CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, May 12, 2025 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the April 14, 2025 meeting

6. **NEW BUSINESS**

   a. Master Plan Development - Sunset Gardens - 4945 Edwards Road
   Parcel ID(s) 2430-244-0001-000-4 and 2430-243-0001-000-1

   b. Final Planned Development - Sunrise Lakes -3804 Sunrise Boulevard

   c. Conditional Use with No New Construction - Atlantic Coast Recycling
   3301 Avenue D

   d. Minor Site Plan and Innovative Residential Development - Duplex
   209 N. 18th Street

e. Site Plan - Woodspring Suites Hotel - 2480 S. Jenkins Road

f. Preliminary Plat - Kings Highway Commerce Park - 2300 S. Kings Highway

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting 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 the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 05/12/2025

Re: Minutes from the April 14, 2025, meeting

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the April 14, 2025 meeting

Attachments

Planning Board Minutes 4/14/25

Form Review

Form Started By: Alicia Rosenthal Started On: 04/17/2025 03:12 PM

Final Approval Date: 04/17/2025

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, APRIL 14, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Kreisl thanked Ms. Fogarty for attending the meeting. Mr. Johnson entered the meeting at 1:03 PM.

Present:	Christopher Widing; Nichelle Clemons; Clayton Johnson; Justine Carter; Ryan Collins; Alexander Edwards; Anton Kreisl, Chairman
Staff Present:	Kev Freeman, Planning Director Kerry Driver, Senior Planner Alicia Rosenthal, Planning and Development Organizer
Attendees:	Nicole Fogarty, St. Lucie County School Board Ex Officio Member

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the March 10, 2025 meeting

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to approve the minutes from the March 10, 2025 meeting.

AYE: Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

Before the new business Chair, Kreisl asked the new Planning Board member, Ryan Collins, to introduce himself to the Board members.

a. Conditional Use with New Construction - Crossroads RV Park
Parcel ID: 2324-312-0005-000-4

Ms. Driver provided an overview of the application. She stated the applicant is seeking approval for an 84-lot RV park with a community amenity center, pool and pickle ball court. The approximate 10.90-acre property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial. Ms. Driver said 90 trees would be planted and the RV lots are 35 to 45 feet in length.

Chair Kreisl clarified if the use was transient, not permanent, and he asked if there would be any sidewalk improvements along Crossroads Parkway.

Leo Giangrande, applicant, stated that Crossroads RV Park is a traditional RV park with site amenities. He explained the amenities are permitted separately instead of concurrently to prevent redesign.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for the Conditional Use with New construction application with the following six (6) conditions:

1. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
2. Prior to issuance of a final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
    a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
        i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die, shall be replaced by the same or greater number of living trees according to the standards established in this article.
        ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
3. A South Florida Water Management District (SFWMD) ERP shall be required prior to the DPCR approval.
4. An approved Saint Lucie County Development Permit shall be required prior to DPCR approval.
5. The Environmental Assessment Report denotes unresolved environmental conditions that may require further testing and action. An updated environmental review shall be required at the time of DPCR.

6. An address request form shall be submitted to the Planning Department prior to applying for a building permit.

AYE: Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Clayton Johnson, Chairman Anton Kreisl

Passed

b. **Site Plan and Innovative Residential Development - Margareta Villas Apartments 4101 Oleander Avenue**

Ms. Driver gave an overview of the application. She stated the proposed four-story, multifamily 30-unit apartment complex has a gazebo with picnic tables, gravel walkways, park benches, and passive recreational area spaces. The site is approximately 2.58 acres and the future land use of the parcel is Medium Density Residential, RM and the zoning is Medium Density Residential, R-4. Ms. Driver showed the elevations and stated the applicant is receiving a bonus density of five (5) additional units.

Mr. Freeman highlighted that the site is retaining existing trees on site, which he said is very unusual.

Mr. Widing asked about the bus stop location. Mr. Edwards asked what is going to be innovative in the development. Ms Clemons asked if the innovative items would be maintained, like the landscaping.

Rebecca Grohall, Applicant Representative from MBV Engineering, stated the site is built significantly on a code minimum landscaping and architectural design process. Ms. Grohall noted the large oaks that are being preserved on the property. She said bio-swales have been added to enhance the landscaping and design. Ms. Grohall said they are requesting five (5) additional bonus units for a total of 11.8 units, which is below the 12 units that are allowed by the Future Land Use designation. She said trees, shrubs and green spaces will act as buffers and create privacy. Ms. Grohall said the architectural style combines Florida vernacular with the Anglo-Caribbean style. She stated the balconies will face east and west and will not face the adjacent residential area. Ms. Grohall concluded by saying she has been in contact with Ms. Fogarty from the St. Lucie County School Board to help make certain kids have a safe and functional place to catch the school bus.

Ms. Carter asked if elevators would be included, and if pets are allowed and if there would be a dog park.

Ms. Fogarty explained the school bus stop is located at Oleander Oaks, which is the property to the north. A sidewalk has been requested in front of the property to help with joining the bus stop. Ms. Fogarty noted that if there is many students living in the apartments, there would be two bus stops. She stated the sidewalk and crosswalk are shown on the site plan.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the site plan with the following seven (7) conditions:

1. Prior to the issuance of a final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
   a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

i. Vegetation required by this article shall be replaced with the equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die, shall be replaced by the same or greater number of living trees according to the standards established in this article.
ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

2. An updated Environmental Assessment shall be required.
3. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land-clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
4. Prior to development, SFWMD should be contacted if an Environmental Resource Permit is required.
5. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
6. A 6-foot sidewalk is required along Oleander Avenue.
7. A Site Development Permit is required prior to performing site improvement activities.

AYE: Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Clayton Johnson, Justine Carter, Chairman Anton Kreisl

Passed

c. **Site Plan – The District.- 2591 McNeil Road**
Parcel ID(s): 2419-241-0001-010-7 and 2419-244-0035-000-6

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the site plan proposes the development of 18,000 square feet of office/flex space, on 3.37 acres. Mr. Freeman said there is a shortage in this type of development being proposed, and the Planning staff are encouraging this type of development in the city. The site is located west of McNeill Road, approximately 500 feet from its intersection with Okeechobee Road to the north. He said the existing zoning is C-3, General Commercial and the Future Land Use is General Commercial. Mr. Freeman said the two parcels have an existing stormwater and drainage easement. He said it is a simple site plan with limited concerns. Mr. Freeman said The District project has been designed with modern, clean architectural elements, which incorporate vertical design articulation and relief. The east facade of the buildings is predominantly storefront to complement the retail feel of the area. He noted creative painted murals will be added on the side walls and all HVAC equipment will be located on the roof and screened by parapet walls on all four sides.

Connor Kennedy, Applicant from Haley Ward, said the sale of the property was predicated on the condition that the owner could not have cross access to both the parcel and the bank. He said the city and county had no issues with that and St. Lucie County reviewed the traffic analysis and had no issues.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward the site plan application to the City Commission with a recommendation of approval subject to the following seven (7) conditions.

1. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be undertaken before the issuance of a Building Permit.

2. A General Address Request for the newly created Parcel ID shall be submitted to the Planning Department after completion of the Unity of Title and lot combination.
3. A completion certification by a landscape architect and landscape maintenance agreement shall be submitted and approved by the Planning Department prior to final certificate of occupancy.
4. All signage shall require a sign permit.
5. All other applicable state or federal permits shall be obtained before commencement of the development.
6. Prior to commencement of work on site, the applicant shall confirm with the City's arborist that the required vegetation removal permit and all tree mitigation has been satisfied.
7. A Sediment and Erosion Control Plan (including areas of sensitive habitat) shall be submitted and approved by the City Engineer prior to any land clearing activity.

AYE: Alexander Edwards, Christopher Widing, Nichelle Clemons, Clayton Johnson, Justine Carter, Ryan Collins, Chairman Anton Kreisl

Passed

7. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Justine Carter, and seconded by Ryan Collins to r-elect Ms. Clemons as Vice-Chair.

AYE: Nichelle Clemons, Clayton Johnson, Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Chairman Anton Kreisl

Passed

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to re-elect Mr. Kreisl as Chair.

AYE: Christopher Widing, Nichelle Clemons, Clayton Johnson, Justine Carter, Ryan Collins, Alexander Edwards, Chairman Anton Kreisl

Passed

8. DIRECTOR'S REPORT

Mr. Freeman stated he met with the new City Manager to speak about the strategic plan and how the city will move forward to get on track.

Mr. Freeman said he would be interviewing this week for the open positions in the Planning department.

Mr. Freeman said he is looking forward to communicating with Ms. Fogarty to make development better, by creating a safe environment with sidewalks and connectivity for schools and bus stops.

Mr. Freeman said a big, unusual project is coming forward at Causway Cove through the Live Local Act. He said there will be 1,000 units with mixed use, including a restaurant, marina and 40% affordable housing. He noted the project would be significant for the school board. Mr. Freeman stated the project will be approved administratively utilizing the state allowances. He noted the Planning Board and City Commission meetings are not required for approval. Mr. Freeman said he would provide a presentation to update the Planning Board and City Commission.

Mr. Freeman said the City Commission tasked the City Manager with the project regarding the strategic plan for annexations.

9. COMMENTS FROM THE PUBLIC

There were no comments from the public.

10. BOARD COMMENTS

Mr. Johnson asked if Causeway Cove was part of the port district and if the project submitted would change what is around the area with so much residential use.

Chair Kreisl said the state statute is what it is, and the city is responsible for planning comprehensively and planning around the development accordingly.

Chair Kreisl thanked Mr. Freeman for his tremendous service to the city in dealing with the staff shortages.

Ms. Carter asked for a view of what development is going on in the city. Chair Kreisl suggested utilizing the GIS map on the city's website.

Ms. Carter asked about the overall environmental impact of the city. She stated she would like to see more conservation areas, and she is concerned that the impacts on tortoises, birds, and water management will keep increasing as the building continues. Mr. Freeman said the Planning Board could make this a point for the Planning staff to look at it with developers.

Mr. Widing suggested conservation of the land itself is probably one of the early checks.

11. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 05/12/2025

Re: PD2024-00008 4945 Edwards Road - Sunset Gardens Master Planned Development

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Master Plan Development - Sunset Gardens - 4945 Edwards Road
Parcel ID(s) 2430-244-0001-000-4 and 2430-243-0001-000-1

SUMMARY:

(PD2024-00008) -
Golden Arrow Development LLC is proposing a Planned Development (PD) consisting of 112-unit Townhouse units with associated amenities. The site was previously approved in 2008 as Orange Gardens, a 40-unit single-family development that has expired.
The proposed Master Plan Development (PD) consists of 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. The amenities include lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community.
The site area is 17.58 acres +/-, including a 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).
All units face the central community amenities, which 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 Master PD has been designed to preserve the undisturbed and protective natural habitat. The landscape plan also incorporates native plant material.

RECOMMENDATION:

Staff recommend that the Planning Board forward the application of the Sunset Gardens Master Planned Development to the City Commission with a recommendation of APPROVAL, subject to the following 14 conditions:

Conditions:

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan.
2. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
3. The Final PD site plan submittal shall include a wetland jurisdictional survey.

4. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
6. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
7. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
8. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
9. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
10. The Final PD site plan shall contain the following information, at minimum:
    i. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
    ii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    iii. The location, size and height of present and proposed buildings and structures.
    iv. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    v. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    vi. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
11. Any required sidewalk or roadway improvements shall be identified through the Final PD site plan process.
12. The property shall be platted prior to any vertical construction activities.
13. All other applicable state or federal permits be obtained before commencement of the development.
14. The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

ALTERNATIVES:

Approval with alternative/additional conditions

or

Disapproval

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
NA

Attachments

Staff Presentation
Project Narrative
Site Plan
Submittal Documents
TRC Comments
Applicants Response to TRC

Form Review

Form Started By: Kev Freeman Started On: 04/30/2025 02:47 PM
Final Approval Date: 05/07/2025

CITY OF FORT PIERCE

PLANNING BOARD

MAY 12, 2025

SUNSET GARDENS PLANNED DEVELOPMENT MASTER SITE PLAN
PD2024-00008

APPLICATION

PD2024-00008

Sunset Gardens Planned Development (Master Site Plan)

APPLICANT

Leslie Olsen, District Planning Group

On behalf of Golden Arrow Development LLC

ADDRESS

4945 Edwards Road

PARCEL ID #(S):

2430-244-0001-000-4 &
2430-243-0001-000-1

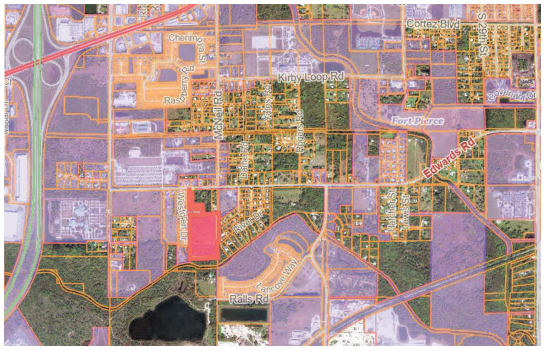
SUMMARY

The application proposes 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.

Proposed amenities include lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community.

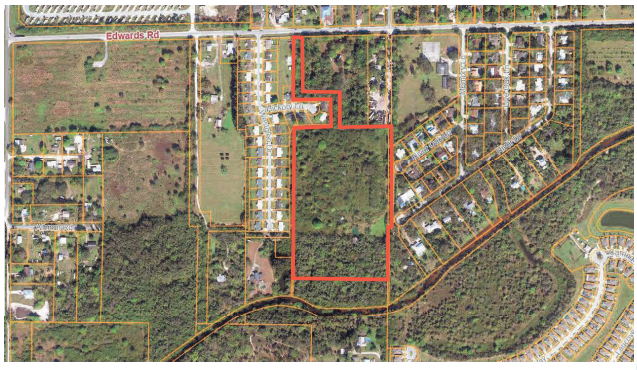
SITE LOCATION

SITE AREA +/- 17.58 Acres



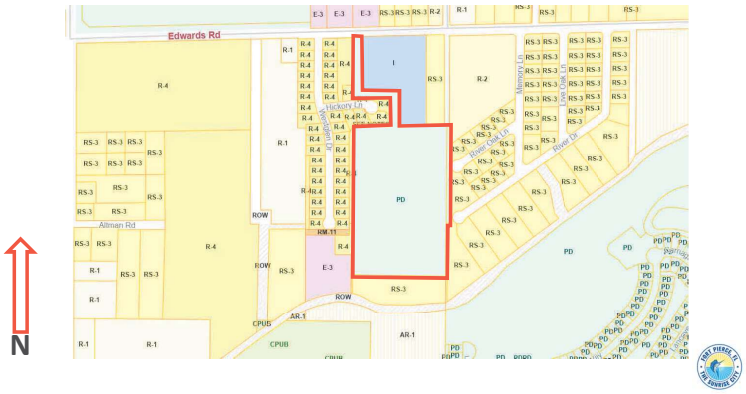
N

SITE LOCATION SITE AREA +/- 17.58 Acres

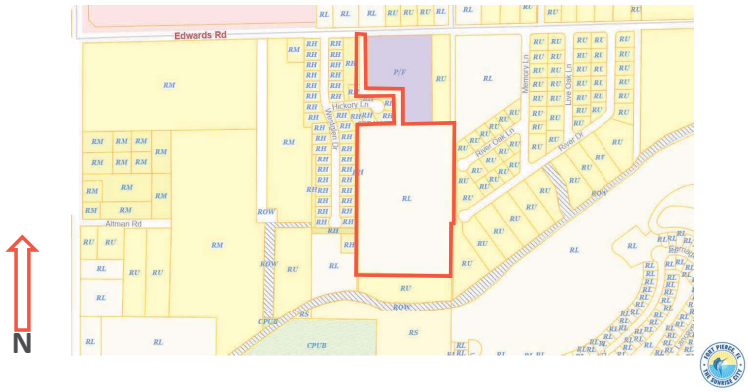


N

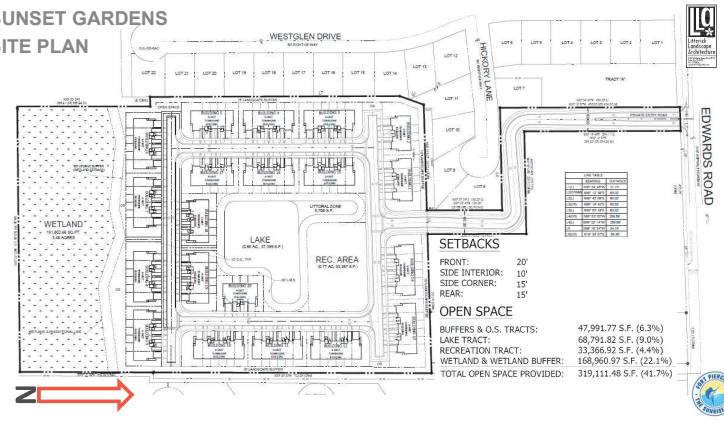
EXISTING ZONING - PD



EXISTING FLU – LOW DENSITY RESIDENTIAL



SUNSET GARDENS SITE PLAN



RECOMMENDATION

Staff recommend the Planning Board move the proposed Sunset Gardens Planned Development Master Site Plan to City Commission with a recommendation of **APPROVAL** subject to the fourteen (14) conditions of development.

