29, 2008
1798554

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22 143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 17, 2008, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, at their meeting which begins at 6:30 p.m., to consider the following:

Application for Site Plan Review submitted by Orange Gardens Development Inc. for Site Plan Review submitted for a Preliminary Development Plan for Orange Gardens (residential PUD with 52 dwelling units and clubhouse) to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida. This property is currently zoned R-1, Single Family Low Density Zone; but is concurrently being considered for rezoning to PUD, Planned Unit Development. Said property is legally described as: 30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 W ALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO WLY R/W LI OF EDWARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 60.02 FT, TH S 00 19 48 W ALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 W ALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI OF LOT 8, TH S 89 22 14 W ALG NLY LI 259.69 FT TO INT WITH W LI OF NE 1/4 OF NW 1/4, ALSO BEING ELY LI OF WESTGLEN S/D, TH N 00 34 45 W ALG W LI 453.29 FT TO POB - EX CANAL - (16.54 AC) (OR 2060-2096) (PARCEL I.D. 2430-244-0001-000-4)

All interested parties may appear at the meeting and be heard with respect to the Application for Site Plan Review submitted by Orange Gardens Development Inc. for Site Plan Review submitted for a Preliminary Development Plan for Orange Gardens (residential PUD with 52 dwelling units and clubhouse) to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida. This property is currently zoned R-1, Single Family Low Density Zone; but is concurrently being considered for rezoning to PUD, Planned Unit Development. Said property is legally described as: 30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 W ALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO WLY R/W LI OF EDWARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 60.02 FT, TH S 00 19 48 W ALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 W ALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI OF LOT 8, TH S 89 22 14 W ALG NLY LI 259.69 FT TO INT WITH W LI OF NE 1/4 OF NW 1/4, ALSO BEING ELY LI OF WESTGLEN S/D, TH N 00 34 45 W ALG W LI 453.29 FT TO POB - EX CANAL - (16.54 AC) (OR 2060-2096) (PARCEL I.D. 2430-244-0001-000-4)

All interested parties may appear at the meeting and be heard with respect to the Application for Site Plan Review submitted by Orange Gardens Development Inc. for Site Plan Review submitted for a Preliminary Development Plan for Orange Gardens (residential PUD with 52 dwelling units and clubhouse) to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida. This property is currently zoned R-1, Single Family Low Density Zone; but is concurrently being considered for rezoning to PUD, Planned Unit Development. Said property is legally described as: 30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 W ALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO WLY R/W LI OF EDWARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 60.02 FT, TH S 00 19 48 W ALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 W ALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI

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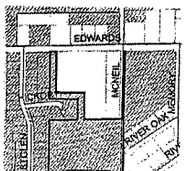
9404 ORDINANCES AND PETITIONS

9404 ORDINANCES AND PETITIONS

CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

The City Commission of the City of Fort Pierce, Florida, pursuant to F.S. 166.041, will on Monday, March 17, 2008, and on Monday, April 7, 2008, hold Public Hearings on the enactment of a proposed ordinance on first and second readings respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m.; said ordinance entitled:

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REZONING PROPERTY LOCATED AT 4945 EDWARDS ROAD, FROM R-1, SINGLE FAMILY LOW DENSITY ZONE, TO PUD, PLANNED UNIT DEVELOPMENT ZONE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the Public Hearings and be heard with respect to the proposed ordinance. Said proposed ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

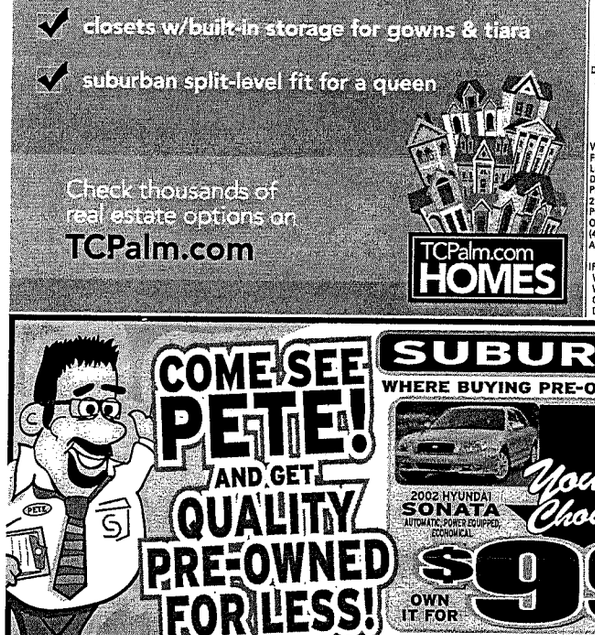
ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

/s/ Cassandra Steele
City Clerk

Pub:February29,2008

17989





Landscape Design Associates
Landscape Architecture, Land Planning
License No: LC26000247

February 7, 2008

Land Planning Systems
Attn: Steve Ball
2100 SE Hillmoor Drive, Ste. 202
Port St. Lucie, FL 34952

Re: Orange Gardens Conceptual Landscape Plans
Our Reference No. 05-029

Dear Mr. Ball

During the Planning & Zoning Board meeting on December 11, 2007 it was suggested to add more Pine Trees and Saw Palmetto to the landscape palette.

The plants selected for this project will thrive in the areas proposed. The design intend is to create a creek environment along the back of the homes and the trees are suitable for this purpose. The landscape plans will be finalized during the Final Site Plan review process and consideration will certainly be given to incorporate more Pine trees and Saw Palmetto where appropriate.

If you need any further assistance, please do not hesitate to call.

Thank you

Sincerely
Landscape Design Associates, LLC

Sabine Marcks, RLA
President

C:\Documents and Settings\Sabine Marcks\My Documents\LDA\Projects 2005\05-029\wdoc\Orange Gardens P&Z Response 2.7.08.doc

7410 S US Hwy 1, Suite 103
Port St. Lucie, FL 34952
772.871.5816 ph; 772.871.9905 fax

MEMORANDUM

Leo Giangrande, PE
No. 66387

TO: City of Fort Pierce

February 26, 2008

FROM: Leo Giangrande, P.E.

FEB 26 2012

SUBJECT: Orange Gardens

LBFH, Inc. No. 959
3550 S.W. Corporate Parkway
Palm City, FL 34990

Below is a summary of the capacity analysis for the proposed Orange Gardens, located in City of Fort Pierce, FL performed by Boyle Engineering (formerly LBFH, Inc.).

Existing traffic volumes were projected out to the year 2008 for the project build-out. **Table 1** below compares the impact of the change in land use from the initially published traffic study. There is a minor increase in traffic due to the type of residential unit change.

Table 1

Orange Gardens

Trip Generation Summary

			AM Peak Hour			PM Peak Hour			
Code	**Land Use**	**Amount**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**ADT**
230	Townhouse/Condo	52 SF	5	25	31	24	12	35	368
210	Single-Family Detached	40 SF	9	28	37	30	17	47	383
Total Proposed Development			**-4**	**-3**	**-7**	**-6**	**-6**	**-12**	**-15**

Traffic data from 2006 is available from St. Lucie County for both Edwards Road and Jenkins Road in the vicinity of the proposed project. Traffic volumes in this general vicinity have been increasing at a rate of about 3 percent per year. With a daily traffic estimate of 383 vehicles from this project potentially added to the projected volumes, neither Jenkins Road nor Edwards Road will exceed the established LOS threshold. **Table 2** below is summary of the capacity and impact of this project.

Table 2

Orange Gardens

Capacity Analysis

Roadway Name	2006 Existing ADT	2008 Growth ADT	Project Traffic	Capacity	Projected Traffic
Edwards Road	10500	11139	383	13800	11522
Jenkins Road	8218	8718	57	13800	8776

lbfh INC.
CONSULTING CIVIL ENGINEERS
SURVEYORS & MAPPERS

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING AND MAPPING

"Partners for Results
Value by Design"

TRAFFIC IMPACT ANALYSIS

For

Orange Gardens

Prepared for:

G&G Project Managers, LLC
John Gyory, General Manager
Fort Pierce, Florida

Prepared by:

Donald E. Holloman
PE Reg # 37496
8/4/06

3550 SW Corporate Pkwy.
Palm City, FL 34990
(772) 286-3883
(772) 286-3925
www.lbfh.com

LBFH INC.
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Existing Traffic Condition Analysis	3
Traffic Conditions with Project	4
Conclusions	5

LBFH INC.
CONSULTING CIVIL ENGINEERS
SURVEYORS & MAPPERS

Introduction

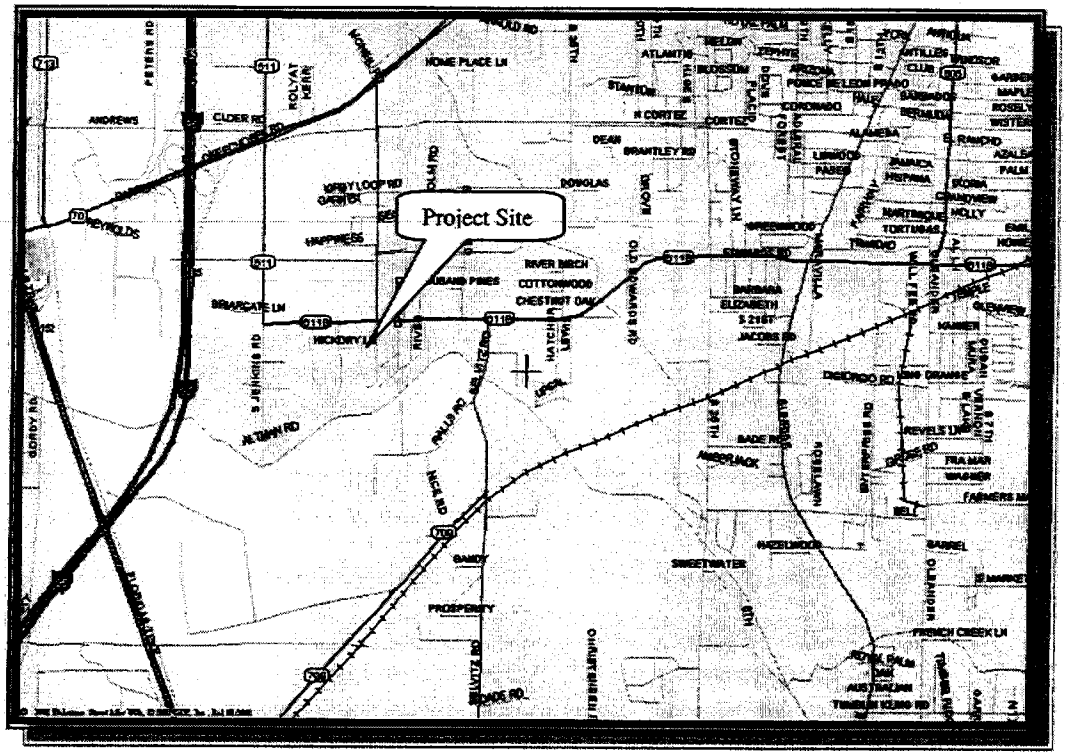
LBFH was retained to update a traffic impact analysis for a parcel of property located on Edwards Road in Fort Pierce. The property is located just to the west of McNeil Road and is on the south side of Edwards Road. The property is approximately 17.62 acres in size.

The development plan for the site includes 52 residential units within a PUD.

The site will have access onto Edwards Road via a single driveway. A copy of the preliminary site plan is included in ***Appendix A***.

The site location and surrounding road network are shown in the ***Figure 1*** below.

Figure 1 - Site Location



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www.lbfh.com

Trip Generation

Trip Generation for the project was developed utilizing the latest ITE Trip Generation Rates.

The project trip rates were made utilizing ITE Code 230, Residential Condominium, with 52 dwelling units as the unit of measure. ***Table 1*** below summarizes the potential trip generation from the site in both the AM and PM peak traffic periods. A print out of the trip generation characteristics of this development is included in ***Appendix B.***

Table 1 - Trip Generation Summary

Orange Gardens
Summary of Average Vehicle Trip Generation
For 52 Dwelling Units of Residential Condominium / Townhouse
4-Aug-06

	24 Hour Two-Way Volume	7-9 AM Pk Hour Enter	7-9 AM Pk Hour Exit	4-6 PM Pk Hour Enter	4-6 PM Pk Hour Exit
Average Weekday	368	5	25	24	12

Trip Distribution

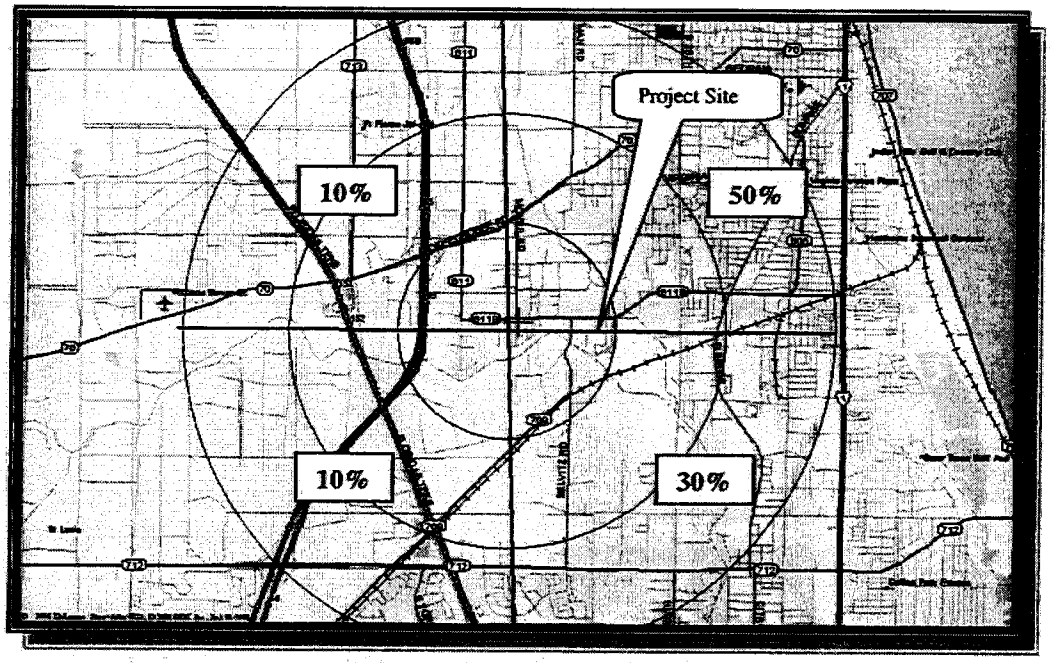
It is expected that the daily traffic activity associated with the proposed project will be consistent with the existing traffic patterns and population centers within this general region.

The demographics of the region indicate that approximately 80% of the trips to and from this development will be to the east. This will likely split with 50% to the northeast and 30% to the southeast.

With this in mind, we established a pattern for traffic approaching and departing the site that would be consistent with the opportunities and restraints afforded by

the adjacent roadways. ***Figure 2*** below provides an overview of the estimated distribution of trips from the site.

Figure 2 - Trip Distribution



Appendix C includes graphics depicting the anticipated flows into and out of the project site for both the AM and PM traffic periods. A total of 26 vehicles are expected to turn left off Edwards Road into the site during the afternoon peak period.

It is not expected that the volume of traffic entering and exiting the site during the afternoon traffic period will be of a magnitude to require off-site traffic improvements.

The entrance to the site is being located away from McNeil Road in order not to interfere with traffic movements there.

Existing Traffic Condition Analysis

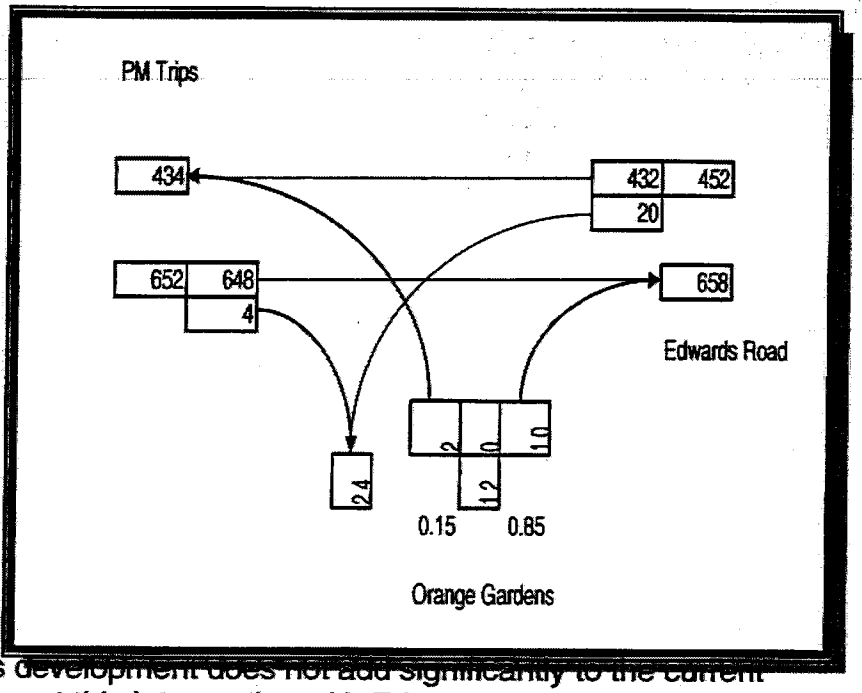
Traffic data for 2005 was available from St. Lucie County for both Edwards Road and for Jenkins Road in the vicinity of the proposed project. Traffic volume for 2005 on Edwards Road is listed at 10,000 vehicles per day. The volume for Jenkins Road in this area is 7,300 vehicles per day. Each facility is listed as operating at level of service C.

Traffic Conditions Witth Protect

Traffic volumes in this general vicinity have been increasing at a rate of about 3 percent per year. With a 2005 base year and the anticipated completion of this project within a year, the design year traffic volumes would then be for 2007. The compounded growth factor for 2 years growth would be 1.06. This factor would increase the volume for Edwards Road to about 10600 vehicles per day and the volume on Jenkins Road to about 7750 vehicles per day. With a daily total traffic estimate of 368 vehicles from this project potentially added to these volumes, neither would exceed the established LOS threshold.

Peak hour traffic volumes in this area are typically about 10.2 percent of the daily volume with a directional split of about 60 percent in the peak direction. With this in mind, the traffic that is likely on Edwards Road in the afternoon peak hour would be about 1081 vehicles in an hour with about 648 traveling in the peak direction.

With the anticipated future traffic conditions, the projected project traffic was added to the network and the operating parameters analyzed. The graphic below summarizes the anticipated traffic movements at the project entrance in the afternoon peak period.



These data were input into a traffic simulation program for the purpose of making a determination as to the operating conditions of the entrance to this development during the peak traffic period.

Based on the results of this analysis, the additional traffic expected from this development does not add significantly to the current operating conditions at this intersection with Edwards Road. A print out of the analysis report for the expected operating conditions with the project in place is included in ***Appendix D.***

Conclusions

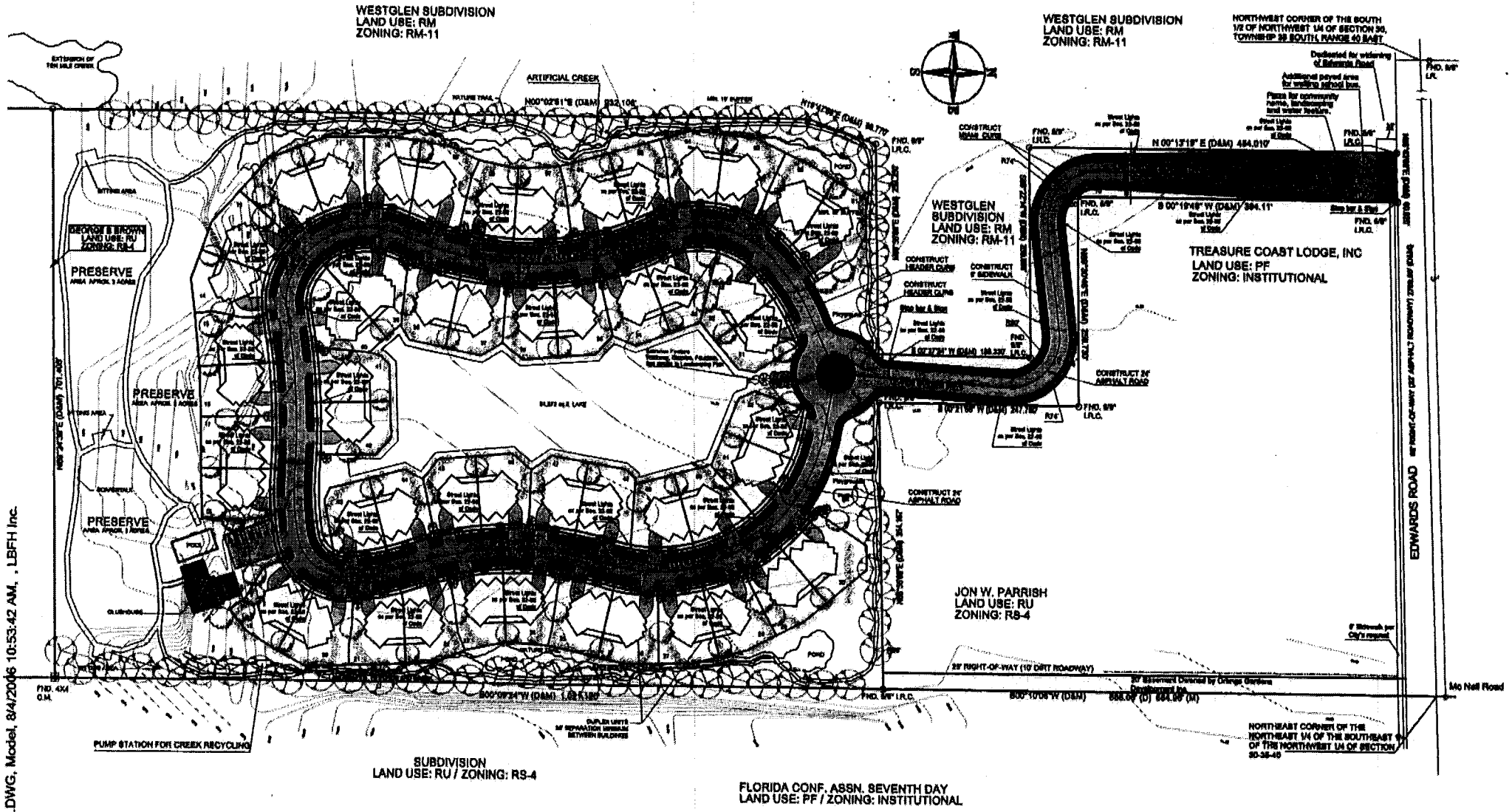
The proposed development of the residential PUD on this site will have a minimal impact on traffic conditions in the area.

The 2005 level of service thresholds for the facilities in the immediate vicinity of this project will not be exceeded by this development.

No off-site improvements are required for traffic to operate satisfactorily with this project in place.

Appendix A

Preliminary Site Plan



D:\UPDATED SITE PLAN.DWG, Model, 8/4/2006 10:53:42 AM, , LBFH Inc.

Appendix B

Trip Generation Summary

Orange Gardens
Summary of Trip Generation Calculation
For 52 Dwelling Units of Residential Condominium / Townhouse
August 04, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	7.08	0.00	1.00	368
7-9 AM Peak Hour Enter	0.10	0.00	1.00	5
7-9 AM Peak Hour Exit	0.49	0.00	1.00	25
7-9 AM Peak Hour Total	0.59	0.00	1.00	31
4-6 PM Peak Hour Enter	0.45	0.00	1.00	24
4-6 PM Peak Hour Exit	0.22	0.00	1.00	12
4-6 PM Peak Hour Total	0.68	0.00	1.00	35
Saturday 2-Way Volume	11.85	0.00	1.00	616
Saturday Peak Hour Enter	0.60	0.00	1.00	31
Saturday Peak Hour Exit	0.51	0.00	1.00	27
Saturday Peak Hour Total	1.11	0.00	1.00	58

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume:	LN(T) = .85LN(X) + 2.55, R^2 = 0.83
7-9 AM Peak Hr. Total:	LN(T) = .8LN(X) + .26
	R^2 = 0.76 , 0.17 Enter, 0.83 Exit
4-6 PM Peak Hr. Total:	LN(T) = .82LN(X) + .32
	R^2 = 0.8 , 0.67 Enter, 0.33 Exit
AM Gen Pk Hr. Total:	LN(T) = .82LN(X) + .17
	R^2 = 0.8 , 0.18 Enter, 0.82 Exit
PM Gen Pk Hr. Total:	T = .34(X) + 38.31
	R^2 = 0.83 , 0.64 Enter, 0.36 Exit
Sat. 2-Way Volume:	T = 3.62(X) + 427.93, R^2 = 0.84
Sat. Pk Hr. Total:	T = .29(X) + 42.63
	R^2 = 0.84 , 0.54 Enter, 0.46 Exit
Sun. 2-Way Volume:	T = 3.13(X) + 357.26, R^2 = 0.88
Sun. Pk Hr. Total:	T = .23(X) + 50.01
	R^2 = 0.78 , 0.49 Enter, 0.51 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

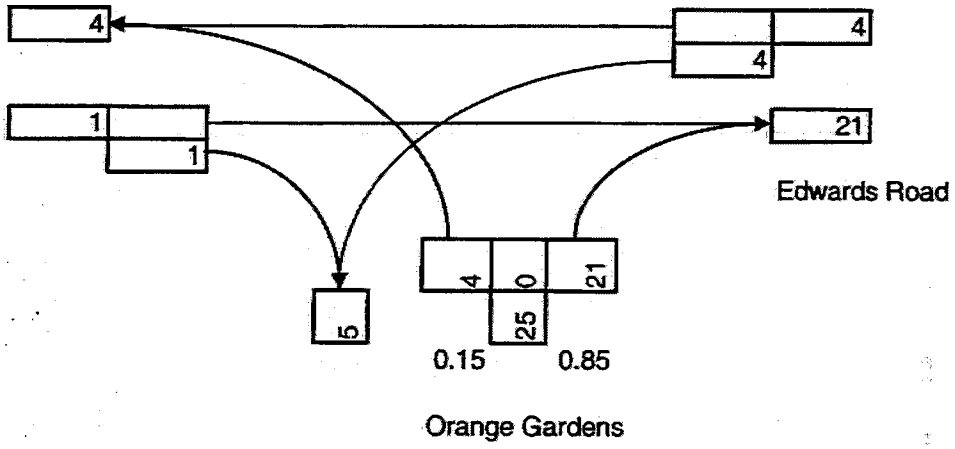
TRIP GENERATION BY MICROTRANS

Appendix C

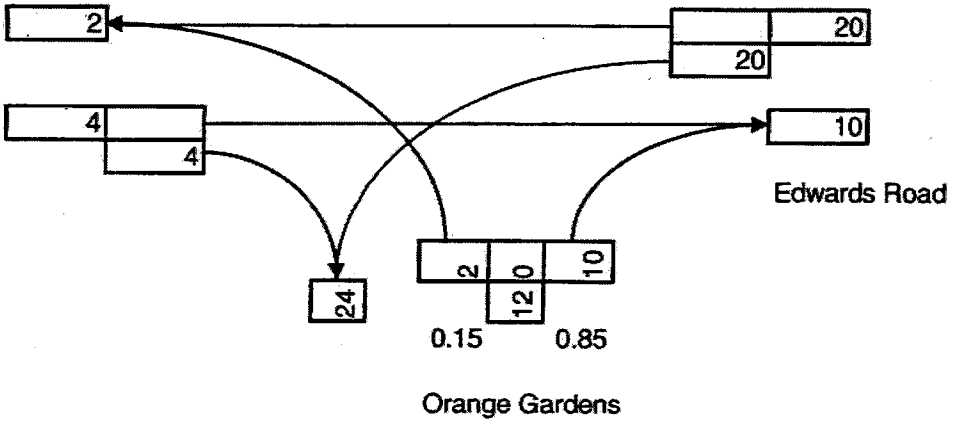
AM and Pm Driveway Volumes

LbFh INC.

AM Trips



PM Trips



Appendix D

Pm Operating Conditions with Project

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	648	4	20	432	2	10
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	704	4	22	470	2	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			709		1220	707
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			709		1220	707
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		99	98
cM capacity (veh/h)			890		194	436

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	709	491	13
Volume Left	0	22	2
Volume Right	4	0	11
cSH	1700	890	361
Volume to Capacity	0.42	0.02	0.04
Queue Length 95th (ft)	0	2	3
Control Delay (s)	0.0	0.7	15.4
Lane LOS		A	C
Approach Delay (s)	0.0	0.7	15.4
Approach LOS			C

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	49.0%	ICU Level of Service	A
Analysis Period (min)	15		

Attachment to Ordinance No. K-346



Binding PUD Agreement:

The property submitted for review and approval for a Conceptual Development Plan and known as Orange Gardens Development Inc. is under unified control of the petitioner. The petitioner agrees to proceed with the proposed development according to all provisions in the City of Fort Pierce PUD Zoning Regulations and or as indicated on the approved PUD Plans and shall provide all agreements, contract, deed restrictions and sureties as are acceptable to the City of Fort Pierce for the completion of the development in accordance with the plan approved by the city.

The petitioner shall be responsible for the continuing operation and maintenance of such areas, functions and facilities until such time as the private property owners association agrees to accept responsibility. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City of Fort Pierce. The petitioner agrees to bind all successors in title to the commitments herein in this paragraph made.

In WITNESS WHEREOF, we have unto set our hands and seal this 23 day of September, 2005.

Orange Gardens Development Inc.
Owner and Developer of the PUD

By: _____
Janos Gyory, President
Orange Gardens Development Inc.

SWORN to and subscribed before me this 23rd day of *September*, 2005. Personally known to me or has produced _____ as identification.

_____
Notary Public *Janette Smith*

Janette Smith
Commission #DD325969
Expires: Jun 03, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

My commission expires: *June 3, 2008*.

This Document Prepared By and Return to:
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, Florida 34982
Courthouse Box 160

Parcel ID Number:

Warranty Deed

This Indenture, Made this 31st day of August , 2004 A.D., **Between**
Walter S. Miller, joined by his wife, Vicki S. Miller

of the County of St. Lucie , State of Florida , **grantor,** and
Orange Gardens Development, Inc., a corporation existing under the laws of the State of Florida
whose address is: 4863 SW 147th Place , Miami, FL 33185

of the County of Miami-Dade , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St.Lucie State of Florida to wit:

Commence at the Northwest corner or the South 1/2 of said Northwest 1/4 of Section 30; thence run North 89°02'18" East, along the North line of said South 1/2, a distance of 2024.51 feet, to an intersection with the West line of said Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, also being the Northerly extension of the East line of Westglen, a subdivision as recorded in Plat Book 14, page 51 of the public records of St. Lucie County, Florida; thence South 00°34'45" West, along said West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, a distance of 21.73 feet, to the Southerly right of way line of Edwards Road, as laid out and now is use for the Point of Beginning; thence run North 88°43'09" East, along said Southerly right of way line a distance of 60.02 feet to a point; thence South 00°19'48" West along a line 60 feet East of and parallel to the East line of Tract "A" and Lot 7 of Westglen Subdivsion, Plat Book 14, page 51, St. Lucie County, Florida, a distance of 394.11 feet; thence North 89°30'46" East along a line 60 feet North of and parallel to the North line of Lot 8 of said Westglen Subdivision, a distance of 259.73 feet; thence South 00°21'56" West along a line 60 feet East of and parallel to the East line of said Westglen Subdivision, a distance of 247.76 feet; thence run South 88°53'19" West a distance of 60.02 feet to an intersection with the East line of said Westglen Subdivision; thence run North 00°37'24" East along said East line of Westglen Subdivision, a distance of 188.33 feet, to the

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: Elizabeth Moran
Witness

Walter S. Miller (Seal)
Walter S. Miller
P.O. Address: 5500 Orange Avenue, Fort Pierce, FL 34947

Printed Name: Elaine Redden
Witness

Vicki S. Miller (Seal)
Vicki S. Miller
P.O. Address:

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 31st day of August , 2004 by
Walter S. Miller and Vicki S. Miller

he is personally known to me or he has produced his Florida driver's license as identification.

ELIZABETH MORAN
MY COMMISSION # DD 265106
EXPIRES: March 6, 2008
Bonded Thru Notary Public Underwriters

Printed Name:
Notary Public
My Commission Expires:

Northerly line of Lot 8 of said Westglen Subdivision; thence run South 89°22'14" West along said Northerly line of said Westglen Subdivision, a distance of 259.69 feet, to a point of intersection with the said West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, also being the Easterly line of said Westlglen Subdivision; thence run North 00°34'45" West along said West line 453.29 feet to a point of intersection with said Southerly right of way line of Edwards Road and the Point of Beginning.

AND

The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 South, Range 40 East, excepting therefrom canal right of way. Said property lying and being in St. Lucie County, Florida.

AND

The East 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4, less West Glen as in Plat Book 14, page 51, Public Records of St. Lucie County, Florida, all lying and being in Section 30, Township 35 South, Range 40 East.

July 25, 2005

City of Fort Pierce
Department of Development
100 North U.S. Highway 1
Fort Pierce, FL 34954

Re: Authorization Letter

To Whom It May Concern:

This letter is to serve as authorization for Steven Ball of Land Planning Systems, Inc. and its employees to act on behalf of Orange Gardens Development, Inc. with regard to all issues involving applications, approvals and permitting of the 17 acre Planned Unit Development located south of Edwards Road and west of McNeil Road, in Fort Pierce of St. Lucie County, Florida (Parcel identification # 2430-244-0001-000-4).

Feel free to contact me at (305) 297-9771 if you have any questions.

Sincerely,

Janos Gyory, President of
Orange Gardens Development, Inc.







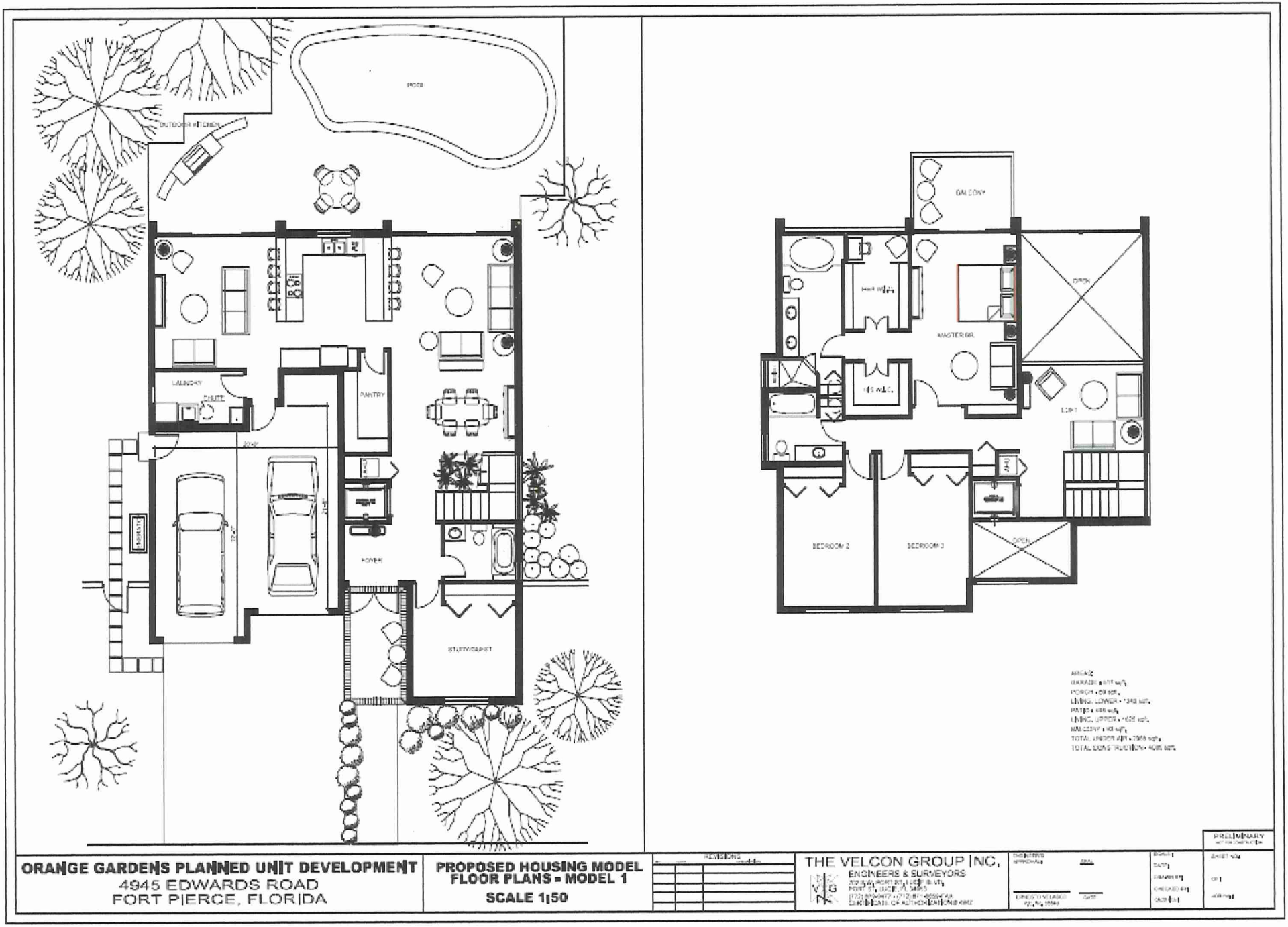


ORANGE GARDENS PLANNED UNIT DEVELOPMENT
4945 EDWARDS ROAD
FORT PIERCE, FLORIDA

PROPOSED HOUSING MODEL ELEVATIONS - MODEL 2
SCALE 1:50

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS

PRELIMINARY

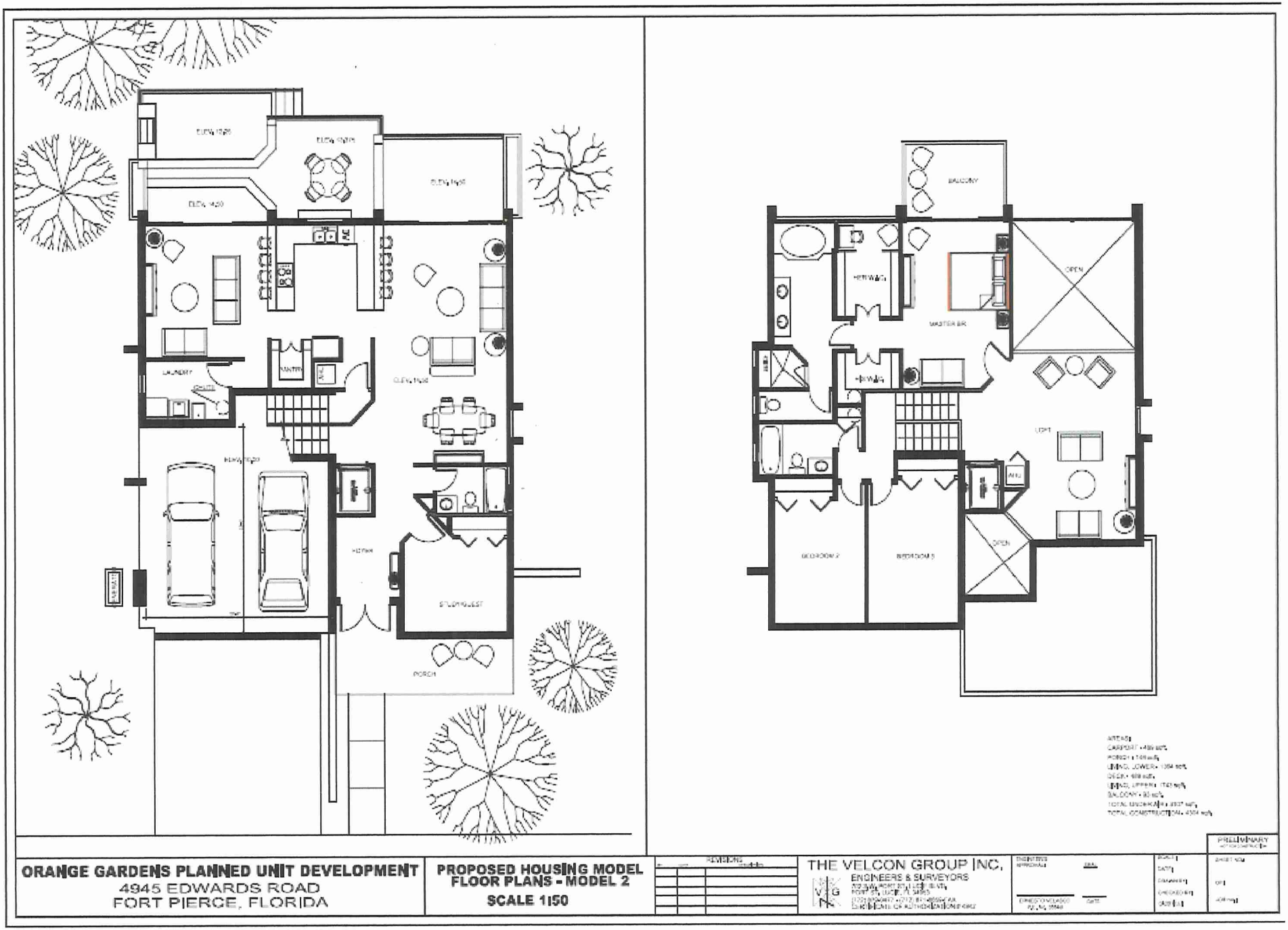


ORANGE GARDENS PLANNED UNIT DEVELOPMENT
4945 EDWARDS ROAD
FORT PIERCE, FLORIDA

PROPOSED HOUSING MODEL FLOOR PLANS - MODEL 1
SCALE 1:50

REVISIONS

THE VELCON GROUP INC,
ENGINEERS & SURVEYORS



ORANGE GARDENS PLANNED UNIT DEVELOPMENT
4945 EDWARDS ROAD
FORT PIERCE, FLORIDA

PROPOSED HOUSING MODEL FLOOR PLANS - MODEL 2
SCALE 1:50

REVISIONS

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS

PRELIMINARY







P.U.D. Zoning, Preliminary Development Plan & Preliminary Plat Applications for

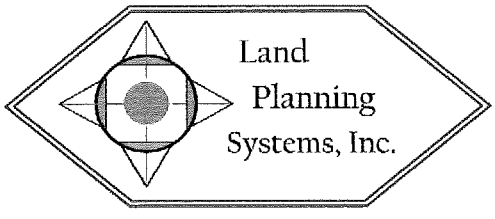
Orange Gardens Development

Submitted To:

City of Fort Pierce
Department of Planning
100 North U.S. Highway One
Fort Pierce, Florida 34954

Original Submittal: September 23, 2005
City Planning Board Recommends Approval with Conditions: Dec. 11, 2007
Revised per Planning Board Comments: February 2008
Fort Pierce City Commission: March 17, 2008

Prepared by:



Urban & Environmental Planning Consultants
2100 SE Hillmoor Drive, Suite 202
Port Saint Lucie, Florida 34952
772.446.6363 Fax: 772.446-6365

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VIII.	Warranty Deed	21
IX.	Agent Authorization Letter	23
X.	Architectural Drawings	24
XI.	Environmental Report	Attached
XII.	Traffic Report	Attached

XI. Environmental Impact Report (see separate attachment)

XII. Traffic Report (see separate attachment)

II. Application Fees

The following application fees have been paid to the City of Fort Pierce:

Site Plan - 1st Acre		200.00	
Site Plan - each add. Acre		498.60	
(30 x 16.62)	Total:	$698.60	Paid on Sept. 23, 2005
Rezoning - 1st Acre		100.00	
Rezoning - each add. Acre		498.60	
(30 x 16.62)	Total:	$598.60	Paid on Sept. 23, 2005
Preliminary Plat - 1st Acre		$100.00	
Plat – each add. Acre		498.60	
(30 x 16.62)	Total:	$598.60	Paid on Feb. 24, 2006

III. Project Description

The project consists of 40 units on a 17.62 acre site located south of Edwards Road in St. Lucie County. The project will include extensive landscaping and designed to be integrated with nature. The site was mostly a previous citrus grove, but also includes several acres adjacent to the grove for the preservation of trees and to be used as an amenity for the project. Trails and boardwalks are integrated into the design concept.

The property address is 4945 Edwards Road. The main body of the parcel is approximately 650 feet south of Edwards Road, and is connected to Edwards Road by a sixty foot wide access parcel. This separation of the parcel from Edwards Road gives the development a unique advantage regarding tranquility and privacy.

The project will not be gated and includes a bus-turnaround area at the entrance and a larger traffic circle as you enter this project. Water is integrated into the design concept with a central storage lake with water features and trails on the outside of the project. A clubhouse and pool facility is also included with the project.

It is the intention that the project will be designed to provide additional services to the residents. This single family design includes, careful arrangement of the units along with extra landscaping will ensure privacy.

The design concept for Orange Gardens envisions a community within a natural preserve. Ponds, creeks and lakes lusciously landscaped surround the homes giving all of them views of landscaped areas, water features and sounds of nature.

Orange Gardens will consist of 40 single family dwelling units. It will also have a clubhouse for recreational activities and it will be integrated to an open area where the swimming pool is located. Sidewalks line the streets on both sides.

Each unit is provided with a two car garage and an ample driveway where visitors may

park. A twenty four foot wide paved street would also allow for some curbside parking on special occasions. Visitor parking is also provided in the area of the clubhouse. Utilities will all be underground to minimize the impact on the landscaping. Refuse collection will be done individually for each residence, and mail delivery will also be in individual mailboxes.

All dwelling units will be sold fee simple and subdivided. All common areas will be part of the homeowner's association.

As part of the development review process, the following 15 improvements are noted as related to the project:

1. Extensive landscaping and water features which exceeds city code requirements.
2. Removal of gates to keep the project open to public access.
3. A bus stop located at the roundabout leading to the entrance road within the project to maintain safety.
4. Agreed to provide sidewalk access on Edwards Road.
5. Agreed to provide 32' of right of way along Edwards road at time of final subdivision plat approval.
6. Agreed to limit density to that of adjacent properties, less than 3 units per acre.
7. Agreed to increase hurricane protection measures including designing the homes above code wind load standards (155 mph) and having natural gas powered back up generators.
8. Trails and sidewalks are provided for throughout the project.
9. An entrance feature with a gazebo and playground is included in the plan.
10. A conservation easement for wetland protection and upland buffer will be placed over the preservation area at the time of subdivision review and approval. This will ensure that the area cannot be developed in the future.
11. Open space exceeds 60% of the project site keeping within the theme of landscaping and privacy.
12. Home values are estimated to exceed $500,000 therefore increasing the city's tax base and providing for quality design and value to the neighborhood.
13. Agreed to put turn lanes into the project per county staff's request.

The proposed PUD is intended to provide for a comprehensive development plan incorporating residential uses and a substantial amount of open space. It is designed to

achieve a desirable environment in an overall site plan consistent with the City of Fort Pierce Comprehensive Plan and Land Development Regulations.

Concurrency

The proposed PUD will not create excessive traffic congestion on nearby streets (See Traffic Analysis) or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electrical services, fire protection, police protection and schools.

Market Demand

A demand exists for the planned unit development at the proposed location and the applicant has the capacity to assure completion of the project and that development complies with City standards, zoning ordinance provisions and other city laws.

The following use is proposed in the PUD:

40 units of attached single-family dwellings on individual lots.

The proposed PUD is established on a parcel of land 17.62 acres in size which is suitable for the proposed development.

Density

Current proposed density is 2.89 units per acre. The land use allows for up to 6 units per acre (See Site Data on the Conceptual Master Plan). However, the proposed application is below the permitted land use density of the site.

The area, width, depth, yard and lot coverage for lots in the PUD relate to the characteristics of the use, the rest of the planned unit development and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities. No building within the planned unit development is located closer than fifteen (15) feet to any street or street right-of-way.

Open Space

Approximately 69% or 12.18 acres is pervious area or devoted to open space area. Nonresidential acreage does not exist.

The location, shape, size and character of the common open space is suitable for the development. The common open space is for amenity and recreational purposes. The uses authorized are appropriate for the scale and character of the development based on consideration of its size, density, expected population, topography and the number of

type of dwellings provided. The common open space will be suitably improved for its intended use. Common open space containing natural features worthy of preservation shall be left unimproved. 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. No parking facilities are included in areas designated as common open space with the exception of recreation facilities which will be utilized by all residents and as a temporary sales office.

Development Schedule

Development will begin upon approval of a site plan.

The development schedule which is part of the development plan coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the building of residential dwellings in the planned unit development.

Construction will commence approximately three months after zoning approvals, which is estimated to be in the summer of 2008. The project will be built in one phase over a two year period. The construction of the housing units will overlap and follow the advance of the infrastructure. The anticipated rate of development is 20 units per year and continues as such until completed. None of the housing units will be turned over until the entire infrastructure and the common open space areas are completed. Estimated completion date is the summer of 2010.

Paving and Drainage

Conceptual paving, drainage and utility development plans are submitted as part of this site plan review process. It will follow the principle that the water falling on a given site should be absorbed to the extent that after development the quantity and rate of water leaving the site would not be significantly different than if the site had remained undeveloped. The intent of the plan is to minimize the adverse cumulative effects of development in an area on drainage.

The development plan includes provisions needed to control water and wind erosion during and after construction associated with the development. Runoff from impervious surfaces or other potential polluting sources shall be directed to retention areas or through vegetated areas as needed to allow sedimentation and filtration of contaminants to occur before runoff enters canals, rivers or wetland areas. Any adverse water quality impacts of the use will be reduced to the extent practical.

A suitable site layout has been designed to be used for all street and on-site drives; parking, loading and unloading areas; refuse collection and disposal points; sidewalks; bike paths; and other transportation facilities (See Conceptual Master Plan).

Principal vehicular access points are designed to permit smooth traffic flow and to minimize hazards to vehicular and pedestrian traffic. Minor streets within a planned unit development are not be connected to streets outside the development in such a way as to encourage their use by through traffic.

Streets in the PUD shall be retained in private ownership.

Development will comply with all applicable drainage and flood control design criteria.

Landscaping

An attractively designed and maintained buffer in the form of vegetation shall provide reasonable privacy for existing or potential uses adjacent to the development. A copy of a landscape plan consistent with city landscaping requirements is being submitted as part of this application.

Unified Control

Please refer to the binding PUD agreement, warranty deed, and letter of authorization included in the exhibits of this application.

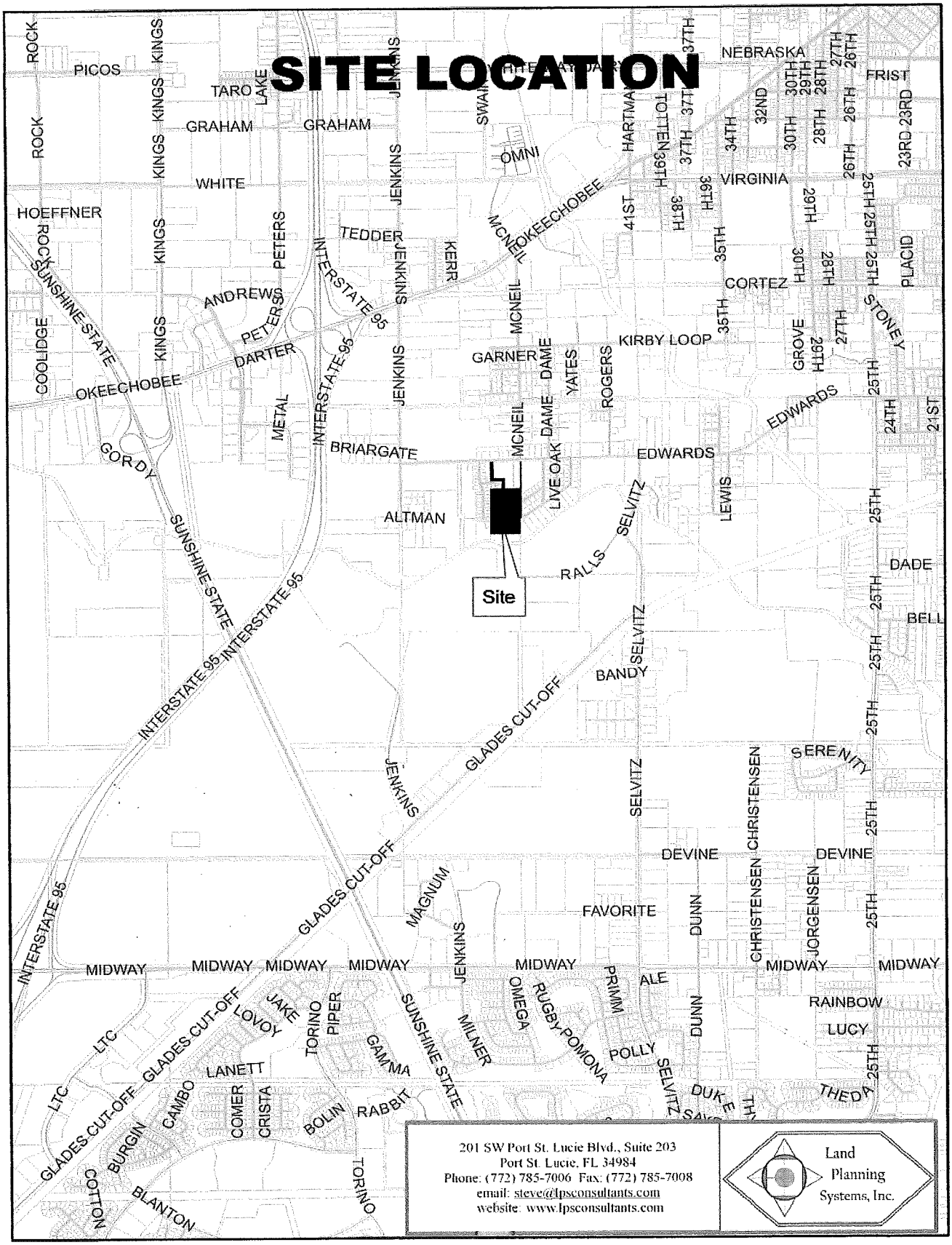
Maintenance of Common Areas

Easements necessary for the orderly extension and maintenance of public utilities, if required, shall be provided as a condition of approval. Common areas will be maintained by a homeowner's association.

The PUD will comply with regulations affecting signs and applicable portions of the city's regulations governing subdivisions.

Special Application Requirements

This application is submitted to include the property in a PUD Zone and has been prepared to include all written information as required in section 22-40 (q) of the Ft Pierce Code. As requested by city staff, a preliminary plat application was submitted to the City of Fort Pierce on February 24, 2006.



201 SW Port St. Lucie Blvd., Suite 203
Port St. Lucie, FL 34984
Phone: (772) 785-7006 Fax: (772) 785-7008
email: steve@lpsconsultants.com
website: www.lpsconsultants.com

Land Planning Systems, Inc.

SITE LOCATION



Land Planning Systems, Inc.
201 SW Port St. Lucie Blvd., Suite 203
Port St. Lucie, FL 34984
Phone: (772) 785-7006 Fax: (772) 785-7008
email: steve@lpsconsultants.com
website: www.lpsconsultants.com

FORT PIERCE UTILITIES AUTHORITY
"Committed to Quality"

206 South Sixth Street (34950)
Post Office Box 3191
Fort Pierce, Florida 34948-3191

Phone 772-466-1600
Fax 772-465-6984

April 8, 2005

Janos Gyory
Orange Gardens Development, Inc.
4863 SW 147 Place
Miami, Florida 33185

Re: Water/Wastewater Availability – 4945 Edwards Road
Parcel I.D. #2430-244-0001-0004 (85 units, 3 & 4 bedroom)

Dear Mr. Gyory:

As requested, the Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water/wastewater service to the above referenced parcel. Availability is, however, contingent upon construction of the required infrastructure, payment of the applicable fees and charges, and completion of a City of Fort Pierce Annexation Agreement located on our web site, FPUA.com.

Please contact me at extension 3480, if you have additional questions.

Sincerely,

Bo Hutchinson
Environmental Engineer

BH/fkm

pc: Dave Mellert, Environmental Engineer
Daniel Retherford, Utility Designer

ORDINANCE NO. K-346

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED IN **WESTGLEN SUBDIVISION, ON THE EAST AND WEST SIDE OF WESTGLEN DRIVE AND PROPERTIES ON THE NORTH AND SOUTH SIDE OF HICKORY LANE**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City properties located in Westglen Subdivision, on the east and west side of Westglen Drive and Properties on the North and South Side of Hickory Lane; legally described as:

WESTGLEN S/D TRACT A (0.92 AC)(OR 512-2454: 1105-134 (PROPERTY I.D. 2430-601-0001-000-9)

WESTGLEN S/D TRACT B (0.33 AC) (OR 512-2454: 1105-134)(PROPERTY I.D. 2430-601-0002-000-6).

WESTGLEN S/D AN UNNUMBERED TRACT BEING 5 FT X 125 FT LYG N OF AND ADJ TO HICKORY LN (0.01 AC)(OR 1105-140)(PROPERTY I.D. 2430-601-0002-100-7).

WESTGLEN S/D LOT 1(0.22 AC)(OR 2050-1795) (Property I.D. 2430-601-0003-000-3) 90 Westglen Drive

WESTGLEN S/D LOT 2 (0.19 AC)(OR 2056-486) (PROPERTY I.D. 2430-601-0004-000-0) 98 Westglen Drive

WESTGLEN S/D LOT 3 (0.19 AC) (OR 1993-288)(PROPERTY I.D. 2430-601-0005-000-7) 106 Westglen Drive

WESTGLEN S/D LOT 4 (0.20 AC) (OR 2037-1981) (PROPERTY I.D. 2430-601-0006-000-4) 112 Westglen Drive

WESTGLEN S/D LOT 5 (0.19 AC)(OR 1125-1617)(PROPERTY I.D. 2430-601-0008-000-8) 116 Westglen Drive

WESTGLEN S/D LOT 6 (0.20 AC)(OR 2056-513)(PROPERTY I.D. 2430-601-0009-000-5) 120 Westglen Drive

WESTGLEN S/D LOT 7 (0.20 AC)(OR 2174-2555)(PROPERTY I.D. 2430-601-0010-000-5) 202 HICKORY LANE

WESTGLEN S/D LOT 8 LESS BEG AT SE COR LOT 8 RUN N 00 02 23 E ALG E LI OF LOT 8 46.30 FT, TH N 55 59 28 W 50.99 FT, TH S 88 38 52 W 22.67 FT, TH N 76 46 13 W 21.21 FT TO ELY R/W LI OF HICKORY LN AND TO CURVE CONCAVE NW, R OF 50 FT, TH SW LY ALG ARC TO SW COR OF LOT 8, TH S 55 05 47 E ALG SLY LI LOT 8 112.72 FT TO POB(0.17 AC)(OR 2050-1817)(PROPERTY I.D.2430-601-0011-000-2) 203 HICKORY LANE

WESTGLEN S/D THAT PART OF LOT 8 MPDAF: BEG AT SE COR LOT 8 RUN N 00 02 23 E ALG E LI OF LOT 8 46.30 FT, TH N 55 59 28 W 50.99 FT, TH S 88 38 52 W 22.67 FT, TH N76 46 13 W 21.21 FT TO ELY R/W LI OF HICKORY LN AND TO CURVE CONCAVE NW, R OF 50 FT, TH SW LY ALG ARC TO SW COR OF LOT 8, TH S 55 05 47 E ALG SLY LI LOT 8 112.72 FT TO POB AND ALL OF LOT 9 (0.29 AC) (OR 2174-2555)(PROPERTY I.D. 2430-601-0012-000-9) 209 HICKORY LANE

WESTGLEN S/D LOT 10 (0.21 AC) (OR 2050-1792) (PROPERTY I.D. 2430-601-0013-000-6) 205 HICKORY LANE

WESTGLEN S/D LOT 11 (0.21 AC)(OR 2037-2329)(PROPERTY I.D. 2430-601-0014-000-3)201 HICKORY LANE

WESTGLEN S/D LOT 12 (0.20 AC) (OR 2174-2555) (PROPERTY I.D.2430-601-0015-000-0)124 WESTGLEN DRIVE

WESTGLEN S/D LOT 13 (0.20 AC) (OR 2050-1797)(PROPERTY I.D. 2430-601-0016-000-7) 128 WESTGLEN DRIVE

WESTGLEN S/D LOT 14 (0.21 AC) (OR 2022-1003)(PROPERTY I.D. 2430-601-0017-000-4) 132 WESTGLEN DRIVE

WESTGLEN S/D LOT 15 (0.20 AC) (OR 2037-2354)(PROPERTY I.D. 2430-601-0018-000-1) 136 WESTGLEN DRIVE

WESTGLEN S/D LOT 16 (0.19 AC) (OR 1999-2237)(PROPERTY I.D. 2430-601-0019-000-8) 140 WESTGLEN DRIVE

WESTGLEN S/D LOT 17 (0.19 AC) (OR 1999-2257)(PROPERTY I.D. 2430-601-0020-000-8) 144 WESTGLEN DRIVE

WESTGLEN S/D LOT 18 (0.19 AC) (OR 2037-1932)(PROPERTY I.D. 2430-601-0021-000-5) 148 WESTGLEN DRIVE

WESTGLEN S/D LOT 19 (0.19 AC) (OR 2037-1903) PROPERTY I.D. 2430-601-0022-000-2) 152 WESTGLEN DRIVE

WESTGLEN S/D LOT 20 (0.19 AC) (OR 2056-488) (PROPERTY I.D. 2430-601-0023-000-9) 156 WESTGLEN DRIVE

WESTGLEN S/D LOT 21 (0.19 AC) (OR 1105-147) (PROPERTY I.D. 2430-601-0024-000-6) 160 WESTGLEN DRIVE

WESTGLEN S/D LOT 22 (0.20 AC) (OR 1994-563) (PROPERTY I.D. 2430-601-0025-000-3) 164 WESTGLEN DRIVE

WESTGLEN S/D LOT 23 (0.20 AC) (OR 2174-2555) (PROPERTY I.D. 2430-601-0026-000-0) 169 WESTGLEN DRIVE

WESTGLEN S/D LOT 24 (0.19 AC) (OR 2174-2555) (PROPERTY I.D. 2430-601-0027-000-7) 165 WESTGLEN DRIVE

WESTGLEN S/D LOT 25 (0.19 AC) (OR 1976-291) (PROPERTY I.D. 2430-601-0028-000-4) 161 WESTGLEN DRIVE

WESTGLEN S/D LOT 26 (0.19 AC) (OR 2113-139) (PROPERTY I.D. 2430-601-0029-000-1) 157 WESTGLEN DRIVE

WESTGLEN S/D LOT 27 (0.19 AC) (OR 2113-139) (PROPERTY I.D. 2430-601-0030-000-1) 153 WESTGLEN DRIVE

WESTGLEN S/D LOT 28 (0.19 AC) (OR 2113-139) (PROPERTY I.D. 2430-601-0031-000-8) 149 WESTGLEN DRIVE

WESTGLEN S/D LOT 29 (0.19 AC) (OR 2113-139) (PROPERTY I.D. 2430-601-0032-000-5) 145 WESTGLEN DRIVE

WESTGLEN S/D LOT 30 (0.24 AC) (OR 2174-2555) (PROPERTY I.D. 2430-601-0033-000-2) 141 WESTGLEN DRIVE

WESTGLEN S/D LOT 31 (0.23 AC) (OR 2056-542) (PROPERTY I.D. 2430-601-0034-000-9) 137 WESTGLEN DRIVE

WESTGLEN S/D LOT 32 (0.21 AC) (OR 2022-892) (PROPERTY I.D. 2430-601-0035-000-6) 133 WESTGLEN DRIVE

WESTGLEN S/D LOT 33 (0.30 AC) (OR 2037-1961) (PROPERTY I.D. 2430-601-0036-000-3) 129 WESTGLEN DRIVE

WESTGLEN S/D LOT 34 (0.22 AC) (OR 2022-923) (PROPERTY I.D. 2430-601-0037-000-0) 125 WESTGLEN DRIVE

WESTGLEN S/D LOT 35 (0.20 AC) (OR 2022-953) (PROPERTY I.D. 2430-601-0038-000-7) 121 WESTGLEN DRIVE

WESTGLEN S/D LOT 36 (0.19 AC) (OR 2037-2356) (PROPERTY I.D. 2430-601-0039-000-4) 117 WESTGLEN DRIVE

WESTGLEN S/D LOT 37 (0.19 AC) (OR 2037-2303) (PROPERTY I.D. 2430-601-0040-000-4) 113 WESTGLEN DRIVE

WESTGLEN S/D LOT 38 (0.19 AC) (OR 2022-983) (PROPERTY I.D. 2430-601-0041-000-1) 105 WESTGLEN DRIVE

WESTGLEN S/D LOT 39 (0.19 AC) (OR 2037-2201: 2109-402) (PROPERTY I.D. 2430-601-0042-000-8) 99 WESTGLEN DRIVE

WESTGLEN S/D LOT 40 (0.21 AC) (OR 2050-1790) (PROPERTY I.D. 2430-601-0043-000-5) 91 WESTGLEN DRIVE

30 35 40 E 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4-LESS WESTGLEN AS IN PL BK 14-51- (0.44 AC) (OR 2060-2096) (PROPERTY I.D. 2430-243-0001-000-1)

30 35 40 N 220 FT OF E 125 FT OF E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4-LESS WEST GLEN S/D-AND E 10 FT OF E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4-LESS THAT PART LYG S OF C/L TEN MILE CREEK (CANAL 71) (0.53 AC) (OR 512-2454: 1105-134) (PROPERTY I.D. 2430-312-0003-000-6)

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of as the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned R-4, Medium Density Residential Zone, and the Future Land Use Designation is

RH, High Density Residential Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA) ss
ST. LUCIE COUNTY)

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. K-346 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on March 23, 2005, and on March 30, 2005; 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 April 4, 2005; and was duly introduced, read by title only, and passed on second and final reading on April 18, 2005, 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 the 19th day of April, 2005.

MAYOR COMMISSIONER

CITY CLERK

CITY SEAL)

Chairman Johnson said has anyone had a chance to review the minutes for the November 13, 2007? Is there any corrections or changes that need to be made?

Motion made by Mr. Poitier, seconded by Mr. Hayek to approve the minutes.

Unanimously approved by voice vote.

The next item considered - **#6 – Rezoning, Preliminary Plat, Preliminary Development Plan – Orange Gardens** – Applications for Rezoning from R-1, Single Family Low Density Residential to PUD, Planned Unit Development, Preliminary Plat, and Preliminary Development Plan approvals to construct a 40 single-family dwelling subdivision at 4945 Edwards Road. The owner/applicant is Orange Gardens Development Inc., and the representative is Land Planning Systems, Inc.

Mr. Buchwald said Mr. Chairman, members of the Board, for the last time this year, David Carlin will present in front of you.

Mr. Carlin said good evening members of the Board. Tonight the Applicant is proposing to construct 40 residential units on a 17.62 acre parcel located on the South side of Edwards Road East of Jenkins Road. The development will consist exclusively of single-family homes and will incorporate existing native vegetation and wetlands into the design. The Applicant also requests a rezoning of the subject property from R1 medium density residential to Planned Unit Development (PUD) to permit the proposed development. As you can see in the photo, the 17.62 acre parcel is vacant and was previously occupied by a citrus grove. Now the property is zoned R1 – single family low density with a future land use of RL- low density residential. The properties to the North of the proposed development are occupied by single family homes and located within unincorporated St. Lucie County. Now the property to the South is currently vacant and also unincorporated. The properties to the West as you can see are zoned R4 and consist of duplexes. The vacant properties to the East are unincorporated and consist of single family homes. What you're looking at here is a photo of the East property boundary looking North at the current site conditions. This photo represents the current native vegetation that currently exists on the property. Now to the East there is a residential development that is located in unincorporated St. Lucie County. As far as the construction schedule goes for this development, the PUD will be completed in one phase and will only consist of 40 single family homes. Now based on the development schedule, the anticipated rate of construction will be approximately 20 homes per year with an estimated completion date of 2010. Now the density for this proposed development is 2.89 units per acre which is less than the maximum allowed in the R1 zoning district which is 4 units per acre and less than 15 units per acre as allowed by the PUD. Now although the density is considerably lower than both the R1 zoning district and the PUD requirements, the preliminary plat specifies that the lot dimensions will be less than the 75 foot wide requirement and the 110 foot depth requirement. As such, the Applicant is requesting the development to be zoned a PUD to allow for the smaller lot sizes since there are no specific standards identified in the PUD, Section 22-40. Now the lot sizes will range from 6600 square feet to approximately 11,000 square feet and each lot will include a 5 foot drainage easement on each side. In addition, the proposed development will have 50 foot right of

ways with also five foot easements on either side for a total of 60 feet. Now as far as the open space and recreation component of this particular PUD, the PUD standards do require that a substantial amount of open space and appropriate commercial public and semi-public uses are provided. Greater than 60% of the site for this development will be devoted to open space for residents which are substantially higher than the minimum requirement. In the concept behind providing substantial open space for this particular development, is based on the fact that there are environmentally-sensitive lands located on the South side of the property and by integrating the open space with the wetlands, the residents and the public can come in and actually enjoy the open space areas. Now to ensure safety and to maximize the recreational amenities, this development does actually incorporate sidewalks on both sides of the street and will connect to Edwards Road. The recreational amenities will also include a club house, pool, and gazebo for the 40 single family homes. What you're looking at here is a photo of the transitional area between the current citrus grove and where the wetlands actually begin. So this gives you an idea of what kind of buffering will be preserved between the areas that will be developed and where the natural wetlands are. Now according to the environmental report, there are 3.88 acres of wetlands on the property and they will all be preserved as part of the development. In addition, the development will enhance the 25 foot buffer area around areas where the development will occur. In that 25 foot buffer area, substantial trees and vegetation will also be integrated in that area to further enhance the environmental characteristics to the property. In addition, to ensure that the wetlands and upland protection areas area are protected in the future, the conservation easement will be placed over the preservation area and dedicated to the homeowners association. Now, this slide basically represents the actual wetlands as you can see shaded in light yellow on the left hand side of your screen and the red area represents that transitional that buffer area that 25 where the vegetation will be placed. The yellow line represents flood land. Half of this property is located within a flood zone because of the close proximity to ten-mile creek and the elevation actually changes considerably from the right hand side of the screen which would be the northern part of the property from approximately 15 feet all the way down to an elevation of 2 feet at the beginning of the wetland areas. Now based on these conditions, and the fact that some of those homes are located within a flood hazard zone at the time for building permit, the Planning Division will assess whether or not the homes are actually flood-proofed to meet the flood requirements as specified in the City Code. What you're looking at here is an example of the types of homes that will be constructed within this particular development. Each single family home will include a two car garage and a 19 foot wide driveway to accommodate visitor parking. In addition, each home will be provided with a gas backup powered generator for power outage situations and each home will actually be constructed and have additional hurricane measures to protect against high winds. The development is actually situated approximately 650 feet South of Edwards Road. Access to the development will be provided by a 60 foot wide meandering access drive that extends from Edwards Road down into the development as shaded by green. The development will not be gated and will include a dedicated school bus stop at the entrance of the roundabout. Access to the development will be provided by separate turn lanes along Edwards Road heading east and west there will be actual dedicated turn lanes into the development. This slide just represents where the entrance will be located on Edwards Road. As far as traffic impacts are concerned, a traffic report conducted by LBFH specified that approximately 368 trips will be generated by the proposed development and the general trip distribution indicates that 80% will head to the east, 20% to the west. The report also

specified that the proposed development will not have any significant impacts on the surrounding roadway network. Now all the affected departments have reviewed this submittal and have approved the proposed site plan based on it meeting the requirements of the Code. Staff recommends that the Planning Board forwards a recommendation for approvals of the preliminary plat, the preliminary development plan and the rezoning to the City Commission.

Chairman Johnson said thank you very much. Any questions of staff from the Board?

Vice Chair Olson said I didn't think I saw any paths through utilizing the conservation element of this plan. Are there any planned?

Mr. Carlin said Mr. Chair, Ms. Olson, there are actually no paths within the wetland area. That requires substantial permitting and it may not even be allowed. One thing to consider with this property is that there is actually, and I'll go back to the aerial, does not abut ten mile creek so there is another parcel that is located further to the South that is not part of this development. The answer to your question is no, there are no specific sidewalks or paths within that conservation area. My understanding is that it's very difficult to get those types of permits.

Vice Chair Olson said thank you.

Chairman Johnson said any other questions?

Mr. Reilly said my understanding is--the only--you have the--as far the zoning on it currently, you have the--the only thing you really have a problem with is just the size of the lot, the frontage I guess that's what you...?

Mr. Carlin said Mr. Chair, Mr. Reilly that is correct. It's specifically the lot size and dimensions. They don't meet the standard dimensions for the R1 zoning for that. As I pointed out, the density is significantly lower than what would be permitted and allowed in the R1 zoning, so we're just dealing with lot size dimensions.

Chairman Johnson said any other questions?

Mr. Knott said yes Mr. Chairman. On the entry drive, there are two different dimensions for the width. On the plat their showing a pavement width of 12 feet on sheet 2 on the plat I believe it is 2 of 3; in other words, divided out by Edwards Road but on the construction plans, on sheet 2 of 12 it shows 14 feet. I think both of them meet Code but just for continuity.

Mr. Carlin said Mr. Chair, Mr. Knott that is correct. There is a discrepancy there and there was a last minute change by the City Engineering Department that addressed this specific issue with the actual entrance widths. I'd have to go back into the folder to see exactly what the change was but—Bob, do you remember what the requirement was?

Bob Frank said (from the audience)[inaudible]

Mr. Knott said it was the 14 width, Bob, is that what you're saying?

Mr. Carlin said Mr. Chair, Mr. Knott I believe the 14 foot wide lane widths are the correct widths. The Engineering Department had an issue with the 12 foot lane widths, but there were last minute revisions that probably wasn't...

Mr. Knott said just wasn't reflected on the plat. I'm sure the Applicant will take care of that. On that entry road, Bob was talking about the radiuses on these things. It's almost like a switch back entrance into this thing. I realize it's not a high density and only 40 units in here but there is going to be a lot of traffic going around those two curves to get back to it. I was wondering if there was any discussion during the review or during the design, I guess I can ask the Applicant when he comes up here, about trying to add a little pavement on the inside curves of these and that I don't think they can do it on the first curve off of Edwards because they are about ready up against the back of the walk. It's almost about a foot off of the property line but on the next curve, it appeared to have about five feet in there. If they could flatten out that radius just on that interior, the inside lane, they could probably pick up about four or five feet of pavement on that inside because you're going to need it with that much turn there. Twelve is more than required but if they can go to 16 or 18 or something like that on that inside lane, that's where it's really going to hurt. Also, just curious if there is any conversation during the review of perhaps super elevating the outside lanes so that when you go around the outside lane you're not drifting off the thing. If you super elevate it, that half would look like Daytona, but it could--it'll push it down—push the car through that curve instead of off of it. Do you know if there was any discussion about super elevating that?

Mr. Carlin said Mr. Chair. Mr. Knott, I'm not aware of any discussion on the elevation but as far as the entrance driving width, original that was just one wide 60 foot section which the Code doesn't allow that. There had to be sidewalks factored into the equation as well to get access out of Edwards Road so I think that played somewhat of a factor into the lane configuration. I know the Engineering Department specifically had their own set of parameters for this particular entrance and I don't know what those—Bob would be the best person to answer that.

Mr. Knott said I'll ask the Applicant when he comes up then on that one curve and maybe super elevating the outside on the others because I think that would help negotiating those two very sharp curves there. Thank you.

Vice Chair Olson said Mr. Carlin, do you know the speed limit that they are going to post on that access ramp?

Mr. Carlin said no ma'am.

Chairman Johnson said okay, any other questions? Okay, I'd like to invite the Applicant forward at this time. If you would state your name and association for the record, please.

Mr. Ball said Steve Ball with Land Planning Systems representing the Applicants, Orange Gardens Development. I'd like to thank David for helping us resolve the last few problems

and issues just to make changes and to get us here tonight. We're glad to be here. I don't want to be too redundant but just a few points. This is a 40 lot subdivision. It was 52 originally and we reduced it to enable us to increase some of the open space requirements. I think it's unique in both design and architecture. With the design, we had a significant amount of open space, we're incorporating water that flows behind the units and so we'll have, essentially, like a running stream behind the units which will be a nice amenity. The recreation features backup power gas generators. One of the owner's concerns, and the owner is here, Mr. Gary, was to have a project that essentially is hurricane proof in the sense that you wouldn't lose power through the back up generators and the wind design of the units would withstand a major force hurricane so that's been incorporated into the design. Of course, wetland protection and landscaping and then we're under 3 units per acre. The architecture, we think, is unique because it incorporates stone work and windows and you have copies of that in your PUD packet on pages 24 and 25. One of the goals was to try and integrate the homes into the environment so we incorporated a lot of landscaping and use of water and this sort of a more natural stone sort of design on the project. Finally, I think the other thing to note is that this will have a very positive economic impact on the City. We estimate that the homes will be valued at $500,000 or greater so there will be a very nice project in tax revenue for the City. The consultant team and the owners are here. We're available to answer any of your questions and we're just here to support the project and staff's recommendation for approval. Thank you.

Chairman Johnson said thank you. Any questions of the Applicant? I guess I had a couple of things that I would need you guys to address would be the question Mr. Knott brought up about the roadway design—the entrance design.

Mr. Ball said Mr. Velasco, our Engineer.

Mr. Velasco said good evening ladies and gentlemen. Mr. Knott, in particular with the comments you had regarding our entry road, it appears to me that we all have ideas on how we are going approach a problem. In particular, in engineering, of course, and just so you know a little bit of the history and what happened here. Our first design had somewhat of an urban setting as if you come into any intersection in Fort Pierce. So we had a very sharp 90 degree turn and we had a very small radius at the intersection and that met with a little opposition from the Engineering Department and then we had two or three different people giving us variations on how this should be done. So what you see here at the end of the day is a collaboration of different ideas from different people in your many departments. We're trying to please everybody which was the extent of the problem which was married at the end of the day as well. We're open to suggestions. We can certainly approach this in different ways and again, this is just the outcome of many thoughts in the process.

Mr. Knott said the one problem, the opportunity I see here is that one inside lane there, it looks you've got a little leeway if you'll look at that. You got, it looks like, about five or six feet back to that property corner on that second turn on the inside curve from the back of the walk to that property corner.

Mr. Velasco said the back of the walk is maybe a foot—foot and a half from the corner so that's where

Mr. Knott said so that's the first curve.

Mr. Velasco said that's actually both of them.

Mr. Knott said that's not what you're drawings are showing. If you scale them on there, I put a scale. If these drawings which I'm assuming their accurate because their computer drawn, there's from that actual corner to the back of your sidewalk, you've got about five feet on there. It's scaled about five feet. The other one doesn't. It looks like the intent was one foot.

Mr. Velasco said I think maybe the drawing, correct me if I'm wrong, is this the plat drawing that we're looking at on the screen?

Mr. Knott said no actually both of them. I looked at the plat and I looked at your construction notes.

Chairman Johnson said this one seems to be different.

Vice-Chairman Olson said what page are you on?

Chairman Johnson said 1 of 12 is what I'm looking at.

Mr. Carlin said we're on page 2.

Mr. Velasco said if you look at the corner, which I believe you're referring to, I have barely a foot and of course as you said with the computer we can be very accurate with that, but there is very little space left.

Mr. Knott said that first line you're looking at is not your property line now, that's a contour line. If you'll follow that around, that's one of your generated copy of that.

Mr. Velasco said actually that's the back of the sidewalk.

Mr. Knott said okay the first back—what are you looking at there?

Mr. Velasco my outside line if I follow it here that would be my property walk.

Mr. Knott said that's your property line, right?

Mr. Velasco said back of sidewalk.

Mr. Knott what? Yeah I know. I see you're back of sidewalk. That's what I was going to. Now if go out that first corner you go to is not your property corner, that's a contour line. That's a 14 contour. The second line out there is your property line, so you see what I'm talking about?

Chairman Johnson said it's the outside right angle.

Mr. Knott and if you put a scale on it, it's about 5 feet. Look up at your other corner. If you want to move up the page to see what I'm talking about. You'll see it at the first curve, if you just move it down, you can see the—if you look up the other one you can see how you are one foot off of that property corner. Okay, now you're talking, what page is that.

Chairman Johnson said that's the site plan page and that's sheet 1.

Mr. Knott said and that's about 5 feet, that dimension. It doesn't look like much here, but believe me as you know that extra 4 feet or whatever that's going to give you, if you pull that back, that's going to make that curve a whole lot more manageable to have an extra 4 feet of pavement. Can you do that?

Mr. Velasco said we can certainly give that a shot.

Mr. Knott said okay. Just do that for that corner as you did for the first corner up there because you have one foot off up there it'll just flatten that out in there. How about the super elevation? Do you think that would help at all? I know this is low speed and super elevation is for higher speed but, if you kicked up that outside lane, wouldn't that help hold the cars in the lane rather than drift off the pavement? What do you think?

Mr. Velasco said I'll be happy to accommodate any of your ideas.

Mr. Knott said I think that those two items, if you incorporate them or try to incorporate those into your final plan, I think that's going to make, it's not going to make it perfect but it's certainly going to make it I think a little bit better to get those people around those corners because you're going to make those people drift across those lanes as it is even though they are only going 10 miles per hour. So you all won't have any trouble if we include it in our motion to try to take care of it?

Mr. Velasco said not at all.

Mr. Knott said one other question I had on this too. Are these as being platted--so these will be fee simple as far as you know?

Mr. Velasco said yes.

Mr. Knott said and the right of ways are all going to City for maintenance.

Mr. Velasco said they are going to be private.

Mr. Knott said they are going to be private. Will it be gated?

Mr. Velasco said no; not gated, but private.

Mr. Knott said okay. So that answered my question about all the preservation land too.

Mr. Velasco said I'll give that to South Florida Water Management.

Mr. Knott said preservation but your ponds that will be part of the POA then?

Mr. Velasco said correct.

Mr. Knott said thank you.

Mr. Hayek said your design said it was rated for 155 mph winds, Steve?

Mr. Velasco said that's the architect's work, I claim no help in that. Mr. Ball is here he is one of the owner's of the project.

Chairman Johnson said Mr. Ball if you would come forward.

Mr. Ball said yes, at least 150. It could be higher than that.

Mr. Hayek said the plan shows flat decks on all your houses. After the hurricanes, it seemed like most of the flat decks gave up. The flat decks had more of the damage than a typical roof. Are these being reengineered to allow for that.

Mr. Ball said it's a little bit out of the, I'm not the Planner so I'm not the actual Architect on it but I guess all I can say is that they will be designed to handle that kind of wind load.

Chairman Johnson said I guess in regards to that also each individual unit will have their own generator, is that correct or is there one central.

Mr. Velasco said it is one unit per home.

Chairman Johnson said and are those located typical on the side of the property?

Mr. Carlin said Mr. Chair, I can show you a rendering of that if you want but it is located on the side.

Chairman Johnson said yeah, I guess I didn't see it and being that they are hurricane I don't want to say friendly.

Mr. Ball said that's a great marketing idea. I'd love to have a backup gas/fire generator and no one has to put up shutters and feel safe in my home even though a big storm's coming.

Chairman Johnson said did this project fall into the design review? I know it's a PUD but how late

Mr. Carlin said Mr. Chair, no it did not. This project has been here for some time. I think, when was the original submitted, back in 2005? 2005.

Mr. Ball said actually we went through with some previous staff members we did review the design and work with them a little bit to have a little stronger street presence of the homes, and the sidewalks and the landscaping so it would have more of a community feel.

Chairman Johnson said so because of the design rating of the house, it'll be hurricane impact glass since there's

Mr. Ball said yes.

Vice Chair Olson said you mentioned that there is going to be a flow to the creeks you provide?

Mr. Ball said yes. The creeks behind the homes are artificial creeks so

Vice Chair Olson said where does the flow come from?

Mr. Ball said there will be pumps to circulate the water.

Vice Chair Olson said oh really?

Mr. Ball said yes. It'll have the appearance of a little stream behind your house.

Vice Chair Olson said I just thought it was a very thin pond. Okay. I'm just interested about the modern design the 60s modern design that you guys chose. You don't see that at all and I'm just curious about it. Most people think that's a little risky for marketability.

Mr. Ball said yes, it's a different idea. We think it's unique and it'll provide for a different market. We're hopeful.

Vice Chair Olson said one other thing I had a question in regards to the environmental impact report. Would you be the right person to address that?

Mr. Ball said we have environmentalist here, Chris Fodnick.

Vice Chair Olson said and it ties into your landscape plan.

Mr. Fodnick said Chris Fodnick, Ecological Consultant of Florida.

Vice Chair Olson said I was taking a look at the soil survey that you have in here. I noticed that the two soil types are most prevalent where the houses are going to be built are the Riviera Fine Sand and the Suzanna. I noticed that common to both of those types are some common landscaping plants—cabbage palms/pine saw palmetto—would you recommend those plants as plants to use in more abundance than they are currently in their landscape plan?

Mr. Fodnick said in a natural setting, the soil type has those types of plants in a natural setting. From a landscaping standpoint, any of the vegetation that has been selected in here

will do just fine in that type of a soil setting. That just happens to be the ones that you find in Florida that naturally occur in that soil type. With regards to existing plants, we do have particular within the wetland buffer area the more native species and there is some showier things and I'm not the landscape architect but the landscape architect did incorporate into the actual lots that are going to be there. But to answer your question, I think either plant will do just fine in that type of a soil type. One other thing just to address an earlier question you had Ms. Olson is that you had asked about the preservation area, and whether or not you could do trails or there were no trails shown. As Mr. Carlin indicated, it is a permitting task to do that and that's not something that we want to incorporate in there. To be prepared in the future, the client would like to consider that in the future so what we've done is the conservation easement we propose to Water Management District is the recreational one that would allow for that specific use in the future as it comes up. With the 10 mile creek corridor, we know that there's going to be other interest along that even though we don't own the property all the way to the creek. We do have a significant amount of flood plain there.

Vice Chair Olson said okay. Thank you.

Chairman Johnson said thank you. Any other questions from the Board?

Vice Chair Olson said yes. I'm not exactly sure which consultant to address this question to but when you guys come back before us for site plan, I was wondering if you could bring us some line of sight renderings for how this would look since we're doing smaller lot sizes. I'd just like to know not just not how like one how looks but like how a couple of houses down the street would look. How close together they look and how they look. I'd like to see that.

Mr. Ball said the final site plan?

Vice Chair Olson said when you come back before us for site plan. I'd like to see that. The other thing is I'd just like to recommend especially for the Saw Palmetto and the Slash Pine. Both the Saw Palmetto and the Slash Pine have a very angular look to them.

Mr. Ball said we have some photographs that our artist he can show them on here that were part of our previous submittal. We didn't include it in our final one. We had provided these. I had forgot about them.

Vice Chair Olson said yeah. That is a different design, isn't it.

Mr. Ball said this was a different design concept for the

Vice Chair Olson said yeah, but if you could do something like that for these that would be great.

Mr. Ball said this was one of our original design concepts but it gives you the idea of how the building is set in relation to those three. We have changed these to reflect most of the current design.

Vice Chair Olson said I was just going to say that I would just recommend using more of the saw palmetto and the slash pine in your landscape design. They are both very angular and I think the 60s modern style that you are choosing and they would also grow well in the soil. Go back a little bit more towards the native so it's just a suggestion.

Mr. Ball said our landscape architect is not here but we'll review everything.

Chairman Johnson said anything else Olson?

Vice Chair Olson said no, Sir.

Chairman Johnson said any other questions from the Board? Okay. Thank you very much. Is there anyone here for or against this Project? Okay. I didn't think so. Seeing none. I'll open it to the Board and entertain a motion.

Mr. Knott said Mr. Chairman, I move that we recommend approval of the project with the stipulation that the Applicant endeavors to increase the pavement in the inside lane pavement on his entrance road for the two curves on the entrance road to a point where the back of the sidewalk would be one foot off of the property corners for both of the turns—both of the curves and also that they try to or consider using super elevation on the outside lanes within the limits of the two sharp entry curves.

Chairman Johnson said so your motion is to approve the rezoning preliminary plat and some recommendations for the preliminary development.

Mr. Knott said yes and one other thing just to also confirm that they correct the plat to show that there is a 14 foot lanes on the entry roads off of Edwards.

Chairman Johnson said okay.

Motion was made by Mr. Knott, seconded by Mr. Poitier, to forward a recommendation to the City Commission for approval of the rezoning and recommend adjustments for the preliminary development.

Chairman Johnson said a motion and a second any discussion?

Vice Chair Olson said Mr. Chair, I would just like to comment that this one of those PUDs, in my opinion, that really deserves to be a PUD without commercial like we like to try and say that PUDs should include commercial but this is a good example of in my opinion, a great PUD a great reason to have a PUD to increase the wetland and decrease the lot sizes so that you can throw out some of those Code restrictions to get a better project. I'm glad we saw it and I think it's a good project.

Chairman Johnson said I agree. Any other discussion?

Mr. Buchwald said Mr. Chair. Mr. Knott, again for clarification on that super elevation element is that for the purposes of providing a safer turning movement on that?

Mr. Knott said yes, on the outside lane rather than have it slope away from it, it will kick it up and the gravity will keep the vehicles in their lane as it goes around.

Mr. Buchwald said a question I would have would be, would that encourage a greater speed through that area or should perhaps the design in and out of that curve that provides more of a traffic calming created them to then force the vehicle to go slower and also accommodate that as well.

Mr. Knott said I thought about Mr. Buchwald and the degree of those curves are the 62 foot centerline radius that they have I debated that too. Are you going to encourage speed or are you going to provide a perhaps a little safety and I think they are going to be so slow I don't think there is going to be a tendency, there is not enough leeway on these things I think to kick it up. My feeling is, maybe they need to talk with the staff or go back to the design manuals on this and see, but if they could do it, I feel that it would be a safer—it would act as a traffic calmer if you leave it the other way because you'll probably find some of the people drifting off to the side going around it and it may go up over onto the sidewalk. This way, at least they would be funneled back into the traffic and not up onto the design sidewalks.

Chairman Johnson said this comes back before us, right, for site plan.

Mr. Buchwald said no, Mr. Chair. This would be it so it's all three at once, the preliminary development plan, the preliminary plat and rezoning. However, the traffic engineer is whispering in my ear, our City traffic engineer that he has understood what you are referring to and that he will work with the applicant in order to provide that type of super elevation and also the safety while ensuring that it doesn't encourage –it doesn't become a greater speed—increase a greater speed.

Mr. Knott said I think it would be so subtle that you'd really have to kick it up a foot on that outside before you would get a NASCAR effect on this thing so I'm thinking that you was trying to get it a little more comfortable to get around that.

Mr. Buchwald said he's thinking that there is some type of 8 degrees slope meter or slopeometer or obviously he's very excited I've never seen him this excited so he can't wait to work with that Applicant. Thank you for bringing up that point.

Mr. Knott said I'd just take the 2% slope right on across that you have on the inside lanes is 2% I think be adequate. It's just it's a negative force if you going around the outside and the pavement is sloping that way, but if you get it up this way, it certainly helps you get around the corners.

Chairman Johnson said I think another thing that you're going to have to take into account as they work through this is you're site is limited at that spot so you're taking an outside and you're raising it, you either are going raise the sidewalk, are you drop off to the property line are you causing other issues so I know they are looking at all angles.

Mr. Knott said I saw how much the existing grade and how much they would have to kick that up so but they are only bringing it up about six inches I think but that's something if they would look at that that's why I want to put it in the motion and talk with the City Engineer again about that. Now is the time to do if we are going to try and do it and hopefully it'll work out.

Vice Chair Olson said Mr. Chair, I just want to clarify with Mr. Buchwald. Mr. Buchwald, you said this is the only time we are going to see this project. It's not coming back for final site plan?

Mr. Buchwald said no. Mr. Chair, members of the Board, let me just check on that for final development plan just to be sure I'm speaking correctly.

Vice Chair Olson said because this says preliminary development plan.

Chairman Johnson said Mr. Walker, any input?

Board Attorney Walker said Mr. Chair, Mr. Buchwald is correct. The procedure is set out at Section 22-40(r) that provides that the Planning Board reviews the preliminary plat but the only procedure governing approval of the final plan is public hearing in front of the Commission.

Mr. Buchwald said and if I may elaborate on the purpose of that is if it's not consistent with the preliminary plan then the Commission sends that back to you and sends through the process again so if there is any significant deviations from that, then it would be brought before you. But if it is not, this is the only time it would be before you.

Chairman Johnson said thank you. Any other discussion? Can we have roll call please.

Those in favor were: Mr. Dannahower, Mrs. Dixon, Mr. Harris, Mr. Hayek, Mr. Knott, Mr. Lloyd, Vice Chair Olson, Mr. Poitier, Mr. Reilly, and Chairman Johnson. Those opposed: None.

The next item considered - **#7a – Other business. Discussion of Land Development Regulation Update Process.**

Mr. Buchwald said Mr. Chair, members of the Board. As we look forward the upcoming rewrite of the Land Development Regulations in the next year, first I'd like to summarize the past year because it's been a busy year for all of you just going over some of the numbers that you have considered. Over 25 site plans that resulted in the approval of over 1,000 residential units. But, more importantly, you approved close to 1 million square feet in commercial/industrial space. If you recall, the site plans include the Interstate Business Park, Old Florida Village and the downtown Parking Garage. You also reviewed 6 plats, 2 conceptual plans, and 6 rezonings. You also approved 10 alcohol licenses, 8 conditional uses, 4 special exceptions. You also considered 6 zoning text amendments. If you recall, these included such things as creation of the E2, E3 zoning districts. The Outside Storage

The next items on the Agenda were: (a) Public Hearing on Application for **Site Plan Review** submitted for a Preliminary Development Plan for **Orange Gardens** (residential PUD with 40 dwelling units and clubhouse) to be located on 17.62 acres at 4945 Edwards Road; said property currently zoned R-1, Single Family Low Density Zone, but is concurrently being considered for rezoning to PUD, Planned Unit Development.

(b) Ordinance No. L-08 entitled, "AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REZONING** PROPERTY LOCATED AT 4945 EDWARDS ROAD FROM R-1, SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONE, TO PUD, PLANNED UNIT DEVELOPMENT ZONE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE." was placed on first reading and read by title only. (Applicant: Orange Gardens Development Inc.)

(c) Public Hearing on Application for **Subdivision Review** - Preliminary Plat - submitted by Orange Gardens Development, Inc. for **Orange Gardens S/D** to be located at 4945 Edwards Road.

Mr. Peter Buchwald, Zoning Administrator, said the applicant is proposing to construct 40 residential units on a 17.62 acre site located on the south side of Edwards Road east of Jenkins Road. The development will consist exclusively of single-family homes. The parcel is currently vacant and was occupied by a citrus grove. The applicant requests a rezoning of such property from R-1, Low Density Residential, to PUD, Planned Unit Development, and approval of a Preliminary Development Plan, and approval of a Preliminary Plat. The property is zoned R-1, with a Future Land Use of RL, Low Density Residential. The properties to the north are vacant or occupied by single family homes and located within unincorporated St. Lucie County. The property to the south is currently vacant and also unincorporated. The properties to the west are zoned R-4 and are occupied by duplexes. The vacant properties to the east are unincorporated and consist of single-family homes. The density for the proposed development is 2.89 units per acre, which is less than the maximum permitted in the R-4 zoning district, which is 4 units per acre, and less than the maximum permitted of 15 units per acre for a PUD. The Preliminary Plat specifies that the proposed lot dimensions will range in size from 6,600 to 11,000 square feet. The development includes open space and common open space in the upland area in quantities which significantly exceed the PUD requirements. To ensure safety and to maximize recreational amenities, the development will incorporate sidewalks on both sides of the street and will connect to Edwards Road. Recreational amenities also consist of a clubhouse, pool, playground, and a gazebo located toward the front of the development. Access to the

development is provided by a 60-foot-wide meandering access drive that extends from Edwards Road into the development. The development will not be gated and will include a roundabout with a dedicated school bus stop at the entrance. Access to the development will be provided by separate left- and right-hand turn lanes on Edwards Road. A Traffic Impact Analysis updated by Boyle Engineering in February 2008 indicates that 383 daily trips will be generated by the development with 37 AM peak hour trips and 47 PM peak hour trips. The analysis concludes that the traffic from the project will not significantly impact the Levels of Service for the roadway links or intersections, and no additional off-site roadway improvements are necessary. Each home will be provided with natural gas backup generators during power outage situations and all homes will incorporate additional hurricane protection measures including designing homes above the current wind load requirements. Here is a streetscape view of the development. Based on the development schedule, they anticipate the rate of construction is 20 homes per year with an estimated completion date in the summer of 2010. All affected Departments have reviewed the submittals and have approved the proposed Site Plan based on it meeting the requirements of the Code. At their meeting on December 11, 2007, the Planning Board voted unanimously to recommend approval of the applications with the conditions that the applicant endeavors to make adjustments to the curves on the entrance road and that the preliminary plat is corrected to show 14-foot lanes at the entrance road. The preliminary plat has been corrected and the applicant discussed the adjustments to the entrance road curves with the City Traffic Engineer, but it was mutually agreed upon by both the City Traffic Engineer and by the applicant that such adjustments would not produce the desired effect on traffic through the curves. A total of 105 notifications of the rezoning application were mailed to property owners located within 500 feet of the establishment. As of today 16 responses have been received - 3 of which approve the rezoning and 13 of which oppose the rezoning. Based on the Preliminary Plat and Preliminary Development Plan meeting the requirements of the City Code and based on the Rezoning satisfying City Code standards, Staff recommends approvals of the Preliminary Subdivision Plat, Preliminary Development Plan, and Rezoning.

Commissioner Alexander said he thinks this would be a beautiful fit for the City of Fort Pierce, but his main concern would be the opposing of this.

Mr. Buchwald said the majority of the opposition comes from the subdivision located to the east. The vast majority of the opposition is from those homes to the east which is in unincorporated St. Lucie County.

Commissioner Alexander asked they are talking about 40 homes which are going to be self-contained, self-sufficient, and the whole nine yards, right?

Mr. Buchwald said yes. And there will be buffering along that.

Commissioner Becht asked does Staff know who owns the property between there and what is Five-Mile Creek?

Mr. Buchwald said it is owned by a private party. He doesn't know off the top of his head who owns it.

Commissioner Becht asked but not the applicant?

Mr. Buchwald said no, it is a different property owner.

Commissioner Alexander asked do they know how much property that is?

Mr. Buchwald asked in terms of the size? Not off the top of his head.

Commissioner Alexander said so pretty much nothing can be placed on that property. He doesn't see any entrance or exit to that property.

Mr. Buchwald said that is correct. All of it is in a flood plain, it is wetlands. It doesn't seem like it could be developed.

Mayor Benton said it floods really bad along there. They could build something on real tall stilts in there. It is going to get real wet.

Commissioner Alexander asked all of that is going to be greenery there, right? How would they get to it?

Mr. Buchwald said the development includes preservation of that south end where they see the heavy foliage, it will be in conservation.

Commissioner Becht said as a followup to that, his concern is that he knows the County is trying to assemble a greenway and they are trying to do that on Five-Mile Creek. If the property is too low or too flooded on the south... The property that is not the applicant's property that actually fronts on Five-Mile Creek, if that is too low to be usable, it might be advantageous if they got appropriate easements or consents from this applicant, as they

assemble the greenway trails, that they could come onto their property at a higher point so they have usable property, albeit it is not on the actual Five-Mile Creek.

Commissioner Alexander asked the entrance that looks like a maze there, do they have a sufficient area for fire trucks and emergency vehicles and so forth there?

Mr. Buchwald said yes. The Fire District has approved of the plan. They have already analyzed it in accordance with what they require.

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Mr. Steve Ball, Land Planning Systems, Inc., said this is a 40-unit residential subdivision which he thinks is both unique in design and architecture. Regarding the design, there is a significant amount of open space including the flowing waterway idea behind the units which will operate through a pump system, so they will actually have running water throughout the project and use that as an amenity. There are other recreational amenities. There are backup generators. It will be designed to withstand major hurricanes. So there is a very unique sort of market here that they are trying to design for the safety factor of these residential units. There is also the wetland protection as they mentioned. A pretty low density rate. There are some drawings in their packet regarding the architecture and the unique design of stone and glass. He thinks it is very attractive. Finally, they think this will have a very positive economic impact on the City. The units will be sold for above $500,000, probably starting somewhere around $600,000 and up from there. They are very pleased about adding that tax base to the City. Their consulting team is here, their engineers and traffic planners, and they will be glad to answer any questions the Commissioners may have.

Mayor Benton said when he looks at this, the architecture is definitely different, he is seeing flat roofs. Is this something where they can put in... He knows there are some solar panels out there today which they can put on a home like that and on a good day they use very little electricity, on a cloudy day they will be pulling some. He knows it is something that has been talked about when they are talking about the price of the home. That would be something, if they are not talking about it, to look into.

Mr. Boyle said he would be glad to look into it. They haven't really had that discussion with the owners. But he thinks it may

be something that could be another amenity and worthwhile to look at.

Mayor Benton said it appears to be getting affordable and there might be some State grants to help do it. It seems like they want to grant everything else for green. That might be a way to really entice people into it.

Commissioner Sessions asked as far as the fiscal impact of the project itself, in light of the potential tax base of this particular project, is there any particular reason why Mr. Buchwald's memo outlines fiscal impact being none?

Mr. Buchwald said he sees that on the cover sheet. That is an oversight. Typically on those Staff does indicate about how the increased improvements will increase the tax base and will provide the potential for additional tax revenue. There is no negative impact as they see it in terms of the fiscal impact. That is an oversight to not include that standard language as they have done in the past. He appreciates him bringing that to their attention.

Commissioner Sessions said hats off to the developer, especially in times like these when they are in such an economic state of depression, for a developer to come forward with a top notch project like this. He wishes the previous applicant had stayed to hear this presentation so they could get an idea as to what their Staff smiles on and what this Commission smiles on in terms of potential projects. But at any rate, he commends them.

Mr. Terry McQuillen, 200 West Glen Drive, said he lives to the west of the project. He has been down here for about seven years. It is a flood zone. The impact of this to his property, he is concerned about traffic and noise. He bought the house for privacy and quiet. He worked seven years on it. He has been through a few floods. He is concerned about the flooding and just the number of people who will be in his area.

Mayor Benton said he understands his concern and feels for him because he grew up out in that area. But with West Glen next door and what was proposed out on the corner there and several developments now that have fallen by the wayside, which to him is a blessing. At least this is a single-family more or less and not so many townhomes.

Mr. McQuillen said he understands that. He would like to meet with the representative and see what exact impact it would have on his

property. He is not totally against it, but he doesn't know enough.

Mayor Benton said those other projects, he didn't vote for a lot of them. But this one just appears to be a little bit nicer than what they have seen.

Mr. McQuillen asked has anybody thought about looking at the flooding aspect of it?

Mayor Benton said that is something that South Florida Water Management District will have a lot of say in. They are the ones who work with the engineering staff to determine...

Mr. McQuillen asked does he have access to talk to Staff about this?

Mayor Benton said yes.

Mr. Buchwald said it has been taken into account with the design. For those homes in the southern part, they propose to erect a retaining wall along the south and the upland area to protect against the flood elevations for those southern properties.

Mr. McQuillen asked they are going to build a wall between the wetlands and the property, is that what he is telling him?

Mr. Buchwald said on the upland side where it is lower, where there is the greatest potential for impact of flood, yes.

Mr. McQuillen said they don't own all the way to the creek.

Mr. Buchwald said no, they do not. But they own that large conservation area they see as the buffer between where the homes will be and that part that they do not own.

Mr. McQuillen asked will they have access to the creek?

Mayor Benton said these questions Staff can answer later, what was presented tonight. They are quite a ways from the water there anyway where their buffer is.

Mr. McQuillen asked he could just make an appointment to come in and see Staff?

Mayor Benton said yes. Any concerns, please feel free to call them.

Seeing no one further and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Motion was made by Commissioner Becht, seconded by Commissioner Coke, (a) Approve the Preliminary Development Plan for Orange Gardens at 4945 Edwards Road; (b) Ordinance No. L-08 be passed on first reading; and (c) Approve the Preliminary Plat for Orange Gardens Subdivision.

Commissioner Alexander asked do they have adequate buffers between the east and the west?

Mr. Buchwald said yes, they do. They can pull up that Site Plan again and show the extent of the buffer. It includes the artificial creek that is being created. The buffers not only includes the yards, but the open space areas around it. Those will be heavily vegetated and landscaped. So there is what they consider to be adequate buffers.

Commissioner Alexander asked are those nature trails he is looking at there or sidewalks?

Mr. Buchwald said nature trails.

Those voting in favor of the motion, and passage of Ordinance No. L-08 on first reading, were: Commissioners Alexander, Becht, Coke, Sessions, and Benton. Those opposed: None.

O'ROURKE
ENGINEERING & PLANNING

ATMC Company

TRAFFIC ANALYSIS

FOR

4945 Edwards Road

Prepared for:

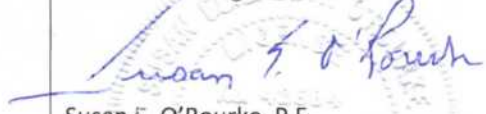
Mr. Erdem Altinok
Capital Investments Real Estate Corporation
4512 N. Flagler Dr. #206
West Palm Beach, FL 33407

Prepared by:

O'Rourke Engineering & Planning
3725 S. East Ocean Blvd
Stuart, Florida 34996
772-781-7918

July 16, 2024

24203.01.03

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 S. East Ocean Blvd Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 7/16/2024 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

ATMC Company

July 16, 2024

Mr. Erdem Altinok
Capitol Investments Real Estate Corporation
4512 N. Flagler Dr. #206
West Palm Beach, FL 33407

Re: 4945 Edwards Road

Dear Mr. Rivera:

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

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

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APPENDIX B: St. Lucie County 2024 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 112 townhouse dwelling units located on Edwards Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

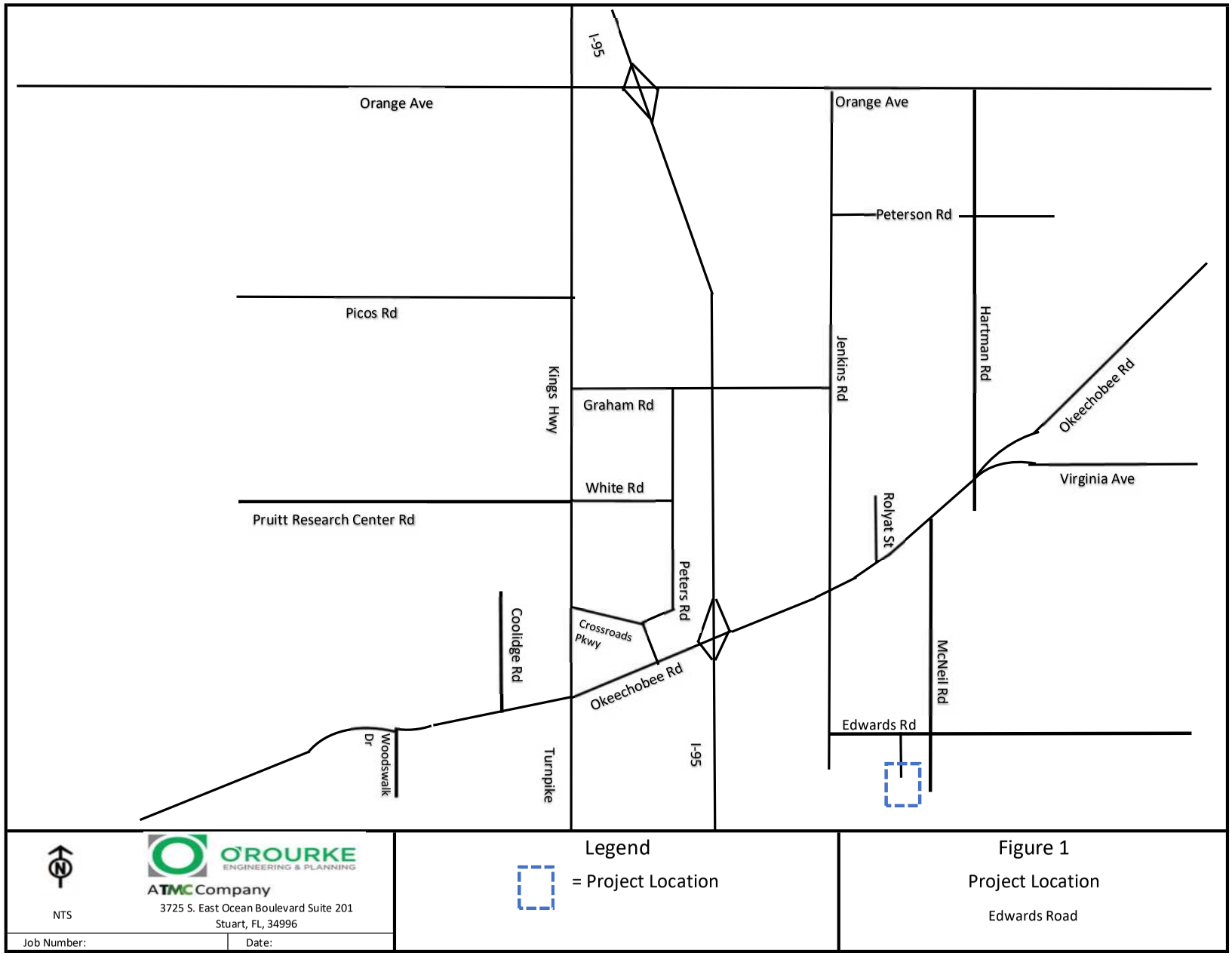
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development will consist of 112 townhouse dwelling units. The project is located east of Jenkins Road and south of Edwards Road. The location is shown in **Figure 1**.


I-95
Orange Ave
Orange Ave
Peterson Rd
Picos Rd
Kings Hwy
Jenkins Rd
Hartman Rd
Graham Rd
Okeechobee Rd
Virginia Ave
White Rd
Pruitt Research Center Rd
Rolyat St
Peters Rd
Coolidge Rd
Crossroads Pkwy
McNeil Rd
Okeechobee Rd
Edwards Rd
Woodswalk Dr
Turnpike
I-95
NTS
O'ROURKE ENGINEERING & PLANNING
ATMC Company
3725 S. East Ocean Boulevard Suite 201
Stuart, FL, 34996
Job Number:
Date:
Legend
= Project Location
Figure 1
Project Location
Edwards Road

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

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

Existing/Proposed Lane Geometrics and Traffic Control

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

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

Existing Traffic Volumes/Service Volume

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

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family Attached Housing (Land Use Code 215) was applied to estimate the trips generated by the proposed development. This land use code is used for townhomes developments. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 803 new daily trips. There will be 53 AM peak hour trips with 13 entering the project and 40 trips exiting the project. The project will generate 63 new PM peak hour trips. There will be 37 trips entering the project and 26 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 Attached Housing	215	112	DU	T = 7.62(X) - 50.48	50%	50%	402	401	803
TOTALS							**402**	**401**	**803**

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 Attached Housing	215	112	DU	T = 0.52(X) - 5.70	25%	75%	13	40	53
TOTALS							**13**	**40**	**53**

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 Attached Housing	215	112	DU	T = 0.60(X) - 3.93	59%	41%	37	26	63
TOTALS							**37**	**26**	**63**

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

Distribution/ Assignment – The overall distribution and assignment were based on other approved residential projects in the area. The project assignment is shown in **Figure 2.**

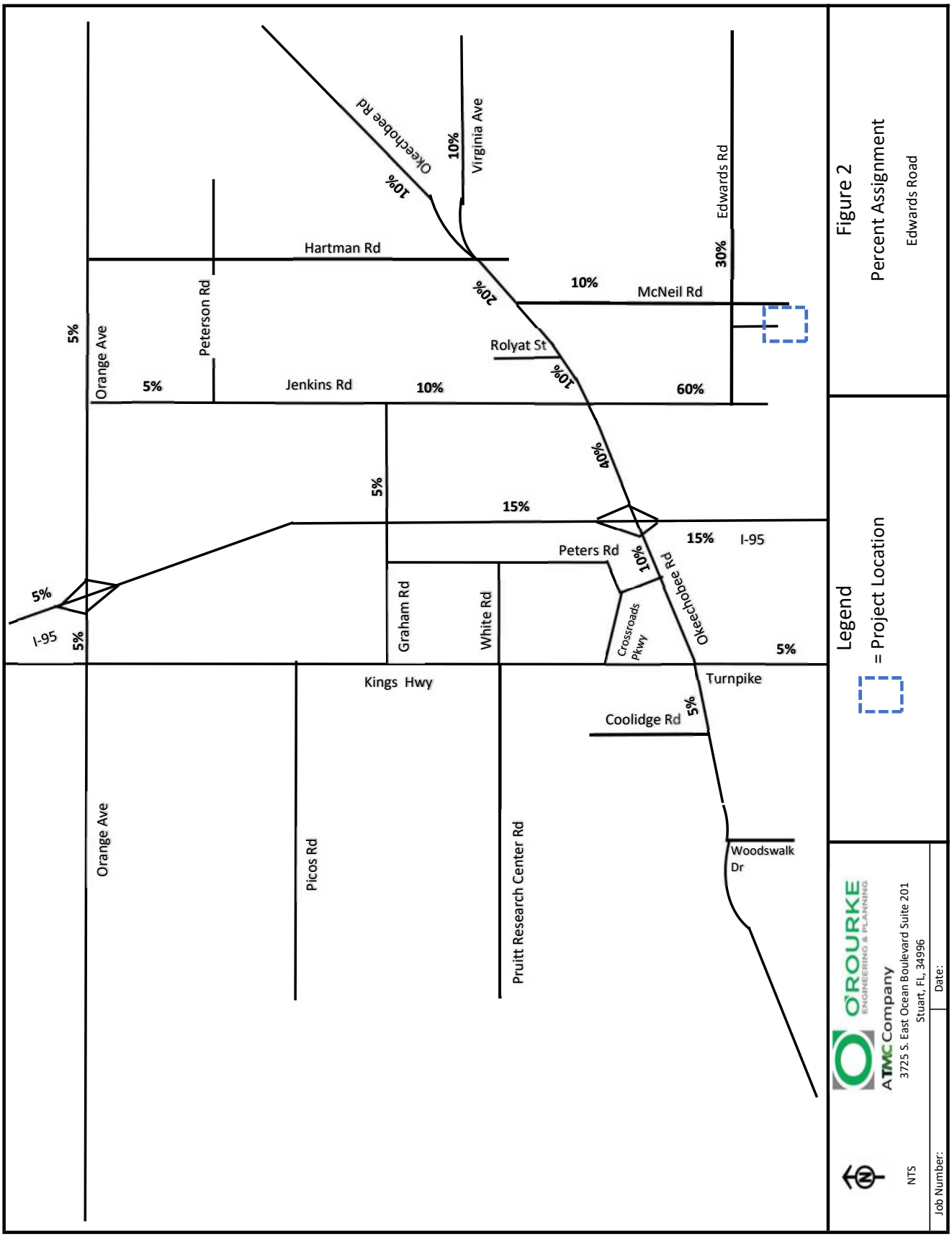
Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 5% or more on all other links. As shown, the project is significant on Edwards Road – the immediately adjacent link.

LINK ANALYSIS / REVIEW

Links where the project was significant were analyzed further to ensure they will meet concurrency at project buildout-2027. A growth rate of 4.94% was calculated for each significant link. Other project data includes committed traffic from Kings Highway Commerce Park, Creekside, Celebration Pointe, Hillpointe Residential, Viva at Treasure Coast West, Viva at Treasure Coast East, Project Hunt, Kings Highway Warehouse, Jenkins Waypoint, and Walsh Crossroads.

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

Table 3a and 3b summarizes the results of the link analysis. As shown, the link of Edwards Road from Jenkins Road to McNeil Road will be over capacity in 2027. This failure is due to background traffic and therefor the project meets concurrency on this link.


Okeechobee Rd
Virginia Ave
Edwards Rd
Hartman Rd
Peterson Rd
McNeil Rd
Orange Ave
Rolyat St
Jenkins Rd
Peters Rd
I-95
Graham Rd
White Rd
Crossroads Pkwy
Okeechobee Rd
Kings Hwy
Turnpike
Coolidge Rd
Woodswalk Dr
Picos Rd
Pruitt Research Center Rd
10%
20%
30%
60%
40%
15%
5%
Figure 2
Percent Assignment
Edwards Road
Legend
= Project Location
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ATMC Company
3725 S. East Ocean Boulevard Suite 201
Stuart, FL, 34996
NTS
Job Number:
Date:

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	YES	630	8	1.27%	60%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	24	3.81%	60%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	12	1.71%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	4	0.57%	30%
McNeil Rd	Jenkins Rd	Okeechobee Rd	2L	NB	OUT	NO	540	4	0.74%	10%
	Jenkins Rd	Okeechobee Rd	2L	SB	IN	NO	540	1	0.19%	10%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	2	0.22%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	1	0.11%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	2	0.32%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	1	0.16%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	4	0.43%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	1	0.11%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	NO	880	24	2.73%	60%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	NO	880	8	0.91%	60%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	1	0.05%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	1	0.05%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	1	0.05%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	1	0.02%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	1	0.02%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	5	0.12%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	16	0.38%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	4	0.10%	10%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	1	0.02%	10%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	8	0.25%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	3	0.09%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	1	0.05%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	4	0.13%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	1	0.03%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	6	0.08%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	2	0.03%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	2	0.04%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	6	0.11%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 13
OUT: 40

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	YES	630	22	3.49%	60%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	16	2.54%	60%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	8	1.14%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	11	1.57%	30%
McNeil Rd	Jenkins Rd	Okeechobee Rd	2L	NB	OUT	NO	540	3	0.56%	10%
	Jenkins Rd	Okeechobee Rd	2L	SB	IN	NO	540	4	0.74%	10%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	1	0.11%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	2	0.22%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	1	0.16%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	2	0.32%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	3	0.33%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	4	0.43%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	NO	880	16	1.82%	60%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	NO	880	22	2.50%	60%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	2	0.10%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	1	0.05%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	1	0.05%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	2	0.10%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	1	0.05%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	3	0.07%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	3	0.07%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	15	0.35%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	10	0.24%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	3	0.07%	10%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	10%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	5	0.16%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	7	0.22%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	3	0.14%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	4	0.19%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	3	0.10%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	4	0.13%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	4	0.05%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	6	0.08%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	6	0.11%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	4	0.07%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 37
OUT: 26

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	Growth Rate (2)	2024 Peak Hour Volumes (1)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.49	4.94%	713	824	735	18	753	824	630 (5)	8	832	1.27%	YES (4)	60%
	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.51	4.94%	742	857	764	6	770	857	630 (5)	24	881	3.81%	YES (4)	60%

Note: TPO Provides Peak Direction, off-peak derived from D Factor
(1) St. Lucie County Traffic Counts and Level of Service Report 2024
(2) Growth rate calculated from FDOT Historical Traffic Counts
(3) FDOT Hourly County Data
(4) Fails with background traffic therefore improvements assumed in place
(5) Roadway is anticipated to be widened

Net In: 13
Net Out: 40
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	Growth Rate (2)	2024 Peak Hour Volumes (1)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	4.94%	718	830	740	11	751	830	630 (5)	22	852	3.49%	YES (4)	60%
	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.48	4.94%	663	766	683	19	702	766	630 (5)	16	782	2.54%	YES (4)	60%

Note: TPO Provides Peak Direction, off-peak derived from D Factor
(1) St. Lucie County Traffic Counts and Level of Service Report 2024
(2) Growth rate calculated from FDOT Historical Traffic Counts
(3) FDOT Hourly Count Data
(4) Fails with background traffic therefore improvements assumed in place
(5) Roadway is anticipated to be widened

Net In: 37
Net Out: 26
Years Grown: 3

INTERSECTION ANALYSIS

The intersections of Okeechobee at Jenkins, Edwards at Jenkins, Okeechobee at McNeil, and Edwards at McNeil were analyzed for three scenarios; existing, 2027 without project traffic and 2027 with project traffic. The AM and PM peak hours were analyzed for each scenario. **Table 4** summarizes the delay and LOS.

McNeil/Edwards

The intersection of McNeil/Edwards is an unsignalized intersection with no turn lanes. The level of service is F under existing conditions and with no improvements would remain LOS F. As a background failure, the project is not responsible for the improvements and improvements needed to improve background will accommodate the project as well. A SIDRA analysis was used to analyze the placement of a roundabout. A roundabout would mitigate the delay for the 2027 with and without project traffic scenarios.

McNeil/Okeechobee

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

Okeechobee/Jenkins

Okeechobee/Jenkins is an existing signalized intersection. The intersection operates at LOS D under existing conditions and will operate at LOS E in the background scenario and through project buildout. With the adjustment in signal timings, the intersection will operate at a LOS D, as shown in the final AM and PM analysis of the intersection.

Edwards/Jenkins

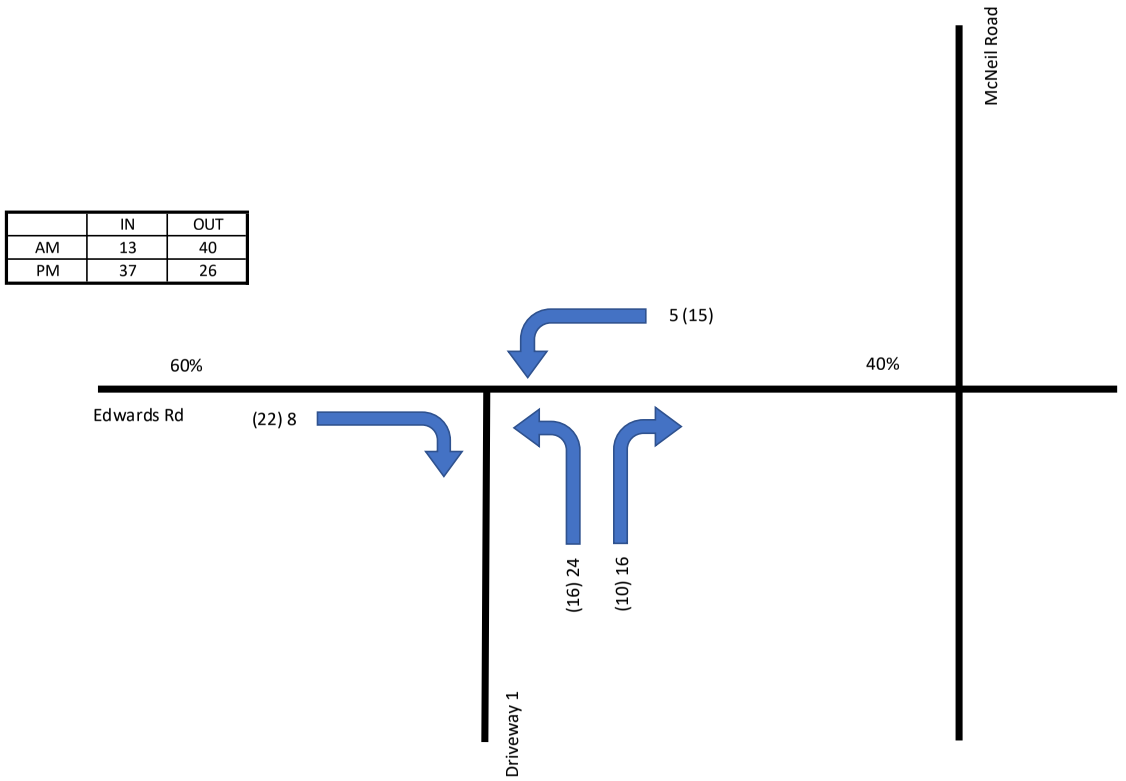
The intersection of Edwards/Jenkins is an unsignalized intersection with no turn lanes. The level of service is F under existing conditions and with no improvements would remain LOS F. Projects Viva at Treasure Coast East and Viva at Treasure Coast West are committed to providing improvements at this intersection which includes signalizing the intersection and adding a dedicated westbound left, westbound right, and a dedicated southbound left. With these improvements the intersection will operate at a LOS B in the AM and LOS A in the PM.

DRIVEWAY ANALYSIS

The project will have a single driveway that will be a full access driveway located on Edwards Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. The driveway was analyzed using HCS. The analysis shows the driveway will operate at LOS C for the northbound movement and LOS A on Edwards Road during the AM and PM peak hours. There is sufficient storage to accommodate the northbound movement. NCHRP 457 was used to determine that a left turn lane is not needed at 0.96% of the advancing volume for the AM volume and 3.69% of the advancing volume in the PM peak hour. FDOT criteria for a right turn lane is included and with the 22 trips turning right and 406 trips in the same direction, a right turn lane is not needed. The driveway data and analyses are in **Appendix E**.

Table 4: Intersection Analysis

Scenario	Approach	Jenkins / Okeechobee				Jenkins / Edwards				McNeil / Okeechobee				McNeil / Edwards				McNeil / Edwards w/ Roundabout Improvements			
		AM	LOS	PM	LOS	AM	LOS	PM	LOS	AM	LOS	PM	LOS	AM	LOS	PM	LOS	AM	LOS	PM	LOS
Existing	N/S	47.3	D	48.7	D	9.2	A	9.2	A	31.4	C	33.8	C	228	F	90.2	F	N/A	N/A	N/A	N/A
	E/W					148.4	F	199.4	F					1.4	A	0.2	A	N/A	N/A	N/A	N/A
2027 Without Project	N/S	64.1	E	65.1	E	13.5	B	7	A	33.4	C	37.8	D	401.6	F	201.4	F	8.4	A	8.8	A
	E/W													1.4	A	0.2	A	9.6	A	8	A
2027 With Project	N/S	53.7	D	50.2	D	15.1	B	7.6	A	33.6	C	38	D	443.3	F	227.8	F	8.5	A	9.1	A
	E/W													1.5	A	0.3	A	9.9	A	8.2	A



NTS

O'ROURKE ENGINEERING & PLANNING
A TMC Company
3725 S. East Ocean Boulevard Suite 201
Stuart, FL, 34996

Job Number:

Date:

Legend

XX (XX) = AM (PM)

Figure 3

Driveway Volumes

Edwards Road

CONCLUSION

With 53 net new AM peak hour trips and 63 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network and planned/funded roadway improvements. Therefore, the project meets the requirements for concurrency.

APPENDIX A

SITE PLAN

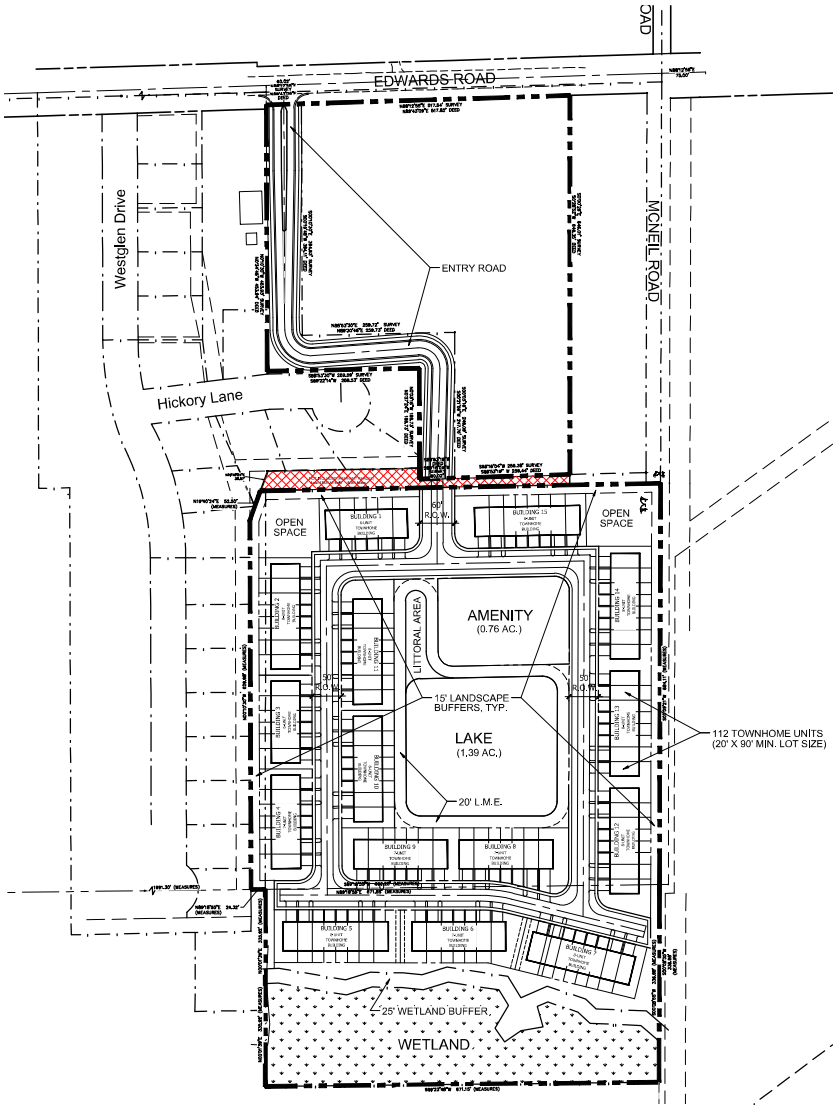


Figure 1.a

Multi-Family Master Plan

0 50' 100' 200' 300' 400'

NORTH

Scale: 1" = 100'

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

4945 Edwards Road Residential
Ft. Pierce, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA#0001677)

Scale: 1" = 100'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	3/7/24
Job no.	
Revisions:	

Sheet No.
MP-1

APPENDIX B

ST. LUCIE COUNTY 2024 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
2024

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						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,310	2023	1,710	529	C	0.31	500	C	0.29
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	18,982	2021	3,170	903	C	0.28	966	C	0.30
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	44,500	2024	3,170	2,625	C	0.83	2,512	C	0.79
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	39,500	2024	3,170	2,239	C	0.71	2,303	C	0.73
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	36,000	2024	3,170	2,016	C	0.64	1,935	C	0.61
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	46,000	2024	3,170	2,385	C	0.75	2,367	C	0.75
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,000	2024	3,170	1,920	C	0.61	1,855	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,705	2021	3,170	857	C	0.27	919	C	0.29
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	21,986	2021	3,170	1,123	C	0.35	1,102	C	0.35
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,500	2024	3,170	2,331	C	0.74	2,070	C	0.65
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,204	2022	790	115	C	0.15	122	C	0.15
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	9,400	2024	630	812	F	1.29	715	F	1.13
DARWIN BLVD	PAAR DR to TULIP BLVD	235	9,400	2024	920	812	C	0.88	715	C	0.78
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,043	2023	920	582	C	0.63	542	C	0.59
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	9,825	2022	920	585	C	0.64	518	C	0.56
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,707	2022	880	336	C	0.38	357	C	0.41
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,196	2021	880	276	C	0.31	280	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,600	2022	600	313	D	0.52	241	C	0.40
DELAWARE AVE	33RD ST to 25TH ST	500	2,160	2022	1,710	161	C	0.09	168	C	0.10
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,308	2023	1,220	60	C	0.05	60	C	0.05
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,632	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	8,100	2024	750	469	D	0.63	435	D	0.58
DELAWARE AVE	10TH ST to 7TH ST	664	8,100	2024	600	469	D	0.78	435	D	0.73
DELAWARE AVE	7TH ST to US 1	665	6,552	2023	750	424	D	0.57	382	D	0.51
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2024	830	651	C	0.78	669	C	0.81
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	16,000	2024	880	1,093	F	1.24	918	F	1.04
EASY ST	US 1 to BUCHANAN DR	106	7,204	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,204	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	14,000	2024	630	742	F	1.18	718	F	1.14
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	14,000	2024	700	742	F	1.06	718	F	1.03
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2024	880	711	C	0.81	702	C	0.80

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GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,200	2024	790	471	D	0.60	465	D	0.59
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,351	2023	830	378	C	0.46	351	C	0.42
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,344	2022	630	148	C	0.23	149	C	0.24
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,297	2021	750	300	C	0.40	293	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,297	2021	540	300	D	0.56	293	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,297	2021	790	300	C	0.38	293	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2024	670	44	B	0.07	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	6,842	2023	790	380	C	0.48	359	C	0.45
I-95	MARTIN C.L. to GATLIN BLVD	890334	76,830	2023							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	91,097	2023							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	74,453	2023							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	81,653	2023							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	72,427	2023							
I-95	ORANGE AVE to INDRIO RD	941905	54,180	2023							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	45,470	2023							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,686	2023	750	282	C	0.38	282	C	0.38
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	6,275	2023	750	311	C	0.41	311	C	0.41
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,352	2023	790	315	C	0.40	315	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,352	2023	540	315	D	0.58	315	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,107	2023	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,107	2023							
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,295	2023							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,295	2023							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,295	2023							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,436	2023							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,436	2023							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,773	2023	790	365	C	0.46	359	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,773	2023	920	365	C	0.40	359	C	0.39

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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,067	2022	750	92	C	0.12	97	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	12,000	2024	880	729	C	0.83	740	C	0.84
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,500	2024	920	612	C	0.67	614	C	0.67
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,667	2022	2,100	244	C	0.12	233	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,700	2022	1,070	212	B	0.20	186	B	0.17
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JUANITA AVE	53RD ST to 25TH ST	122	1,602	2022	750	102	C	0.14	84	C	0.11
JUANITA AVE	25TH ST to US 1	120	3,505	2022	750	179	C	0.24	195	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,069	2023	630	224	C	0.36	243	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,069	2023	630	224	C	0.36	243	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,104	2023							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,104	2023							
KINGS HWY	GRAHAM RD to PICOS RD	940076	6,818	2023							
KINGS HWY	PICOS RD to ORANGE AVE	940076	6,818	2023							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,734	2023							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,316	2023							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,026	2023							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,475	2021	630	144	C	0.23	133	C	0.21
KITTERMAN RD	OLEANDER AVE to US 1	124	3,193	2023	750	205	C	0.27	167	C	0.22
KITTERMAN RD	US 1 to LENNARD EXT	678	1,776	2022	750	104	C	0.14	108	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,980	2022	1,630	1,198	D	0.73	1,136	D	0.70
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,667	2022	1,710	365	C	0.21	352	C	0.21

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						Volume	LOS	V/C	Volume	LOS	V/C
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,734	2021	790	258	C	0.33	245	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,212	2023	920	645	C	0.70	582	C	0.63
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,212	2023	920	645	C	0.70	582	C	0.63
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,758	2023	880	526	C	0.60	501	C	0.57
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	368	2022	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2024	540	24	C	0.04	21	C	0.04
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,510	2023	790	345	C	0.44	336	C	0.43
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	5,510	2023	540	345	D	0.64	336	D	0.62
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,600	2024	920	613	C	0.67	586	C	0.64
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	25,500	2024	880	1,275	F	1.45	1,380	F	1.57
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	25,500	2024	790	1,275	F	1.61	1,380	F	1.75
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,743	2023	760	342	C	0.45	342	C	0.45
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,743	2023	630	342	C	0.54	342	C	0.54
MIDWAY RD	MCCARTY RD to I-95	940732	6,743	2023	700	342	C	0.49	342	C	0.49
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,637	2023	2,100	1,060	C	0.50	1,060	C	0.50
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	23,000	2024	2,100	1,203	C	0.57	1,193	C	0.57
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	25,500	2024	2,100	1,275	C	0.61	1,380	C	0.66
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	25TH ST to SUNRISE BLVD	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	OLEANDER AVE to US 1	242	19,000	2024	2,100	1,050	C	0.50	972	C	0.46
MIDWAY RD	US 1 to WALLACE ST	940023	3,813	2023	790	189	C	0.24	189	C	0.24
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,813	2023	920	189	C	0.21	189	C	0.21
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,813	2023	630	189	C	0.30	189	C	0.30
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,110	2022	920	113	C	0.12	113	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,200	2024	880	262	C	0.30	258	C	0.29
NEBRASKA AVE	25TH ST to 13TH ST	684	3,437	2022	1,710	228	C	0.13	176	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,100	2024	700	304	C	0.43	289	C	0.41
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,632	2022	540	192	C	0.36	212	C	0.39
OHIO AVE	COLONIAL RD to US 1	686	3,632	2022	750	192	C	0.26	212	C	0.28
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	9,900	2024	1,580	536	B	0.34	542	B	0.34

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

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2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

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2024

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						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,450	2023							
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,526	2023							
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,526	2023							
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,782	2023							
VIRGINIA AVE	13TH ST to 11TH ST	940794	23,667	2023							
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	23,667	2023							
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,380	2023							
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,402	2023							
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,402	2023							
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,000	2024	1,710	581	C	0.34	589	C	0.34
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	17,500	2024	1,710	957	D	0.56	1,057	D	0.62
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,000	2024	880	747	C	0.85	757	C	0.86
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,014	2022	630	386	C	0.61	366	C	0.58
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,164	2023	750	198	C	0.26	180	C	0.24
WEATHERBEE RD	US 1 to MIDWAY RD	158	5,987	2023	750	379	D	0.51	379	D	0.51
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,219	2023	1,470	457	C	0.31	419	C	0.29
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,645	2023	920	784	C	0.85	884	D	0.96
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,076	2022	920	477	C	0.52	522	C	0.57

B-7

Countywide Performance

Weighted V/C = **64.29**

% VMT below Standard = **77.98%**

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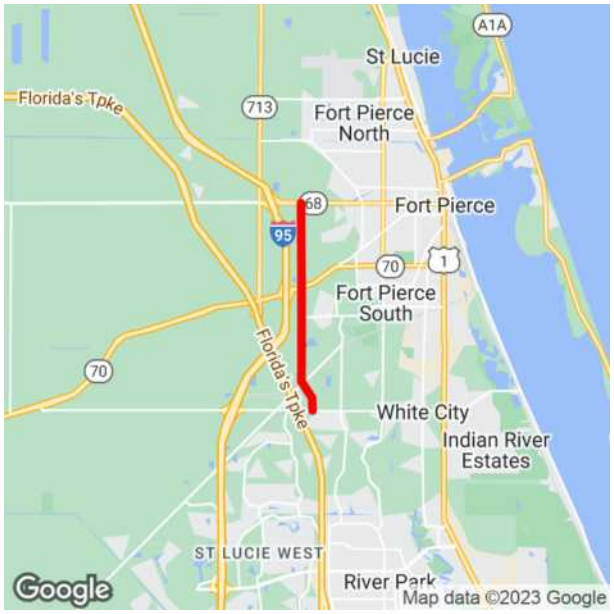
JENKINS RD FROM MIDWAY RD TO ORANGE AVE
4463311 Non-SIS



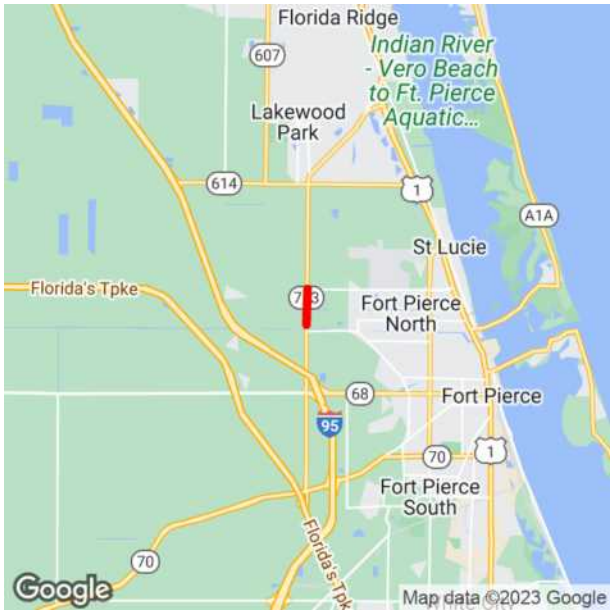
Project Description: PD&E/EMO STUDY
Extra Description: 2024 TPO PRIORITY #6 LFA WITH ST. LUCIE COUNTY R/W IS NEEDED 22-02 WIRE TRANSFER RECEIVED 11/13/23 $1M ST. LUCIE COUNTY
Lead Agency: MANAGED BY FDOT
From: MIDWAY RD
County: ST. LUCIE
To: ORANGE AVE
Length: 5.104
Phase Group: P D & E

Phase	Fund Code	2025	2026	2027	2028	2029	Total
PDE	ACSU	811,624	0	0	0	0	811,624
PDE	SU	828,376	0	0	0	0	828,376
		1,640,000					**1,640,000**

Prior Year Cost: 5,182,865
Future Year Cost: 0
Total Project Cost: 6,822,865
LRTP: Page 8-3

B-8

KINGS HWY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS

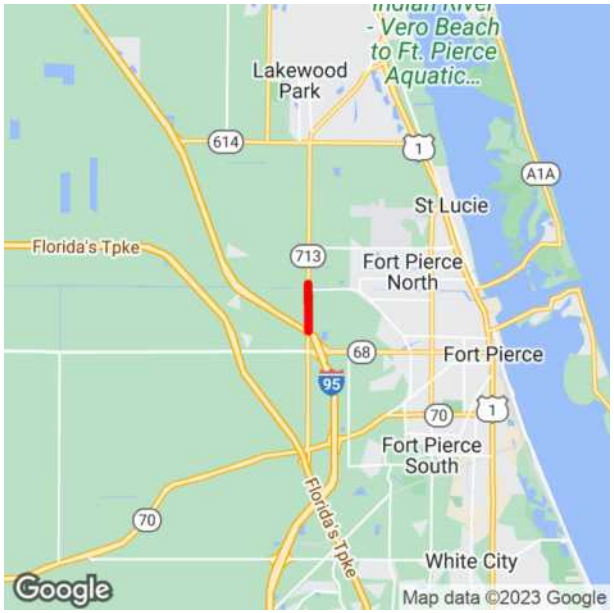


Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 G/W 438379-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF COMMERCIAL CIRCLE
County: ST. LUCIE
To: NORTH OF ST LUCIE BLVD
Length: 1.21
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2025	2026	2027	2028	2029	Total
ROW	CM	0	380,000	0	0	0	380,000
ROW	DDR	0	4,432,414	0	0	0	4,432,414
ROW	SA	2,805,455	0	0	0	0	2,805,455
ROW	SU	1,000,000	0	0	0	0	1,000,000
		3,805,455	**4,812,414**				**8,617,869**

Prior Year Cost: 21,404,740
Future Year Cost: 0
Total Project Cost: 67,751,867
LRTP: Page 8-2

KINGS HWY FROM NORTH OF I-95 OVERPASS TO NORTH OF COMMERCIAL CIRCLE
4492911 Non-SIS



Project Description: LANDSCAPING
Extra Description: STANDALONE LANDSCAPE
Lead Agency: MANAGED BY FDOT
From: NORTH OF I-95 OVERPASS
County: ST. LUCIE
To: NORTH OF COMMERCIAL CIRCLE
Length: 1.4
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2025	2026	2027	2028	2029	Total
PE	DDR	0	141,293	0	0	0	141,293
PE	DIH	0	11,303	0	0	0	11,303
CST	DDR	0	0	0	890,792	0	890,792
CST	DIH	0	0	0	33,484	0	33,484
			152,596		**924,276**		**1,076,872**

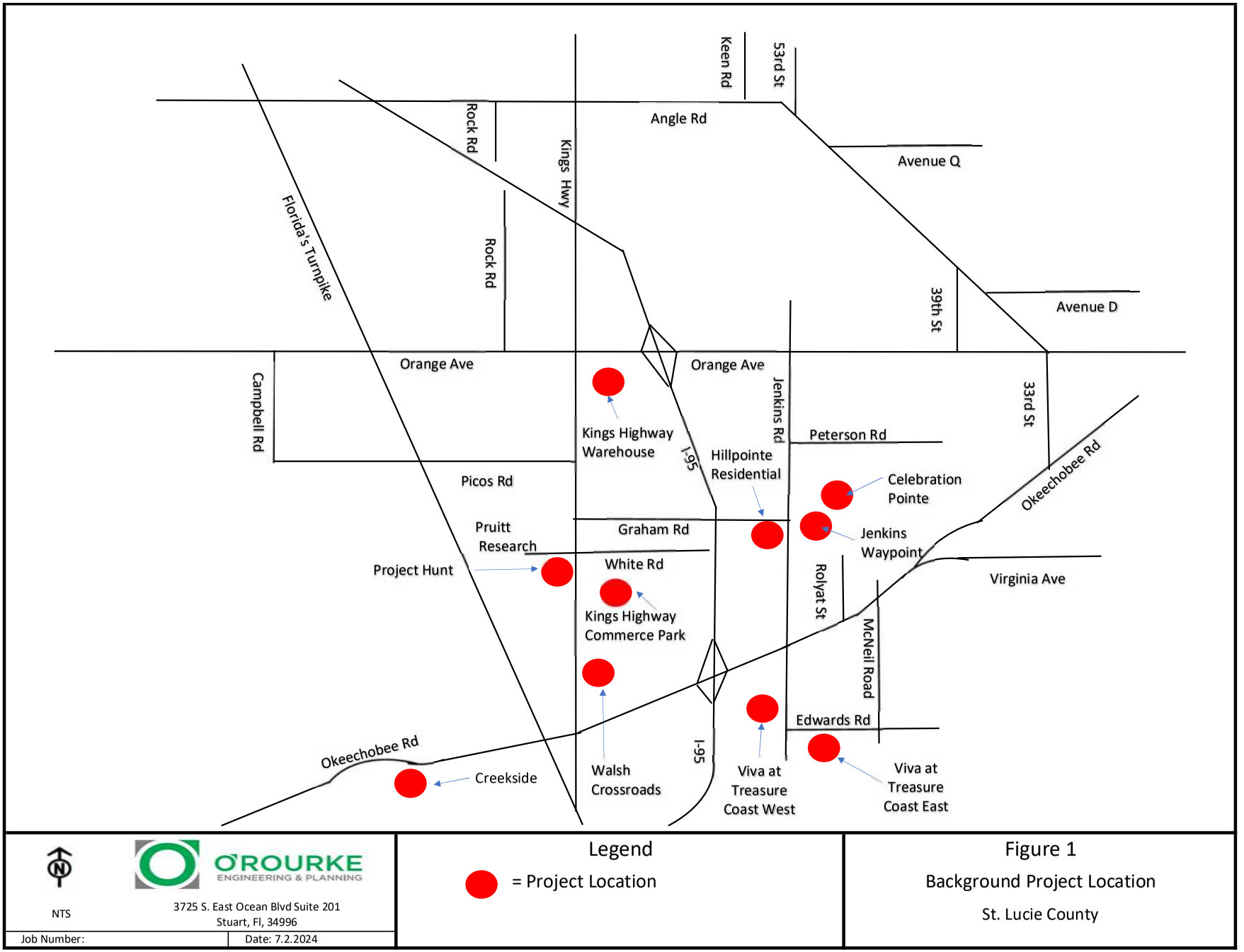
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,076,872
LRTP: Page 8-2

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

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

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE



NTS

O'ROURKE ENGINEERING & PLANNING

3725 S. East Ocean Blvd Suite 201
Stuart, Fl, 34996

Job Number:

Date: 7.2.2024

Legend

= Project Location

Figure 1

Background Project Location

St. Lucie County

AM APPROVED PROJECTS			Kings Hwy Commerce Park / White Parcel						Creekside						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	5%	372	28	OUT	21	7	5%	79	6	IN	2	5
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	6	OUT	5	2
				5,135	**577**		**In**	**463**		**7,443**	**564**		**In**	**143**		**1,585**	**128**		**In**	**32**
				Daily	**Two-Way**		**Out**	**114**		**Daily**	**Two-Way**		**Out**	**421**		**Daily**	**Two-Way**		**Out**	**96**

AM APPROVED PROJECTS			Hillpointe Residential						Viva at Treasure Coast West						Viva at Treasure Coast East					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	90%	1,348	83	OUT	63	20	90%	1,256	78	OUT	59	19
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	10%	150	9	OUT	7	2	10%	140	9	OUT	7	2
				1,691	**101**		**In**	**24**		**1,498**	**92**		**In**	**22**		**1,396**	**87**		**In**	**21**
				Daily	**Two-Way**		**Out**	**77**		**Daily**	**Two-Way**		**Out**	**70**		**Daily**	**Two-Way**		**Out**	**66**

AM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	**101**		**In**	**84**		**5,100**	**683**		**In**	**342**		**3,318**	**209**		**In**	**53**
				Daily	**Two-Way**		**Out**	**17**		**Daily**	**Two-Way**		**Out**	**341**		**Daily**	**Two-Way**		**Out**	**156**

AM APPROVED PROJECTS			Walsh Crossroads						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	3,056	0	196	0	145	0	51	0	0	196	0	145	0	51
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	369	0	24	0	18	0	6	0	0	24	0	18	0	6
				184	12		In	7														
				Daily	Two-Way		Out	5														

PM APPROVED PROJECTS			Kings Hwy Commerce Park / White Parcel						Creekside						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	5%	372	34	OUT	13	21	5%	79	8	IN	5	3
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	8	OUT	3	5
				5,135	**600**		**In**	**142**		**7,443**	**682**		**In**	**426**		**1,585**	**158**		**In**	**101**
				Daily	**Two-Way**		**Out**	**458**		**Daily**	**Two-Way**		**Out**	**256**		**Daily**	**Two-Way**		**Out**	**57**

PM APPROVED PROJECTS			Hillpointe Residential						Viva at Treasure Coast West						Viva at Treasure Coast East					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	90%	1,348	104	OUT	39	66	90%	1,256	98	OUT	36	62
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	10%	150	12	OUT	4	7	10%	140	11	OUT	4	7
				1,691	**129**		**In**	**81**		**1,498**	**116**		**In**	**73**		**1,396**	**109**		**In**	**69**
				Daily	**Two-Way**		**Out**	**48**		**Daily**	**Two-Way**		**Out**	**43**		**Daily**	**Two-Way**		**Out**	**40**

PM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	**114**		**In**	**29**		**5,100**	**674**		**In**	**458**		**3,318**	**274**		**In**	**172**
				Daily	**Two-Way**		**Out**	**85**		**Daily**	**Two-Way**		**Out**	**216**		**Daily**	**Two-Way**		**Out**	**102**

PM APPROVED PROJECTS			Walsh Crossroads						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	3,056	0	245	0	93	0	152	0	0	245	0	93	0	152
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	369	0	30	0	11	0	19	0	0	30	0	11	0	19
				184	21		In	10														
				Daily	Two-Way		Out	11														

Historical Growth Rate Calculation (5 Year)

Segment	From	To	2018 AADT	2023 AADT	5 Year Historical Growth Rate
Edwards Rd	Jenkins Rd	McNeil Rd	10,100	12,200	3.85%
Jenkins Rd	Okeechobee Rd	Edwards Rd	7,500	10,200	6.34%
		Total	17,600	22,400	4.94%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	10200 F	N 5000	S 5200	9.00	51.60	7.10
2022	10000 C	N 4900	S 5100	9.00	51.40	5.00
2021	7100 V	N 3600	S 3500	9.00	50.90	7.20
2020	7100 R	N 3600	S 3500	9.00	51.30	31.50
2019	7500 T	N 3800	S 3700	9.00	51.00	7.80
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

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
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7056 - EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	12200 F	E 6100	W 6100	9.00	51.60	7.10
2022	11800 C	E 5900	W 5900	9.00	51.40	5.00
2021	9500 V	E 4700	W 4800	9.00	50.90	7.20
2020	9700 R	E 4800	W 4900	9.00	51.30	31.50
2019	10100 T	E 5000	W 5100	9.00	51.00	7.80
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 5000	9.00	50.80	11.90
2012	10000 S	E 5000	W 5000	9.00	56.80	9.20
2011	10200 F	E 5100	W 5100	9.00	57.20	9.20
2010	10200 C	E 5100	W 5100	10.32	55.40	9.20
2009	8800 F	E 4500	W 4300	10.27	57.35	17.50
2008	9000 C	E 4600	W 4400	10.45	58.06	17.50

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

COUNTY: 94
STATION: 7027
DESCRIPTION: ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	10	6	8	10	34	5	16	9	9	40	74
0100	5	8	3	6	22	7	4	10	5	26	48
0200	9	8	8	10	35	10	12	4	6	32	67
0300	4	3	7	22	36	5	2	12	6	25	61
0400	10	17	9	31	67	9	12	16	17	54	121
0500	17	28	40	64	149	16	21	34	30	101	250
0600	76	76	85	91	328	42	60	63	91	256	584
0700	86	101	99	138	424	102	89	103	125	419	843
0800	131	113	122	82	448	90	90	94	90	364	812
0900	88	99	105	80	372	80	79	83	87	329	701
1000	79	69	64	61	273	76	87	66	90	319	592
1100	74	80	82	73	309	78	90	79	83	330	639
1200	94	62	72	96	324	74	74	98	64	310	634
1300	56	98	84	75	313	84	87	95	80	346	659
1400	81	80	75	63	299	88	81	77	87	333	632
1500	70	76	95	92	333	90	93	100	96	379	712
1600	80	83	104	105	372	126	127	127	109	489	861
1700	116	104	114	73	407	129	120	104	80	433	840
1800	80	58	58	40	236	78	101	70	73	322	558
1900	61	28	35	22	146	49	42	40	27	158	304
2000	23	38	30	27	118	33	31	18	22	104	222
2100	32	25	19	11	87	22	30	26	20	98	185
2200	14	13	7	10	44	16	16	15	12	59	103
2300	10	4	7	6	27	10	13	14	21	58	85
24-HOUR TOTALS:					5203					5384	10587

C-19
C-13

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	745	504	700	419	745	903
P.M.	1645	439	1615	492	1630	914
DAILY	745	504	1615	492	1630	914

AM = NB Peak
↑ 0.51 ↓ 0.49

PM = SB Peak
↑ 0.43 ↓ 0.57

GENERATED BY SPS 5.0.57P

COUNTY: 94
STATION: 7056
DESCRIPTION: EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	13	11	8	8	40	10	12	4	11	37	77
0100	9	6	5	9	29	4	8	4	12	28	57
0200	9	13	7	8	37	8	10	6	11	35	72
0300	5	3	9	12	29	4	7	11	20	42	71
0400	6	13	20	19	58	9	23	10	35	77	135
0500	22	26	38	42	128	14	31	39	68	152	280
0600	51	68	73	94	286	77	75	83	90	325	611
0700	119	107	113	111	450	93	116	134	123	466	916
0800	114	114	104	119	451	100	113	111	96	420	871
0900	89	94	89	108	380	108	118	120	105	451	831
1000	85	87	89	103	364	92	96	79	81	348	712
1100	85	115	99	85	384	96	90	95	91	372	756
1200	92	89	100	86	367	106	80	96	105	387	754
1300	93	113	105	97	408	74	111	91	96	372	780
1400	94	91	94	100	379	97	108	102	89	396	775
1500	120	123	126	105	474	109	107	130	106	452	926
1600	136	142	119	152	549	114	106	143	136	499	1048
1700	149	129	124	103	505	138	123	115	97	473	978
1800	90	106	82	62	340	88	72	75	56	291	631
1900	59	50	54	30	193	82	45	46	34	207	400
2000	47	45	20	29	141	36	44	29	37	146	287
2100	32	32	34	21	119	40	31	30	22	123	242
2200	21	19	14	17	71	17	23	11	14	65	136
2300	13	19	18	19	69	10	7	11	8	36	105
24-HOUR TOTALS:					6251					6200	12451

AM = WB Peak
← 0.51
→ 0.49

PM = EB Peak
← 0.48
→ 0.52

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	730	452	715	473	730	922
P.M.	1615	562	1630	540	1630	1089
DAILY	1615	562	1630	540	1630	1089

C-20

C-14

GENERATED BY SPS 5.0.57P

APPENDIX D

INTERSECTION ANALYSIS

FORT PIERCE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

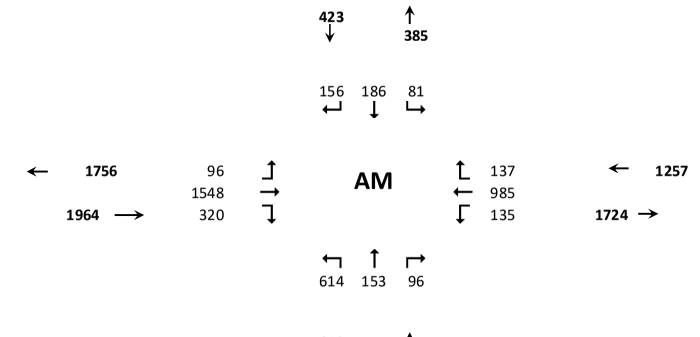
Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/15/2023
DAY: Thursday
CITY: St. Lucie
REPORT DATE: 6/16/2023
ANALYSIS YEAR: 2023

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	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	614	153	96	81	186	156	96	1548	320	135	985	137	4507	

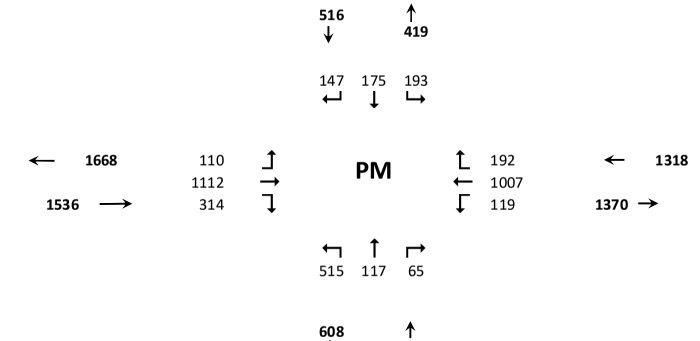


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast West	0	0

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/15/2023
DAY: Thursday
CITY: St Lucie
REPORT DATE: 6/16/2023
ANALYSIS YEAR: 2023

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	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	

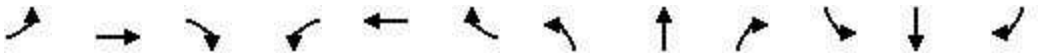


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast West	0	0

HCM 7th Signalized Intersection Summary
3: Jenkins road & Okeechobee Road

07/09/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	96	1548	320	135	985	137	614	153	96	81	186	156
Future Volume (veh/h)	96	1548	320	135	985	137	614	153	96	81	186	156
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	104	1683	0	147	1071	149	667	166	104	88	202	170
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	186	2314		173	2591	638	657	568	337	186	458	204
Arrive On Green	0.05	0.36	0.00	0.10	0.40	0.40	0.19	0.26	0.26	0.05	0.13	0.13
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2145	1273	3456	3554	1585
Grp Volume(v), veh/h	104	1683	0	147	1071	149	667	136	134	88	202	170
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1641	1728	1777	1585
Q Serve(g_s), s	3.8	29.5	0.0	10.6	15.5	8.1	24.7	7.9	8.5	3.2	6.8	13.6
Cycle Q Clear(g_c), s	3.8	29.5	0.0	10.6	15.5	8.1	24.7	7.9	8.5	3.2	6.8	13.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.78	1.00		1.00
Lane Grp Cap(c), veh/h	186	2314		173	2591	638	657	471	435	186	458	204
V/C Ratio(X)	0.56	0.73		0.85	0.41	0.23	1.02	0.29	0.31	0.47	0.44	0.83
Avail Cap(c_a), veh/h	364	2314		188	2591	638	657	471	435	657	648	289
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.0	36.1	0.0	57.8	27.8	25.6	52.7	38.0	38.2	59.7	52.3	55.3
Incr Delay (d2), s/veh	2.6	1.2	0.0	27.9	0.5	0.9	39.1	0.3	0.4	1.9	0.7	13.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	11.3	0.0	6.0	5.9	3.2	14.2	3.5	3.5	1.5	3.1	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	62.6	37.3	0.0	85.6	28.3	26.5	91.8	38.4	38.6	61.6	53.0	68.5
LnGrp LOS	E	D		F	C	C	F	D	D	E	D	E
Approach Vol, veh/h		1787			1367			937			460	
Approach Delay, s/veh		38.7			34.3			76.4			60.3	
Approach LOS		D			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.3	59.7	14.3	41.7	19.9	54.1	32.0	24.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	13.7	38.7	24.7	23.7	13.7	38.7	24.7	23.7
Max Q Clear Time (g_c+I1), s	5.8	17.5	5.2	10.5	12.6	31.5	26.7	15.6
Green Ext Time (p_c), s	0.1	7.7	0.2	1.2	0.0	5.4	0.0	1.1

Intersection Summary	
HCM 7th Control Delay, s/veh	47.3
HCM 7th LOS	D

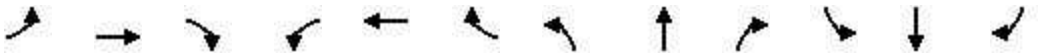
Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins road & Okeechobee Road

07/09/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	1112	314	119	1007	192	515	117	65	193	175	147
Future Volume (veh/h)	110	1112	314	119	1007	192	515	117	65	193	175	147
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	120	1209	0	129	1095	209	560	127	71	210	190	160
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	186	2824		106	2858	704	550	446	235	272	420	187
Arrive On Green	0.05	0.44	0.00	0.06	0.44	0.44	0.16	0.20	0.20	0.08	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2249	1185	3456	3554	1585
Grp Volume(v), veh/h	120	1209	0	129	1095	209	560	99	99	210	190	160
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1657	1728	1777	1585
Q Serve(g_s), s	4.4	16.9	0.0	7.7	14.8	11.0	20.7	6.1	6.6	7.7	6.5	12.9
Cycle Q Clear(g_c), s	4.4	16.9	0.0	7.7	14.8	11.0	20.7	6.1	6.6	7.7	6.5	12.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.72	1.00		1.00
Lane Grp Cap(c), veh/h	186	2824		106	2858	704	550	353	329	272	420	187
V/C Ratio(X)	0.64	0.43		1.22	0.38	0.30	1.02	0.28	0.30	0.77	0.45	0.86
Avail Cap(c_a), veh/h	471	2824		106	2858	704	550	353	329	550	484	216
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.3	25.2	0.0	61.2	24.2	23.1	54.6	44.2	44.4	58.7	53.4	56.2
Incr Delay (d2), s/veh	3.7	0.1	0.0	159.2	0.4	1.1	42.9	0.4	0.5	4.6	0.8	24.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	6.2	0.0	8.1	5.5	4.3	12.3	2.8	2.8	3.6	2.9	6.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.0	25.3	0.0	220.3	24.6	24.2	97.5	44.6	44.9	63.3	54.2	80.7
LnGrp LOS	E	C		F	C	C	F	D	D	E	D	F
Approach Vol, veh/h		1329			1433			758			560	
Approach Delay, s/veh		28.8			42.1			83.8			65.2	
Approach LOS		C			D			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.3	65.1	17.5	33.1	15.0	64.4	28.0	22.6
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	7.7	54.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	6.4	16.8	9.7	8.6	9.7	18.9	22.7	14.9
Green Ext Time (p_c), s	0.2	9.0	0.5	0.7	0.0	9.8	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	48.7
HCM 7th LOS	D

Notes

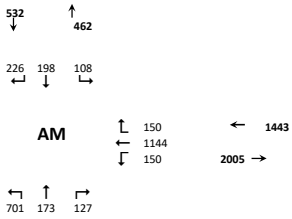
User approved pedestrian interval to be less than phase max green.

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

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR:** 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	



AM PEAK HOUR IS FROM: **7:30 AM TO 8:30AM**

Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	639	160	99	84	193	163	99	1611	333	141	1025	142	4690	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

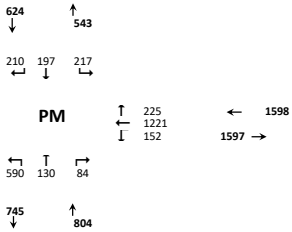
	Trips In	Trips Out
0	0	0

SUBPROJECTS

															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park	463	114
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%				
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside	143	421
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	128	383
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe	24	77
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	28	7	14	0	2	0	0	0	9	4	0	0	0	Viva at Treasure Coast West	22	70
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	26	7	13	0	2	0	0	0	8	4	0	0	0	Viva at Treasure Coast East	21	66
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT			IN					
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt	84	17
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT		IN						
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	16	0	37	13	0	0	0	0	5	0	Jenkins Waypoint	53	156
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads	7	5
Subtotal	62	14	27	24	4	63	40	160	38	9	119	8	0			
Total	701	173	127	108	198	226	139	1770	372	150	1144	150	4690			

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR:** 2027

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	535	121	68	201	182	153	115	1157	327	123	1048	200	4231	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
0	0	0

SUBPROJECTS

															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park	142	458
%	5%	0%	0%	0%	0%	5%	5%	30%	5%	0%	30%	0.0%				
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside	426	256
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	405	228
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	5	0	12	19	0	0	0	0	8	0	Hillpointe	81	48
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	4	9	0	7	0	0	0	29	15	0	0	0	Viva at Treasure Coast West	73	43
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	16	4	8	0	7	0	0	0	28	14	0	0	0	Viva at Treasure Coast East	69	40
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT			IN					
Volume	0	0	0	1	0	0	0	3	0	0	3	0	0	Project Hunt	29	85
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT		IN						
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint	172	102
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads	10	11
Subtotal	55	8	17	16	14	57	74	138	70	28	173	25	0			
Total	590	130	84	217	197	210	188	1296	396	152	1221	225	4231			

HCM 7th Signalized Intersection Summary
3: Jenkins road & Okeechobee Road

07/09/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	1770	372	150	1144	150	701	172	127	108	198	226
Future Volume (veh/h)	139	1770	372	150	1144	150	701	172	127	108	198	226
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	1924	0	163	1243	163	762	187	138	117	215	246
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	207	1987		188	2280	562	657	614	429	186	608	271
Arrive On Green	0.06	0.31	0.00	0.11	0.35	0.35	0.19	0.31	0.31	0.05	0.17	0.17
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	1999	1397	3456	3554	1585
Grp Volume(v), veh/h	151	1924	0	163	1243	163	762	165	160	117	215	246
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1619	1728	1777	1585
Q Serve(g_s), s	5.6	38.3	0.0	11.7	20.1	9.6	24.7	9.2	9.9	4.3	6.9	19.8
Cycle Q Clear(g_c), s	5.6	38.3	0.0	11.7	20.1	9.6	24.7	9.2	9.9	4.3	6.9	19.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	207	1987		188	2280	562	657	546	498	186	608	271
V/C Ratio(X)	0.73	0.97		0.87	0.55	0.29	1.16	0.30	0.32	0.63	0.35	0.91
Avail Cap(c_a), veh/h	364	1987		188	2280	562	657	546	498	657	648	289
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.1	44.3	0.0	57.3	33.6	30.2	52.7	34.4	34.6	60.2	47.5	52.9
Incr Delay (d2), s/veh	4.9	13.5	0.0	32.4	0.9	1.3	88.4	0.3	0.4	3.5	0.3	29.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	16.5	0.0	6.8	7.8	3.9	18.7	4.1	4.0	2.0	3.1	10.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.9	57.8	0.0	89.7	34.5	31.5	141.1	34.7	35.0	63.7	47.9	82.0
LnGrp LOS	E	E		F	C	C	F	C	C	E	D	F
Approach Vol, veh/h		2075			1569			1087			578	
Approach Delay, s/veh		58.3			39.9			109.3			65.6	
Approach LOS		E			D			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.1	53.4	14.3	47.3	21.0	47.4	32.0	29.6
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	13.7	38.7	24.7	23.7	13.7	38.7	24.7	23.7
Max Q Clear Time (g_c+I1), s	7.6	22.1	6.3	11.9	13.7	40.3	26.7	21.8
Green Ext Time (p_c), s	0.2	8.0	0.3	1.5	0.0	0.0	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	64.1
HCM 7th LOS	E

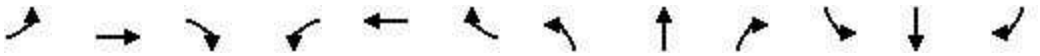
Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins road & Okeechobee Road

07/09/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	188	1296	396	152	1221	225	590	130	84	217	197	210
Future Volume (veh/h)	188	1296	396	152	1221	225	590	130	84	217	197	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	204	1409	0	165	1327	245	641	141	91	236	214	228
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	264	2707		106	2598	640	550	444	269	299	484	216
Arrive On Green	0.08	0.42	0.00	0.06	0.40	0.40	0.16	0.21	0.21	0.09	0.14	0.14
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2126	1289	3456	3554	1585
Grp Volume(v), veh/h	204	1409	0	165	1327	245	641	116	116	236	214	228
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1638	1728	1777	1585
Q Serve(g_s), s	7.5	21.1	0.0	7.7	20.1	14.2	20.7	7.2	7.8	8.7	7.2	17.7
Cycle Q Clear(g_c), s	7.5	21.1	0.0	7.7	20.1	14.2	20.7	7.2	7.8	8.7	7.2	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.79	1.00		1.00
Lane Grp Cap(c), veh/h	264	2707		106	2598	640	550	371	342	299	484	216
V/C Ratio(X)	0.77	0.52		1.56	0.51	0.38	1.16	0.31	0.34	0.79	0.44	1.06
Avail Cap(c_a), veh/h	471	2707		106	2598	640	550	371	342	550	484	216
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.9	27.9	0.0	61.2	29.1	27.3	54.6	43.5	43.8	58.2	51.6	56.2
Incr Delay (d2), s/veh	4.8	0.2	0.0	294.5	0.7	1.7	92.7	0.5	0.6	4.6	0.6	76.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	7.9	0.0	12.0	7.6	5.7	16.1	3.2	3.3	4.0	3.3	11.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	63.8	28.1	0.0	355.7	29.8	29.1	147.4	44.0	44.4	62.8	52.2	133.1
LnGrp LOS	E	C		F	C	C	F	D	D	E	D	F
Approach Vol, veh/h		1613			1737			873			678	
Approach Delay, s/veh		32.6			60.7			119.9			83.1	
Approach LOS		C			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.2	59.8	18.6	34.4	15.0	62.0	28.0	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	7.7	54.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	9.5	22.1	10.7	9.8	9.7	23.1	22.7	19.7
Green Ext Time (p_c), s	0.4	10.4	0.6	0.7	0.0	11.6	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	65.1
HCM 7th LOS	E

Notes

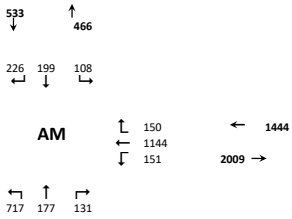
User approved pedestrian interval to be less than phase max green.