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan.
2. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
3. The Final PD site plan submittal shall include a wetland jurisdictional survey.
4. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
6. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

CONDITIONS (continued)

7. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
8. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
9. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
10. The Final PD site plan shall contain the following information, at minimum:
    i. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
    ii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    iii. The location, size and height of present and proposed buildings and structures.
    iv. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    v. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    vi. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

CONDITIONS (continued)

11. Any required sidewalk or roadway improvements shall be identified through the Final PD site plan process.
12. The property shall be platted prior to any vertical construction activities.
13. All other applicable state or federal permits be obtained before commencement of the development.
14. The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove

DISTRICT PLANNING GROUP

PROJECT NARRATIVE

Sunset Gardens Townhome Planned Development

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Summary

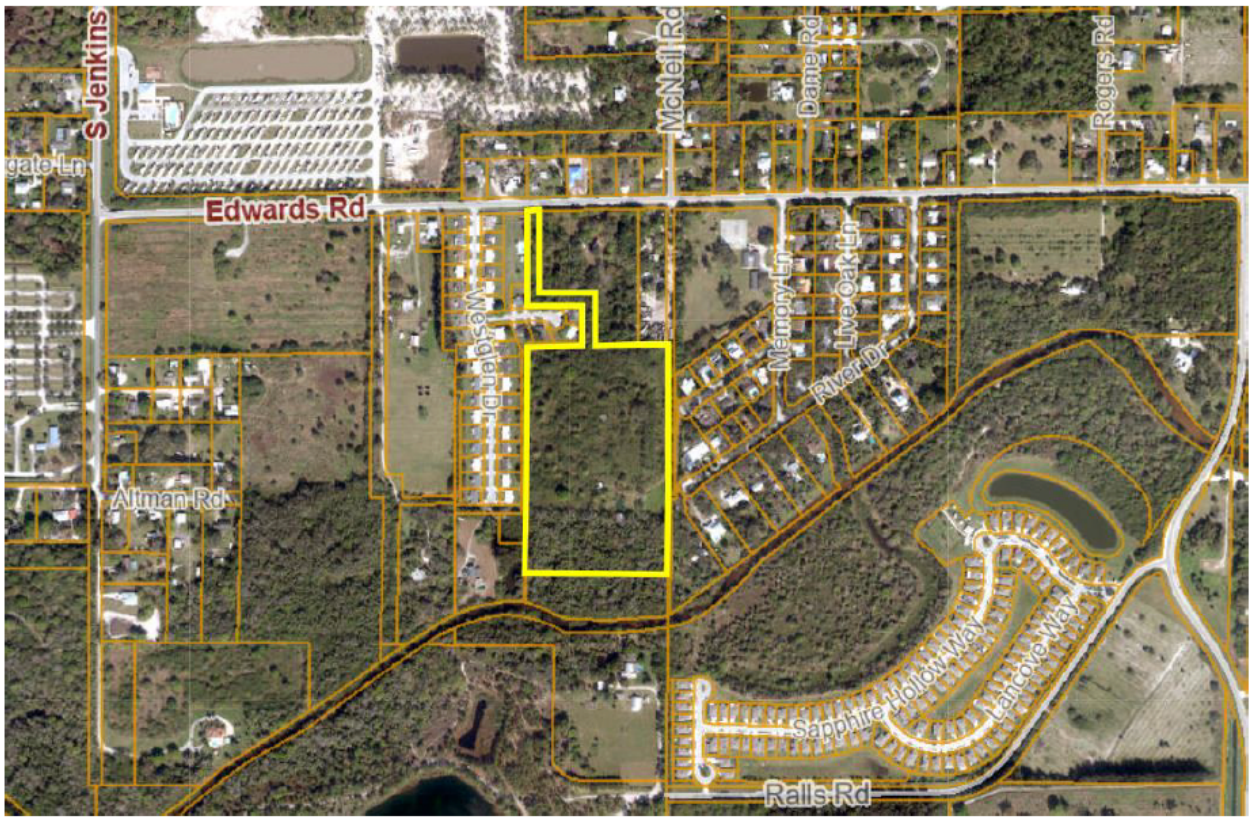
Golden Arrow Development LLC is proposing a Planned Development (PD) consisting of 112-unit Townhouse units with associated amenities at 4945 Edwards Road. The site was previously approved in 2008 as Orange Gardens, a 40-unit single-family development that has expired. At that time, the site consisted 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.

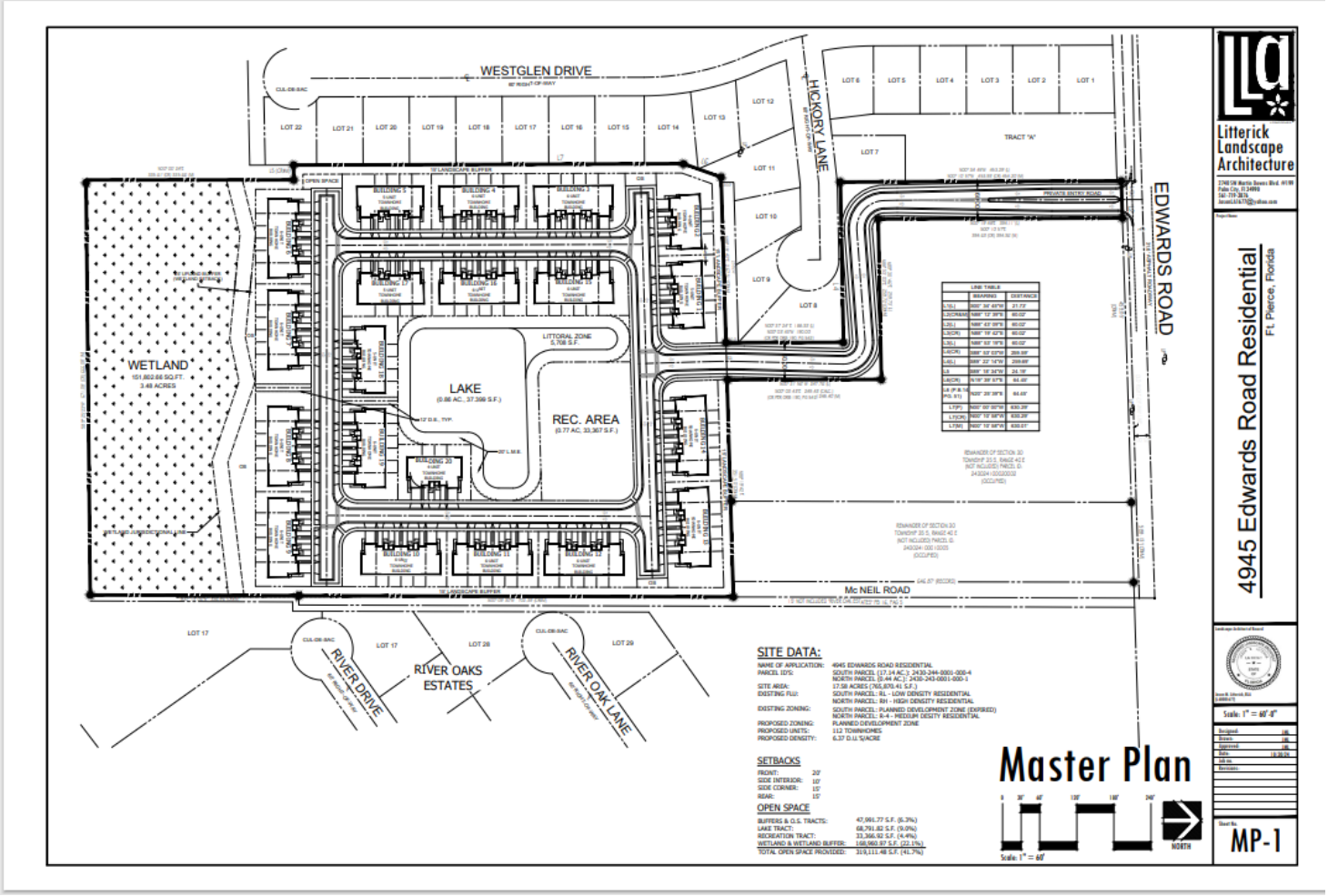
LOCATION MAP

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

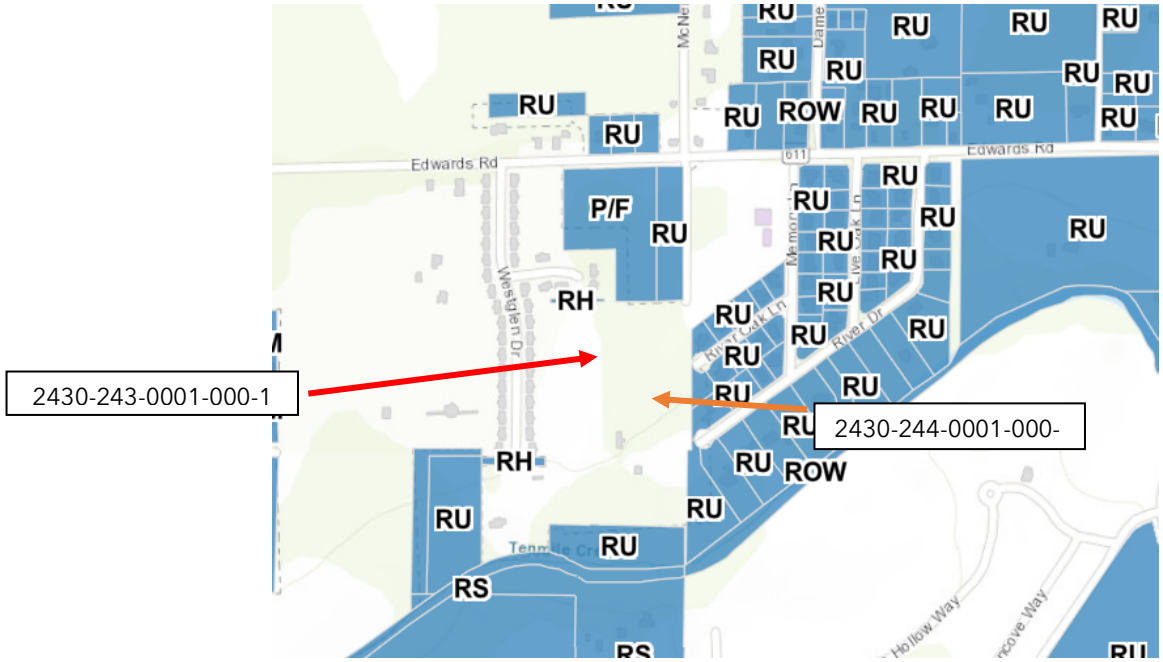
In consideration of the appropriate Future Land Use and Zoning for the site, a review of compatibility of the surrounding land uses was necessary. Table 2 provides the Future Land Use and Zoning and current uses of those properties.

Table 2
Site and Surrounding Land Uses

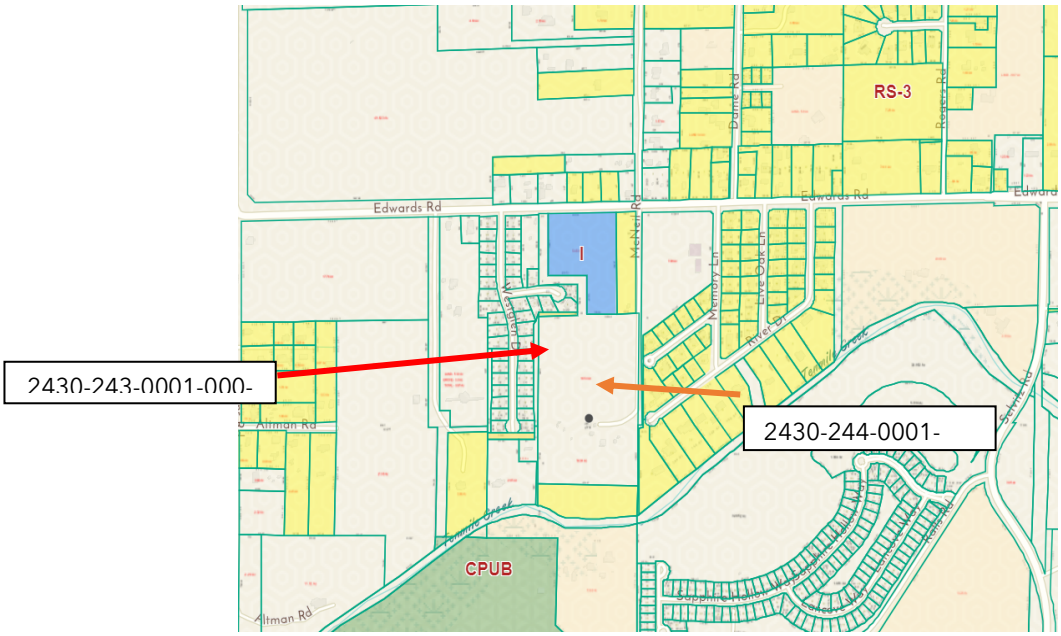
	Site	**North**	**South**	**East**	**West**
Future Land Use	City of Fort Pierce High Density Residential 18 dwelling units per acre (RH) and Low-Density Residential 6 ½ dwelling units per acre (RL)	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)	SLC- Residential Urban (RU)	SLC- 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

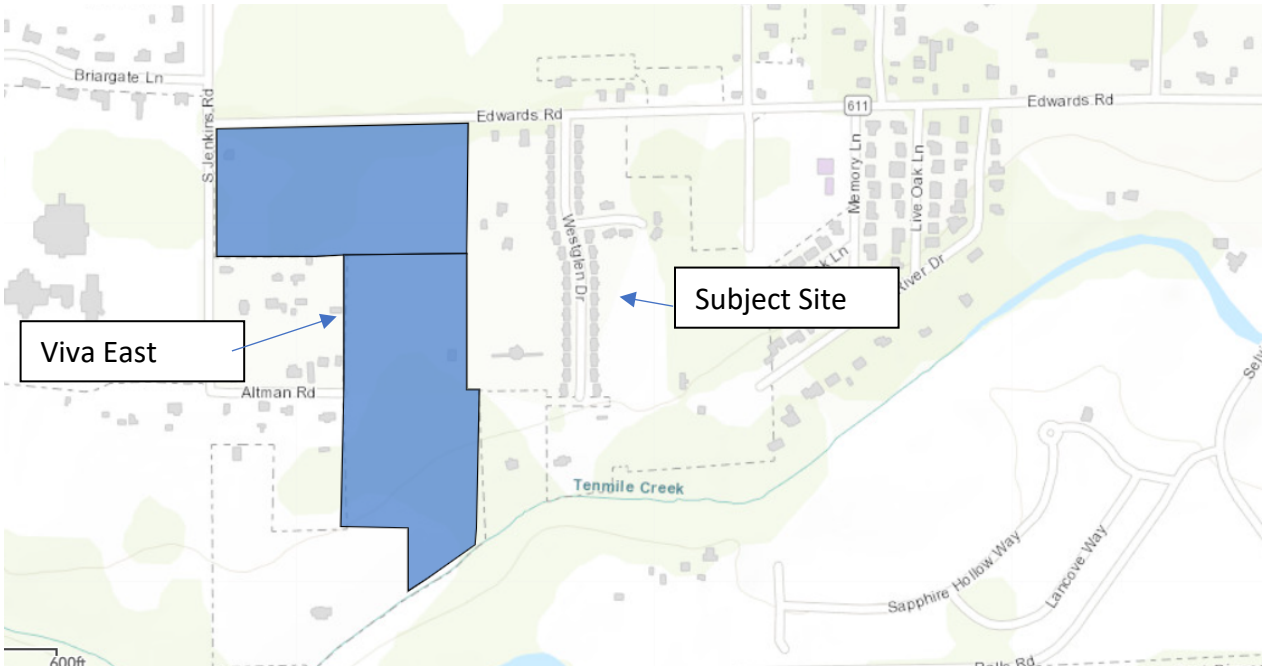
Previously Approved Plan And Currently Approved Surrounding Development Projects