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

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR:** 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	



AM PEAK HOUR IS FROM: **7:30 AM TO 8:30AM**

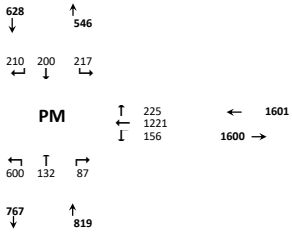
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	639	160	99	84	193	163	99	1611	333	141	1025	142	4690	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	10%	0%	10%	0%	0%	0%	40%	10%	0%	0%	0%	
PROJECT	16	4	4	0	1	0	0	0	5	1	0	0	32	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	28	7	14	0	2	0	0	0	9	4	0	0	0	Viva at Treasure Coast West
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	26	7	13	0	2	0	0	0	8	4	0	0	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT		IN				
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	16	0	37	13	0	0	0	0	5	0	Jenkins Waypoint
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads
Subtotal	62	14	27	24	4	63	40	160	38	9	119	8	0	
Total	717	177	131	108	199	226	139	1770	377	151	1144	150	4721	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
4945 Edwards Road	13	40
Kings Highway Commerce Park	463	114
Creekside	143	421
Celebration Pointe - 25%	128	383
Hillpointe	24	77
Viva at Treasure Coast West	22	70
Viva at Treasure Coast East	21	66
Project Hunt	84	17
Kings Highway Warehouse	342	341
Jenkins Waypoint	53	156
Walsh Crossroads	7	5

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR:** 2027

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

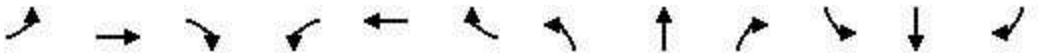
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	535	121	68	201	182	153	115	1157	327	123	1048	200	4231	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	10%	0%	10%	0%	0%	0%	40%	10%	0%	0%	0%	
PROJECT	10	3	3	0	4	0	0	0	15	4	0	0	38	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park
%	5%	0%	0%	0%	0%	5%	5%	30%	5%	0%	30%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	5	0	12	19	0	0	0	0	8	0	Hillpointe
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	17	4	9	0	7	0	0	0	29	15	0	0	0	Viva at Treasure Coast West
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	8	0	7	0	0	0	28	14	0	0	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	3	0	0	3	0	0	Project Hunt
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT		IN				
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads
Subtotal	55	8	17	16	14	57	74	138	70	28	173	25	0	
Total	600	132	87	217	200	210	188	1296	411	156	1221	225	4268	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
4945 Edwards Road	37	26
Kings Highway Commerce Park	142	458
Creekside	426	256
Celebration Pointe - 25%	405	228
Hillpointe	81	48
Viva at Treasure Coast West	73	43
Viva at Treasure Coast East	69	40
Project Hunt	29	85
Kings Highway Warehouse	458	216
Jenkins Waypoint	172	102
Walsh Crossroads	10	11

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

07/11/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	1770	377	151	1144	150	717	177	131	108	199	226
Future Volume (veh/h)	139	1770	377	151	1144	150	717	177	131	108	199	226
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	1924	0	164	1243	163	779	192	142	117	216	246
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	268	2251		193	2222	547	815	679	476	168	543	365
Arrive On Green	0.08	0.35	0.00	0.07	0.35	0.35	0.24	0.34	0.34	0.05	0.15	0.15
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	1996	1400	3456	3554	1585
Grp Volume(v), veh/h	151	1924	0	164	1243	163	779	170	164	117	216	246
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1618	1728	1777	1585
Q Serve(g_s), s	6.5	43.0	0.0	9.1	24.3	11.6	34.5	10.8	11.5	5.2	8.5	21.9
Cycle Q Clear(g_c), s	6.5	43.0	0.0	9.1	24.3	11.6	34.5	10.8	11.5	5.2	8.5	21.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	268	2251		193	2222	547	815	604	551	168	543	365
V/C Ratio(X)	0.56	0.85		0.85	0.56	0.30	0.96	0.28	0.30	0.70	0.40	0.67
Avail Cap(c_a), veh/h	350	2251		244	2222	547	818	604	551	818	543	365
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	46.7	0.0	37.6	41.2	37.0	58.4	37.3	37.6	72.6	59.2	54.3
Incr Delay (d2), s/veh	1.9	3.4	0.0	19.8	1.0	1.4	21.3	0.3	0.3	5.1	0.5	4.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.9	17.3	0.0	4.9	9.6	4.8	17.5	4.8	4.7	2.4	3.9	9.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	70.8	50.2	0.0	57.3	42.2	38.4	79.7	37.6	37.9	77.7	59.7	59.2
LnGrp LOS	E	D		E	D	D	E	D	D	E	E	E
Approach Vol, veh/h		2075			1570			1113			579	
Approach Delay, s/veh		51.7			43.4			67.1			63.1	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	60.8	14.8	60.0	18.6	61.5	43.9	31.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	15.7	49.7	36.7	23.7	15.7	49.7	36.7	23.7
Max Q Clear Time (g_c+I1), s	8.5	26.3	7.2	13.5	11.1	45.0	36.5	23.9
Green Ext Time (p_c), s	0.2	9.5	0.4	1.4	0.2	4.0	0.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	53.7
HCM 7th LOS	D

Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

07/11/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	188	1296	411	156	1221	225	600	132	87	217	200	210
Future Volume (veh/h)	188	1296	411	156	1221	225	600	132	87	217	200	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	204	1409	0	170	1327	245	652	143	95	236	217	228
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	280	2452		193	2626	647	670	480	300	293	425	318
Arrive On Green	0.08	0.38	0.00	0.11	0.41	0.41	0.19	0.23	0.23	0.08	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2101	1311	3456	3554	1585
Grp Volume(v), veh/h	204	1409	0	170	1327	245	652	120	118	236	217	228
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1634	1728	1777	1585
Q Serve(g_s), s	8.5	25.7	0.0	13.9	22.8	16.0	27.7	8.2	8.9	9.9	8.5	17.7
Cycle Q Clear(g_c), s	8.5	25.7	0.0	13.9	22.8	16.0	27.7	8.2	8.9	9.9	8.5	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.80	1.00		1.00
Lane Grp Cap(c), veh/h	280	2452		193	2626	647	670	406	374	293	425	318
V/C Ratio(X)	0.73	0.57		0.88	0.51	0.38	0.97	0.29	0.32	0.81	0.51	0.72
Avail Cap(c_a), veh/h	413	2452		213	2626	647	670	406	374	577	425	318
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	66.4	36.3	0.0	65.1	32.7	30.7	59.3	47.2	47.5	66.5	61.1	55.2
Incr Delay (d2), s/veh	3.6	0.3	0.0	30.5	0.7	1.7	28.0	0.4	0.5	5.2	1.0	7.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.8	9.9	0.0	7.9	8.8	6.5	14.8	3.7	3.7	4.6	3.9	8.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	70.0	36.6	0.0	95.6	33.4	32.4	87.3	47.6	47.9	71.7	62.1	62.7
LnGrp LOS	E	D		F	C	C	F	D	D	E	E	E
Approach Vol, veh/h		1613			1742			890			681	
Approach Delay, s/veh		40.8			39.3			76.7			65.6	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	67.7	19.9	41.1	23.3	63.7	36.0	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	24.7	17.7	17.7	54.7	28.7	17.7
Max Q Clear Time (g_c+I1), s	10.5	24.8	11.9	10.9	15.9	27.7	29.7	19.7
Green Ext Time (p_c), s	0.3	9.8	0.6	0.7	0.1	11.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	50.2
HCM 7th LOS	D

Notes

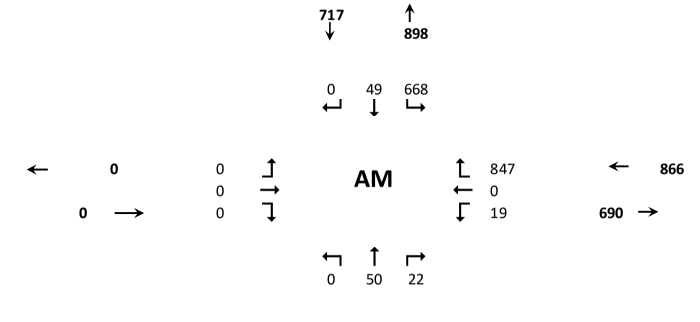
User approved pedestrian interval to be less than phase max green.

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

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2023

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	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	50	22	668	49	0	0	0	0	19	0	847	1656	
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	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	50	22	668	49	0	0	0	0	19	0	847	1656	

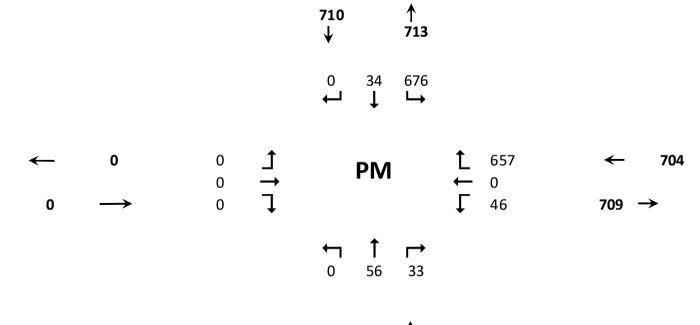


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast	0	0

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2023

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	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	56	33	676	34	0	0	0	0	46	0	657	1502	
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	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	56	33	676	34	0	0	0	0	46	0	657	1502	



Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast	0	0

HCS Two-Way Stop-Control Report

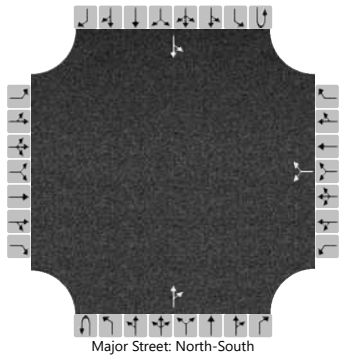
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	Jenkins Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		847			50	22		668	49	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							941							726		
Capacity, c (veh/h)							745							1514		
v/c Ratio							1.26							0.48		
95% Queue Length, Q_{95} (veh)							34.7							2.7		
95% Queue Length, Q_{95} (ft)							888.3							69.1		
Control Delay (s/veh)							148.4							9.6	4.7	
Level of Service (LOS)							F							A	A	
Approach Delay (s/veh)						148.4								9.2		
Approach LOS						F								A		

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HCS Two-Way Stop-Control Report

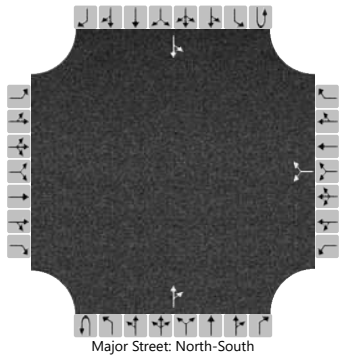
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	Jenkins Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						46		657			56	33		676	34	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							725							697		
Capacity, c (veh/h)							530							1497		
v/c Ratio							1.37							0.47		
95% Queue Length, Q_{95} (veh)							32.7							2.5		
95% Queue Length, Q_{95} (ft)							837.1							64.0		
Control Delay (s/veh)							199.4							9.5	4.5	
Level of Service (LOS)							F							A	A	
Approach Delay (s/veh)						199.4								9.2		
Approach LOS						F								A		

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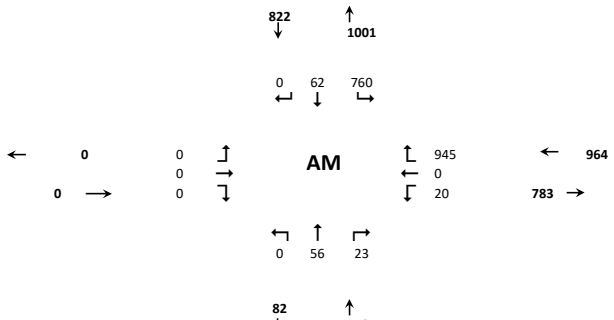
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:			**7:45AM TO 8:45AM**											
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	52	23	695	51	0	0	0	0	20	0	882	1723	
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	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	Celebration Pointe - 25%
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	Creekside
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%		
In/Out				IN								OUT		
Volume	0	0	0	15	0	0	0	0	0	0	0	46	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%		
In/Out				OUT								IN		
Volume	0	0	0	21	0	0	0	0	0	0	0	7	0	Viva at Treasure Coast West
Subtotal	0	4	0	65	11	0	0	0	0	0	0	63	0	
Total	0	56	23	760	62	0	0	0	0	20	0	945	1723	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
	0	0
Celebration Pointe - 25%	128	383
Creekside	143	421
Viva at Treasure Coast East	21	66
Viva at Treasure Coast West	22	70

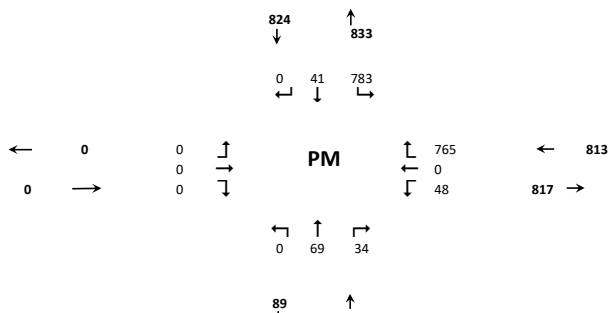


N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:			**4:15PM TO 5:15PM**											
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	58	34	704	35	0	0	0	0	48	0	684	1562	
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	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	Celebration Pointe - 25%
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	Creekside
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%		
In/Out				IN								OUT		
Volume	0	0	0	48	0	0	0	0	0	0	0	28	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	30.0%		
In/Out				OUT								IN		
Volume	0	0	0	13	0	0	0	0	0	0	0	22	0	Viva at Treasure Coast West
Subtotal	0	11	0	79	6	0	0	0	0	0	0	81	0	
Total	0	69	34	783	41	0	0	0	0	48	0	765	1562	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
	0	0
Celebration Pointe - 25%	405	228
Creekside	426	256
Viva at Treasure Coast East	69	40
Viva at Treasure Coast West	73	43





Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	20	945	56	23	760	62
Future Volume (veh/h)	20	945	56	23	760	62
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	22	201	61	25	826	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	284	253	358	147	1070	1327
Arrive On Green	0.16	0.16	0.28	0.28	0.36	0.71
Sat Flow, veh/h	1781	1585	1261	517	1781	1870
Grp Volume(v), veh/h	22	201	0	86	826	67
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1777	1781	1870
Q Serve(g_s), s	0.7	8.4	0.0	2.5	19.4	0.7
Cycle Q Clear(g_c), s	0.7	8.4	0.0	2.5	19.4	0.7
Prop In Lane	1.00	1.00		0.29	1.00	
Lane Grp Cap(c), veh/h	284	253	0	505	1070	1327
V/C Ratio(X)	0.08	0.79	0.00	0.17	0.77	0.05
Avail Cap(c_a), veh/h	1103	981	0	505	1584	1866
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.5	27.8	0.0	18.5	7.2	3.0
Incr Delay (d2), s/veh	0.1	5.6	0.0	0.7	1.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	3.4	0.0	1.1	5.5	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	24.7	33.4	0.0	19.2	8.6	3.0
LnGrp LOS	C	C		B	A	A
Approach Vol, veh/h	223		86			893
Approach Delay, s/veh	32.5		19.2			8.2
Approach LOS	C		B			A

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	29.2	24.0				53.2	15.5
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	21.4	4.5				2.7	10.4
Green Ext Time (p_c), s	3.3	0.3				0.4	0.7

Intersection Summary	
HCM 7th Control Delay, s/veh	13.5
HCM 7th LOS	B



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	48	765	69	34	783	41
Future Volume (veh/h)	48	765	69	34	783	41
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	52	0	75	37	851	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	89	79	425	210	1146	1466
Arrive On Green	0.05	0.00	0.36	0.36	0.34	0.78
Sat Flow, veh/h	1781	1585	1182	583	1781	1870
Grp Volume(v), veh/h	52	0	0	112	851	45
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1765	1781	1870
Q Serve(g_s), s	1.5	0.0	0.0	2.4	13.0	0.3
Cycle Q Clear(g_c), s	1.5	0.0	0.0	2.4	13.0	0.3
Prop In Lane	1.00	1.00		0.33	1.00	
Lane Grp Cap(c), veh/h	89	79	0	634	1146	1466
V/C Ratio(X)	0.58	0.00	0.00	0.18	0.74	0.03
Avail Cap(c_a), veh/h	1395	1242	0	634	1998	2361
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.2	0.0	0.0	11.9	4.1	1.3
Incr Delay (d2), s/veh	5.9	0.0	0.0	0.6	1.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.0	0.9	2.0	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	31.1	0.0	0.0	12.5	5.1	1.3
LnGrp LOS	C			B	A	A
Approach Vol, veh/h	52		112			896
Approach Delay, s/veh	31.1		12.5			4.9
Approach LOS	C		B			A

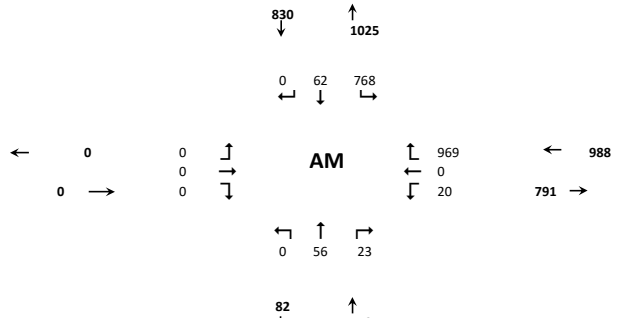
Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	23.0	24.0				47.0	7.2
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	15.0	4.4				2.3	3.5
Green Ext Time (p_c), s	3.5	0.4				0.2	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	7.0
HCM 7th LOS	A

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	52	23	695	51	0	0	0	0	20	0	882	1723	
In/Out				IN								OUT		
Percentage	0%	0%	0%	60%	0%	0%	0%	0%	0%	0%	0%	60%		
PROJECT	0	0	0	8	0	0	0	0	0	0	0	24	32	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%		
In/Out	IN			OUT	OUT							IN		
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%		
In/Out				IN								OUT		
Volume	0	0	0	15	0	0	0	0	0	0	0	46	0	
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%		
In/Out				OUT								IN		
Volume	0	0	0	21	0	0	0	0	0	0	0	7	0	
Subtotal	0	4	0	65	11	0	0	0	0	0	0	63	0	
Total	0	56	23	768	62	0	0	0	0	20	0	969	1755	



Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
4945 Edwards Road	13	40
Celebration Pointe - 25%	128	383
Creekside	143	421
Viva at Treasure Coast East	21	66
Viva at Treasure Coast West	22	70

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
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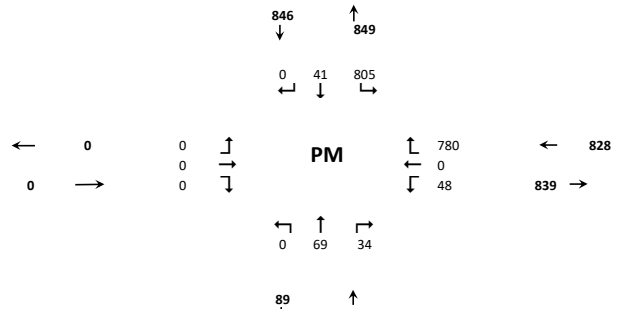
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	58	34	704	35	0	0	0	0	48	0	684	1562	
In/Out				IN								OUT		
Percentage	0%	0%	0%	60%	0%	0%	0%	0%	0%	0%	0%	60%		
PROJECT	0	0	0	22	0	0	0	0	0	0	0	16	38	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%		
In/Out				IN								OUT		
Volume	0	0	0	48	0	0	0	0	0	0	0	28	0	
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	30.0%		
In/Out				OUT								IN		
Volume	0	0	0	13	0	0	0	0	0	0	0	22	0	
Subtotal	0	11	0	79	6	0	0	0	0	0	0	81	0	
Total	0	69	34	805	41	0	0	0	0	48	0	780	1600	



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	Trips In	Trips Out
4945 Edwards Road	37	26
Celebration Pointe - 25%	405	228
Creekside	426	256
Viva at Treasure Coast East	69	40
Viva at Treasure Coast West	73	43



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	20	969	56	23	768	62
Future Volume (veh/h)	20	969	56	23	768	62
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	22	227	61	25	835	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	313	279	340	139	1060	1309
Arrive On Green	0.18	0.18	0.27	0.27	0.37	0.70
Sat Flow, veh/h	1781	1585	1261	517	1781	1870
Grp Volume(v), veh/h	22	227	0	86	835	67
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1777	1781	1870
Q Serve(g_s), s	0.7	10.0	0.0	2.7	21.4	0.8
Cycle Q Clear(g_c), s	0.7	10.0	0.0	2.7	21.4	0.8
Prop In Lane	1.00	1.00		0.29	1.00	
Lane Grp Cap(c), veh/h	313	279	0	479	1060	1309
V/C Ratio(X)	0.07	0.81	0.00	0.18	0.79	0.05
Avail Cap(c_a), veh/h	1046	931	0	479	1500	1771
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.9	28.7	0.0	20.3	8.0	3.4
Incr Delay (d2), s/veh	0.1	5.7	0.0	0.8	1.9	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	4.1	0.0	1.2	6.6	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	25.0	34.4	0.0	21.1	9.9	3.4
LnGrp LOS	C	C		C	A	A
Approach Vol, veh/h	249		86			902
Approach Delay, s/veh	33.6		21.1			9.4
Approach LOS	C		C			A

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	31.1	24.0				55.1	17.2
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	23.4	4.7				2.8	12.0
Green Ext Time (p_c), s	3.3	0.3				0.4	0.8

Intersection Summary	
HCM 7th Control Delay, s/veh	15.1
HCM 7th LOS	B



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	48	780	69	34	805	41
Future Volume (veh/h)	48	780	69	34	805	41
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	52	18	75	37	875	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	105	94	409	202	1147	1461
Arrive On Green	0.06	0.06	0.35	0.35	0.36	0.78
Sat Flow, veh/h	1781	1585	1182	583	1781	1870
Grp Volume(v), veh/h	52	18	0	112	875	45
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1765	1781	1870
Q Serve(g_s), s	1.6	0.6	0.0	2.5	14.3	0.3
Cycle Q Clear(g_c), s	1.6	0.6	0.0	2.5	14.3	0.3
Prop In Lane	1.00	1.00		0.33	1.00	
Lane Grp Cap(c), veh/h	105	94	0	611	1147	1461
V/C Ratio(X)	0.49	0.19	0.00	0.18	0.76	0.03
Avail Cap(c_a), veh/h	1344	1196	0	611	1922	2274
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.7	25.2	0.0	12.9	4.4	1.4
Incr Delay (d2), s/veh	3.6	1.0	0.0	0.7	1.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.2	0.0	1.0	2.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	29.2	26.2	0.0	13.5	5.5	1.4
LnGrp LOS	C	C		B	A	A
Approach Vol, veh/h	70		112			920
Approach Delay, s/veh	28.5		13.5			5.3
Approach LOS	C		B			A

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	24.5	24.0				48.5	7.8
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	16.3	4.5				2.3	3.6
Green Ext Time (p_c), s	3.7	0.4				0.2	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	7.6
HCM 7th LOS	A

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Controller Timing Plan (MM) 2-1

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	12	10	7	5	12	0	0	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	0	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	28	0	22	0	15	0	0	0	2	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	3.0	4.0	3.0	3.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	20	60	35	30	20	60	0	0	35	35	35	35	35	35	35	35
Max2	0	0	30	30	20	60	0	0	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	3.7	3.7	4.8	4.8	3.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.0	2.0	2.5	2.5	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Min Gap	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	16	0	16	0	16	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	16	0	16	0	16	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	16	0	16	0	16	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Controller Overlaps

Vehicle Overlaps (MM) 2-2

Overlap	Type	Lag Green	Yellow	Red	Adv. Green

Phases

Overlap	Phase	Included	Protect	Ped Protect	Not Overlap	Modifier	Lag X Phases	Lag 2 Phases	Flash Green

PPLT FYA

Overlap	Protected Phase (Left Turn)	Permissive Phase (Opposing Thru)	Flashing Arrow Output	Flashing Arrow Output CH	Delay Start of FYA	Delay Start of Clearance	Action Plan SF Bit Disable	Ped Protected Enable

Guaranteed Minimum Time Data (MM) 2-4

Phase	Min Green	Walk	Ped Clear	Yellow	Red Clear	Overlap Green
A01	5	0	7	3.0	0.0	5
B02	5	0	7	3.0	0.0	5
C03	10	0	7	3.0	0.0	5
D04	5	0	7	3.0	0.0	5
E05	5	0	7	3.0	0.0	5
F06	5	0	7	3.0	0.0	5
G07	5	0	7	3.0	0.0	5
H08	5	0	7	3.0	0.0	5
I09	5	0	7	3.0	0.0	5
J10	5	0	7	3.0	0.0	5
K11	5	0	7	3.0	0.0	5
L12	5	0	7	3.0	0.0	5
M13	5	0	7	3.0	0.0	5
N14	5	0	7	3.0	0.0	5
O15	5	0	7	3.0	0.0	5
P16	5	0	7	3.0	0.0	5

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Controller Pedestrian Overlaps
Vehicle / Pedestrian Overlaps (MM) 2-3

Included	Pedestrian Overlaps

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Controller Start / Flash Data (MM) 2-5

Start Up

Phase	Phase Setting
1	.
2	.
3	.
4	.
5	.
6	G
7	.
8	.
9	.
10	.
11	.
12	.
13	.
14	.
15	.
16	.

Overlap
A
B
C
D

Flash Thru Mon: No
Flash Time: 0
All Red: 6
Power Start Seq: 1
MUTCD Enabled: No
Y->G: n/a

Automatic Flash

Entry
4

Exit
6

Overlap Exit
A
B
C
D

Flash Thru Mon: No
Exit Flash: W
Minimum Flash: 8
Mimimum Recall: No
Cycle Through Phase: No

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Controller Options

Controller Options (MM) 2-6-1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flashing Grn Ph	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Guar Passage																
Non-Act I		X				X										
Non-Act II				X				X								
Dual Entry																
Cond Service																
Cond Reservice																
Ped Re-Service																
Rest In Walk		X				X										
Flashing Walk																
Ped Clr-Yel																
Ped Clr-Red																
IGRN + Veh Ext																

Ped Clear Protect: Off Unit Red Revert: 2.0 MUTCD 3 Seconds Don't Walk: No

Pre-Timed Mode (MM) 2-7

Enable Pre-Timed Mode: No Free Input Disables Pre-Timed: No

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Pre-Timed																

Phase Recall Options (MM) 2-8

Plan # 1

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector		X				X			X	X	X	X	X	X	X	X
Vehicle Recall		X				X										
Ped Recall		X				X										
Max Recall																
Soft Recall																
No Rest																
AI Calc																

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Coordination Options

Options (MM) 3-1

Manual Pattern	Auto	ECPI Coord	Yes
System Source	SYS	System Format	STD
Splits In	Seconds	Offsets In	Seconds
Transition	Smooth	Max Select	MAXINH
Dwell / Add Time	0		
Delay Coord Wk-LZ	No	Force Off	Float
Offset Reference	Lead	Use Ped Time	Yes
Ped Recall	No	Ped Reservice	No
Local Zero Override	No	FO Added Ini Green	No
Re-sync Count	0	Multisync	No

Auto Perm Minimum Green (Seconds) (MM) 3-4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Minimum Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Split Demand (MM) 3-5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Demand 1																
Demand 2																

Demand	1	2
Detector	0	0
Call Time (Sec)	0	0
Cycle Count	0	0

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Coordination Pattern Data
Coordinator Pattern Data (MM) 3-2

Coordinator Pattern # 1

Split Pattern	1	TS2 (Pat-Off)	0-1	Splits In	Seconds
Cycle	130	Std (COS)	9	Offsets In	Seconds
Offset Value	76s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	Yes	Sequence	0		
Phase Reservice	No	Action Plan	1		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 1)	15	51	34	30	15	51	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	130s	66s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase							X	X	X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 2

Split Pattern	2	TS2 (Pat-Off)	0-2	Splits In	Seconds
Cycle	130	Std (COS)	10	Offsets In	Seconds
Offset Value	63s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	Yes	Sequence	0		
Phase Reservice	No	Action Plan	2		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 2)	15	55	35	25	15	55	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	130s	70s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 3

Split Pattern	3	TS2 (Pat-Off)	0-3	Splits In	Seconds
Cycle	130	Std (COS)	11	Offsets In	Seconds
Offset Value	109s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	Yes	Sequence	0		
Phase Reservice	No	Action Plan	3		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 3)	17	51	36	26	17	51	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	130s	68s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 4

Split Pattern	4	TS2 (Pat-Off)	1-1	Splits In	Seconds
Cycle	100	Std (COS)	12	Offsets In	Seconds
Offset Value	9s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	Yes	Sequence	0		
Phase Reservice	No	Action Plan	4		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 4)	15	37	30	18	15	37	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100s	52s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time			X													
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 5

Split Pattern	5	TS2 (Pat-Off)	1-2	Splits In	Seconds
Cycle	120	Std (COS)	13	Offsets In	Seconds
Offset Value	114s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	Yes	Sequence	0		
Phase Reservice	No	Action Plan	5		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 5)	15	50	34	21	15	50	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	120s	65s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time			X													
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 6

Split Pattern	6	TS2 (Pat-Off)	1-3	Splits In	Seconds
Cycle	120	Std (COS)	14	Offsets In	Seconds
Offset Value	11s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	0		
Actuated Walk Rest	Yes	Sequence	0		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 6)	0	0	36	20	15	49	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	56s	64s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase						X										
Vehicle Recall						X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

Sr70 & McNeil Rd - ASC/3 [redacted] - Econolite Type - ASC/3

Coordination Split Pattern
Split Pattern Data (MM) 3-3

Split Pattern # 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	15	51	34	30	15	51	0	0	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase							X	X	X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	130s	66s	0s	0s

Split Pattern # 2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	15	55	35	25	15	55	0	0	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	130s	70s	0s	0s

Split Pattern # 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	17	51	36	26	17	51	0	0	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										

Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	130s	68s	0s	0s

Split Pattern # 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	15	37	30	18	15	37	0	0	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time			X													
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	100s	52s	0s	0s

Split Pattern # 5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	15	50	34	21	15	50	0	0	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time			X													
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	120s	65s	0s	0s

Split Pattern # 6

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	0	0	36	20	15	49	0	0	0	0	0	0	0	0	0	0
Coord Phase						X										
Vehicle Recall						X										
Pedestrian Recall																

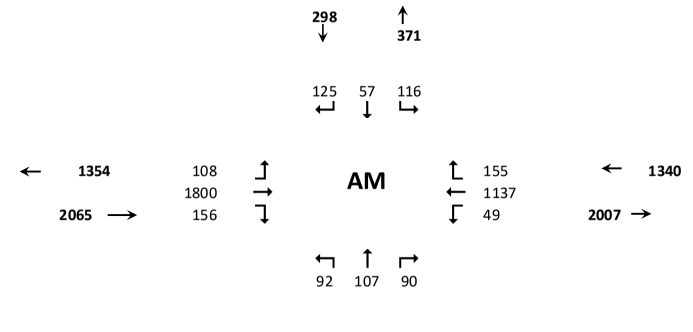
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	56s	64s	0s	0s

TURNING MOVEMENT VOLUME COUNTS

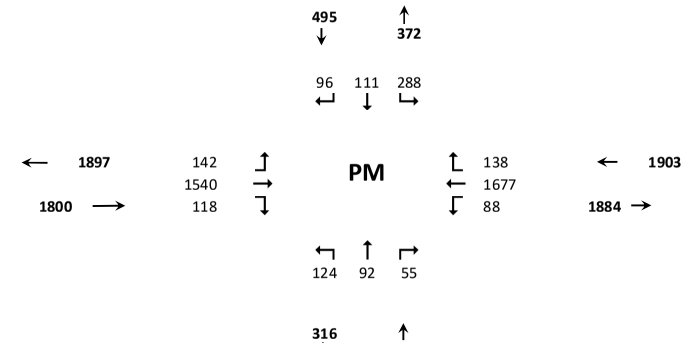
N/S STREET: McNeil Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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	8	16	14	19	9	20	19	313	19	2	198	18	655	3174
7:15-7:30	21	18	14	29	11	16	19	331	25	6	233	21	744	3377
7:30-7:45	19	24	20	34	15	26	19	396	34	11	269	25	892	3533
7:45-8:00	18	26	19	28	15	35	25	388	42	7	246	34	883	3449
8:00-8:15	21	26	23	21	11	25	26	381	34	12	235	43	858	3331
8:15-8:30	23	19	18	20	9	25	26	428	28	13	256	35	900	
8:30-8:45	15	22	24	24	8	24	19	372	25	15	232	28	808	
8:45-9:00	14	17	16	26	13	19	14	356	26	13	219	32	765	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	81	95	80	103	50	111	96	1593	138	43	1006	137	3533	
Season Factor	92	107	90	116	57	125	108	1800	156	49	1137	155	3992	
Growth	92	107	90	116	57	125	108	1800	156	49	1137	155	3992	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	92	107	90	116	57	125	108	1800	156	49	1137	155	3992	



N/S STREET: McNeil Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 6/202024 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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	25	19	10	70	19	20	26	289	11	13	283	36	821	3669
4:15-4:30	20	15	5	74	24	26	27	332	16	15	328	39	921	3866
4:30-4:45	24	19	11	62	27	25	33	349	23	15	370	30	988	3955
4:45-5:00	32	25	12	52	24	21	30	304	26	18	359	36	939	3880
5:00-5:15	29	17	13	75	26	20	36	344	32	21	375	30	1018	3742
5:15-5:30	25	20	13	66	21	19	27	366	23	24	380	26	1010	
5:30-5:45	19	16	9	42	16	17	26	337	20	22	359	30	913	
5:45-6:00	22	11	7	37	11	11	28	316	16	19	297	26	801	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	110	81	49	255	98	85	126	1363	104	78	1484	122	3955	
Season Factor	124	92	55	288	111	96	142	1540	118	88	1677	138	4469	
Growth	124	92	55	288	111	96	142	1540	118	88	1677	138	4469	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	124	92	55	288	111	96	142	1540	118	88	1677	138	4469	



HCM 7th Signalized Intersection Summary
8: Okeechobee Road & McNeil Road

07/09/2024

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	116	57	125	92	107	90	108	1800	156	49	1137	155
Future Volume (veh/h)	116	57	125	92	107	90	108	1800	156	49	1137	155
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	94	107	136	100	116	98	117	1957	0	53	1236	168
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	192	202	171	149	157	133	112	2910		68	2479	337
Arrive On Green	0.11	0.11	0.11	0.08	0.08	0.08	0.06	0.57	0.00	0.04	0.55	0.55
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	5106	1585	1781	4545	618
Grp Volume(v), veh/h	94	107	136	100	116	98	117	1957	0	53	926	478
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1702	1585	1781	1702	1759
Q Serve(g_s), s	6.5	7.0	10.9	7.1	7.9	7.8	8.2	34.7	0.0	3.8	22.1	22.1
Cycle Q Clear(g_c), s	6.5	7.0	10.9	7.1	7.9	7.8	8.2	34.7	0.0	3.8	22.1	22.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	192	202	171	149	157	133	112	2910		68	1856	959
V/C Ratio(X)	0.49	0.53	0.80	0.67	0.74	0.74	1.04	0.67		0.78	0.50	0.50
Avail Cap(c_a), veh/h	381	400	339	326	342	290	112	2910		112	1856	959
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.6	54.9	56.6	57.8	58.2	58.1	60.9	19.5	0.0	62.0	18.5	18.5
Incr Delay (d2), s/veh	1.9	2.2	8.2	5.1	6.7	7.7	96.4	1.3	0.0	16.9	1.0	1.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	3.4	4.8	3.4	4.0	3.4	6.6	13.0	0.0	2.0	8.4	9.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	56.6	57.0	64.8	62.9	64.8	65.8	157.3	20.7	0.0	78.8	19.4	20.3
LnGrp LOS	E	E	E	E	E	E	F	C		E	B	C
Approach Vol, veh/h		337			314			2074			1457	
Approach Delay, s/veh		60.0			64.5			28.5			21.9	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	15.0	77.7		17.1	11.8	80.9		20.2				
Change Period (Y+Rc), s	6.8	6.8		6.2	6.8	6.8		6.2				
Max Green Setting (Gmax), s	8.2	44.2		23.8	8.2	44.2		27.8				
Max Q Clear Time (g_c+I1), s	10.2	24.1		9.9	5.8	36.7		12.9				
Green Ext Time (p_c), s	0.0	9.1		1.0	0.0	6.1		1.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	31.4
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

HCM 7th Signalized Intersection Summary
8: Okeechobee Road & McNeil Road

07/09/2024

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	288	111	96	124	92	55	142	1540	118	88	1677	138
Future Volume (veh/h)	288	111	96	124	92	55	142	1540	118	88	1677	138
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	217	255	104	135	100	60	154	1674	0	96	1823	150
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	291	306	259	170	179	152	178	2813		119	2490	204
Arrive On Green	0.16	0.16	0.16	0.10	0.10	0.10	0.10	0.55	0.00	0.07	0.52	0.52
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	5106	1585	1781	4809	394
Grp Volume(v), veh/h	217	255	104	135	100	60	154	1674	0	96	1289	684
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1702	1585	1781	1702	1799
Q Serve(g_s), s	15.1	17.2	7.6	9.6	6.6	4.6	11.1	28.5	0.0	6.9	38.2	38.5
Cycle Q Clear(g_c), s	15.1	17.2	7.6	9.6	6.6	4.6	11.1	28.5	0.0	6.9	38.2	38.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.22
Lane Grp Cap(c), veh/h	291	306	259	170	179	152	178	2813		119	1762	932
V/C Ratio(X)	0.74	0.83	0.40	0.79	0.56	0.40	0.86	0.60		0.81	0.73	0.73
Avail Cap(c_a), veh/h	438	460	390	301	317	268	178	2813		178	1762	932
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.8	52.7	48.7	57.5	56.2	55.2	57.6	19.5	0.0	59.8	24.3	24.4
Incr Delay (d2), s/veh	3.8	8.0	1.0	8.0	2.7	1.7	33.0	0.9	0.0	14.9	2.7	5.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.1	8.7	3.1	4.7	3.3	1.9	6.5	10.7	0.0	3.6	15.0	16.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	55.6	60.7	49.7	65.5	58.9	56.9	90.6	20.4	0.0	74.7	27.0	29.5
LnGrp LOS	E	E	D	E	E	E	F	C		E	C	C
Approach Vol, veh/h		576			295			1828			2069	
Approach Delay, s/veh		56.8			61.5			26.4			30.1	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	17.0	71.3		16.4	12.7	75.6		25.3				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	13.0	47.0		22.0	13.0	47.0		32.0				
Max Q Clear Time (g_c+I1), s	13.1	40.5		11.6	8.9	30.5		19.2				
Green Ext Time (p_c), s	0.0	5.3		0.8	0.1	10.2		2.1				

Intersection Summary			
HCM 7th Control Delay, s/veh		33.8	
HCM 7th LOS		C	

Notes

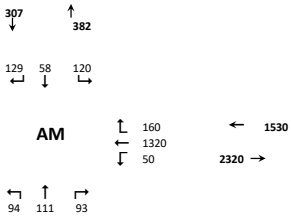
User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: McNeil Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/20/2024
DAY: Thursday
CITY: St. Lucie
REPORT DATE: 7/2/2024
ANALYSIS YEAR: 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	8	16	14	19	9	20	19	313	19	2	198	18	655	3174
7:15-7:30	21	18	14	29	11	16	19	331	25	6	233	21	744	3377
7:30-7:45	19	24	20	34	15	26	19	396	34	11	269	25	892	3533
7:45-8:00	18	26	19	28	15	35	25	388	42	7	246	34	883	3449
8:00-8:15	21	26	23	21	11	25	26	381	34	12	235	43	858	3331
8:15-8:30	23	19	18	20	9	25	26	428	28	13	256	35	900	
8:30-8:45	15	22	24	24	8	24	19	372	25	15	232	28	808	
8:45-9:00	14	17	16	26	13	19	14	356	26	13	219	32	765	



AM PEAK HOUR IS FROM: **7:30 AM TO 8:30AM**

Volumes	81	95	80	103	50	111	96	1593	138	43	1006	137	3533
Season Factor	92	107	90	116	57	125	108	1800	156	49	1137	155	3992
Growth	94	111	93	120	58	129	112	1855	161	50	1171	160	4113
In/Out													
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0

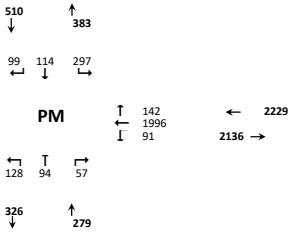
Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

SUBPROJECTS													
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	40.0%	0.0%	0.0%	40.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	168	0	0	57	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%	
In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	10.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	8	0	0	2	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	20%	0.0%	0.0%	20.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	14	0	0	4	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	20.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	13	0	0	4	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	2	0	0	8	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	16	0	0	5	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	252	0	0	149	0	0
Total	94	111	93	120	58	129	112	2107	161	50	1320	160	4113

	Trips In	Trips Out
0	0	0
Kings Highway Commerce Park	463	114
Creekside	143	421
Celebration Pointe - 25%	128	383
Hillpointe	24	77
Viva at Treasure Coast West	22	70
Viva at Treasure Coast East	21	66
Project Hunt	84	17
Kings Highway Warehouse	342	341
Jenkins Waypoint	53	156
Walsh Crossroads	7	5

N/S STREET: McNeil Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/20/2024
DAY: Thursday
CITY: St Lucie
REPORT DATE: 7/2/2024
ANALYSIS YEAR: 2027

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	25	19	10	70	19	20	26	289	11	13	283	36	821	3669
4:15-4:30	20	15	5	74	24	26	27	332	16	15	328	39	921	3866
4:30-4:45	24	19	11	62	27	25	33	349	23	15	370	30	988	3955
4:45-5:00	32	25	12	52	24	21	30	304	26	18	359	36	939	3880
5:00-5:15	29	17	13	75	26	20	36	344	32	21	375	30	1018	3742
5:15-5:30	25	20	13	66	21	19	27	366	23	24	380	26	1010	
5:30-5:45	19	16	9	42	16	17	26	337	20	22	359	30	913	
5:45-6:00	22	11	7	37	11	11	28	316	16	19	297	26	801	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

Volumes	110	81	49	255	98	85	126	1363	104	78	1484	122	3955
Season Factor	124	92	55	288	111	96	142	1540	118	88	1677	138	4469
Growth	128	94	57	297	114	99	147	1587	121	91	1728	142	4605
In/Out													
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0

Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

SUBPROJECTS													
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0
%	0%	0%	0%	0%	0%	0%	0%	40%	0%	0%	40%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	102	0	0	170	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	10.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	5	0	0	8	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	20%	0.0%	0.0%	20.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	9	0	0	15	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	20.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	8	0	0	14	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	3	0	0	3	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%	
In/Out								OUT			IN		
Volume	0	0	0	0	0	0	0	10	0	0	17	0	0
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%	
In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	196	0	0	269	0	0
Total	128	94	57	297	114	99	147	1783	121	91	1996	142	4605

	Trips In	Trips Out
0	0	0
Kings Highway Commerce Park	142	458
Creekside	426	256
Celebration Pointe - 25%	405	228
Hillpointe	81	48
Viva at Treasure Coast West	73	43
Viva at Treasure Coast East	69	40
Project Hunt	29	85
Kings Highway Warehouse	458	216
Jenkins Waypoint	172	102
Walsh Crossroads	10	11

HCM 7th Signalized Intersection Summary
8: Okeechobee Road & McNeil Road

07/09/2024

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	120	58	129	94	111	93	112	2107	161	50	1320	160
Future Volume (veh/h)	120	58	129	94	111	93	112	2107	161	50	1320	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	97	110	140	102	121	101	122	2290	0	54	1435	174
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	197	207	175	154	162	137	112	2879		70	2491	302
Arrive On Green	0.11	0.11	0.11	0.09	0.09	0.09	0.06	0.56	0.00	0.04	0.54	0.54
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	5106	1585	1781	4614	559
Grp Volume(v), veh/h	97	110	140	102	121	101	122	2290	0	54	1058	551
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1702	1585	1781	1702	1770
Q Serve(g_s), s	6.7	7.2	11.2	7.2	8.2	8.1	8.2	46.1	0.0	3.9	27.0	27.0
Cycle Q Clear(g_c), s	6.7	7.2	11.2	7.2	8.2	8.1	8.2	46.1	0.0	3.9	27.0	27.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	197	207	175	154	162	137	112	2879		70	1837	955
V/C Ratio(X)	0.49	0.53	0.80	0.66	0.75	0.73	1.09	0.80		0.78	0.58	0.58
Avail Cap(c_a), veh/h	381	400	339	326	342	290	112	2879		112	1837	955
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.4	54.7	56.4	57.5	58.0	57.9	60.9	22.4	0.0	61.9	20.0	20.0
Incr Delay (d2), s/veh	1.9	2.1	8.1	4.7	6.7	7.4	109.9	2.4	0.0	16.6	1.3	2.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	3.5	4.9	3.5	4.2	3.5	7.1	17.5	0.0	2.1	10.4	11.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	56.3	56.8	64.6	62.3	64.6	65.3	170.8	24.8	0.0	78.5	21.3	22.5
LnGrp LOS	E	E	E	E	E	E	F	C		E	C	C
Approach Vol, veh/h		347			324			2412			1663	
Approach Delay, s/veh		59.8			64.1			32.2			23.6	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	15.0	77.0		17.5	11.9	80.1		20.6				
Change Period (Y+Rc), s	6.8	6.8		6.2	6.8	6.8		6.2				
Max Green Setting (Gmax), s	8.2	44.2		23.8	8.2	44.2		27.8				
Max Q Clear Time (g_c+I1), s	10.2	29.0		10.2	5.9	48.1		13.2				
Green Ext Time (p_c), s	0.0	8.9		1.1	0.0	0.0		1.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	33.4
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

HCM 7th Signalized Intersection Summary
8: Okeechobee Road & McNeil Road

07/09/2024

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	297	114	99	128	94	57	147	1783	121	91	1996	142
Future Volume (veh/h)	297	114	99	128	94	57	147	1783	121	91	1996	142
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	224	263	108	139	102	62	160	1938	0	99	2170	154
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	299	314	266	175	183	155	178	2769		122	2489	175
Arrive On Green	0.17	0.17	0.17	0.10	0.10	0.10	0.10	0.54	0.00	0.07	0.51	0.51
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	5106	1585	1781	4870	343
Grp Volume(v), veh/h	224	263	108	139	102	62	160	1938	0	99	1511	813
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1702	1585	1781	1702	1809
Q Serve(g_s), s	15.6	17.7	7.9	9.9	6.8	4.8	11.5	36.4	0.0	7.1	50.8	51.9
Cycle Q Clear(g_c), s	15.6	17.7	7.9	9.9	6.8	4.8	11.5	36.4	0.0	7.1	50.8	51.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	299	314	266	175	183	155	178	2769		122	1739	924
V/C Ratio(X)	0.75	0.84	0.41	0.80	0.56	0.40	0.90	0.70		0.81	0.87	0.88
Avail Cap(c_a), veh/h	438	460	390	301	317	268	178	2769		178	1739	924
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	52.4	48.3	57.4	55.9	55.0	57.8	21.9	0.0	59.7	28.0	28.2
Incr Delay (d2), s/veh	4.0	8.6	1.0	8.0	2.6	1.7	40.0	1.5	0.0	16.0	6.2	11.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.3	9.1	3.2	4.9	3.3	2.0	7.1	13.9	0.0	3.7	20.6	23.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	55.5	61.0	49.3	65.4	58.6	56.7	97.9	23.4	0.0	75.6	34.2	39.9
LnGrp LOS	E	E	D	E	E	E	F	C		E	C	D
Approach Vol, veh/h		595			303			2098			2423	
Approach Delay, s/veh		56.8			61.3			29.1			37.8	
Approach LOS		E			E			C			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	17.0	70.4		16.7	12.9	74.5		25.8				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	13.0	47.0		22.0	13.0	47.0		32.0				
Max Q Clear Time (g_c+I1), s	13.5	53.9		11.9	9.1	38.4		19.7				
Green Ext Time (p_c), s	0.0	0.0		0.8	0.1	6.8		2.1				

Intersection Summary		
HCM 7th Control Delay, s/veh	37.8	
HCM 7th LOS	D	

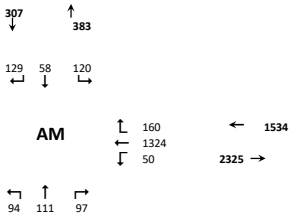
Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: McNeil Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/20/2024
DAY: Thursday
CITY: St. Lucie
REPORT DATE: 7/2/2024
ANALYSIS YEAR: 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	8	16	14	19	9	20	19	313	19	2	198	18	655	3174
7:15-7:30	21	18	14	29	11	16	19	331	25	6	233	21	744	3377
7:30-7:45	19	24	20	34	15	26	19	396	34	11	269	25	892	3533
7:45-8:00	18	26	19	28	15	35	25	388	42	7	246	34	883	3449
8:00-8:15	21	26	23	21	11	25	26	381	34	12	235	43	858	3331
8:15-8:30	23	19	18	20	9	25	26	428	28	13	256	35	900	
8:30-8:45	15	22	24	24	8	24	19	372	25	15	232	28	808	
8:45-9:00	14	17	16	26	13	19	14	356	26	13	219	32	765	



AM PEAK HOUR IS FROM: **7:30 AM TO 8:30AM**

Volumes	81	95	80	103	50	111	96	1593	138	43	1006	137	3533
Season Factor	92	107	90	116	57	125	108	1800	156	49	1137	155	3992
Growth	94	111	93	120	58	129	112	1855	161	50	1171	160	4113
In/Out			OUT				IN	IN			OUT		
Percentage	0%	0%	10%	0%	0%	0%	10%	10%	0%	0%	10%	0%	0%
PROJECT	0	0	4	0	0	0	1	1	0	0	4	0	11

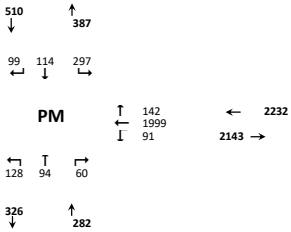
Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

SUBPROJECTS

															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park	463	114
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	40.0%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	168	0	0	57	0	0	Creekside	143	421
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	128	383
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	10.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	8	0	0	2	0	0	Hillpointe	24	77
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	20%	0.0%	0.0%	20.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	14	0	0	4	0	0	Viva at Treasure Coast West	22	70
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	20.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	13	0	0	4	0	0	Viva at Treasure Coast East	21	66
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	2	0	0	8	0	0	Project Hunt	84	17
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	16	0	0	5	0	0	Jenkins Waypoint	53	156
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads	7	5
Subtotal	0	0	0	0	0	0	0	252	0	0	149	0	0			
Total	94	111	97	120	58	129	113	2108	161	50	1324	160	4124			

N/S STREET: McNeil Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/20/2024
DAY: Thursday
CITY: St Lucie
REPORT DATE: 7/2/2024
ANALYSIS YEAR: 2027

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	25	19	10	70	19	20	26	289	11	13	283	36	821	3669
4:15-4:30	20	15	5	74	24	26	27	332	16	15	328	39	921	3866
4:30-4:45	24	19	11	62	27	25	33	349	23	15	370	30	988	3955
4:45-5:00	32	25	12	52	24	21	30	304	26	18	359	36	939	3880
5:00-5:15	29	17	13	75	26	20	36	344	32	21	375	30	1018	3742
5:15-5:30	25	20	13	66	21	19	27	366	23	24	380	26	1010	
5:30-5:45	19	16	9	42	16	17	26	337	20	22	359	30	913	
5:45-6:00	22	11	7	37	11	11	28	316	16	19	297	26	801	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

Volumes	110	81	49	255	98	85	126	1363	104	78	1484	122	3955
Season Factor	124	92	55	288	111	96	142	1540	118	88	1677	138	4469
Growth	128	94	57	297	114	99	147	1587	121	91	1728	142	4605
In/Out			OUT				IN	IN			OUT		
Percentage	0%	0%	10%	0%	0%	0%	10%	10%	0%	0%	10%	0%	0%
PROJECT	0	0	3	0	0	0	4	4	0	0	3	0	13

Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

SUBPROJECTS

															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park	142	458
%	0%	0%	0%	0%	0%	0%	0%	40%	0%	0%	40%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	102	0	0	170	0	0	Creekside	426	256
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	405	228
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	10.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	5	0	0	8	0	0	Hillpointe	81	48
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	20%	0.0%	0.0%	20.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	9	0	0	15	0	0	Viva at Treasure Coast West	73	43
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	20.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	8	0	0	14	0	0	Viva at Treasure Coast East	69	40
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	3	0	0	3	0	0	Project Hunt	29	85
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	10.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	10	0	0	17	0	0	Jenkins Waypoint	172	102
%	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	Walsh Crossroads	10	11
Subtotal	0	0	0	0	0	0	0	196	0	0	269	0	0			
Total	128	94	60	297	114	99	150	1786	121	91	1999	142	4617			

HCM 7th Signalized Intersection Summary
8: Okeechobee Road & McNeil Road

07/09/2024

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	120	58	129	94	111	97	112	2108	161	51	1324	160
Future Volume (veh/h)	120	58	129	94	111	97	112	2108	161	51	1324	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	97	110	140	102	121	105	122	2291	0	55	1439	174
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	197	207	175	157	165	140	112	2867		71	2484	300
Arrive On Green	0.11	0.11	0.11	0.09	0.09	0.09	0.06	0.56	0.00	0.04	0.54	0.54
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	5106	1585	1781	4616	558
Grp Volume(v), veh/h	97	110	140	102	121	105	122	2291	0	55	1061	552
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1702	1585	1781	1702	1770
Q Serve(g_s), s	6.7	7.2	11.2	7.2	8.2	8.4	8.2	46.4	0.0	4.0	27.2	27.2
Cycle Q Clear(g_c), s	6.7	7.2	11.2	7.2	8.2	8.4	8.2	46.4	0.0	4.0	27.2	27.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	197	207	175	157	165	140	112	2867		71	1832	953
V/C Ratio(X)	0.49	0.53	0.80	0.65	0.73	0.75	1.09	0.80		0.78	0.58	0.58
Avail Cap(c_a), veh/h	381	400	339	326	342	290	112	2867		112	1832	953
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.4	54.7	56.4	57.3	57.8	57.9	60.9	22.7	0.0	61.8	20.1	20.1
Incr Delay (d2), s/veh	1.9	2.1	8.1	4.4	6.1	7.8	109.9	2.4	0.0	16.4	1.3	2.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	3.5	4.9	3.4	4.2	3.7	7.1	17.7	0.0	2.1	10.5	11.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	56.3	56.8	64.6	61.8	63.9	65.7	170.8	25.1	0.0	78.2	21.5	22.7
LnGrp LOS	E	E	E	E	E	E	F	C		E	C	C
Approach Vol, veh/h		347			328			2413			1668	
Approach Delay, s/veh		59.8			63.8			32.5			23.8	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	15.0	76.8		17.7	12.0	79.8		20.6				
Change Period (Y+Rc), s	6.8	6.8		6.2	6.8	6.8		6.2				
Max Green Setting (Gmax), s	8.2	44.2		23.8	8.2	44.2		27.8				
Max Q Clear Time (g_c+I1), s	10.2	29.2		10.4	6.0	48.4		13.2				
Green Ext Time (p_c), s	0.0	8.9		1.1	0.0	0.0		1.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	33.6
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

HCM 7th Signalized Intersection Summary
8: Okeechobee Road & McNeil Road

07/09/2024

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	297	114	99	128	94	60	147	1786	121	94	1999	142
Future Volume (veh/h)	297	114	99	128	94	60	147	1786	121	94	1999	142
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	224	263	108	139	102	65	160	1941	0	102	2173	154
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	299	314	266	175	183	155	178	2759		126	2488	175
Arrive On Green	0.17	0.17	0.17	0.10	0.10	0.10	0.10	0.54	0.00	0.07	0.51	0.51
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	5106	1585	1781	4870	342
Grp Volume(v), veh/h	224	263	108	139	102	65	160	1941	0	102	1513	814
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1702	1585	1781	1702	1809
Q Serve(g_s), s	15.6	17.7	7.9	9.9	6.8	5.0	11.5	36.6	0.0	7.3	50.9	52.0
Cycle Q Clear(g_c), s	15.6	17.7	7.9	9.9	6.8	5.0	11.5	36.6	0.0	7.3	50.9	52.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	299	314	266	175	183	155	178	2759		126	1739	924
V/C Ratio(X)	0.75	0.84	0.41	0.80	0.56	0.42	0.90	0.70		0.81	0.87	0.88
Avail Cap(c_a), veh/h	438	460	390	301	317	268	178	2759		178	1739	924
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	52.4	48.3	57.4	55.9	55.1	57.8	22.1	0.0	59.6	28.0	28.3
Incr Delay (d2), s/veh	4.0	8.6	1.0	8.0	2.6	1.8	40.0	1.5	0.0	17.0	6.3	11.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.3	9.1	3.2	4.9	3.3	2.1	7.1	14.0	0.0	3.8	20.7	23.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	55.5	61.0	49.3	65.3	58.5	56.9	97.9	23.7	0.0	76.6	34.3	40.0
LnGrp LOS	E	E	D	E	E	E	F	C		E	C	D
Approach Vol, veh/h		595			306			2101			2429	
Approach Delay, s/veh		56.8			61.3			29.3			38.0	
Approach LOS		E			E			C			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	17.0	70.4		16.7	13.2	74.3		25.8				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	13.0	47.0		22.0	13.0	47.0		32.0				
Max Q Clear Time (g_c+I1), s	13.5	54.0		11.9	9.3	38.6		19.7				
Green Ext Time (p_c), s	0.0	0.0		0.8	0.1	6.7		2.1				

Intersection Summary		
HCM 7th Control Delay, s/veh	38.0	
HCM 7th LOS	D	

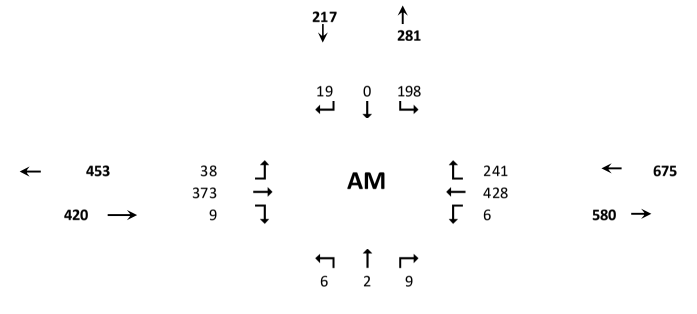
Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

TURNING MOVEMENT VOLUME COUNTS

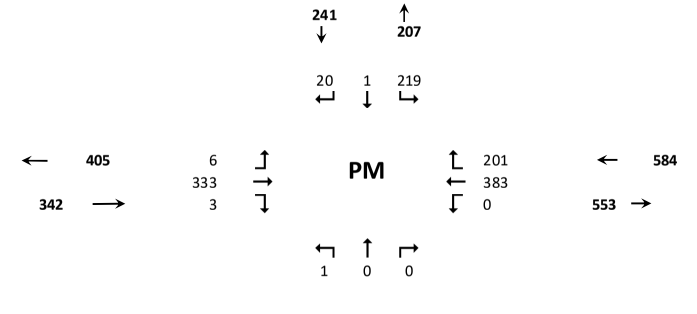
N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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	1	0	24	0	3	7	61	0	1	78	29	204	1048
7:15-7:30	0	0	0	28	0	5	8	69	2	0	85	43	240	1148
7:30-7:45	2	0	2	43	0	2	7	81	2	2	94	57	292	1176
7:45-8:00	1	1	4	51	0	5	8	91	4	1	92	54	312	1127
8:00-8:15	1	1	0	42	0	4	9	84	1	2	102	58	304	1022
8:15-8:30	1	0	2	39	0	6	10	74	1	0	91	44	268	
8:30-8:45	0	2	0	35	0	1	8	65	1	2	80	49	243	
8:45-9:00	0	1	0	40	0	2	6	53	0	1	63	41	207	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	5	2	8	175	0	17	34	330	8	5	379	213	1176	
Season Factor	6	2	9	198	0	19	38	373	9	6	428	241	1329	
Growth	6	2	9	198	0	19	38	373	9	6	428	241	1329	
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	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	6	2	9	198	0	19	38	373	9	6	428	241	1329	



N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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	2	30	1	2	0	86	0	0	69	37	227	985
4:15-4:30	0	0	0	35	0	4	1	71	0	1	78	38	228	1017
4:30-4:45	0	0	0	44	0	3	0	76	1	0	82	37	243	1034
4:45-5:00	0	0	0	55	0	4	1	78	0	0	95	54	287	1012
5:00-5:15	1	0	0	44	1	7	3	70	2	0	89	42	259	885
5:15-5:30	0	0	0	51	0	4	1	71	0	0	73	45	245	
5:30-5:45	0	0	1	37	2	5	2	56	0	0	80	38	221	
5:45-6:00	0	0	0	35	0	5	2	45	0	0	41	32	160	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	1	0	0	194	1	18	5	295	3	0	339	178	1034	
Season Factor	1	0	0	219	1	20	6	333	3	0	383	201	1168	
Growth	1	0	0	219	1	20	6	333	3	0	383	201	1168	
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	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	1	0	0	219	1	20	6	333	3	0	383	201	1168	



HCS Two-Way Stop-Control Report

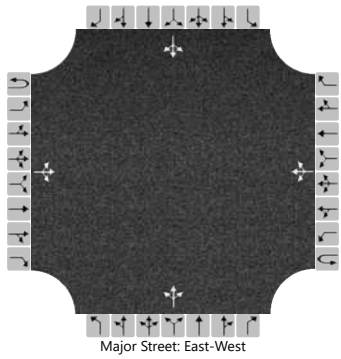
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	McNeil and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	McNeil Road
Peak Hour Factor	0.92
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	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		38	373	9		6	428	241		6	2	9		198	0	19
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		41				7					18				236	
Capacity, c (veh/h)		872				1138					271				179	
v/c Ratio		0.05				0.01					0.07				1.32	
95% Queue Length, Q_{95} (veh)		0.1				0.0					0.2				13.6	
95% Queue Length, Q_{95} (ft)											5.1				348.2	
Control Delay (s/veh)		9.3	0.6	0.6		8.2	0.1	0.1			19.3				228.0	
Level of Service (LOS)		A	A	A		A	A	A			C				F	
Approach Delay (s/veh)	1.4				0.2				19.3				228.0			
Approach LOS	A				A				C				F			

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HCS Two-Way Stop-Control Report

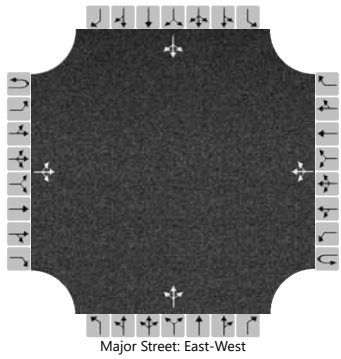
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	McNeil and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	McNeil Road
Peak Hour Factor	0.92
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	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		6	333	3		0	383	201		1	0	0		219	1	20
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7				0					1				261	
Capacity, c (veh/h)		944				1188					240				267	
v/c Ratio		0.01				0.00					0.00				0.98	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.0				9.5	
95% Queue Length, Q_{95} (ft)											0.0				243.2	
Control Delay (s/veh)		8.8	0.1	0.1		8.0	0.0	0.0			20.1				90.2	
Level of Service (LOS)		A	A	A		A	A	A			C				F	
Approach Delay (s/veh)	0.2				0.0				20.1				90.2			
Approach LOS	A				A				C				F			

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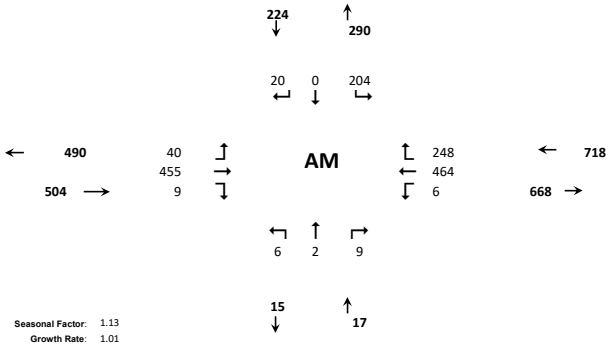
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	1	0	24	0	3	7	61	0	1	78	29	204	1048
7:15-7:30	0	0	0	28	0	5	8	69	2	0	85	43	240	1148
7:30-7:45	2	0	2	43	0	2	7	81	2	2	94	57	292	1176
7:45-8:00	1	1	4	51	0	5	8	91	4	1	92	54	312	1127
8:00-8:15	1	1	0	42	0	4	9	84	1	2	102	58	304	1022
8:15-8:30	1	0	2	39	0	6	10	74	1	0	91	44	268	
8:30-8:45	0	2	0	35	0	1	8	65	1	2	80	49	243	
8:45-9:00	0	1	0	40	0	2	6	53	0	1	63	41	207	
AM PEAK HOUR IS FROM:			**7:30 AM TO 8:30AM**											
Volumes	5	2	8	175	0	17	34	330	8	5	379	213	1176	
Season Factor	6	2	9	198	0	19	38	373	9	6	428	241	1329	
Growth	6	2	9	204	0	20	40	384	9	6	441	248	1369	
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	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	19	0	0	6	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	2.5%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	4	0	0	Creekside
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	20	0	0	6	0	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	21	0	0	7	0	0	Viva at Treasure Coast West
Subtotal	0	0	0	0	0	0	0	70	0	0	23	0	0	
Total	6	2	9	204	0	20	40	455	9	6	464	248	1369	

Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

	Trips In	Trips Out
	0	0
Celebration Pointe - 25%	128	383
Creekside	143	421
Viva at Treasure Coast East	21	66
Viva at Treasure Coast West	22	70

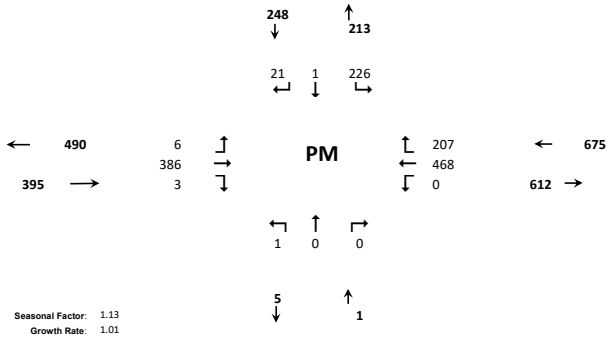


N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

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	2	30	1	2	0	86	0	0	69	37	227	985
4:15-4:30	0	0	0	35	0	4	1	71	0	1	78	38	228	1017
4:30-4:45	0	0	0	44	0	3	0	76	1	0	82	37	243	1034
4:45-5:00	0	0	0	55	0	4	1	78	0	0	95	54	287	1012
5:00-5:15	1	0	0	44	1	7	3	70	2	0	89	42	259	885
5:15-5:30	0	0	0	51	0	4	1	71	0	0	73	45	245	
5:30-5:45	0	0	1	37	2	5	2	56	0	0	80	38	221	
5:45-6:00	0	0	0	35	0	5	2	45	0	0	41	32	160	
PM PEAK HOUR IS FROM:			**4:30 PM TO 5:30PM**											
Volumes	1	0	0	194	1	18	5	295	3	0	339	178	1034	
Season Factor	1	0	0	219	1	20	6	333	3	0	383	201	1168	
Growth	1	0	0	226	1	21	6	343	3	0	395	207	1204	
In/Out		0	0		0							0		
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	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	20	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	2.5%	0.0%	0.0%	2.5%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	6	0	0	11	0	0	Creekside
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	12	0	0	21	0	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	30%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	22	0	0	Viva at Treasure Coast West
Subtotal	0	0	0	0	0	0	0	43	0	0	74	0	0	
Total	1	0	0	226	1	21	6	386	3	0	468	207	1204	

Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

	Trips In	Trips Out
	0	0
Celebration Pointe - 25%	405	228
Creekside	426	256
Viva at Treasure Coast East	69	40
Viva at Treasure Coast West	73	43



HCS Two-Way Stop-Control Report

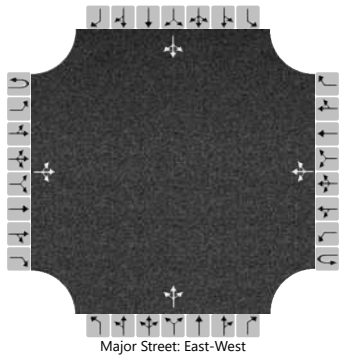
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2027
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	McNeil and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	McNeil Road
Peak Hour Factor	0.92
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	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		40	455	9		6	464	248		6	2	9		204	0	20
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		43				7					18				243	
Capacity, c (veh/h)		837				1055					221				142	
v/c Ratio		0.05				0.01					0.08				1.71	
95% Queue Length, Q_{95} (veh)		0.2				0.0					0.3				17.8	
95% Queue Length, Q_{95} (ft)											7.7				455.7	
Control Delay (s/veh)		9.5	0.7	0.7		8.4	0.1	0.1			22.8				401.6	
Level of Service (LOS)		A	A	A		A	A	A			C				F	
Approach Delay (s/veh)	1.4				0.2				22.8				401.6			
Approach LOS	A				A				C				F			

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HCS Two-Way Stop-Control Report

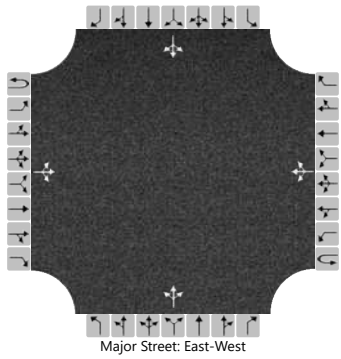
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2027
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	McNeil and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	McNeil Road
Peak Hour Factor	0.92
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	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		6	386	3		0	468	207		1	0	0		226	1	21
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7				0					1				270	
Capacity, c (veh/h)		867				1131					187				211	
v/c Ratio		0.01				0.00					0.01				1.28	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.0				14.4	
95% Queue Length, Q_{95} (ft)											0.0				368.6	
Control Delay (s/veh)		9.2	0.1	0.1		8.2	0.0	0.0			24.4				201.4	
Level of Service (LOS)		A	A	A		A	A	A			C				F	
Approach Delay (s/veh)	0.2				0.0				24.4				201.4			
Approach LOS	A				A				C				F			

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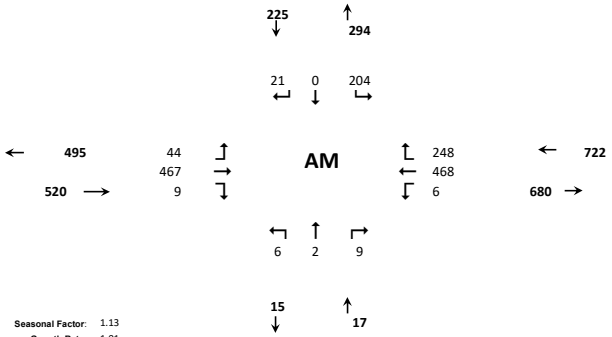
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	1	0	24	0	3	7	61	0	1	78	29	204	1048
7:15-7:30	0	0	0	28	0	5	8	69	2	0	85	43	240	1148
7:30-7:45	2	0	2	43	0	2	7	81	2	2	94	57	292	1176
7:45-8:00	1	1	4	51	0	5	8	91	4	1	92	54	312	1127
8:00-8:15	1	1	0	42	0	4	9	84	1	2	102	58	304	1022
8:15-8:30	1	0	2	39	0	6	10	74	1	0	91	44	268	
8:30-8:45	0	2	0	35	0	1	8	65	1	2	80	49	243	
8:45-9:00	0	1	0	40	0	2	6	53	0	1	63	41	207	
AM PEAK HOUR IS FROM:			**7:30 AM TO 8:30AM**											
Volumes	5	2	8	175	0	17	34	330	8	5	379	213	1176	
Season Factor	6	2	9	198	0	19	38	373	9	6	428	241	1329	
Growth	6	2	9	204	0	20	40	384	9	6	441	248	1369	
In/Out						IN	OUT	OUT			IN			
Percentage	0%	0%	0%	0%	0%	10%	10%	30%	0%	0%	30%	0%		
PROJECT	0	0	0	0	0	1	4	12	0	0	4	0	21	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	19	0	0	6	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	2.5%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	4	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	20	0	0	6	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	21	0	0	7	0	0	
Subtotal	0	0	0	0	0	0	0	70	0	0	23	0	0	
Total	6	2	9	204	0	21	44	467	9	6	468	248	1390	

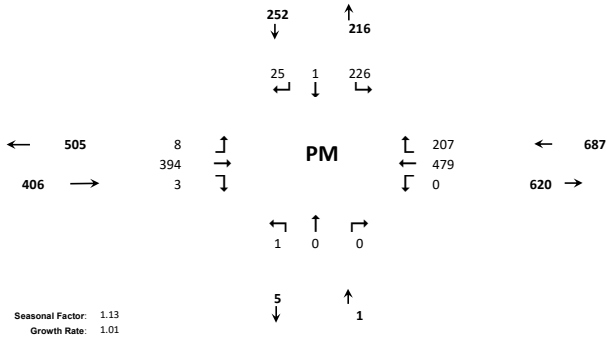


Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

	Trips In	Trips Out
4945 Edwards Rd	13	40
Celebration Pointe - 25%	128	383
Creekside	143	421
Viva at Treasure Coast East	21	66
Viva at Treasure Coast West	22	70

N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

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	2	30	1	2	0	86	0	0	69	37	227	985
4:15-4:30	0	0	0	35	0	4	1	71	0	1	78	38	228	1017
4:30-4:45	0	0	0	44	0	3	0	76	1	0	82	37	243	1034
4:45-5:00	0	0	0	55	0	4	1	78	0	0	95	54	287	1012
5:00-5:15	1	0	0	44	1	7	3	70	2	0	89	42	259	885
5:15-5:30	0	0	0	51	0	4	1	71	0	0	73	45	245	
5:30-5:45	0	0	1	37	2	5	2	56	0	0	80	38	221	
5:45-6:00	0	0	0	35	0	5	2	45	0	0	41	32	160	
PM PEAK HOUR IS FROM:			**4:30 PM TO 5:30PM**											
Volumes	1	0	0	194	1	18	5	295	3	0	339	178	1034	
Season Factor	1	0	0	219	1	20	6	333	3	0	383	201	1168	
Growth	1	0	0	226	1	21	6	343	3	0	395	207	1204	
In/Out						IN	OUT	OUT			IN			
Percentage	0%	0%	0%	0%	0%	10%	10%	30%	0%	0%	30%	0%		
PROJECT	0	0	0	0	0	4	3	8	0	0	11	0	25	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	20	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	2.5%	0.0%	0.0%	2.5%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	6	0	0	11	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	12	0	0	21	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	30%	0.0%	0.0%	30.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	22	0	0	
Subtotal	0	0	0	0	0	0	0	43	0	0	74	0	0	
Total	1	0	0	226	1	25	8	394	3	0	479	207	1229	



Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

	Trips In	Trips Out
4945 Edwards Rd	37	26
Celebration Pointe - 25%	405	228
Creekside	426	256
Viva at Treasure Coast East	69	40
Viva at Treasure Coast West	73	43

HCS Two-Way Stop-Control Report

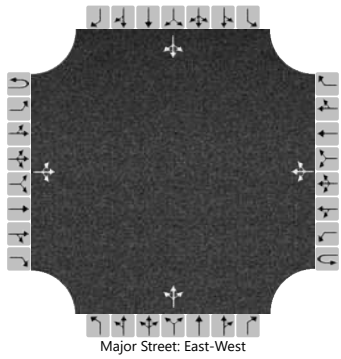
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2027
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Background with Project

Site Information

Intersection	McNeil and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	McNeil Road
Peak Hour Factor	0.92
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	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		44	467	9		6	468	248		6	2	9		204	0	21
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		48				7					18				245	
Capacity, c (veh/h)		834				1043					211				136	
v/c Ratio		0.06				0.01					0.09				1.80	
95% Queue Length, Q_{95} (veh)		0.2				0.0					0.3				18.5	
95% Queue Length, Q_{95} (ft)											7.7				473.6	
Control Delay (s/veh)		9.6	0.8	0.8		8.5	0.1	0.1			23.7				443.3	
Level of Service (LOS)		A	A	A		A	A	A			C				F	
Approach Delay (s/veh)	1.5				0.2				23.7				443.3			
Approach LOS	A				A				C				F			

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HCS Two-Way Stop-Control Report

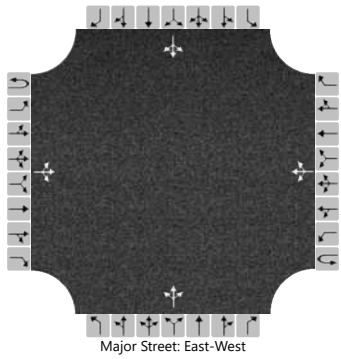
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2027
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Background with Project

Site Information

Intersection	McNeil and Edwards
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	McNeil Road
Peak Hour Factor	0.92
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	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		8	394	3		0	479	207		1	0	0		226	1	25
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9				0					1				274	
Capacity, c (veh/h)		858				1123					176				204	
v/c Ratio		0.01				0.00					0.01				1.34	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.0				15.4	
95% Queue Length, Q_{95} (ft)											0.0				394.2	
Control Delay (s/veh)		9.2	0.1	0.1		8.2	0.0	0.0			25.5				227.8	
Level of Service (LOS)		A	A	A		A	A	A			D				F	
Approach Delay (s/veh)	0.3				0.0				25.5				227.8			
Approach LOS	A				A				D				F			

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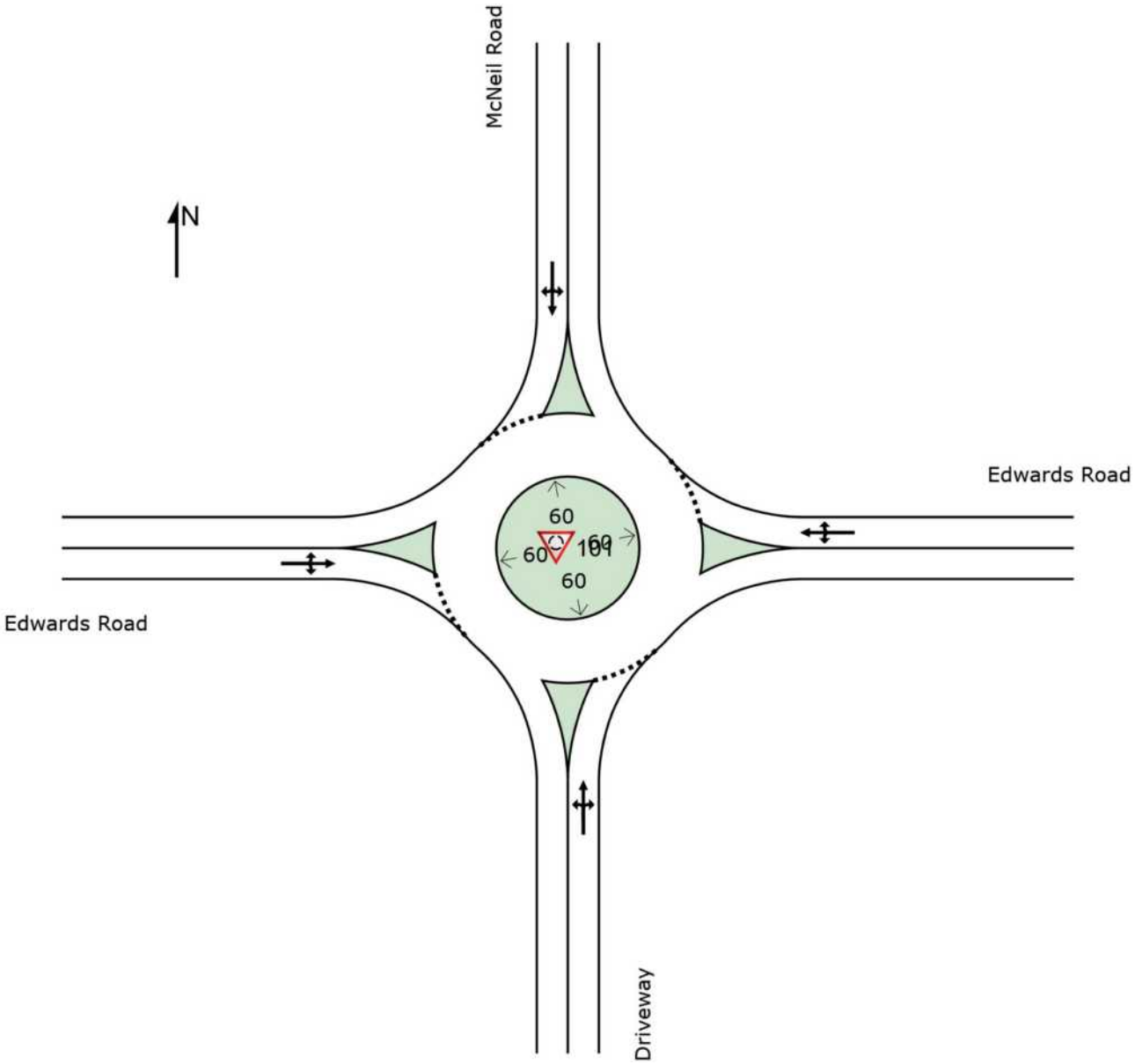
SITE LAYOUT

Site: 101 [McNeil and Edwards (Site Folder: General)]

Roundabout
Site Category: (None)
Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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MOVEMENT SUMMARY

Site: 101 [McNeil and Edwards (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Roundabout
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Driveway															
3	L2	All MCs	7	3.0	7	3.0	0.031	6.5	LOS A	0.1	2.9	0.60	0.53	0.60	31.3
8	T1	All MCs	2	3.0	2	3.0	0.031	6.5	LOS A	0.1	2.9	0.60	0.53	0.60	31.9
18	R2	All MCs	10	3.0	10	3.0	0.031	6.5	LOS A	0.1	2.9	0.60	0.53	0.60	31.6
Approach			18	3.0	18	3.0	0.031	6.5	LOS A	0.1	2.9	0.60	0.53	0.60	31.5
East: Edwards Road															
1	L2	All MCs	7	3.0	7	3.0	0.615	9.4	LOS A	6.0	152.4	0.37	0.13	0.37	30.7
6	T1	All MCs	504	3.0	504	3.0	0.615	9.4	LOS A	6.0	152.4	0.37	0.13	0.37	31.2
16	R2	All MCs	270	3.0	270	3.0	0.615	9.4	LOS A	6.0	152.4	0.37	0.13	0.37	31.0
Approach			780	3.0	780	3.0	0.615	9.4	LOS A	6.0	152.4	0.37	0.13	0.37	31.1
North: McNeil Road															
7	L2	All MCs	222	3.0	222	3.0	0.319	8.4	LOS A	1.4	37.1	0.63	0.51	0.63	29.6
4	T1	All MCs	1	3.0	1	3.0	0.319	8.4	LOS A	1.4	37.1	0.63	0.51	0.63	30.0
14	R2	All MCs	22	3.0	22	3.0	0.319	8.4	LOS A	1.4	37.1	0.63	0.51	0.63	29.8
Approach			245	3.0	245	3.0	0.319	8.4	LOS A	1.4	37.1	0.63	0.51	0.63	29.6
West: Edwards Road															
5	L2	All MCs	43	3.0	43	3.0	0.523	9.6	LOS A	3.5	88.9	0.59	0.36	0.59	30.5
2	T1	All MCs	495	3.0	495	3.0	0.523	9.6	LOS A	3.5	88.9	0.59	0.36	0.59	31.0
12	R2	All MCs	10	3.0	10	3.0	0.523	9.6	LOS A	3.5	88.9	0.59	0.36	0.59	30.8
Approach			548	3.0	548	3.0	0.523	9.6	LOS A	3.5	88.9	0.59	0.36	0.59	30.9
All Vehicles			1591	3.0	1591	3.0	0.615	9.3	LOS A	6.0	152.4	0.49	0.27	0.49	30.8

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [McNeil and Edwards (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Roundabout
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Driveway															
3	L2	All MCs	1	3.0	1	3.0	0.005	5.6	LOS A	0.0	0.5	0.57	0.40	0.57	31.7
8	T1	All MCs	1	3.0	1	3.0	0.005	5.6	LOS A	0.0	0.5	0.57	0.40	0.57	32.3
18	R2	All MCs	1	3.0	1	3.0	0.005	5.6	LOS A	0.0	0.5	0.57	0.40	0.57	32.0
Approach			3	3.0	3	3.0	0.005	5.6	LOS A	0.0	0.5	0.57	0.40	0.57	32.0
East: Edwards Road															
1	L2	All MCs	1	3.0	1	3.0	0.552	6.5	LOS A	5.0	127.4	0.12	0.02	0.12	32.0
6	T1	All MCs	509	3.0	509	3.0	0.552	6.5	LOS A	5.0	127.4	0.12	0.02	0.12	32.5
16	R2	All MCs	225	3.0	225	3.0	0.552	6.5	LOS A	5.0	127.4	0.12	0.02	0.12	32.3
Approach			735	3.0	735	3.0	0.552	6.5	LOS A	5.0	127.4	0.12	0.02	0.12	32.4
North: McNeil Road															
7	L2	All MCs	246	3.0	246	3.0	0.349	8.8	LOS A	1.6	41.8	0.64	0.52	0.65	29.4
4	T1	All MCs	1	3.0	1	3.0	0.349	8.8	LOS A	1.6	41.8	0.64	0.52	0.65	29.9
14	R2	All MCs	23	3.0	23	3.0	0.349	8.8	LOS A	1.6	41.8	0.64	0.52	0.65	29.7
Approach			270	3.0	270	3.0	0.349	8.8	LOS A	1.6	41.8	0.64	0.52	0.65	29.4
West: Edwards Road															
5	L2	All MCs	7	3.0	7	3.0	0.418	8.0	LOS A	2.4	61.6	0.54	0.34	0.54	31.2
2	T1	All MCs	420	3.0	420	3.0	0.418	8.0	LOS A	2.4	61.6	0.54	0.34	0.54	31.8
12	R2	All MCs	3	3.0	3	3.0	0.418	8.0	LOS A	2.4	61.6	0.54	0.34	0.54	31.6
Approach			429	3.0	429	3.0	0.418	8.0	LOS A	2.4	61.6	0.54	0.34	0.54	31.8
All Vehicles			1437	3.0	1437	3.0	0.552	7.4	LOS A	5.0	127.4	0.34	0.21	0.34	31.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [McNeil and Edwards (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Roundabout
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Driveway															
3	L2	All MCs	7	3.0	7	3.0	0.032	6.6	LOS A	0.1	2.9	0.61	0.54	0.61	31.3
8	T1	All MCs	2	3.0	2	3.0	0.032	6.6	LOS A	0.1	2.9	0.61	0.54	0.61	31.8
18	R2	All MCs	10	3.0	10	3.0	0.032	6.6	LOS A	0.1	2.9	0.61	0.54	0.61	31.6
Approach			18	3.0	18	3.0	0.032	6.6	LOS A	0.1	2.9	0.61	0.54	0.61	31.5
East: Edwards Road															
1	L2	All MCs	7	3.0	7	3.0	0.621	9.6	LOS A	6.1	155.0	0.39	0.14	0.39	30.6
6	T1	All MCs	509	3.0	509	3.0	0.621	9.6	LOS A	6.1	155.0	0.39	0.14	0.39	31.1
16	R2	All MCs	270	3.0	270	3.0	0.621	9.6	LOS A	6.1	155.0	0.39	0.14	0.39	30.9
Approach			785	3.0	785	3.0	0.621	9.6	LOS A	6.1	155.0	0.39	0.14	0.39	31.0
North: McNeil Road															
7	L2	All MCs	222	3.0	222	3.0	0.322	8.5	LOS A	1.5	37.4	0.63	0.52	0.63	29.5
4	T1	All MCs	1	3.0	1	3.0	0.322	8.5	LOS A	1.5	37.4	0.63	0.52	0.63	30.0
14	R2	All MCs	23	3.0	23	3.0	0.322	8.5	LOS A	1.5	37.4	0.63	0.52	0.63	29.8
Approach			246	3.0	246	3.0	0.322	8.5	LOS A	1.5	37.4	0.63	0.52	0.63	29.6
West: Edwards Road															
5	L2	All MCs	48	3.0	48	3.0	0.539	9.9	LOS A	3.8	96.1	0.61	0.38	0.62	30.3
2	T1	All MCs	508	3.0	508	3.0	0.539	9.9	LOS A	3.8	96.1	0.61	0.38	0.62	30.8
12	R2	All MCs	10	3.0	10	3.0	0.539	9.9	LOS A	3.8	96.1	0.61	0.38	0.62	30.6
Approach			565	3.0	565	3.0	0.539	9.9	LOS A	3.8	96.1	0.61	0.38	0.62	30.8
All Vehicles			1614	3.0	1614	3.0	0.621	9.5	LOS A	6.1	155.0	0.50	0.28	0.51	30.7

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [McNeil and Edwards (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Roundabout
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Driveway															
3	L2	All MCs	1	3.0	1	3.0	0.005	5.7	LOS A	0.0	0.5	0.57	0.41	0.57	31.7
8	T1	All MCs	1	3.0	1	3.0	0.005	5.7	LOS A	0.0	0.5	0.57	0.41	0.57	32.2
18	R2	All MCs	1	3.0	1	3.0	0.005	5.7	LOS A	0.0	0.5	0.57	0.41	0.57	32.0
Approach			3	3.0	3	3.0	0.005	5.7	LOS A	0.0	0.5	0.57	0.41	0.57	32.0
East: Edwards Road															
1	L2	All MCs	1	3.0	1	3.0	0.563	6.8	LOS A	5.2	132.3	0.14	0.03	0.14	31.8
6	T1	All MCs	521	3.0	521	3.0	0.563	6.8	LOS A	5.2	132.3	0.14	0.03	0.14	32.4
16	R2	All MCs	225	3.0	225	3.0	0.563	6.8	LOS A	5.2	132.3	0.14	0.03	0.14	32.1
Approach			747	3.0	747	3.0	0.563	6.8	LOS A	5.2	132.3	0.14	0.03	0.14	32.3
North: McNeil Road															
7	L2	All MCs	246	3.0	246	3.0	0.359	9.1	LOS A	1.7	44.4	0.65	0.55	0.68	29.3
4	T1	All MCs	1	3.0	1	3.0	0.359	9.1	LOS A	1.7	44.4	0.65	0.55	0.68	29.8
14	R2	All MCs	27	3.0	27	3.0	0.359	9.1	LOS A	1.7	44.4	0.65	0.55	0.68	29.6
Approach			274	3.0	274	3.0	0.359	9.1	LOS A	1.7	44.4	0.65	0.55	0.68	29.4
West: Edwards Road															
5	L2	All MCs	9	3.0	9	3.0	0.429	8.2	LOS A	2.5	63.9	0.54	0.34	0.54	31.2
2	T1	All MCs	428	3.0	428	3.0	0.429	8.2	LOS A	2.5	63.9	0.54	0.34	0.54	31.7
12	R2	All MCs	3	3.0	3	3.0	0.429	8.2	LOS A	2.5	63.9	0.54	0.34	0.54	31.5
Approach			440	3.0	440	3.0	0.429	8.2	LOS A	2.5	63.9	0.54	0.34	0.54	31.7
All Vehicles			1464	3.0	1464	3.0	0.563	7.6	LOS A	5.2	132.3	0.36	0.22	0.36	31.5

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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APPENDIX E

DRIVEWAY ANALYSIS

APPENDIX G

TURN LANE NEED AND LENGTH DETERMINATION

a. Right Turn Lanes

The potential need for right-turn lanes at the site access connections shall be evaluated based on guidelines provided in the Florida Department of Transportation's Driveway Handbook (March 2005). These guidelines are essentially based on roadway speed and type.