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

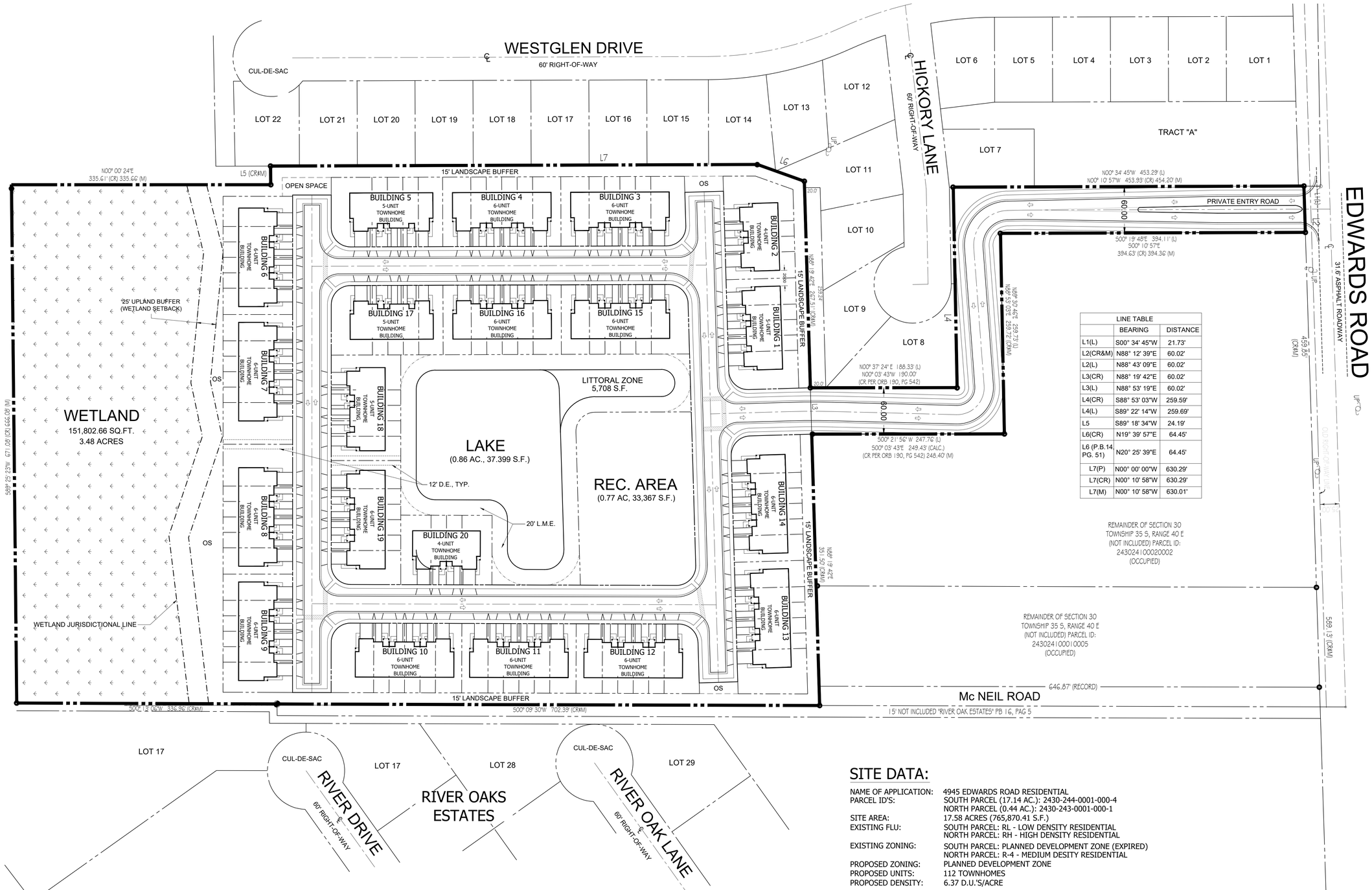
swamp. Combined the preservation area provides an additional 2.5 acres of upland ecosystems adjacent to those wetlands as a buffer. The 10.7 acres of wetlands and buffer will be preserved through a conservation easement.

ELEVATIONS



Proposed Planned Development Standards

Setbacks (Min)	
Front	20
Side Interior	10
Side Corner	15
Rear	15



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"

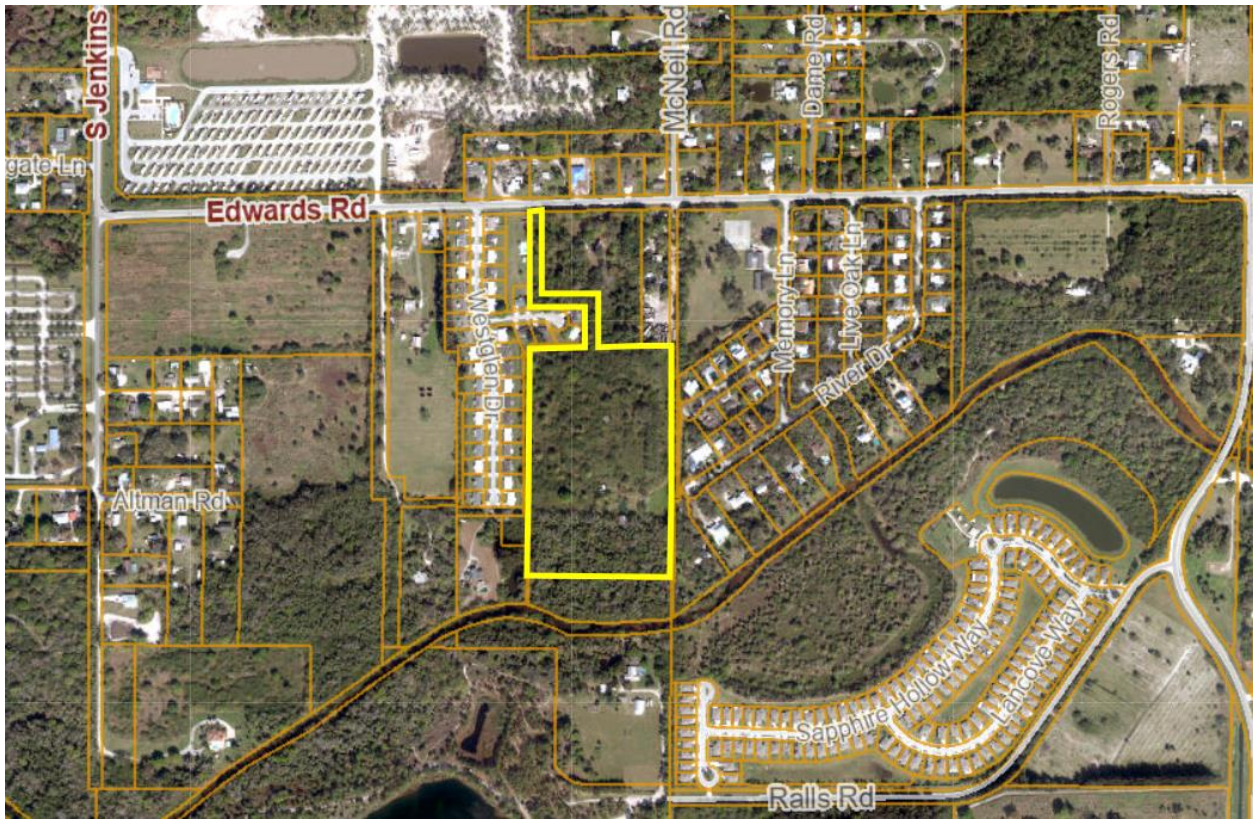
Designed:	JML
Drawn:	JML
Approved:	JML
Date:	10/30/24
Job no.	
Revisions:	

Sheet No.

MP-1

LOCATION MAP

4945 EDWARDS ROAD

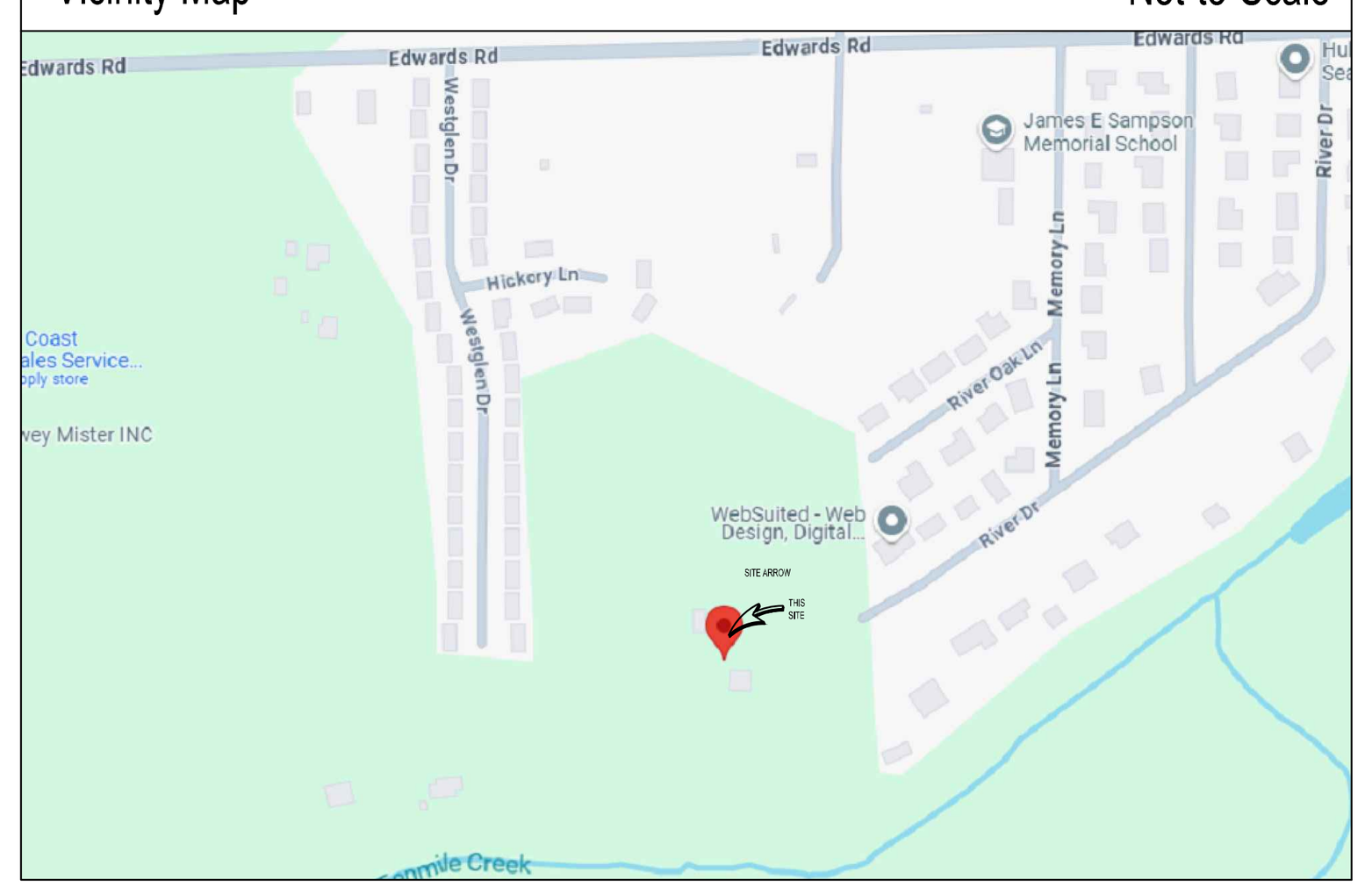


SCALE:1"=100'

Aerial Photograph
May not show latest improvements. Not-to-scale.



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 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; 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. 2751209-231804272

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 CAULFIELD & WHEELER, INC., UNDER JOB NO. 9968, 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
(in triangle) DENOTES EXCEPTION NUMBER. IF IT EFFECTS AND IS PLOTTABLE.

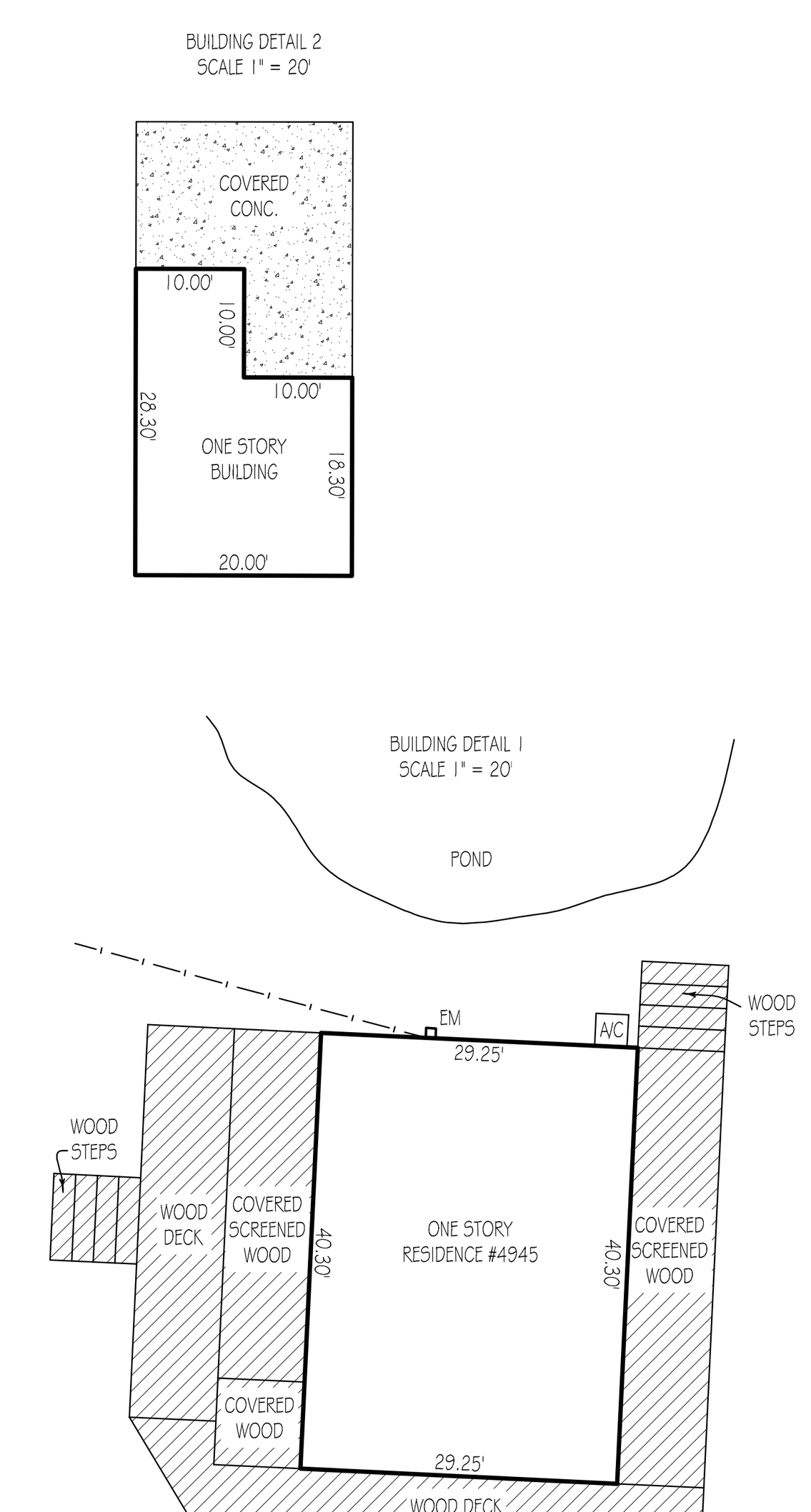
ALTA/NSPS LAND TITLE BOUNDARY SURVEY

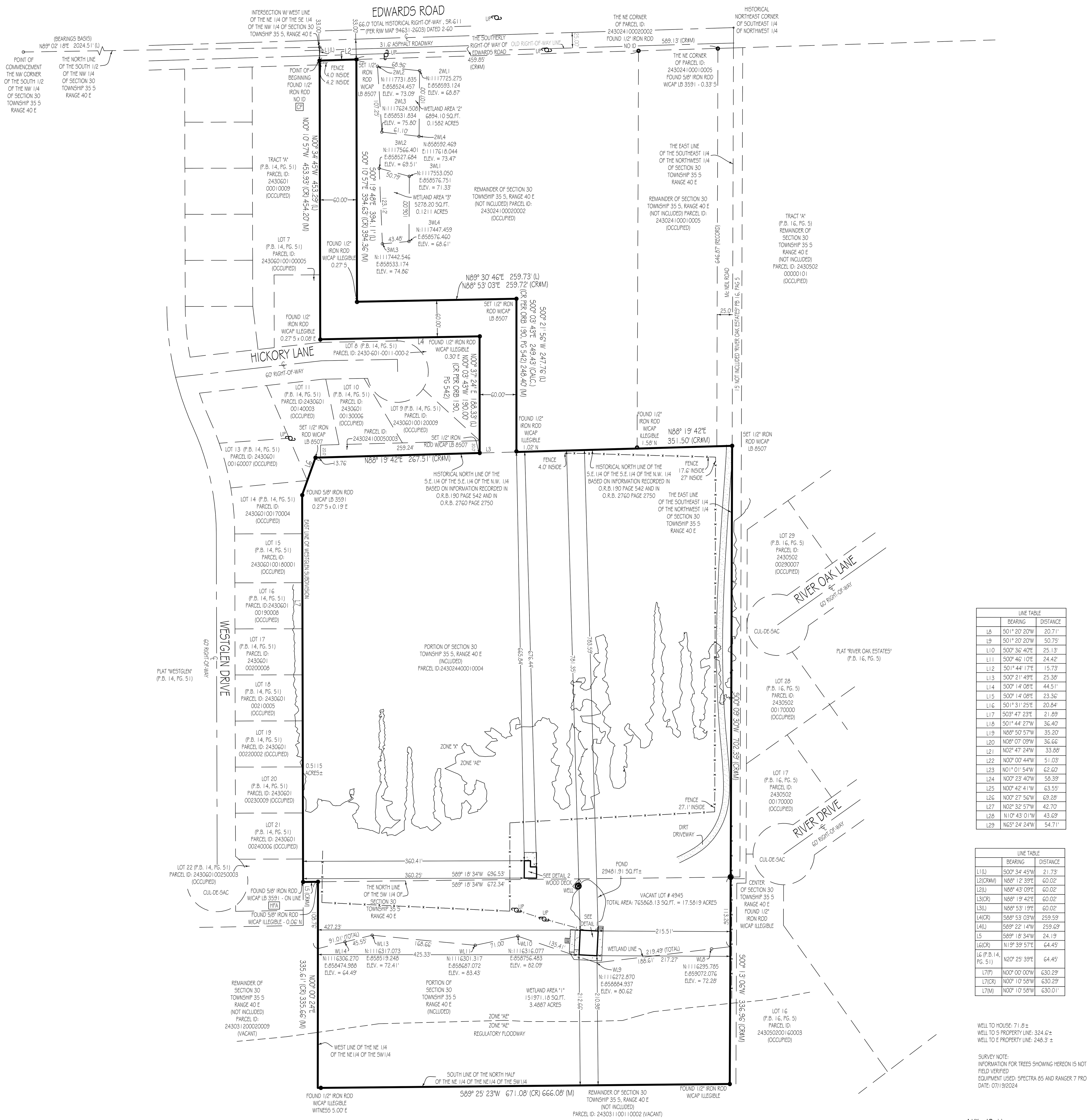
ALL BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN COMPUTED TO MEET OR EXCEED A 95% CONFIDENCE LEVEL WITH REGARD TO RELATIVE POSITIONAL PRECISION

4945 & XXX EDWARDS ROAD, FORT PIERCE, FLORIDA 34981

INVOICE NUMBER 187981-SE

COMMUNITY NUMBER : 120286





LINE TABLE

	BEARING	DISTANCE
L8	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	25.38'
L14	S00° 14' 08"E	44.51'
L15	S00° 14' 08"E	23.36'
L16	S01° 31' 25"E	20.84'
L17	S03° 47' 23"E	21.89'
L18	S01° 44' 27"W	36.40'
L19	N88° 50' 57"W	35.20'
L20	N08° 07' 09"W	36.66'
L21	N02° 47' 24"W	33.88'
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	N00° 27' 56"W	69.28'
L27	N02° 32' 57"W	42.70'
L28	N10° 43' 01"W	43.69'
L29	N65° 24' 24"W	54.71'

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'

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. 12111C0169J AND 12111C01675 , WHICH 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

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

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.

6Biv 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.

6Bvii Contiguity Statement

THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS UNLESS SHOWN HEREON.

6Cvii Platted Setback or Recorded Building Restriction Lines

NONE PROVIDED TO THIS SURVEYOR.

Symbols (Some items in legend may not appear on drawing - Not to Scale)

= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
WM = WATER METER
W = WELL
= CENTER LINE
= PARTY WALL
A/C = AIR CONDITIONER
SL = SEPTIC LID
X = ELEV. SHOT
= HANDICAP SPACES
= SEC. QTR. CORNER
= SECTION CORNER

Line types: BOUNDARY, BUILDING, EASEMENT, WIRE FENCE, WOOD FENCE, PLASTIC FENCE, OVERHEAD CABLE

16 Earth Moving Note

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING, CONSTRUCTION OR BUILDING ADDITION WITHIN RECENT MONTHS.

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
DBH = DIAMETER AT BREAST HEIGHT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F. = GARAGE FINISHED FLOOR
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE
BFE = BASE FLOOD ELEVATION

Additional Revisions:
10/16/2024 - ADDED POND SQ.FT - K.T

Job Number : 216827-SE		Original Job Number : 187981-SE
Drawn By : B.D.		Date of Field Work : 07/24/2024
Date	Revision	Tech
07/23/2024	WETLAND LINE	V.M.
07/31/2024	TREE LOCATION	B. D.

Date	Revision	Tech
08/26/2024	TC	I. B.
08/26/2024	WETLAND LINE	D.C.
09/06/2024	ADDED AERIAL BACKGROUND	K.T.
09/27/2024	REVISED LEGAL DESCRIPTION	K.T.

Printing Instructions

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

This survey has been issued by the following Landtec Surveying office:
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

LEGAL DESCRIPTION

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.

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

O'ROURKE
ENGINEERING & PLANNING

ATMC Company

TRAFFIC ANALYSIS

FOR

4945 Edwards Road

Prepared for:

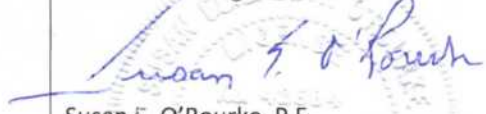
Mr. Erdem Altinok
Capital Investments Real Estate Corporation
4512 N. Flagler Dr. #206
West Palm Beach, FL 33407

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 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 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.

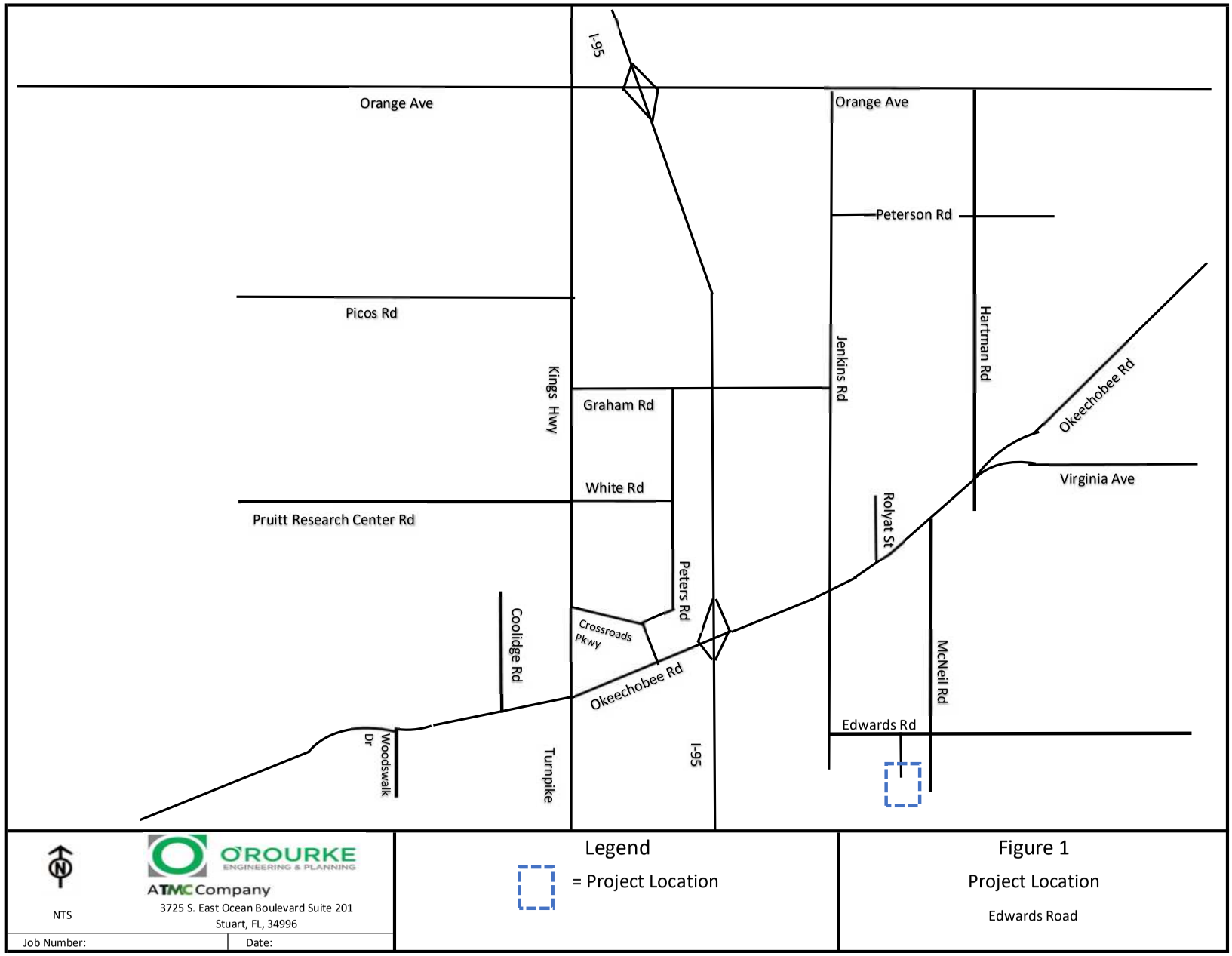
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- 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.

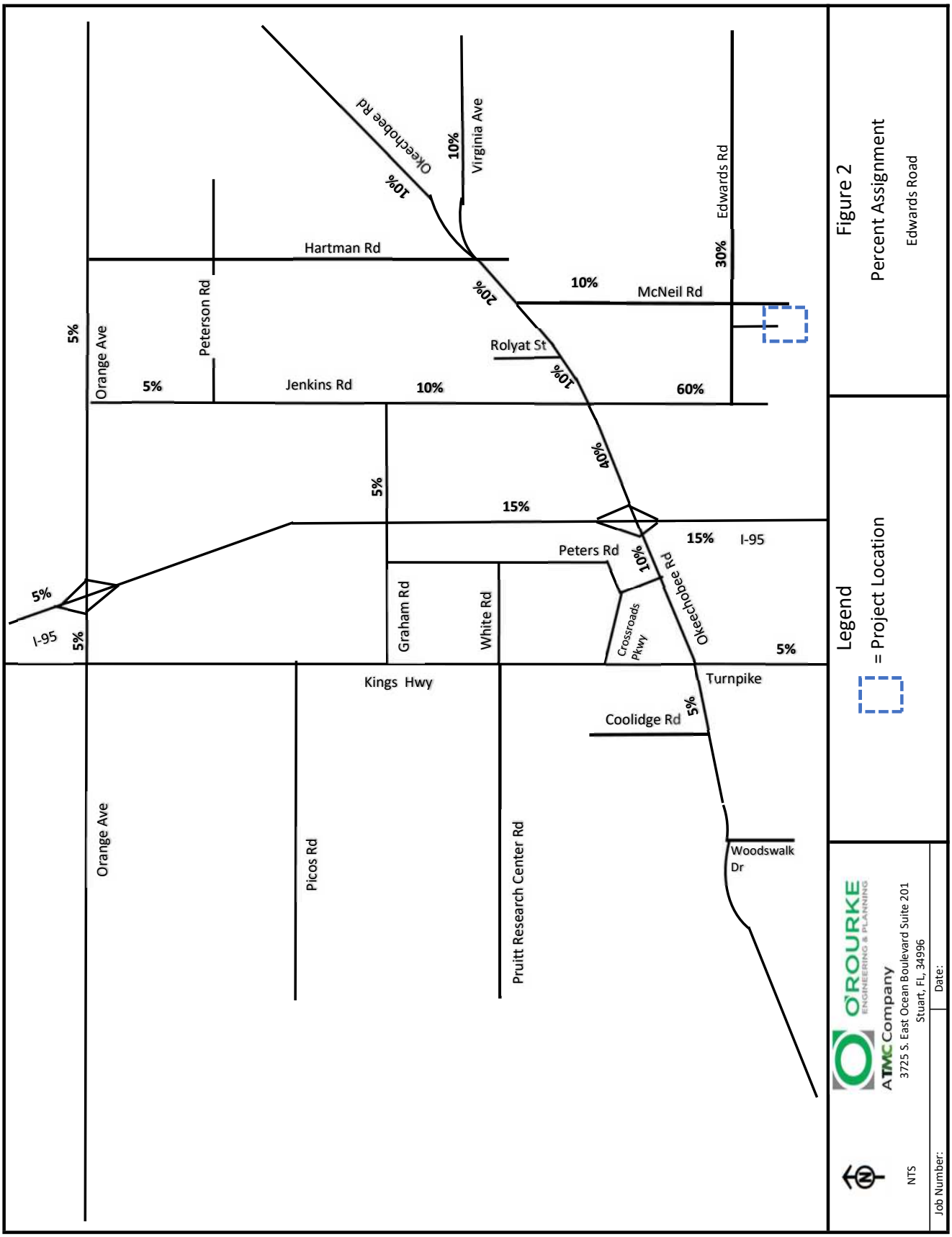

Okeechobee Rd
Virginia Ave
Edwards Rd
Hartman Rd
Peterson Rd
McNeil Rd
Orange Ave
Rolyat St
Jenkins Rd
Peters Rd
I-95
Graham Rd
White Rd
Crossroads Pkwy
Okeechobee Rd
Kings Hwy
Turnpike
Coolidge Rd
Woodswalk Dr
Picos Rd
Pruitt Research Center Rd
10%
20%
30%
60%
40%
15%
5%
Figure 2
Percent Assignment
Edwards Road
Legend
= Project Location
O'ROURKE ENGINEERING & PLANNING
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