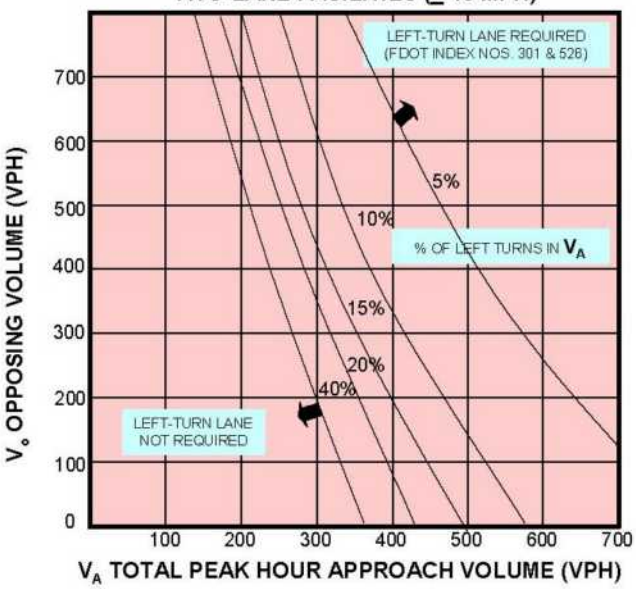
b. Left Turn Lanes

The need for left-turn lanes is typically evaluated based on research documented in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide. The curves included in this report are included below.

c. Deceleration and Storage Lengths

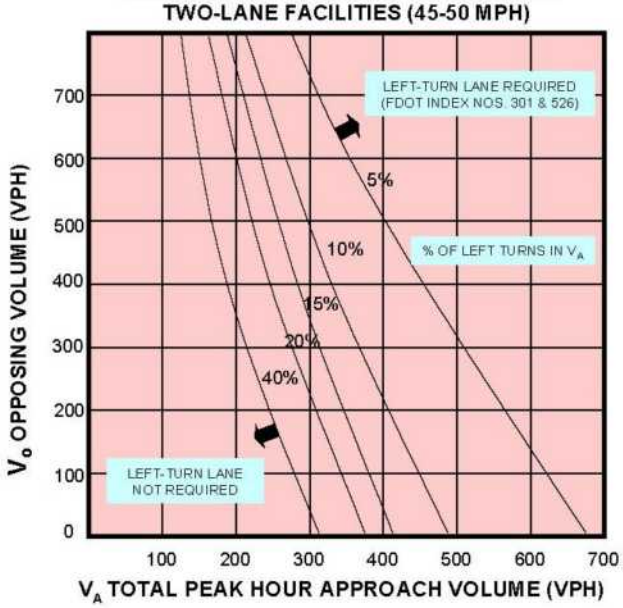
1) Deceleration length shall be based on Index 301 of FDOT's *Design Standards*.
2) Storage Length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.
3) The provision of deceleration and storage lengths may be modified or waived by the Local Government's Engineer or his/her designee if it is determined that due to site specific constraints, the implementation will not be feasible or practical.

GRAPH 2A. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (≤ 40 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

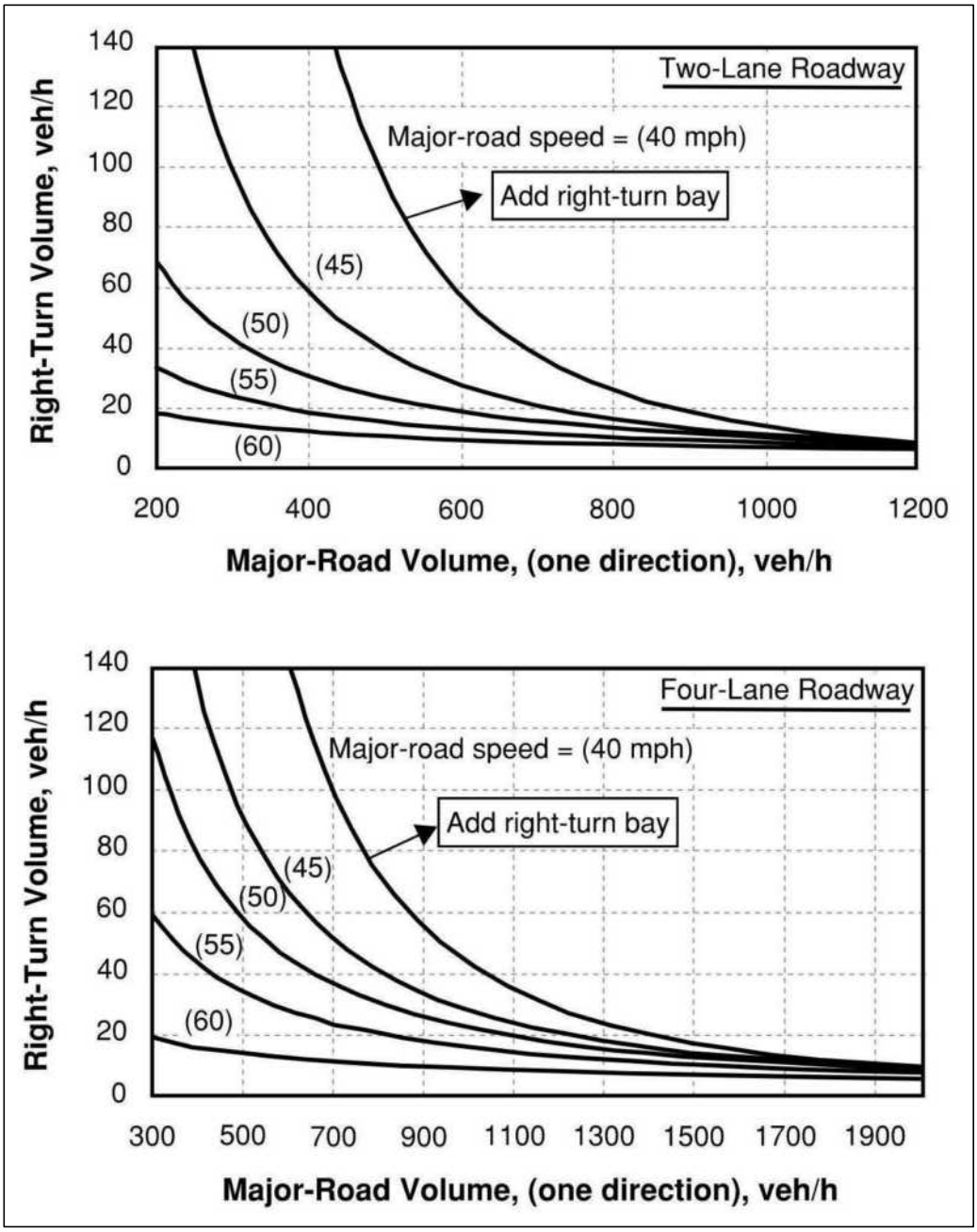
GRAPH 2B. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (45-50 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

Graph 2A & 2B – Source: Derived from National Cooperative Highway Research Program Report #279.

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

HCS Two-Way Stop-Control Report

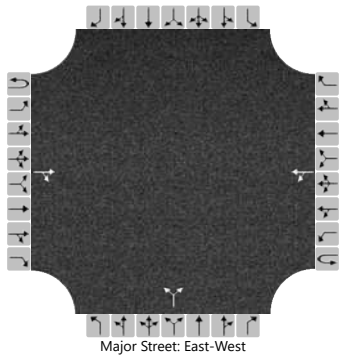
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2027
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Project Buildout

Site Information

Intersection	Edwards and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	Project Driveway
Peak Hour Factor	0.92
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)			520	8		5	495			24		16				
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)						5					43					
Capacity, c (veh/h)						994					292					
v/c Ratio						0.01					0.15					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
95% Queue Length, Q_{95} (ft)						0.0					12.8					
Control Delay (s/veh)						8.6	0.1				19.5					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.2				19.5						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

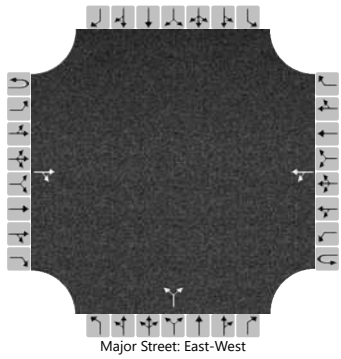
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	7/9/2024
Analysis Year	2027
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Project Buildout

Site Information

Intersection	Edwards and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Edwards Road
North/South Street	Project Driveway
Peak Hour Factor	0.92
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)			406	22		15	505			16		10				
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)						16					28					
Capacity, c (veh/h)						1091					323					
v/c Ratio						0.01					0.09					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.7					
Control Delay (s/veh)						8.4	0.2				17.2					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.4				17.2						
Approach LOS						A				C						

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Advanced Restoration Ecology

4945-4963 Edwards Road

St Lucie County, FL

Environmental Assessment

Prepared For:
Erdem Altinok

Prepared By:

Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

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The environmental assessment report below has been compiled in accordance with the St Lucie County Development Review Division and previsions set forth by the state of Florida. The parcel is listed by the St Lucie County Property Appraiser as Parcel ID number 2430-244-0001-000-4, and 2430-243-0001-000-1 and is a total of 16.98 acres. The property is located at 4945-4963 Edwards Road, in Ft Pierce, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to St Lucie County, and the State of Florida.

LAND USE RECORDS

The St Lucie County Property Appraiser's Report lists this property as 9900 Unclassified Agricultural and 0000 Vacant Residential.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Ankona and Farmton Sands - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or more receding to a greater depth during extended dry periods.

Riviera Fine Sand - This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

Fluvaquents, Frequently flooded - This very poorly drained, nearly level soil is 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 layersare variable within short distances. Texture ranges from sand to clay and thickness of layers ranges from 2 to 30 inches. Included with this soil in mapping are small areas of Chobee, Kaliga, Pompano, Riviera, and Winder soils. The included soils make up less than 30 percent of any mapped area. The water table in Fluvaquents 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. Natural fertility and content of organic matter are low, but they vary. Natural vegetation is cabbage palms and wetland hardwoods and an understory of saw palmetto and herbaceous plants.

Winder Sand, depressional – This poorly drained, nearly level soil is in flatwoods areas. The surface layer is sand about 8 inches thick. The water table 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. Natural vegetation is open forest of second growth longleaf pine

or slash pine, and scattered to many cabbage palms. The understory is saw palmetto, running oak inkberry and fetterbush. Native grasses include threeawn and bluestem. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Susanna and Wauchula Sand - Found on low ridges and in flats that border sloughs and depressional areas, the soil is poorly drained. The water level is at a depth of 10 to 40 inches for nine months in most years. The soil is well suited for improved pasture areas, but the potential is medium on this soil for pine trees.

WILDLIFE EVALUATION:

On April 27th, 2024, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was not observed on site, nor were any other listed plant or animal species were observed on site during the site visit.

NATIVE H ABIT AT

The site investigation conducted by ARE, Inc. did not native upland habitat on the site. Species observed during the site reconnaissance included the following:

Bahia Grass (Paspalum notatum)	Laurel Oak (Quercus laurifolia)
Brazilian pepper (*Schinus terbinthifolius)*	Wax Myrtle (*Morella cerifera*)

WETLAND DELINEATION:

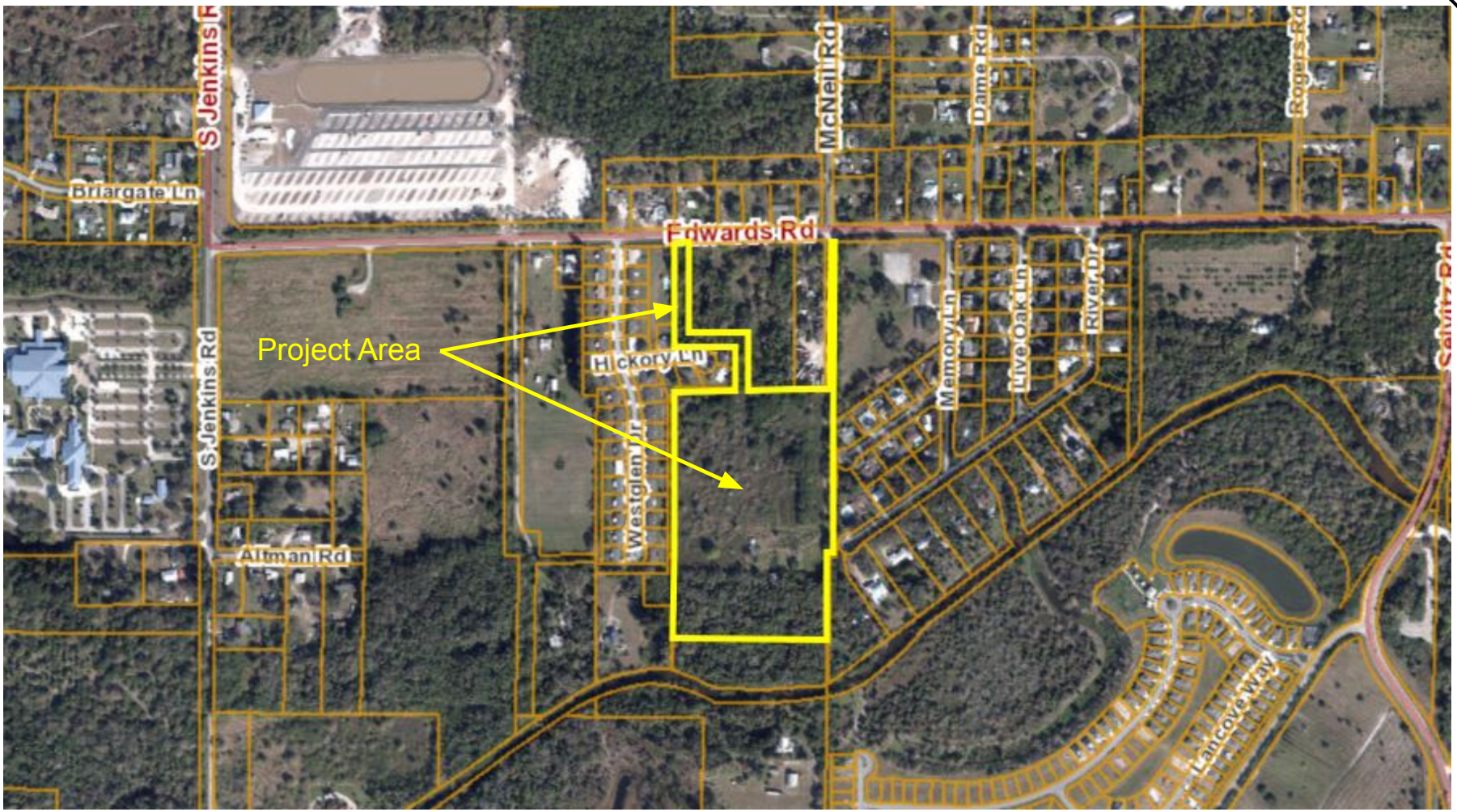
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were all present during the site investigation. ARE concludes this property does likely include state and federally jurisdictional wetlands on site in its current configuration.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey and a tree survey.

CONCLUSION:

Based on City requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site. It is the professional opinion of ARE, Inc. that there are likely both State and Federally jurisdictional wetlands on the site as the site's characteristics do meet the minimum thresholds required for wetland classification.



4/27/2024

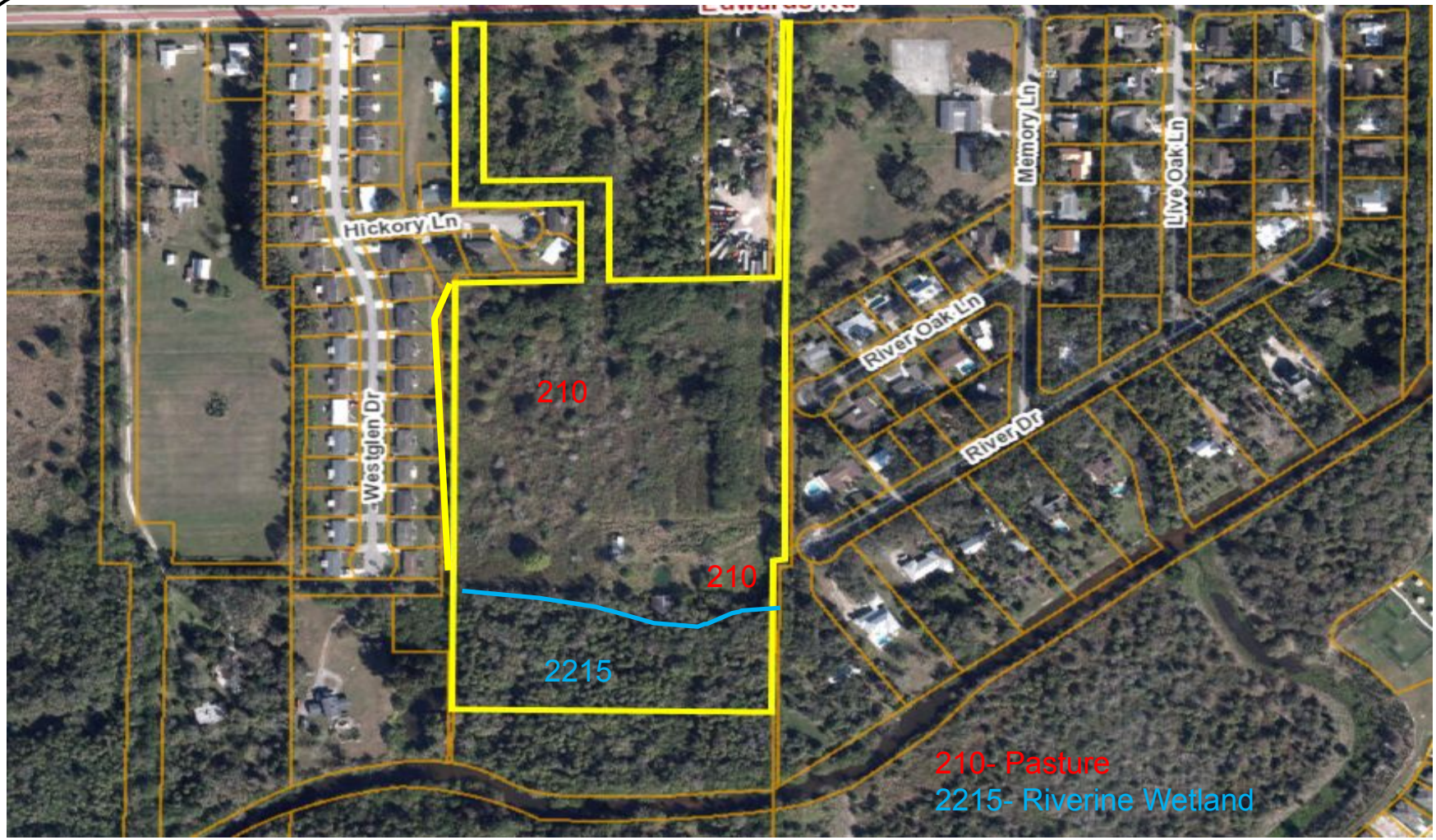
Location Map

Map Source: St Lucie County

N

4945-4963 Edwards Road
Ft Pierce, FL

Advanced Restoration Ecology



4/27/2024

FLUCCS Map

Map Source: St Lucie County

N

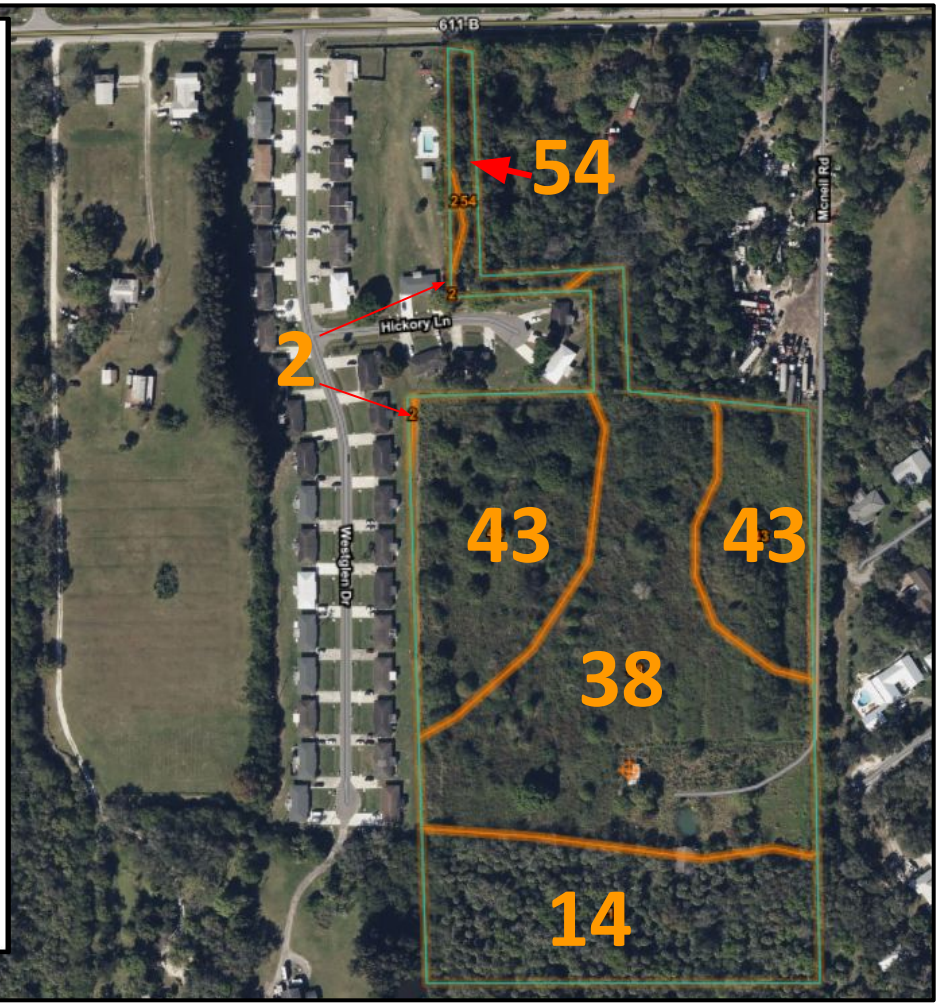
4945-4963 Edwards Road
Ft Pierce, FL

Advanced Restoration Ecology

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.1	0.4%
14	Fluvaquents, frequently flooded	3.9	22.2%
38	Riviera fine sand, 0 to 2 percent slopes	7.0	43.5%
43	Susanna and Wauchula sands	5.4	30.7%
54	Winder sand, frequently ponded, 0 to 1 percent slopes	0.6	3.2%
Totals for Area of Interest		**16.9**	**100.0%**



4/27/2024

Soil Map

Map Source: St Lucie County

N

4945-4963 Edwards Road
Ft Pierce, FL

Advanced Restoration Ecology

PRELIMINARY
STORM WATER MANAGEMENT COMPUTATIONS

FOR

Capital Investments

Single Family Residential Development

INDIAN RIVER COUNTY, FLORIDA

October 2024

Prepared by:

KMA Engineering & Surveying, LLC
2345 14th Avenue; Suite 3
Vero Beach, Florida 32960
(772) 569-5505

_____
Blaine Bergstresser, P.E.
FL Reg. No. 84598

Preliminary Surface-Water Management Statement

The following is a summary of the existing conditions and proposed surface-water management system for the Capital Investments project on Edwards Road. The intention here is to demonstrate proof-of-concept for the proposed system in keeping with current regulatory requirements.

A portion of the Existing Site had been previously developed as a citrus grove; elements of the beds and furrows are evident from the survey, though it is now almost entirely overgrown. The remainder (the north portion) appears to be native uplands. There does not appear to be a connection from the site to the North St Lucie River Water Control District (hereafter, NSLRWCD), but it is evident that excess runoff from the site drains to the south through the wetlands and into the Ten Mile Creek. The native areas of the site contain some wetlands that collect runoff from their immediate surroundings. Based on existing water elevations in and around the site, the season-high groundwater (hereafter, SHGW) elevation has been estimated at 9.00 N.A.V.D.

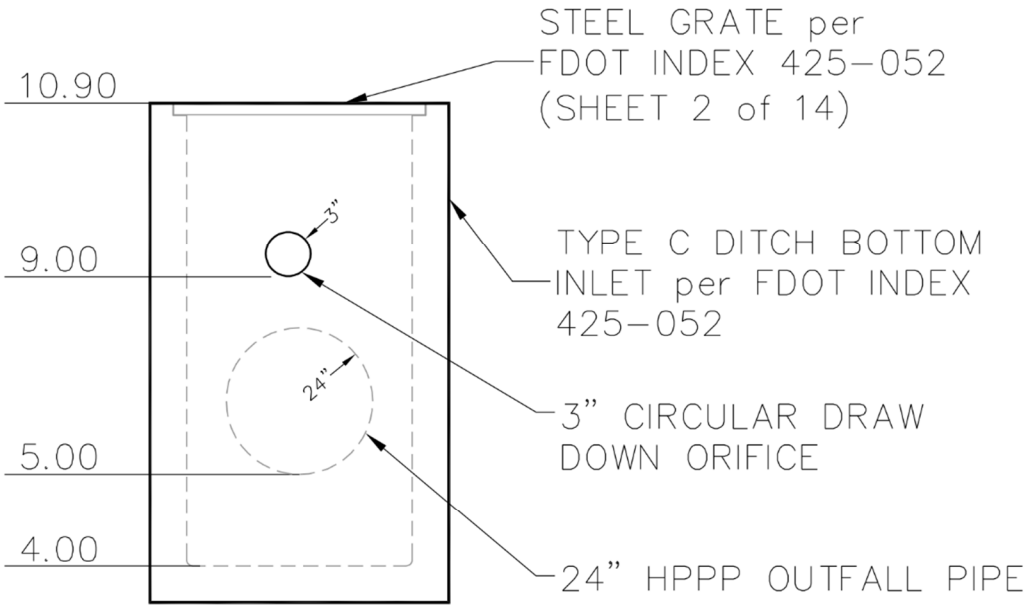
The proposed Surface-Water Management System (hereafter, SMS) will utilize a combination of dry retention and wet detention ponds to collect and treat stormwater runoff prior to discharge to the Ten Mile Creek (NSLRWCD); one outfall has been indicated for this design and shall discharge to the adjacent wetlands. Control elevation for the system shall be 9.00 N.A.V.D., in keeping with estimated SHGW elevations. Existing onsite wetlands will not be impacted.

For this Preliminary Design, we have modeled the SMS as a simple single-node/single-basin system. The goal here is to determine if the system has "broad-stroke" compliance with county and district requirements. Based on our calculations and models, we have determined the following:

- Pre-Development discharge rates for the 10yr-72hr event have not been determined, but we are confident that a more comprehensive model will show discharge rates far in excess of the Post-Development rates. Our preliminary model has post-development rate for the event at 3.45 cfs maximum.
- Post-Development peak stage for the 10yr-24hr event is below the proposed roadway elevations throughout the site.
- A 100yr-72hr event model has been included WITHOUT discharge. The peak stage for this model is 12.30 NAVD. All Finish Floor elevations shall be set above 13.00 NAVD.

Event	Rainfall (in.)	Max Stage (FT-NAVD)	PRE Q (cfs)	POST Q (cfs)
25yr-3 day	10.00	11.35 < 12.00 Berm	na	10.20
10yr-1 day	6.00	10.58 < 11.50 Inlet	na	0.49
10yr-3 day	8.50	NA	na	3.45
100yr-3 day	12.23	12.30 < 13.0 FFE	na	0.00

- The system is required by NSLRWCD to limit discharge for the 10yr-72hr event to no more than 2" over the drainage area in any 24-hour period from the event. For a 13.70-acre drainage area, this limits discharge to 2.283 acft in 24hrs. Our model shows discharge at only 2.07 acft in 24hrs, and so is compliant with NSLRWCD requirements.
- According to SFWMD requirements, the wet detention system shall have to provide treatment for 1.71 acft of stormwater runoff prior to discharge. This includes the additional 50% treatment requirement for impaired basins. The requisite treatment volume is detained within the system at elevation 10.61 N.A.V.D. Top-of-Bank for the proposed wet detention system is at elevation 12.00 N.A.V.D.
- To balance nutrient runoff pre-v-post, the system shall have to retain 0.200 acft of stormwater runoff prior to discharge into the wet detention system. The two systems will work in succession to retain the required nutrient load on-site. Please refer to the included BMPTRAINS report for more detailed information regarding nutrient abatement.
- The system has NOT been designed to comply with the SFWMD requirements for wet detention drawdown, as the requirements of NSLRWCD will not allow it. For this, the orifice has been designed at 3-inches, as accepted by the SFWMD. The overflow weir has been set above the required detention treatment volume. A preliminary design for the control structure is show below…



CONTROL STRUCTURE CS-1

SCALE = NTS

- The onsite wetlands shall NOT be incorporated into the SMS; the wetlands shall continue to receive the stormwater runoff they have historically received, albeit in a more controlled manner, allowing them to be "recharged" during rain events in a manner consistent with its history. These areas have not been used in consideration of treatment volume, as those calculations have been restricted to man-made elements of the SMS (refer to the "STORAGE NODE" stage-area calculations). These areas have NOT been included in the routing model for attenuation and are not included in the Water Quality or Nutrient Loading calculations.
- The available survey data shows little to no potential for offsite tributary area. As the parcel is bordered by canals to the north and south and roads to the east and west, it is difficult to imagine a scenario where and significant tributary can enter the site. There are definite impacts to the parcel from the adjacent right-of-way(s), but these areas are small in comparison to the overall site, and the system has been designed with enough excess that these tributaries can be readily managed by the system when the ultimate right-of-way design has been determined.

  There is the possibility that the subdivision which is poised to be encompassed by the proposed development may be draining into the subject parcel, but the information available at present is inconclusive. We shall be investigating this area for future submittals. That said, we are confident that the proposed SMS has plenty of capacity to handle tributary from this area.

PRELIMINARY
ICPR ROUTING MODEL

FOR

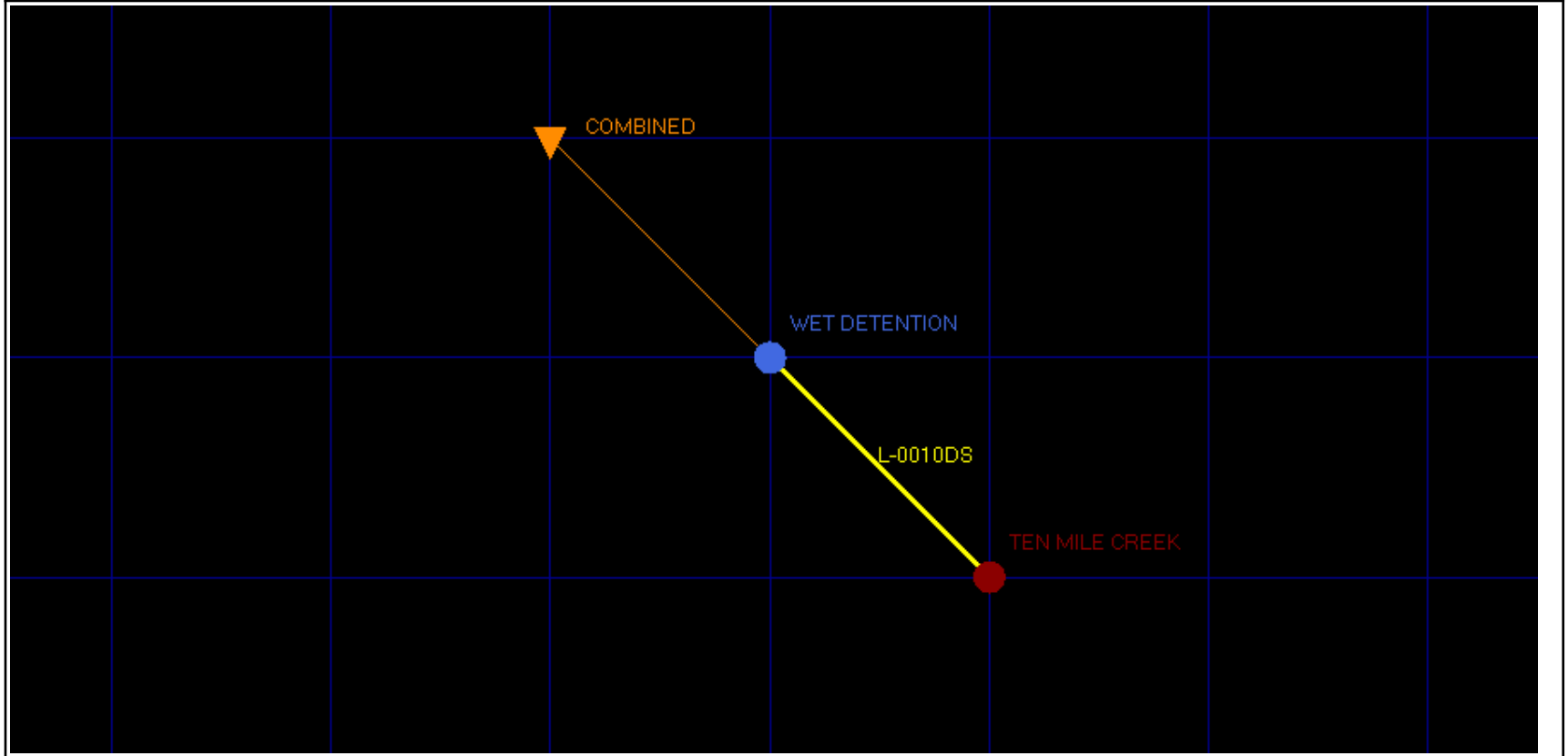
INDRIO POINTE

Single Family Residential Development

INDIAN RIVER COUNTY, FLORIDA

October 2024

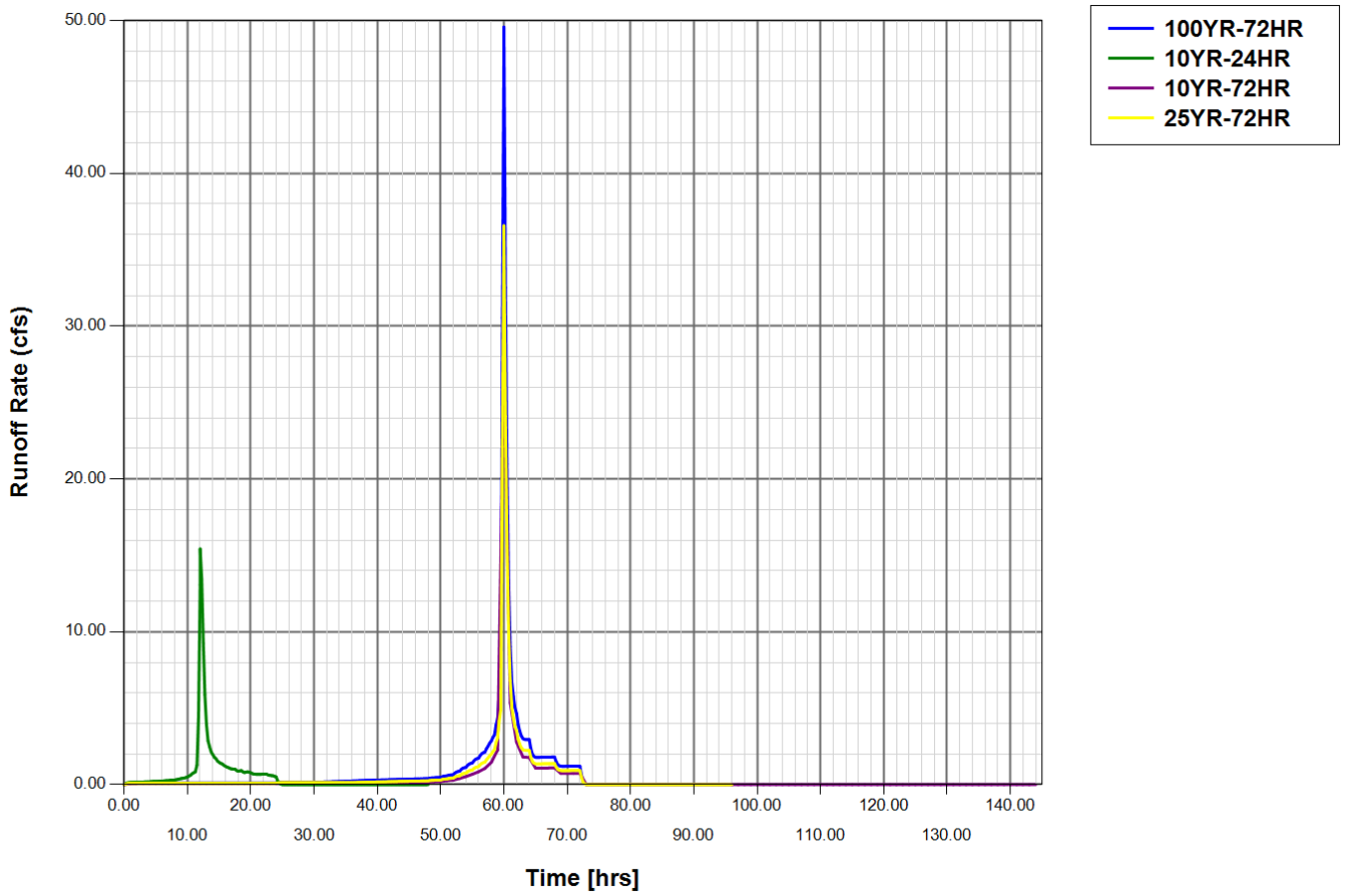
Background Image: PRELIM



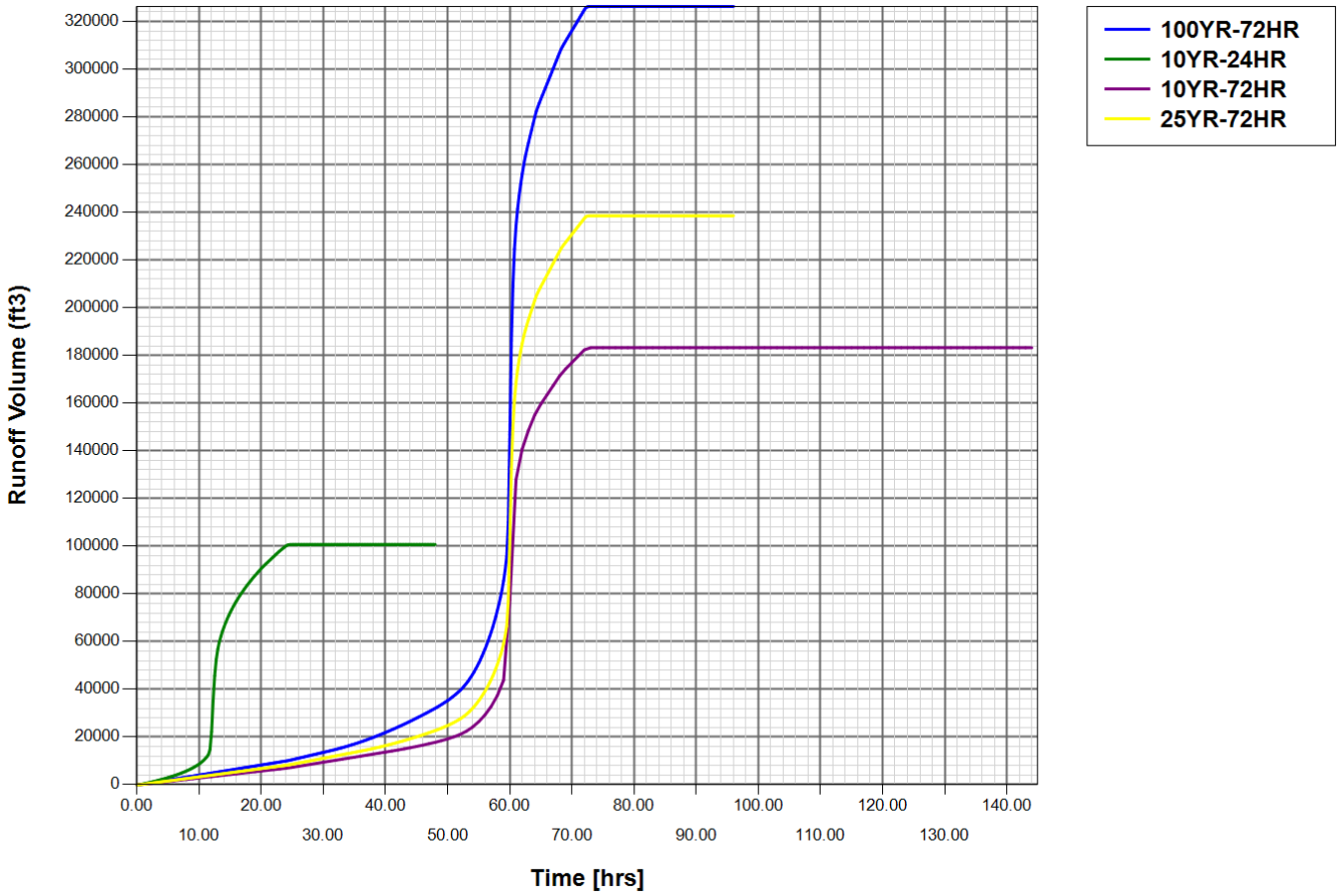
Simple Basin Runoff Summary [PRELIM]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
COMBINED	100YR-72HR	49.57	60.0583	12.23	6.56	13.7000	58.6	50.21	15.45
COMBINED	10YR-24HR	15.43	12.1083	6.00	2.03	13.7000	61.2	50.21	15.45
COMBINED	10YR-72HR	28.16	60.0583	8.50	3.68	13.7000	59.7	50.21	15.45
COMBINED	25YR-72HR	36.57	60.0583	10.00	4.80	13.7000	59.1	50.21	15.45

Simple Basin Runoff Rate: COMBINED [PRELIM]



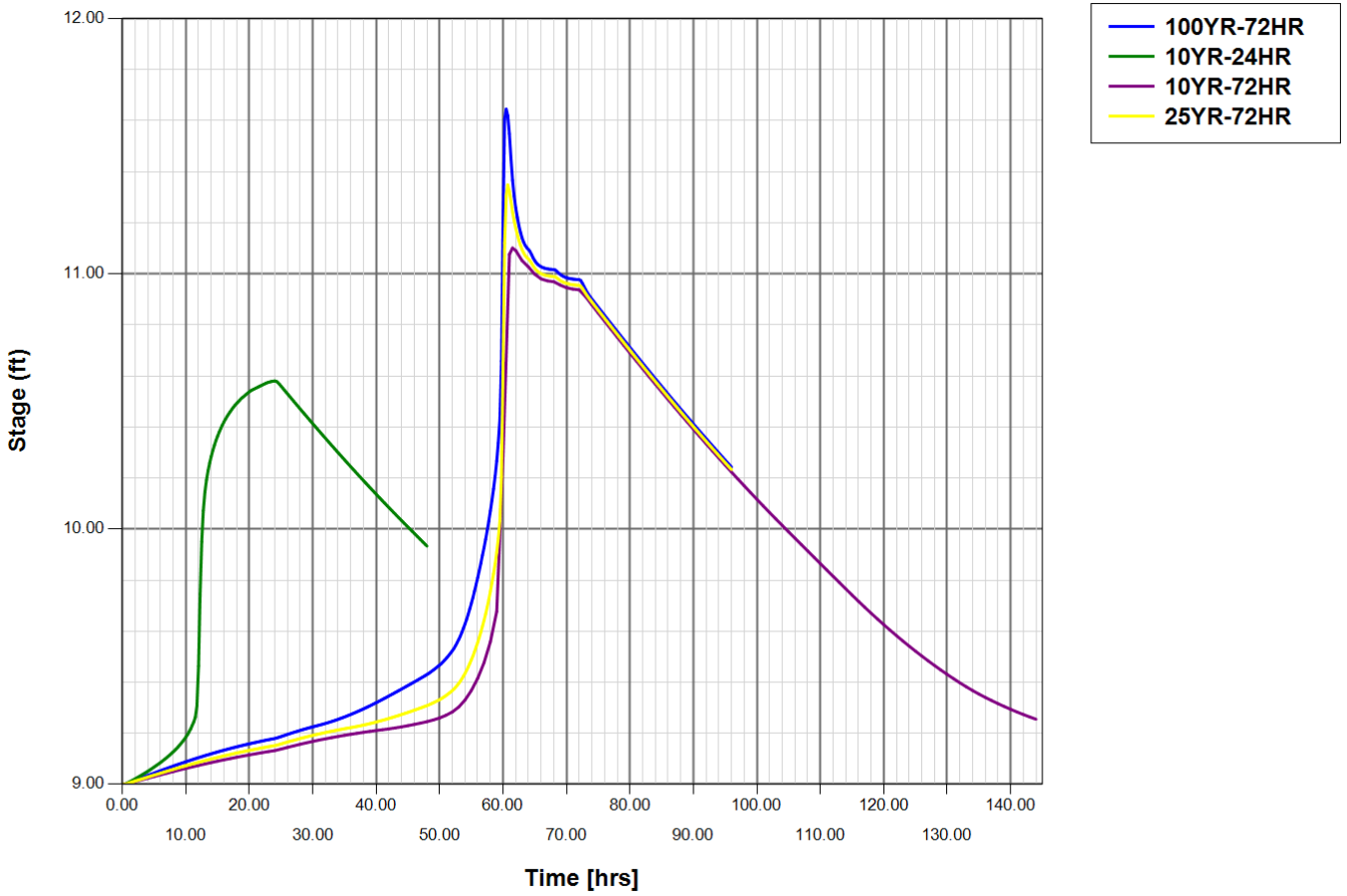
Simple Basin Runoff Volume: COMBINED



Node Max Conditions [PRELIM]

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]
TEN MILE CREEK	100YR-72HR	9999.00	7.00	0.0000	21.20	0.00	0
TEN MILE CREEK	10YR-24HR	9999.00	7.00	0.0000	0.49	0.00	0
TEN MILE CREEK	10YR-72HR	9999.00	7.00	0.0000	3.45	0.00	0
TEN MILE CREEK	25YR-72HR	9999.00	7.00	0.0000	10.20	0.00	0
TREATMENT	100YR-72HR	12.00	11.65	0.0010	49.57	21.21	128326
TREATMENT	10YR-24HR	12.00	10.58	0.0010	15.43	0.49	58495
TREATMENT	10YR-72HR	12.00	11.10	0.0010	28.16	3.45	62123
TREATMENT	25YR-72HR	12.00	11.35	0.0010	36.57	10.20	63845

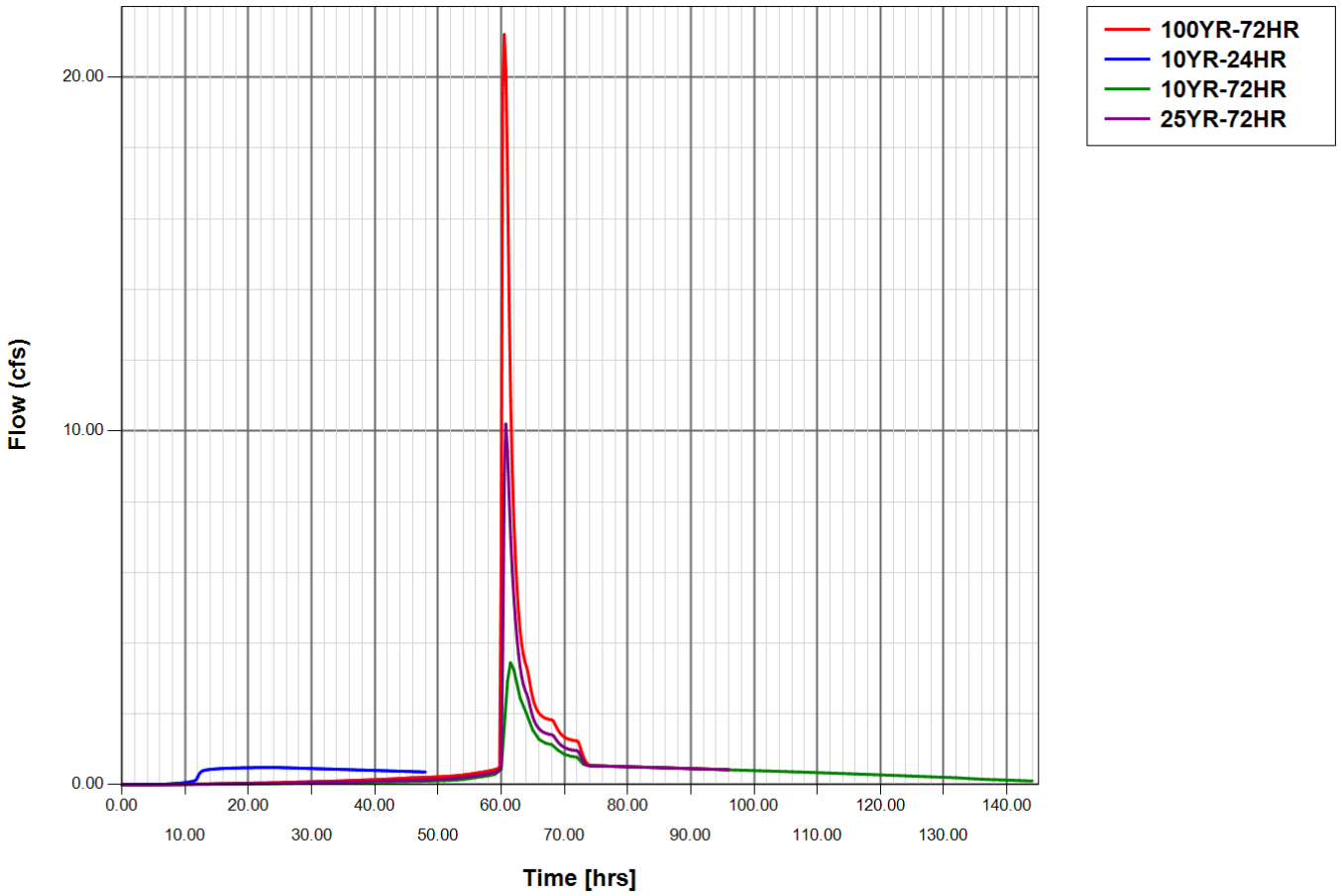
Stage [Node: TREATMENT]



Link Min/Max Conditions [PRELIM]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-1 - Pipe	100YR-72HR	21.20	0.00	-0.06	0.00	0.00	0.00
CS-1 - Weir: 1	100YR-72HR	0.65	0.00	0.00	7.56	7.56	7.56
CS-1 - Weir: 2	100YR-72HR	20.58	0.00	-0.04	2.76	2.76	2.76
CS-1 - Pipe	10YR-24HR	0.49	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 1	10YR-24HR	0.49	0.00	0.00	5.72	5.72	5.72
CS-1 - Weir: 2	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-72HR	3.45	0.00	0.02	0.00	0.00	0.00
CS-1 - Weir: 1	10YR-72HR	0.57	0.00	0.00	6.70	6.70	6.70
CS-1 - Weir: 2	10YR-72HR	2.88	0.00	0.02	1.43	1.43	1.43
CS-1 - Pipe	25YR-72HR	10.20	0.00	0.04	0.00	0.00	0.00
CS-1 - Weir: 1	25YR-72HR	0.61	0.00	0.00	7.11	7.11	7.11
CS-1 - Weir: 2	25YR-72HR	9.59	0.00	0.03	2.14	2.14	2.14

Link Flow: CS-1 [PRELIM]



CAPITAL INVESTMENTS - EDWARDS ROAD
STORMWATER ROUTING MODEL
100yr ZERO DISCHARGE ANALYSIS
OCTOBER 2024

Simulation: 100YR-72HR

Scenario: PRELIM
Run Date/Time: 10/24/2024 2:58:10 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	96.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		15.0000

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

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	12.23 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	PRELIM	Invert:	5.00 ft	Invert:	5.00 ft
From Node:	TREATMENT	Manning's N:	0.0110	Manning's N:	0.0110
To Node:	TEN MILE CREEK	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	None	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:	250.00 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:	1.00	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:	Circular	Op Table:	
Invert:	9.00 ft	Ref Node:	
Control Elevation:	9.00 ft	Discharge Coefficients	
Max Depth:	0.33 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component	
Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	10.90 ft
Control Elevation:	10.90 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:	

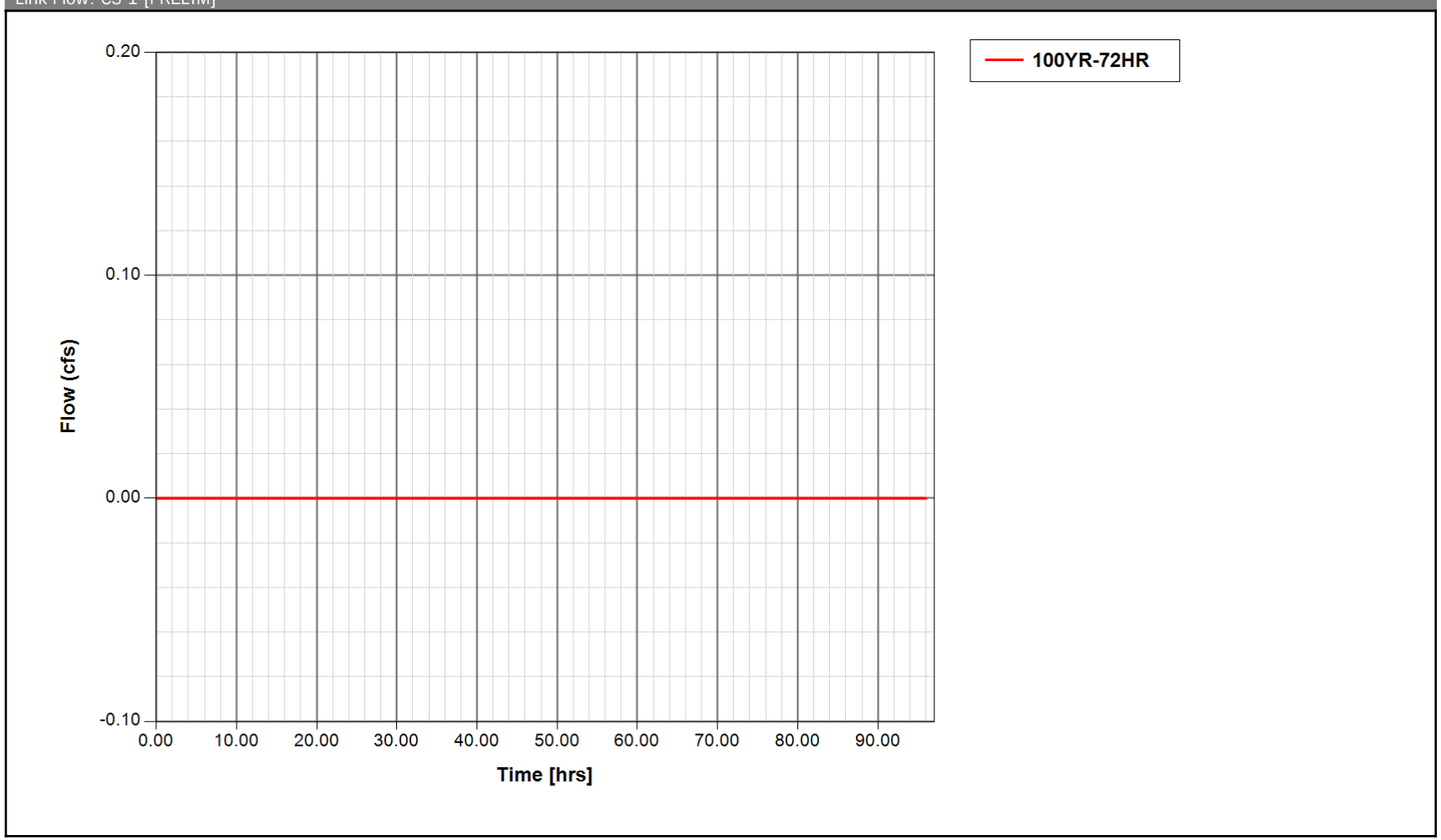
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

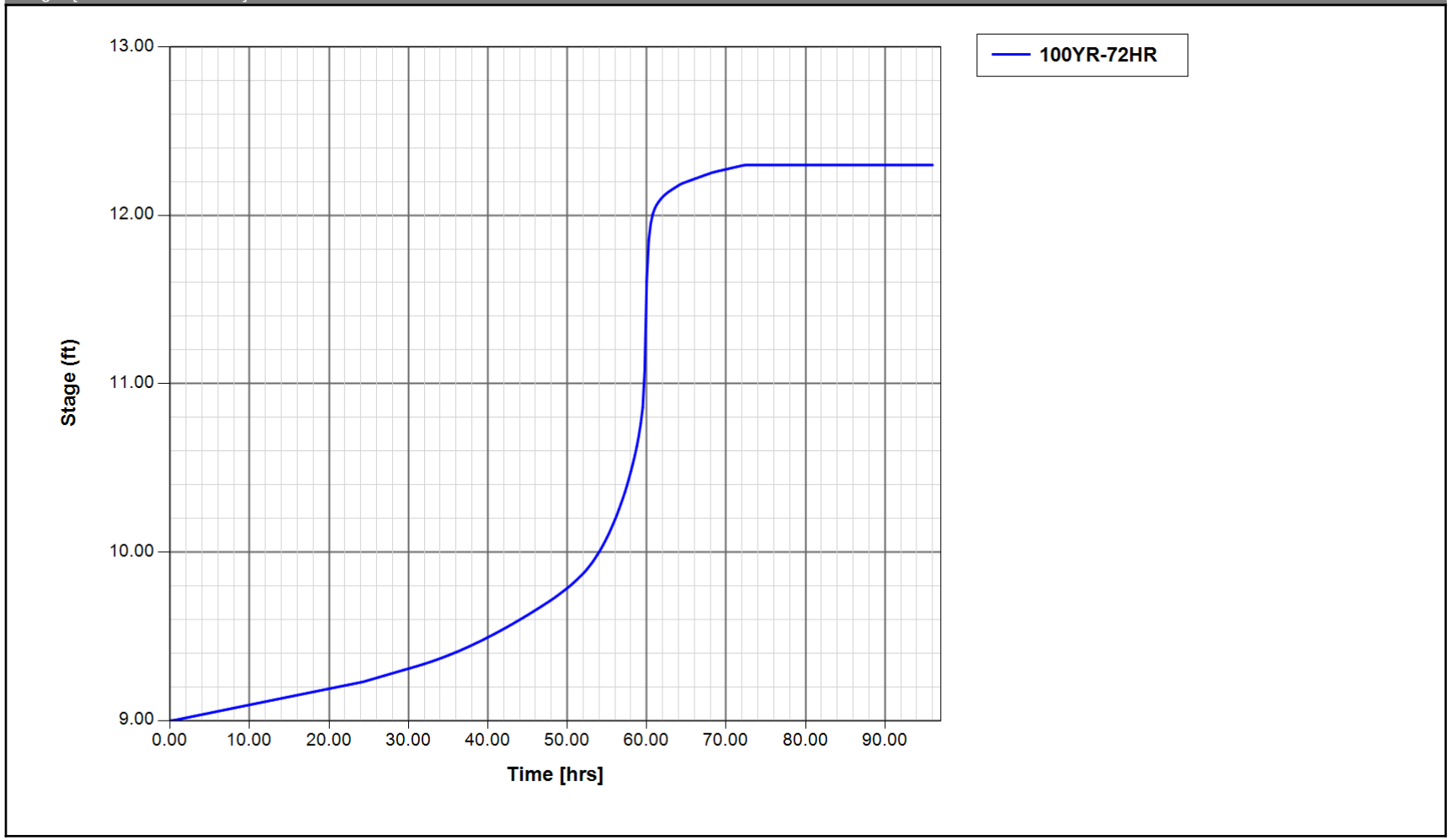
Link Flow: CS-1 [PRELIM]



Node Max Conditions [PRELIM]

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]
TREATMENT	100YR-72HR	12.00	12.30	0.0010	49.56	0.00	404259

Stage [Node: TREATMENT]



STORMWATER ROUTING MODEL

OUTFALL VOLUME ANALYSIS

OCTOBER 2024

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
10YR-72HR	TEN MILE CREEK	0.0000	0.00
10YR-72HR	TEN MILE CREEK	1.0014	0.00
10YR-72HR	TEN MILE CREEK	2.0014	0.00
10YR-72HR	TEN MILE CREEK	3.0014	0.00
10YR-72HR	TEN MILE CREEK	4.0014	0.00
10YR-72HR	TEN MILE CREEK	5.0014	0.00
10YR-72HR	TEN MILE CREEK	6.0014	0.00
10YR-72HR	TEN MILE CREEK	7.0014	0.00
10YR-72HR	TEN MILE CREEK	8.0014	0.00
10YR-72HR	TEN MILE CREEK	9.0014	0.00
10YR-72HR	TEN MILE CREEK	10.0014	0.00
10YR-72HR	TEN MILE CREEK	11.0014	0.00
10YR-72HR	TEN MILE CREEK	12.0014	0.00
10YR-72HR	TEN MILE CREEK	13.0014	0.00
10YR-72HR	TEN MILE CREEK	14.0014	0.01
10YR-72HR	TEN MILE CREEK	15.0014	0.01
10YR-72HR	TEN MILE CREEK	16.0014	0.01
10YR-72HR	TEN MILE CREEK	17.0014	0.01
10YR-72HR	TEN MILE CREEK	18.0014	0.01
10YR-72HR	TEN MILE CREEK	19.0014	0.01
10YR-72HR	TEN MILE CREEK	20.0014	0.02
10YR-72HR	TEN MILE CREEK	21.0014	0.02
10YR-72HR	TEN MILE CREEK	22.0014	0.02
10YR-72HR	TEN MILE CREEK	23.0014	0.02
10YR-72HR	TEN MILE CREEK	24.0014	0.03
10YR-72HR	TEN MILE CREEK	25.0014	0.03
10YR-72HR	TEN MILE CREEK	26.0014	0.03
10YR-72HR	TEN MILE CREEK	27.0014	0.04
10YR-72HR	TEN MILE CREEK	28.0014	0.04
10YR-72HR	TEN MILE CREEK	29.0014	0.04
10YR-72HR	TEN MILE CREEK	30.0014	0.05
10YR-72HR	TEN MILE CREEK	31.0014	0.05
10YR-72HR	TEN MILE CREEK	32.0014	0.06
10YR-72HR	TEN MILE CREEK	33.0014	0.06
10YR-72HR	TEN MILE CREEK	34.0014	0.07
10YR-72HR	TEN MILE CREEK	35.0014	0.07
10YR-72HR	TEN MILE CREEK	36.0014	0.08
10YR-72HR	TEN MILE CREEK	37.0014	0.08
10YR-72HR	TEN MILE CREEK	38.0014	0.09
10YR-72HR	TEN MILE CREEK	39.0014	0.10
10YR-72HR	TEN MILE CREEK	40.0014	0.10

STORMWATER ROUTING MODEL

OUTFALL VOLUME ANALYSIS

OCTOBER 2024

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
10YR-72HR	TEN MILE CREEK	41.0014	0.11
10YR-72HR	TEN MILE CREEK	42.0014	0.12
10YR-72HR	TEN MILE CREEK	43.0014	0.12
10YR-72HR	TEN MILE CREEK	44.0014	0.13
10YR-72HR	TEN MILE CREEK	45.0014	0.14
10YR-72HR	TEN MILE CREEK	46.0014	0.14
10YR-72HR	TEN MILE CREEK	47.0014	0.15
10YR-72HR	TEN MILE CREEK	48.0014	0.16
10YR-72HR	TEN MILE CREEK	49.0014	0.17
10YR-72HR	TEN MILE CREEK	50.0014	0.18
10YR-72HR	TEN MILE CREEK	51.0014	0.19
10YR-72HR	TEN MILE CREEK	52.0014	0.20
10YR-72HR	TEN MILE CREEK	53.0014	0.21
10YR-72HR	TEN MILE CREEK	54.0014	0.22
10YR-72HR	TEN MILE CREEK	55.0014	0.23
10YR-72HR	TEN MILE CREEK	56.0014	0.25
10YR-72HR	TEN MILE CREEK	57.0014	0.27
10YR-72HR	TEN MILE CREEK	58.0014	0.29
10YR-72HR	TEN MILE CREEK	59.0014	0.31
10YR-72HR	TEN MILE CREEK	60.0003	0.34
10YR-72HR	TEN MILE CREEK	61.0032	0.43
10YR-72HR	TEN MILE CREEK	62.0032	0.71
10YR-72HR	TEN MILE CREEK	63.0032	0.95
10YR-72HR	TEN MILE CREEK	64.0032	1.13
10YR-72HR	TEN MILE CREEK	65.0032	1.28
10YR-72HR	TEN MILE CREEK	66.0032	1.39
10YR-72HR	TEN MILE CREEK	67.0032	1.49
10YR-72HR	TEN MILE CREEK	68.0032	1.59
10YR-72HR	TEN MILE CREEK	69.0032	1.67
10YR-72HR	TEN MILE CREEK	70.0032	1.75
10YR-72HR	TEN MILE CREEK	71.0032	1.82
10YR-72HR	TEN MILE CREEK	72.0032	1.88
10YR-72HR	TEN MILE CREEK	73.0032	1.94
10YR-72HR	TEN MILE CREEK	74.0032	1.99
10YR-72HR	TEN MILE CREEK	75.0032	2.03
10YR-72HR	TEN MILE CREEK	76.0032	2.07
10YR-72HR	TEN MILE CREEK	77.0032	2.12
10YR-72HR	TEN MILE CREEK	78.0032	2.16
10YR-72HR	TEN MILE CREEK	79.0032	2.20
10YR-72HR	TEN MILE CREEK	80.0032	2.25
10YR-72HR	TEN MILE CREEK	81.0032	2.29

STORMWATER ROUTING MODEL

OUTFALL VOLUME ANALYSIS

OCTOBER 2024

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
10YR-72HR	TEN MILE CREEK	82.0032	2.33
10YR-72HR	TEN MILE CREEK	83.0032	2.37
10YR-72HR	TEN MILE CREEK	84.0032	2.41
10YR-72HR	TEN MILE CREEK	85.0032	2.45
10YR-72HR	TEN MILE CREEK	86.0032	2.49
10YR-72HR	TEN MILE CREEK	87.0032	2.53
10YR-72HR	TEN MILE CREEK	88.0032	2.57
10YR-72HR	TEN MILE CREEK	89.0032	2.61
10YR-72HR	TEN MILE CREEK	90.0032	2.64
10YR-72HR	TEN MILE CREEK	91.0032	2.68
10YR-72HR	TEN MILE CREEK	92.0032	2.72
10YR-72HR	TEN MILE CREEK	93.0032	2.76
10YR-72HR	TEN MILE CREEK	94.0032	2.79
10YR-72HR	TEN MILE CREEK	95.0032	2.83
10YR-72HR	TEN MILE CREEK	96.0032	2.86
10YR-72HR	TEN MILE CREEK	97.0032	2.90
10YR-72HR	TEN MILE CREEK	98.0032	2.93
10YR-72HR	TEN MILE CREEK	99.0032	2.97
10YR-72HR	TEN MILE CREEK	100.0032	3.00
10YR-72HR	TEN MILE CREEK	101.0032	3.03
10YR-72HR	TEN MILE CREEK	102.0032	3.06
10YR-72HR	TEN MILE CREEK	103.0032	3.10
10YR-72HR	TEN MILE CREEK	104.0032	3.13
10YR-72HR	TEN MILE CREEK	105.0032	3.16
10YR-72HR	TEN MILE CREEK	106.0032	3.19
10YR-72HR	TEN MILE CREEK	107.0032	3.22
10YR-72HR	TEN MILE CREEK	108.0032	3.25
10YR-72HR	TEN MILE CREEK	109.0032	3.28
10YR-72HR	TEN MILE CREEK	110.0032	3.31
10YR-72HR	TEN MILE CREEK	111.0032	3.34
10YR-72HR	TEN MILE CREEK	112.0032	3.36
10YR-72HR	TEN MILE CREEK	113.0032	3.39
10YR-72HR	TEN MILE CREEK	114.0032	3.42
10YR-72HR	TEN MILE CREEK	115.0032	3.44
10YR-72HR	TEN MILE CREEK	116.0032	3.47
10YR-72HR	TEN MILE CREEK	117.0032	3.49
10YR-72HR	TEN MILE CREEK	118.0032	3.52
10YR-72HR	TEN MILE CREEK	119.0032	3.54
10YR-72HR	TEN MILE CREEK	120.0032	3.57
10YR-72HR	TEN MILE CREEK	121.0032	3.59
10YR-72HR	TEN MILE CREEK	122.0032	3.61

STORMWATER ROUTING MODEL

OUTFALL VOLUME ANALYSIS

OCTOBER 2024

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
10YR-72HR	TEN MILE CREEK	123.0032	3.63
10YR-72HR	TEN MILE CREEK	124.0032	3.65
10YR-72HR	TEN MILE CREEK	125.0032	3.67
10YR-72HR	TEN MILE CREEK	126.0032	3.69
10YR-72HR	TEN MILE CREEK	127.0032	3.71
10YR-72HR	TEN MILE CREEK	128.0032	3.73
10YR-72HR	TEN MILE CREEK	129.0032	3.75
10YR-72HR	TEN MILE CREEK	130.0032	3.77
10YR-72HR	TEN MILE CREEK	131.0032	3.79
10YR-72HR	TEN MILE CREEK	132.0032	3.80
10YR-72HR	TEN MILE CREEK	133.0032	3.82
10YR-72HR	TEN MILE CREEK	134.0032	3.83
10YR-72HR	TEN MILE CREEK	135.0032	3.85
10YR-72HR	TEN MILE CREEK	136.0032	3.86
10YR-72HR	TEN MILE CREEK	137.0032	3.87
10YR-72HR	TEN MILE CREEK	138.0032	3.89
10YR-72HR	TEN MILE CREEK	139.0032	3.90
10YR-72HR	TEN MILE CREEK	140.0032	3.91
10YR-72HR	TEN MILE CREEK	141.0032	3.92
10YR-72HR	TEN MILE CREEK	142.0032	3.93
10YR-72HR	TEN MILE CREEK	143.0032	3.94
10YR-72HR	TEN MILE CREEK	144.0032	3.95

PRELIMINARY
BMPTRAINS NUTRIENT LOADING MODEL

FOR

INDRIO POINTE

Single Family Residential Development

INDIAN RIVER COUNTY, FLORIDA

October 2024

BMPTRAINS Complete Report Ver 4.3.2

Project: CAPITAL – EDWARDS Date: 10/25/2024 8:32:10 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	COMBINED
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043
Area (acres)	13.70
Rational Coefficient (0-1)	0.09
Non DCIA Curve Number	77.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.090
Phosphorus EMC (mg/l)	0.043
Runoff Volume (ac-ft/yr)	5.869
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	7.888
Phosphorus Loading (kg/yr)	0.311

Post-Condition Landuse Information

Landuse	Single-Family: TN=2.070 TP=0.327
Area (acres)	13.70
Rational Coefficient (0-1)	0.15
Non DCIA Curve Number	60.00
DCIA Percent (0-100)	15.45
Wet Pond Area (ac)	1.00
Nitrogen EMC (mg/l)	2.070
Phosphorus EMC (mg/l)	0.327
Runoff Volume (ac-ft/yr)	8.920
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	22.767
Phosphorus Loading (kg/yr)	3.597

Catchment Number: 1 Name: COMBINED

Project: CAPITAL – EDWARDS **Date:** 10/25/2024

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	0.192
Retention Volume (ac-ft)	0.203

BMP in Series Number: 2
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	7.770
Permanent Pool Volume (ac-ft) for 31 days residence	0.758
Annual Residence Time (days)	318
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

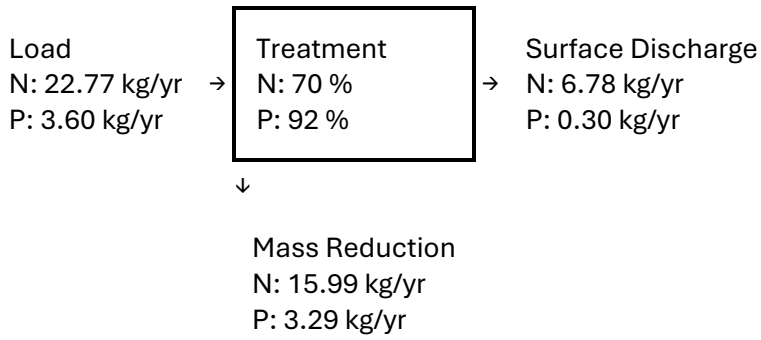
Watershed Characteristics

Catchment Area (acres)	13.70
Contributing Area (acres)	12.700
Non-DCIA Curve Number	60.00
DCIA Percent	15.45
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

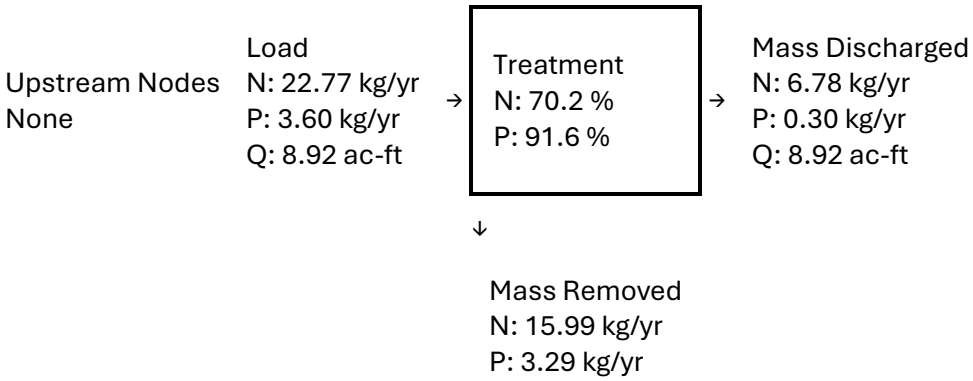
Surface Water Discharge

Required TN Treatment Efficiency (%)	65
Provided TN Treatment Efficiency (%)	70
Required TP Treatment Efficiency (%)	91
Provided TP Treatment Efficiency (%)	92

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 4.3.2

Project: CAPITAL - EDWARDS

Date:10/25/2024

Analysis Type: Net Improvement

BMP Types:
Catchment 1 - (COMBINED) Multiple BMP
Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge		
Total N pre load	7.89 kg/yr	
Total N post load	22.77 kg/yr	
Target N load reduction	65 %	
Target N discharge load	7.89 kg/yr	
Percent N load reduction	70 %	
Provided N discharge load	6.78 kg/yr	14.95 lb/yr
Provided N load removed	15.99 kg/yr	35.25 lb/yr

Phosphorus

Surface Water Discharge		
Total P pre load	.311 kg/yr	
Total P post load	3.597 kg/yr	
Target P load reduction	91 %	
Target P discharge load	.311 kg/yr	
Percent P load reduction	92 %	
Provided P discharge load	.303 kg/yr	.67 lb/yr
Provided P load removed	3.294 kg/yr	7.263 lb/yr

PRELIMINARY
BASIN CHARACTERISTICS
& SWM CALCULATIONS

FOR

INDRIO POINTE

Single Family Residential Development

INDIAN RIVER COUNTY, FLORIDA

October 2024

Drainage Calculcations - Area Take-Offs

Proposed Site Data

Area	SF	AC	%
Parcel Area	765,870	17.58	128.31
Offsite Tributary	0	0.00	0.00
Conservation Area	168,960	3.88	28.31
Right-of-Way Dedication	0	0.00	0.00
Drainage Area	596,910	13.70	100.00
Impervious Areas:			
Vehicle Use Areas	84,595	1.94	14.17
Structures (Roofs)	100,234	2.30	16.79
Sidewalks & Paths	33,315	0.76	5.58
Other Pavement	38,162	0.88	6.39
Dry Pond Base	0	0.00	0.00
Wet SWM Areas	43,380	1.00	7.27
Total Impervious	299,686	6.88	50.21
Pervious Area:			
Swale Base	7,380	0.17	1.24
Swale Banks	7,350	0.17	1.23
Wet Detention Banks	10,440	0.24	1.75
Open Green Space	272,054	6.25	45.58
Total Pervious	297,224	6.82	49.79

Soil Storage

Wet Season

Water Table Elevation = 9.00 NAVD

Avg. Grade Elevation = 12.0 NAVD

Depth to Wet Season W.T. = **3.0 FT**

Soil Storage - Reference SFWMD Permit Manual Vol IV						
Depth to	**Coastal (1)**		**Flatwoods (2)**		**Depression (3)**	
W.T. (ft)	**Storage (in)**	**CN**	**Storage (in)**	**CN**	**Storage (in)**	**CN**
1.0	0.6	94	0.6	94	0.6	94
1.5	1.6	87	1.6	87	1.4	88
2.0	2.5	80	2.5	80	2.1	83
2.5	4.6	70	4.0	72	3.3	76
3.0	6.6	60	5.4	65	4.4	69
3.5	8.8	54	7.2	59	5.6	65
4.0	10.9	48	**9.0**	53	6.8	60

Soil Storage = 5.4 inches

Soil Moisture Storage, S = (0.75)(% Pervious)(Soil Storage)

S = 2.02 inches

Water Quality Calculations

1.0 Inch Over the Project Area

1.0 inch	*	1ft / 12in	*	13.70 Drainage Area (AC)	=	1.14 Treated Volume	ac-ft

OR

2.5 Inches Times the Percent Impervious

(Site Area)	17.58 Project Area (AC)	-	(	1.00 Lakes (AC)*	+	3.88 Wetlands (AC)*	+	2.30 Roofs	)	=	10.41 Site Area Acres	
(Impervious Area)				10.41 Site Area (AC)	-	6.82 Pervious Area (AC)	=	3.58 Impervious Area	ac			
(% Impervious)	Impervious Area / Site Area (AC)	*	100	%			=	34.4%				
(2.5 in. * % Imp.)			2.50	inches *	34.4% Percent Impervious		=	0.86 Inches To Be Treated	inches			
(Treated Volume)	0.86 Treated Inches	*	1ft / 12 inches	*	10.41 Site Area (AC)		=	0.75 Treated Volume	ac-ft			

Required Wet Detention	=	**1.14**	**ac-ft**
Required Dry Detention	=	**0.86**	**ac-ft**
Required Retention	=	**0.57**	**ac-ft**
IMPAIRED BASIN Required Wet Detention (@ 150%)	=	**1.71**	**ac-ft** ⇦
Required Retention per BMPTRAINS	=	**0.20**	**ac-ft**

The "IMPAIRED BASIN" value is the required Detention volume necessary to meet SFWMD Water Quality requirements…

1.71 ACFT ACHIEVED AT ELEVATION	**10.61**	10.50	10.75
		1.58	1.87

REFER TO STAGE-STORAGE CALCULATIONS ON THE PRECEEDING PAGE…

Set DETENTION Overflow ABOVE Elevation 10.35 NAVD
Set DETENTION Drawdown at Elevation 9.00 NAVD

Stage Storage Calculations - Wet Detention Pond

SITE DATA/GRADING TABLE

DESCRIPTION	AREA (ACRE)	GRADING		REMARKS
		From	To	
DT BOT	0.996	9.00	12.00	VERTICAL
DT BANK	0.240	9.00	12.00	LINEAR
LME	0.400	12.00	12.50	LINEAR
	0.64			

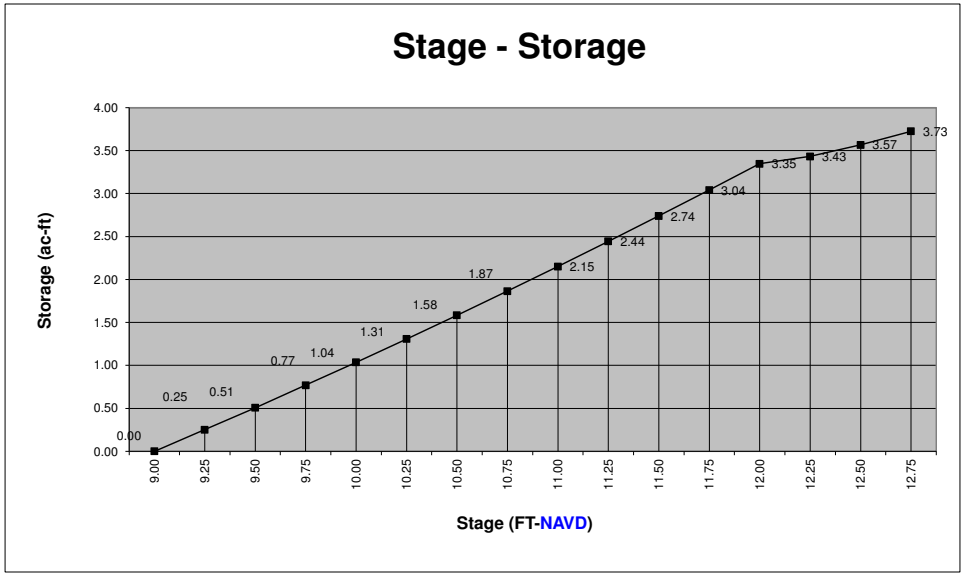
MEAN DEPTH OF PONDS

ELEVATION	AREA (sqft)	AVERAGE	VOLUME	Σ VOLUME
-1	21330	0	.	0.000
7	36860	29095	232760	5.343
9	43380	40120	80240	7.185

AREA OF POND AT PERMANENT POOL ELEVATION = 0.996 AC
PERMANENT POOL VOLUME = 7.185 ACFT
MEAN POND DEPTH = 7.215 FT

DETENTION POND - STAGE-AREA/STORAGE TABLE

STAGE (feet)	AREA				STORAGE VOLUME (ACFT)	STAGE (feet)
	DT BOT	DT BANK	LME	TOTAL		
9.00	0.996	0.000	0.000	1.00	0.00	9.00
9.25	0.996	0.020	0.000	1.02	0.25	9.25
9.50	0.996	0.040	0.000	1.04	0.51	9.50
9.75	0.996	0.060	0.000	1.06	0.77	9.75
10.00	0.996	0.080	0.000	1.08	1.04	10.00
10.25	0.996	0.100	0.000	1.10	1.31	10.25
10.50	0.996	0.120	0.000	1.12	1.58	10.50
10.75	0.996	0.140	0.000	1.14	1.87	10.75
11.00	0.996	0.160	0.000	1.16	2.15	11.00
11.25	0.996	0.180	0.000	1.18	2.44	11.25
11.50	0.996	0.200	0.000	1.20	2.74	11.50
11.75	0.996	0.220	0.000	1.22	3.04	11.75
12.00	0.996	0.240	0.000	1.24	3.35	12.00
12.25	0.000	0.240	0.200	0.44	3.43	12.25
12.50	0.000	0.240	0.400	0.64	3.57	12.50
12.75	0.000	0.240	0.400	0.64	3.73	12.75
13.00	0.000	0.240	0.400	0.64	3.89	13.00
13.25	0.000	0.240	0.400	0.64	4.05	13.25
13.50	0.000	0.240	0.400	0.64	4.21	13.50
13.75	0.000	0.240	0.400	0.64	4.37	13.75
14.00	0.000	0.240	0.400	0.64	4.53	14.00
14.25	0.000	0.240	0.400	0.64	4.69	14.25
14.50	0.000	0.240	0.400	0.64	4.85	14.50
14.75	0.000	0.240	0.400	0.64	5.01	14.75
15.00	0.000	0.240	0.400	0.64	5.17	15.00
15.25	0.000	0.240	0.400	0.64	5.33	15.25
15.50	0.000	0.240	0.400	0.64	5.49	15.50
15.75	0.000	0.240	0.400	0.64	5.65	15.75
16.00	0.000	0.240	0.400	0.64	5.81	16.00



STAGE STORAGE CALCULATIONS - POST BASIN

SITE DATA/GRADING TABLE

DESCRIPTION	AREA (ACRE)	GRADING		REMARKS
		From	To	
WET DT	1.00	9.00	12.00	VERTICAL
WET DT BANK	0.24	9.00	12.00	LINEAR
DRY RT	0.169	10.00	12.00	VERTICAL
DRY RT BANK	0.169	10.00	12.00	LINEAR
	1.57			

WATER QUALITY VOLUME = 1.713 ACFT

1.71 ACFT COORESPONDS TO AN ELEVATION OF **10.61** 10.50 10.75
1.58 1.87

NUTRIENT ABATEMENT VOLUME = 0.200 ACFT

0.2 ACFT COORESPONDS TO AN ELEVATION OF **10.95** 10.75 11.00
0.15 0.21

RETENTION POND - STAGE-AREA/STORAGE TABLE

STAGE (FT)	AREAS			STORAGE VOLUME (ACFT)	STAGE (FT)
	DRY RT	DRY RT BANK	**TOTAL**		
10.00	0.17	0.00	0.17	0.000	10.00
10.25	0.17	0.02	0.19	0.045	10.25
10.50	0.17	0.04	0.21	0.095	10.50
10.75	0.17	0.06	0.23	0.151	10.75
11.00	0.17	0.08	0.25	0.212	11.00
11.25	0.17	0.11	0.27	0.278	11.25
11.50	0.17	0.13	0.30	0.349	11.50
11.75	0.17	0.15	0.32	0.426	11.75
12.00	0.17	0.17	0.34	0.508	12.00
12.25	0.17	0.17	0.34	0.592	12.25
12.50	0.17	0.17	0.34	0.677	12.50
12.75	0.17	0.17	0.34	0.761	12.75
13.00	0.17	0.17	0.34	0.846	13.00
13.25	0.17	0.17	0.34	0.930	13.25
13.50	0.17	0.17	0.34	1.015	13.50
13.75	0.17	0.17	0.34	1.099	13.75
14.00	0.17	0.17	0.34	1.184	14.00
14.25	0.17	0.17	0.34	1.268	14.25
14.50	0.17	0.17	0.34	1.353	14.50
14.75	0.17	0.17	0.34	1.438	14.75
15.00	0.17	0.17	0.34	1.522	15.00
15.25	0.17	0.17	0.34	1.607	15.25
15.50	0.17	0.17	0.34	1.691	15.50
15.75	0.17	0.17	0.34	1.776	15.75
16.00	0.17	0.17	0.34	1.860	16.00
16.25	0.17	0.17	0.34	1.945	16.25
16.50	0.17	0.17	0.34	2.029	16.50
16.75	0.17	0.17	0.34	2.114	16.75
17.00	0.17	0.17	0.34	2.198	17.00

DETENTION POND - STAGE-AREA/STORAGE TABLE

STAGE (FT)	AREAS			STORAGE VOLUME (ACFT)	STAGE (FT)
	WET DT	WET DT BANK	**TOTAL**		
9.00	1.00	0.00	1.00	0.000	9.00
9.25	1.00	0.02	1.02	0.251	9.25
9.50	1.00	0.04	1.04	0.508	9.50
9.75	1.00	0.06	1.06	0.769	9.75
10.00	1.00	0.08	1.08	1.036	10.00
10.25	1.00	0.10	1.10	1.307	10.25
10.50	1.00	0.12	1.12	1.584	10.50
10.75	1.00	0.14	1.14	1.865	10.75
11.00	1.00	0.16	1.16	2.152	11.00
11.25	1.00	0.18	1.18	2.443	11.25
11.50	1.00	0.20	1.20	2.739	11.50
11.75	1.00	0.22	1.22	3.041	11.75
12.00	1.00	0.24	1.24	3.347	12.00
12.25	1.00	0.24	1.24	3.656	12.25
12.50	1.00	0.24	1.24	3.965	12.50
12.75	1.00	0.24	1.24	4.274	12.75
13.00	1.00	0.24	1.24	4.583	13.00
13.25	1.00	0.24	1.24	4.892	13.25
13.50	1.00	0.24	1.24	5.200	13.50
13.75	1.00	0.24	1.24	5.509	13.75
14.00	1.00	0.24	1.24	5.818	14.00
14.25	1.00	0.24	1.24	6.127	14.25
14.50	1.00	0.24	1.24	6.436	14.50
14.75	1.00	0.24	1.24	6.745	14.75
15.00	1.00	0.24	1.24	7.054	15.00
15.25	1.00	0.24	1.24	7.363	15.25
15.50	1.00	0.24	1.24	7.671	15.50
15.75	1.00	0.24	1.24	7.980	15.75
16.00	1.00	0.24	1.24	8.289	16.00

Basin Routing Model Data & Calculations

"POST DEV COMBINED" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) PRE-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA - NON DCIA		11.59			
PAVEMENT	C/D	0.00	0.0%	98	0
STRUCTURES	C/D	2.30	16.8%	98	226
OTHER IMPERVIOUS	C/D	1.47	10.7%	98	144
WET SWM AREAS	C/D	1.00	7.3%	98	98
DRY RETENTION BOTTOM	C/D	0.00	0.0%	39	0
PERVIOUS AREA	C/D	6.82	49.8%	39	266
	TOTAL	11.59	84.5%		63

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	17.58 AC-ft		765,870 sqft
OFFSITE TRIBUTARY	0.00 AC-ft		0 sqft
CONSERVATION AREAS	3.88 AC-ft		168,960 sqft
RIGHT-OF-WAY DEDICATION	0.00 AC-ft		0 sqft
BASIN TOTAL	13.70 AC-ft		596,910 sqft
DCIA	2.12 AC-ft		92227.4 sqft
		% DCIA	
TOTAL IMPERVIOUS AREA	6.88 AC-ft		
VEHICLE USE AREA =	1.94 AC-ft	100.00%	84,595 sqft
STRUCTURES =	2.30 AC-ft	0.00%	100,234 sqft
SIDEWALKS & PATHS =	0.76 AC-ft	0.00%	33,315 sqft
OTHER IMPERVIOUS =	0.88 AC-ft	20.00%	38,162 sqft
DRY RETENTION BOTTOM =	0.00 AC-ft	0.00%	0 sqft
WET SWM AREAS =	1.00 AC-ft	0.00%	43,380 sqft
TOTAL PERVIOUS AREA	6.82 AC-ft		
SWALE BASE =	0.17 AC-ft		7,380 sqft
SWALE BANKS =	0.17 AC-ft		7,350 sqft
WET DETENTION BANKS =	0.24 AC-ft		10,440 sqft
GREEN SPACE =	6.25 AC-ft		272,054 sqft
IMPERVIOUS AREA LESS ROOFS/WETLANDS =	1.94 AC-ft		
IMPERVIOUS AREA LESS WET SWM AREAS =	5.88 AC-ft		256306 sqft
DRAINAGE AREA LESS WET DETENTION =	17.58 AC-ft		
PERCENTAGE IMPERVIOUS =	50.21%		
DIRECTLY CONNECTED IMPERVIOUS AREA =	15.45%		

RUNOFF Adjusted for Directlly Connected Impervious Area (DCIA)

FREQUENCY, YR.	10-YR, 24-HR.	10-YR, 72-HR.	25-YR, 72-HR.	100-YR, 72-HR.
RAINFALL, P (24-HOUR)	6.00 inches	9.50 inches	10.00 inches	12.00 inches
SOIL STORAGE, S	5.81 inches	5.81 inches	5.81 inches	5.81 inches
RUNOFF, Q (IN)	2.20 inches	4.91 inches	5.33 inches	7.06 inches
RUNOFF VOLUME (ACFT)	3.18 AC-ft	6.42 AC-ft	6.91 AC-ft	8.93 AC-ft

RATIONAL METHOD RUNOFF COEFFICIENT = 0.38
(ASSUMING IMPERVIOUS = 0.9 & PERVIOUS = 0.2 & EXCLUDES LAKE AREA)

TIME OF CONCENTRATION 2YR-24HR RAINFALL = 4.80 inches

Sub-Area	FLOW LEGNTH (ft)	SLOPE (ft/ft)	MANNING'S DESC.	n-VALUE	FLOW AREA (sf)	PW (ft)	HYDRO RADIUS (ft)	TRAVEL VELOCITY (ft/sec)	TIME (hr)
BASIN ONE									
SHEET	100	0.0040	GRASS	0.240					0.1932
SHALLOW	200	0.0040	UNPAVED					1.020	0.0544
CHANNEL	0	0.0100	POOR	0.080	4.000	16.000	0.250	0.736	0.0000
PIPED	150	0.0050	18-inch	0.013	1.767	4.712	0.750	6.684	0.0062

Time of Concentration = 0.254 hours
= 15 minutes

Stage Storage Calculations - "POST DEV COMBINED" Developed Basin

SITE DATA/GRADING TABLE

DESCRIPTION	AREA (ACRE)	GRADING From	GRADING To	REMARKS
DT CTRL	0.996	9.00	12.00	VERTICAL
DT BANK	0.240	9.00	12.00	LINEAR
RT BOT	0.169	10.00	12.00	VERTICAL
RT BANK	0.169	10.00	12.00	LINEAR
ROW	2.720	11.50	12.25	LINEAR
OPEN	6.246	11.50	12.50	LINEAR
OTHER	0.000	9.00	12.00	LINEAR
	10.54			

STAGE-AREA/STORAGE TABLE

STAGE (feet)	AREAS								STORAGE VOLUME (ACFT)	STAGE (feet)
	DT CTRL	DT BANK	RT BOT	RT BANK	ROW	OPEN	OTHER	**TOTAL**		
9.00	0.996	0.000	0.000	0.000	0.000	0.000	0.000	1.00	0.00	9.00
9.25	0.996	0.020	0.000	0.000	0.000	0.000	0.000	1.02	0.25	9.25
9.50	0.996	0.040	0.000	0.000	0.000	0.000	0.000	1.04	0.51	9.50
9.75	0.996	0.060	0.000	0.000	0.000	0.000	0.000	1.06	0.77	9.75
10.00	0.996	0.080	0.169	0.000	0.000	0.000	0.000	1.25	1.06	10.00
10.25	0.996	0.100	0.169	0.021	0.000	0.000	0.000	1.29	1.37	10.25
10.50	0.996	0.120	0.169	0.042	0.000	0.000	0.000	1.33	1.70	10.50
10.75	0.996	0.140	0.169	0.063	0.000	0.000	0.000	1.37	2.04	10.75
11.00	0.996	0.160	0.169	0.084	0.000	0.000	0.000	1.41	2.38	11.00
11.25	0.996	0.180	0.169	0.105	0.000	0.000	0.000	1.45	2.74	11.25
11.50	0.996	0.200	0.169	0.127	0.000	0.000	0.000	1.49	3.11	11.50
11.75	0.996	0.220	0.169	0.148	0.907	1.561	0.000	4.00	3.80	11.75
12.00	0.996	0.240	0.169	0.169	1.813	3.123	0.000	6.51	5.11	12.00
12.25	0.996	0.240	0.169	0.169	2.720	4.684	0.000	8.98	7.05	12.25
12.50	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	9.49	12.50
12.75	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	12.12	12.75
13.00	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	14.76	13.00
13.25	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	17.39	13.25
13.50	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	20.02	13.50
13.75	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	22.66	13.75
14.00	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	25.29	14.00
14.25	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	27.93	14.25
14.50	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	30.56	14.50
14.75	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	33.20	14.75
15.00	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	35.83	15.00
15.25	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	38.47	15.25
15.50	0.996	0.240	0.169	0.169	2.720	6.246	0.000	10.54	41.10	15.50

North

GRAPHIC SCALE

100 0 100 200 300

SCALE: (1 Inch = 100 Feet)

POST DEV COMBINED BASIN 13.70 AC

EDWARDS ROAD

EXISTING DITCH

RETENTION POND

DETENTION POND
0.52 ac BOTTOM
1.00 ac @ NWL
0.24 ac BANK

CONTROL STRUCTURE

RETENTION POND

RETENTION POND

RETENTION POND

OUTFALL TO NSLRWCD

EXISTING WETLANDS

DRAWING NAME	BASIN MAPS.dwg
DESIGN/DRAWN	BRB/PMP
SCALE	AS NOTED
DATE	10-25-2024
REVISON	.