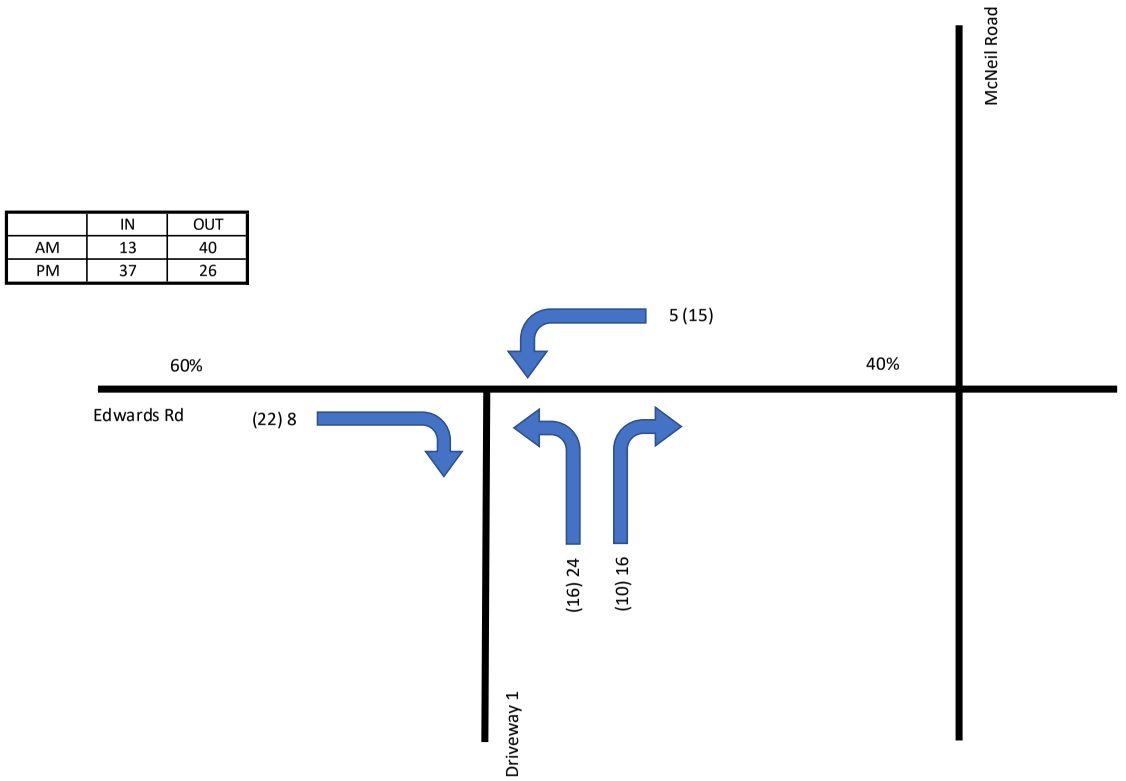
The intersection of Edwards/Jenkins is an unsignalized intersection with no turn lanes. The level of service is F under existing conditions and with no improvements would remain LOS F. Projects Viva at Treasure Coast East and Viva at Treasure Coast West are committed to providing improvements at this 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

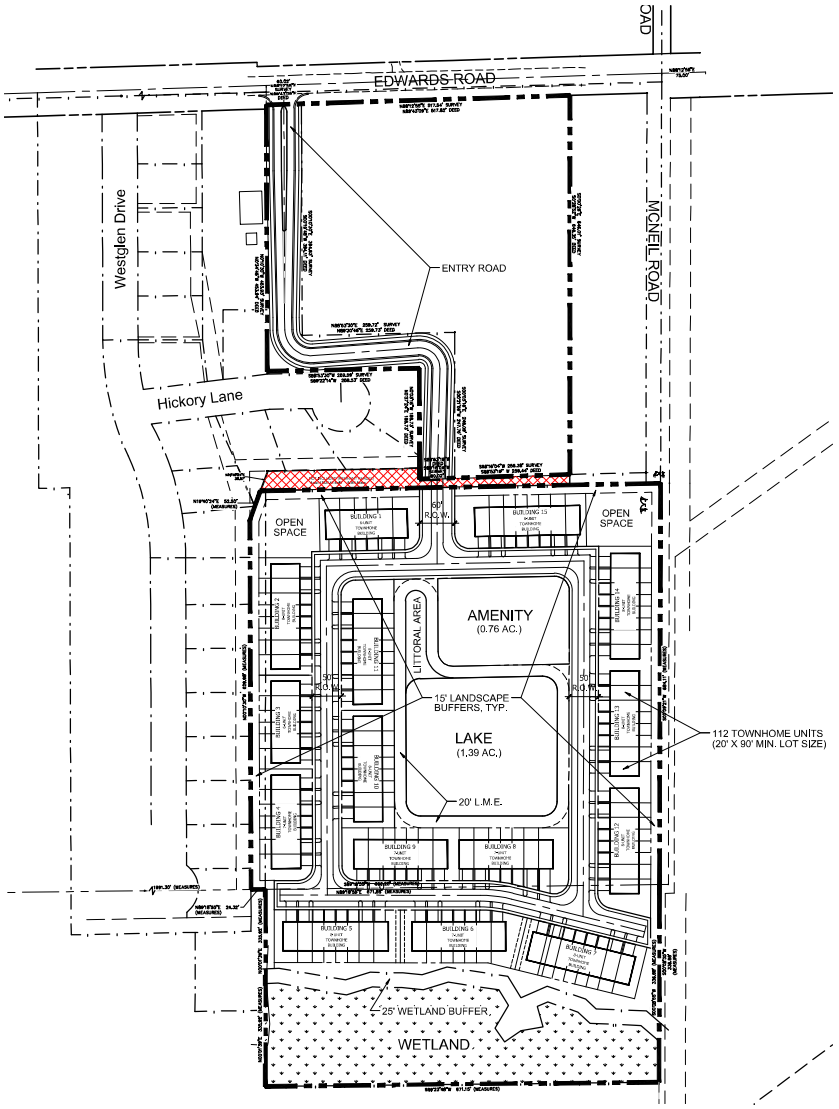


Figure 1.a

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

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

* **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
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

* **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.
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2024

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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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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
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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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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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

B-7

Countywide Performance

Weighted V/C = **64.29**

% VMT below Standard = **77.98%**

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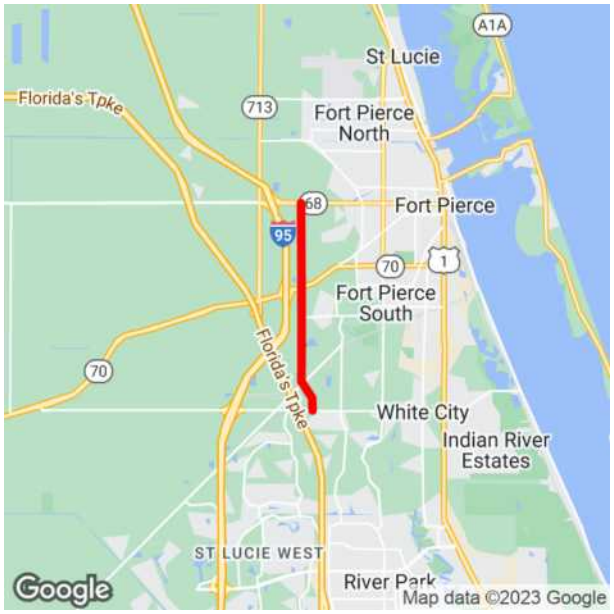
JENKINS RD FROM MIDWAY RD TO ORANGE AVE
4463311 Non-SIS



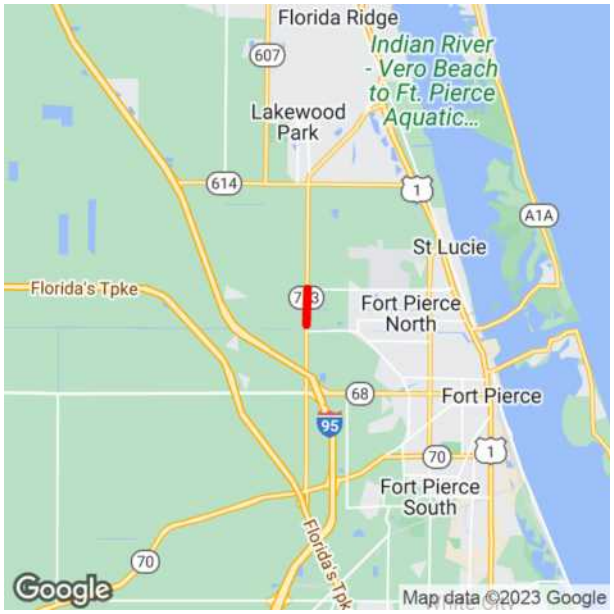
Project Description: PD&E/EMO STUDY
Extra Description: 2024 TPO PRIORITY #6 LFA WITH ST. LUCIE COUNTY R/W IS NEEDED 22-02 WIRE TRANSFER RECEIVED 11/13/23 $1M ST. LUCIE COUNTY
Lead Agency: MANAGED BY FDOT
From: MIDWAY RD
County: ST. LUCIE
To: ORANGE AVE
Length: 5.104
Phase Group: P D & E

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

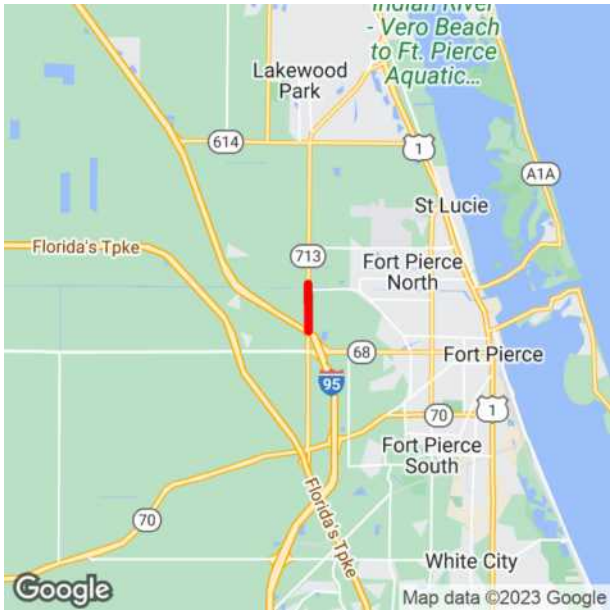


Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 G/W 438379-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF COMMERCIAL CIRCLE
County: ST. LUCIE
To: NORTH OF ST LUCIE BLVD
Length: 1.21
Phase Group: PRELIMINARY ENGINEERING, 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**

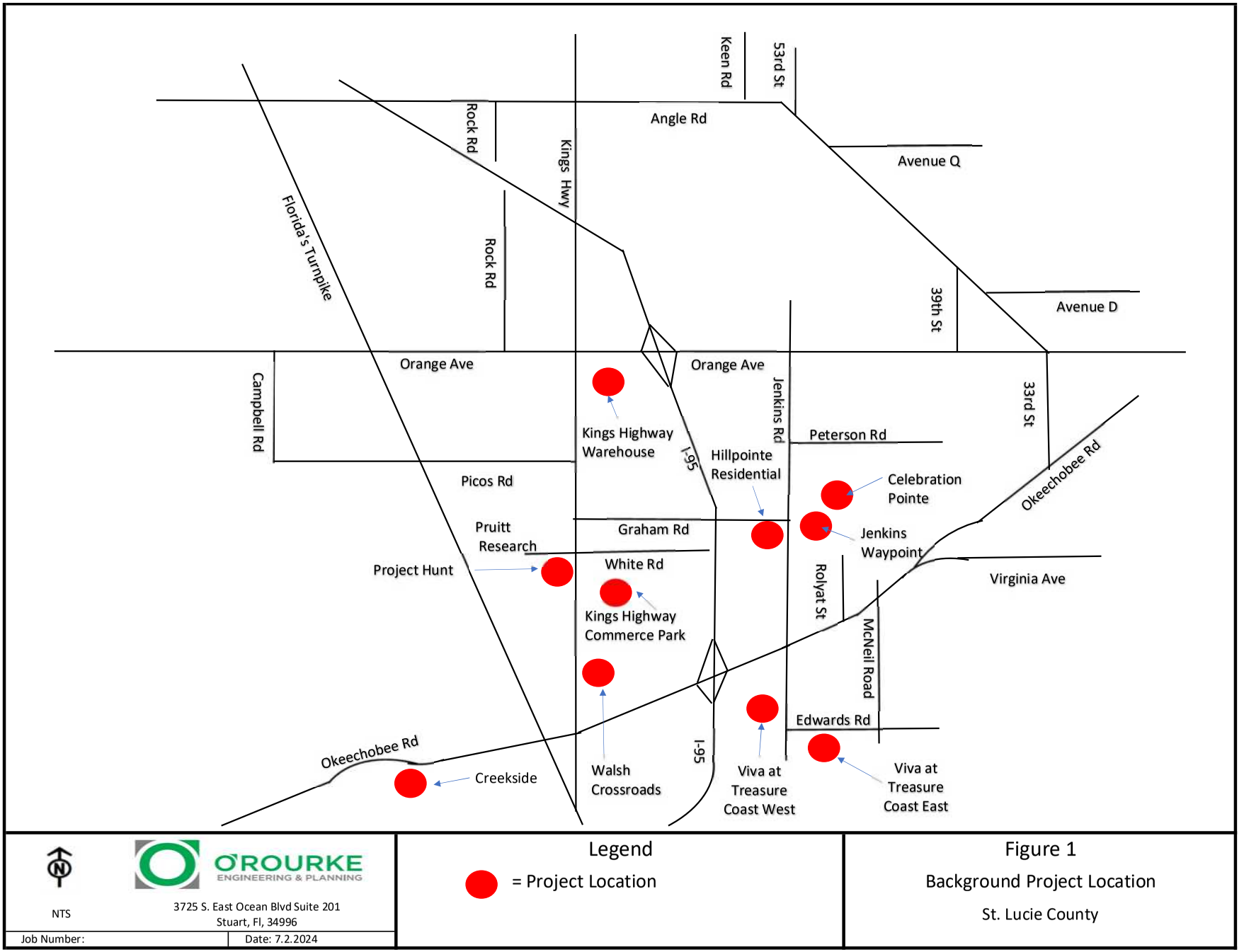
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,076,872
LRTP: Page 8-2

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						

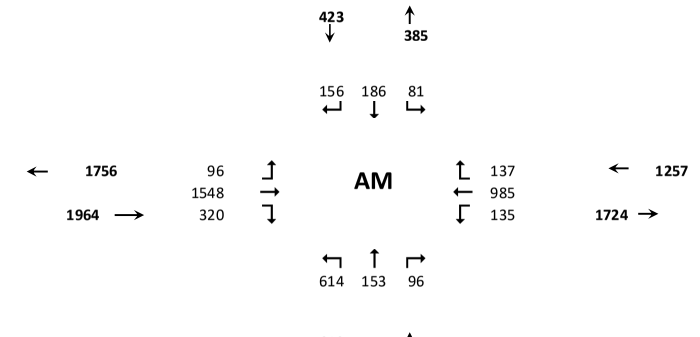
Part III — *Notes and Comments*

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	

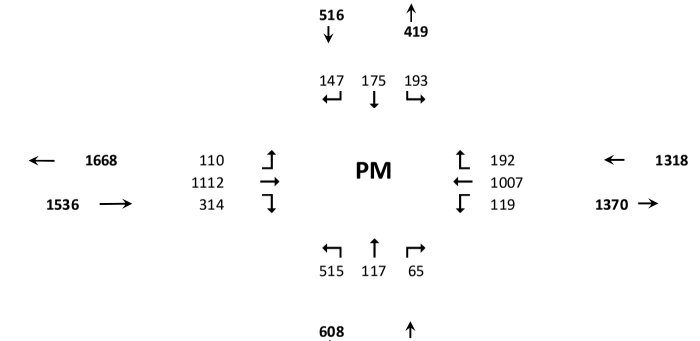


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	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	

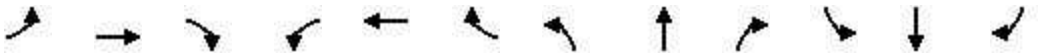


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	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

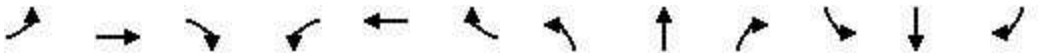
Notes

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

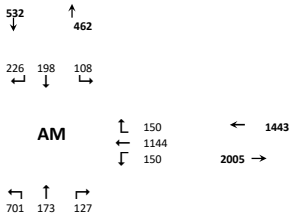
User approved pedestrian interval to be less than phase max green.

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

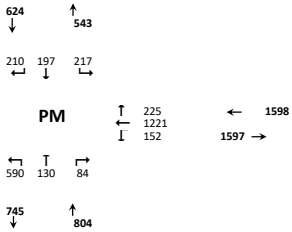
	Trips In	Trips Out
0	0	0

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

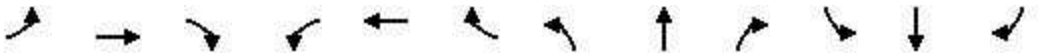
Notes

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

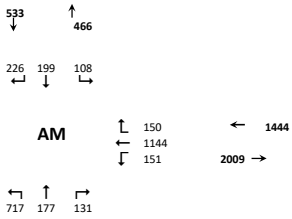
User approved pedestrian interval to be less than phase max green.