POST DEVELOPMENT DRAINAGE BASIN MAP

CAPITAL INVESTMENTS
Multi-Family Residential
St Lucie County, Florida

KMA
ENGINEERING & SURVEYING

KMA Engineering & Surveying, LLC
CONSULTING ENGINEERS AND PLANNERS
3001 INDUSTRIAL AVENUE 2, FORT PIERCE, FL 34946
PHONE: (772) 569-5505 E-MAIL: civil@kmafl.com
CERTIFICATE OF AUTHORIZATION NUMBER -00033705

C:\Users\Task Master\Desktop\24-1003 4945 Edwards Road\Engineering\Docs\Drainage\Preliminary\BASIN MAPS.dwg

DISTRICT PLANNING GROUP

Sunset Gardens

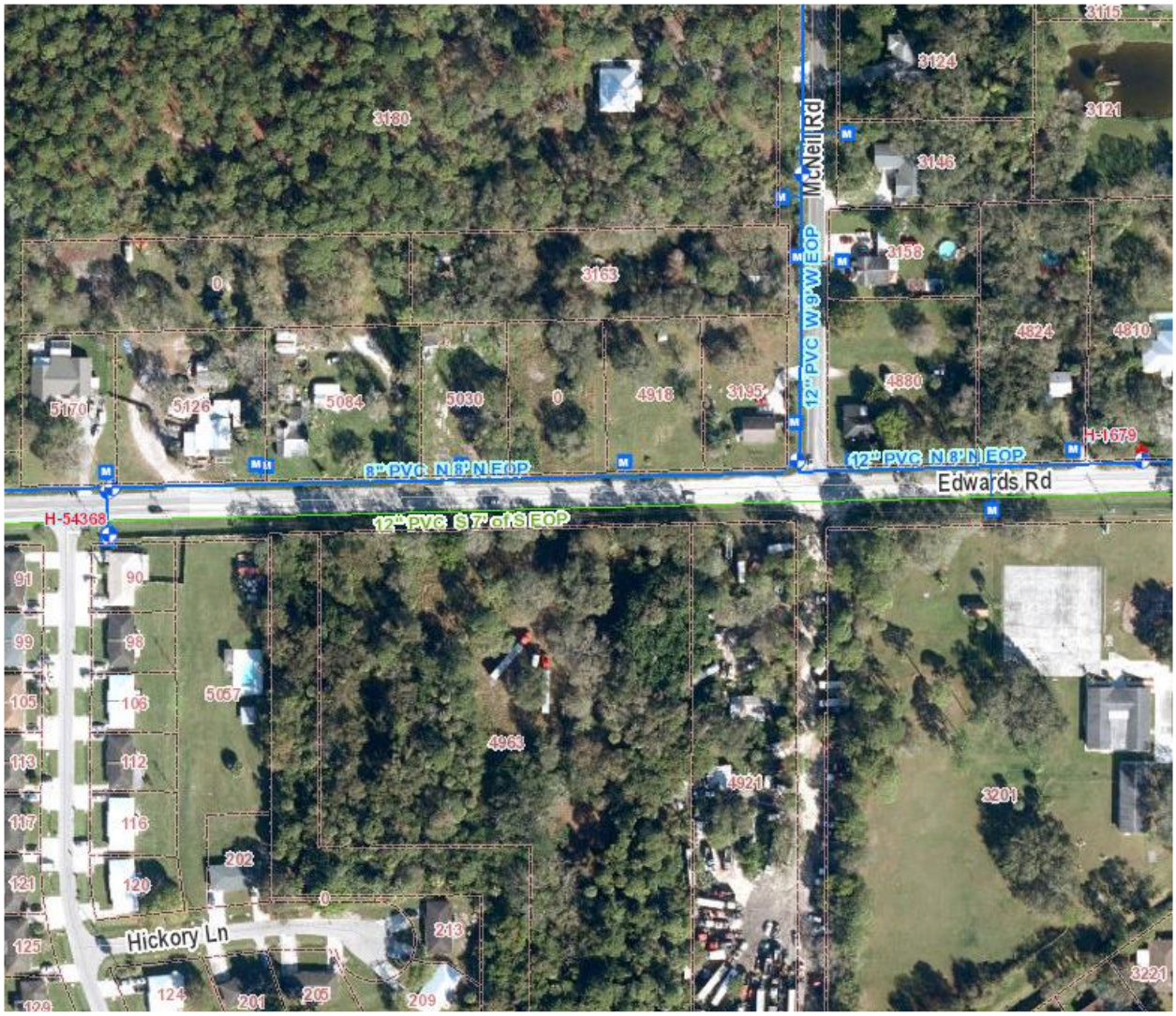
Master Planned Development

Phasing Plan

Phasing is not planned for the Sunset Gardens Planned Development at this time.

UTILITIES WATER & WASTEWATER SERVICE

FPUA

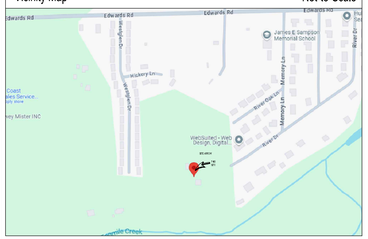


Aerial Photograph
May not show latest improvements. Not-to-scale.



SCALE:1"=100'

Vicinity Map Not-to-Scale



Survey Related Information

LEGAL DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OR THE SOUTH 1/2 OF SAID NORTHWEST 1/4 OF SECTION 30; THENCE RUN NORTH 89°02'18" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 2024.51 FEET, TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, ALSO BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF WESTGLEN.
A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 51 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°34'45" WEST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 21.73 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD, AS LAID OUT AND NOW IS USE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 88°43'09" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 60.02 FEET TO A POINT; THENCE SOUTH 00°19'48" WEST ALONG A LINE 50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TRACT "A" AND LOT 7 OF WESTGLEN SUBDIVISION, PLAT BOOK 14, PAGE 51, ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 394.11 FEET; THENCE NORTH 89°30'46" EAST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 8 OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 259.73 FEET;
THENCE SOUTH 00°21'56" WEST ALONG A LINE 60 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 247.76 FEET; TO THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4; THENCE RUN SOUTH 88°53'19" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 60.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID WESTGLEN SUBDIVISION; THENCE RUN NORTH 00°37'24" EAST
ALONG SAID EAST LINE OF WESTGLEN SUBDIVISION, A DISTANCE OF 188.33 FEET, TO THE NORTHERLY LINE OF LOT 8 OF SAID WESTGLEN SUBDIVISION; THENCE RUN SOUTH 89°22'14" WEST ALONG SAID NORTHERLY LINE OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 259.69 FEET, TO A POINT OF INTERSECTION WITH THE SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALSO BEING THE EASTERLY LINE OF SAID WESTLGLEN SUBDIVISION;
THENCE RUN NORTH 00°34'45" WEST ALONG SAID WEST LINE 453.29 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD AND THE POINT OF BEGINNING.
AND
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM CANAL RIGHT OF WAY. SAID PROPERTY LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
AND
THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS WEST GLEN AS IN PLAT BOOK 14, PAGE 51, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

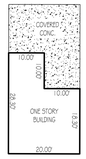
SCHEDULE B TITLE COMMITMENT REVIEW FINDINGS
PER TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
DATED: MARCH 6, 2024 AT 08:40 AM
ISSUING OFFICE FILE NO.:2752209-2318547272

ITEM NO.	COMMENTS
1	TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. - (NOT A SURVEY MATTER HEREON)
2	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. - (NOT A SURVEY MATTER HEREON)
3	EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 672, PAGE 1129. - (AFFECTS AS SHOWN - IF ANY)
4	NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS POLICY (OR, THE POLICY TO BE ISSUED), THIS POLICY (OR THE POLICY WHEN ISSUED) WILL NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. - (AFFECTS AS SHOWN - IF ANY)
5	VIOLATION UNDER CASE NUMBER 20-1837 WITH THE CITY OF FORT PIERCE CODE ENFORCEMENT AS REFERENCED IN THE NOTICE OF UNSAFE BUILDING AFFIDAVIT, IN FAVOR OF FORT PIERCE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 4465, PAGE 2478. - (NOT A SURVEY MATTER HEREON)
6	THE FOLLOWING STATE OF FACTS AS DISCLOSED BY SURVEY PREPARED BY CALLFIELD & WHEELER, INC., UNDER JOB NO. 9966, DATED DECEMBER 30, 2022: a) FENCES EXTEND BEYOND PROPERTY BOUNDARY LINES TO THE NORTH, EAST, AND SOUTH b) DRAINAGE AND UTILITY EASEMENTS LOCATED NEAR PROPERTY, AS SHOWN c) WOODEN POWER POLES LOCATED NEAR SOUTHERN BOUNDARY LINES d) UNPAVED ROAD OR DRIVEWAY EXTENDS THROUGH THE EASTERLY BOUNDARY LINE - (DOCUMENTS NOT PROVIDED)
7	NOTE: ALL RECORDING REFERENCES IN THIS FORM SHALL REFER TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED. - (AFFECTS AS SHOWN - IF ANY)

LEGEND

#	DENOTES EXCEPTION NUMBER, IF IT EFFECTS AND IS PLOTTABLE.

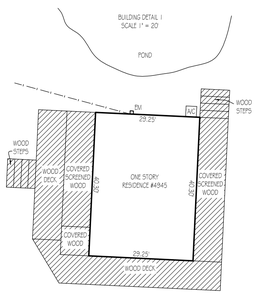
BUILDING DETAIL 2
SCALE 1" = 20'



INVOICE NUMBER 187981-SE

COMMUNITY NUMBER : 120286

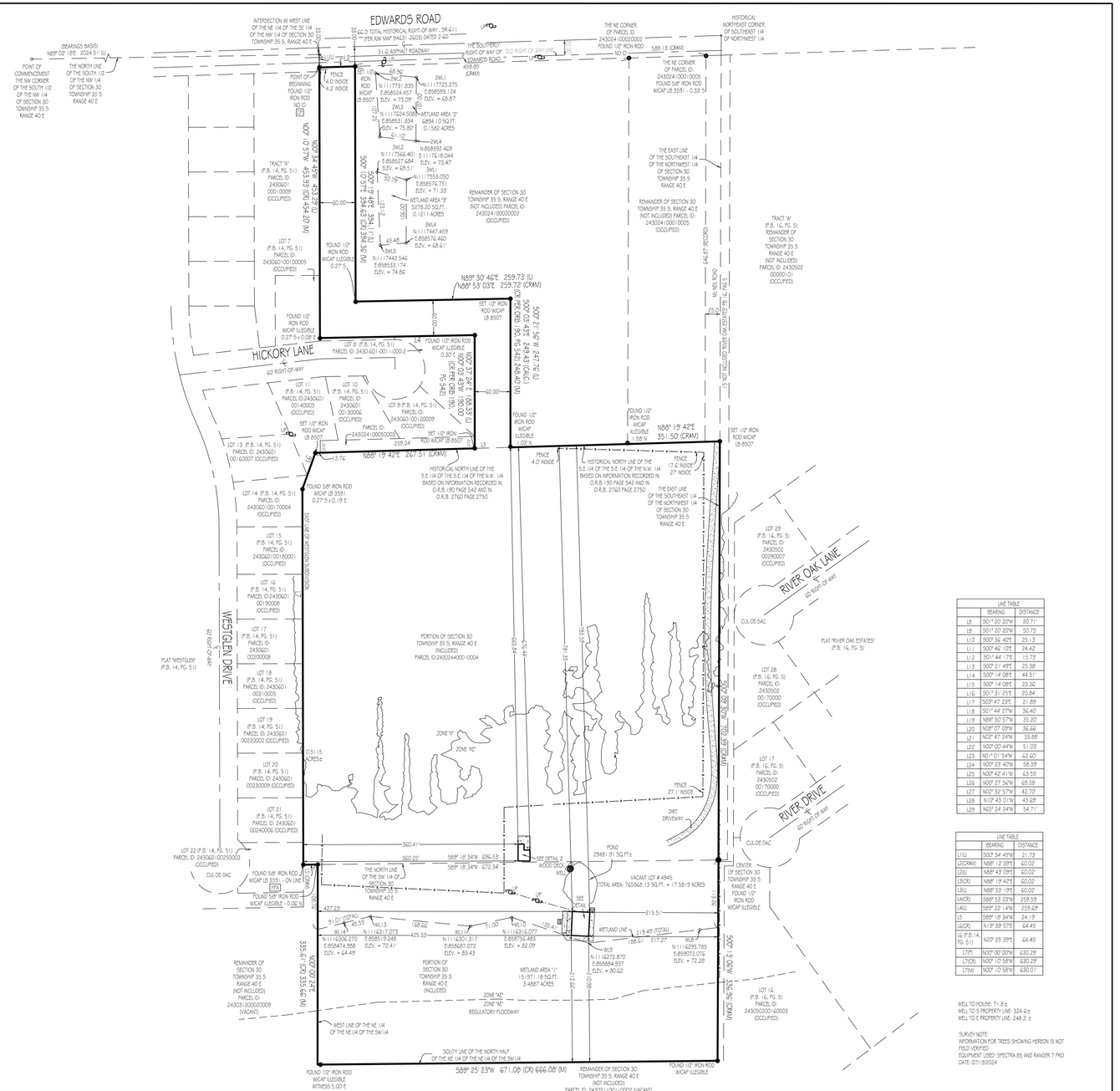
BUILDING DETAIL 1
SCALE 1" = 20'



ALTA/NSPS LAND TITLE BOUNDARY SURVEY

ALL BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN COMPUTED TO MEET OR EXCEED A 95% CONFIDENCE LEVEL WITH REGARD TO RELATIVE POSITIONAL PRECISION

4945 & XXX EDWARDS ROAD, FORT PIERCE, FLORIDA 34981



LINE TABLE		
	BEARING	DISTANCE
L6	S01° 20' 20"W	20.71'
L9	S01° 20' 20"W	50.75'
L10	S00° 36' 40"E	25.13'
L11	S00° 46' 10"E	24.42'
L12	S01° 44' 17"E	15.73'
L13	S00° 21' 49"E	25.58'
L14	S00° 14' 08"E	44.51'
L15	S00° 14' 08"E	23.32'
L16	S01° 31' 25"E	20.64'
L17	S03° 47' 23"E	21.65'
L18	S01° 44' 27"W	36.40'
L19	N58° 50' 57"W	35.20'
L20	N09° 07' 09"W	36.66'
L21	N02° 47' 24"W	33.66'
L22	N00° 00' 44"W	51.03'
L23	N01° 01' 54"W	62.60'
L24	N00° 23' 40"W	58.39'
L25	N00° 42' 41"W	63.55'
L26	N09° 27' 56"W	69.26'
L27	N02° 32' 57"W	42.70'
L28	N10° 43' 01"W	43.69'
L29	N05° 24' 24"W	54.71'

LINE TABLE		
	BEARING	DISTANCE
L1(L)	S00° 34' 45"E	21.73'
L2(CRAM)	N89° 13' 39"E	60.02'
L2(L)	N89° 43' 09"E	60.02'
L3(CR)	N89° 19' 42"E	60.02'
L3(L)	N89° 53' 19"E	60.02'
L4(CR)	S89° 13' 03"W	259.59'
L4(L)	S89° 22' 14"W	259.69'
L5	S89° 18' 34"W	24.19'
L6(CR)	N1° 39' 57"E	64.45'
L6 (P.B.14, PG. 51)	N00° 25' 39"E	64.45'
L7(P)	N00° 00' 00"W	630.29'
L7(CR)	N00° 10' 58"W	630.29'
L7(M)	N00° 10' 58"W	630.01'

Additional Revisions:
10/16/2024 - ADDED POND SQ.FT - K.T

5F Cemetery Note

THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.

5Biii Access to Property

THE SUBJECT PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO EDWARDS ROAD A DEDICATED PUBLIC STREET OR HIGHWAY AS SHOWN HEREON.

5Biv Bearing Basis

NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST RECORDED AS N 89°02'18" E AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

5Bvii Contiguity Statement

THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS UNLESS SHOWN HEREON.

5Cvii Platted Setback or Recorded Building Restriction Lines

NONE PROVIDED TO THIS SURVEYOR.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NO NOTABLE CONDITIONS FOUND.

Surveyor Observed Possible Encroachments

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

3 Flood Information

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" & "AE", BFE = 12.0' (NAVD 88) AS SHOWN ON THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 12111C0169D AND 12111C0167D , IWHICH BEARS AN EFFECTIVE DATE OF 02/16/2012. ZONE "X" DENOTES AREAS SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA. THIS AREA CAN BE INUNDATED BY A FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR, NO FIELD SURVEY WAS PERFORMED TO DETERMINE THESE ZONES.

7 Surveyors Certificate

CERTIFIED TO
GOLDEN ARROW DEVELOPMENT LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, (a), 11(a), 14, & 17, of Table A thereof. The field work was completed on 7-31-2024.
Date of Plat or Map: 9-3-2024

SIGNED: DATE: 10-16-2024
PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 *(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)*

4 Land Area

765870.41±	SQUARE FEET	17.5819± ACRES

6Diig Surveyor's Notes

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Drawn By : B.D.		Date of Field Work : 07/24/2024	
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07/31/2024	TREE LOCATION		B. D.

Date	Revision	Tech
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840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

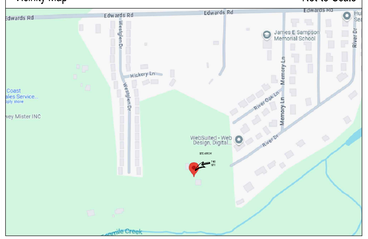
LANDTEC
LICENSED BUSINESS No. 8507

Aerial Photograph
May not show latest improvements. Not-to-scale.



SCALE:1"=100'

Vicinity Map Not-to-Scale



Survey Related Information

LEGAL DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OR THE SOUTH 1/2 OF SAID NORTHWEST 1/4 OF SECTION 30; THENCE RUN NORTH 89°02'18" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 2024.51 FEET, TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, ALSO BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF WESTGLEN.
A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 51 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°34'45" WEST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 21.73 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD, AS LAID OUT AND NOW IS USE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 88°43'09" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 60.02 FEET TO A POINT; THENCE SOUTH 00°19'48" WEST ALONG A LINE 50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TRACT "A" AND LOT 7 OF WESTGLEN SUBDIVISION, PLAT BOOK 14, PAGE 51, ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 394.11 FEET; THENCE NORTH 89°30'46" EAST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 8 OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 259.73 FEET;
THENCE SOUTH 00°21'56" WEST ALONG A LINE 60 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 247.76 FEET; TO THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4; THENCE RUN SOUTH 88°53'19" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 60.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID WESTGLEN SUBDIVISION; THENCE RUN NORTH 00°37'24" EAST
ALONG SAID EAST LINE OF WESTGLEN SUBDIVISION, A DISTANCE OF 188.33 FEET, TO THE NORTHERLY LINE OF LOT 8 OF SAID WESTGLEN SUBDIVISION; THENCE RUN SOUTH 89°22'14" WEST ALONG SAID NORTHERLY LINE OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 259.69 FEET, TO A POINT OF INTERSECTION WITH THE SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALSO BEING THE EASTERLY LINE OF SAID WESTLGLEN SUBDIVISION;
THENCE RUN NORTH 00°34'45" WEST ALONG SAID WEST LINE 453.29 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD AND THE POINT OF BEGINNING.
AND
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM CANAL RIGHT OF WAY. SAID PROPERTY LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
AND
THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS WEST GLEN AS IN PLAT BOOK 14, PAGE 51, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

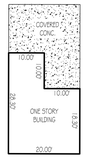
SCHEDULE B TITLE COMMITMENT REVIEW FINDINGS
PER TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
DATED: MARCH 6, 2024 AT 08:40 AM
ISSUING OFFICE FILE NO.:2752209-2318547272

ITEM NO.	COMMENTS
1	TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. - (NOT A SURVEY MATTER HEREON)
2	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. - (NOT A SURVEY MATTER HEREON)
3	EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 672, PAGE 1129. - (AFFECTS AS SHOWN - IF ANY)
4	NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS POLICY (OR, THE POLICY TO BE ISSUED), THIS POLICY (OR THE POLICY WHEN ISSUED) WILL NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. - (AFFECTS AS SHOWN - IF ANY)
5	VIOLATION UNDER CASE NUMBER 20-1837 WITH THE CITY OF FORT PIERCE CODE ENFORCEMENT AS REFERENCED IN THE NOTICE OF UNSAFE BUILDING AFFIDAVIT, IN FAVOR OF FORT PIERCE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 4465, PAGE 2478. - (NOT A SURVEY MATTER HEREON)
6	THE FOLLOWING STATE OF FACTS AS DISCLOSED BY SURVEY PREPARED BY CALLFIELD & WHEELER, INC., UNDER JOB NO. 9966, DATED DECEMBER 30, 2022: a) FENCES EXTEND BEYOND PROPERTY BOUNDARY LINES TO THE NORTH, EAST, AND SOUTH b) DRAINAGE AND UTILITY EASEMENTS LOCATED NEAR PROPERTY, AS SHOWN c) WOODEN POWER POLES LOCATED NEAR SOUTHERN BOUNDARY LINES d) UNPAVED ROAD OR DRIVEWAY EXTENDS THROUGH THE EASTERLY BOUNDARY LINE - (DOCUMENTS NOT PROVIDED)
7	NOTE: ALL RECORDING REFERENCES IN THIS FORM SHALL REFER TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED. - (AFFECTS AS SHOWN - IF ANY)

LEGEND

#	DENOTES EXCEPTION NUMBER, IF IT EFFECTS AND IS PLOTTABLE.

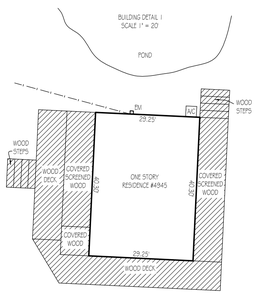
BUILDING DETAIL 2
SCALE 1" = 20'



INVOICE NUMBER 187981-SE

COMMUNITY NUMBER : 120286

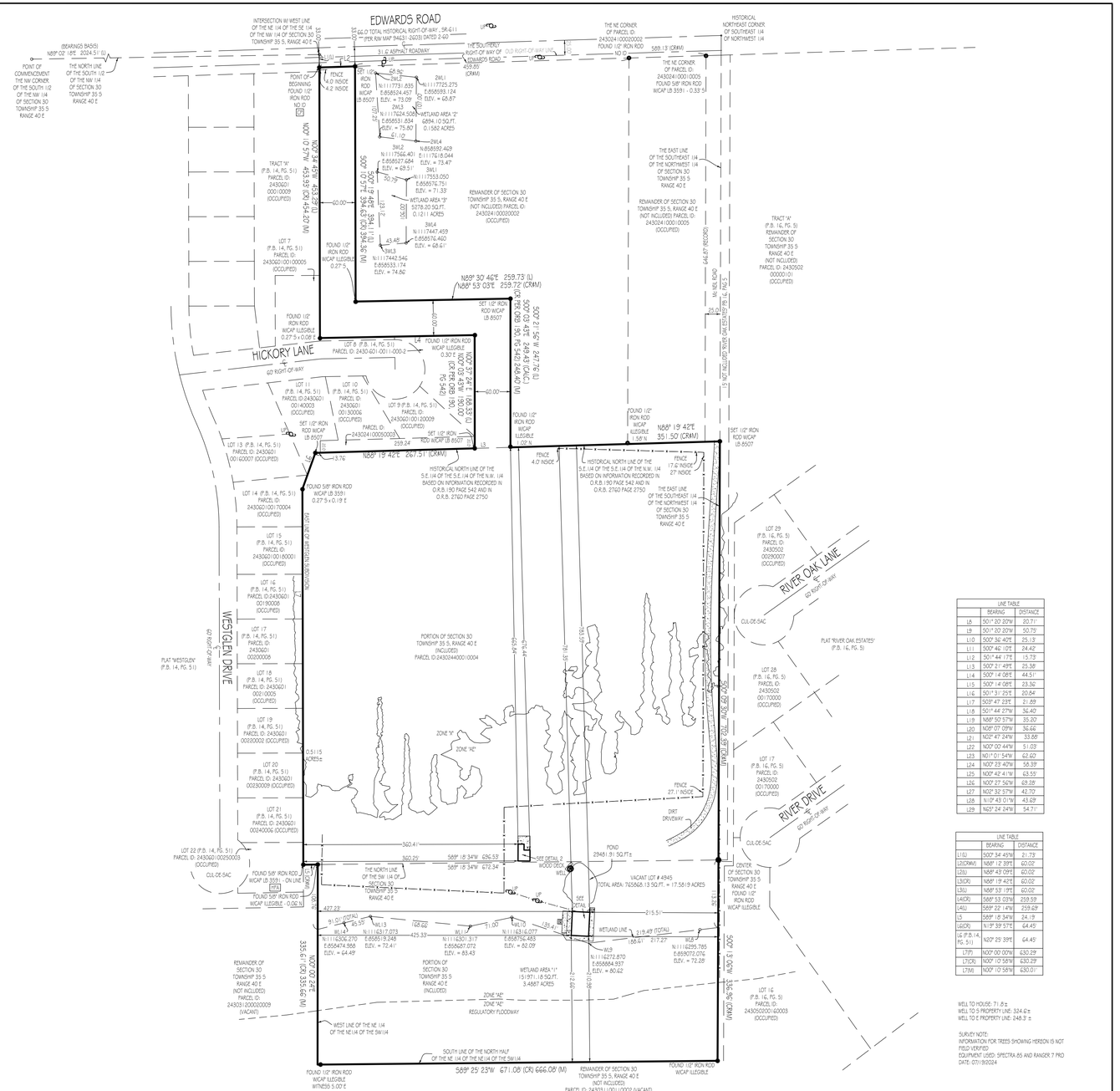
BUILDING DETAIL 1
SCALE 1" = 20'



ALTA/NSPS LAND TITLE BOUNDARY SURVEY

ALL BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN COMPUTED TO MEET OR EXCEED A 95% CONFIDENCE LEVEL WITH REGARD TO RELATIVE POSITIONAL PRECISION

4945 & XXX EDWARDS ROAD, FORT PIERCE, FLORIDA 34981



LINE TABLE		
	BEARING	DISTANCE
L6	S01° 20' 20"W	20.71'
L9	S01° 20' 20"W	50.75'
L10	S00° 36' 40"E	25.13'
L11	S00° 46' 10"E	24.42'
L12	S01° 44' 17"E	15.73'
L13	S00° 21' 49"E	25.58'
L14	S00° 14' 08"E	44.51'
L15	S00° 14' 08"E	23.32'
L16	S01° 31' 25"E	20.64'
L17	S03° 47' 23"E	21.65'
L18	S01° 44' 27"W	36.40'
L19	N58° 50' 57"W	35.20'
L20	N09° 07' 09"W	36.66'
L21	N02° 47' 24"W	33.66'
L22	N00° 00' 44"W	51.03'
L23	N01° 01' 54"W	62.60'
L24	N00° 23' 40"W	58.39'
L25	N00° 42' 41"W	63.55'
L26	N09° 27' 56"W	69.26'
L27	N02° 32' 57"W	42.70'
L28	N10° 43' 01"W	43.69'
L29	N05° 24' 24"W	54.71'

LINE TABLE		
	BEARING	DISTANCE
L1(L)	S00° 34' 45"E	21.73'
L2(CRAM)	N89° 13' 39"E	60.02'
L2(L)	N89° 43' 09"E	60.02'
L3(CR)	N89° 19' 42"E	60.02'
L3(L)	N89° 53' 19"E	60.02'
L4(CR)	S89° 13' 03"W	259.59'
L4(L)	S89° 22' 14"W	259.69'
L5	S89° 18' 34"W	24.19'
L6(CR)	N1° 39' 57"E	64.45'
L6 (P.B.14, PG. 51)	N00° 25' 39"E	64.45'
L7(P)	N00° 00' 00"W	630.29'
L7(CR)	N00° 10' 58"W	630.29'
L7(M)	N00° 10' 58"W	630.01'

Additional Revisions:
10/16/2024 - ADDED POND SQ.FT - K.T

5F Cemetery Note

THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.

5Biii Access to Property

THE SUBJECT PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO EDWARDS ROAD A DEDICATED PUBLIC STREET OR HIGHWAY AS SHOWN HEREON.

5Biv Bearing Basis

NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST RECORDED AS N 89°02'18" E AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

5Bvii Contiguity Statement

THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS UNLESS SHOWN HEREON.

5Cvii Platted Setback or Recorded Building Restriction Lines

NONE PROVIDED TO THIS SURVEYOR.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NO NOTABLE CONDITIONS FOUND.

Surveyor Observed Possible Encroachments

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

3 Flood Information

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" & "AE", BFE = 12.0' (NAVD 88) AS SHOWN ON THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 12111C0169D AND 12111C0167D , IWHICH BEARS AN EFFECTIVE DATE OF 02/16/2012. ZONE "X" DENOTES AREAS SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA. THIS AREA CAN BE INUNDATED BY A FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR, NO FIELD SURVEY WAS PERFORMED TO DETERMINE THESE ZONES.

7 Surveyors Certificate

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840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

LANDTEC
LICENSED BUSINESS No. 8507

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A SUBDIVSION AS RECORDED IN PLAT BOOK 14, PAGE 51 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°34'45" WEST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 21.73 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD, AS LAID OUT AND NOW IS USE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 88°43'09" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 60.02 FEET TO A POINT; THENCE SOUTH 00°19'48" WEST ALONG A LINE 50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TRACT "A" AND LOT 7 OF WESTGLEN SUBDIVSION, PLAT BOOK 14, PAGE 51, ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 394.11 FEET; THENCE NORTH 89°30'46" EAST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 8 OF SAID WESTGLEN SUBDIVSION, A DISTANCE OF 259.73 FEET;
THENCE SOUTH 00°21'56" WEST ALONG A LINE 60 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID WESTGLEN SUBDIVSION, A DISTANCE OF 247.76 FEET; THENCE RUN SOUTH 88°53'19" WEST A DISTANCE OF 60.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID WESTGLEN SUBDIVSION; THENCE RUN NORTH 00°37'24" EAST
ALONG SAID EAST LINE OF WESTGLEN SUBDIVSION, A DISTANCE OF 188.33 FEET, TO THE NORTHERLY LINE OF LOT 8 OF SAID WESTGLEN SUBDIVISION; THENCE RUN SOUTH 89°22'14" WEST ALONG SAID NORTHERLY LINE OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 259,69 FEET, TO A POINT OF INTERSECTION WITH THE SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALSO BEING THE EASTERLY LINE OF SAID WESTLGLEN SUBDIVSION;
THENCE RUN NORTH 00°34'45" WEST ALONG SAID WEST LINE 453.29 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD AND THE POINT OF BEGINNING.
AND
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM CANAL RIGHT OF WAY. SAID PROPERTY LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
AND
THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS WEST GLEN AS IN PLAT BOOK 14, PAGE 51, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5308195 OR BOOK 5116 PAGE 695, Recorded 03/06/2024 08:40:39 AM Doc Tax: $5250.00

Prepared by and return to:
Tahir Noohani
Title Now, LLC
440 Northeast 4th Avenue
Suite 2
Fort Lauderdale, FL 33301
(954) 947-2040
File No E24-02050T

Parcel Identification No 2430-244-0001-000-4

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 21 **day of** February, **2024** between **Orange Gardens Development Inc., a Florida Corporation**, whose post office address is **2612 Tortugas Lane, Fort Lauderdale, FL 33312**, of the County of Broward, State of Florida, Grantor, to **Golden Arrow Development LLC, a Florida Limited Liability Company**, whose post office address is **4512 North Flagler Drive, 206, West Palm Beach, FL 33407**, of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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, Florida, to-wit:

Commence at the Northwest corner of the South 1/2 of said Northwest 1/4 of Section 30; thence run North 89 degrees 02'18" East, along the North line of said South 1/2, a distance of 2024.51 feet, to an intersection with the West line of said Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, also being the Northerly extension of the East line of Westglen, a subdivision as recorded in Plat Book 14, Page 51, of the Public Records of St. Lucie County, Florida; thence South 00 degrees 34'45" West, along said West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, a distance of 21.73 feet, to the Southerly right-of-way line of Edwards Road, as laid out and now is use for the Point of Beginning; thence run North 88 degrees 43'09" East, along said Southerly right-of-way line a distance of 60.02 feet to a point; thence South 00 degrees 19'48" West along a line 60 feet East of and parallel to the East line of Tract "A" and Lot 7 of Westglen Subdivision, Plat Book 14, Page 51, St. Lucie County, Florida, a distance of 394.11 feet; thence North 89 degrees 30'46" East along a line 60 feet North of and parallel to the North line of Lot 8 of said Westglen Subdivision, a distance of 259.73 feet; thence South 00 degrees 21'56" West along a line 60 feet East of and parallel to the East line of said Westglen Subdivision, a distance of 247.76 feet; thence run South 88 degrees 53'19" West a distance of 60.02 feet to an intersection with the East line of said Westglen Subdivision; thence run North 00 degrees 37'24" East along said East line of Westglen Subdivision, a distance of 188.33 feet, to the Northerly line of Lot 8 of said Westglen Subdivision; thence run South 89 degrees 22'14" West along said Northerly line of said Westglen Subdivision, a distance of 259.69 feet, to a point of intersection with the said West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, also being the Easterly line of said Westglen Subdivision; thence run North 00 degrees 34'45" West along said West line 453.29 feet to a point of intersection with said Southerly right of way line of Edwards Road and the Point of Beginning.

AND

The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 South, Range 40 East, excepting therefrom canal right-of-way. Said property lying and being in St. Lucie County, Florida.

AND

The East 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4, less West Glen as in Plat Book 14, Page 51, Public Records of St. Lucie County, Florida, all lying and being in Section 30, Township 35 South, Range 40 East.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Witness Signature
Print Name: [illegible]
Witness Address: 1055 Budapest
Perczel u. 17, Hungary

Witness Signature
Print Name: DR ANDRÁS SZECSKAY
Witness Address: 1055 BUDAPEST
KOSSUTH LAJOS TÉR 16-17, HUNGARY

Orange Gardens Development Inc., a Florida Corporation

By: _____
Janos Muennich, President

STATE OF _____
~~COUNTY OF~~ _____

The foregoing instrument was acknowledged before me by means of ( ) ~~physical presence~~ or ( ) online notarization this _____ day of _____, 20___ by Janos Muennich, President of Orange Gardens Development Inc., ~~a FL Corporation~~, on behalf of the Corporation.

Dr. Máté, Viktor civil law notary

For legalisation of signature and affidavit, see the attached notarial clause.

Signature of Notary Public
Print, Type/Stamp Name of Notary

dr. Máté Viktor KÖZJEGYZŐ 7. BUDAPEST VI.1.

Personally known: ✓
OR Produced Identification: X

Type of Identification Produced: PASSPORT

APOSTILLE

(Convention de la Haye du 5 octobre 1961)

1. Ország:
   Country: **MAGYARORSZÁG**
   HUNGARY

Ezt a közokiratot
This public document

2. Írta alá:
   Has been signed by: **dr. Máté Viktor**

3. Minőségében eljárva:
   Acting in the capacity of: **közjegyző /**
   Notary

4. Az okirat pecsétjével (bélyegzőlenyomatával) van ellátva:
   bears the seal/stamp of: **dr. Máté Viktor közjegyző /**
   Notary

Tanúsítja
Certified

5. Helység: **Budapest**
   At:

6. Időpont: **2024.** (év) **02.** (hónap) **21.** (nap)
   Date: (year) (month) (day)

7. Kiállító: **Magyar Országos Közjegyzői Kamara**
   By: Hungarian Chamber of Civil Law Notaries

8. Ügyszám: **A01/2024/2076/2**
   No.:

9. Pecsét (bélyegzőlenyomat)
   Seal/Stamp:

10. Aláírás:
    Signature:

Magyar Országos Közjegyzői Kamara
JOGI ELŐADÓ
2.

dr. Bárdos Judit
jogi előadó

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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

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

Impact	

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

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

IV. Project Description

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

RESIDENTIAL DATA

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

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

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

Record and Return To:
This Instrument Prepared By:

[blank space above line reserved for recording data]

PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into this ___day of _____, 2024, (the "**Effective Date**") by and between **Golden Arrow Development LLC**, a Florida limited liability company (the "**Applicant**"), and the **CITY OF FORT PIERCE**, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, the Applicant is currently under contract to purchase, and intends to develop, certain real property within the city limits of Fort Pierce, Florida, more particularly described in the legal description attached hereto and incorporated herein as **Exhibit "A"** (the "**Property**"); and

WHEREAS, the current owner of the Property is GOLDEN ARROW DEVELOPMENT, LLC, a Florida limited liability company; and

WHEREAS, the requirements for development of the Property are specified by the Code of Ordinances of Fort Pierce, Florida (the "**Code**"); and

WHEREAS, the Property consists of two parcels totaling 17.58 acres. The parcels have a Future Land Use designations of Low Density Residential (RL) and High Density Residential (RH) with a zoning designation of PD; and

WHEREAS, the Applicant is proposing a 112-unit townhome Planned Development ("**PD**") community with associated amenities at 4945 Edwards Road (the "**Project**"). The Project is located to the north of 10-Mile Creek, south of Edwards Road and to the west of McNeil Road; and

WHEREAS, Section 125-212 (a) of the Code allows that a PD may allow uses and design concepts which are not specifically otherwise permitted in standard zoning districts, and § 125-212 (c)(10) of the Code provides that the specific development standards of the PD district are contained in the approved development documents for each planned development; and

WHEREAS, §125-212 (f) of the Code requires that the Applicant enter into this Agreement with the City as a condition of approval of the Project.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Recitals.** The above recitals are hereby affirmed as being true and correct and are incorporated herein by reference.

2. Duration of Agreement. This Agreement shall be effective, shall run with the land and shall be binding on all parties and all persons claiming under it for an initial term of five (5) years from the Effective Date hereof (the "**Expiration Date**"). The Expiration Date shall be extended for a period of five (5) years after receiving any future approval by the Board of City Commissioners (the "**Board**") at a public hearing, unless an instrument has been recorded agreeing to release, amend or modify this Agreement in whole, or in part, as provided below. The foregoing notwithstanding, if the expiration date of any development approvals associated with this Agreement or with the Project are ever extended to a date that is later than the Expiration Date, the Expiration Date shall automatically extend to that later date. A proposed timeline of development is specified on **Exhibit "B"**, attached hereto and by this reference incorporated herein (the "**Development Timeline**").

3. Phasing Requirements. The Development shall be constructed in one (1) Phase.

4. Development Requirements for the Project. The Project shall conform to the following requirements:

A. Development Standards: Pursuant to Section 125-212 (c), the Development Standards specified in **Exhibit "C"**, attached hereto and by this reference incorporated herein, shall govern the development of the Property.

B. Entrances and Internal Road Network. Access to the site shall be provided from Edwards Road. The interior of the site is designed with a loop road.

C. Drainage. The site features creative use of stormwater facilities as water-cleansing passive recreation areas and for natural vistas.

D. Utilities. The Project will contain
i. Water Distribution and Service lines,
ii. Wastewater Collection and Service lines,
iii. Lift Station and related equipment,
iv. Paving and
v. Stormwater Retention and Detention.

E. Public Benefit.

1. Resilient Living and Working Environment: While close to 10-Mile Creek, a generous wetland set aside helps protect the Creek from potential development impacts, while protecting the new community from potential Creek flooding during storms.
2. Enlightened and Imaginative Approaches to Community Planning: Setting aside a significant portion of the site for wetland and flood mitigation creates design challenges for site development. This site plan clusters development around a central amenity center, encouraging community interaction and socialization.
3. Enlightened and Imaginative Approaches to Stormwater Infrastructure: The central lake amenity will be designed with an integrated walking trail to leverage

the stormwater into a community amenity. Dry detention on site will be improved with water cleansing bioswale and raingarden design.

4. Enlightened and Imaginative Approaches to Property Design: While the site is oddly shaped and impacted by a wetland and floodplain area, the plan has been designed to turn these potential challenges into amenities. The curving entrance road will create a sense of serenity and seclusion, and the centralized development area has been designed to encourage community connections.
5. Variety of Natural Features and Scenic Areas: The preserved wetland doubles as a floodplain management area and buffer to the environmentally sensitive 10-Mile Creek. The central lake feature creates vistas for both the townhomes facing it and the recreation center.
6. Efficient and Economical Land Use: The site's constraints require design with an eye toward efficient land use, bordered by a narrow, winding entrance road and a large wetland. The plan proposes an efficient design of townhomes in the centralized area bordered by the wetland.
7. Improved Amenities: Amenities include a cabana pool connected to pedestrian facilities throughout the site. A mail kiosk will be provided at the recreational amenity center.
8. Protection of Adjacent Uses (Existing and Future): This townhome community will be an orderly transition of residential intensity between the duplex development to the west and the larger lot residential single family development to the west.

5. <u>Public Facilities that will Service the Development.</u>

A. Water/Wastewater: Fort Pierce Water and Sewer Authority (FPUA) shall provide **w**ater and Wastewater to the Project with water and sewer available to provide for the Project.

B. Road Infrastructure: South Jenkins Road (County Road 611) provides access to the site.

C. Drainage: South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District

D. Local School District/Facilities*:* St. Lucie Public Schools

6. <u>Adopted Landscape Standards</u>. The Project shall comply with all requirements of Sec. 123-37. (1) (Requirements for Plant Materials), Sec. 123-37. (11) (Installation of Landscaping), and Sec. 123-37. (12) (Maintenance of Landscaping).

7. <u>Tree Mitigation and Replacement Standards</u>

A. <u>Fort Pierce Land Development Ordinances: Chapter 123, Article III – Tree Protection</u>

All sections under Chapter 123, Article III – Tree Protection shall be applicable.

As part of the Project, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide additional methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

- the planting of larger trees
- the creation of native habitat
- enhanced stormwater treatment systems
- minimizing sod areas which reduces watering needs, fertilizer and maintenance
- reduction in long term irrigation needs

The following may be implemented in all common areas of the Project:

Increased Size of Code Required Trees:
Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:
Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	**Inch Credit**
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants

8. **Description of Local Development Permits Required for the Development**. The Development shall require the following local development permits:

A. TBD

9. **Project Compliance.** By entering into this Agreement, the Board finds that the Project is consistent with the City's comprehensive plan and land development code. Any failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions. Attached hereto as **Exhibit "D"** is a list of any conditions, terms, restrictions, or other requirements determined by the Board for the public health, safety, or welfare of its citizens.

10. **Compliance with Project Documents.** Pursuant to the intent of § 125-212 (c), wherever and to the extent possible any development guidelines not specifically addressed herein shall be in conformance with the site plan and other documents specific to the Project as approved by the Board

(the "**Project Documents**"). In the event of any conflict between the Code and the Project Documents, the Project Documents, including this Agreement, shall govern.

11. Destruction. In the event that all or a portion of the Development should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

12. Modification, Amendment, and Release. This Agreement may not be modified, amended, or released, except by written instrument signed by the Board and the Applicant, provided that such modification, amendment, or release has been approved by the Board after public hearing. Notwithstanding anything contained hereinto the contrary, Applicant, its successors in interest and the Board may amend or terminate this Agreement without securing the consent of other property owners whose property is affected by this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

13. Governing Law. This Agreement and the construction and enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

14. Successors and Assigns. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Applicant and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Applicant from any term, condition, obligation or duties set out in this Agreement.

15. Notice. Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; (iv) mailed by regular U.S. mail; or (v) sent by electronic mail (Email). For purposes of notice, the addressees are as follows:

APPLICANT: Golden Arrow Development LLC
4512 N Flagler DR Ste 206
West Palm Beach, FL 33407
Attn: Erdem Altinok
Telephone: (561) 249-1684
Email: capitalinvestments@usa.com

With a copy to:

CITY: City Manager

City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

With required copy to:
City Attorney
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

16. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

17. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

18. **Rights of Assignment to Lender**. All rights of the Applicant hereunder may be collaterally assigned to any lender for the Property as security for any loan or construction loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Applicant hereunder.

19. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

(SIGNATURES TO FOLLOW ON NEXT PAGE)

DRAFT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

WITNESSES:

APPLICANT

Golden Arrow Development LLC,
a Florida liability company

_____
Print Name: _____
Address: _____
_____

By:_____
Printed Name:_____
Title:_____

_____
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 2024, by _____, as _____ of Golden Arrow Development, LLC, on behalf of said company. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit:_____.

_____
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

DRAFT

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____ By: _____
City Mayor Print

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
City Attorney

DRAFT

LEGAL DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OR THE SOUTH 1/2 OF SAID NORTHWEST 1/4 OF SECTION 30; THENCE RUN NORTH 89°02'18" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 2024.51 FEET, TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, ALSO BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF WESTGLEN,
A SUBDIVSION AS RECORDED IN PLAT BOOK 14, PAGE 51 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°34'45" WEST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 21.73 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD, AS LAID OUT AND NOW IS USE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 88°43'09" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 60.02 FEET TO A POINT; THENCE SOUTH 00°19'48" WEST ALONG A LINE 50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TRACT "A" AND LOT 7 OF WESTGLEN SUBDIVSION, PLAT BOOK 14, PAGE 51, ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 394.11 FEET; THENCE NORTH 89°30'46" EAST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 8 OF SAID WESTGLEN SUBDIVSION, A DISTANCE OF 259.73 FEET;
THENCE SOUTH 00°21'56" WEST ALONG A LINE 60 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID WESTGLEN SUBDIVSION, A DISTANCE OF 247.76 FEET; THENCE RUN SOUTH 88°53'19" WEST A DISTANCE OF 60.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID WESTGLEN SUBDIVSION; THENCE RUN NORTH 00°37'24" EAST
ALONG SAID EAST LINE OF WESTGLEN SUBDIVSION, A DISTANCE OF 188.33 FEET, TO THE NORTHERLY LINE OF LOT 8 OF SAID WESTGLEN SUBDIVISION; THENCE RUN SOUTH 89°22'14" WEST ALONG SAID NORTHERLY LINE OF SAID WESTGLEN SUBDIVISION, A DISTANCE OF 259,69 FEET, TO A POINT OF INTERSECTION WITH THE SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALSO BEING THE EASTERLY LINE OF SAID WESTLGLEN SUBDIVSION;
THENCE RUN NORTH 00°34'45" WEST ALONG SAID WEST LINE 453.29 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF EDWARDS ROAD AND THE POINT OF BEGINNING.
AND
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM CANAL RIGHT OF WAY. SAID PROPERTY LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
AND
THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS WEST GLEN AS IN PLAT BOOK 14, PAGE 51, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

EXHIBIT B

DEVELOPMENT TIMELINE

TBD

DRAFT

EXHIBIT C

PROPOSED DEVELOPMENT STANDARDS

Setbacks (Min)	
Front	20
Side Interior	10
Side Corner	15
Rear	15

DRAFT

Technical Review Committee **1. f.**

Meeting Date: 12/19/2024

REQUESTED ACTION

Rezoning - Pulte-Cornerstone Master Planned Development - 2785 S. Jenkins Road

SUMMARY

Project #: PD2024-00007

The applicant is proposing a 250-lot single family community with a mix of lot sizes with active and passive recreational amenities to be located at or near 2785 S. Jenkins Road within the City of Fort Pierce. The property is currently vacant and is approximately 49.92 acres.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

At or near 2785 S. Jenkins Road

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 12/06/2024 02:38 PM

Final Approval Date: 12/06/2024

DISTRICT PLANNING GROUP

PROJECT NARRATIVE

Pulte Cornerstone

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Proposed Planned Development Standards ***8***

Summary

Pulte is proposing a 250-lot single family home Planned Development community with associated amenities at 2721 S. Jenkins Road. This site is located just south of the Okeechobee Road commercial service area, to the east of the Avalon Crossings Planned Development, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road.



The site consists of two parcels totaling 49.92 acres. The primary parcel has a Future Land Use designation of General Commercial (GC), and an application to amend the Future Land Use Map to Medium Density Residential (RM) is under review by the City of Fort Pierce.

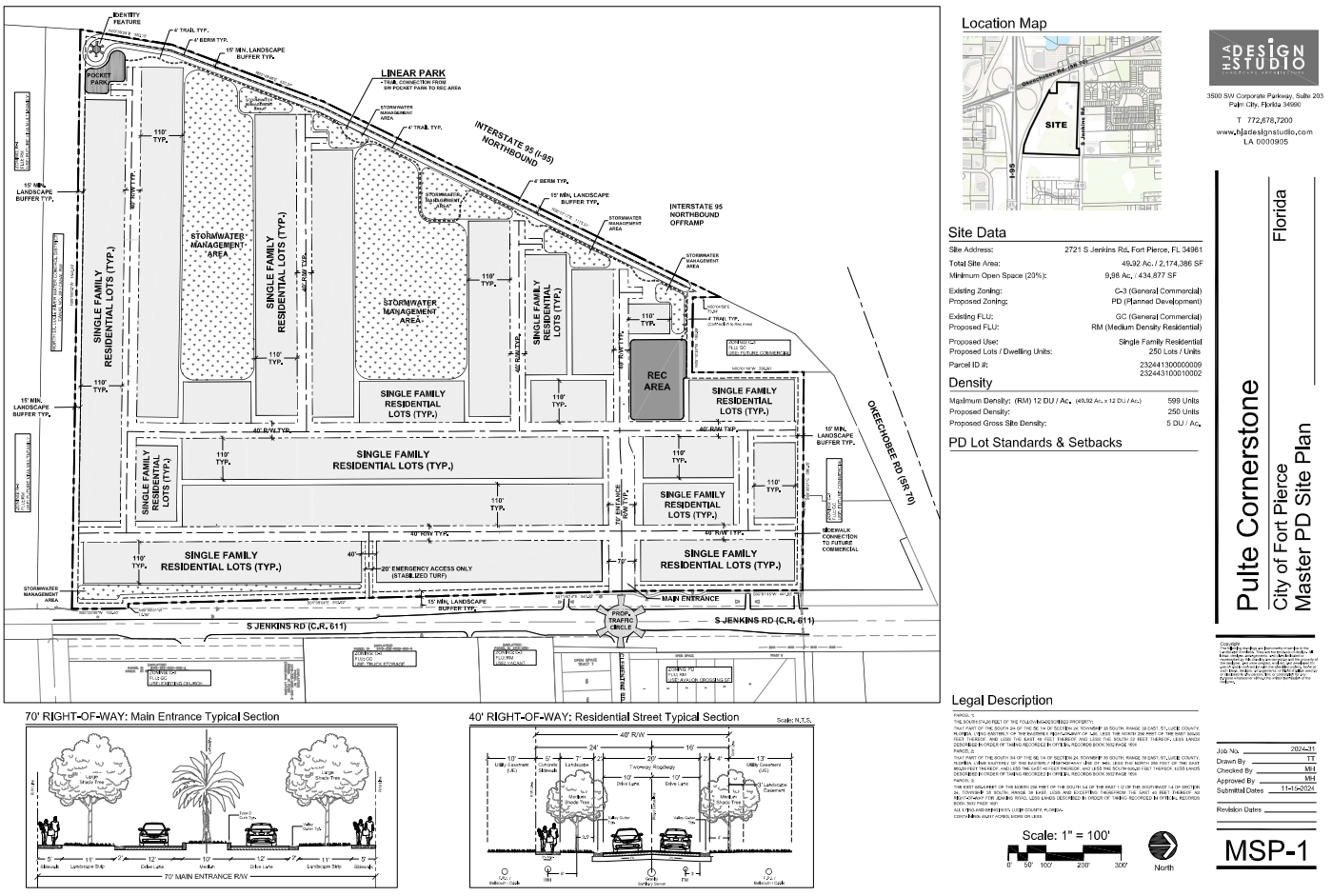
If adopted, RM Future Land Use permits density of between 6.5 – 12 units per acre. The proposed 250 lot development is substantially less dense than the 599 units permitted under RM Future Land Use. The density proposed is 5 dwelling units per acre. Therefore, this development proposal is a significant decrease in density.

It is the intent of this Planned Development to provide high quality neighborhood living in a range of lot sizes to appeal to a broad range of future homeowners with creative on-site amenities. The site is

strategically located within a short walk of neighborhood services, schools and workplace centers, with easy access to the State's Intermodal System of I-95 and the Florida Turnpike.

Cornerstone Master Plan

The Master Plan prepared by Todd Troxell, ALSA, HJA Design Studio is shown below. The site is beneficial in terms of close access to goods, services, jobs, schools and highways, but also presents a design challenge, as it backs up to I-95. Care has been taken in this design to minimize impacts from the I-95 adjacency through creative site design and the inclusion of a 3.5 acre linear and pocket park to buffer homes from the busy road.



The Master Plan calls for 250 mixed size single family lots that provide home sizes and designs for a range of homeowner needs. The site is designed with a grid network of streets which have been designed to minimize lots directly adjacent to or backing I-95.

A linear park connecting the recreational area to a pocket park provides additional buffer for the new neighborhood from I-95. The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds with resting stops overlooking the naturalized and lake vistas. At the southwest corner of the property, and at

the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the travelling public on I-95, and is intended to create a beautiful and unique sense of arrival to the City of Fort Pierce while exhibiting the quality of design homebuyers will find in the new Pulte Cornerstone neighborhood.

Because of increasing traffic and a planned expansion of Jenkins Road, Pulte is proposing a unique solution for its northern neighbor's access challenges by contributing to installation of a 4-lane traffic circle at the aligned intersection of Avalon Crossing and Cornerstone. This unique transportation planning solution will efficiently and safely allow U-turns for access to the commercial parcels to the north while managing residential traffic from Cornerstone and Avalon Crossing.

Planned Development Statement of Benefits

The City of Fort Pierce Planned Development Code (Section 125-212 (a)) outlines the purpose of the Planned Development zoning district:

> *The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.*

Pulte Cornerstone Planned Development is consistent with the Purpose of the Planned Development District as follows:

1. Resilient Living and Working Environment
    a. The chosen location, adjacent to walkable goods, services, jobs, schools and churches provides for a naturally-occurring resilient living and working environment. Convenient vehicle access to the State's Intermodal System of I-95 and the Turnpike provide fewer vehicle miles travelled (VMTs) for commuting outside the Fort Pierce area.
2. Enlightened and Imaginative Approaches to Community Planning
    a. Recognizing that this site is an important entrance into the City of Fort Pierce from I-95, Pulte plans to invest in a large art piece to be installed at the southwest corner of the site visible to northbound drivers on I-95 along the northbound off ramp. It is the goal of this investment to set the tone for those entering the City to expect a unique and special place. This art will be curated by the St. Lucie Cultural Alliance with the goal of engaging a local artist to create the artwork.
3. Enlightened and Imaginative Approaches to Stormwater Infrastructure
    a. Stormwater has been designed within the site to create vistas for homeowners, and amenities for residents as the use the landscaped walking trail that meanders between bioswales and

raingardens between the cabana pool and the pocket park along the western boundary of the property

4. Enlightened and Imaginative Approaches to Property Design
    a. Pulte supports innovative solutions to community planning challenges by designing and contributing toward a 4-lane roundabout/traffic circle at the main entrance.
5. Variety of Natural Features and Scenic Areas
    a. Lakes, bioswales, raingardens turn what standard stormwater management into beautiful vistas and passive recreation areas.
    b. Street trees, spaced every 50' along all interior roads create a sense of outdoor living space, shaded walking areas and a cohesive community design.
6. Efficient and Economical Land Use
    a. Three lot types provide for a variety of home options and visual variety in the neighborhood. This variety provides homes at varying price points which can meet the needs of many different residents.
    b. The location of this new neighborhood provides for an efficient land use, locating 250 residences in close proximity to goods, services, jobs, schools and highways.
7. Improved Amenities
    a. Amenities include a cabana pool, interconnected and meandering walking trail through bioswales and raingardens, pocket park, custom sculptural art installation, pedestrian connection to adjacent commercial uses and centralized mail kiosk at recreational amenity center.
8. Orderly and Economic Development
    a. This development is consistent with approved and newly developed residential uses to the east and west.
9. Protection of Adjacent Uses (Existing and Future)
    a. Pulte supports innovative solutions to community planning challenges by designing and contributing toward a 4-lane roundabout/traffic circle at the main entrance. This innovative solution to a community challenge arises from narrow commercial parcels fronting Okeechobee Road. These parcels need access on Jenkins Road due to Okeechobee Road access constraints, but the increase in traffic on Jenkins Road and future widening plans also make a full access for these parcels challenging. Pulte proposes to provide u-turn access for these constrained sites through a traffic circle that will also manage the safe ingress/egress needs of Cornerstone and Avalon Crossing. Without this neighborly coordination by Cornerstone, it would make future development of these parcels challenging.

Subject Property Existing Conditions

Future Land Use and Zoning

Parcel IDs:	2324-413-0000-000-9, 2324-431-0001-000-2
Location:	South of the Okeechobee Road commercial service area, to the east of the Avalon Crossings Planned Development, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road
Jurisdiction:	City of Fort Pierce, FL
Future Land Use	Existing: General Commercial (GC)
Future Land Use	Proposed: Medium Density Residential (6.5 – 12 units per acre)
Zoning District	Existing: General Commercial (C-3)
Zoning District:	Proposed: Planned Development (PD)

Proposed Zoning Atlas Map Consistency

In consideration of the appropriate Future Land Use and Zoning for the site, a review of compatibility of the surrounding land uses was necessary. Table 2 provides the Future Land Use and Zoning and current uses of those properties.

Table 2: Site and Surrounding Land Uses

	Site	North	South	East	West
Future Land Use	General Commercial (GC)	General Commercial (GC)	Medium Density Residential (RM)	Medium Density Residential (RM) and General Commercial (GC)	Interstate-95
Zoning	General Commercial (C-3)	General Commercial (C-3)	Medium Density Residential (R-4)	Residential Single Family (E-3), Single-family Intermediate Residential (R-2), and Planned Development (PD)	Interstate-95
Current Use	Vacant	Vacant	Viva West – Approved 222-unit rental community	Avalon Crossing PUD, Vehicle Storage, St Peter Evangelical Lutheran Church	Interstate-95

Consistency with Existing Character

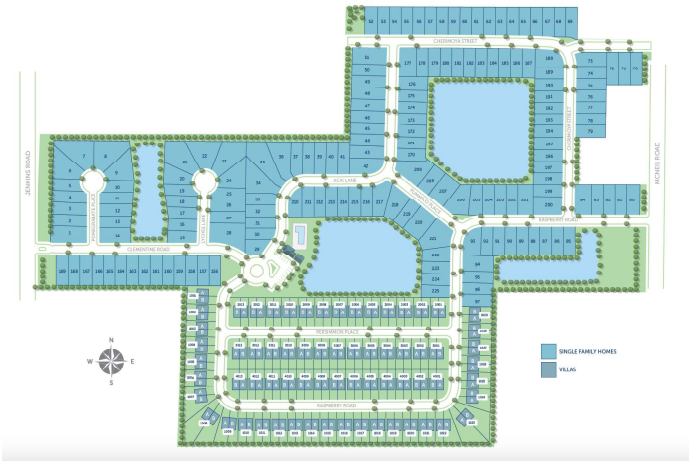
The trend of development in this area is toward providing much-needed residential development close to excellent commuting access on I-95 and the Turnpike, and walkable access to neighborhood services and retail at the intersection of Okeechobee and Jenkins Road. Within the past five (5) years, residential development plans have been approved directly to the east (Avalon Crossing single family Planned Development) and to the south (Viva West residential R-4 rental community.) Much of Avalon Crossing has been constructed, demonstrating buyer demand for housing in this area.

As both Avalon Crossing and Viva West carry a Medium Density Residential (RM) designation allowing for between 6.5 and 12 units per acre. Therefore, a Planned Development at a density of 5 units per acre is proposed for this adjacent site, consistent with recent neighboring development to the east and south.

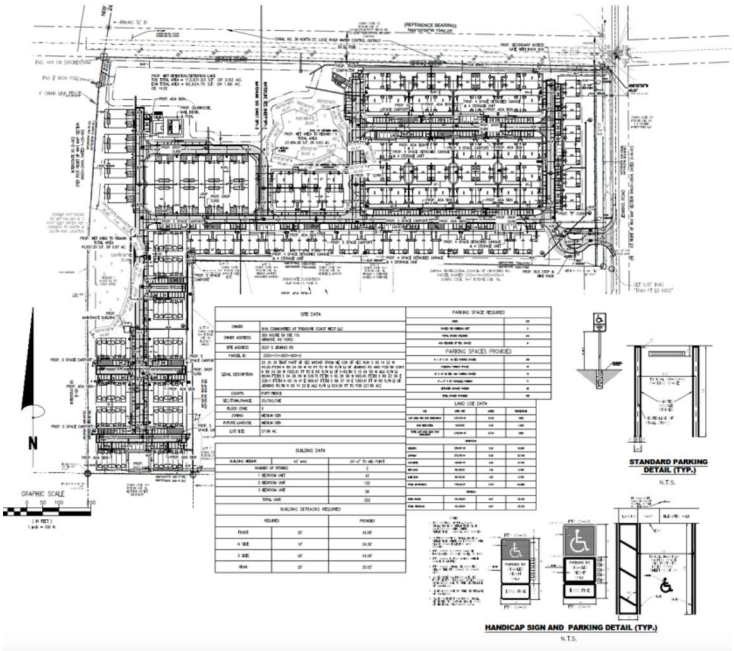
These two (2) residential developments within the vicinity of the subject site were approved through different processes and standards: one a PD, and the other, under the R-4 Zoning District regulations. More specifically, in January 2024, the Fort Pierce City Commission approved the Viva West Rental Community consisting of 222 rental units. Villa West will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more. The architecture for this project is based on the Florida Cracker style.

The Avalon Crossing site consists of approximately 74.2 acres with a Future Land Use designation of RM and a compatible zoning classification of PD. It was constructed in two (2) phases, with the first phase approved on October 7, 2019, and the latter on August 15, 2022.

Avalon Crossings Planned Development



Viva West Residential Development



Proposed Planned Development Standards

	Lot Type A	Lot Type B	Lot Type C
Lot Area	5500 - 6490	4400 - 5390	3300 - 4290
Depth	110	110	110
Width	50'-59'	40'-49'	30'-39'
Lot Coverage	55%	55%	50%
Setbacks			
Front	20	20	20
Side	3	3	3
Side Corner	N/A	N/A	N/A
Rear	10	10	10
Building Separation	6'	6'	6'

Rights of Way	
Entry	
Boulevard	70'
Interior Streets	40'
Pavement Lane Width	
Entry	
Boulevard	12'
Interior Streets	10'
Block Length (Max.)	1,400'
Curb Type	Valley Gutter
Sidewalks	5'
Entry	
Boulevard	Both sides of street
Interior Streets	One side of street

Accessory uses allowed in rear/side setback

AC
Fences
Patios
Pool
Screen enclosure
Roof overhangs
Exterior Gas Water Heaters

Open Space

All dry detention that is amenitized through bioswale or raingarden design shall be counted toward Open Space acreage.

Landscape Standards

Fort Pierce Land Development Ordinances: Chapter 123, Article II

Sec. 123-36. - *Landscaping design standards for single- & two-family residential structures.*

The tree and shrub requirements of this section shall not be applicable.

Sec. 123-37. (1). - *Requirements for plant materials.*

The Pulte Cornerstone PD shall comply with all requirements of the above referenced section.

Sec. 123-37. (11). - *Installation of landscaping.*

The Pulte Cornerstone PD shall comply with the above referenced section.

Sec. 123-37. (12). – *Maintenance of landscaping.*

The Pulte Cornerstone PD shall comply with the above referenced section.

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:

A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod,

ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Perimeter Landscape Strip adjacent to an abutting Property:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Street Trees along Internal Roadways:
Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Mitigation/Replacement Standards
Fort Pierce Land Development Ordinances: Chapter 123, Article III – Tree Protection
All sections under Chapter 123, Article III – Tree Protection shall be applicable.

As part of the Pulte Cornerstone PD, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide a few alternative methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

- the planting of larger trees
- the creation of native habitat
- enhanced stormwater treatment systems
- minimizing sod areas which reduces watering needs, fertilizer and maintenance
- reduction in long term irrigation needs

The following may be implemented in all common areas of the Pulte Cornerstone PD:

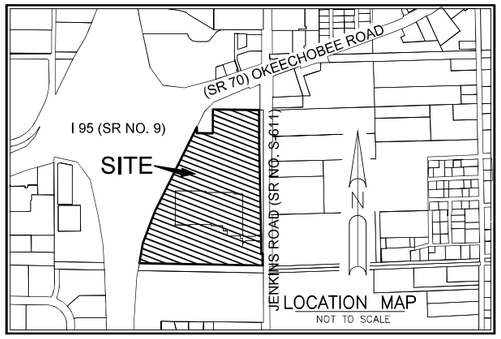
Increased Size of Code Required Trees:
Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was

specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:

Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	Inch Credit
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants



SEE SHEET 2

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

LEGEND

- N.S.L.R.W.C.D. – NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- O.R.B. – OFFICIAL RECORD BOOK
- RW – 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
- D – DRAINAGE MANHOLE
- E – 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)
- 15.48 – EXISTING ELEVATION
- – DENOTES 1/4 SECTION CORNER
- – DENOTES SECTION CORNER
- – SURVEY MARKER/CONTROL POINT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- ◉ – DENOTES FOUND SURVEY MARKER
- o – SET 5/8" IR/CAP LB 3591

DESCRIPTION:

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691
ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS JULY 12, 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. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 522400441GM, EFFECTIVE DATE MAY 23, 2024 AT 5:00 P.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF SOUTH 00°00'09" WEST ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAP, ITEM/SEGMENT NO. 428984-1 STATE PROJECT NO. 94030.2516 STATE ROAD NO. 70 (OKEECHOBEE RD.)
8. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0167J, CITY OF FORT PIERCE, ST. LUCIE COUNTY, COMMUNITY NO. 120286 PANEL 0167, SUFFIX J; DATED FEBRUARY 16, 2012.
9. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II OF EXCEPTIONS OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 522400441GM, WITH AN COMMITMENT DATE OF MAY 23, 2024 @ 5:00 P.M.

SCHEDULE B, PART II EXCEPTIONS

5. Resolution 96-011 recorded February 6, 1996, in Official Records Book 997, Page 2176.
   (AFFECTS NOTHING TO PLOT)
6. Ordinance No K-251 recorded March 4, 2004, in Official Records Book 1912, Page 2979.
   (AFFECTS, ANNEX INTO THE CITY OF FORT PIERCE)
7. Restrictive Covenants and Access Easement Agreement recorded May 28, 2009, in Official Records Book 3093, Page 2587.
   (AFFECTS PLOTTED)
8. Developer's Agreement recorded July 1, 2010, in Official Records Book 3209, Page 1238.
   (AFFECTS NOTHING TO PLOT)
9. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
   (AFFECTS NOTHING TO PLOT)

CERTIFIED TO:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 12, 2024. 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 JULY 12, 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

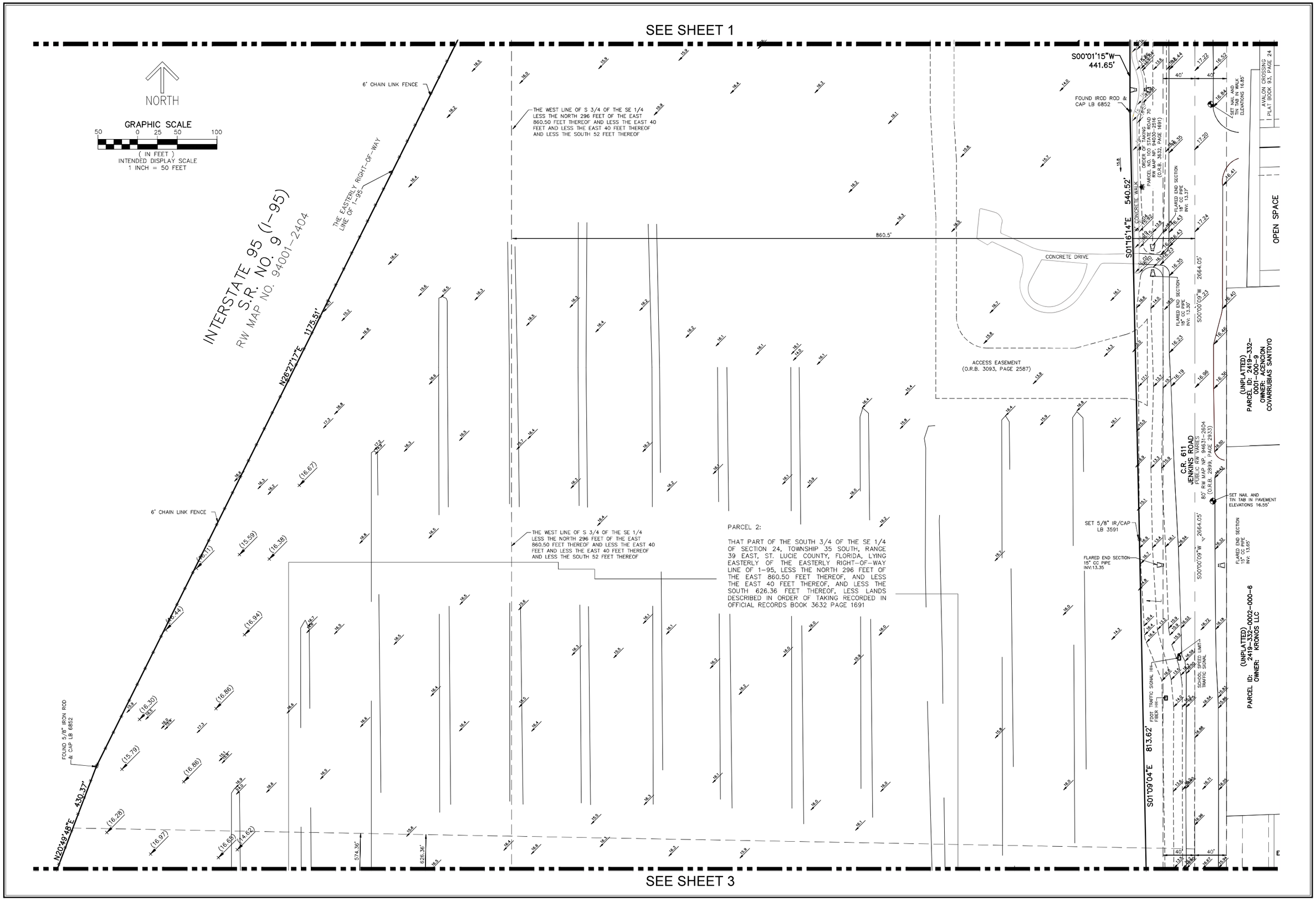
REVISIONS	DATE	BY
FILE NAME: 10958-ALTA-BNDY-TOPO.dwg		

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

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE	6/20/2024
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB #	10108
SHT.NO.	1
OF	3 SHEETS



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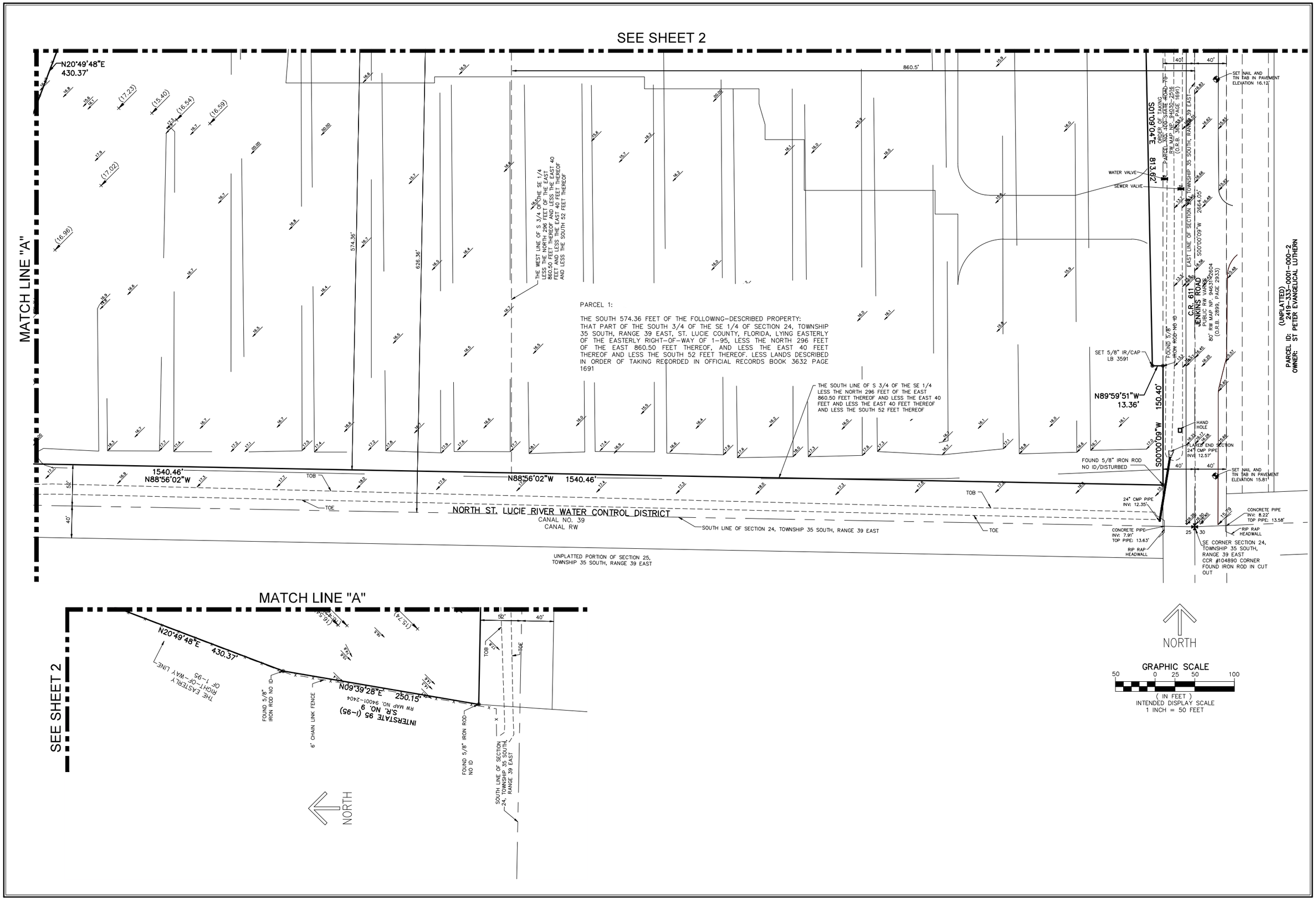
JOB # 10108
SHT.NO. 2
OF 3 SHEETS



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DATE	6/20/2024
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE AS SHOWN	

JOB # 10956
SHT.NO. 3
OF 3 SHEETS

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

Aimee Carlson
Pulte Home Company, LLC
1475 Centrepark Boulevard, Suite 140
West Palm Beach, FL 33401

RE: Cornerstone PUD located south of Okeechobee Road and west of Jenkins Road
Tax Folio Nos: 2324-413-0000-0009
2324-414-0000-000/2
2324-413-001-000/2

The undersigned gives CONSENT to District Planning Group, LLC, as agent, and Aimee Carlson of Pulte Home Company, LLC, as applicant, to submit or have submitted all applications and all required material and documents which have been approved by the undersigned in writing, and to attend and represent the undersigned at all meetings and public hearings pertaining to the application to the extent that an officer or other representative of the undersigned is not otherwise present. Any delegation pursuant to this consent may be revoked at any time by the undersigned.

The undersigned is the fee simple owner of the above referenced described property for which a Future Land Use Map Amendment is requested.

[Signature Page Follows]

CORNERSTONE FORT PIERCE DEVELOPMENT, LLC
a Delaware limited liability company

By: Massachusetts Mutual Life Insurance Company,
a Massachusetts corporation, its managing member

By: Barings LLC,
a Delaware limited liability company, its investment advisor

By: Cassie A. McCrain
Name: Cassie A. McCrain
Title: Managing Director

Date: 10/15/2024

The foregoing instrument was acknowledged before me this 15 day of October, 2024, by Cassie A. McCrain, Managing Director of Barings LLC, a Delaware limited liability company, the investment adviser of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, the managing member of Cornerstone Fort Pierce Development, LLC, a Delaware limited liability company, she is personally known to me or has produced _____ as identification.