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

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

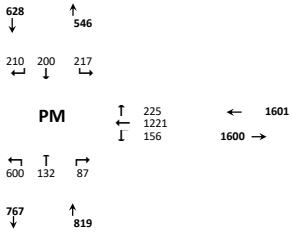
	Trips In	Trips Out
4945 Edwards Road	13	40

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	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	717	177	131	108	199	226	139	1770	377	151	1144	150	4721			

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

Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

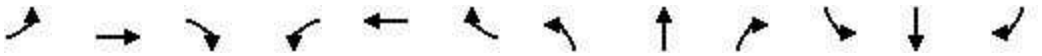
	Trips In	Trips Out
4945 Edwards Road	37	26

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	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	600	132	87	217	200	210	188	1296	411	156	1221	225	4268			

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

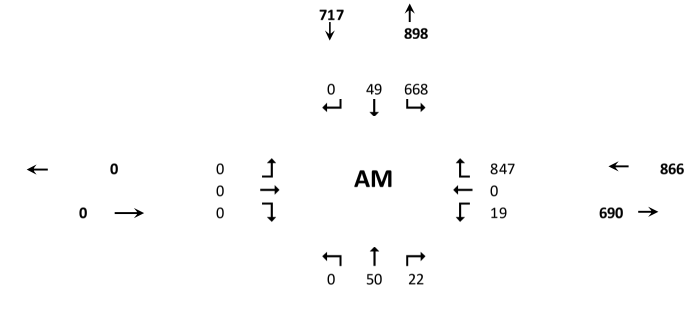
User approved pedestrian interval to be less than phase max green.

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	

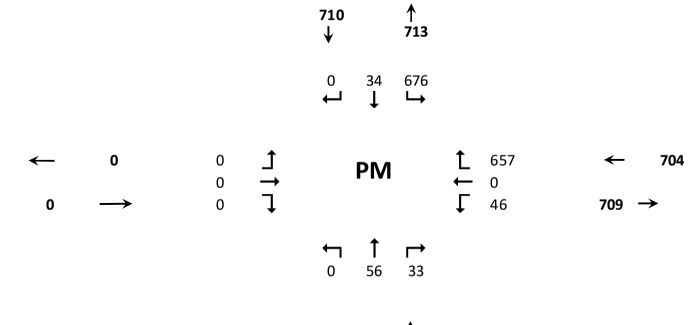


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	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

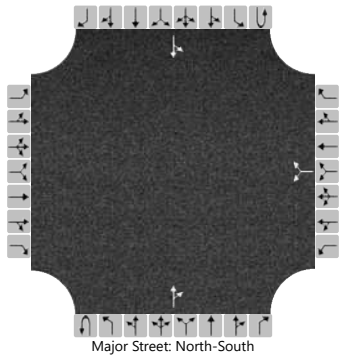
General Information

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

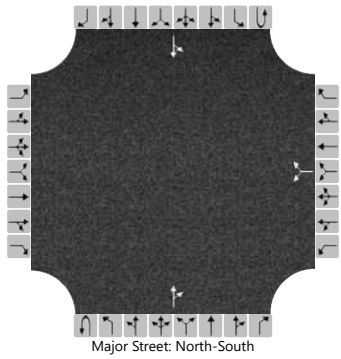
General Information

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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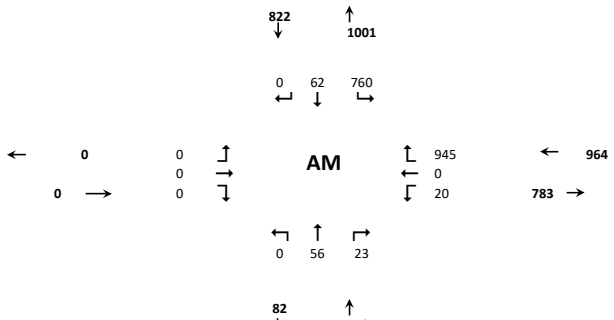
TURNING MOVEMENT VOLUME COUNTS

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

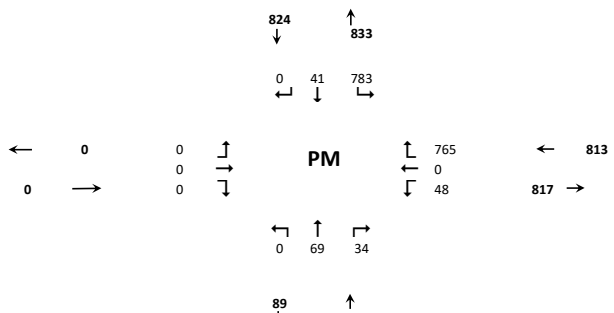


N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

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

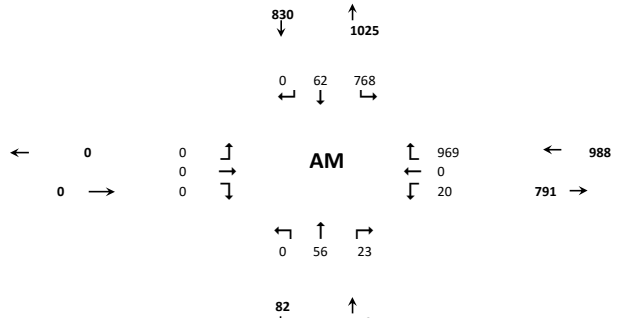
Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	23.0	24.0				47.0	7.2
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	15.0	4.4				2.3	3.5
Green Ext Time (p_c), s	3.5	0.4				0.2	0.1

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	

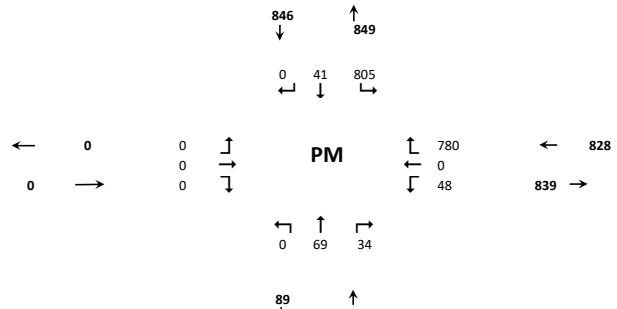


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	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
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				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	



Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	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																

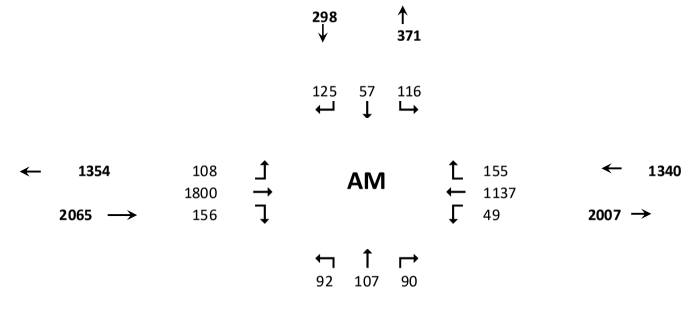
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	56s	64s	0s	0s

TURNING MOVEMENT VOLUME COUNTS

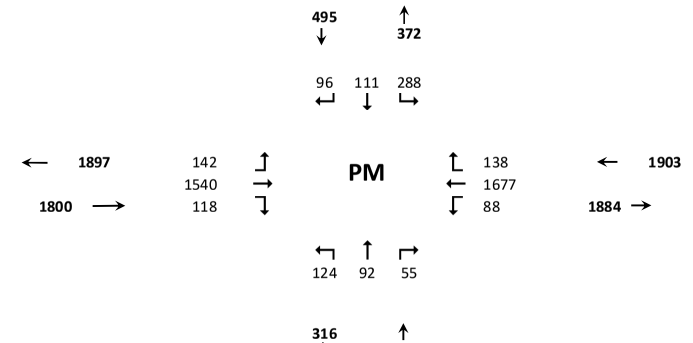
N/S STREET: McNeil Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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

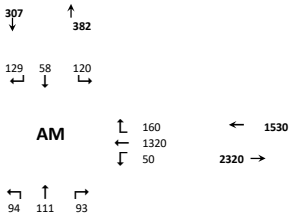
User approved pedestrian interval to be less than phase max green.

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

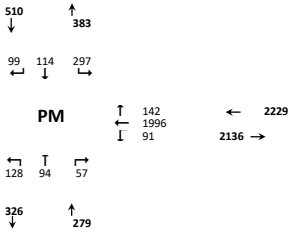
Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

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	

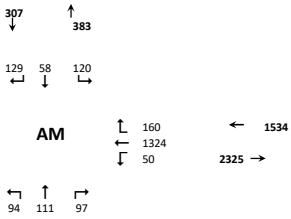
Notes

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

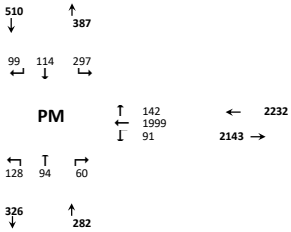
Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

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	

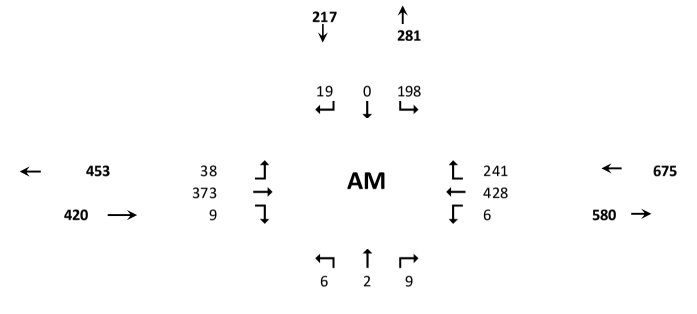
Notes

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

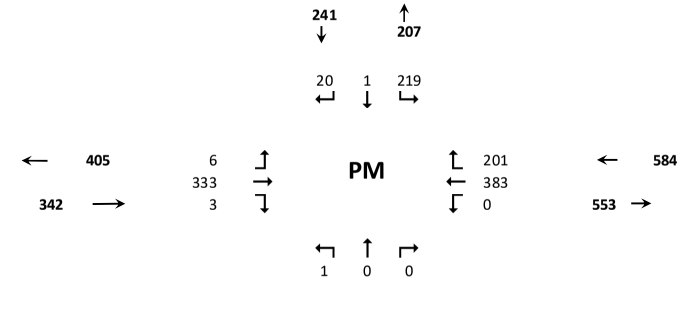
N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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

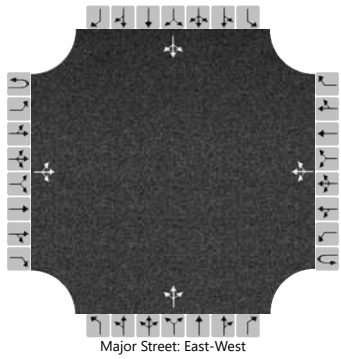
General Information

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

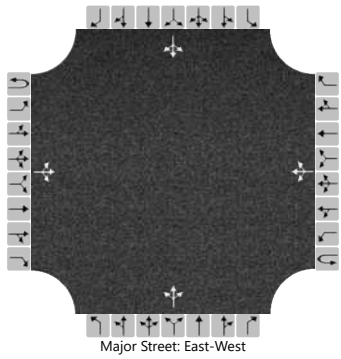
General Information

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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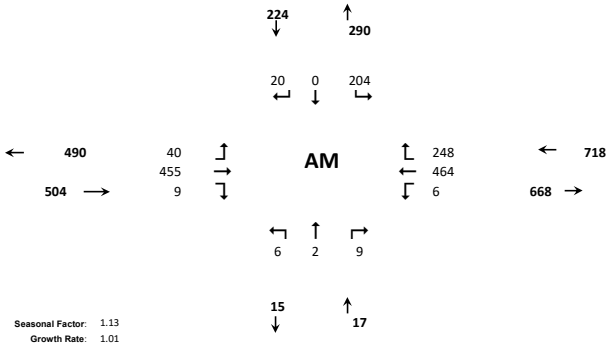
TURNING MOVEMENT VOLUME COUNTS

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

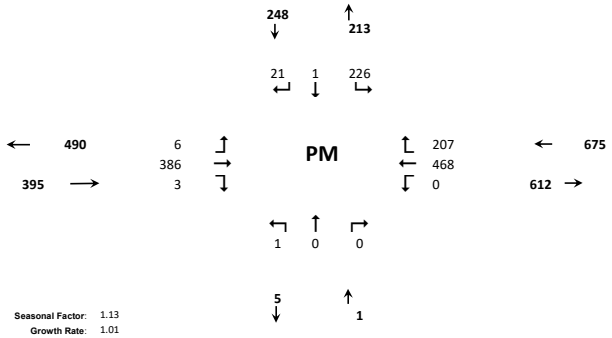


N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

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

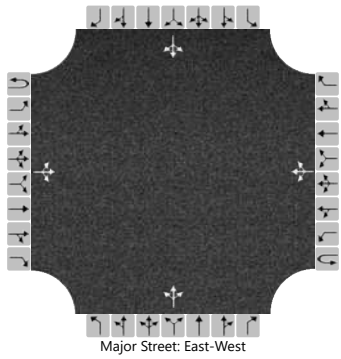
General Information

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

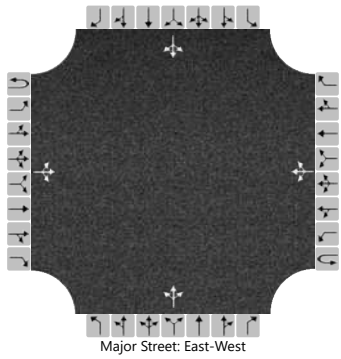
General Information

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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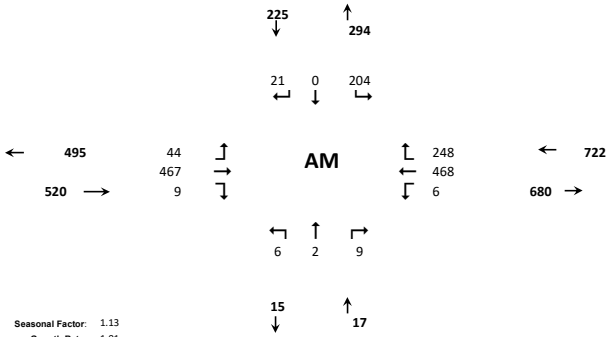
TURNING MOVEMENT VOLUME COUNTS

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	

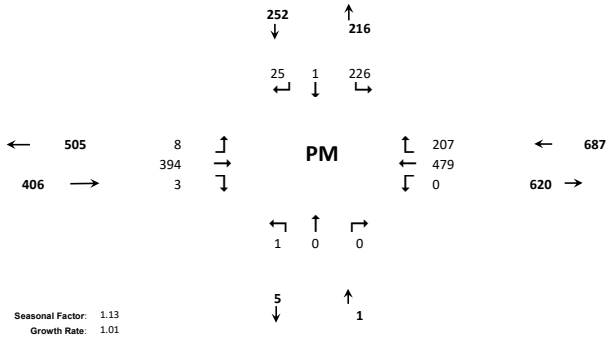


Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

	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

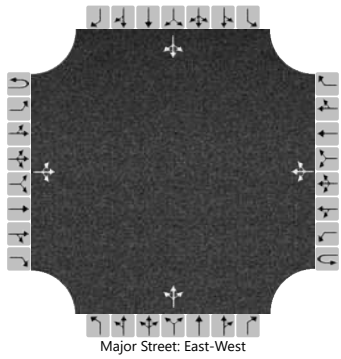
General Information

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

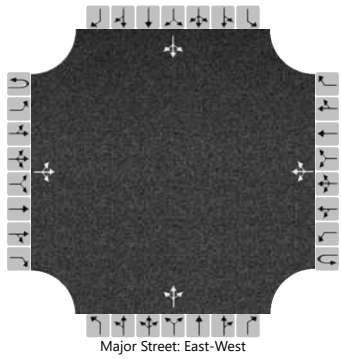
General Information

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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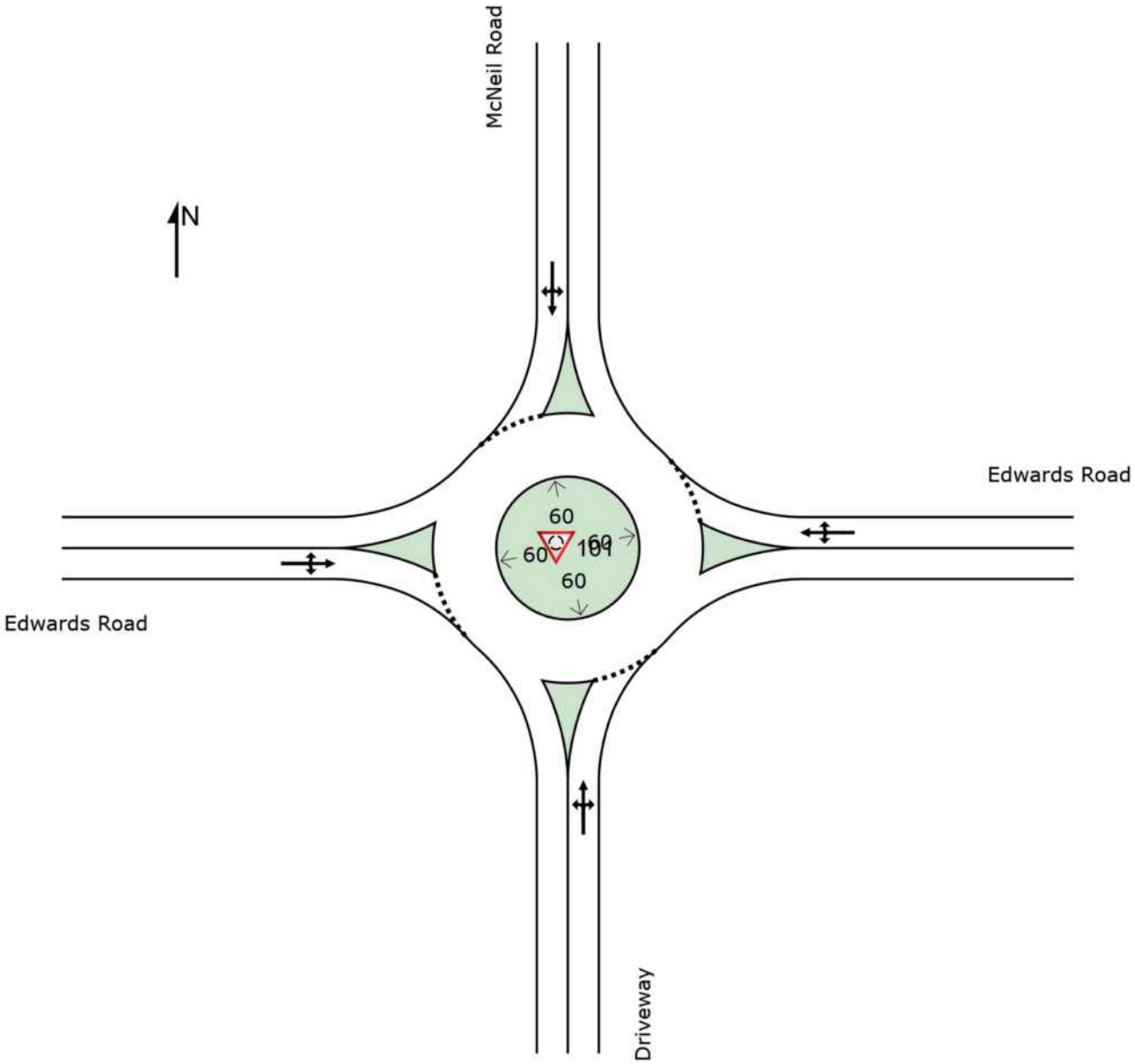
SITE LAYOUT

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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Project: Not Saved

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.

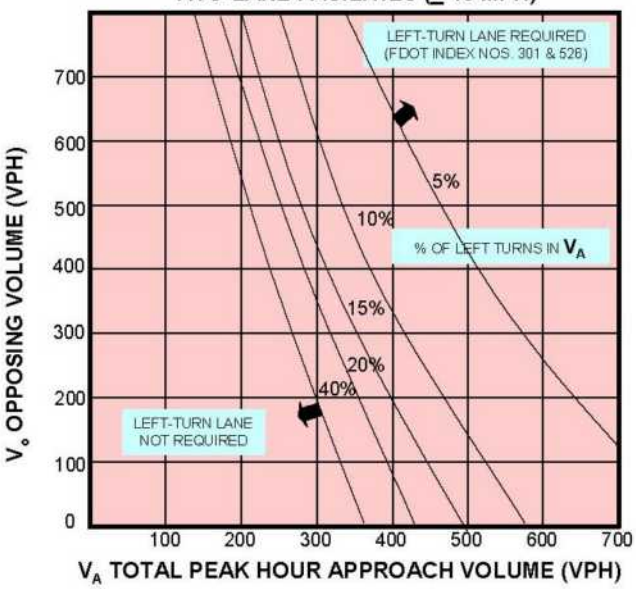
b. Left Turn Lanes

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

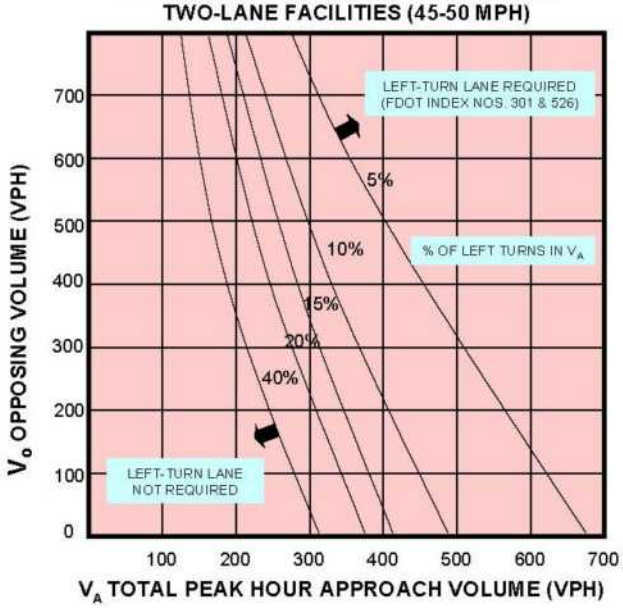
1) Deceleration length shall be based on Index 301 of FDOT's *Design Standards*.
2) Storage Length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.
3) The provision of deceleration and storage lengths may be modified or waived by the 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.

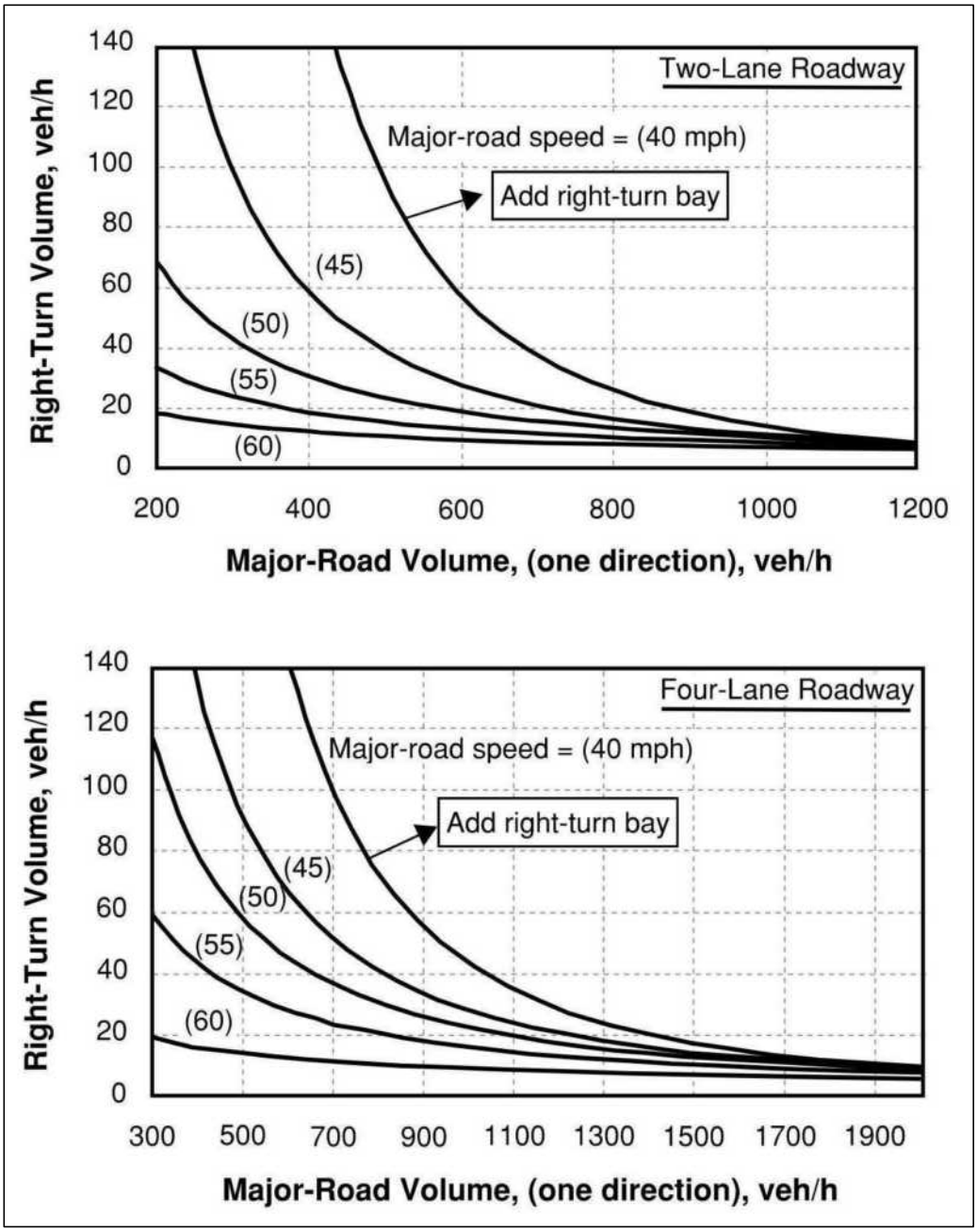
GRAPH 2B. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (45-50 MPH)



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

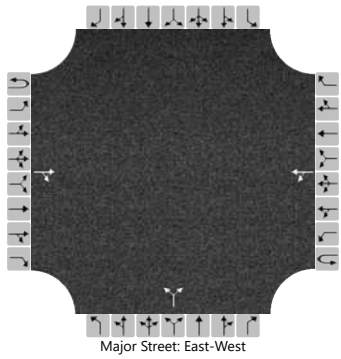
General Information

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

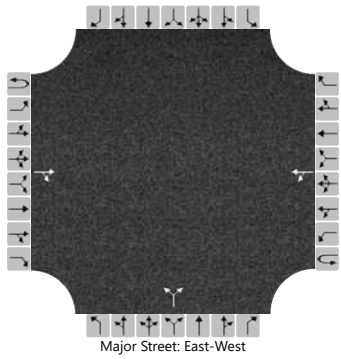
General Information

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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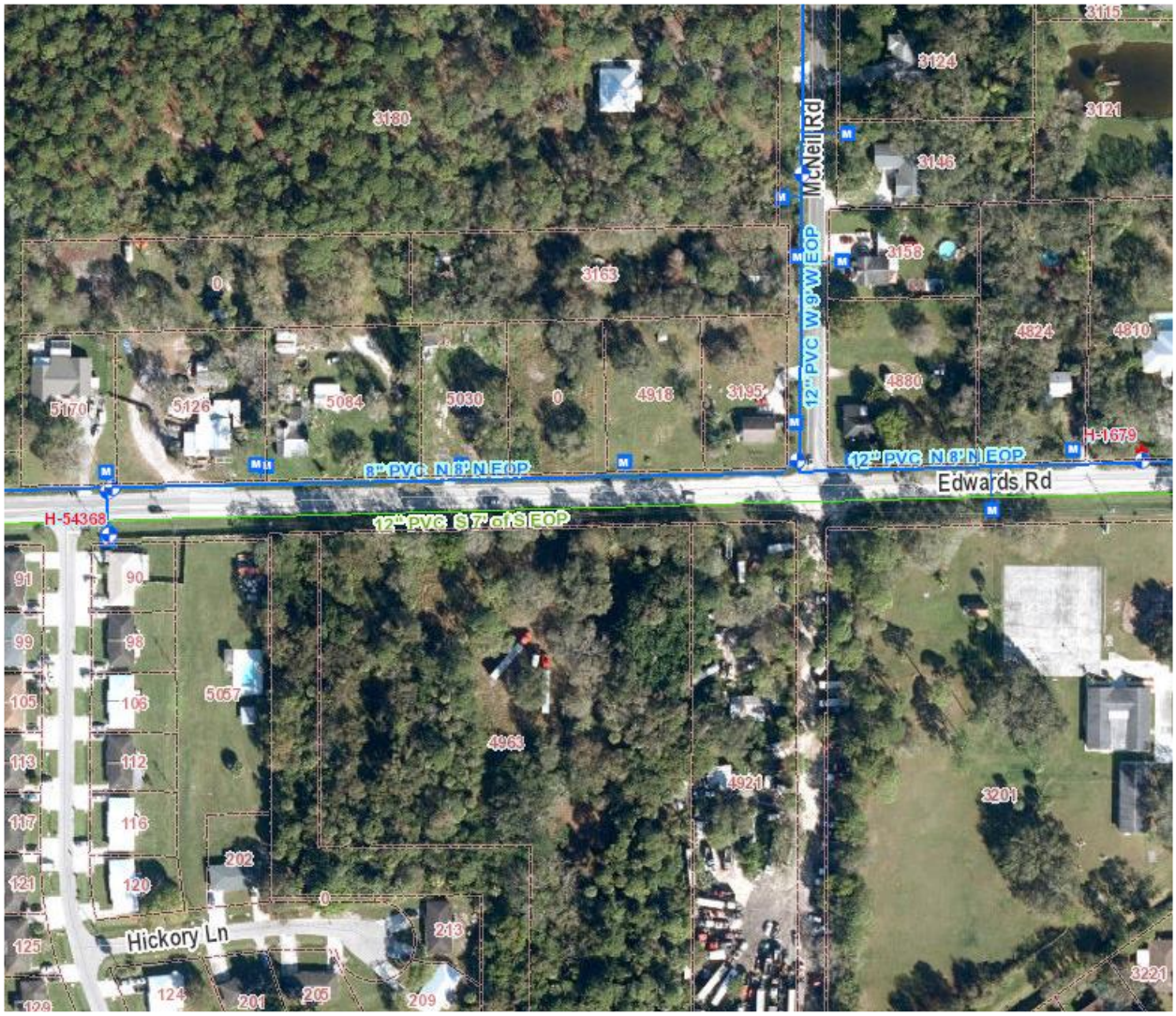
UTILITIES WATER & WASTEWATER SERVICE

FPUA



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.