Michelle Lee Suarez
Notary Public

Michelle Lee Suarez
Printed name of notary

My Commission Expires. _____

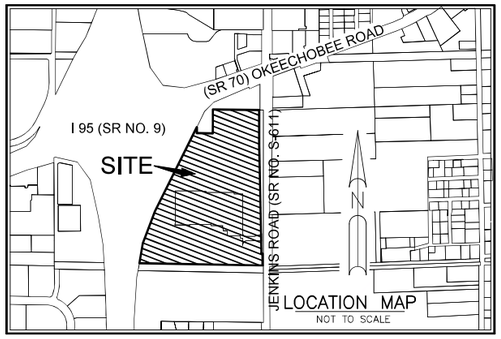
Print Name Michelle Lee Suarez

Notary Public-State of North Carolina

My Commission Expires November 26, 2024

MICHELLE LEE SUAREZ
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Nov. 26, 2024

24



NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II OF EXCEPTIONS OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 522400441GM, WITH AN COMMITMENT DATE OF MAY 23, 2024 @ 5:00 P.M.

SCHEDULE B, PART II EXCEPTIONS

5. Resolution 96-011 recorded February 6, 1996, in Official Records Book 997, Page 2176.
(AFFECTS NOTHING TO PLOT)

6. Ordinance No K-251 recorded March 4, 2004, in Official Records Book 1912, Page 2979.
(AFFECTS, ANNEX INTO THE CITY OF FORT PIERCE)

7. Restrictive Covenants and Access Easement Agreement recorded May 28, 2009, in Official Records Book 3093, Page 2587.
(AFFECTS PLOTTED)

8. Developer's Agreement recorded July 1, 2010, in Official Records Book 3209, Page 1238.
(AFFECTS NOTHING TO PLOT)

9. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
(AFFECTS NOTHING TO PLOT)

LEGEND

N.S.L.R.W.C.D. – NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. – OFFICIAL RECORD BOOK
RW – RIGHT-OF-WAY
RCP – REINFORCED CONCRETE PIPE
PB – PLAT BOOK
PG – PAGE
– ANCHOR
CATV – 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
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
– DENOTES 1/4 SECTION CORNER
– DENOTES SECTION CORNER
– SURVEY MARKER/CONTROL POINT
PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
– DENOTES FOUND SURVEY MARKER
– SET 5/8" IR/CAP LB 3591

DESCRIPTION:

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691
ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS JULY 12, 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. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 522400441GM, EFFECTIVE DATE MAY 23, 2024 AT 5:00 P.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF SOUTH 00°00'09" WEST ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAP, ITEM/SEGMENT NO. 428984-1 STATE PROJECT NO. 94030.2516 STATE ROAD NO. 70 (OKEECHOBEE RD.)
8. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0167J, CITY OF FORT PIERCE, ST. LUCIE COUNTY, COMMUNITY NO. 120286 PANEL 0167, SUFFIX J; DATED FEBRUARY 16, 2012.
9. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

CERTIFIED TO:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 12, 2024. 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 JULY 12, 2024.

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

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
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DATE 6/20/2024
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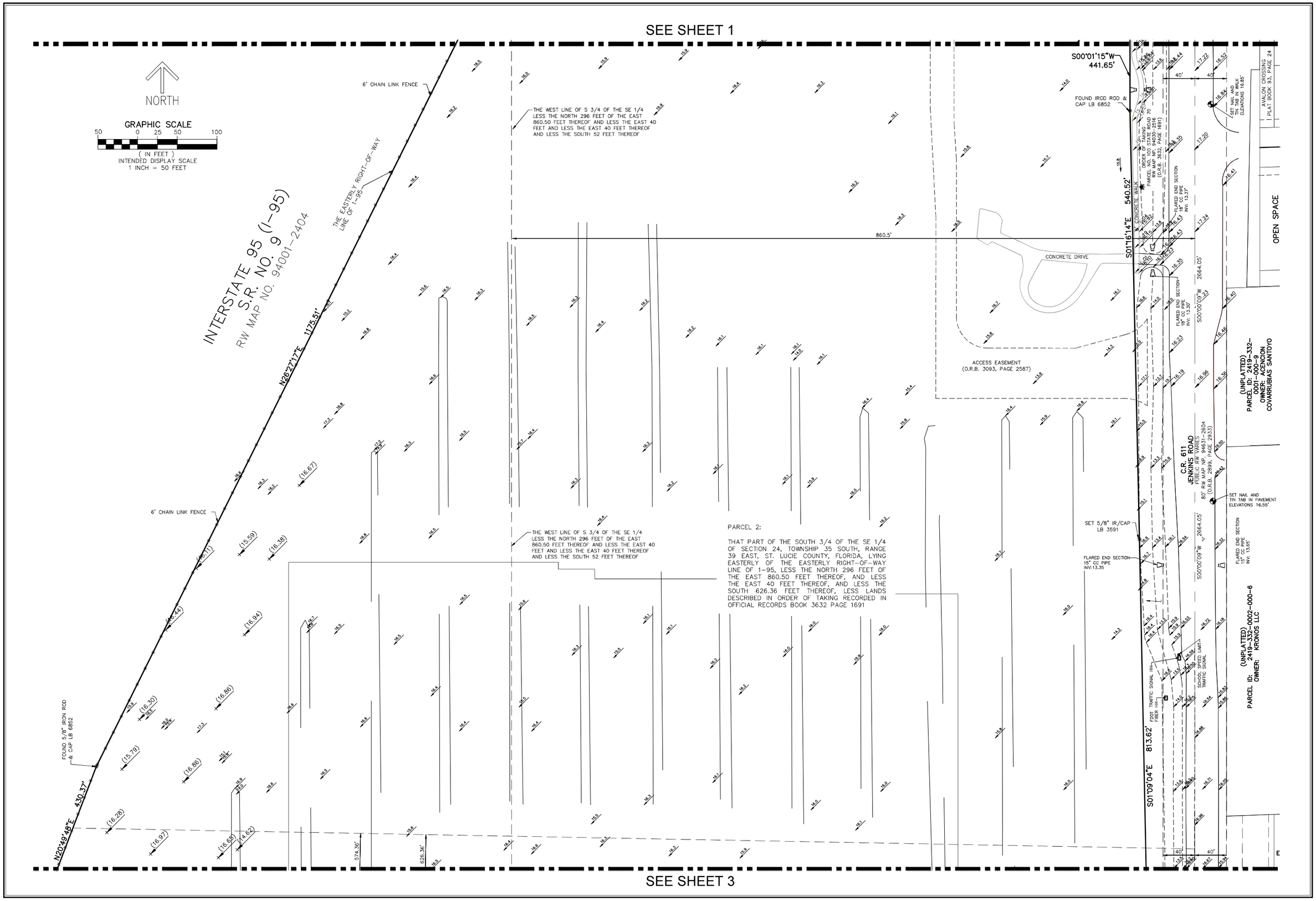

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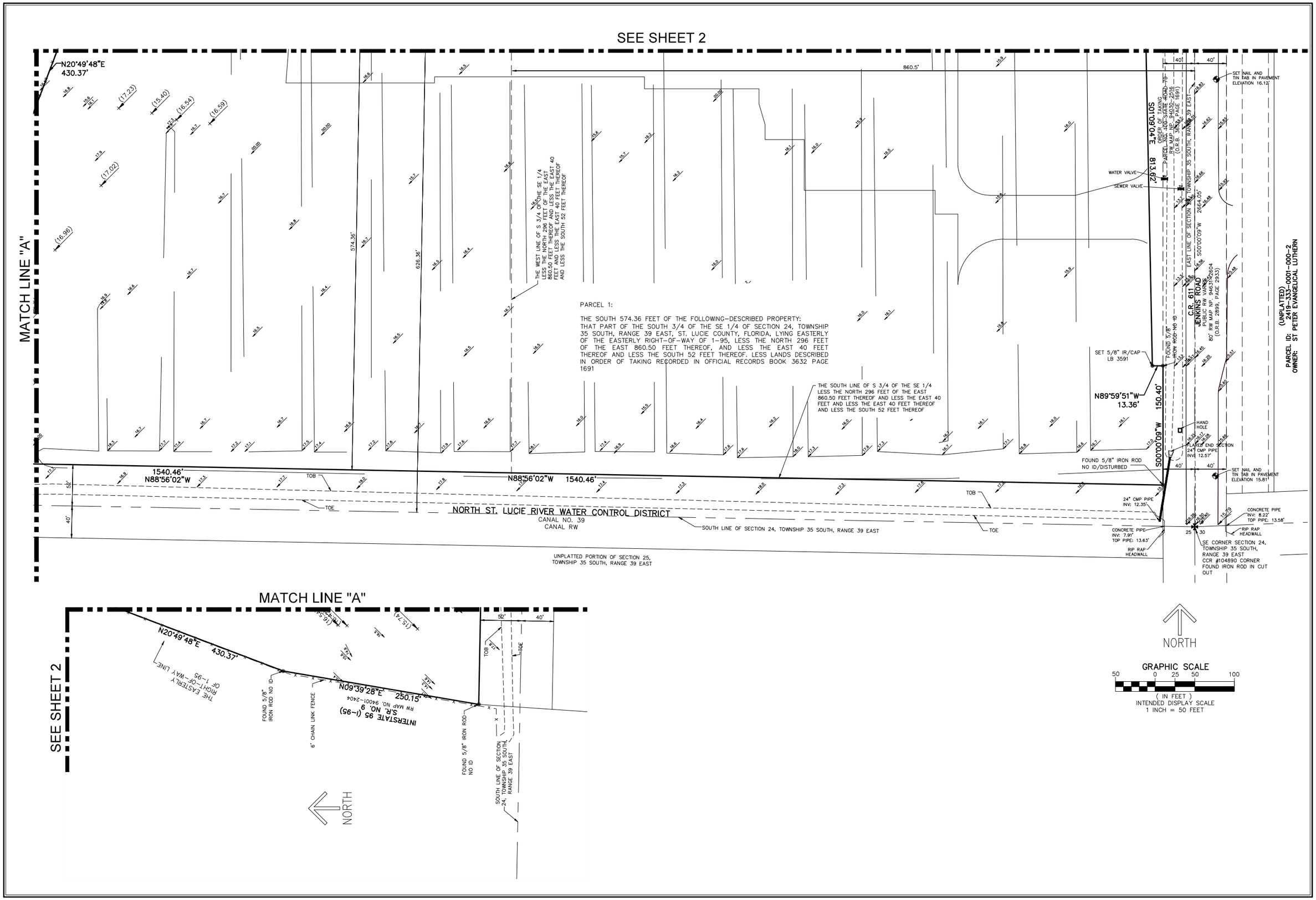

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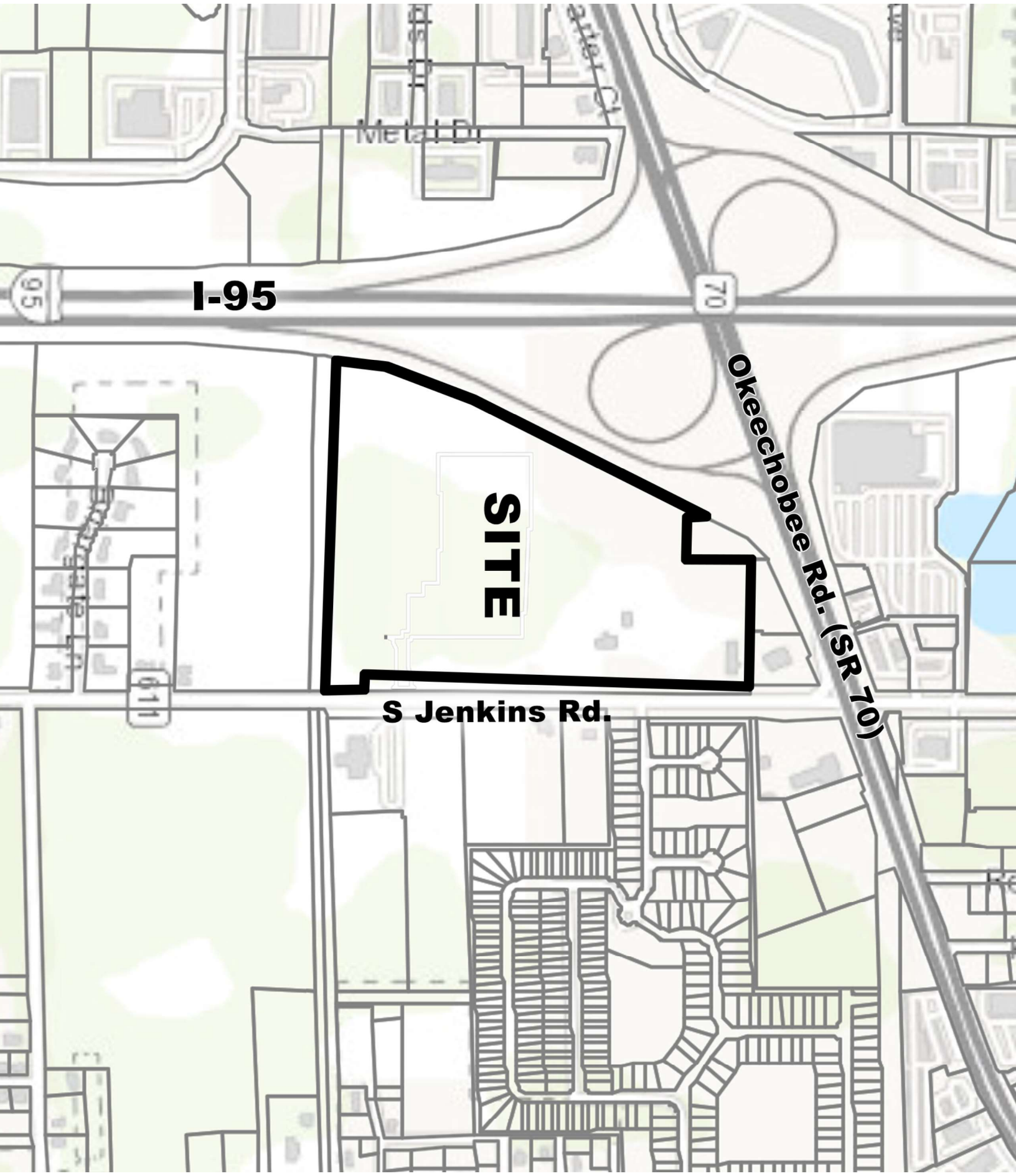
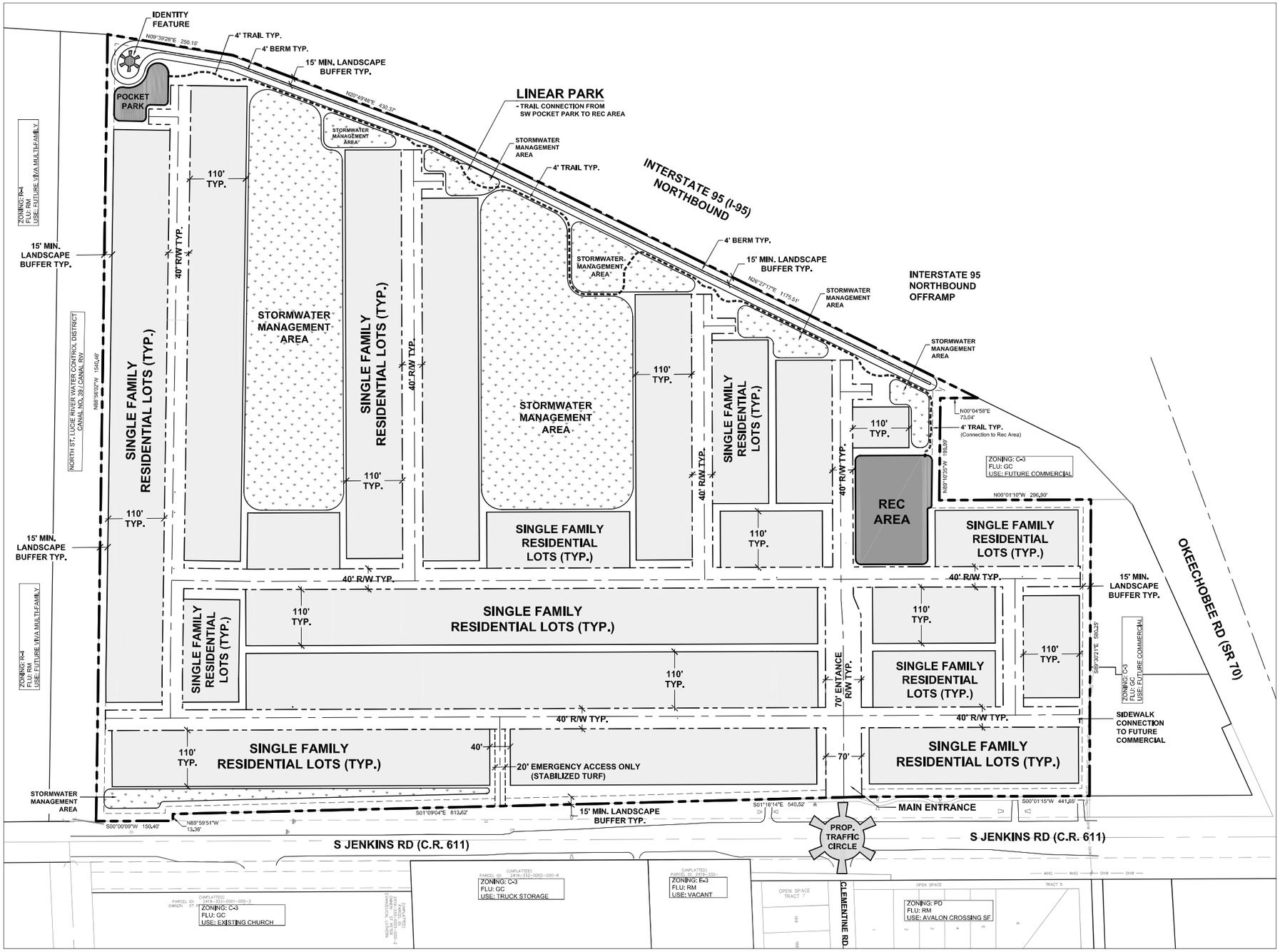
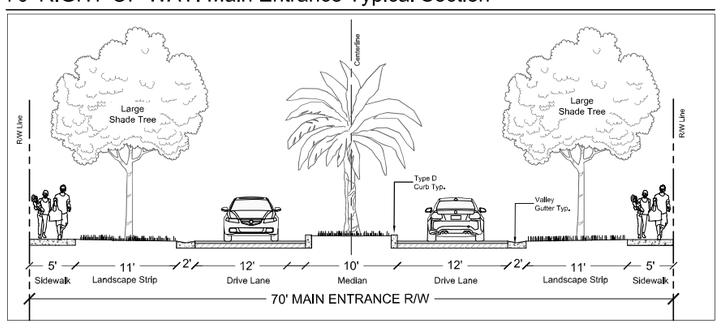

I-95
SITE
Okeechobee Rd. (SR 70)
S Jenkins Rd.

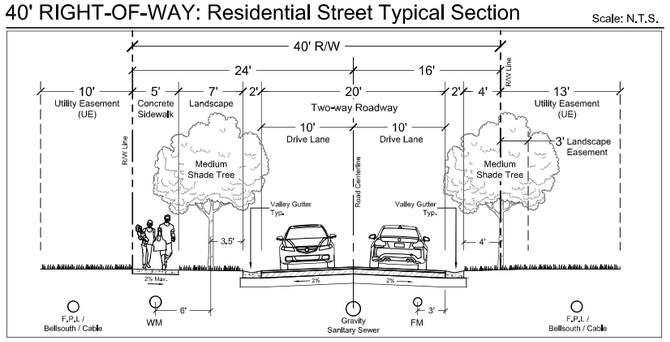


70' RIGHT-OF-WAY: Main Entrance Typical Section

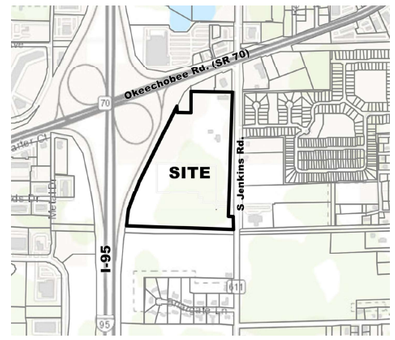


40' RIGHT-OF-WAY: Residential Street Typical Section

Scale: N.T.S.



Location Map



Site Data

Site Address:	2721 S Jenkins Rd. Fort Pierce, FL 34981
Total Site Area:	49.92 Ac. / 2,174,386 SF
Minimum Open Space (20%):	9.98 Ac. / 434,877 SF
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	250 Lots / Units
Parcel ID #:	232441300000009 232443100010002

Density

Maximum Density: (RM) 12 DU / Ac. (49.92 Ac. x 12 DU / Ac.)	599 Units
Proposed Density:	250 Units
Proposed Gross Site Density:	5 DU / Ac.

Proposed Lot Dimensional Standards

	Lot Type A	Lot Type B	Lot Type C
Lot Area	5,500 sf - 6,490 sf	4,400 sf - 5,390 sf	3,300 sf - 4,290 sf
Depth	110'	110'	110'
Width	50'-59'	40'-49'	30'-39'
Lot Coverage	55% Max.	55% Max.	50% Max.
Building Setbacks			
Front	20' Min.	20' Min.	20' Min.
Side	3' Min.	3' Min.	3' Min.
Side Corner	N/A	N/A	N/A
Rear	10' Min.	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.	6' Min.

Legal Description

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

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ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

Scale: 1" = 100'

0' 50' 100' 200' 300'

North

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990
T 772.678.7200
www.hjadesignstudio.com
LA 0000905

Pulte Cornerstone

City of Fort Pierce, Florida

Master PD Site Plan

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	2024-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	11-15-2024
Revision Dates	

MSP-1

O'ROURKE
ENGINEERING & PLANNING

A TMC Company

TRAFFIC ANALYSIS

FOR

Cornerstone Pulte

Prepared for:

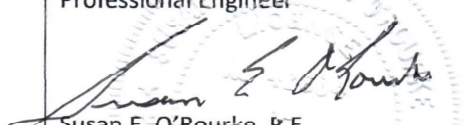
Ms. Aimee Carlson
Pulte Group
1475 Centrepark Boulevard Suite 140
West Palm Beach, FL 33401

Prepared by:

O'Rourke Engineering & Planning
3725 S. East Ocean Blvd
Stuart, Florida 34996
772-781-7918

September 5, 2024

24277.01.03

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 S. East Ocean Blvd Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 9/5/2024 License #: 42684

O'ROURKE
ENGINEERING & PLANNING
ATMC Company

September 5, 2024

Ms. Aimee Carlson
Pulte Group
1475 Centrepark Boulevard Suite 140
West Palm Beach, FL 33401

Re: Cornerstone Pulte

Dear Ms. Carlson:

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

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

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	11

TABLES

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2024 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 249 single family dwelling units located on Jenkins Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

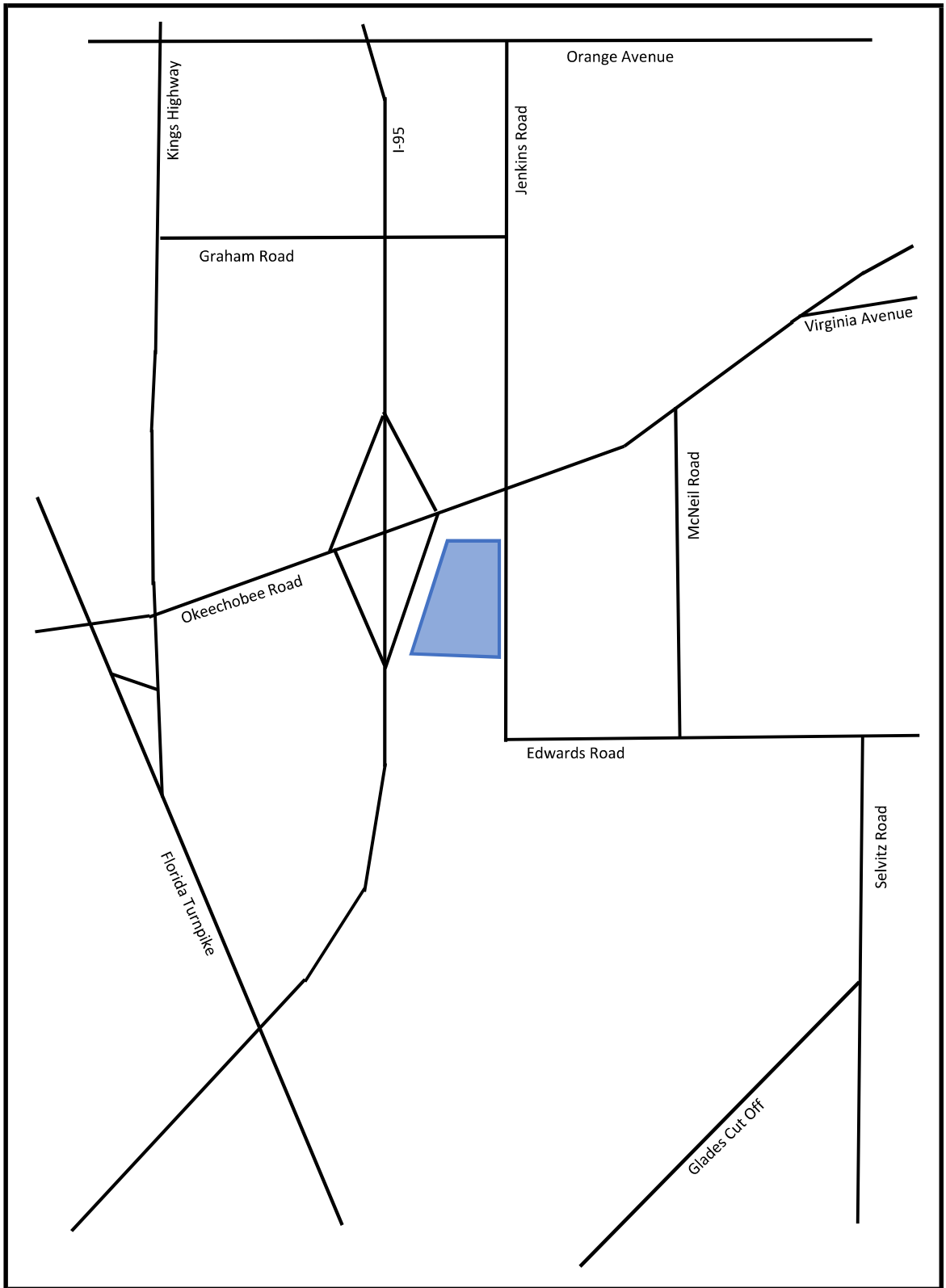
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development will consist of 249 single family dwelling units. The project is located west of Jenkins Road. The location is shown in **Figure 1**.



NTS

O'ROURKE ENGINEERING & PLANNING
ATMC Company
3725 S. East Ocean Blvd
Stuart, Fl, 34996 Suite 201

Job #:

Date:

Legend

= Project Location

Figure 1

Project Location

Cornerstone Site

EXISTING CONDITIONS

The study area radius of influence of 2 miles is defined based on the 2,336 new external daily trips generated. The roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link will be analyzed. Once the project traffic was assigned, the study area was refined based on the impact percentages.

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

Existing/Proposed Lane Geometrics and Traffic Control

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

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

Existing Traffic Volumes/Service Volume

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

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the proposed development. This land use code is used for townhomes developments. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 2,336 new daily trips. There will be 171 AM peak hour trips with 43 entering the project and 128 trips exiting the project. The project will generate 234 new PM peak hour trips. There will be 147 trips entering the project and 87 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	249	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	1,168	1,168	2,336
TOTALS							**1,168**	**1,168**	**2,336**

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	249	DU	Ln(T) = 0.91Ln(X) + 0.12	25%	75%	43	128	171
TOTALS							**43**	**128**	**171**

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	249	DU	Ln(T) = 0.94Ln(X) + 0.27	63%	37%	147	87	234
TOTALS							**147**	**87**	**234**

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

Distribution/ Assignment – The overall distribution and assignment were based on other approved residential projects in the area. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 5% or more on all other links. As shown, the project is significant on Jenkins Road and Edwards Road.

LINK ANALYSIS / REVIEW

Links where the project was significant were analyzed further to ensure they will meet concurrency at project buildout-2027. A growth rate of 4.94% was calculated for each significant link. Other project data includes committed traffic from Kings Highway Commerce Park, Creekside, Celebration Pointe, 4945 Edwards Road, Viva at Treasure Coast West, Viva at Treasure Coast East, Project Hunt, Kings Highway Warehouse, Jenkins Waypoint, and Walsh Crossroads. The development of a Panda Express located to the north of the property is being considered at this time.

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

Table 3a and 3b summarizes the results of the link analysis. As shown, the links of Edwards Road from Jenkins Road to McNeil Road and McNeil Road to Selvitz Road and Jenkins Road from Okeechobee Road to Edwards Road will be over capacity in 2027. For concurrency purposes, if the improvement needed for the background traffic is the same as needed when the project traffic is added, the project can assume the improvement in place to satisfy concurrency. Therefore, concurrency is satisfied on all three links.

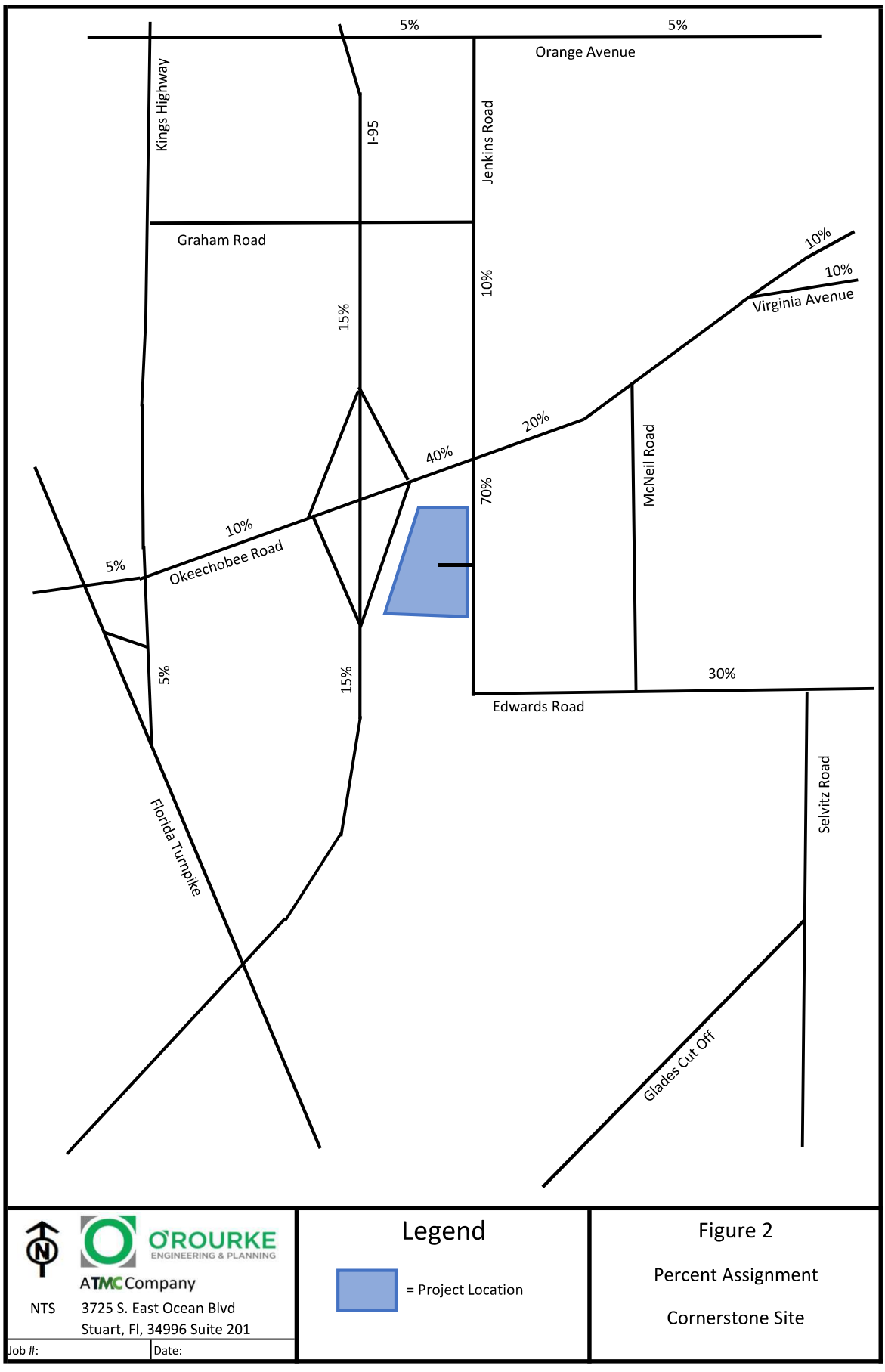

5%
5%
Orange Avenue
Kings Highway
I-95
Jenkins Road
Graham Road
10%
10%
Virginia Avenue
15%
10%
20%
40%
McNeil Road
70%
10%
5%
Okeechobee Road
5%
15%
30%
Edwards Road
Florida Turnpike
Selvitz Road
Glades Cut Off
Legend
= Project Location
O'ROURKE
ENGINEERING & PLANNING
ATMC Company
NTS
3725 S. East Ocean Blvd
Stuart, Fl, 34996 Suite 201
Job #:
Date:
Figure 2
Percent Assignment
Cornerstone Site

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	YES	630	38	6.03%	30%
	Jenkins Rd	McNeil Rd	2L	WB	IN	NO	630	13	2.06%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	YES	700	38	5.43%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	13	1.86%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	6	0.65%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	2	0.22%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	6	0.95%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	2	0.32%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	13	1.41%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	4	0.43%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	90	10.23%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	30	3.41%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	2	0.10%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	6	0.29%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	6	0.29%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	2	0.10%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	6	0.29%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	13	0.31%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	13	0.31%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	17	0.40%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	51	1.20%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	26	0.64%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	9	0.22%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	26	0.82%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	9	0.28%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	13	0.62%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	4	0.19%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	13	0.43%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	4	0.13%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	19	0.26%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	6	0.08%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	6	0.11%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	19	0.35%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 43
OUT: 128

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	NO	630	26	4.13%	30%
	Jenkins Rd	McNeil Rd	2L	WB	IN	YES	630	44	6.98%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	26	3.71%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	YES	700	44	6.29%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	4	0.43%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	7	0.76%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	4	0.63%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	7	1.11%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	9	0.98%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	15	1.63%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	61	6.93%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	103	11.70%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	7	0.33%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	7	0.33%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	7	0.33%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	15	0.35%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	9	0.21%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	15	0.35%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	9	0.21%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	59	1.39%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	35	0.83%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	17	0.42%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	29	0.72%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	17	0.54%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	29	0.91%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	9	0.43%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	15	0.71%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	15	0.50%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	13	0.18%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	22	0.30%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	22	0.40%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	13	0.24%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 147
OUT: 87

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	2024 Peak Hour Volumes (1)	Growth Rate (2)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.51	742	4.94%	857	764	30	794	857	630(5)	38	895	6.03%	YES (4)	30%
	McNeil Rd	Selvitz Rd	WB	OUT	YES	0.51	742	4.94%	857	764	30	794	857	700(5)	38	895	5.43%	YES (4)	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.51	729	4.94%	842	751	169	920	920	880	90	1010	10.23%	YES (4)	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.49	700	4.94%	809	722	58	780	809	880	30	839	3.41%	YES	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor
(1) St. Lucie County Traffic Counts and Level of Service Report 2024
(2) Growth rate calculated from FDOT Historical Traffic Counts
(3) FDOT Hourly County Data
(4) Fails with background traffic therefore improvements assumed in place
(5) Roadway is anticipated to be widened

Net In: 43
Net Out: 128
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	2024 Peak Hour Volumes (1)	Growth Rate (2)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	718	4.94%	830	740	33	773	830	630(5)	44	874	6.98%	YES (4)	30%
	McNeil Rd	Selvitz Rd	EB	IN	YES	0.52	718	4.94%	830	740	33	773	830	700(5)	44	874	6.29%	YES (4)	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.43	558	4.94%	645	575	108	683	683	880	61	744	6.93%	YES	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.57	740	4.94%	855	762	174	936	936	880	103	1039	11.70%	YES (4)	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor
(1) St. Lucie County Traffic Counts and Level of Service Report 2024
(2) Growth rate calculated from FDOT Historical Traffic Counts
(3) FDOT Hourly Count Data
(4) Fails with background traffic therefore improvements assumed in place
(5) Roadway is anticipated to be widened

Net In: 147
Net Out: 87
Years Grown: 3

INTERSECTION ANALYSIS

The intersections of Okeechobee at Jenkins and Edwards at Jenkins were analyzed for three scenarios; existing, 2027 without project traffic and 2027 with project traffic. The intersection of Edwards at Jenkins is committed to become signalized and therefore a signalized scenario was only analyzed. The AM and PM peak hours were analyzed for each scenario. **Table 4** summarizes the delay and LOS.

TABLE 4: INTERSECTION ANALYSIS

Scenario	Jenkins / Okeechobee				Jenkins / Edwards			
	AM	LOS	PM	LOS	AM	LOS	PM	LOS
Existing	47.3	D	48.7	D	-	-	-	-
2027 Without Project	66.6 (50.2)	E (D)	67.6 (50.0)	E (D)	14.9	B	7.6	A
2027 With Project	73.1 (52.3)	E (D)	78.9 (52.6)	E (D)	16.8	B	9.2	A

*** Existing Signal Timing (Improved Signal Timing)**

Jenkins/Okeechobee

Okeechobee/Jenkins is an existing signalized intersection. The intersection operates at LOS D under existing conditions and will operate at LOS E in the background scenario and through project buildout with the existing signal timing. With the improved signal timings, the intersection will operate at a LOS D, as shown in the background scenario and through project buildout in the AM and PM analysis of the intersection.

Jenkins/Edwards

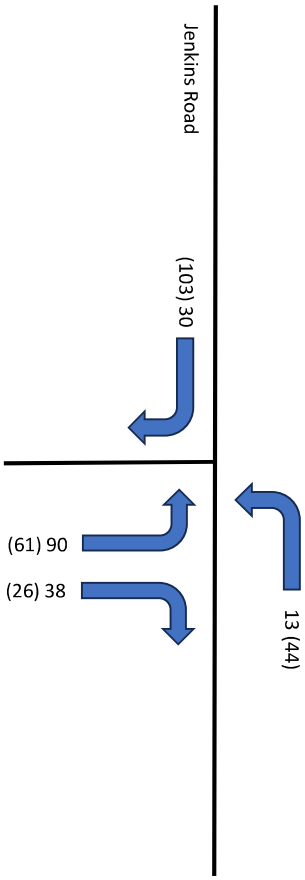
The intersection of Edwards/Jenkins is in the design phase of becoming a signalized intersection. Projects Viva at Treasure Coast East and Viva at Treasure Coast West are committed to providing this improvement and adding a dedicated westbound left, westbound right, and a dedicated southbound left. With these improvements the intersection will operate at a LOS B in the AM and LOS A in the PM.

DRIVEWAY ANALYSIS

The project will have a single driveway that will be a full access driveway located on Jenkins Road. **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 LOS E for the eastbound movement and LOS A on Jenkins Road during the AM peak hour and LOS D for the eastbound movement and LOS A on Jenkins Road during PM peak hours.

NCHRP 457 was used to determine that a northbound left-turn lane is needed at 1.57% of the advancing volume for the AM volume and 5.20% of the advancing volume in the PM peak hour. FDOT criteria for a right-turn lane is included and with the 103 trips turning right and 846 trips in the same direction, a southbound right-turn lane is needed. The applicant is exploring a potential cross access easement with the Panada Express development located to the north of the project. The driveway data and analyses are in **Appendix E**.

	IN	OUT	TOTAL
AM	43	128	171
PM	147	87	234



O'ROURKE ENGINEERING & PLANNING
ATMC Company

NTS

3725 S. East Ocean Blvd
Stuart, Fl, 34996 Suite 201

Job #:

Date:

Legend

= Project Location

Figure 3

Access Analysis

Cornerstone Site

CONCLUSION

With 171 net new AM peak hour trips and 234 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network and planned/funded roadway improvements. Per FDOT requirements, a northbound left-turn lane and a southbound right-turn lane will be required at the project driveway. Therefore, the project meets the requirements for concurrency.

APPENDIX A

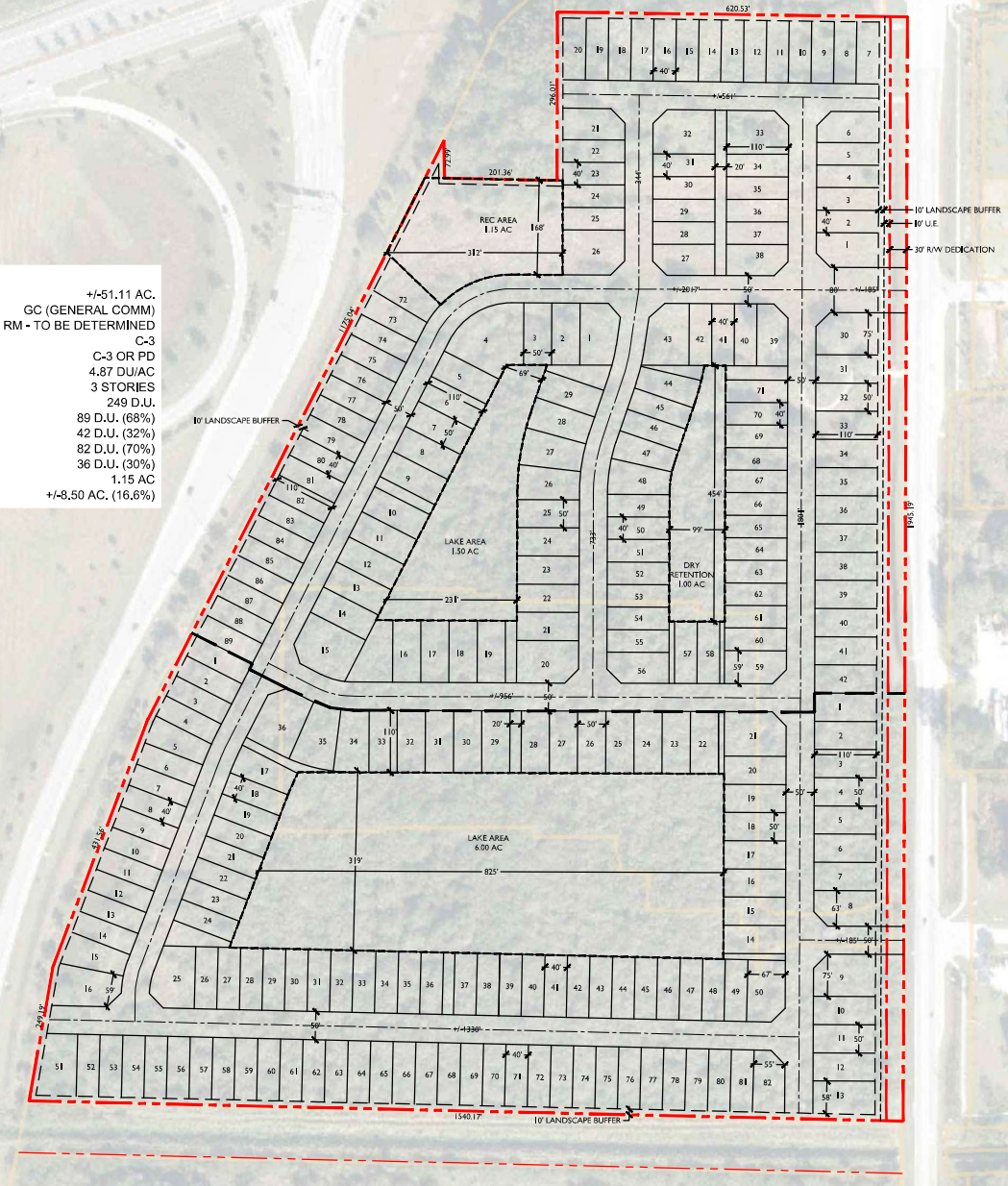
SITE PLAN

DRAFT

SITE DATA

TOTAL LAND AREA	+/-51.11 AC.
EXISTING FLU DESIGNATION:	GC (GENERAL COMM)
PROPOSED FLU DESIGNATION:	GC OR RM - TO BE DETERMINED
EXISTING ZONING DESIGNATION:	C-3
PROPOSED ZONING DESIGNATION:	C-3 OR PD
PROPOSED DENSITY	4.87 DU/AC
PROPOSED BUILDING HEIGHT MAX	3 STORIES
PROPOSED NUMBER OF PROPOSED UNITS	249 D.U.
PHASE 1: 40' X 110' LOTS	89 D.U. (68%)
PHASE 1: 50' X 110' LOTS	42 D.U. (32%)
PHASE 2: 40' X 110' LOTS	82 D.U. (70%)
PHASE 2: 50' X 110' LOTS	36 D.U. (30%)
PROPOSED RECREATION AREA	1.15 AC
PROPOSED LAKE AREA	+/-8.50 AC. (16.6%)

A-1



DRAFT

Wahoo Land Consulting LLC
540 EBBTIDE DR NORTH PALM BEACH, FL 33408
CELL: 561-914-0411
EMAIL: WAHOOLANDCONSULTING@GMAIL.COM

SWC SR 70 & JENKINS AVE
TEST FIT #7
PULTE GROUP SEFL
CITY OF FORT PIERCE, FL

REVISION DATES

DATE	APPROVAL	NOTES

NOTES:

NORTH
0 50' 100' 200' 300'
SCALE: 1" = 100'-0"

DRAWN BY: JPZ
DRAWING #: 2024-07-16_SWC Okeechobee and Jenkins Fort Pierce Densit
FILE #: 101.12

CSP.1

APPENDIX B

ST. LUCIE COUNTY 2024 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
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,310	2023	1,710	529	C	0.31	500	C	0.29
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	18,982	2021	3,170	903	C	0.28	966	C	0.30
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	44,500	2024	3,170	2,625	C	0.83	2,512	C	0.79
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	39,500	2024	3,170	2,239	C	0.71	2,303	C	0.73
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	36,000	2024	3,170	2,016	C	0.64	1,935	C	0.61
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	46,000	2024	3,170	2,385	C	0.75	2,367	C	0.75
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,000	2024	3,170	1,920	C	0.61	1,855	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,705	2021	3,170	857	C	0.27	919	C	0.29
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	21,986	2021	3,170	1,123	C	0.35	1,102	C	0.35
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,500	2024	3,170	2,331	C	0.74	2,070	C	0.65
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,204	2022	790	115	C	0.15	122	C	0.15
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	9,400	2024	630	812	F	1.29	715	F	1.13
DARWIN BLVD	PAAR DR to TULIP BLVD	235	9,400	2024	920	812	C	0.88	715	C	0.78
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,043	2023	920	582	C	0.63	542	C	0.59
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	9,825	2022	920	585	C	0.64	518	C	0.56
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,707	2022	880	336	C	0.38	357	C	0.41
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,196	2021	880	276	C	0.31	280	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,600	2022	600	313	D	0.52	241	C	0.40
DELAWARE AVE	33RD ST to 25TH ST	500	2,160	2022	1,710	161	C	0.09	168	C	0.10
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,308	2023	1,220	60	C	0.05	60	C	0.05
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,632	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	8,100	2024	750	469	D	0.63	435	D	0.58
DELAWARE AVE	10TH ST to 7TH ST	664	8,100	2024	600	469	D	0.78	435	D	0.73
DELAWARE AVE	7TH ST to US 1	665	6,552	2023	750	424	D	0.57	382	D	0.51
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2024	830	651	C	0.78	669	C	0.81
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	16,000	2024	880	1,093	F	1.24	918	F	1.04
EASY ST	US 1 to BUCHANAN DR	106	7,204	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,204	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	14,000	2024	630	742	F	1.18	718	F	1.14
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	14,000	2024	700	742	F	1.06	718	F	1.03
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2024	880	711	C	0.81	702	C	0.80

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Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,200	2024	790	471	D	0.60	465	D	0.59
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,351	2023	830	378	C	0.46	351	C	0.42
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,344	2022	630	148	C	0.23	149	C	0.24
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,297	2021	750	300	C	0.40	293	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,297	2021	540	300	D	0.56	293	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,297	2021	790	300	C	0.38	293	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2024	670	44	B	0.07	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	6,842	2023	790	380	C	0.48	359	C	0.45
I-95	MARTIN C.L. to GATLIN BLVD	890334	76,830	2023							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	91,097	2023							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	74,453	2023							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	81,653	2023							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	72,427	2023							
I-95	ORANGE AVE to INDRIO RD	941905	54,180	2023							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	45,470	2023							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,686	2023	750	282	C	0.38	282	C	0.38
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	6,275	2023	750	311	C	0.41	311	C	0.41
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,352	2023	790	315	C	0.40	315	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,352	2023	540	315	D	0.58	315	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,107	2023	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,107	2023							
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,295	2023							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,295	2023							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,295	2023							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,436	2023							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,436	2023							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,773	2023	790	365	C	0.46	359	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,773	2023	920	365	C	0.40	359	C	0.39

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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,067	2022	750	92	C	0.12	97	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	12,000	2024	880	729	C	0.83	740	C	0.84
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,500	2024	920	612	C	0.67	614	C	0.67
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,667	2022	2,100	244	C	0.12	233	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,700	2022	1,070	212	B	0.20	186	B	0.17
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JUANITA AVE	53RD ST to 25TH ST	122	1,602	2022	750	102	C	0.14	84	C	0.11
JUANITA AVE	25TH ST to US 1	120	3,505	2022	750	179	C	0.24	195	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,069	2023	630	224	C	0.36	243	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,069	2023	630	224	C	0.36	243	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,104	2023							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,104	2023							
KINGS HWY	GRAHAM RD to PICOS RD	940076	6,818	2023							
KINGS HWY	PICOS RD to ORANGE AVE	940076	6,818	2023							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,734	2023							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,316	2023							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,026	2023							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,475	2021	630	144	C	0.23	133	C	0.21
KITTERMAN RD	OLEANDER AVE to US 1	124	3,193	2023	750	205	C	0.27	167	C	0.22
KITTERMAN RD	US 1 to LENNARD EXT	678	1,776	2022	750	104	C	0.14	108	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,980	2022	1,630	1,198	D	0.73	1,136	D	0.70
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,667	2022	1,710	365	C	0.21	352	C	0.21

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						Volume	LOS	V/C	Volume	LOS	V/C
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,734	2021	790	258	C	0.33	245	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,212	2023	920	645	C	0.70	582	C	0.63
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,212	2023	920	645	C	0.70	582	C	0.63
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,758	2023	880	526	C	0.60	501	C	0.57
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	368	2022	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2024	540	24	C	0.04	21	C	0.04
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,510	2023	790	345	C	0.44	336	C	0.43
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	5,510	2023	540	345	D	0.64	336	D	0.62
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,600	2024	920	613	C	0.67	586	C	0.64
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	25,500	2024	880	1,275	F	1.45	1,380	F	1.57
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	25,500	2024	790	1,275	F	1.61	1,380	F	1.75
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,743	2023	760	342	C	0.45	342	C	0.45
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,743	2023	630	342	C	0.54	342	C	0.54
MIDWAY RD	MCCARTY RD to I-95	940732	6,743	2023	700	342	C	0.49	342	C	0.49
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,637	2023	2,100	1,060	C	0.50	1,060	C	0.50
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	23,000	2024	2,100	1,203	C	0.57	1,193	C	0.57
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	25,500	2024	2,100	1,275	C	0.61	1,380	C	0.66
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	25TH ST to SUNRISE BLVD	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	OLEANDER AVE to US 1	242	19,000	2024	2,100	1,050	C	0.50	972	C	0.46
MIDWAY RD	US 1 to WALLACE ST	940023	3,813	2023	790	189	C	0.24	189	C	0.24
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,813	2023	920	189	C	0.21	189	C	0.21
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,813	2023	630	189	C	0.30	189	C	0.30
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,110	2022	920	113	C	0.12	113	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,200	2024	880	262	C	0.30	258	C	0.29
NEBRASKA AVE	25TH ST to 13TH ST	684	3,437	2022	1,710	228	C	0.13	176	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,100	2024	700	304	C	0.43	289	C	0.41
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,632	2022	540	192	C	0.36	212	C	0.39
OHIO AVE	COLONIAL RD to US 1	686	3,632	2022	750	192	C	0.26	212	C	0.28
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	9,900	2024	1,580	536	B	0.34	542	B	0.34

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OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

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						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

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
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,450	2023							
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,526	2023							
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,526	2023							
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,782	2023							
VIRGINIA AVE	13TH ST to 11TH ST	940794	23,667	2023							
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	23,667	2023							
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,380	2023							
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,402	2023							
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,402	2023							
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,000	2024	1,710	581	C	0.34	589	C	0.34
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	17,500	2024	1,710	957	D	0.56	1,057	D	0.62
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,000	2024	880	747	C	0.85	757	C	0.86
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,014	2022	630	386	C	0.61	366	C	0.58
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,164	2023	750	198	C	0.26	180	C	0.24
WEATHERBEE RD	US 1 to MIDWAY RD	158	5,987	2023	750	379	D	0.51	379	D	0.51
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,219	2023	1,470	457	C	0.31	419	C	0.29
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,645	2023	920	784	C	0.85	884	D	0.96
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,076	2022	920	477	C	0.52	522	C	0.57

Countywide Performance

Weighted V/C = **64.29**

% VMT below Standard = **77.98%**

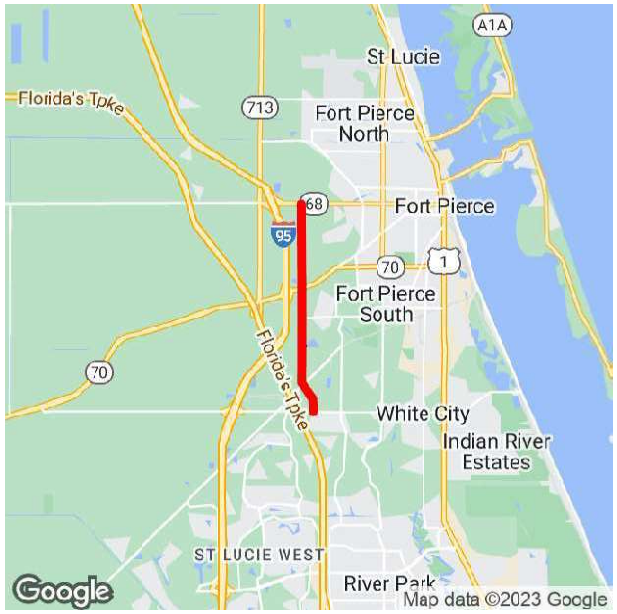
* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

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



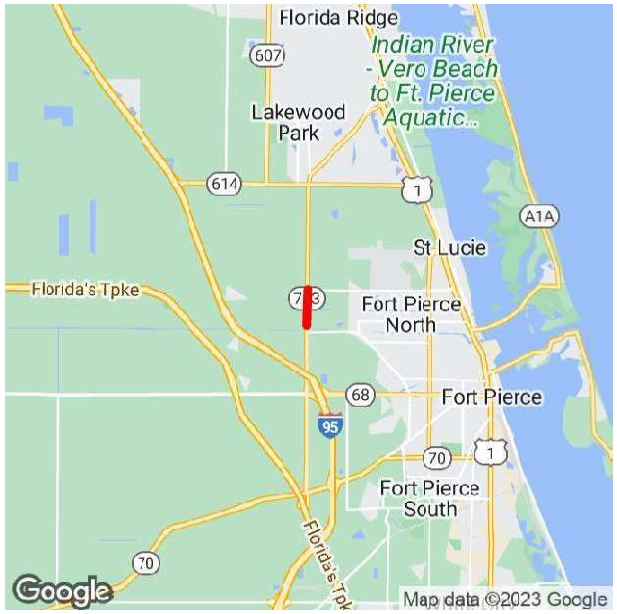
Project Description: PD&E/EMO STUDY
Extra Description: 2024 TPO PRIORITY #6 LFA WITH ST. LUCIE COUNTY R/W IS NEEDED 22-02 WIRE TRANSFER RECEIVED 11/13/23 $1M ST. LUCIE COUNTY
Lead Agency: MANAGED BY FDOT
From: MIDWAY RD
County: ST. LUCIE
To: ORANGE AVE
Length: 5.104
Phase Group: P D & E

Phase	Fund Code	2025	2026	2027	2028	2029	Total
PDE	ACSU	811,624	0	0	0	0	811,624
PDE	SU	828,376	0	0	0	0	828,376
		1,640,000					**1,640,000**

Prior Year Cost: 5,182,865
Future Year Cost: 0
Total Project Cost: 6,822,865
LRTP: Page 8-3

B-8

KINGS HWY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS

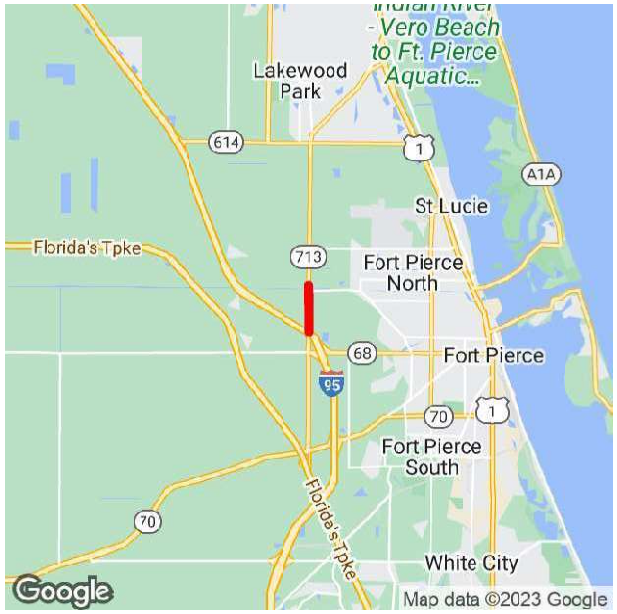


Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 G/W 438379-5
Lead Agency: MANAGED BY FDOT
County: ST. LUCIE
Length: 1.21
From: NORTH OF COMMERCIAL CIRCLE
To: NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2025	2026	2027	2028	2029	Total
ROW	CM	0	380,000	0	0	0	380,000
ROW	DDR	0	4,432,414	0	0	0	4,432,414
ROW	SA	2,805,455	0	0	0	0	2,805,455
ROW	SU	1,000,000	0	0	0	0	1,000,000
		3,805,455	**4,812,414**				**8,617,869**

Prior Year Cost: 21,404,740
Future Year Cost: 0
Total Project Cost: 67,751,867
LRTP: Page 8-2

KINGS HWY FROM NORTH OF I-95 OVERPASS TO NORTH OF COMMERCIAL CIRCLE
4492911 Non-SIS



Project Description: LANDSCAPING
Extra Description: STANDALONE LANDSCAPE
Lead Agency: MANAGED BY FDOT
From: NORTH OF I-95 OVERPASS
County: ST. LUCIE
To: NORTH OF COMMERCIAL CIRCLE
Length: 1.4
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2025	2026	2027	2028	2029	Total
PE	DDR	0	141,293	0	0	0	141,293
PE	DIH	0	11,303	0	0	0	11,303
CST	DDR	0	0	0	890,792	0	890,792
CST	DIH	0	0	0	33,484	0	33,484
			152,596		**924,276**		**1,076,872**

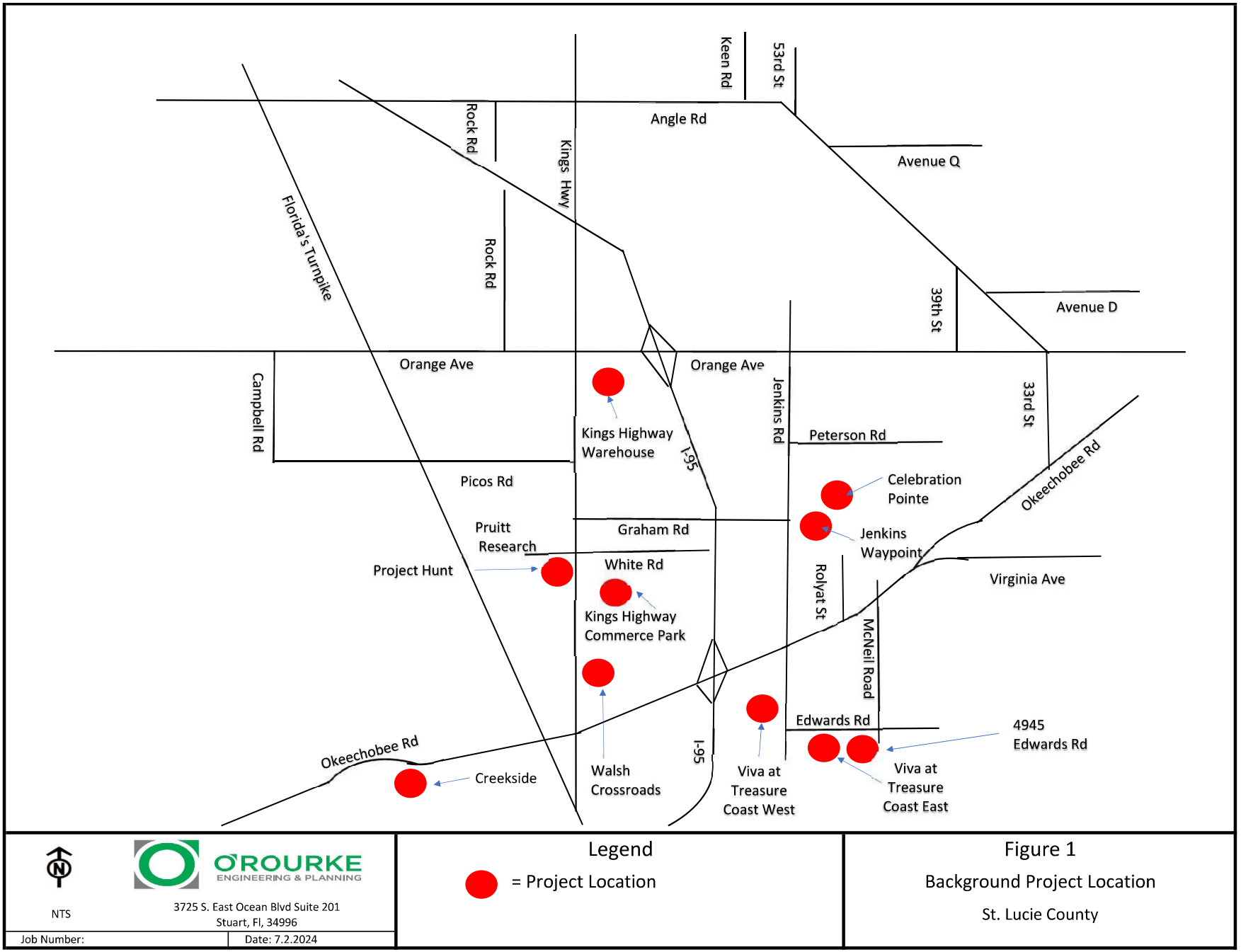
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,076,872
LRTP: Page 8-2

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

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

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE



NTS

O'ROURKE ENGINEERING & PLANNING

3725 S. East Ocean Blvd Suite 201
Stuart, Fl, 34996

Job Number:

Date: 7.2.2024

Legend

= Project Location

Figure 1

Background Project Location

St. Lucie County

AM APPROVED PROJECTS			Kings Hwy Commerce Park / White Parcel						Creekside						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	5%	372	28	OUT	21	7	5%	79	6	IN	2	5
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	6	OUT	5	2
				5,135	**577**		**In**	**463**		**7,443**	**564**		**In**	**143**		**1,585**	**128**		**In**	**32**
				Daily	**Two-Way**		**Out**	**114**		**Daily**	**Two-Way**		**Out**	**421**		**Daily**	**Two-Way**		**Out**	**96**

AM APPROVED PROJECTS			4945 Edwards Road						Viva at Treasure Coast West						Viva at Treasure Coast East					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	60%	482	32	OUT	24	8	90%	1,348	83	OUT	63	20	90%	1,256	78	OUT	59	19
Edwards Rd.	25th	Jenkins Rd	60%	482	32	IN	8	24	10%	150	9	OUT	7	2	10%	140	9	OUT	7	2
				803	**53**		**In**	**13**		**1,498**	**92**		**In**	**22**		**1,396**	**87**		**In**	**21**
				Daily	**Two-Way**		**Out**	**40**		**Daily**	**Two-Way**		**Out**	**70**		**Daily**	**Two-Way**		**Out**	**66**

AM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	101		In	84		5,100	683		In	342		3,318	209		In	53
				Daily	Two-Way		Out	17		Daily	Two-Way		Out	341		Daily	Two-Way		Out	156

AM APPROVED PROJECTS			Walsh Crossroads						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	3,538	0	228	0	169	0	58	0	0	228	0	169	0	58
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	850	0	56	0	26	0	30	0	0	56	0	26	0	30
				184	12		In	7														
				Daily	Two-Way		Out	5														

PM APPROVED PROJECTS			Kings Hwy Commerce Park / White Parcel						Creekside						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	5%	372	34	OUT	13	21	5%	79	8	IN	5	3
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	8	OUT	3	5
				5,135	**600**		**In**	**142**		**7,443**	**682**		**In**	**426**		**1,585**	**158**		**In**	**101**
				Daily	**Two-Way**		**Out**	**458**		**Daily**	**Two-Way**		**Out**	**256**		**Daily**	**Two-Way**		**Out**	**57**

PM APPROVED PROJECTS			4945 Edwards Road						Viva at Treasure Coast West						Viva at Treasure Coast East					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	60%	482	38	OUT	16	22	90%	1,348	104	OUT	39	66	90%	1,256	98	OUT	36	62
Edwards Rd.	25th	Jenkins Rd	60%	482	38	IN	22	16	10%	150	12	OUT	4	7	10%	140	11	OUT	4	7
				803	**63**		**In**	**37**		**1,498**	**116**		**In**	**73**		**1,396**	**109**		**In**	**69**
				Daily	**Two-Way**		**Out**	**26**		**Daily**	**Two-Way**		**Out**	**43**		**Daily**	**Two-Way**		**Out**	**40**

PM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	114		In	29		5,100	674		In	458		3,318	274		In	172
				Daily	Two-Way		Out	85		Daily	Two-Way		Out	216		Daily	Two-Way		Out	102

PM APPROVED PROJECTS			Walsh Crossroads						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	3,538	0	282	0	108	0	174	0	0	282	0	108	0	174
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	850	0	68	0	33	0	35	0	0	68	0	33	0	35
				184	21		In	10														
				Daily	Two-Way		Out	11														

Historical Growth Rate Calculation (5 Year)

Segment	From	To	2018 AADT	2023 AADT	5 Year Historical Growth Rate
Edwards Rd	Jenkins Rd	McNeil Rd	10,100	12,200	3.85%
Jenkins Rd	Okeechobee Rd	Edwards Rd	7,500	10,200	6.34%
		Total	17,600	22,400	4.94%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	10200 F	N 5000	S 5200	9.00	51.60	7.10
2022	10000 C	N 4900	S 5100	9.00	51.40	5.00
2021	7100 V	N 3600	S 3500	9.00	50.90	7.20
2020	7100 R	N 3600	S 3500	9.00	51.30	31.50
2019	7500 T	N 3800	S 3700	9.00	51.00	7.80
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

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
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7056 - EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	12200 F	E 6100	W 6100	9.00	51.60	7.10
2022	11800 C	E 5900	W 5900	9.00	51.40	5.00
2021	9500 V	E 4700	W 4800	9.00	50.90	7.20
2020	9700 R	E 4800	W 4900	9.00	51.30	31.50
2019	10100 T	E 5000	W 5100	9.00	51.00	7.80
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 5000	9.00	50.80	11.90
2012	10000 S	E 5000	W 5000	9.00	56.80	9.20
2011	10200 F	E 5100	W 5100	9.00	57.20	9.20
2010	10200 C	E 5100	W 5100	10.32	55.40	9.20
2009	8800 F	E 4500	W 4300	10.27	57.35	17.50
2008	9000 C	E 4600	W 4400	10.45	58.06	17.50

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

COUNTY: 94
STATION: 7027
DESCRIPTION: ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	10	6	8	10	34	5	16	9	9	40	74
0100	5	8	3	6	22	7	4	10	5	26	48
0200	9	8	8	10	35	10	12	4	6	32	67
0300	4	3	7	22	36	5	2	12	6	25	61
0400	10	17	9	31	67	9	12	16	17	54	121
0500	17	28	40	64	149	15	21	34	30	101	250
0600	76	76	85	91	328	42	60	63	91	256	584
0700	86	101	99	138	424	102	89	103	125	419	843
0800	131	113	122	82	448	90	90	94	90	364	812
0900	88	99	105	80	372	80	79	83	87	329	701
1000	79	69	64	61	273	75	87	66	90	319	592
1100	74	80	82	73	309	73	90	79	83	330	639
1200	94	62	72	96	324	74	74	98	64	310	634
1300	56	98	84	75	313	84	87	95	80	346	659
1400	81	80	75	63	299	88	81	77	87	333	632
1500	70	76	95	92	333	90	93	100	96	379	712
1600	80	83	104	105	372	125	127	127	109	489	861
1700	116	104	114	73	407	129	120	104	80	433	840
1800	80	58	58	40	236	78	101	70	73	322	558
1900	61	28	35	22	146	49	42	40	27	158	304
2000	23	38	30	27	118	33	31	18	22	104	222
2100	32	25	19	11	87	22	30	26	20	98	185
2200	14	13	7	10	44	15	16	15	12	59	103
2300	10	4	7	6	27	10	13	14	21	58	85
24-HOUR TOTALS:					5203					5384	10587

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	745	504	700	419	745	903
P.M.	1645	439	1615	492	1630	914
DAILY	745	504	1615	492	1630	914

GENERATED BY SPS 5.0.57P

AM = NB Peak

↑ 0.51 ↓ 0.49

PM = SB Peak

↑ 0.43 ↓ 0.57

COUNTY: 94
STATION: 7C56
DESCRIPTION: EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)
START DATE: 01/26/2022
START TIME: 0C00

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	13	11	8	8	40	10	12	4	11	37	77
0100	9	6	5	9	29	4	8	4	12	28	57
0200	9	13	7	8	37	8	10	6	11	35	72
0300	5	3	9	12	29	4	7	11	20	42	71
0400	6	13	20	19	58	9	23	10	35	77	135
0500	22	26	38	42	128	14	31	39	68	152	280
0600	51	68	73	94	286	77	75	83	90	325	611
0700	119	107	113	111	450	93	116	134	123	466	916
0800	114	114	104	119	451	100	113	111	96	420	871
0900	89	94	89	108	380	108	118	120	105	451	831
1000	85	87	89	103	364	92	96	79	81	348	712
1100	85	115	99	85	384	96	90	95	91	372	756
1200	92	89	100	86	367	106	80	96	105	387	754
1300	93	113	105	97	408	74	111	91	96	372	780
1400	94	91	94	100	379	97	108	102	89	396	775
1500	120	123	126	105	474	109	107	130	106	452	926
1600	136	142	119	152	549	114	106	143	136	499	1048
1700	149	129	124	103	505	138	123	115	97	473	978
1800	90	106	82	62	340	88	72	75	56	291	631
1900	59	50	54	30	193	82	45	46	34	207	400
2000	47	45	20	29	141	36	44	29	37	146	287
2100	32	32	34	21	119	40	31	30	22	123	242
2200	21	19	14	17	71	17	23	11	14	65	136
2300	13	19	18	19	69	10	7	11	8	36	105
24-HOUR TOTALS:					6251					6200	12451

AM = WB Peak
← 0.51
→ 0.49

PM = EB Peak
← 0.48
→ 0.52

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	730	452	715	473	730	922
P.M.	1615	562	1630	540	1630	1089
DAILY	1615	562	1630	540	1630	1089

GENERATED BY SPS 5.0.57P

APPENDIX D

INTERSECTION ANALYSIS

FORT PIERCE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

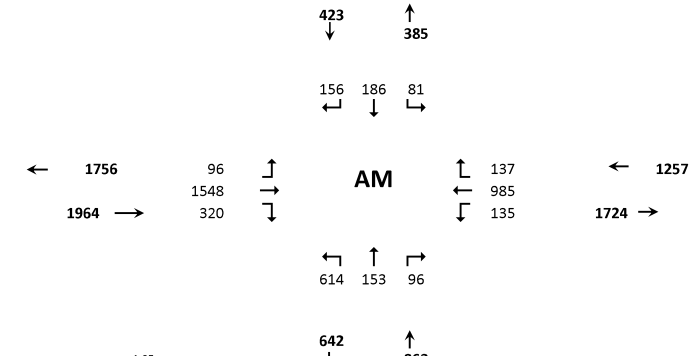
Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/15/2023
DAY: Thursday
CITY: St. Lucie
REPORT DATE: 6/16/2023
ANALYSIS YEAR: 2023

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	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	614	153	96	81	186	156	96	1548	320	135	985	137	4507	

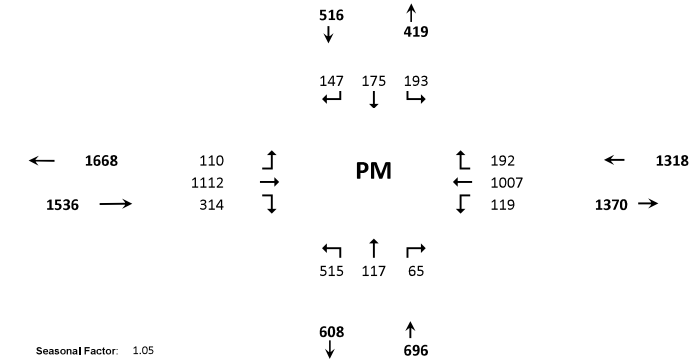


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast West	0	0

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 6/15/2023
DAY: Thursday
CITY: St Lucie
REPORT DATE: 6/16/2023
ANALYSIS YEAR: 2023

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	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	



Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast West	0	0

HCM 7th Signalized Intersection Summary
3: Jenkins road & Okeechobee Road

07/09/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	96	1548	320	135	985	137	614	153	96	81	186	156
Future Volume (veh/h)	96	1548	320	135	985	137	614	153	96	81	186	156
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	104	1683	0	147	1071	149	667	166	104	88	202	170
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	186	2314		173	2591	638	657	568	337	186	458	204
Arrive On Green	0.05	0.36	0.00	0.10	0.40	0.40	0.19	0.26	0.26	0.05	0.13	0.13
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2145	1273	3456	3554	1585
Grp Volume(v), veh/h	104	1683	0	147	1071	149	667	136	134	88	202	170
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1641	1728	1777	1585
Q Serve(g_s), s	3.8	29.5	0.0	10.6	15.5	8.1	24.7	7.9	8.5	3.2	6.8	13.6
Cycle Q Clear(g_c), s	3.8	29.5	0.0	10.6	15.5	8.1	24.7	7.9	8.5	3.2	6.8	13.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.78	1.00		1.00
Lane Grp Cap(c), veh/h	186	2314		173	2591	638	657	471	435	186	458	204
V/C Ratio(X)	0.56	0.73		0.85	0.41	0.23	1.02	0.29	0.31	0.47	0.44	0.83
Avail Cap(c_a), veh/h	364	2314		188	2591	638	657	471	435	657	648	289
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.0	36.1	0.0	57.8	27.8	25.6	52.7	38.0	38.2	59.7	52.3	55.3
Incr Delay (d2), s/veh	2.6	1.2	0.0	27.9	0.5	0.9	39.1	0.3	0.4	1.9	0.7	13.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	11.3	0.0	6.0	5.9	3.2	14.2	3.5	3.5	1.5	3.1	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	62.6	37.3	0.0	85.6	28.3	26.5	91.8	38.4	38.6	61.6	53.0	68.5
LnGrp LOS	E	D		F	C	C	F	D	D	E	D	E
Approach Vol, veh/h		1787			1367			937			460	
Approach Delay, s/veh		38.7			34.3			76.4			60.3	
Approach LOS		D			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.3	59.7	14.3	41.7	19.9	54.1	32.0	24.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	13.7	38.7	24.7	23.7	13.7	38.7	24.7	23.7
Max Q Clear Time (g_c+I1), s	5.8	17.5	5.2	10.5	12.6	31.5	26.7	15.6
Green Ext Time (p_c), s	0.1	7.7	0.2	1.2	0.0	5.4	0.0	1.1

Intersection Summary	
HCM 7th Control Delay, s/veh	47.3
HCM 7th LOS	D

Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins road & Okeechobee Road

07/09/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	1112	314	119	1007	192	515	117	65	193	175	147
Future Volume (veh/h)	110	1112	314	119	1007	192	515	117	65	193	175	147
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	120	1209	0	129	1095	209	560	127	71	210	190	160
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	186	2824		106	2858	704	550	446	235	272	420	187
Arrive On Green	0.05	0.44	0.00	0.06	0.44	0.44	0.16	0.20	0.20	0.08	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2249	1185	3456	3554	1585
Grp Volume(v), veh/h	120	1209	0	129	1095	209	560	99	99	210	190	160
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1657	1728	1777	1585
Q Serve(g_s), s	4.4	16.9	0.0	7.7	14.8	11.0	20.7	6.1	6.6	7.7	6.5	12.9
Cycle Q Clear(g_c), s	4.4	16.9	0.0	7.7	14.8	11.0	20.7	6.1	6.6	7.7	6.5	12.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.72	1.00		1.00
Lane Grp Cap(c), veh/h	186	2824		106	2858	704	550	353	329	272	420	187
V/C Ratio(X)	0.64	0.43		1.22	0.38	0.30	1.02	0.28	0.30	0.77	0.45	0.86
Avail Cap(c_a), veh/h	471	2824		106	2858	704	550	353	329	550	484	216
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.3	25.2	0.0	61.2	24.2	23.1	54.6	44.2	44.4	58.7	53.4	56.2
Incr Delay (d2), s/veh	3.7	0.1	0.0	159.2	0.4	1.1	42.9	0.4	0.5	4.6	0.8	24.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	6.2	0.0	8.1	5.5	4.3	12.3	2.8	2.8	3.6	2.9	6.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.0	25.3	0.0	220.3	24.6	24.2	97.5	44.6	44.9	63.3	54.2	80.7
LnGrp LOS	E	C		F	C	C	F	D	D	E	D	F
Approach Vol, veh/h		1329			1433			758			560	
Approach Delay, s/veh		28.8			42.1			83.8			65.2	
Approach LOS		C			D			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.3	65.1	17.5	33.1	15.0	64.4	28.0	22.6
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	7.7	54.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	6.4	16.8	9.7	8.6	9.7	18.9	22.7	14.9
Green Ext Time (p_c), s	0.2	9.0	0.5	0.7	0.0	9.8	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	48.7
HCM 7th LOS	D

Notes

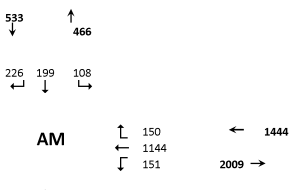
User approved pedestrian interval to be less than phase max green.

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

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR:** 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:			**7:30 AM TO 8:30AM**											
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	639	160	99	84	193	163	99	1611	333	141	1025	142	4690	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	28	7	14	0	2	0	0	0	9	4	0	0	0	Viva at Treasure Coast West
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	26	7	13	0	2	0	0	0	8	4	0	0	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	16	0	37	13	0	0	0	0	5	0	Jenkins Waypoint
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	4	0	1	0	0	0	5	1	0	0	0	4945 Edwards Road
Subtotal	78	18	31	24	6	63	40	160	43	10	119	8	0	
Total	717	177	131	108	199	226	139	1770	377	151	1144	150	4690	

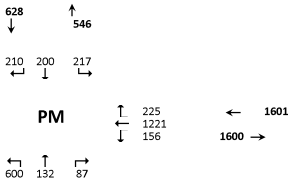


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
0	0	0
Kings Highway Commerce Park	463	114
Creekside	143	421
Celebration Pointe - 25%	128	383
Hillpointe	24	77
Viva at Treasure Coast West	22	70
Viva at Treasure Coast East	21	66
Project Hunt	84	17
Kings Highway Warehouse	342	341
Jenkins Waypoint	53	156
Walsh Crossroads	7	5
4945 Edwards Road	13	40

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR:** 2027

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:			**4:30 PM TO 5:30PM**											
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	535	121	68	201	182	153	115	1157	327	123	1048	200	4231	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park
%	5%	0%	0%	0%	0%	5%	5%	30%	5%	0%	30%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	5	0	12	19	0	0	0	0	8	0	Hillpointe
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	17	4	9	0	7	0	0	0	29	15	0	0	0	Viva at Treasure Coast West
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	8	0	7	0	0	0	28	14	0	0	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	3	0	0	3	0	0	Project Hunt
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	10	3	3	0	4	0	0	0	15	4	0	0	0	4945 Edwards Road
Subtotal	65	11	19	16	18	57	74	138	84	32	173	25	0	
Total	600	132	87	217	200	210	188	1296	411	156	1221	225	4231	



Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	Trips In	Trips Out
0	0	0
Kings Highway Commerce Park	142	458
Creekside	426	256
Celebration Pointe - 25%	405	228
Hillpointe	81	48
Viva at Treasure Coast West	73	43
Viva at Treasure Coast East	69	40
Project Hunt	29	85
Kings Highway Warehouse	458	216
Jenkins Waypoint	172	102
Walsh Crossroads	10	11
4945 Edwards Road	37	26

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	1770	377	151	1144	150	717	177	131	108	199	226
Future Volume (veh/h)	139	1770	377	151	1144	150	717	177	131	108	199	226
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	1924	0	164	1243	163	779	192	142	117	216	246
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	319	1987		188	2071	510	657	613	430	186	608	271
Arrive On Green	0.09	0.31	0.00	0.11	0.32	0.32	0.19	0.31	0.31	0.05	0.17	0.17
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	1996	1400	3456	3554	1585
Grp Volume(v), veh/h	151	1924	0	164	1243	163	779	170	164	117	216	246
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1618	1728	1777	1585
Q Serve(g_s), s	5.4	38.3	0.0	11.8	21.1	10.1	24.7	9.5	10.2	4.3	7.0	19.8
Cycle Q Clear(g_c), s	5.4	38.3	0.0	11.8	21.1	10.1	24.7	9.5	10.2	4.3	7.0	19.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	319	1987		188	2071	510	657	546	497	186	608	271
V/C Ratio(X)	0.47	0.97		0.87	0.60	0.32	1.19	0.31	0.33	0.63	0.36	0.91
Avail Cap(c_a), veh/h	364	1987		188	2071	510	657	546	497	657	648	289
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.0	44.3	0.0	57.3	37.0	33.3	52.7	34.5	34.7	60.2	47.5	52.9
Incr Delay (d2), s/veh	1.1	13.5	0.0	33.5	1.3	1.6	98.7	0.3	0.4	3.5	0.4	29.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	16.5	0.0	6.9	8.2	4.2	19.7	4.2	4.1	2.0	3.1	10.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	57.1	57.8	0.0	90.8	38.3	35.0	151.4	34.8	35.1	63.7	47.9	82.0
LnGrp LOS	E	E		F	D	C	F	C	D	E	D	F
Approach Vol, veh/h		2075			1570			1113			579	
Approach Delay, s/veh		57.7			43.5			116.4			65.6	
Approach LOS		E			D			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	49.1	14.3	47.3	21.0	47.4	32.0	29.6
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	13.7	38.7	24.7	23.7	13.7	38.7	24.7	23.7
Max Q Clear Time (g_c+I1), s	7.4	23.1	6.3	12.2	13.8	40.3	26.7	21.8
Green Ext Time (p_c), s	0.2	7.7	0.3	1.5	0.0	0.0	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	66.6
HCM 7th LOS	E

Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	188	1296	411	156	1221	225	600	132	87	217	200	210
Future Volume (veh/h)	188	1296	411	156	1221	225	600	132	87	217	200	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	204	1409	0	170	1327	245	652	143	95	236	217	228
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	319	2707		106	2494	615	550	439	274	299	484	216
Arrive On Green	0.09	0.42	0.00	0.06	0.39	0.39	0.16	0.21	0.21	0.09	0.14	0.14
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2101	1311	3456	3554	1585
Grp Volume(v), veh/h	204	1409	0	170	1327	245	652	120	118	236	217	228
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1634	1728	1777	1585
Q Serve(g_s), s	7.4	21.1	0.0	7.7	20.7	14.6	20.7	7.4	8.0	8.7	7.3	17.7
Cycle Q Clear(g_c), s	7.4	21.1	0.0	7.7	20.7	14.6	20.7	7.4	8.0	8.7	7.3	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.80	1.00		1.00
Lane Grp Cap(c), veh/h	319	2707		106	2494	615	550	371	341	299	484	216
V/C Ratio(X)	0.64	0.52		1.61	0.53	0.40	1.18	0.32	0.35	0.79	0.45	1.06
Avail Cap(c_a), veh/h	471	2707		106	2494	615	550	371	341	550	484	216
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.9	27.9	0.0	61.2	30.7	28.8	54.6	43.6	43.9	58.2	51.7	56.2
Incr Delay (d2), s/veh	2.1	0.2	0.0	314.4	0.8	1.9	100.6	0.5	0.6	4.6	0.7	76.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	7.9	0.0	12.6	7.9	5.9	16.7	3.3	3.3	4.0	3.3	11.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	59.0	28.1	0.0	375.6	31.5	30.8	155.2	44.1	44.5	62.8	52.3	133.1
LnGrp LOS	E	C		F	C	C	F	D	D	E	D	F
Approach Vol, veh/h		1613			1742			890			681	
Approach Delay, s/veh		32.0			65.0			125.5			83.0	
Approach LOS		C			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	57.7	18.6	34.4	15.0	62.0	28.0	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	7.7	54.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	9.4	22.7	10.7	10.0	9.7	23.1	22.7	19.7
Green Ext Time (p_c), s	0.4	10.3	0.6	0.8	0.0	11.6	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	67.6
HCM 7th LOS	E

Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	1770	377	151	1144	150	717	177	131	108	199	226
Future Volume (veh/h)	139	1770	377	151	1144	150	717	177	131	108	199	226
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	1924	0	164	1243	163	779	192	142	117	216	246
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	264	2483		199	2440	601	849	619	434	167	401	300
Arrive On Green	0.08	0.39	0.00	0.07	0.38	0.38	0.25	0.31	0.31	0.05	0.11	0.11
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	1996	1400	3456	3554	1585
Grp Volume(v), veh/h	151	1924	0	164	1243	163	779	170	164	117	216	246
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1618	1728	1777	1585
Q Serve(g_s), s	6.6	41.1	0.0	8.8	23.3	11.2	34.5	11.4	12.2	5.2	9.0	17.7
Cycle Q Clear(g_c), s	6.6	41.1	0.0	8.8	23.3	11.2	34.5	11.4	12.2	5.2	9.0	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	264	2483		199	2440	601	849	551	502	167	401	300
V/C Ratio(X)	0.57	0.77		0.83	0.51	0.27	0.92	0.31	0.33	0.70	0.54	0.82
Avail Cap(c_a), veh/h	346	2483		253	2440	601	984	551	502	720	401	300
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	70.0	42.2	0.0	35.8	37.5	33.7	57.7	41.3	41.6	73.6	65.8	61.1
Incr Delay (d2), s/veh	1.9	1.6	0.0	16.0	0.8	1.1	12.0	0.3	0.4	5.2	1.4	16.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	16.2	0.0	4.6	9.2	4.6	16.5	5.2	5.0	2.5	4.2	10.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	72.0	43.8	0.0	51.8	38.3	34.8	69.7	41.6	42.0	78.8	67.2	77.5
LnGrp LOS	E	D		D	D	C	E	D	D	E	E	E
Approach Vol, veh/h		2075			1570			1113			579	
Approach Delay, s/veh		45.9			39.3			61.3			73.9	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	66.8	14.9	56.0	18.2	67.9	45.9	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	15.7	49.7	32.7	23.7	15.7	49.7	44.7	17.7
Max Q Clear Time (g_c+I1), s	8.6	25.3	7.2	14.2	10.8	43.1	36.5	19.7
Green Ext Time (p_c), s	0.2	9.7	0.4	1.3	0.2	5.4	2.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	50.2
HCM 7th LOS	D

Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	188	1296	411	156	1221	225	600	132	87	217	200	210
Future Volume (veh/h)	188	1296	411	156	1221	225	600	132	87	217	200	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	204	1409	0	170	1327	245	652	143	95	236	217	228
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	273	2448		192	2633	649	702	494	308	292	414	310
Arrive On Green	0.08	0.38	0.00	0.11	0.41	0.41	0.20	0.24	0.24	0.08	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2101	1311	3456	3554	1585
Grp Volume(v), veh/h	204	1409	0	170	1327	245	652	120	118	236	217	228
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1634	1728	1777	1585
Q Serve(g_s), s	8.8	26.4	0.0	14.3	23.3	16.4	28.2	8.4	9.1	10.2	8.7	17.7
Cycle Q Clear(g_c), s	8.8	26.4	0.0	14.3	23.3	16.4	28.2	8.4	9.1	10.2	8.7	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.80	1.00		1.00
Lane Grp Cap(c), veh/h	273	2448		192	2633	649	702	418	385	292	414	310
V/C Ratio(X)	0.75	0.58		0.89	0.50	0.38	0.93	0.29	0.31	0.81	0.52	0.74
Avail Cap(c_a), veh/h	402	2448		207	2633	649	743	418	385	562	414	310
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	37.3	0.0	66.9	33.4	31.4	59.5	47.6	47.9	68.4	63.2	57.5
Incr Delay (d2), s/veh	4.3	0.3	0.0	32.2	0.7	1.7	17.4	0.4	0.4	5.3	1.2	8.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.0	10.2	0.0	8.1	9.1	6.7	14.1	3.8	3.8	4.7	4.0	9.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	72.8	37.7	0.0	99.1	34.1	33.0	76.9	48.0	48.4	73.7	64.4	66.3
LnGrp LOS	E	D		F	C	C	E	D	D	E	E	E
Approach Vol, veh/h		1613			1742			890			681	
Approach Delay, s/veh		42.1			40.3			69.2			68.3	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	69.5	20.1	43.1	23.7	65.1	38.2	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	24.7	17.7	17.7	54.7	32.7	17.7
Max Q Clear Time (g_c+I1), s	10.8	25.3	12.2	11.1	16.3	28.4	30.2	19.7
Green Ext Time (p_c), s	0.3	9.6	0.6	0.7	0.1	10.8	0.7	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	50.0
HCM 7th LOS	D

Notes

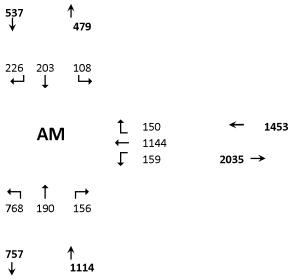
User approved pedestrian interval to be less than phase max green.

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

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St. Lucie
REPORT DATE: 8/29/2024 **ANALYSIS YEAR:** 2027

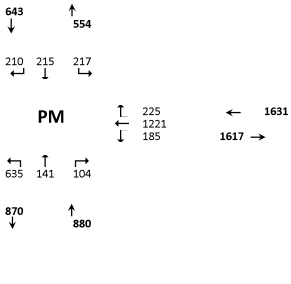
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:			**7:30 AM TO 8:30AM**											
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	639	160	99	84	193	163	99	1611	333	141	1025	142	4690	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	20%	0%	10%	0%	0%	0%	40%	20%	0%	0%	0%	
PROJECT	51	13	26	0	4	0	0	0	17	9	0	0	120	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	28	7	14	0	2	0	0	0	9	4	0	0	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	26	7	13	0	2	0	0	0	8	4	0	0	0	
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	16	0	37	13	0	0	0	0	5	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	4	0	1	0	0	0	5	1	0	0	0	
Subtotal	78	18	31	24	6	63	40	160	43	10	119	8	0	
Total	768	190	156	108	203	226	139	1770	394	159	1144	150	4809	



	Seasonal Factor: 1.05	Growth Rate: 1.01	Years Grown: 4	Trips In	Trips Out
Cornerstone				43	128
Kings Highway Commerce Park				463	114
Creekside				143	421
Celebration Pointe - 25%				128	383
Hillpointe				24	77
Viva at Treasure Coast West				22	70
Viva at Treasure Coast East				21	66
Project Hunt				84	17
Kings Highway Warehouse				342	341
Jenkins Waypoint				53	156
Walsh Crossroads				7	5
4945 Edwards Road				13	40

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 8/29/2024 **ANALYSIS YEAR:** 2027

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:			**4:30 PM TO 5:30PM**											
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	535	121	68	201	182	153	115	1157	327	123	1048	200	4231	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	20%	0%	10%	0%	0%	0%	40%	20%	0%	0%	0%	
PROJECT	35	9	17	0	15	0	0	0	59	29	0	0	164	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	
%	5%	0%	0%	0%	0%	5%	5%	30%	5%	0%	30%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	5	0	12	19	0	0	0	0	8	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	17	4	9	0	7	0	0	0	29	15	0	0	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	8	0	7	0	0	0	28	14	0	0	0	
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	3	0	0	3	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	
%	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	
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	10	3	3	0	4	0	0	0	15	4	0	0	0	
Subtotal	65	11	19	16	18	57	74	138	84	32	173	25	0	
Total	635	141	104	217	215	210	188	1296	470	185	1221	225	4394	



	Seasonal Factor: 1.05	Growth Rate: 1.01	Years Grown: 4	Trips In	Trips Out
Cornerstone				147	87
Kings Highway Commerce Park				142	458
Creekside				426	256
Celebration Pointe - 25%				405	228
Hillpointe				81	48
Viva at Treasure Coast West				73	43
Viva at Treasure Coast East				69	40
Project Hunt				29	85
Kings Highway Warehouse				458	216
Jenkins Waypoint				172	102
Walsh Crossroads				10	11
4945 Edwards Road				37	26

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	1770	394	159	1144	150	768	190	156	108	203	226
Future Volume (veh/h)	139	1770	394	159	1144	150	768	190	156	108	203	226
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	1924	0	173	1243	163	835	207	170	117	221	246
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	319	1987		188	2071	510	657	584	455	186	608	271
Arrive On Green	0.09	0.31	0.00	0.11	0.32	0.32	0.19	0.31	0.31	0.05	0.17	0.17
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	1899	1482	3456	3554	1585
Grp Volume(v), veh/h	151	1924	0	173	1243	163	835	193	184	117	221	246
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1604	1728	1777	1585
Q Serve(g_s), s	5.4	38.3	0.0	12.5	21.1	10.1	24.7	11.0	11.7	4.3	7.1	19.8
Cycle Q Clear(g_c), s	5.4	38.3	0.0	12.5	21.1	10.1	24.7	11.0	11.7	4.3	7.1	19.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.92	1.00		1.00
Lane Grp Cap(c), veh/h	319	1987		188	2071	510	657	546	493	186	608	271
V/C Ratio(X)	0.47	0.97		0.92	0.60	0.32	1.27	0.35	0.37	0.63	0.36	0.91
Avail Cap(c_a), veh/h	364	1987		188	2071	510	657	546	493	657	648	289
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.0	44.3	0.0	57.6	37.0	33.3	52.7	35.0	35.2	60.2	47.6	52.9
Incr Delay (d2), s/veh	1.1	13.5	0.0	44.0	1.3	1.6	134.0	0.4	0.5	3.5	0.4	29.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	16.5	0.0	7.8	8.2	4.2	22.9	4.9	4.7	2.0	3.2	10.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	57.1	57.8	0.0	101.6	38.3	35.0	186.6	35.4	35.7	63.7	48.0	82.0
LnGrp LOS	E	E		F	D	C	F	D	D	E	D	F
Approach Vol, veh/h		2075			1579			1212			584	
Approach Delay, s/veh		57.8			44.9			139.6			65.4	
Approach LOS		E			D			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	49.1	14.3	47.3	21.0	47.4	32.0	29.6
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	13.7	38.7	24.7	23.7	13.7	38.7	24.7	23.7
Max Q Clear Time (g_c+I1), s	7.4	23.1	6.3	13.7	14.5	40.3	26.7	21.8
Green Ext Time (p_c), s	0.2	7.7	0.3	1.6	0.0	0.0	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	73.1
HCM 7th LOS	E

Notes

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

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

Existing Signal Timing

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	188	1296	470	185	1221	225	635	141	104	217	215	210
Future Volume (veh/h)	188	1296	470	185	1221	225	635	141	104	217	215	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	204	1409	0	201	1327	245	690	153	113	236	234	228
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	319	2707		106	2494	615	550	419	290	299	484	216
Arrive On Green	0.09	0.42	0.00	0.06	0.39	0.39	0.16	0.21	0.21	0.09	0.14	0.14
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2007	1390	3456	3554	1585
Grp Volume(v), veh/h	204	1409	0	201	1327	245	690	134	132	236	234	228
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1620	1728	1777	1585
Q Serve(g_s), s	7.4	21.1	0.0	7.7	20.7	14.6	20.7	8.4	9.1	8.7	7.9	17.7
Cycle Q Clear(g_c), s	7.4	21.1	0.0	7.7	20.7	14.6	20.7	8.4	9.1	8.7	7.9	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	319	2707		106	2494	615	550	371	338	299	484	216
V/C Ratio(X)	0.64	0.52		1.91	0.53	0.40	1.25	0.36	0.39	0.79	0.48	1.06
Avail Cap(c_a), veh/h	471	2707		106	2494	615	550	371	338	550	484	216
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.9	27.9	0.0	61.2	30.7	28.8	54.6	44.0	44.3	58.2	51.9	56.2
Incr Delay (d2), s/veh	2.1	0.2	0.0	440.5	0.8	1.9	128.6	0.6	0.7	4.6	0.8	76.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	7.9	0.0	16.3	7.9	5.9	18.8	3.8	3.7	4.0	3.6	11.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	59.0	28.1	0.0	501.6	31.5	30.8	183.3	44.6	45.0	62.8	52.7	133.1
LnGrp LOS	E	C		F	C	C	F	D	D	E	D	F
Approach Vol, veh/h		1613			1773			956			698	
Approach Delay, s/veh		32.0			84.7			144.8			82.4	
Approach LOS		C			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	57.7	18.6	34.4	15.0	62.0	28.0	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	7.7	54.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	9.4	22.7	10.7	11.1	9.7	23.1	22.7	19.7
Green Ext Time (p_c), s	0.4	10.3	0.6	0.8	0.0	11.6	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	78.9
HCM 7th LOS	E

Notes

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

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

Existing Signal Timing

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	1770	394	159	1144	150	768	190	156	108	203	226
Future Volume (veh/h)	139	1770	394	159	1144	150	768	190	156	108	203	226
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	1924	0	173	1243	163	835	207	170	117	221	246
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	264	2363		200	2348	578	898	616	481	167	401	300
Arrive On Green	0.08	0.37	0.00	0.07	0.36	0.36	0.26	0.32	0.32	0.05	0.11	0.11
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	1899	1482	3456	3554	1585
Grp Volume(v), veh/h	151	1924	0	173	1243	163	835	193	184	117	221	246
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1604	1728	1777	1585
Q Serve(g_s), s	6.6	42.4	0.0	9.5	23.9	11.4	37.0	12.9	13.7	5.2	9.2	17.7
Cycle Q Clear(g_c), s	6.6	42.4	0.0	9.5	23.9	11.4	37.0	12.9	13.7	5.2	9.2	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.92	1.00		1.00
Lane Grp Cap(c), veh/h	264	2363		200	2348	578	898	576	520	167	401	300
V/C Ratio(X)	0.57	0.81		0.86	0.53	0.28	0.93	0.33	0.35	0.70	0.55	0.82
Avail Cap(c_a), veh/h	346	2363		247	2348	578	984	576	520	720	401	300
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	70.0	44.8	0.0	36.8	39.2	35.3	56.7	40.2	40.5	73.6	65.9	61.1
Incr Delay (d2), s/veh	1.9	2.3	0.0	22.2	0.9	1.2	14.0	0.3	0.4	5.2	1.6	16.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	16.9	0.0	5.2	9.4	4.7	17.9	5.8	5.6	2.5	4.3	10.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	72.0	47.1	0.0	59.0	40.1	36.5	70.7	40.5	40.9	78.8	67.5	77.5
LnGrp LOS	E	D		E	D	D	E	D	D	E	E	E
Approach Vol, veh/h		2075			1579			1212			584	
Approach Delay, s/veh		49.0			41.8			61.4			74.0	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	64.6	14.9	58.2	18.9	65.0	48.1	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	15.7	49.7	32.7	23.7	15.7	49.7	44.7	17.7
Max Q Clear Time (g_c+I1), s	8.6	25.9	7.2	15.7	11.5	44.4	39.0	19.7
Green Ext Time (p_c), s	0.2	9.6	0.4	1.4	0.2	4.4	1.8	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	52.3
HCM 7th LOS	D

Notes

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

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

HCM 7th Signalized Intersection Summary
3: Jenkins Road & Okeechobee Road

09/05/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	188	1296	470	185	1221	225	635	141	104	217	215	210
Future Volume (veh/h)	188	1296	470	185	1221	225	635	141	104	217	215	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	204	1409	0	201	1327	245	690	153	113	236	234	228
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	273	2338		207	2579	635	731	489	339	292	414	310
Arrive On Green	0.08	0.36	0.00	0.12	0.40	0.40	0.21	0.24	0.24	0.08	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2007	1390	3456	3554	1585
Grp Volume(v), veh/h	204	1409	0	201	1327	245	690	134	132	236	234	228
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1620	1728	1777	1585
Q Serve(g_s), s	8.8	27.1	0.0	17.1	23.7	16.7	29.9	9.4	10.2	10.2	9.5	17.7
Cycle Q Clear(g_c), s	8.8	27.1	0.0	17.1	23.7	16.7	29.9	9.4	10.2	10.2	9.5	17.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	273	2338		207	2579	635	731	433	395	292	414	310
V/C Ratio(X)	0.75	0.60		0.97	0.51	0.39	0.94	0.31	0.33	0.81	0.57	0.74
Avail Cap(c_a), veh/h	402	2338		207	2579	635	743	433	395	562	414	310
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	39.4	0.0	66.9	34.4	32.3	59.0	47.0	47.3	68.4	63.5	57.5
Incr Delay (d2), s/veh	4.3	0.4	0.0	53.4	0.7	1.8	20.3	0.4	0.5	5.3	1.8	8.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.0	10.6	0.0	10.7	9.2	6.8	15.2	4.3	4.2	4.7	4.4	9.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	72.8	39.9	0.0	120.3	35.1	34.0	79.3	47.4	47.8	73.7	65.3	66.3
LnGrp LOS	E	D		F	D	C	E	D	D	E	E	E
Approach Vol, veh/h		1613			1773			956			698	
Approach Delay, s/veh		44.0			44.6			70.5			68.5	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	68.2	20.1	44.3	25.0	62.5	39.5	25.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	24.7	17.7	17.7	54.7	32.7	17.7
Max Q Clear Time (g_c+I1), s	10.8	25.7	12.2	12.2	19.1	29.1	31.9	19.7
Green Ext Time (p_c), s	0.3	9.5	0.6	0.7	0.0	10.7	0.3	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	52.6
HCM 7th LOS	D

Notes

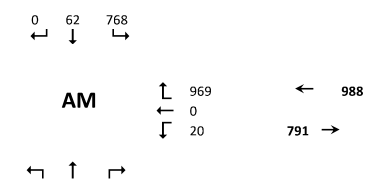
User approved pedestrian interval to be less than phase max green.

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

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	

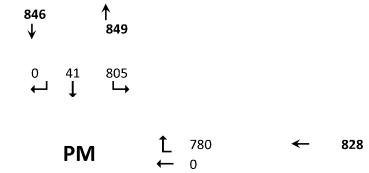


AM PEAK HOUR IS FROM:	7:45AM TO 8:45AM													
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	52	23	695	51	0	0	0	0	20	0	882	1723	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

SUBPROJECTS															Trips In	Trips Out
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%				
In/Out				OUT								IN				
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	Celebration Pointe - 25%	128	383
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%				
In/Out		IN		OUT	OUT							IN				
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	Creekside	143	421
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%				
In/Out				IN								OUT				
Volume	0	0	0	8	0	0	0	0	0	0	0	24	0	4945 Edwards Road	13	40
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%				
In/Out				IN								OUT				
Volume	0	0	0	15	0	0	0	0	0	0	0	46	0	Viva at Treasure Coast East	21	66
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%				
In/Out				OUT								IN				
Volume	0	0	0	21	0	0	0	0	0	0	0	7	0	Viva at Treasure Coast West	22	70

Subtotal	0	4	0	73	11	0	0	0	0	0	0	87	0
Total	0	56	23	768	62	0	0	0	0	20	0	969	1723



N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	

PM PEAK HOUR IS FROM:	4:15PM TO 5:15PM													
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	58	34	704	35	0	0	0	0	48	0	684	1562	
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	

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

SUBPROJECTS															Trips In	Trips Out
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%				
In/Out				OUT								IN				
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	Celebration Pointe - 25%	405	228
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%				
In/Out		IN		OUT	OUT							IN				
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	Creekside	426	256
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%	0			
In/Out				IN								OUT				
Volume	0	0	0	22	0	0	0	0	0	0	0	16	0	4945 Edwards Road	37	26
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%				
In/Out				IN								OUT				
Volume	0	0	0	48	0	0	0	0	0	0	0	28	0	Viva at Treasure Coast East	69	40
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	30.0%				
In/Out				OUT								IN				
Volume	0	0	0	13	0	0	0	0	0	0	0	22	0	Viva at Treasure Coast West	73	43

Subtotal	0	11	0	101	6	0	0	0	0	0	0	96	0
Total	0	69	34	805	41	0	0	0	0	48	0	780	1562



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	20	969	56	23	768	62
Future Volume (veh/h)	20	969	56	23	768	62
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	22	223	61	25	835	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	309	275	342	140	1062	1312
Arrive On Green	0.17	0.17	0.27	0.27	0.37	0.70
Sat Flow, veh/h	1781	1585	1261	517	1781	1870
Grp Volume(v), veh/h	22	223	0	86	835	67
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1777	1781	1870
Q Serve(g_s), s	0.7	9.7	0.0	2.7	21.1	0.8
Cycle Q Clear(g_c), s	0.7	9.7	0.0	2.7	21.1	0.8
Prop In Lane	1.00	1.00		0.29	1.00	
Lane Grp Cap(c), veh/h	309	275	0	482	1062	1312
V/C Ratio(X)	0.07	0.81	0.00	0.18	0.79	0.05
Avail Cap(c_a), veh/h	1053	937	0	482	1511	1783
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.9	28.6	0.0	20.0	7.9	3.3
Incr Delay (d2), s/veh	0.1	5.7	0.0	0.8	1.8	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	4.0	0.0	1.2	6.4	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	25.0	34.3	0.0	20.9	9.8	3.3
LnGrp LOS	C	C		C	A	A
Approach Vol, veh/h	245		86			902
Approach Delay, s/veh	33.5		20.9			9.3
Approach LOS	C		C			A

Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	30.9	24.0			54.9	17.0
Change Period (Y+Rc), s	4.5	4.5			4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5			68.5	42.5
Max Q Clear Time (g_c+I1), s	23.1	4.7			2.8	11.7
Green Ext Time (p_c), s	3.3	0.3			0.4	0.8

Intersection Summary	
HCM 7th Control Delay, s/veh	14.9
HCM 7th LOS	B



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	48	780	69	34	805	41
Future Volume (veh/h)	48	780	69	34	805	41
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	52	18	75	37	875	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	105	94	409	202	1147	1461
Arrive On Green	0.06	0.06	0.35	0.35	0.36	0.78
Sat Flow, veh/h	1781	1585	1182	583	1781	1870
Grp Volume(v), veh/h	52	18	0	112	875	45
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1765	1781	1870
Q Serve(g_s), s	1.6	0.6	0.0	2.5	14.3	0.3
Cycle Q Clear(g_c), s	1.6	0.6	0.0	2.5	14.3	0.3
Prop In Lane	1.00	1.00		0.33	1.00	
Lane Grp Cap(c), veh/h	105	94	0	611	1147	1461
V/C Ratio(X)	0.49	0.19	0.00	0.18	0.76	0.03
Avail Cap(c_a), veh/h	1344	1196	0	611	1922	2274
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.7	25.2	0.0	12.9	4.4	1.4
Incr Delay (d2), s/veh	3.6	1.0	0.0	0.7	1.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.2	0.0	1.0	2.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	29.2	26.2	0.0	13.5	5.5	1.4
LnGrp LOS	C	C		B	A	A
Approach Vol, veh/h	70		112			920
Approach Delay, s/veh	28.5		13.5			5.3
Approach LOS	C		B			A

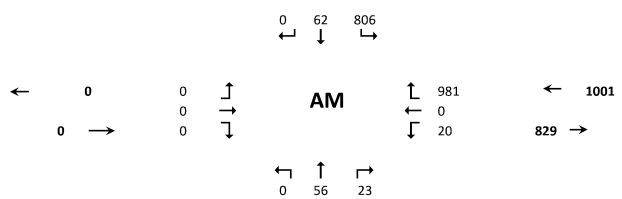
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	24.5	24.0			48.5	7.8
Change Period (Y+Rc), s	4.5	4.5			4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5			68.5	42.5
Max Q Clear Time (g_c+I1), s	16.3	4.5			2.3	3.6
Green Ext Time (p_c), s	3.7	0.4			0.2	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	7.6
HCM 7th LOS	A

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 8/29/2024 **ANALYSIS YEAR**: 2027

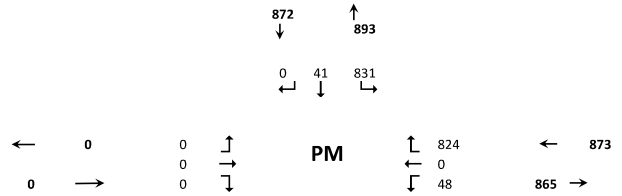
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	



AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM													
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	Seasonal Factor: 1.05		
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	Growth Rate: 1.01		
Growth	0	52	23	695	51	0	0	0	0	20	0	882	1723	Years Grown: 4		
In/Out				OUT								IN				
Percentage	0%	0%	0%	30%	0%	0%	0%	0%	0%	0%	0%	30%			Trips In	Trips Out
PROJECT	0	0	0	38	0	0	0	0	0	0	0	13	51	Cornerstone	43	128
SUBPROJECTS																
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%				
In/Out				OUT								IN				
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	Celebration Pointe - 25%	128	383
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%				
In/Out		IN		OUT	OUT							IN				
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	Creekside	143	421
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%				
In/Out				IN								OUT				
Volume	0	0	0	8	0	0	0	0	0	0	0	24	0	4945 Edwards Road	13	40
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%				
In/Out				IN								OUT				
Volume	0	0	0	15	0	0	0	0	0	0	0	46	0	Viva at Treasure Coast East	21	66
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%				
In/Out				OUT								IN				
Volume	0	0	0	21	0	0	0	0	0	0	0	7	0	Viva at Treasure Coast West	22	70
Subtotal	0	4	0	73	11	0	0	0	0	0	0	87	0			
Total	0	56	23	806	62	0	0	0	0	20	0	981	1774			

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	



PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM													
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	Seasonal Factor: 1.05		
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	Growth Rate: 1.01		
Growth	0	58	34	704	35	0	0	0	0	48	0	684	1562	Years Grown: 4		
In/Out				OUT								IN				
Percentage	0%	0%	0%	30%	0%	0%	0%	0%	0%	0%	0%	30%			Trips In	Trips Out
PROJECT	0	0	0	26	0	0	0	0	0	0	0	44	70	Cornerstone	147	87
SUBPROJECTS																
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%				
In/Out				OUT								IN				
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	Celebration Pointe - 25%	405	228
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%				
In/Out		IN		OUT	OUT							IN				
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	Creekside	426	256
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%	0			
In/Out				IN								OUT				
Volume	0	0	0	22	0	0	0	0	0	0	0	16	0	4945 Edwards Road	37	26
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%				
In/Out				IN								OUT				
Volume	0	0	0	48	0	0	0	0	0	0	0	28	0	Viva at Treasure Coast East	69	40
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	30.0%				
In/Out				OUT								IN				
Volume	0	0	0	13	0	0	0	0	0	0	0	22	0	Viva at Treasure Coast West	73	43
Subtotal	0	11	0	101	6	0	0	0	0	0	0	96	0			
Total	0	69	34	831	41	0	0	0	0	48	0	824	1633			



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	20	981	56	23	806	62
Future Volume (veh/h)	20	981	56	23	806	62
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	22	236	61	25	876	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	321	285	321	131	1072	1314
Arrive On Green	0.18	0.18	0.25	0.25	0.39	0.70
Sat Flow, veh/h	1781	1585	1261	517	1781	1870
Grp Volume(v), veh/h	22	236	0	86	876	67
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1777	1781	1870
Q Serve(g_s), s	0.8	11.0	0.0	2.9	24.5	0.8
Cycle Q Clear(g_c), s	0.8	11.0	0.0	2.9	24.5	0.8
Prop In Lane	1.00	1.00		0.29	1.00	
Lane Grp Cap(c), veh/h	321	285	0	452	1072	1314
V/C Ratio(X)	0.07	0.83	0.00	0.19	0.82	0.05
Avail Cap(c_a), veh/h	987	878	0	452	1411	1671
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.1	30.3	0.0	22.4	8.7	3.5
Incr Delay (d2), s/veh	0.1	6.0	0.0	0.9	2.9	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	4.5	0.0	1.3	8.0	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	26.2	36.3	0.0	23.3	11.6	3.5
LnGrp LOS	C	D		C	B	A
Approach Vol, veh/h	258		86			943
Approach Delay, s/veh	35.5		23.3			11.1
Approach LOS	D		C			B

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	34.4	24.0				58.4	18.3
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	26.5	4.9				2.8	13.0
Green Ext Time (p_c), s	3.4	0.3				0.4	0.9

Intersection Summary	
HCM 7th Control Delay, s/veh	16.8
HCM 7th LOS	B



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	48	824	69	34	831	41
Future Volume (veh/h)	48	824	69	34	831	41
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	52	66	75	37	903	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	129	114	388	192	1146	1452
Arrive On Green	0.07	0.07	0.33	0.33	0.37	0.78
Sat Flow, veh/h	1781	1585	1182	583	1781	1870
Grp Volume(v), veh/h	52	66	0	112	903	45
Grp Sat Flow(s),veh/h/ln	1781	1585	0	1765	1781	1870
Q Serve(g_s), s	1.7	2.4	0.0	2.7	16.2	0.3
Cycle Q Clear(g_c), s	1.7	2.4	0.0	2.7	16.2	0.3
Prop In Lane	1.00	1.00		0.33	1.00	
Lane Grp Cap(c), veh/h	129	114	0	580	1146	1452
V/C Ratio(X)	0.40	0.58	0.00	0.19	0.79	0.03
Avail Cap(c_a), veh/h	1275	1135	0	580	1819	2158
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.3	26.7	0.0	14.3	4.9	1.5
Incr Delay (d2), s/veh	2.0	4.5	0.0	0.7	1.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.0	0.0	1.1	3.1	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	28.4	31.2	0.0	15.0	6.1	1.5
LnGrp LOS	C	C		B	A	A
Approach Vol, veh/h	118		112			948
Approach Delay, s/veh	29.9		15.0			5.9
Approach LOS	C		B			A

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	26.6	24.0				50.6	8.8
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	18.2	4.7				2.3	4.4
Green Ext Time (p_c), s	3.9	0.4				0.2	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	9.2
HCM 7th LOS	A

APPENDIX E

DRIVEWAY ANALYSIS

APPENDIX G

TURN LANE NEED AND LENGTH DETERMINATION

a. Right Turn Lanes

The potential need for right-turn lanes at the site access connections shall be evaluated based on guidelines provided in the Florida Department of Transportation's Driveway Handbook (March 2005). These guidelines are essentially based on roadway speed and type.

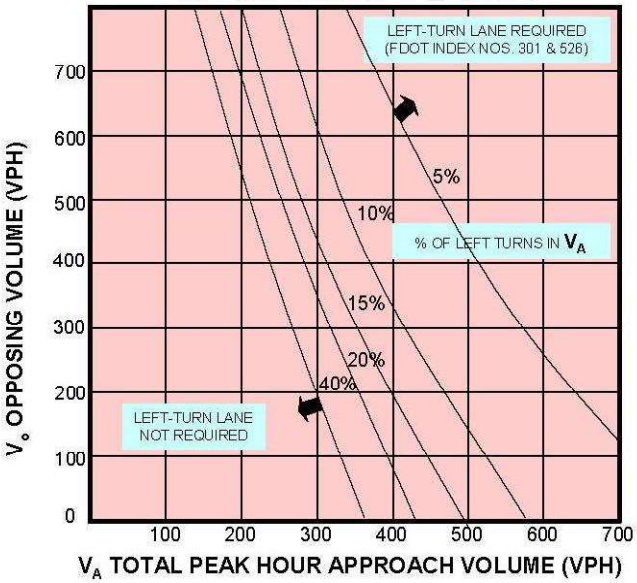
b. Left Turn Lanes

The need for left-turn lanes is typically evaluated based on research documented in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide. The curves included in this report are included below.

c. Deceleration and Storage Lengths

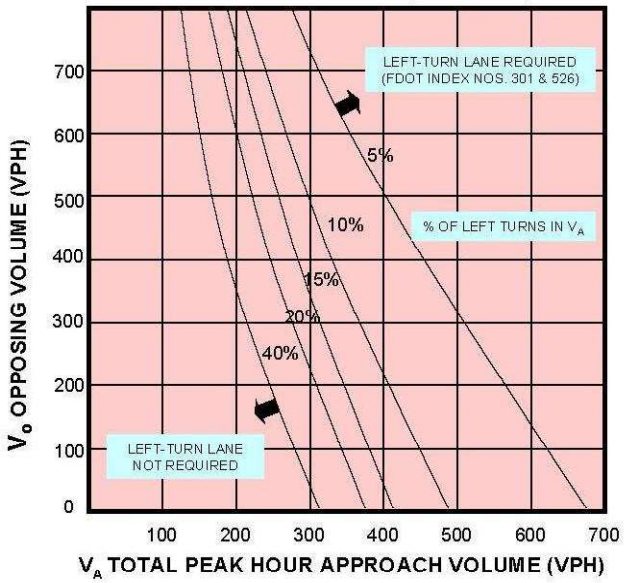
1) Deceleration length shall be based on Index 301 of FDOT's *Design Standards*.
2) Storage Length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.
3) The provision of deceleration and storage lengths may be modified or waived by the Local Government's Engineer or his/her designee if it is determined that due to site specific constraints, the implementation will not be feasible or practical.

GRAPH 2A. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (≤ 40 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

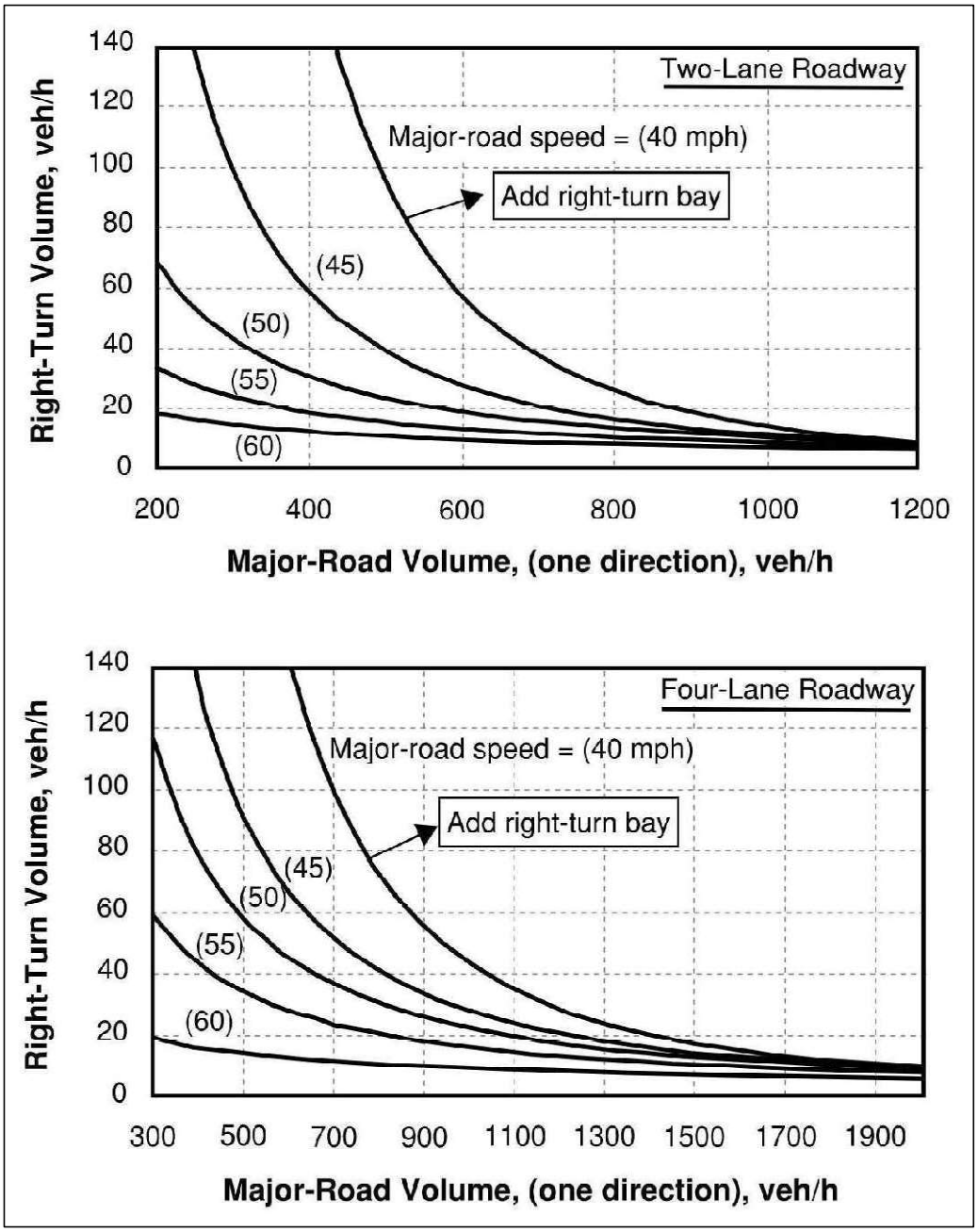
GRAPH 2B. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (45-50 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

Graph 2A & 2B – Source: Derived from National Cooperative Highway Research Program Report #279.

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

HCS Two-Way Stop-Control Report

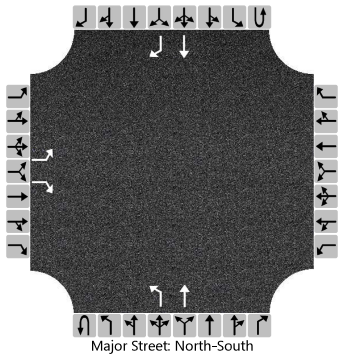
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	9/5/2024
Analysis Year	2027
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Project Driveway and Jenkins
Jurisdiction	St Lucie County
East/West Street	Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume (veh/h)		90		38						13	1025				830	30
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		98		41						14						
Capacity, c (veh/h)		181		335						728						
v/c Ratio		0.54		0.12						0.02						
95% Queue Length, Q_{95} (veh)		2.8		0.4						0.1						
95% Queue Length, Q_{95} (ft)		71.7		10.2						2.6						
Control Delay (s/veh)		45.9		17.3						10.0						
Level of Service (LOS)		E		C						B						
Approach Delay (s/veh)		37.4								0.1						
Approach LOS		E								A						

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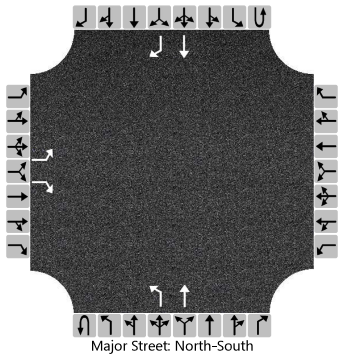
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	KS	Intersection	Project Driveway and Jenkins
Agency/Co.	OREP	Jurisdiction	St Lucie County
Date Performed	9/5/2024	East/West Street	Driveway
Analysis Year	2027	North/South Street	Jenkins Rd
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.97
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume (veh/h)		61		26						44	849				846	103
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		63		27						45						
Capacity, c (veh/h)		205		348						701						
v/c Ratio		0.31		0.08						0.06						
95% Queue Length, Q_{95} (veh)		1.2		0.2						0.2						
95% Queue Length, Q_{95} (ft)		30.7		5.1						5.1						
Control Delay (s/veh)		30.1		16.2						10.5						
Level of Service (LOS)		D		C						B						
Approach Delay (s/veh)		26.0								0.5						
Approach LOS		D								A						

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DISTRICT PLANNING GROUP

Pulte Cornerstone

Master Planned Development

Utilities Service

Pulte Cornerstone will be served by the following utilities providers:

Water:	Fort Pierce Utilities Authority
Wastewater:	Fort Pierce Utilities Authority
Electric:	Fort Pierce Utilities Authority
Gas:	Fort Pierce Utilities Authority

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2988687 OR BOOK 2736 PAGE 1681, Recorded 01/09/2007 at 01:11 PM
Doc Tax: $175000.00

This Instrument Prepared By:
Record and return to:
David M. Shaw, Esquire
HAILE, SHAW & PFAFFENBERGER, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408

Tax Folio Nos. 2324-413-0000-000/9
2324-414-0000-000/2
2324-413-0001-000/2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this 5th day of January, 2007, between FP LAND, LTD., a Florida limited partnership, with an address of 599 NW 82nd Avenue, Plantation, Florida 33324, hereinafter called the Grantor, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns, and CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company, with an address of c/o Cornerstone Real Estate Advisers, LLC, 180 Glastonbury Boulevard, Suite 401, Glastonbury, Connecticut 06033, and whose Taxpayer Identification Number is 56-2630592, hereinafter called the Grantee, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns.

WITNESSETH:

That for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee all that certain piece of property and tract of land situate in the County of St. Lucie and State of Florida, described on Exhibit "A" attached hereto as a part hereof.

TOGETHER WITH all improvements thereon and rights, benefits, easements, appurtenances and hereditaments thereto appertaining.

SUBJECT HOWEVER to those matters designated on Exhibit "B" hereto, the provisions of which are not reimposed hereby.

TO HAVE AND TO HOLD IN FEE SIMPLE FOREVER.

Grantor does hereby specially warrant the title to the Property, subject only to those matters set forth herein, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year aforesaid.

WITNESSES:

Name: Jill Calnan

Name: Joanne Shute

SELLER:

FP LAND, LTD., a Florida limited partnership

By: FP Land, LLC, a Florida limited liability company, its general partner

By: _____
Name: Kenneth H. Simigran
Title: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3 day of January, 2006, by Kenneth H. Simigran, a Manager of FP Land, LLC, a Florida limited liability company, general partner of FP Land, Ltd., a Florida limited partnership, on behalf of the limited partnership, he is personally known to me or has produced _____ as identification.

JILL CALNAN
Comm# DD0608961
Expires 12/22/2010
Florida Notary Assn., Inc

[SEAL]

My Commission Expires: 12/22/2010

_____
Notary Public

Jill Calnan
Printed name of notary

EXHIBIT A

TO

SPECIAL WARRANTY DEED

Description of Land

Parcel 1:

The South 574.36 feet of the following-described property:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof and LESS the South 52 feet thereof.

Parcel 2:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way line of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof, and LESS the South 626.36 feet thereof.

Parcel 3:

The East 660.5 feet of the North 296 feet of the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 24, Township 35 South, Range 39 East, LESS AND EXCEPTING THEREFROM the East 40 feet thereof as right-of-way for Jenkins Road, all lying and being in St. Lucie County, Florida.

EXHIBIT B

TO

SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.

2. Resolution No. 96-101 of the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records book 997, Page 2176.

3. Ordinances No. K-251 and No. K-261 of the City Commission of the City of Fort Pierce, recorded in Official Records Book 1948, Page 1790, respectively.

4. Right of way of Jenkins Road.

5. Matters as disclosed on that certain survey prepared by Manucy Land Surveyors, Inc., dated September 22, 2006, as Order No. 150-608, which discloses, among other matters, the following encroachments:

   a. by a 6-foot chain link fence onto adjoining property along the westerly property line of the subject property;

   b. by mail boxes, asphalt drives, a sign, a dirt drive, and wood poles at the northeasterly corner of the subject property;

   c. by a concrete drive and a dirt drive along the East property line; and

   d. by irrigation ditches onto adjoining property along the South property line.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Office	GC	C-3
South	Proposed Residential Subdivision	RM	R-4
East	Residential Subdivision	RM/GC	E-3, R-2, PD
West	I-95	I-95	I-95

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	COM	C-3	150 DU & 1,739,508 sf	49.917	X
****Proposed**	RM	PD	749	49.917	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	256,438 gal.
**Proposed Zoning/FLU	Total gallons per day	194,646 gal.
**Change in Demand	Total gallons per day	61,762 gal. REDUCTION

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 212,951 gal.
**Proposed Zoning/FLU	Total gallons per day 194,676 gal.
**Change in Demand	Total gallons per day 18,274 gal. REDUCTION

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	44,617	46,174	31.14 ac inc.
Urban District	5 acres per 1,000 people	44,617	46,174	7.78 ac. inc.
Community	2.5 acres per 1,000 people	44,617	46,174	3.89 ac. inc.
Neighborhood	1.36 acres per 1,000 people	44,617	46,174	2.12 ac. inc.

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand	43	18
****Proposed Zoning/FLU Enrollment Demand**	212	91
****Change in Demand**	169 student increase	73 student increase

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	13 8-yds.
****Proposed Zoning/FLU**	5 8-yds.
***Change in Demand**	8 8 yds, REDUCTION

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

Impact	See attached Drainage analysis

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 820 - 45,436	LUC 820 - 1,027/3,742
****Proposed Zoning/FLU**	LUC 210 - 5,340	LUC 210 - 388/546
***Change in Demand**	Trips 40,086 REDUCTION	Trips 639/3,196 REDUCTION
Impact to Capacity	LOS is maintained on the surrounding roadway network	

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
None proposed					

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: N/A

** Complete section if requesting a change in zoning, future land use, or expanding

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

PULTE GROUP

CORNERSTONE

Environmental Assessment Report

Prepared For:

Pulte Group

Prepared By:

EW Consultants, Inc.

August 2024

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

INTRODUCTION

This Environmental Assessment Report documents and summarizes the natural resource characteristics of the Pulte Group Cornerstone property. The 49.9 +/- acre Cornerstone property is located in Section 24, Township 35 South, Range 39 East within the City of Ft. Pierce, St. Lucie County, Florida. The property is bounded to the north by undeveloped land and a residential home, to the west by I-95 and the State Road 70 interchange, to the south by the NSLRWCD Canal No. 39, and to the east by Jenkins Road.

The site is comprised predominantly of disturbed lands that were previously improved for agricultural use and are now dominated by non-native invasive Brazilian pepper with scattered native trees including laurel oaks, cabbage palms, and wax myrtle. Field observations conducted in June and July of 2024 confirmed the property does not contain any native upland habitat. There is also an area in the western portion of the site that contains wetland characteristics and may, upon review by the South Florida Water Management District, be considered a jurisdictional wetland. The property contains two man-made ditches on site that were constructed for the purpose of providing drainage and irrigation for the former agricultural practices on the property.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the Cornerstone property along with acreage summaries, soil limitation information, and recommended soil treatments for various proposed land uses.

VEGETATION COMMUNITIES

The following is a summary of the land cover types found on the Cornerstone property site. Land cover classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the land cover types on the subject property.

The vegetative community descriptions include general discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections. Application of categories described as wetlands and ditches provides an approximation of the wetland areas or ditch classifications that remain subject to verification by SFWMD and, under current circumstances, the U.S. Army Corps of Engineers (USACE) for Section 404 purposes.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed community types is included in the Appendix of this report. The communities observed on the property are described as follows:

191 – Undeveloped Land Within Urban Areas –

This land cover is located within the northern and western portions of the property. The vegetation assemblage within these areas is dominated by non-native invasive species, ruderal weeds, and non-native pasture grasses. Vegetation includes Brazilian pepper, Australian pine, guava, smut grass, cogon grass, guinea grass, Caesar weed, and castor bean. Scattered occurrences of native laurel oak, slash pine, cabbage palm, and wax myrtle are also present.

510 – Ditches –

The property contains two man-made ditches that were created in support of the former agricultural practices on the property. The northern of the two ditches is shallow and is vegetated predominantly with non-native invasive species including torpedo grass, limpo grass, Peruvian primrose willow, and Caesar weed. Scattered occurrences of native species including broomsedge, spadeleaf and pennywort are also present. The southern ditch, located near the southern property boundary is a deep, steep sided ditch that contains scattered occurrences of non-native invasive Peruvian primrose willow and native Carolina willow.

643 – Wet Prairie –

There is one area located near the western property boundary that meets the criteria to be considered a wet prairie wetland. Vegetative cover in this area includes native grape vine, Virginia chain fern, and broomsedge, and non-native invasive old-world climbing fern and Peruvian primrose willow.

740 – Disturbed Lands –

This is the predominant land cover type on the subject property, and was previously improved for agricultural use. The vegetation assemblage is currently dominated by non-native invasive Brazilian pepper with scattered occurrences of native laurel oak, cabbage palm, and wax myrtle.

WILDLIFE

Wildlife Observations –

During field reconnaissance conducted for the preparation of this environmental assessment, observations were made for wildlife presence and indicators of utilization. Field observations conducted in June and July 2024 include a variety of common avian species present within the property including mourning dove, American crow, boat-tail grackle, northern mockingbird, and cattle egret. Reptile species observed include Cuban anole and a black racer snake. Indicators of the occurrence of mammals (scat, tracks, or other physical indicators) included raccoon, armadillo, coyote, feral hog, and rodents.

Listed Species and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess relative habitat quality and wildlife utilization. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species known or expected to occur on the subject site is summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Table 1. Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
					State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	Pedestrian and vehicular transects	M	FT/SA
Audubon's crested caracara	*Caracara cheriway*	Dry prairie, open rangeland	Pedestrian and vehicular transects	L	FT
Bald eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	L	No longer listed Nest trees protected

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	Pedestrian and vehicular transects	L	FT
Florida bonneted bat	*Eumops floridanus*	A diversity of forested habitats	Acoustic and roost surveys	L	FE
Florida burrowing owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	ST
Florida pine snake	*Pituophis melanoleucus mugitus*	Well drained sandy soils, moderate to open pine canopy	Pedestrian and vehicular transects	L	ST
Florida sandhill crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	L	ST
Florida scrub-jay	*Aphelocoma coerulescens*	Xeric oak scrub and scrubby flatwoods on sandy ridges and dunes	Pedestrian and vehicular transects	L	FT
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey 100% of suitable habitat	M	ST
Little blue heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Red-cockaded woodpecker	*Picoides borealis*	Mature pine woodlands	Pedestrian and vehicular transects	L	FE
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	L	ST
Roseate spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Southeast American kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and	Pedestrian and vehicular transects	L	ST

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Tricolored heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Wood stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	M	FT

O* = Observed; [1] Observed transient ; [2] Observed nesting and/or resident
Probability of Occurrence: H= High; M= Medium; L= Low;

FE = Federally-designated Endangered; FT = Federally-designated Threatened; FXN = Federally-designated Threatened Nonessential Experimental Population; FT(S/A) = Federally-designated Threatened species due to similarity of appearance; ST = State-designated Threatened; SSC = State Species of Special Concern

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed during the field reconnaissance for this environmental assessment, there is a moderate potential for alligators to occur within the on-site ditches.

The subject site is within the consultation area of Audubon's crested caracara. The subject site; however, does not contain suitable nesting or foraging habitat and no crested caracara or caracara nests were observed during site reconnaissance conducted in June and July of 2024.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. The property does not contain any suitable nesting or foraging habitat for bald eagles and no bald eagles or bald eagle nests were observed on site.

A reptile species that was not observed but has potential to occur on the site is the federally threatened eastern indigo snake. The eastern indigo snake is a secretive species that ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

The Florida burrowing owl is a small ground-dwelling owl often found in open fields with little to no tree canopy coverage, where it spends most of its time on the ground, perching on dirt mounts, fence posts, or short shrubs. The site does not contain suitable habitat for burrowing owls, thus there is a low potential for this species to occur. No burrowing owls or burrowing owl burrows were observed on the property.

The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is located within the distribution area for this species. The property does not contain any suitable habitat for this species, thus the potential for this species to occur is considered low and no Florida pine snakes were observed during field reconnaissance.

No Florida sandhill crane nests were observed on the site; however, this species is relatively common within the region. The preferred nesting habitat for sandhill cranes is freshwater herbaceous marsh wetland which does not occur on site and no sandhill cranes or sandhill crane nests were observed during field reconnaissance.

The Florida scrub-jay is a Federally threatened species that inhabits xeric oak and scrubby flatwoods habitats along sandy ridges and dunes. The subject property does not contain any suitable habitat for this species and no Florida scrub-jays were observed or heard during field reconnaissance.

In July 2024, a representative habitat survey was conducted by Jason Hahner (Licensed Gopher Tortoise Agent #GTA-14-00024H) in order to identify any occurrence of gopher tortoises, their burrows, or indicators of their presence. The habitat survey was conducted in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) *Gopher Tortoise Permitting Guidelines* (revised April 2023).

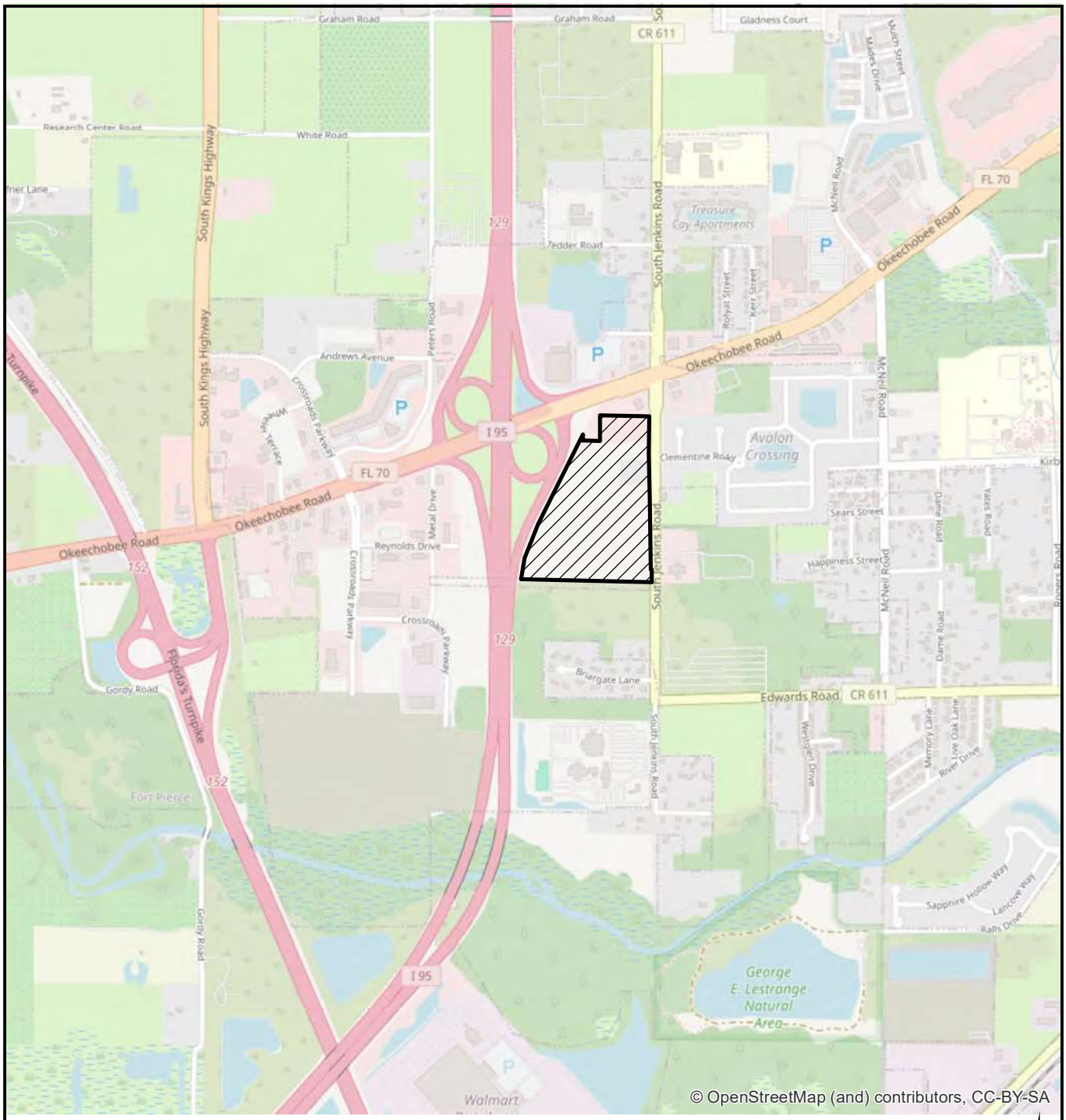
There were no gopher tortoises, potentially occupied gopher tortoise burrows, or other indicators of the presence of gopher tortoises observed on the property during field reconnaissance and the representative habitat survey conducted in July 2024. In accordance with FFWCC gopher tortoise permitting guidelines, prior to any land clearing or site work, a 100% habitat survey for this species must be completed. A gopher tortoise relocation permit will need to be obtained through FFWCC for any gopher tortoise burrows that cannot be avoided from impacts by a radius of at least 25 feet from a burrow's entrance.

The presence of surface water (ditches) and a wet prairie wetland indicates a moderate potential for occurrence of State-designated threatened wading bird species including the little blue heron, tricolored heron, and roseate spoonbill, and the Federally-designated threatened wood stork. The property does not contain suitable nesting habitat for any of these species and no such nesting activity was observed. Therefore, any occurrence of these wading bird species on the property would be for the purpose of transient foraging.

WETLANDS AND WATERBODIES

Preliminary field evaluation has identified an area within the property boundaries that may be considered state-jurisdictional wetlands. However, this opinion has not yet been verified by the South Florida Water Management District (SFWMD) for the proposed project. The review of the SFWMD online e-permitting database for publicly available permitting files revealed that a permit (permit 56-02924-P) authorizing construction and operation of a surface water management system on the subject property was previously issued by SFWMD on August 16, 2013. The previously issued permit includes a statement that no wetlands were present on the property at the time of permit issuance. A site review with SFWMD staff to verify whether wetlands are present, and the extent of any wetlands identified will be required upon submittal of a new Environmental Resource Permit (ERP) application.

APPENDIX



LEGEND

▨ - SITE (49.9+/- AC)

CORNERSTONE
LOCATION MAP

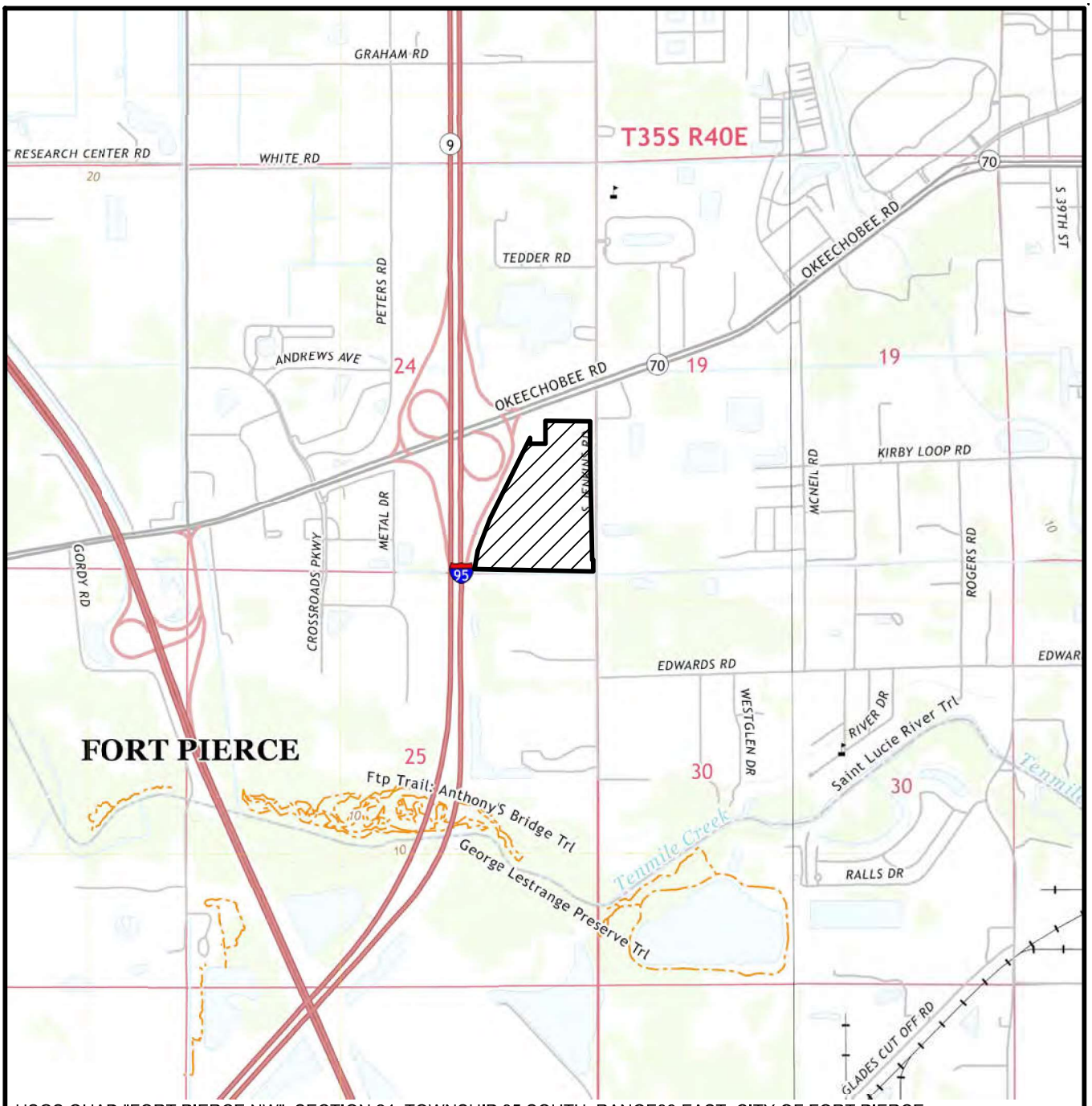
EW CONSULTANTS, INC.

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

AUG 2024

FIGURE

1



USGS QUAD "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27d°04'47" LONGITUDE -80°23'06"

LEGEND

- SITE (49.9± AC)

0 2000

SCALE IN FEET

CORNERSTONE

QUAD

EW CONSULTANTS, INC.

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

AUG 2024

FIGURE

2

Cornerstone.dwg QUAD



FDOT AERIALS DATED 2024

0 600
SCALE IN FEET

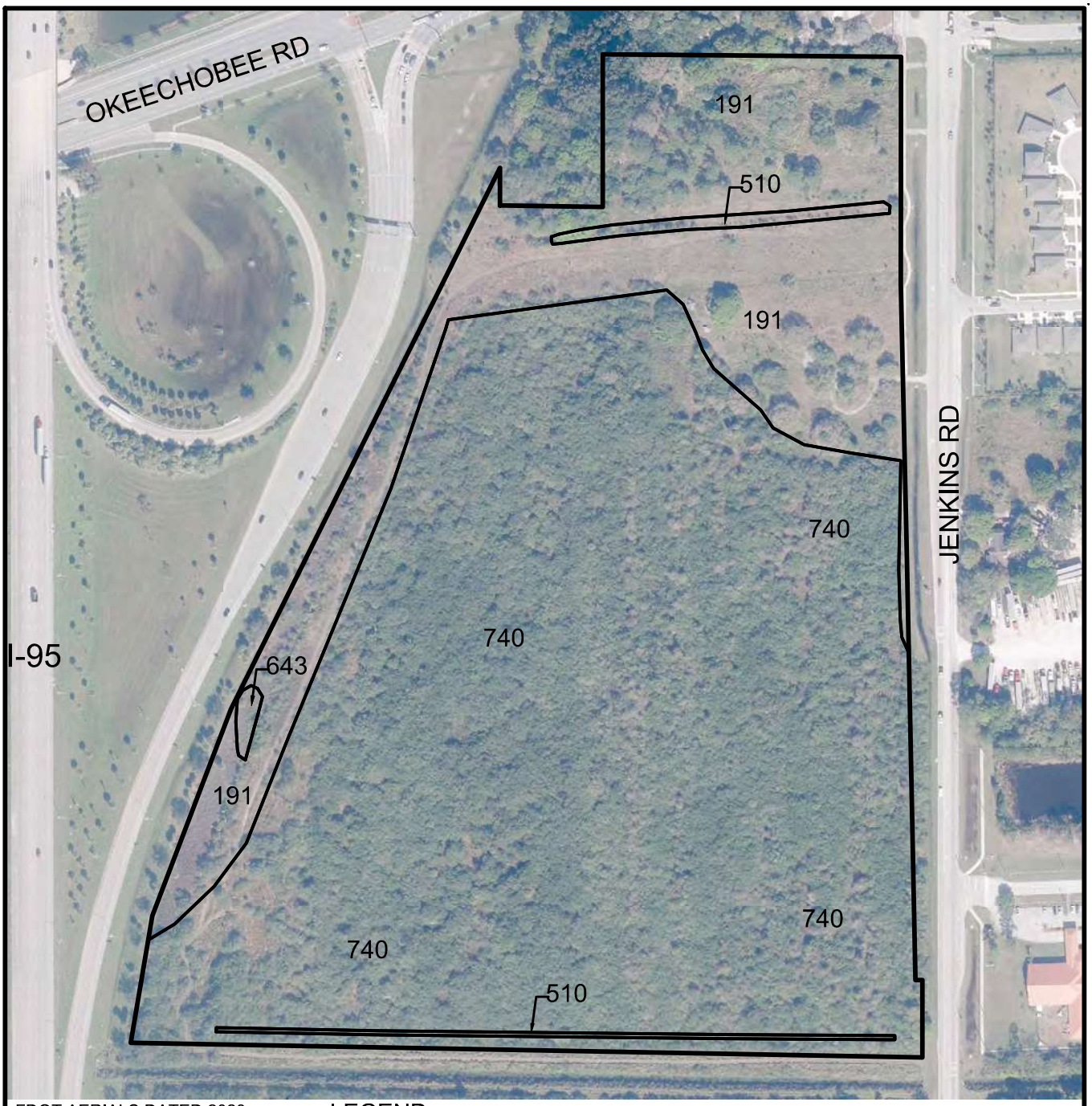
CORNERSTONE
AERIAL

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

AUG 2024

FIGURE
3

Cornerstone.dwg AERIAL



FDOT AERIALS DATED 2023

LEGEND

191 - UNDEVELOPED LAND WITHIN URBAN AREAS (12.4± AC)
510 - DITCH (0.6± AC)
643 - WET PRAIRIE (0.1± AC)
740 - DISTURBED LANDS (36.8± AC)
TOTAL SITE (49.9± AC)

0 300
SCALE IN FEET

CORNERSTONE

FLUCFCS

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

AUG 2024

FIGURE
4

Cornerstone.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(CORNERSTONE)



Map Scale: 1:3,630 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

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

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	0.9	1.8%
25	Nettles and Oldsmar sands	49.0	98.2%
Totals for Area of Interest		**49.9**	**100.0%**

Pulte Cornerstone
Master Planned Development

Legal Description

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

KESHAVARZ & ASSOCIATES
CIVIL ENGINEERING | SURVEYING | CONSULTING

Drainage Statement:

Cornerstone – City of Fort Pierce

Date: September 6, 2024
K&A Project No. 24-1479

Location

The 49.9 acre project site is located on the west side of Jenkins Road south of Okeechobee Road (S.R. 70) and immediately east of Interstate 95 in the City of Fort Pierce (Saint Lucie County) Florida. The project site is located within the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD) and will discharge stormwater to the NSLWCD Canal No. 39 located along the south boundary of the property.

FEMA Flood Data

The project site is located within flood zone X based on the current FEMA Flood Insurance Rate Map (FIRM) panel number 12111 C0167J, effective February 16, 2012. Flood zone X is defined as areas of minimal flood hazards. There is not a base flood elevation (BFE) assigned to flood zone X.

Existing Conditions

The project site was previously used for agricultural purposes and contains irrigation/drainage ditches throughout the site. There are two 18" RCP culverts hydraulically connecting the project site the drainage ditch along the west side of Jenkins Road. The ditch along the west side of Jenkins Road runs south and connects to the NSLRWCD Canal No. 39 with a 24" CMP.

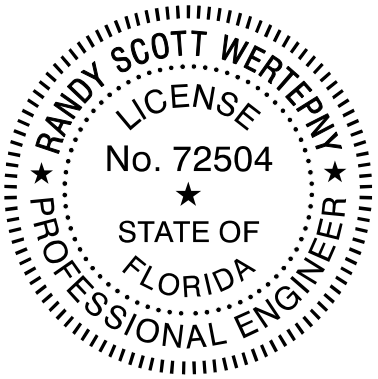
The existing ditches run in the north-south direction and connect to a larger ditch on the south boundary parallel to the NSLRWCD Canal No. 39. The Northeast corner of the property previously contained two residential homes that have been removed.

In 2008, an Environmental Resource Permit with SFWMD was obtained for the project site, SFWMD Permit No. 50-02924-P for the construction of a surface water management system for commercial development; however, this permit expired in 2013.

Proposed Improvements

The proposed project is for the development of a single-family residential community including building, driveways, roads, sidewalks and recreational amenities. The proposed stormwater management system will consist of catch basins and culverts that will direct stormwater runoff into proposed wet detention systems. The proposed detention systems will provide water quality treatment and stormwater attenuation prior to discharging into the NSLRWCD Canal No. 39 through a control structure regulating the volume of discharge. The proposed stormwater management system has been designed to meet the requirements of the SFWMD, NSLRWCD and the City of Fort Pierce.

The post development runoff from the site will be reduced to meet the SFWMD allowable discharge for the project site of 2" per acre per day or 4.19 cfs. Storm sewer mains will be designed to convey the runoff generated from a 5 year – 1 day storm event.



Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Certificate of Authorization No. 4897

Randy Wertepny, P.E.
Florida License No. 72504
September 6, 2024

This item has been electronically signed and sealed by Randy Wertepny on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DISTRICT PLANNING GROUP

Pulte Cornerstone

Master Planned Development

Phasing Plan

Phasing is not planned for the Pulte Cornerstone Planned Development at this time.

CITY OF FORT PIERCE, FLORIDA
City Commission Meeting

Agenda Item # _____

Commission Meeting November 2, 2009

To: The Honorable Mayor and Members of the City Commission

Through: David L. Recor, City Manager

From: Matthew G. Margotta, Director of Community Development

Re: **Request for Site Plan Extension**
Newberry Fields
Southwest Corner of Okeechobee Road and Jenkins Road

Date: October 26, 2009

ISSUE(S): Approval of a 3-year site plan extension.

SUMMARY:

- On November 3, 2008, the City Commission approved the site plan to construct a 383,605 square foot development that will consist of 8 buildings.
- The anchor tenant for the development will be a Target retail store.
- Several off-site improvements will be constructed as part of the development and include:
    - 4-Laning Jenkins Road south of S.R. 70
    - Signalizing the north project entrance
    - Northbound turn lanes at Jenkins and S.R 70.
- A fair share contribution totaling $156,687 will be provided to the County for traffic impacts to Kings Highway and Orange Avenue prior to issuance of a building permit.
- Fair Share Contributions for traffic impacts to U.S. Highway 1 and Crossroads Parkway will be provided to the City at the November 2, 2009 City Commission meeting.
- Site work is expected to commence toward the end of 2011 with buildings completed by 2013.
- The extension is requested due to the poor economic conditions.

FISCAL IMPACT: The improvements to the property would increase the assessed value and property tax revenue and provide sales tax revenue.

RECOMMENDATION: Approve a 3-year Site Plan extension

ALTERNATIVES: Deny the Site Plan extension, or, consider a different term.

RESPONSIBLE STAFF: David Carlin, Assistant Director of Planning

ATTACHMENTS: Request Letter, City Commission Minutes 9-3-08, Application, Location/Aerial Map, Zoning Map.

Paul D'Arelli
954.712.5131
pdarelli@bergersingerman.com



October 8, 2009

Mr. David Carlin
Assistant Director of Planning
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Re: Newberry Fields

Dear David,

This letter is to follow up on ongoing correspondence between the City and our client, ECHO Real Estate Services Company, regarding the concurrency and development agreement matters pertaining to the proposed Newberry Fields project. As you know, the Development Agreement for the project has been in limbo pending resolution of the offsite concurrency payment demanded by the County and we would like to bring it to closure. Also, given the passage of time since approval of the development order, we would like to request an extension of that approval at this time.

In terms of the payment required by the County to which our client previously objected, our client has since agreed to make the $156,687 payment towards the construction of improvements to the intersection of Kings Highway and Orange Avenue. There was previous dialogue between Mr. Haney and the County about the desire to make that payment upon the issuance of a certificate of occupancy rather than building permit; however, Mr. Haney has since agreed instead to make the payment upon the issuance of building permit. We are hopeful that this should resolve any issues with the County such that the County will dismiss its lawsuit upon the City's approval and execution of the Development Agreement.

Regarding the Development Agreement, there has been some confusion regarding the term of the concurrency approval as it relates to the development order. It is my understanding that your last letter to Mr. Haney indicated that the concurrency approval could not extend beyond the date of the development order for the site plan, which is one year. However, we believe that the City Code contemplates that concurrency approvals can indeed vest concurrency for up to 5 years, with anything beyond 3 years subject to conditions in the Development Agreement for renewal as follows:

Scanned + emailed to DC 10/19/09

350 East Las Olas Boulevard Suite 1000 Fort Lauderdale, Florida 33301 Telephone 954-525-9900 Facsimile 954-523-2872

> **Sec. 22-218**. ... (d) *Development agreements*. Upon approval by the city commission an applicant may enter into a development agreement with the city pursuant to the provisions of F.S. § 163.3220-3242, in conjunction with the approval of a development order or a certificate of concurrency. The effect of the development agreement shall be to bind the parties pursuant to the terms and conditions of the development agreement and the certificate of concurrency in order to insure that adequate public facilities are available to serve the proposed development concurrent with the impact of the development on the public facilities. Development agreements may address conditional development order approvals and conditions for renewal of the certificate of concurrency beyond three (3) years; provided that the duration of any certificate of concurrency shall not exceed five (5) years.

It was always our understanding that concurrency would in fact be vested for the duration of the Development Agreement, which was previously proposed to be 10 years. However, in light of the code limitation above, we do now understand that the Development Agreement could not vest concurrency for more than 5 years. Our reading of Section 22-218 allows the City Commission to approve a concurrency certificate for a 3-year period in a Development Agreement. The Development Agreement can also specify renewals beyond the 3-year period, up to 5 years.

One of the reasons for a developer to enter into a Development Agreement in the first instance is to obtain some level of certainty that the commitments that are being made for funding improvements will provide some level of certainty into the future beyond the standard development approval expiration period. Providing that certainty is exactly why the Code provides for a Development Agreement to approve a concurrency certificate for up to a 5-year term.

At this time we are respectfully requesting that we be placed on the City Commission meeting agenda for consideration of the following:

1. Approval of the Development Agreement with the same terms as previously approved together with (a) the $156,687 payment towards the construction of improvements to the intersection of Kings Highway and Orange Avenue upon the issuance of a building permit and (b) concurrency certificate approval for 3 years; and

2. Approval of a 3-year extension to the development order for the site plan consistent with the concurrency approval on account of poor general economic conditions.

Thank you for your continuing assistance with this project David. Please call me at (954) 712-5131 to discuss.

Sincerely,

BERGER SINGERMAN

Paul D'Arelli

Paul D'Arelli

cc: Mr. Bruce Haney
Mr. Mark Freeman
Mr. Ken Metcalf

BERGER SINGERMAN
attorneys at law
Boca Raton Fort Lauderdale Miami Tallahassee
350 East Las Olas Boulevard Suite 1000 Fort Lauderdale, Florida 33301 Telephone 954-525-9900 Facsimile 954-523-2872

would not have been able to afford to buy houses. She is just so very proud to be a small part of the group who brought that to fruition. They found the financing for people, they helped them with the applications, they built the homes. She was out there the day they had the ribbon cuttings and people were just in tears, people who thought they would never be able to own homes. So she knows there are a lot of things that government does wrong, because she is the first one complaining. But they have made some fine efforts in that type of thing and she is very proud of the work that the FPRA has done and she is looking forward to being able to expand that work throughout the new FPRA area.

City Clerk Steele introduced the following resolution by title only:

RESOLUTION NO. 08-48

"A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ADOPTED PURSUANT TO s.163.360(1), FLORIDA STATUTES (2007); MAKING FINDINGS; DETERMINING CERTAIN DEFINED AREAS TO BE SLUM AREAS, BLIGHTED AREAS, AND TO POSSESS SHORTAGE OF HOUSING AFFORDABLE TO RESIDENTS OF LOW OR MODERATE INCOME, INCLUDING THE ELDERLY OR A COMBINATION THEREOF; DESIGNATING SUCH DEFINED AREA AS APPROPRIATE FOR **COMMUNITY REDEVELOPMENT**; PROVIDING AN EFFECTIVE DATE."

Motion was made by Commissioner Coke, seconded by Commissioner Sessions, that Resolution No. 08-48 be adopted.

Those voting in favor of the adoption of Resolution No. 08-48 were: Commissioners Alexander, Coke, Sessions, and Benton. Those opposed: None.

Mayor Benton said they will sit down and chat with the County before they progress further down the road on this.

The next item on the Agenda was Public Hearing on Application for Site Plan Review submitted by Cornerstone Fort Pierce Development LLC for construction of **Newberry Fields Shopping Center** at 2721-2785 South Jenkins Road; said property zoned C-3, General Commercial Zone.

Mr. David Carlin, Interim Assistant Director of Planning, said tonight they have before them probably one of the biggest retail developments to come into the City of Fort Pierce. Staff is certainly very excited to be a part of this process. Before he gets into the specifics of that, he would like to take time to personally thank both City and County staffs who reviewed this project and all the time and effort that went into it, including folks from Kimley-Horn, the applicant's representatives, Mr. Paul D'Arelli, Mr. Ken Metcalf, and Mr. Bruce Haney, the owner. It is a collaborative effort to go through the Development Review process. He will apologize in advance if his comments are a little longer than normal because this is a larger development that requires a little bit more review and analysis. The applicant is requesting Site Plan approval to construct a 383,605 square foot retail shopping center. It will be located at the southwest corner of Jenkins Road and Okeechobee Road. The anchor tenant for the development will be Target. It will also include prospective tenants such as Dick's Sporting Goods, Marshall's, Bed Bath & Beyond, and PetSmart. The vacant 51.18-acre parcel is zoned C-3, General Commercial Zone, with a Future Land Use of CG, Commercial General. The property to the north is also zoned C-3, General Commercial, and occupied by an existing commercial establishment. The properties to the east consist of unincorporated St. Lucie County R-4, E-2, and R-2. The property to the south is C-3, General Commercial. I-95 abuts the property to the west. The project will be developed in two phases. Phase 1 will consist of constructing eight buildings that will total 313,000 square feet and Phase 2 will consist of constructing two additional buildings that will total 70,000 square feet. Six out-parcels will also be created along the front of Jenkins Road. Since it is unknown when those out-

parcels will be developed, site plan review and concurrency determinations will be done independently at the time each respective parcel is developed. The architectural plans specify the buildings will range in height from 25 to 29 feet. Buildings will incorporate facade improvements, enhancements such as mock storefronts utilizing window treatments, color banding, scupper drains, and stucco grids to accentuate the walls. The subject development does comply with the Design Review Guidelines. In addition, this subject property will also incorporate sustainable environmentally friendly products such as low mercury light bulbs, recycled building materials, high efficiency plumbing fixtures, and white reflective roof membranes, to name a few. Signage for the proposed development for this retail center will include two main ground signs along Jenkins Road which will extend to a height of 20 feet. In addition, a high-visibility ground sign will extend to 80 feet tall and will be constructed along the western property boundary near Interstate 95. This height is allowed by the code under the special sign district requirements. Both signs comply with dimensions for the zoning district and the colors for the proposed sign are architecturally compatible with the subject development building. At this point Paul Williams will go over some of the landscaping improvements that will be done as part of this development.

Mr. Paul Williams, Urban Forester, said this aerial photograph shows the existing trees on the property. The entire property historically was an agricultural area to grow fruit crops and other vegetable types, so they can see that more than 90% of the property was in agricultural use prior to this development. The landscaping plan includes 818 new trees as required by code. These trees will include a variety of species that are of xeriscape nature that when they become established will need less irrigation. These include Green Buttonwood, Silver Buttonwood, East Palatka Holly, Dahoon Holly, Live Oak, Cabbage Palm, Magnolia, and Sweetgum. The 874 inches of trees that are to be removed were basically left over from the two homesteads that were on the site and were pretty much connected to that agricultural area. Under tree mitigation there are three options in their City Code. Option 1 is a recommendation to preserve as many trees as possible. There is credit for that mitigation when trees are preserved. If the trees cannot be preserved for whatever reason, Option 2 is to plant trees additionally to the ones required by City Code. A half credit is given for those trees to offset the mitigation. The final option, Option 3, is for those areas where additional trees cannot be planted; and it allows all property to be developed by paying into the tree fund to offset tree mitigation. Staff brings that to their attention because the applicant has offered $25,000 to be paid into the City tree fund to offset the mitigation that the 874 inches would require. City Code shows that the number would be $174,800 at this time.

Commissioner Alexander asked is he saying that is what he has in his budget already, $174,000?

Mr. Williams said if they utilize the code that is in the books today, that is the amount that would be required for the mitigation for the 874 inches of trees.
Commissioner Alexander asked what do they do with the tree fund?

Mr. Williams said the tree fund is set up to enhance beautification projects throughout the City of Fort Pierce and to go toward the maintenance of existing beautification projects.

Commissioner Coke asked she sees there are going to be 874 inches of trees removed? Of the 818 new trees that are being planted, how many inches of trees that represents?

Mr. Williams said that represents approximately - and that is in the mitigation plan - 1,600 inches.

Commissioner Coke said now she is confused. They are taking out 874 inches and they are planting approximately 1,600 inches. Would that 1,600 inches not count toward that 874 inches?

Mr. Williams said the way the City Code is written is that the 818 trees are required by code to meet code if it was a vacant lot without any trees. The lot, the large size it is with those two separate areas, because of the size of the trees there is 874 inches of trees to be mitigated. So the 818 trees are required by Code regardless if they are trees or not.

Commissioner Coke asked what he is saying is the 818 trees, according to the way the Code is, they are not counting those towards the 874 inches being removed?

Mr. Williams said no.

Commissioner Coke asked have they ever contemplated a project of this magnitude before? Because it seems to her that they ought to be a lot happier, rather than having 874 inches worth of trees - and she loves the trees, don't get her wrong - but they are giving them twice as many inches of trees. So in her mind that should satisfy that requirement.

Mayor Benton asked are a lot of those trees, the 874 inches, Live Oaks versus Water Oaks or Laurel Oaks?

Mr. Williams said that is a very good observation. 75% of the trees are Laurel Oaks. Those are a one generational tree and has an approximate age of 100 years old. 25% of the trees are Live Oaks, which could live up to 1,000 years. So the majority of trees are the shorter-lived trees.

Mayor Benton said the Live Oaks are his concern. He knows the Water Oaks in 50 years are looking pretty bad and are on their way out usually. But the Live Oaks can live it seems forever.

Commissioner Coke asked is the Mayor saying if this developer wants to just wait 50 years, 75% of those trees would be dead and they wouldn't be asking for mitigation for them?

Mayor Benton said there would be a lot more little ones growing underneath them, but a lot of those trees would be on their way out versus the Live Oaks. That is why he wanted to ask, because the Live Oaks to him are very important, but the Water Oaks are a dime a dozen.

Mr. Carlin said one thing they can contemplate as they go forward with the LDR Rewrite, this may be a provision they may want to consider as part of amending or updating. That would be something they could certainly entertain if the Commission wants them to look at that issue, how to update the LDR's to maybe allow for planted trees to offset mitigation trees for these types of scenarios. He also would like to point out that the northern driveway access point, where Mr. Williams showed them the area where there are the trees, was required to be shifted further south as a result of the number of trips that were generated from this. That relocation of the driveway kind of made its way into this particular area of wooded trees. So on the original design the impact may not have been to the extent of what it is now as a result of the driveway changing.

Commissioner Coke said so they would have left the trees where they were theoretically or possibly left some of them, were it not for the fact that they were required by code to move the driveway access.

Mr. Carlin said the driveway access was the spacing from Jenkins Road and Okeechobee Road. Because of the number of trips coming out here, there is a stacking requirement. The County looks at all those variables. So the driveway entrance did shift to the degree and nature of what extent the number of trees impacted would have changed somewhat.

Commissioner Coke asked what is going to be the County's taxable value on this project when it is built and what will be the City's tax income from this? It has to be some place in this project. Does Mr. Anderson already know?

Mr. Doug Anderson, County Administrator, said that is up to the Property Appraiser.

Commissioner Alexander asked is there an existing driveway there now?

Mr. Carlin said if they take a look at the aerial photo, it shows what appears to be some type of single-family home or residence. That driveway is not to his knowledge the exact location where this connection point is. But certainly that driveway certainly is not going to be able to accommodate what is going to be happening there. So he doesn't want him to get confused.

Commissioner Alexander said he just doesn't want it to seem that they are against this project.

Mr. Carlin said absolutely not.

Commissioner Alexander asked last year they gave an okay on this same location, did they not?

Mr. Carlin said no. They were considering a property to the south. To the south of the property line is another development called Jenkins Field, it was a rezoning.

Commissioner Alexander asked last year, didn't they have a proposal for a Target to come in?

Mr. Carlin said a conceptual plan had been submitted to the City. He doesn't know if it had made it through the entire process. But it has been under review for well over a year.

Commissioner Alexander said it was a presentation. It has taken the developer over a year to bring in a project that is much needed for the City of Fort Pierce? He told his wife there was a Target coming to Fort Pierce and she was so elated. Now they are talking about two or three years later?

Mr. Carlin said the development review process is certainly one that is complex when there are issues that are substantial in nature.

Commissioner Alexander said he doesn't want to continue to be anti-business in the City of Fort Pierce. A beautiful project like this, they are trying not to cut corners, but he needs to know. He is looking at this Staff recommendation. So continue with his presentation.

Mr. Carlin said next he is going to talk about site access and this might help them better understand the different configurations involved. Based on this layout, three access points will serve the development. The primary access point will on the north, the middle entrance, and the last entrance to the south. The northern entrance will be the primary access point which will allow unrestricted movements and has signalization. The middle entrance will also allow unrestricted movements, but it won't have signalization. The south entrance will be primarily used for truck access and deliveries, and it will be primarily right-in and right-out movements. There will be three entrances in this development.

Commissioner Alexander said he heard him say signalization. Who is that? That is on behalf of the developer?

Mr. Carlin said the signalization will be installed prior to the issuance of any Certificate of Occupancy for this development. The Developers Agreement that they will also consider tonight identifies all of those improvements required of this developer. So there will be full signalization installed at the primary entrance. Several modifications will be made to the lane configurations. The north entrance is where the signalization will be occurring. This

entrance will provide several different turning movements - a northbound left-turn lane into the development, a southbound right-turn lane into the development, a southbound through-lane, an eastbound left-hand turn movement, and an eastbound right-hand turn lane. That is just the north project entrance. The middle entrance will consist of a northbound left-hand turn movement into the development, a southbound right-hand turn, an eastbound left-hand turn, and a right-hand turn eastbound combination lane. The last entrance to the project, located at the south, is to be used primarily for truck deliveries and access deliveries to the different stores within the project. It will consist primarily of right-in and right-out turn movements or an eastbound right-turn lane. Based on these improvements and those lane configurations, the north entrance will operate at a Level of Service B, the middle entrance will operate at a Level of Service D, and the south entrance will operate at a Level of Service B. Additional road improvements will also consist of modifying the intersection of Okeechobee Road and Jenkins Road. Basically they will have a four-lane configuration from Jenkins Road down to the south project boundary. That configuration will consist of various left-hand and right-hand turning movements. The FDOT is also completing improvements to Okeechobee Road from other developments. They will be widening Okeechobee Road to six lanes from Kings Highway to Jenkins Road in order to improve the level of service. FDOT will also be making improvements to the intersection on the north side in addition to another development that will be constructing a southbound right-hand turn lane. All of these improvements that have been identified will be completed at the time a Certificate of Occupancy is granted. The Development Agreement outlines those different variables. This slide shows what the lane configuration will look like at the intersection of Okeechobee Road and Jenkins Road, the four-laning of that intersection. It lists the dual left-hand turn lanes for northbound, a right-hand turn lane, and a center through lane for traveling north. So the improvements are quite extensive to handle the amount of traffic that will be generated by this development. A traffic impact study conducted by the applicant's representative did indicate that 12,307 net new daily trips would be generated by the proposed development. Of those, 265 AM net new peak trips and 1,150 net new PM peak trips would be generated. Based on the number of trips that were generated by this development, the traffic analysis was required to encompass an area of five miles within to study the roadways in that area. Since the development will generate impacts based on that radius study, there will be a fair-share requirement for the traffic impacts onto U.S. Highway #1. The applicant has provided a proportionate fair share number for those impacts and it is identified in the Development Agreement that that fair share contribution will be provided. Additionally the applicant will also be providing a contribution for the unimproved section of Crossroads Parkway due to traffic generated by the development that will utilize from Kings Highway to approximately the La Quinta Hotel. That road is unimproved and the applicant will be providing a contribution in the effort to improve that road to bring it up to City standards. Additionally, they have impacts that occur at Kings Highway and Orange Avenue. The County indicated that traffic generated by this development will impact this intersection, which operates at a deficient level of service. Approximately 92 trips will impact this intersection. There is intersection improvements currently under consideration that total a substantial number, which is roughly $8.7 million. That improvement to the intersection includes dual left-hand turn lanes, center through-lanes, and dedicated right-hand turn lanes. Based on the information from the applicant's traffic consultant, if they are required to pay a fair share contribution, it is going to be in the ballpark of $156,000. The applicant has indicated that the fair share requirement is not applicable to this particular intersection of Kings Highway and Orange Avenue because it is outside of City limits. The applicant has asserted that the City and County do not have the authority to subject a development application within unincorporated areas with either the City or County level of service standards for the roadway links. But it should be noted that in their Concurrency Management ordinance, Section 22-219 of the City Code, it does require coordination with FDOT and County when it references mitigation including the transportation facilities maintained by FDOT and the County or another jurisdiction that it relied on for concurrency determinations. Additionally, they have sections within the Comprehensive Plan that also specify coordination with the County and FDOT as it governs proportionate fair share contributions and mitigation. They do have those provisions in the Concurrency Management Element and the Capital

Improvements Element of the Comprehensive Plan. It should be noted that the Concurrency Management system is really designed to insure that public facilities are available to serve the development at the time of the impacts of the development. Furthermore, Section 22-218 of the City Code specifies that no development order can be issued unless adequate public facilities are available to serve the development concurrent with the impacts of the development on such public facilities. Based on the City Code requirements and the Comprehensive Plan policies, the development is obligated to mitigate the impacts to Kings Highway and Orange Avenue by paying a proportionate fair share contribution.

Commissioner Alexander said again, this development seems like he has done a two-step to try to come here to Fort Pierce and they are asking him to do a fair share to Orange Avenue and Kings Highway. He can understand if he was speaking of Jenkins Road and Edwards Road, because that is going to become a future headache for them. And they can ask him to go all the way to Orange Avenue? He says it is in the mitigation, right?

Mr. Carlin said yes. Just to follow up on that, this was a comment generated by the County that said the traffic generated by this development will impact this intersection, it will occur. Their ordinances is crafted such that they require coordination with FDOT and the County to mitigate on transportation facilities.

Commissioner Alexander asked does he have knowledge of whether the Bent Creek or the other buildings with residents coming out there, are they doing a fair share?

Mr. Carlin said Bent Creek was originally approved in the County. The City annexed that. So he is not sure what...

Commissioner Alexander asked did they do a fair share?

Mr. Carlin said he is not aware of whether or not the County requested a fair share on that project.

Commissioner Alexander asked all the new complexes they are building out there next to Sammy Gaines and all, they did a fair share?

Mr. Carlin said any new development that has come in under the proportionate... It all depends on where their traffic goes and the radius. If they only have a radius of impact of one mile, then they are required to study the links within that intersection. Other developments have been before this Commission where the fair share requirement or the concurrency was applicable, then there would be a fair share requirement.

Commissioner Sessions asked are they talking about the contribution toward a fair share with regards to that intersection? What does that mean? Maybe he can understand where the developer is coming from in terms of dollars and cents.

Mr. Carlin said what a fair share requirement means is that if there is an improvement that is on the books to improve an intersection, whatever the cost may be, and that intersection is not functioning at an acceptable level of service, then the applicant is required to mitigate impacts to that intersection vis-a-vis constructing an improvement. Or if there is an improvement already contemplated, they can pay into the pot to help facilitate and make that improvement possible.

Commissioner Sessions asked does he have an anticipated dollar amount, a cost?

Mr. Carlin said the anticipated dollar amount that was provided by the applicant's traffic consultant was approximately $156,000. That number was provided by the applicant and he believes the County has also concurred as a representative figure on that.

City Manager Recor said so the proportionate fair share was $156,000 of a total cost of $8.7 million based on the number of trips that would be effected in that intersection.

Commissioner Alexander said he can understand that. What his confusion is, why is it that they can't have this applicant be concerned about Jenkins Road and Edwards Road, than he is sending him off to Orange Avenue and Kings Highway? He doesn't see that.

City Manager Recor said it is based on the traffic study and where the traffic is anticipated to come from.

Commissioner Alexander asked does he not think the traffic is going to Jenkins Road?

City Manager Recor said it doesn't matter what Mr. Recor thinks. They had a traffic study a couple of weeks ago that told them that 30% was going to go east into the ocean on A1A. He thinks Staff does review these traffic impact studies with a good fine tooth comb and questions the judgments...

Commissioner Alexander said that is the only reason he is bringing it up is because he knows Jenkins Road, everybody uses that, and Edwards Road now.

City Manager Recor said but the traffic study identifies where the traffic is going to come from.

Mayor Benton said he had the discussion with County Commissioner Craft. Folks from Lakewood Park are going to come down Kings Highway. At first he was told they were looking at Okeechobee Road and Kings Highway. But in his opinion, they will probably get off I-95 at Orange Avenue to go to the shopping center when it is finished. But there will be people from Vero Beach, there will be people from Lakewood Park, from the north County. That is what the experts are saying.

Commissioner Alexander said that doesn't make sense.

Mayor Benton said to avoid Okeechobee Road. He thinks most people would because of the congestion already. It is the easy route.

Commissioner Alexander said he has to divulge he has met with these individuals. And he thinks they are bending over backwards. He surely doesn't hope they make them bend over forward to bring in a project here.

Commissioner Coke asked there is going to be signalization put on this road, who is paying for that?

Mr. Carlin said the applicant will be installing signalization.

Commissioner Coke asked what is his fair share of that? And did Mr. Carlin not say a couple of slides back here that they were going to four-lane a road with turns?

Mr. Carlin said yes.
Commissioner Coke asked how much is that going to cost?

Mr. Carlin said he doesn't have the exact dollar figures on what that costs. The applicant can certainly give that to them.

Commissioner Coke said $2.65 million or something along those lines. She is remembering from back two weeks ago when she spoke to them.

Mr. Carlin said because Jenkins Road is not functioning at an acceptable level of service, those improvements are required. The County has been intimately involved from day one

on what those improvements should be. And part of it was to have the lane configuration as they see tonight including the signalization. If that signalization wasn't there...

Commissioner Coke asked the applicant is paying, what is their fair share of that, 100%?

Mr. Carlin said percentage-wise, yes. That is his understanding.

Commissioner Coke asked are they going to put up a sign that nobody, unless they are going to Newberry Fields, is allowed to drive on that road? Because if not, then it can't be 100%. She understands road improvements are necessary. She understands signalization is necessary. That is the $2.65 million.

City Manager Recor said in all fairness, the difference between projects that are eligible for fair share contributions are those projects that are identified in their Capital Improvements Element where they have, based on the Level of Service Standard that is specified in the Comprehensive Plan, that it would have an impact on. That is the difference. Only projects that are identified in the City's CIE are eligible for fair share contributions. The traffic improvements that were required as part of the development to Jenkins Road and Okeechobee Road are impacts related to this development.

Commissioner Coke said she guesses the reason she is having a problem with this is because her credit cards are in her purse waiting to go shopping. And it seems to her for $156,000 and $123,000 more for trees, they are nickeling and diming the development.

City Manager Recor said that is precisely why it is here. Staff has worked with the applicant. Staff has worked very closely with Mr. Haney and his development team. That is why this project is here. They did not draw a line in the sand and say they are not going to bring this to the Planning Board or to the City Commission until these issues are resolved. There are some questions. The Commission has some discretion. So that is why it is here. These are the two remaining issues.

Commissioner Coke said that is wonderful. Because she wants to be sure that everybody knows that she would much prefer to do her Christmas shopping in St. Lucie County and spend her tax dollars right here and pay sales tax here, than Martin or Indian River Counties.

Mr. Carlin said Staff is recommending approval, with the condition that those two issues are contemplated by the Commission - the landscaping and the traffic. The Commissioners can contemplate whether or not certain provisions are applicable and which ones aren't. But Staff is recommending approval of this and those are the two issues that they have before them to consider tonight.

Mayor Benton said in the County, they will offer up incentives for jobs. He sees over 200-plus jobs here and they have a State College just a mile down the road. A lot of students will be looking for a job in a place like this. Couldn't they say that the inches for trees could be alleviated for jobs. At a time when the economy is the way it is, this is an incentive. They have to get creative here. Instead of cash...

City Attorney Schwerer said unfortunately, the answer to that is no. But what they can do is look to their Code provisions if they are speaking strictly of trees and they can make their own determination on whether or not the applicant has presented to them a valid argument the way the Code should be interpreted is that the mitigation requirements are met by the number of trees that they are going to be putting on to this site as new trees. That is certainly within their discretion to look at it in that light. But it would not be proper for them to make arbitrary substitutions for jobs because there is no evidence before them, there is no facts on which that could be supported. Looking strictly at the Code, they have some discretion there. Mr. Williams and Mr. Carlin would tell them that. He thinks they are both nodding their heads yes.

Mayor Benton asked when it comes to the numbers at Kings Highway and Orange Avenue, do they have any discretion there?

City Attorney Schwerer said that is a little more difficult question. The applicant has indicated that they do not believe the City has jurisdiction to impose County requirements. That is a debatable point. His staff have looked at the Code. He doesn't want to go through a dissertation. They have met with Mr. Carlin and Mr. Recor. His staff researched this. The spirit and intent of the code and the concurrency requirements and the development review process would make it reasonable to construe that they certainly could, if this Commission wants to, impose the County's concurrency requirements there for that intersection. That is an intersection that he might point out will most likely be in the City limits within the next couple of years based on what they have seen. There are a number of annexations that are going to be occurring in that corridor that City Staff is currently working on. That will be a City intersection and it is within their retail service area. So if they do not require a fair share contribution now, what will happen is... That project is in the CIE. It will cause additional projects that are permitted to pay perhaps a disproportionate share of the intersection improvements, because that is something that the County will need to build.

Mayor Benton asked because the intersection of Kings Highway and Orange Avenue is 25% developed, the other 75% undeveloped, wouldn't it be appropriate, as they are doing here on Jenkins Road, require as development occurs there to have them pay for the majority of the changes there in improvements?

Mr. Carlin said that is certainly something to take into consideration. The development climate has changed. The project that was originally contemplated for the $8.7 million or whatever it is, those figures might be somewhat outdated with the construction costs changing with the way the economy is. So there are some variables in here that they may need to contemplate as it pertains to that particular intersection improvement.

Mayor Benton said he is just trying to use common sense. He just wants to let everyone know they are doing everything they can do to bring people here to shop. He thinks if they can make some changes to some areas that are further away that are somewhat developed, like that corner.

Commissioner Coke said it seems to her probably five or six years ago the Economic Development Council via Don Root brought a proposed project to them on South U.S. #1 that never came to fruition and asked the Commission to give a tax abatement for a certain number of dollars per year based on the number of jobs generated. She is personally looking to move forward with this. She doesn't want the County to be out their $156,000 and she doesn't want to see Mr. Williams cry about his trees. So if they are going to be creative and think outside the box, if six years ago they were going to give a tax break based on the call center, the number of jobs they were bringing, etc. after it was built, why they can't work a similar deal here. If they are supposed to bring 200 jobs, they give x-number of dollars of tax credit that would be equal to the trees and the fair share. So that way the County is happy, Mr. Williams is happy, and the developer is not out the money.

Mayor Benton said he would agree.

Commissioner Alexander said he would agree.

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Mr. Paul D'Arelli said he is an attorney with the law firm of Greenberg Traurig, their office is at 401 East Las Olas Boulevard in Fort Lauderdale. He was here over a year ago when they presented the Conceptual Plan for the Target. They did appreciate the strong voice of

support by this Commission for bringing that tax base and shopping opportunity to the City of Fort Pierce. He is joined here tonight by Mr. Bruce Haney, who is principal owner of the property, and also Ken Metcalf, who is Director of Planning from their Tallahassee office and who has been working very closely on this project. He thought it important for Mr. Metcalf to be here for some of this discussion on this concurrency issue because he spent 15 years at the Department of Community Affairs where he was in charge of comprehensive planning for the region that ran from Indian River County south, so he is very knowledgeable in how concurrency interpretations are to be read. This is going to be a substantial benefit for the City of Fort Pierce in terms of the tax dollars that are going to be generated. The value that Mr. Haney whispered in his ear as Commissioner Coke was asking what the taxable value would be, they expect the value of the property to be approximately $70 million. The know full assessment usually doesn't happen at full value and he is not sure what their millage rate is. But at least somewhere north of $1 million of ad valorem will be generated by the project, shared by the various taxing entities. In addition, there will be approximately $5 million of sales tax that will be generated annually from this project; and between 500 and 1,200 jobs, depending on how many are full time and how many are part time. So it is going to be a substantial benefit for the City. They do very much want to thank City Staff for all the diligent work they have been giving to this project. It has not been easy.

Commissioner Sessions said as he can see, the consensus of this Commission is to bring him into the City of Fort Pierce. To expedite things, to make this a reality, could he tell them what it would take in order to make him happy so they can make this a reality?

Mr. D'Arelli said he will get right to the two points. One is to approve the reduction in the tree mitigation to a $25,000 contribution, which they think is very reasonable. When they talk about the trees, there is a lot of discussion about the inches of the trees. What it doesn't really focus on is they are taking out 43 trees and they are putting in over 800 trees. So the focus on inches is a little misleading. They think they are meeting the intent of the Code with their mitigation. The second is they object to the roadway contribution requirement that the County is asking for at Kings Highway and Orange Avenue. This really, in their opinion, isn't a matter of discretion. They are doing $2.6 million of improvements at Jenkins Road, well beyond their fair share in developing more capacity than their project will ever need, but they are building that out. They have no issue with that. But the contribution the County is requesting is not within the jurisdiction of the City to require or the County to require. They have provided a legal memorandum to the City Attorney on October 3rd. Although there are policies within the City Code and the City Comp Plan that talk about intergovernmental coordination with FDOT and County roads, those have to be read under a concept called pari materia, which basically means they have to read provisions harmoniously. State law under Chapter 163, which is the enabling legislation, says that a municipality shall exercise authority under this act for the total area under its jurisdiction. That is where the concurrency regulations flow from, it is the area under their jurisdiction. They then have to read those other code provisions about intergovernmental coordination to say yes, they will coordinate with the County and with FDOT, but only for those roadway segments within the City jurisdiction. So if there is a County road or the FDOT road like U.S. #1 where they are making a fair share, that is proper, it is within their jurisdiction. They can't go beyond that. They can look beyond that limit only for their traffic analysis when they take the five-mile loop, but they can't require mitigation. They are very comfortable in that legal position.

Commissioner Coke said let's back up and they won't even go into how well she likes attorneys. She really doesn't see that it is to the Developer's best interest or the City's best interest to try to get bogged down on what Mr. D'Arelli thinks is legal or what the County thinks is legal or what the City thinks is legal. Because she is telling them, she has that credit card in her purse and she is ready to shop.

Mr. D'Arelli said to cut to the chase, the reduction in the landscape fund and the elimination of the contribution to Kings Highway and Orange Avenue.

Commissioner Coke asked can they look at it in a different way? Because if they say reduction of the landscape thing, that man sitting next to him is going to cry. If they say no fair share mitigation, the man back there with the yellow tie on is going to cry. But if they say they will give them a tax break of $306,000, which is the equivalent of what those two figures are, does that not serve the same purpose and it gets them where they can move forward tonight? Instead of this attorney talking to the City Attorney and talking to the County's Attorney, and it will be next year she will still be waiting for the same thing.

Mr. D'Arelli said he would have to defer to the client. He would imagine there is some difference in terms of having to front end the payment to the County and the payment to the tree fund as opposed to a credit in the future.

Mr. Bruce Haney, Managing partner of ECHO Real Estate Services, Pittsburgh, Pennsylvania, said in answer to the question, this is a strange way in which real estate deals are done. All their leases are done on what are called triple nets. So if the abatement of taxes is a real estate tax they are abating or a payroll tax, that benefit will go directly to his tenants and not to him.

Commissioner Coke asked didn't they set up an economic development thing with Mr. Beach?

Mayor Benton said they don't have any incentives similar to St. Lucie County. What the County does, the jobs have to be a certain amount; and these jobs probably wouldn't fit in those guidelines. That is why he said this would put a lot of students to work that are right down the road, they have a State College now. To him, it just makes a lot of sense in this economy.

Commissioner Coke asked what about a job creation tax?

Mr. Haney said the question is, who does that credit go to? Because he is not employing anybody. It is Target and Marshall's and Ross and PetSmart.

Commissioner Coke said but if he hadn't built the building, they couldn't employ anyone.

Mr. Haney said that is correct. But again, it is more semantics and how they structure it. Obviously they will take the credits if they can get them.

Commissioner Coke asked can they leave that to the attorneys?

City Attorney Schwerer said it is not going to work because the ad valorem real estate taxes are built into his leases, his tenants pay that, he doesn't get the credit. He is going to feel a lot more comfortable from a legal standpoint, and he thinks the attorney standing next to the developer would too, it the Commission simply exercises its jurisdiction. If they feel that the tree mitigation is met, if they feel that the road impacts do not need to be paid, simply just rule that way. He is a little more comfortable with that. They have no information before them and there is no substantial competent evidence in front of them, whether testimony from the developer or the staff, to even go into tax credits. They don't have that analysis, they don't have the ability to do that. So he is comfortable, if they want to waiver the tree mitigation funds and the waiver of the road impact... He is more comfortable with that legal position than the tax mitigation.

Mr. Haney said perhaps another way to think about it is if the City was willing to give some type of refund, that always could be given at some point later to the County to assist that share out of the ad valorems.

City Attorney Schwerer said that would be complicated to draw that up in a Development Agreement.

Commissioner Coke said Mr. Anderson will put it on his list for them to discuss at the January meeting.

Mr. Haney said his final point is another item that is not on the Agenda and it is not an item for approval tonight, but just for information. There is a desire to expand the shopping center in the future by 20,000 to 30,000 square feet, provided they are able to get a binding letter from the State Department of Community Affairs that they are not a DRI (Development of Regional Impact). In order to secure that binding letter, the State Department of Community Affairs has asked them to have the City just acknowledge in the CIE that the developer is paying for Jenkins Road. If they will put that in the CIE, then the State Department can acknowledge that.

Commissioner Alexander said give the City Manager a call on that.

Mr. Haney said that will be in the future. He just wanted to give them information as to why they will be back in the future.

Mr. Mike Simone, North 6th Street, said regarding trees he doesn't believe they can do an inch by inch analysis. Because a large 100 year old oak tree will probably have a 100,000 times effect as far as photosynthesis goes to 800 or 1,600 small oak trees. These small trees will not be a factor until about 10 or 15 years. So to reduce the amount of trees required would be all right. But maybe the diameter of the trees, the ones they do plant, would be a better move in his opinion. Secondly, is there any way a requirement can be made to put on this development that a greater percentage of the products being sold are American made? They could put themselves on the map as a little city trying to get the trend that they make more of the products in this country than they are buying from China and India. Just something to think about down the road.

Mayor Benton said he guesses they will know tomorrow if things work out or not. A lot of things will be opening up in the future. Some things are out of their hands.

Ms. Arden Peck said she has a question on the parking area. To her it looks like the same old stuff they see at K-Mart. Is it going to be cut up nice and winding and trees, or is it going to be like K-Mart?

Mayor Benton said K-Mart came along long before they had their current code.

Mr. Carlin said this is not going to be the parking lot they see like the K-Mart they see down at the intersection of U.S. #l and Virginia Avenue. There are landscaping islands here that meet the minimum requirements and probably exceeds the requirements in terms of internal landscaping requirements. Paul Williams has worked extensively with the applicant's representatives on this. So the answer to that question is, it will look very nice. And when the out-parcels are developed, they won't even really see the parking lot.

Mayor Benton said there is a nice landscape buffer on the south where they have Briargate Lane.

Mr. Haney said one other thing, just because he thinks it is an important thing to note as it relates to their landscaping. Their budget, actually they have had bids from several contractors, but their landscaping and irrigation cost for this project would be over $700,000. So there is a large amount of landscaping and planting well over 800 trees is a large number.

Commissioner Coke said she would assume that whenever possible they will use local St. Lucie County/Fort Pierce people to do the work?

Mr. Haney said that is correct.

Commissioner Coke said they have wonderful landscape people, asphalt people, and construction people. And they really want to keep them employed.

Mr. Haney said he understands.

Mayor Benton said for the record, he has met with the applicant many times over the last year and a half. That has always been an emphasis they have put on things, to try to use local help when they can.

Seeing no one further and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Commissioner Coke asked when are they breaking ground if they get approval tonight? She wants it on the record loud and clear.

Mr. Haney said his understanding is their Development Agreement gets read tonight and at the next meeting, so it is the intention they will be under construction in the beginning of December.

Commissioner Coke asked can she bring her shovel out?

Mr. Haney said yes, they will have a groundbreaking.

Commissioner Alexander asked December 2008?

Mr. Haney said December of 2008. The shopping center would open March of 2010, that is the intention. Obviously with the state of the economy, there is always the risk that something could come up that could cause issues. But as of today they are anticipating, as long as they get the approvals and permits they need from the County and from the FPUA, that in the beginning of December. They have their financing in place. The equity is already there because they own the property.

Commissioner Sessions said he will make a motion to approve the Development Agreement to include the $25,000 contribution toward the tree mitigation and to exclude the contribution for the intersection at Kings Highway and Orange Avenue.

Mr. Carlin said he just wanted to make sure Commissioner Sessions understands this is the Site Plan. The Development Agreement will be the next item. So tonight they are approving the Site Plan. They can still have that condition in there, but it is not for the Development Agreement, this particular hearing.

Motion was made by Commissioner Sessions, seconded by Commissioner Coke, to approve the Site Plan submitted by Cornerstone Fort Pierce Development LLC for construction of Newberry Fields Shopping Center at 2721-2785 South Jenkins Road.

Those voting in favor of the motion were: Commissioners Alexander, Coke, Sessions, and Benton. Those opposed: None.

The next item on the Agenda was Public Hearing on the **Development Agreement** with Cornerstone Fort Pierce Development LLC for **Newberry Fields** Shopping Center at 2721-2785 South Jenkins Road. (A second Public Hearing will be held on November 17, 2008.)

Mr. David Carlin, Interim Assistant Director of Planning, said this is part of the application and consideration this evening (Site Plan for Newberry Fields). In accordance with Section 22-218(d) of the City Code, the applicant is proposing to enter into a Development Agreement that identifies the necessary improvements needed to satisfy concurrency requirements. Florida Statute 163.3220 requires two public hearings for a Development

Agreement. Tonight is the first one. The second one will come back for final approval on November 17th, which has already been scheduled for the next Commission meeting. Basically the Development Agreement has outlined the road improvements that will be completed by this particular developer. And what the Development Agreement does is it ties in when those improvements will be done. Specifically in this particular development, prior to the issuance of the first Certificate of Occupancy, they will see the road improvements. They will also see the signalization requirement included in there, as well as the fair share contributions. The Code requires all fair share contributions to be provided prior to the final issuance of the Development Order. Additionally, the Development Agreement outlines the square footage requirements for this particular development. Lastly, the Florida Statute specifies that any Development Agreement that is considered by the Commission must be consistent with the LDR in the Comprehensive Plan. Based on the consideration of this application tonight, the only change that will be made in Staff's position on this particular Development Agreement is that, as the Commission has just ruled, the fair share requirement will not be applicable for Kings Highway and Orange Avenue. So the Development Agreement as they have it tonight will be the final agreement in its final form. Staff is recommending approval.

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Seeing no one and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Motion was made by Commissioner Coke, seconded by Commissioner Alexander, to approve the Development Agreement with Cornerstone Fort Pierce Development LLC for Newberry Fields at 2721-2785 South Jenkins Road, with the condition to include a $25,000 contribution toward the tree mitigation and to exclude a fair share contribution for the intersection of Kings Highway and Orange Avenue.

Those voting in favor of the motion were: Commissioners Alexander, Coke, Sessions, and Benton. Those opposed: None.

Ordinance No. L-53 entitled, "AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT **8400 PICOS ROAD, PARCEL LOCATED ON THE SOUTHEAST CORNER OF PICOS ROAD AND FLORIDA TURNPIKE, PARCEL LOCATED ON THE NORTHEAST CORNER OF PICOS ROAD AND FLORIDA TURNPIKE, AND 10000 PICOS ROAD**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2009; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF." was placed on first reading and read by title only. (Owned by: State of Florida Board of Trustees of the Internal Improvement Trust Fund)

Ordinance No. L-54 entitled, "AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT **933 SOUTH ROCK ROAD**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2009; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

APPLICATION FOR:

Complete Pages 1-3 and check all appropriate boxes

Non-Residential Site Plans
- ☐ Conceptual Site Plan
- ☐ 4,001 – 10,000 s.f. Site Plan
- ☐ 10,000 – 30,000 s.f. Site Plan
- ☐ > 30,000 s.f. Site Plan
- ☐ Resubmittal # _____.

Residential Site Plans
- ☐ Conceptual Site Plan
- ☐ 21 to 50 Units
- ☐ 51 to 300 Units
- ☐ > 301 Units
- ☐ Development of Regional Impact (DRI)

Planned Development
- ☐ Prelim. Planned Unit Develop. (PUD)
- ☐ Final Planned Unit Develop. (PUD)
- ☐ Prelim Planned Unit Redevelop. (PUR)
- ☐ Final Planned Unit Redevelop. (PUR)
- ☐ Conceptual Plan

Subdivision
- ☐ Prelim 3-5 lots
- ☐ Prelim 5-50 lots
- ☐ Prelim >50 lots
- ☐ Final Plat
- ☐ Minor Replat >3 lots

Amendments
- ☐ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Minor Amendment
- ☐ Major Amendment

Landscaping
- ☐ Landscape Permit
- ☐ Land Clearing Permit <2 acres
- ☐ Land Clearing Permit >2 acres
- ☐ Tree Removal Permit
- ☐ Tree Mitigation per inch DBH

Historic Preservation
- ☐ Certificate of Appropriateness
- ☐ Variance
- ☐ Appeal
- ☐ Designation/De-designation

Conditional Use
- ☐ New Construction
- ☐ No Construction

Annexation
- ☐ **Voluntary**
- ☐ **Agreement**

Abandonment
- ☐ Easement
- ☐ Right of Way

Variance
- ☐ Variance

Special Exception
- ☐ Special Exception

Alcohol Beverage Waiver of Distance
- ☐ Off-premises Consumption (2APS/3APS)
- ☐ On-premises Consumption (2COP)
- ☐ On-premises Consumption (4COP)

Other
- ☐ Appeal of administrative officer
- ☐ Concurrent Review
- ☒ Extension (Site Plan/PUD/R)
- ☐ Temporary Use
- ☐ Sidewalk Cafe
- ☐ Newsracks
- ☐ Telecommunications Tower
- ☐ Design Review
- ☒ Concurrency

Refer to http://www.cityoffortpierce.com/html/planning.html for applicable fees.

Applicant Information

Cornerstone Fort Pierce Development, LLC
By: Massachusetts Mutual Life Insurance Company, its priority member
Name of Owner(s): By: Cornerstone Real Estate Advisers LLC, it's agent
Signature of Owner: Lawrence J. Boudreau, Vice President
Mailing Address: 180 Glastonbury Blvd., Suite 200
City: Glastonbury State: CT Zip: 06033
Phone # 860.368.2810 Fax: 860.368.2828
E-mail: mfreeman@cornerstoneadvisers.com

Name of Applicant/Business: Cornerstone Fort Pierce Development, LLC/Bruce E. Haney

Signature of Applicant:
Mailing Address: 701 Alpha Drive
City: Pittsburgh State: PA Zip: 15238
Phone # 412.968.1664 Fax: 412.967.6141
E-mail: bruce.haney@echodevelopers.com

Name of Representative: Kimley-Horn Associates, Inc./Gab Henehan, P.E.

Signature of Representative:
Mailing Address: 10521 S.W. Village Drive, Suite 103
City: Port St. Lucie State: FL Zip: 34987
Phone # 772.345.3800 Fax: 772.286.0138
E-mail: gabe.henehan@kimley-horn.com

Property Owner Information

This application and any application supplement will not be considered complete without the notarized signature of **all property owners of record**, which shall serve as an acknowledgment of the submittal of this application for approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

Cornerstone Fort Pierce Development, LLC
By: Massachusetts Mutual Life Insurance Company, its priority member
By: Cornerstone Real Estate Advisers LLC, its agent

Lawrence J. Boudreau, Vice President
Property Owner Signature

Lawrence J. Boudreau, Vice President
Property Owner Name (Printed)

Mailing Address: 180 Glastonbury Blvd Suite 200
Glastonbury, CT 06033

Phone: 860.368.2800
If more than one owner, please submit additional pages

STATE OF Connecticut, COUNTY OF Hartford
The foregoing instrument was acknowledged before me this 24 day of September, 20 09
by Lawrence Boudreau who is personally known to me or who has produced
personally known as identification.

Karen L Sandahl
Signature of Notary

Karen L. Sandahl
Notary Public
My Commission Expires April 30, 2010
Type or Print Name of Notary

General Information

(Complete all relevant information)

Project Name: Newberry Fields

Site Address: 2785 S. Jenkins Road

Parcel ID Number(s): 2324-413-0000-000/9;2324-414-0000-000/2; 2324-431-0001-000/2

Legal Description: See Attached

Description/Justification Request: Extension of site plan approval for the three year period

Property Size – (Acres): 51.12 Square Footage: 2,229,454

Zoning District: C-3 Future Land Use Designation: C-3 Existing Use: Vacant

Proposed Zoning: N/A Proposed Future Land Use N/A County Zoning/FLU N/A

☒ Proposed Building Height: 35'

☐ Residential

____Single Family ___Multifamily ____ACLF _____PUD/R/Mixed

No. of residential units: Existing _____Proposed:_____

No. of subdivided lots: Existing _____Proposed:_____

☒ Non-Residential

Square Footage: Existing None Proposed: 383,605

Landscape Information

☐ Date work to begin:_____ Date work to be completed:_____

☐ Contractor Information:

State Certification #_____ City Certification #_____

☐ Other:_____

Historic Preservation Information

☒ Historic District: N Y/N?

☐ Contributing Site within the _____Historic District

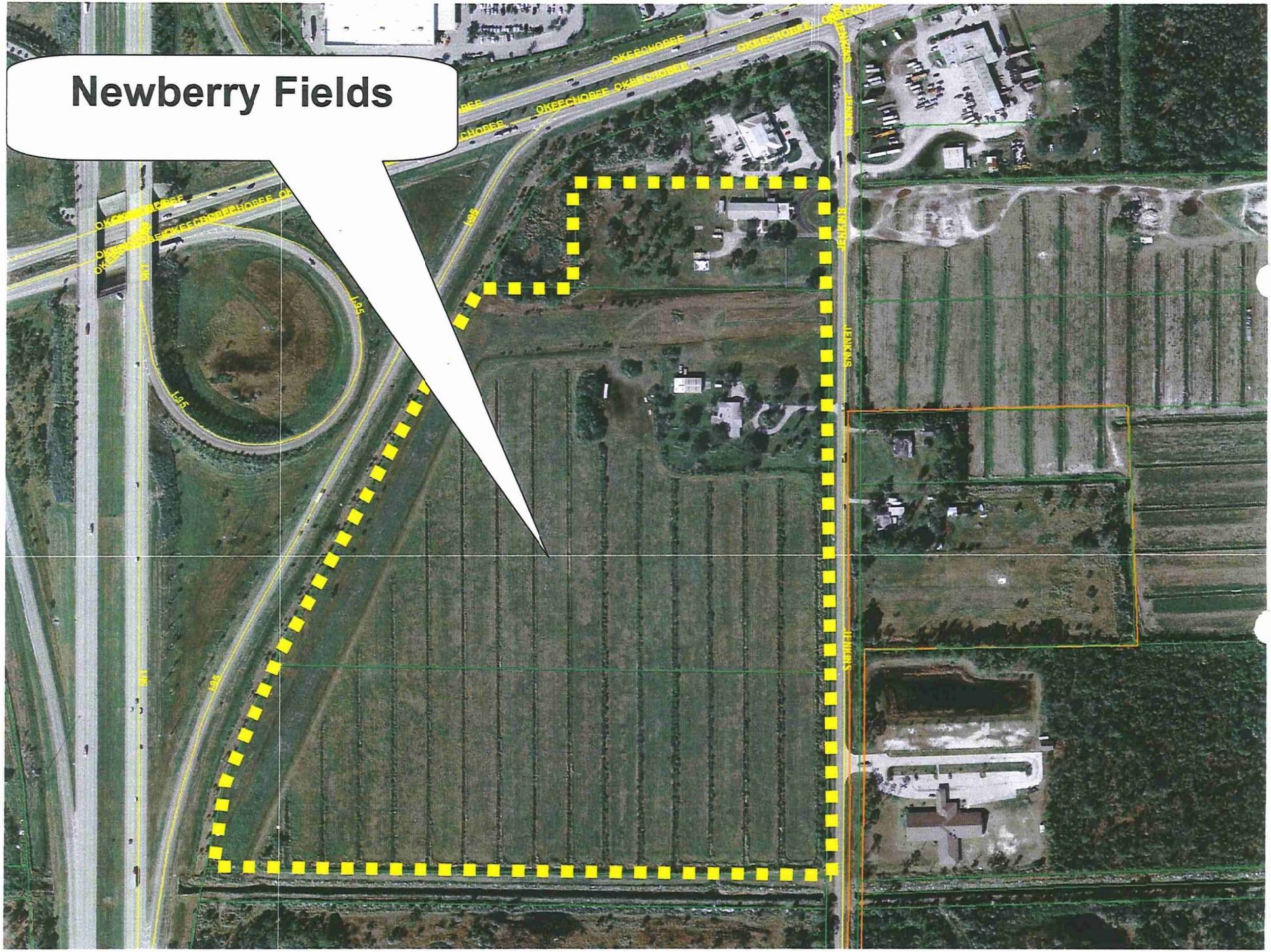
☐ Non-contributing Site within the _____Historic District

☐ Individually Designated Site, City Commission Resolution #_____

☐ Name of landmark:_____

New Addition ❑ New Roof ❑ Shutters ❑ Rehabilitation

❑ Signage ❑ New Construction ❑ Demolition ❑Relocation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OKEECHOBEE
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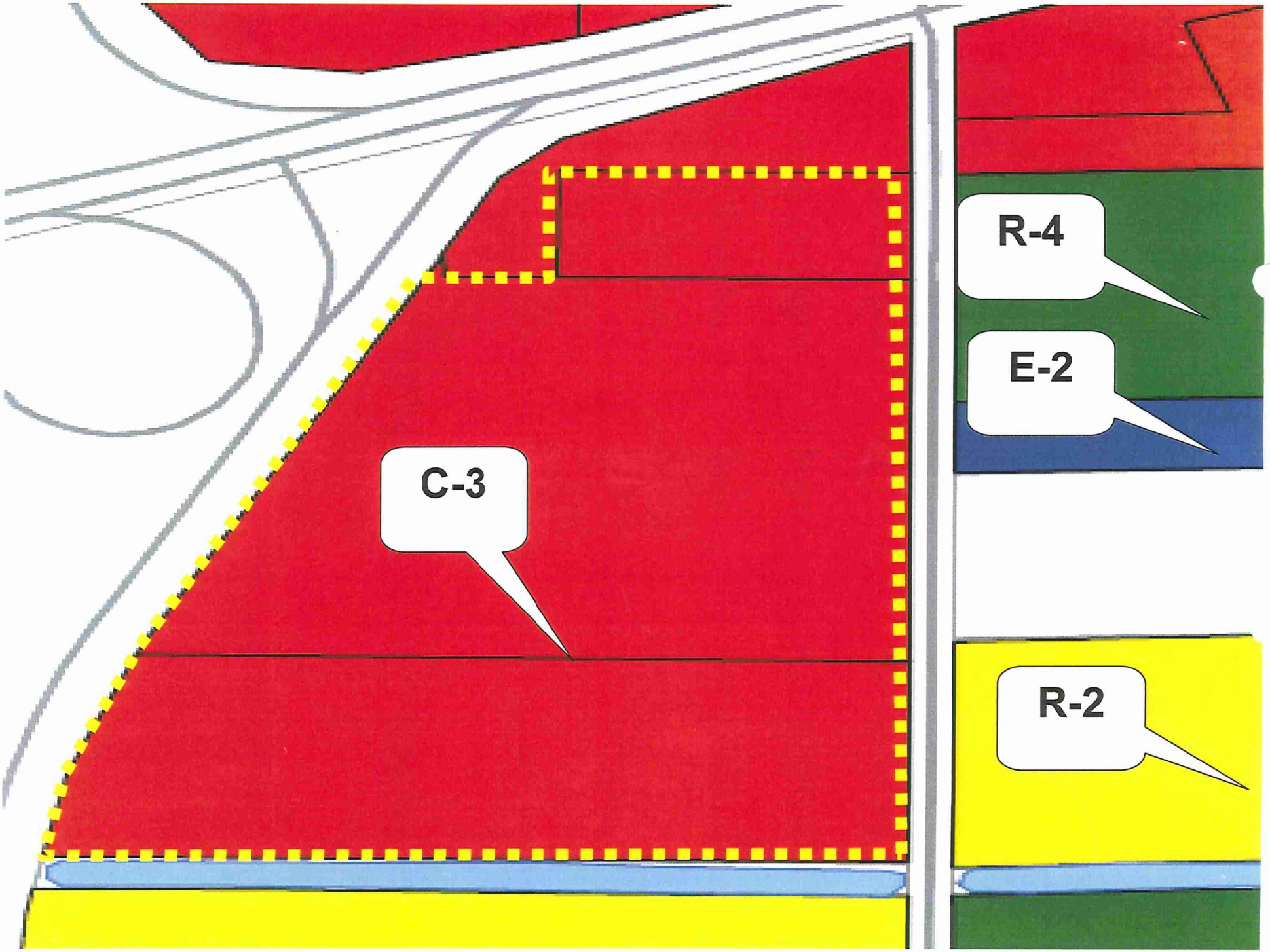
JENKINS


R-4
E-2
C-3
R-2

Record and Return To:
This Instrument Prepared By:

Logan F. Wellmeier, Esq.
Dean, Mead, Minton & Moore
1903 S 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

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PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into this ___day of _____, 2024, (the "**Effective Date**") by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (the "**Applicant**"), and the **CITY OF FORT PIERCE**, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, the Applicant is currently under contract to purchase, and intends to develop, certain real property within the city limits of Fort Pierce, Florida, more particularly described in the legal description attached hereto and incorporated herein as **Exhibit "A"** (the "**Property**"); and

WHEREAS, the current owner of the Property is CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company; and

WHEREAS, the requirements for development of the Property are specified by the Code of Ordinances of Fort Pierce, Florida (the "**Code**"); and

WHEREAS, the Property consists of two parcels totaling 49.92 acres. The parcels have a Future Land Use designation of General Commercial (GC) with a zoning designation as General Commercial (C-3). An application to amend the Future Land Use Map to Medium Density Residential (RM) and to modify the zoning of the Property to Planned Development (PD) is under review by the City of Fort Pierce; and

WHEREAS, the Applicant is proposing a 250-lot single family home Planned Development ("**PD**") community with associated amenities at 2721 S. Jenkins Road (the "**Project**"). The Project is located just south of the Okeechobee Road commercial service area between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road; and

WHEREAS, Section 125-212 (a) of the Code allows that a PD may allow uses and design concepts which are not specifically otherwise permitted in standard zoning districts, and § 125-212 (c)(10) of the Code provides that the specific development standards of the PD district are contained in the approved development documents for each planned development; and

WHEREAS, §125-212 (f) of the Code requires that the Applicant enter into this Agreement with the City as a condition of approval of the Project.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Recitals.** The above recitals are hereby affirmed as being true and correct and are incorporated herein by reference.

2. Duration of Agreement. This Agreement shall be effective, shall run with the land and shall be binding on all parties and all persons claiming under it for an initial term of five (5) years from the Effective Date hereof (the "**Expiration Date**"). The Expiration Date shall be extended for a period of five (5) years after receiving any future approval by the Board of City Commissioners (the "**Board**") at a public hearing, unless an instrument has been recorded agreeing to release, amend or modify this Agreement in whole, or in part, as provided below. The foregoing notwithstanding, if the expiration date of any development approvals associated with this Agreement or with the Project are ever extended to a date that is later than the Expiration Date, the Expiration Date shall automatically extend to that later date. A proposed timeline of development is specified on **Exhibit "B"**, attached hereto and by this reference incorporated herein (the "**Development Timeline**").

3. Phasing Requirements. The Development shall be constructed in one (1) Phase.

4. Development Requirements for the Project. The Project shall conform to the following requirements:

A. Development Standards. Pursuant to Section 125-212 (c), the proposed landscaping and development standards specified in **Exhibit "C"**, attached hereto and by this reference incorporated herein (the "**Development Standards**") shall govern the development of the Property.

B. Entrances and Internal Road Network. Access to the site shall be provided from South Jenkins Road. The interior of the site is designed with a grid network of streets to minimize lots directly adjacent to I-95.

C. Drainage. The site features creative use of stormwater facilities as water-cleansing passive recreation areas and for natural vistas.

D. Utilities. The Project will contain the following utility infrastructure:

i. Water Distribution and Service lines,
ii. Wastewater Collection and Service lines,
iii. Lift Station and related equipment,
iv. Paving and
v. Stormwater Retention and Detention.

E. Public Benefit.

i. Low Density. If adopted, the RM Future Land Use permits density of between 6.5 – 12 units per acre. The proposed 250 lot development (5 dwelling units per acre) is substantially less dense than the 599 units permitted under the RM Future Land Use. Therefore, this development proposal is a significant decrease in density.

ii. Visual Appeal from I-95. Additionally, the site will contain a "pocket park" at the southwest corner of the property containing a sculptural art installation to be coordinated with a Call for Art, to be managed by the St. Lucie Cultural Alliance. The resulting art installation will serve as a welcome to visitors and residents to Fort Pierce.

5. Public Facilities that will Service the Development.

A. Water/Wastewater: Fort Pierce Water and Sewer Authority (FPUA) shall provide **w**ater and Wastewater to the Project with water and sewer available to provide for the Project.

B. Road Infrastructure: South Jenkins Road (County Road 611) provides access to the site.

C. **Drainage:** The Project is located within the jurisdiction of the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD).

D. Local School District. St. Lucie Public Schools serve this location with capacity to serve the anticipated needs of the Project.

6. Adopted Landscape Standards. The Project shall comply with all requirements of Sec. 123-37. (1) (Requirements for Plant Materials), Sec. 123-37. (11) (Installation of Landscaping), and Sec. 123-37. (12) (Maintenance of Landscaping).

7. Tree Mitigation and Replacement Standards

A. Fort Pierce Land Development Ordinances: Chapter 123, Article III – Tree Protection

All sections under **Chapter 123, Article III – Tree Protection** shall be applicable.

As part of the Project, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide additional methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

i. the planting of larger trees,
ii. the creation of native habitat,
iii. enhanced stormwater treatment systems,

iv. minimizing sod areas which reduces watering, fertilizer and maintenance requirements, and
v. reduction in long term irrigation needs.

The following may be implemented in all common areas of the Project:

Increased Size of Code Required Trees:
Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:
Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	Inch Credit
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants

8. **Description of Local Development Permits Required for the Development**. The Development shall require the following local development permits:

A. Engineering approval.
B. Ft. Pierce Building Permit.
C. South Florida Water Management District:
  i. Consumptive Water Use Permit.
  ii. Environmental Resource Permit.
D. Fort Pierce Utility Authority permitting (as required).
E. Florida Department of Environmental Protection permitting (as required).
F. Other permits as required.

9. **Project Compliance.** By entering into this Agreement, the Board finds that the Project is consistent with the City's comprehensive plan and land development code. Any failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions. Attached hereto as **Exhibit "D"** is a list of any conditions, terms, restrictions, or other requirements determined by the Board for the public health, safety, or welfare of its citizens.

10. **Compliance with Project Documents.** Pursuant to the intent of § 125-212 (c), wherever and to the extent possible any development guidelines not specifically addressed herein shall be in

conformance with the site plan and other documents specific to the Project as approved by the Board (the "**Project Documents**"). In the event of any conflict between the Code and the Project Documents, the Project Documents, including this Agreement, shall govern.

11. Destruction. In the event that all or a portion of the Development should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

12. Modification, Amendment, and Release. This Agreement may not be modified, amended, or released, except by written instrument signed by the Board and the Applicant, provided that such modification, amendment, or release has been approved by the Board after public hearing. Notwithstanding anything contained hereinto the contrary, Applicant, its successors in interest and the Board may amend or terminate this Agreement without securing the consent of other property owners whose property is affected by this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

13. Governing Law. This Agreement and the construction and enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

14. Successors and Assigns. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Applicant and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Applicant from any term, condition, obligation or duties set out in this Agreement.

15. Notice. Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; (iv) mailed by regular U.S. mail; or (v) sent by electronic mail (Email). For purposes of notice, the addressees are as follows:

APPLICANT:

Pulte Home Company, LLC
1475 Centrepark Blvd., Suite 140
West Palm Beach, Florida 33401
Attn: Brent Baker, Division President – Southeast Florida Division
Telephone: (561) 206-1405
Email: Brent.Baker@PulteGroup.com

With a copy to:

DEAN, MEAD, MINTON & MOORE
Attn: Dennis Corrick, Esq.
1903 South 25th Street, Suite 200
Fort Pierce, FL 34947
Ldobbins@deanmead.com
Lwellmeier@deanmead.com

CITY:

City of Ft. Pierce
Attn: Linda Cox, City Manager
100 N US Hwy 1
Fort Pierce, FL 34950
lcox@cityoffortpierce.com

With a copy to:

City of Ft. Pierce
Attn: Sara Hedges, City Attorney
100 N US Hwy 1
Fort Pierce, FL 34950
Shedges@cityoffortpierce.com

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

16. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

17. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

18. **Rights of Assignment to Lender**. All rights of the Applicant hereunder may be collaterally assigned to any lender for the Property as security for any loan or construction loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Applicant hereunder.

19. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

(SIGNATURES TO FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

WITNESSES:

APPLICANT

PULTE HOME COMPANY, LLC,
a Michigan liability company

_____
Print Name: _____
Address: _____
_____

By:_____
Printed Name:_____
Title:_____

_____
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 2024, by _____, as _____ of Pulte Home Company, LLC, on behalf of said company. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit:_____.

_____
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____ By: _____
City Mayor Print

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The South 574.36 feet of the following-described property:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Easterly of the Easterly right-of-way of 1-95, Less the North 296 feet of the East 860.50 feet thereof, and Less the East 40 feet thereof and Less the South 52 feet thereof. Less lands described in Order of Taking recorded in Official Records Book 3632 page 1691.

Parcel 2:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Easterly of the Easterly right-of-way line of 1-95, Less the North 296 feet of the East 860.50 feet thereof, and Less the East 40 feet thereof, and Less the South 626.36 feet thereof, Less lands described in Order of Taking recorded in Official Records Book 3632 page 1691.

Parcel 3:

The East 660.5 feet of the North 296 feet of the South 3/4 of the East 1 /2 of the Southeast 1/4 of Section 24, Township 35 South, Range 39 East, Less and Excepting therefrom the East 40 feet thereof as right-of-way for Jenkins Road, Less lands described in Order of Taking recorded in Official Records Book 3632 page 1691 all lying and being in St. Lucie County, Florida.

EXHIBIT B

DEVELOPMENT TIMELINE

Approvals…….	Anticipated July of 2025
Infrastructure Construction……..	September 2025 – October 2026
Home Construction……	June 2026 – December 2029

EXHIBIT C

DEVELOPMENT STANDARDS

	Lot Type A	Lot Type B	Lot Type C
Lot Area	5500 - 6490	4400 - 5390	3300 - 4290
Depth	110	110	110
Width	50'-59'	40'-49'	30'-39'
Lot Coverage	55%	55%	50%
Setbacks			
Front	20	20	20
Side	3	3	3
Side Corner	N/A	N/A	N/A
Rear	10	10	10
Building Separation	6'	6'	6'

Rights of Way	
Entry Boulevard	70'
Interior Streets	40'
Pavement Lane Width	
Entry Boulevard	12'
Interior Streets	10'
Block Length (Max.)	1,400'
Curb Type	Valley Gutter
Sidewalks	5'
Entry Boulevard	Both sides of street
Interior Streets	One side of street

Accessory uses allowed in rear/side setback

AC

Fences

Patios
Pool
Screen enclosure
Roof overhangs
Exterior Gas Water Heaters

Open Space
All dry detention that is amenitized through bioswale or raingarden design shall be counted toward Open Space acreage.

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Perimeter Landscape Strip adjacent to an abutting Property:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Street Trees along Internal Roadways:
Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

EXHIBIT D
[CONDITIONS OF DEVELOPMENT]

Technical Review Committee **1. g.**

Meeting Date: 12/19/2024

REQUESTED ACTION

Comprehensive Plan Text Amendment - Policy 3.12.7 - Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan.

SUMMARY

This Comprehensive Plan Text Amendment is required to adopt the Fort Pierce the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan by reference.

3.12.7

Policy:

The *City adopts by reference the current* ~~***2020***~~ ***2024-2034*** *FPUA Ten-Year Water Supply Facilities Work Plan*.

LOCATION

FPUA Service Area

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Review the proposal.

Attachments

Narrative

10-Year Water Supply Facilities Work Plan

Form Review

Form Started By: Kev Freeman Started On: 12/06/2024 11:34 AM

Final Approval Date: 12/06/2024

NARRATIVE

This Comprehensive Plan Text Amendment is required to adopt the Fort Pierce the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan by reference.

The purpose of the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (District) approves a regional water supply plan or its update. The Upper.East.Coast.Water.Supply.Plan.Update.was approved by the District's Governing Board on November 10, 2021. Therefore, the deadline for local governments within the Upper.East.Coast.Regional.Water.Supply.Planning.Region.to amend their comprehensive plans to update the Work Plan is May 10, 2023.

Residents of the City of Fort Pierce obtain their water from the FPUA which is responsible for ensuring enough capacity is available for existing and future customers.

The Work Plan will reference the initiatives already identified to ensure adequate water supply for the City of Fort Pierce. According to state guidelines, the Work Plan and the comprehensive plan must address the development of traditional and alternative water supplies, service delivery and conservation and reuse programs necessary to serve existing and new development for at least a 10-year planning period. The Work Plan will have a planning time schedule consistent with the comprehensive plan and the Upper.East.Coast Water.Supply.Plan.Update.

Fort Pierce Utilities Authority

10-Year Water Supply Facilities Work Plan

2024-2034



Prepared By:
Fort Pierce Utilities Authority
Water/Wastewater Engineering Department
7/29/2024

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1.0 INTRODUCTION

The purpose of the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (District) approves a regional water supply plan or its update. The *Upper East Coast Water Supply Plan Update* was approved by the District's Governing Board on November 10, 2021. Therefore, the deadline for local governments within the *Upper East Coast Regional Water Supply Planning Region* to amend their comprehensive plans to update the Work Plan is May 10, 2023.

Residents of the City of Fort Pierce obtain their water from the FPUA which is responsible for ensuring enough capacity is available for existing and future customers.

The Work Plan will reference the initiatives already identified to ensure adequate water supply for the City of Fort Pierce. According to state guidelines, the Work Plan and the comprehensive plan must address the development of traditional and alternative water supplies, service delivery and conservation and reuse programs necessary to serve existing and new development for at least a 10-year planning period. The Work Plan will have a planning time schedule consistent with the comprehensive plan and the *Upper East Coast Water Supply Plan Update*.

The Work Plan is divided into five sections:

Section 1 – Introduction
Section 2 – Background Information
Section 3 – Water Supply and Facilities Information
Section 4 – Capital Improvement Plan
Section 5 – Goals, Objectives, and Policies

1.1 Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, and 2011 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

1.2 Statutory Requirements

FPUA has considered the following statutory provisions when updating the Water Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of its comprehensive plan with the *Upper East Coast Regional Water Supply Plan* [163.3177(4) (a), F.S.].
2. Ensure the future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177 (6) (a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S.].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
    a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the *Upper East Coast Regional Water Supply Plan*, or alternative project(s) proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];
    b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the *Upper East Coast Regional Water Supply Plan* [s. 163.3177(6)(c)3, F.S.]; and
    c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [s. 163.3177(6) (c) 3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3) (a) 4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the *Upper East Coast Water Supply Plan*, as well as applicable consumptive use permit(s) [s.163.3177 (6) (d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].
7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the *Upper East Coast Regional Water Supply Plan* [s.163.3177 (6) (h) 1., F.S.].
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the

development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191 (3), F.S.].

2.0 BACKGROUND INFORMATION

This section will provide a brief overview of the City of Fort Pierce and a description of the regional water planning issues that impact FPUA and the City of Fort Pierce.

2.1 Overview

Fort Pierce, often called the Sunrise City, has been the hub of St. Lucie County, Florida for over 100 years. Situated on the "Treasure Coast", named after the famed sinking of a Spanish treasure fleet in 1715, Fort Pierce is one of the oldest communities on the east coast of Florida. Incorporated in 1901 and today encompasses approximately 29 square miles.

The FPUA provides potable water to the incorporated section for the City of Fort Pierce (City) and the surrounding areas of unincorporated St Lucie County, including South Hutchinson Island to the Martin County line. The FPUA also provides bulk water to North Hutchinson Island, northern St. Lucie County, and western St. Lucie County. The FPUA currently serves approximately 22,000 water accounts within the FPUA's service area (excluding bulk customers).

As indicated in the FPUA Water & Wastewater Master Plan dated September 2006 and prepared by LBFH, Inc., most of the land inside the City limits is currently zoned and being utilized for residential purposes with the majority specifically zoned as medium density residential. The FPUA's Retail Service Area Boundary was established in the Bulk Water/Wastewater Agreement with St. Lucie County, which also provides for bulk sales of FPUA water and wastewater services to St. Lucie County's retail customers. The predominate medium residential zoning is generally concentrated south of Orange Avenue and north of Midway Road between US 1 and Indian River Drive. The second highest land use category is general commercial. The general commercial zoned areas tend to follow the City's main access roads (i.e. Okeechobee Road, Orange Avenue, and US 1). The vacant land inside the City limits constitutes approximately 16.7% of the total area. Approximately 28% of the area between the City limits and the Retail Service Area Boundary is currently vacant.

In the area between the City limits and the FPUA's Retail Service Area Boundary most of the land is currently zoned as "Agriculture, Residential", "Agricultural", or "Industrial, Light". Agricultural Residential is the largest of the three zoning categories. Based on future land use, the largest category is "Residential" closely followed by "Non-Agricultural Acreage". Areas of Residential lands are located throughout the area between the City limits and the FPUA Retail Service Area Boundary. Large Non-Agricultural Acreage areas are located north and west of the City limits but the largest tracts are concentrated in the northwest corner of the Retail Service Area.

2.2 Relevant Regional Issues

This section is a brief description or narrative discussing the overarching regional issues impacting water supply planning at the local level, such as the Regional Availability Water Rule or the Central Florida Water Initiative (CFWI) planning effort. The issues(s) are listed below.

The regional issues identified for the 2045 in the *Upper East Coast Planning Region* are:

1. New uses of surface water from the C-23, C-24, and C-25 canals are limited in accordance with RAA criteria.
    - This is not applicable to FPUA.
2. Surface water allocations from Lake Okeechobee and the C-44 Canal are limited in accordance with the Lake Okeechobee Service Area RAA criteria.
    - This is not applicable to FPUA.
3. If the region experiences change in crop types and irrigated acreage, construction of additional surface water storage systems may be required to increase water availability.
4. The Restricted Allocation Area (RAA) for Floridan Aquifer System (FAS) wells in Martin and St. Lucie Counties places restrictions on pump capacity for new pumps and FAS wells.
    - Per the Applicant's Handbook: RAA for FAS: Floridian Aquifer Wells in Martin and St. Lucie Counties: Prohibits pumps on flowing FAS wells in Martin and St. Lucie Counties unless: 1) the pump was in place before March 2, 1974; 2) the proposed pump is installed to increase pressure in attached piping, not to increase the flow above the natural flow from the well; 3) an analysis shows the withdrawals will not interfere with existing legal uses; 4) the pump is installed temporarily for freeze protection; or 5) the pump is installed temporarily during a declared water shortage.
    - Noted
5. Expansion of surficial aquifer system withdrawals is limited due to potential impacts to wetlands as well as the increased potential for saltwater intrusion. New or increased allocations of water from the surficial aquifer system in coastal areas beyond those currently permitted require detailed evaluation.
    - Noted, Additionally, the City will work to conserve water consumption by implementing Comprehensive Plan policies detailed later in this Plan, which support conservation of potable water.
6. Existing freshwater flows affect the health of the St. Lucie River and Estuary and southern Indian River Lagoon.
    - Noted

    Withdrawals from the FAS are expected to increase to meet future demands. The East Coast Floridian Model projects notable decreases in water levels and increases in total dissolved solids in the northeastern portion of the planning area. Monitoring water levels and water quality in the FAS and wellfield design with operational plans will be needed to ensure long-term sustainability of the resource.

3.0 WATER SUPPLY AND FACILITIES INFORMATION

3.1 Water Supply Facility

The Henry A. Gahn Water Treatment Facility (WTF) treats and supplies potable water to the FPUA service area. The WTF site contains two water treatment plants (WTP's) with two separate treatment processes. The original treatment plant utilizes a lime softening/dual media filtration process which is supplied from a surficial aquifer source. At times Floridan Aquifer water is blended with the shallow surficial wells for treatment in the lime softening WTP. The newer plant constructed in December 2002 uses a reverse osmosis (RO) process to treat water from the Floridan Aquifer.

Treated water from the lime softening and RO WTP's is pumped to three on-site ground storage tanks (GST's). The storage tanks feed four high service pumps (HSP's) that supply the distribution system. There are three re-pump stations located within the distribution system. The three ground storage tanks (GST's) at the Henry A. Gahn WTF have capacities of 1.0, 1.5, and 3.0 million gallons (MG) and were constructed in 1959, 1983, and 2000 respectively. The GST's provide water to the main high service pumps as well as the on-site pump station on 25th Street. The 1.5 MG GST is reportedly in good condition. The 1.0 MG GST was rehabilitated in 2016, and the 3.0 MG GST in 2022. In addition to the 2016 and 2022 rehabilitations, all of the tanks are routinely inspected at 5-year intervals. The last inspection for all of the GST's was in 2023.

There are three additional storage tanks at the Jaycee Park, South Hutchinson Island, and Savannah Road re-pump stations. These tanks have capacities of 1.0, 1.0, and 1.5 MG respectively. The January 2007 Capacity Analysis Report (CAR) prepared by Global Tech for FPUA's Henry A. Gahn Water Treatment Facility indicates that no additional expansion plans for the treatment facilities are currently required. In May 2018, FPUA rerated the permitted capacity of the Henry A. Gahn Water Treatment Facility from 18.99 MGD to 23.32 MGD under Permit Number 0081062-398-WC. This sets the permitted capacity of the Lime Softening Water Treatment Process to 12.99 MGD that is to remain the same and the Reverse Osmosis Water Treatment Plant Process firm maximum capacity increases from 6.0 MGD to 10.33 MGD. The current FDEP permitted capacity is more than adequate to meet the demand growth projected over the next 10 years.

3.2 Raw Water Wells

FPUA currently owns and operates a total of 43 groundwater wells, including 32 wells that draw water from the surficial aquifer and 11 wells (FB1-FB11) that draw water from the Floridan Aquifer. 32 surficial wells are dedicated to the lime softening WTP along with 1 Floridan Aquifer well. 8 of the Floridan Aquifer wells normally provide water to the RO WTP; 2 of the Floridian wells could also be routed to the lime softening WTP if needed. FPUA has a continuing program to rehabilitate and improve its existing aquifer wells.

3.3 Water Use Permit

The South Florida Water Management District (SFWMD) issued Water Use Permit 56-00085W to the FPUA on July 11, 2007. The permit grants the FPUA an annual allocation of 7713 MG of which up to 2920 MG can come from the Surficial Aquifer with the remaining 4,793 MG to be supplied from the Floridan aquifer. Monthly restrictions on the surficial and Floridan aquifer systems are 243.20 MG and 467.98 MG, respectively. This permit expires in 2027.

3.4 Projected Water Demands

Fort Pierce is located in an area that has experienced a fast-paced growth rate that has recently slowed due to the impact of two hurricane strikes in recent years and a general economic slow-down in the national residential construction market. The 2006 Water and Wastewater System Master Plan used a methodology for determining the future water demands that included the utilization of information on potential development activity within the FPUA Retail Service Area and a geographic information systems (GIS) analysis of land use and buildable lands within the Retail Service Area.

In addition to the provision of water supply to its own service area FPUA provides water to the St. Lucie County Utilities Department (SLCUD) distribution network. Based on SLCUD's current plan it is anticipated that water will be provided to its North Hutchinson Island and Indian River Estates indefinitely. Demand growth in other areas of the County which receive bulk service from FPUA will be served through existing and new master meters serving the Northern District and the Western District.

** Please note that the Interlocal Agreement for bulk water expires in 2028, and SLCUD has indicated (to SFWMD) they plan to develop supplies to provide water and discontinue the bulk water purchases from FPUA. If this were to happen, it would be more likely than not that some areas of SLCUD service territory would still be served by FPUA bulk water. When SLCUD formally notifies FPUA of the meter/s they plan to discontinue, FPUA will then adjust the SLCUD no growth service population constant accordingly.*

Table 1

Fort Pierce Utilities Authority Historical Water Demands

Year	Annual Average Day Flow (mgd)
2014	7.49
2015	7.54
2016	7.85
2017	8.27
2018	8.79
2019	8.39
2020	9.14
2021	9.16
2022	9.14
2023	9.15

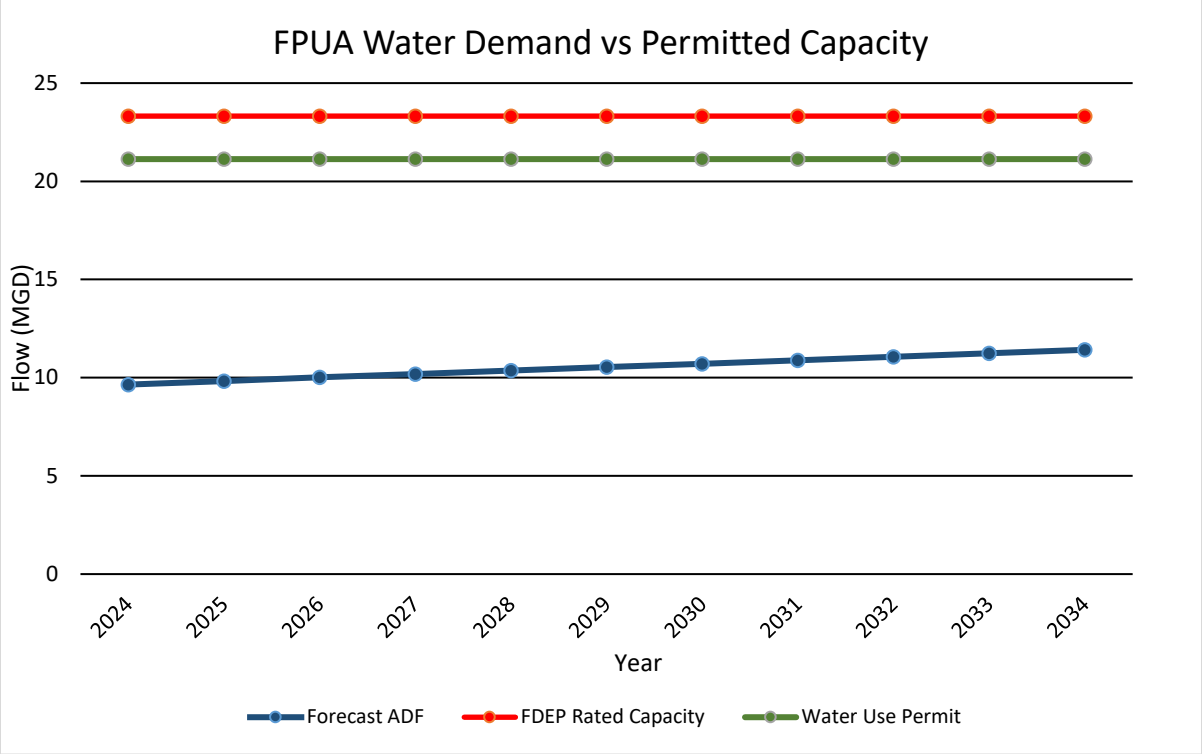
Table 2

Fort Pierce Utilities Authority Forecast Water Demands From SFWMD Water Use Permit (151 gpcd)

Year	Service Population	Demand (mgd)
2024	63,867	9.64
2025	65,049	9.82
2026	66,231	10.00
2027	67,413	10.18
2028	68,595	10.36
2029	69,777	10.54
2030	70,959	10.71
2031	72,141	10.89
2032	73,323	11.07
2033	74,505	11.25
2034	75,687	11.42

1. Bulk water customers *are* included in the "Service Population" total with an assumed no growth constant of 8,782.
2. FPUA population growth extrapolated at 1,182 people per year.
3. The 151 gpcd utilized in the above projections were based on actual average daily flows and service population provided by SFWMD in 2017 and adjusted pursuant to recent census numbers.

Figure 1



3.5 Level of Service Standards

FPUA has established a water use level of service of 300 gallons per day (GPD) per typical dwelling unit with a water distribution system having a minimum system pressure requirement of 20 PSI with the average system pressure of 60 PSI.

3.6 Conservation

FPUA has been promoting water conservation for decades. Conservation is a proven strategy for delaying implementation of expensive alternative water supply technologies. In addition, the City of Fort Pierce has addressed water conservations measures through a series of ordinances within the City's Municipal Code.

3.6.1 Conservation Rate Structure

The current FPUA water rate structure is a multi-tier conservation rate structure which increases the unit cost as consumption levels increase, this rate applies to both residential and commercial customers. The current monthly water usage rate is shown below:

Water Usage	**Charge per 1,000 gallons**
1 to 3,000 gallons	$15.03 flat rate up to 3,000 gals.
3,001 to 10,000 gallons	$5.01
10,001 to 15,000 gallons	$6.27
Over 15,000 gallons	$7.52

As an enhanced conservation measure irrigation customer using in excess of 15,000 gallons per month will be charged $10.58 per 1000 gallons.

3.6.2 FPUA Resolution NO. UA 89-18

FPUA Resolution NO. UA 89-18 establishes a water meter policy for the water system of Fort Pierce, Florida effective May 2, 1989. It is the policy of FPUA to require individual water meters for each separate unit (customer) within a structure when it is economically feasible, physically practical and the end use of individual meters will promote conservation of our limited water supply.

3.6.3 City of Fort Pierce Comprehensive Plan – Water Conservation Element

Objective: Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

Policy #1: The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management policies and programs, including mandating xeriscape principles for all development.

Policy #2: The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service that, at a minimum, meets the state water quality standards.

Policy #3: The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

Policy #4: Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to

protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

Policy #5: The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL—South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

Policy #6: The City will continue to implement recommendations as proposed in the Water Supply Plan.

3.6.4 City Code Section 123-37 – General Landscape Requirements

The following standards apply to all landscaping and plant materials identified on 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.

1. All plant material shall be Florida Grade No. 1 or better in quality as established by the Florida Department of Agriculture and Consumer Services and shall be free from all disease, insects, and other pests. The "Florida-friendly Plant Database" published by the University of Florida at http://www.floridayards.org is hereby adopted and shall provide the standards for acceptable native, drought tolerant, and salt tolerant tree, palm, shrub, and other plant species.
2. At least 50 percent of required plant material shall be drought-tolerant species.
3. At least 50 percent of required plant material shall be native Florida species.
4. At least 50 percent of required plant material on the barrier Island shall be high salt-tolerant species.
5. All required landscaping shall be installed in a sound and workmanlike manner according to accepted good planting procedures.
6. An automated irrigation system shall be provided for all required landscape areas for irrigation during establishment and selectively during times of drought. Irrigation system design and installation shall employ the most current water saving devices, including, but not limited to, moisture sensors and drip irrigation where appropriate to conserve water.
7. All plant material shall be compatible with the local climate, proposed physical site improvements, existing and proposed public and private improvements, and the proposed stormwater management plan for the site.
8. All landscape areas shall be protected from vehicular encroachment.

9. All synthetic, non-degradable root ball wrappings shall be removed prior to planting. Only paper or cotton burlap wrappings and cotton rope or twine may remain around the root ball of trees or palms after planting.

3.6.5 City Code Section 123-47 – Landscape Irrigation Conservation Measures

The City of Fort Pierce maintains a year-round landscape irrigation conservation measures that adopts the rules of the South Florida Water Management District, listed in Subsection 40E-24.201 (1)-(6), F.A.C., including subsequent additions or corrections which are set out as follows:

1. The year-round landscape irrigation conservation measures contained in this Section are applicable to all users including permitted and exempt users under Chapter 40E-2, F.A.C., unless otherwise indicated. These conservation measures apply to all water resources, unless otherwise indicated. In addition to the requirements of this Section, all permitted users under Chapter 40E-2, F.A.C., are required to maintain compliance with all CUP conditions and terms, including requirements to implement water conservation practices.
2. It shall be the duty of each user to keep informed as to the landscape irrigation conservation measures within this Article which affect each particular water use.
3. In addition to the specific conservation measures, all wasteful and unnecessary water use, as defined in Section 123-45(16), is prohibited.
4. The following requirements shall apply to all users, unless specified in Section 123-46 or Section.123-48.
    (a) Landscape irrigation shall be prohibited between the hours of 10:00 a.m. and 4:00 p.m., except as otherwise provided.
    (b) Irrigation of existing landscaping shall comply with the following provisions:
        i. Even addresses, as defined in Section 123-45(5), installations with irrigation systems that irrigate both even and odd addresses within the same zones, such as multi-family units and homeowners' associations, and rights-of-way or other locations with no address shall have the opportunity to accomplish necessary landscape irrigation two (2) days a week, only on Thursday and/or Sunday.
        ii. Odd addresses, as defined in Section 123-45(13), shall have the opportunity to accomplish necessary landscape irrigation two (2) days a week, only on Wednesday and/or Saturday.
    (c) Irrigation of new landscaping shall comply with the following provisions:
        i. New landscaping may be irrigated once on the day it is installed without regard to the listed watering days and times. Irrigation of the soil immediately prior to the installation of the new landscaping is allowed without regard to the normal watering days and times.
        ii. A ninety (90) day establishment period begins on the day the new landscaping is installed. The new landscaping shall be installed within a reasonable time from the date of purchase, which may be demonstrated with a dated receipt or invoice.

iii. Irrigation of new landscaping which has been in place for thirty (30) days or less may be accomplished on Monday, Tuesday, Wednesday, Thursday, Saturday, and/or Sunday.

iv. Irrigation of new landscaping which has been in place for thirty-one (31) to ninety (90) days may be accomplished on Monday, Wednesday, Thursday, and/or Saturday.

v. Irrigation of new landscaping is limited to areas only containing the new landscaping. An entire zone of an irrigation system shall only be utilized for landscape irrigation under this Subsection if the zone contains at least 50% new landscaping. If a zone contains less than 50% new landscaping, or if the new landscaping is in an area that will not typically be irrigated by an irrigation system, only the individual new plantings are eligible for additional irrigation. Targeted watering may be accomplished by low volume hand watering, as defined in Section 20.305(10), or any appropriate method which isolates and waters only the new landscaping.

5. Any water shortage, as defined in Section 20.305(18), restrictions or other measures declared pursuant to Chapter 40E-21, F.A.C., or related District Governing Board or Executive Director Orders which are more restrictive than a measure contained within this Ordinance, shall supersede this Ordinance for the duration of the applicable water shortage declaration.

3.7 Reclaimed Water

FPUA has no existing Reclaimed Water. Reclaimed water will be available when the Mainland Water Reclamation Facility (MWRF) is constructed. FPUA anticipates that the MWRF will be completed and commissioned in December 2025. The MWRF is projected to cost $133,978,500.00 with a reclaimed water capacity of 8 MGD.

FPUA has entered into an agreement with Florida Municipal Power Agency (FMPA) to provide reclaimed water for use in their cooling towers at their Treasure Coast Energy Center (TCEC). This agreement was executed in October 2005 between FMPA and FPUA. It binds FPUA to guarantee to reserve reclaimed water in the amount of 2.9 mgd for TCEC Unit 1. Under the agreement FMPA will periodically evaluate its reclaimed water needs and notify FPUA of changes in the required quantity of reclaimed water it will need to operate TCEC Unit 1.

The provisions of the agreement between FMPA and FPUA may limit FPUA's ability to enter into additional agreements to provide reclaimed water to other users should FPUA be required to provide the up to 11.6 MGD of reclaimed water capacity FMPA is authorized to reserve and utilize for its future TCEC Units 2, 3 and 4.

FPUA has investigated potential future reclaimed water users at locations that could become large reuse sites within an approximate two-mile radius of the MWRF. Sites were identified and owners of the properties contacted to gauge the interest in the use of reuse water. At this time, with the exception of the St. Lucie County Landfill, none of the owners contacted indicated an interest or need for provision of reclaimed water service.

4.0 CAPITAL IMPROVEMENT PLAN

The FPUA prepares an annual capital budget which is reviewed and approved by its Board and the City of Fort Pierce City Commission. As a part of the annual budget preparation process the FPUA updates its Five-Year Capital Improvement Plan. Projects included in the plan include both capital improvements which add new system capacity and replacement & rehabilitation (R&R) projects which replace components of the system which are approaching the end of their useful life. A significant portion of new water transmission capacity is constructed by developers and dedicated to FPUA as a part of the development process or through upsizing of existing water mains during the construction of roadway projects as part of City, County or State roadway projects.

Major plant capital projects include the ongoing replacement and upgrading of existing surficial wells.

Table 3

FPUA Five Year Water Capital Improvement Program FY 2025 to FY 2029

Project Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total5 YearsFY 2025-29
Surficial Well Replacements	1,200,000.00	162,750.00	460,250.00	166,250.00	460,500.00	2,449,750.00
Fire Hydrants	15,188.00	16,099.00	17,099.00	18,099.00	19,099.00	85,584.00
City Roadway Projects	250,000.00	250,000.00	300,000.00	300,000.00	350,000.00	1,450,000.00
Miscellaneous MSBU	140,000.00	350,000.00	350,000.00	350,000.00	350,000.00	1,540,000.00
New Construction Mains	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	250,000.00
New Construction Customer Fund	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	250,000.00
SLC Roadway Projects	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	500,000.00
Customer Base Expansion	5,055,681.56	0.00	0.00	0.00	0.00	5,055,681.56
Water Main Looping	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	550,000.00
Water Mains Misc R&R	500,000.00	600,000.00	750,000.00	800,000.00	850,000.00	3,500,000.00
Government & Other Required	50,000.00	110,000.00	110,000.00	110,000.00	110,000.00	490,000.00
FPL Water Main Replacement	460,000.00	400,000.00	0.00	0.00	0.00	860,000.00
N. US Highway 1 WM Expansion	432,500.00	0.00	0.00	0.00	0.00	432,500.00
North Causeway Bridge Replace	400,000.00	0.00	0.00	0.00	0.00	400,000.00
Orange Avenue	47,000.00	0.00	0.00	0.00	0.00	47,000.00
Ohio Ave W/WW Replacement	30,000.00	0.00	0.00	0.00	0.00	30,000.00
Ave B-Water Main Looping	20,000.00	0.00	0.00	0.00	0.00	20,000.00
S 25th St-Edwards to Virginia	4,000.00	0.00	0.00	0.00	0.00	4,000.00
Midway Rd WM & FM Adjustments	217,000.00	0.00	0.00	0.00	0.00	217,000.00
Mainland Water Reclamation Facility	66,556,031.51	0.00	0.00	0.00	0.00	66,556,031.51

*The total cost of the Mainland Water Reclamation Facility is $139,476,933.39

5.0 GOALS, OBJECTIVES AND POLICIES

The following comprehensive plan goals, objective and policies (GOPs) have been reviewed for consistency with the Work Plan.

Future Land Use Element:

1.6.2 Policy:
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned upon the provision of the facilities and services necessary to serve the proposed development prior to the certification of occupancy.

1.6.3 Policy:
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development in order to maintain the adopted LOS standards through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

1.11.2 Policy:
The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.11.3 Policy:
Annexations Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.

1.11.5 Policy:
Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.

1.11.6 Policy:
The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties.

1.11.7 Policy:
Existing structures on properties newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.

1.11.8 Policy:
Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

1.16 Objective:
The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16.3 Policy:
The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

1.16.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17 Objective:
Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.

1.17.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.18 Objective:
Protect the quality and quantity of the City potable water supply as depicted on the Fort Pierce Future Land Use Maps.

1.18.1 Policy:
Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18.2 Policy:
All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.18.3 Policy:
New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

1.19 Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19.2 Policy:
The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

1.19.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost-effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19.4 Policy:
New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

Infrastructure Element:
Goal 3.3
Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7.4 Policy:
The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 Policy:
The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:
The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.

3.10.4 Policy:
The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.11.1 Policy:
The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 Policy:
The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 Objective:
Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:
The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:
FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.7 Policy:
The City adopts by reference the current 2020 FPUA Ten-Year Water Supply Facilities Work Plan.

3.13.1 Policy:
The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells,

desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:
The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14.3 Policy:
The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future Water and Sewer Master Plans.

3.14.4 Policy:
The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 Objective:
Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority to establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial.

3.16.1 Policy:
The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 Policy:
The City shall implement the Ten-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

3.17 Objective:
Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.17.1 Policy:
Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 20% of pervious open and green space

- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the ten-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.17.2 Policy:
The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.17.3 Policy:
The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

Conservation Element:
4.2.2 Policy:
The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.7 Policy:
The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.10 Policy:
The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

A. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
B. Technical assistance consultation with these agencies; or
C. Cooperation with these agencies in locating potential introduction sites for designated species.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.8.5 Policy:
This City shall support and coordinate with the ACOE, EPA, FWS, DEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

Intergovernmental Coordination Element:
8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

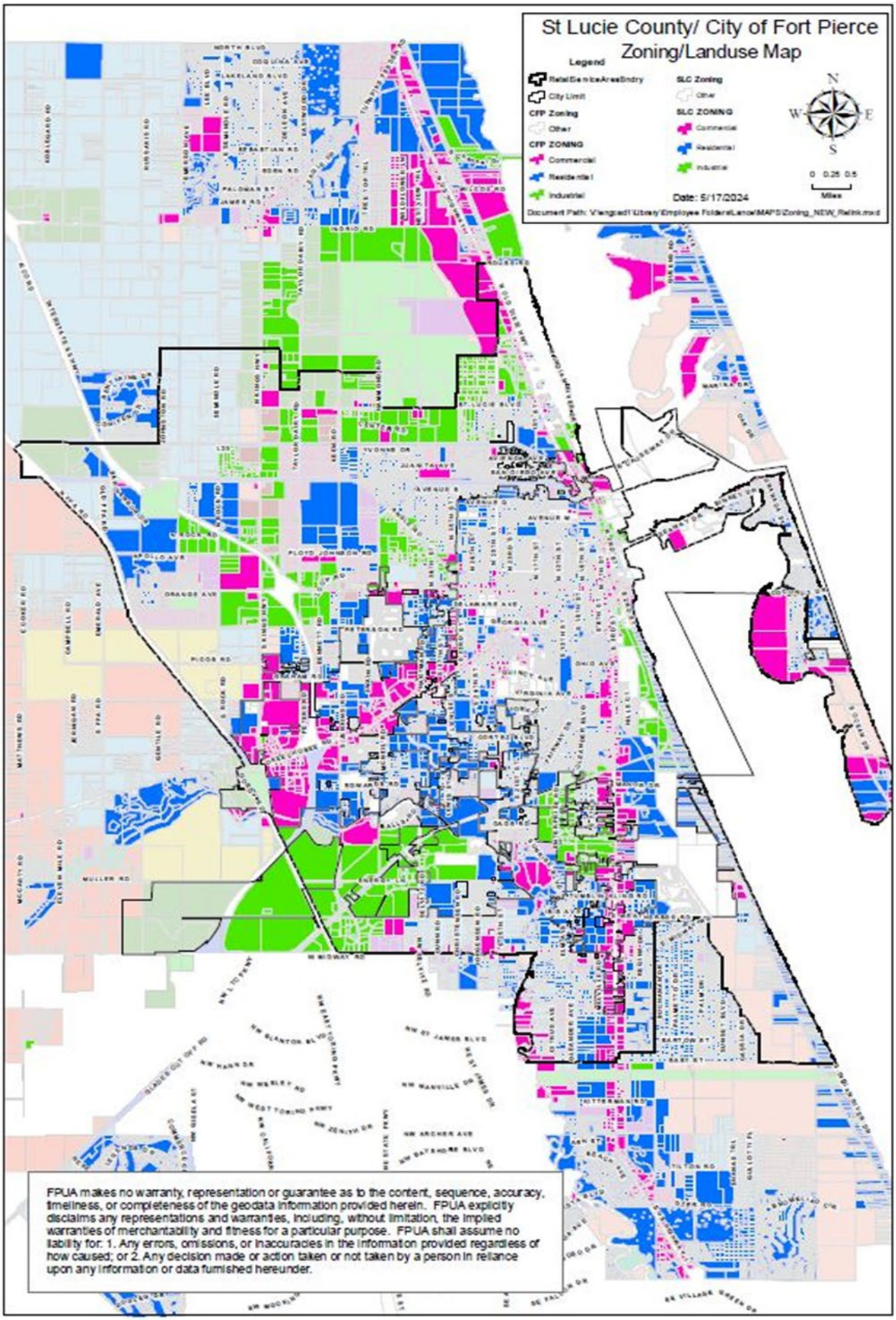
8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.3.3Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA Ten-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.4.1Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

Appendix 1

Zoning Map


St Lucie County/ City of Fort Pierce
Zoning/Landuse Map
Legend
RetailServiceAreaBndry
City Limit
CFP Zoning
Other
CFP ZONING
Commercial
Residential
Industrial
SLC Zoning
Other
SLC ZONING
Commercial
Residential
Industrial
Date: 5/17/2024
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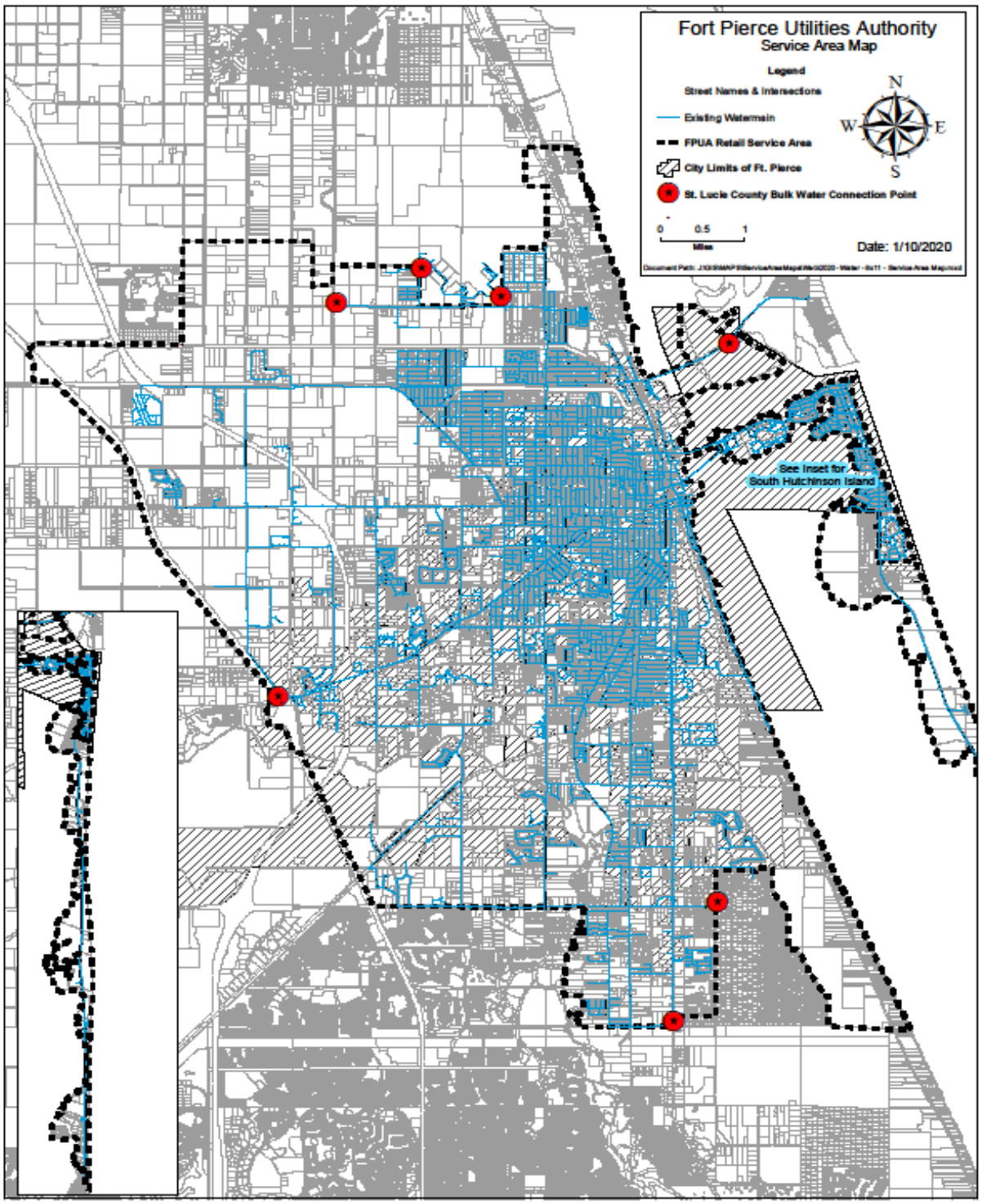
Appendix 2

Service Area and Water System Map


Fort Pierce Utilities Authority
Service Area Map
Legend
Street Names & Intersections
Existing Watermain
FPUA Retail Service Area
City Limits of Ft. Pierce
St. Lucie County Bulk Water Connection Point
N
W
E
S
0
0.5
1
Miles
Date: 1/10/2020
See Inset for South Hutchinson Island