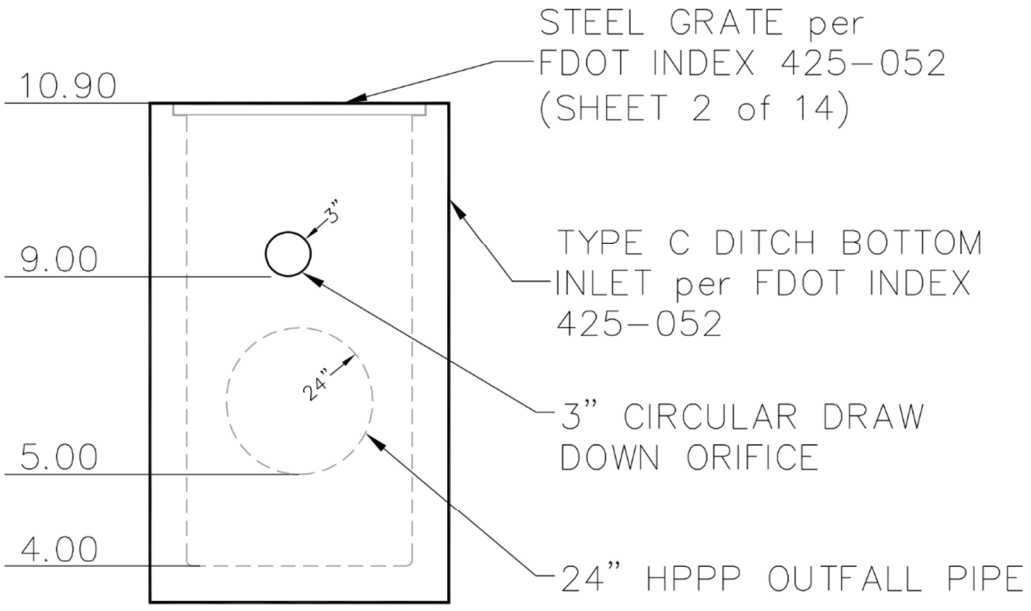
The proposed Surface-Water Management System (hereafter, SMS) will utilize a combination of dry retention and wet detention ponds to collect and treat stormwater runoff prior to discharge to the Ten Mile Creek (NSLRWCD); one outfall has been indicated for this design and shall discharge to the adjacent 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

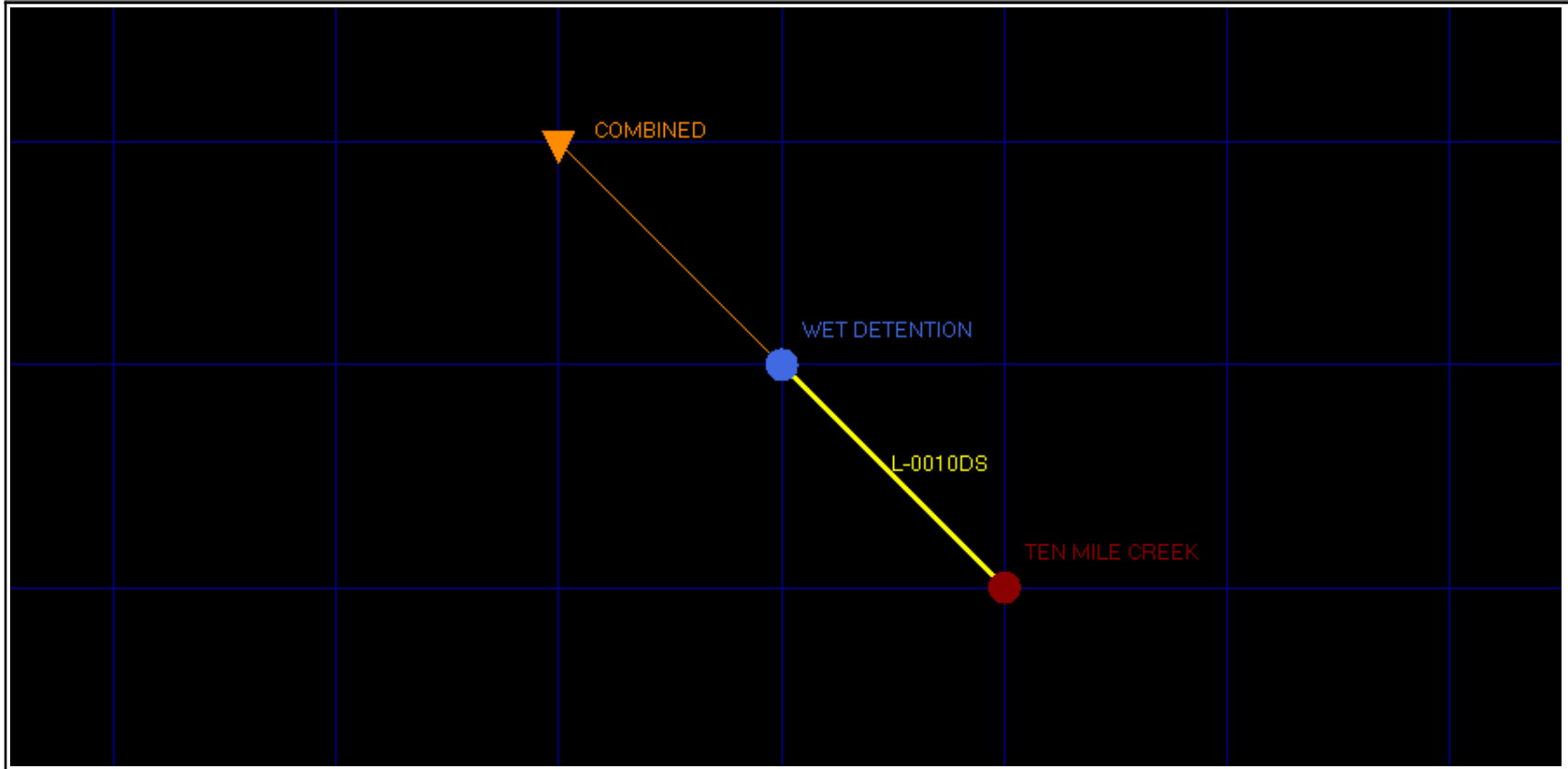
INDRIO POINTE

Single Family Residential Development

INDIAN RIVER COUNTY, FLORIDA

October 2024

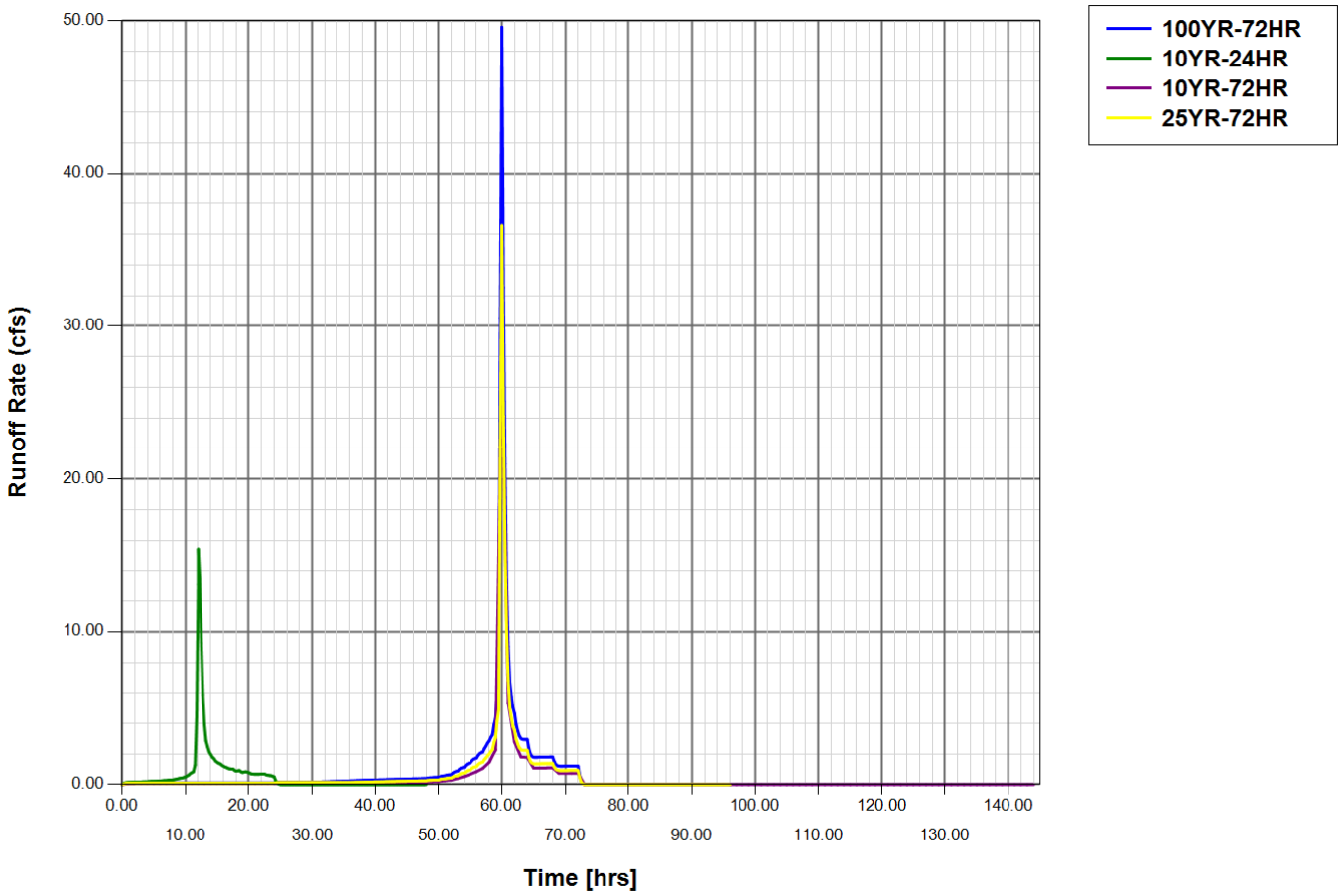
Background Image: PRELIM



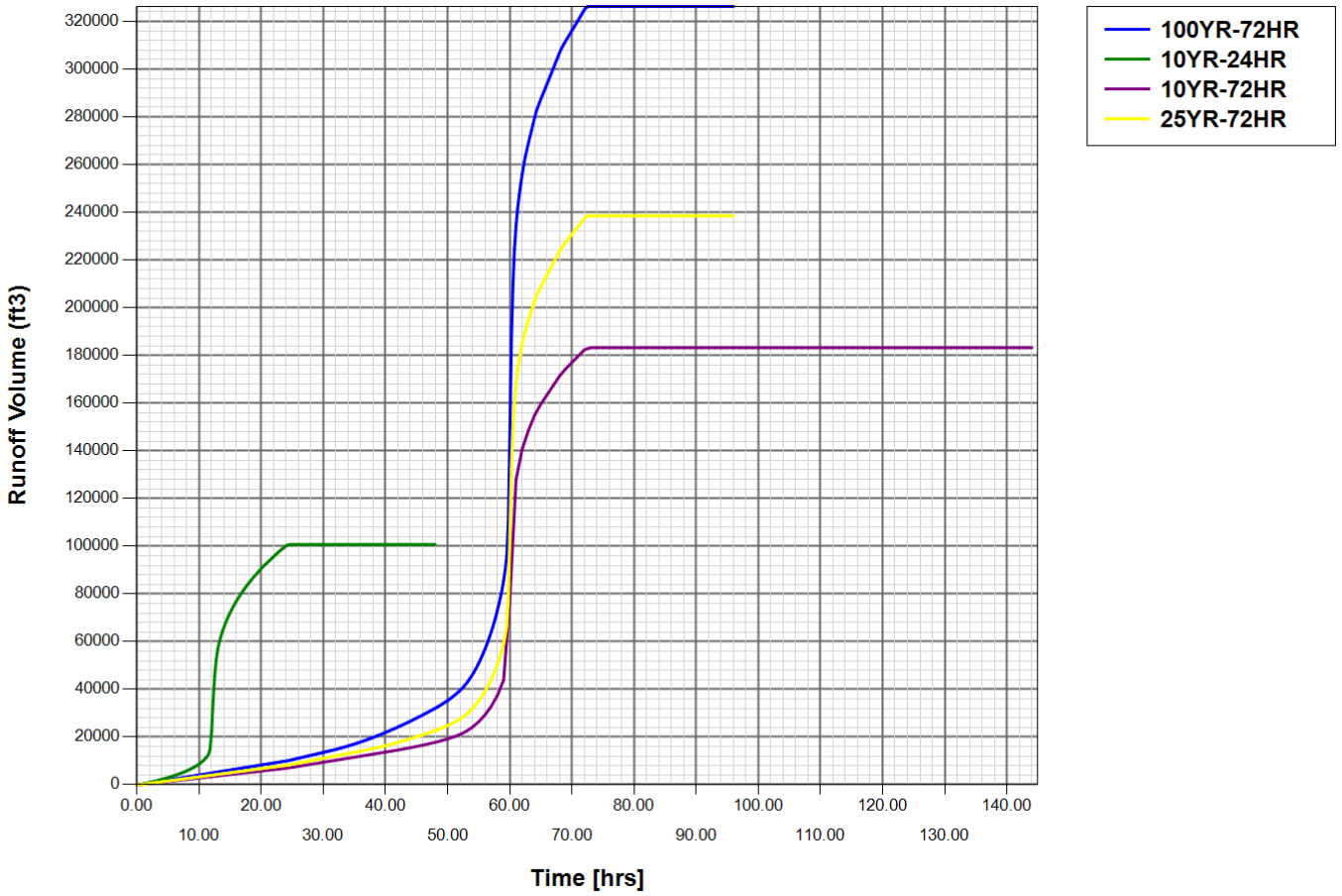
Simple Basin Runoff Summary [PRELIM]

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]



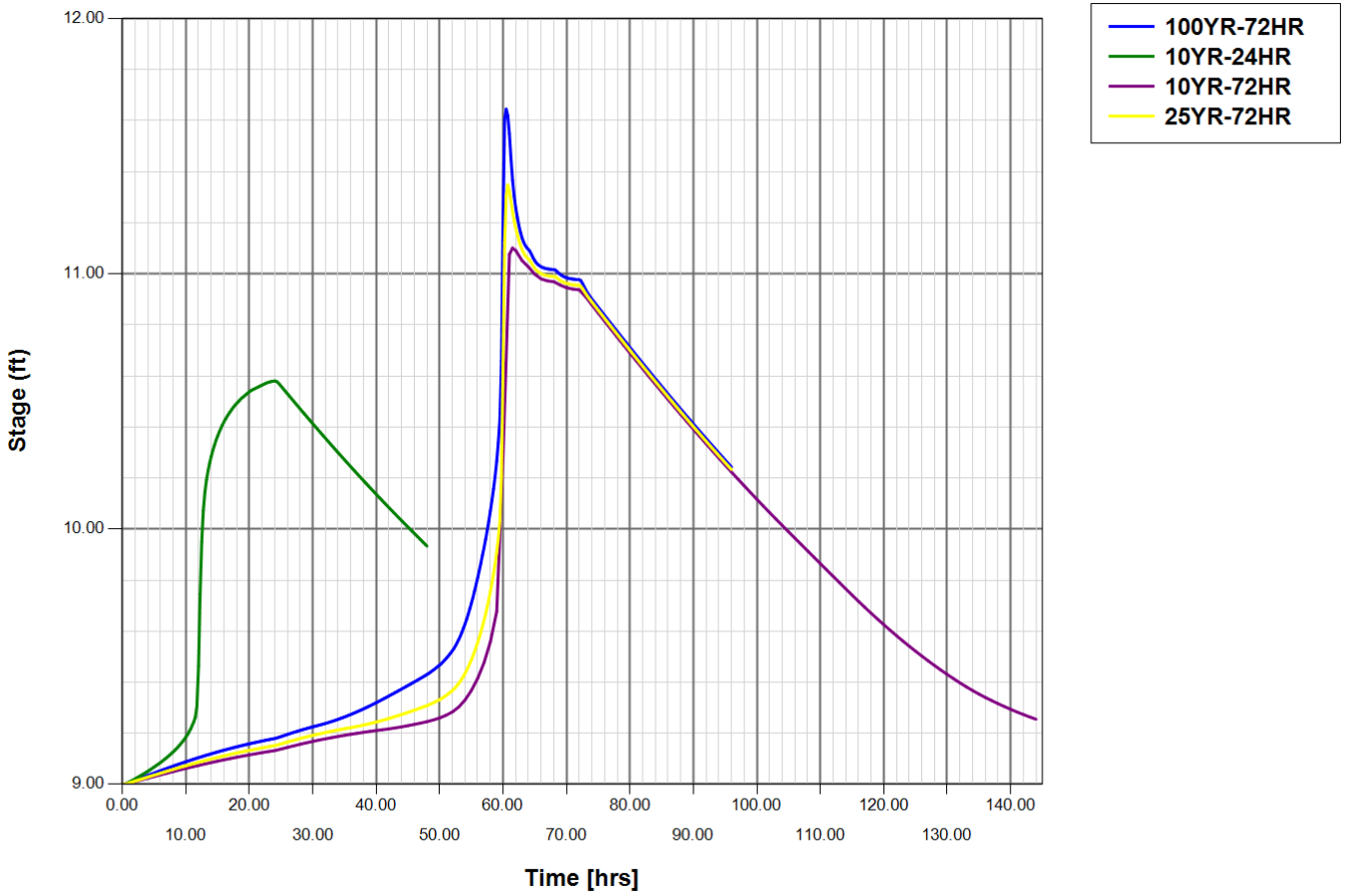
Simple Basin Runoff Volume: COMBINED



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

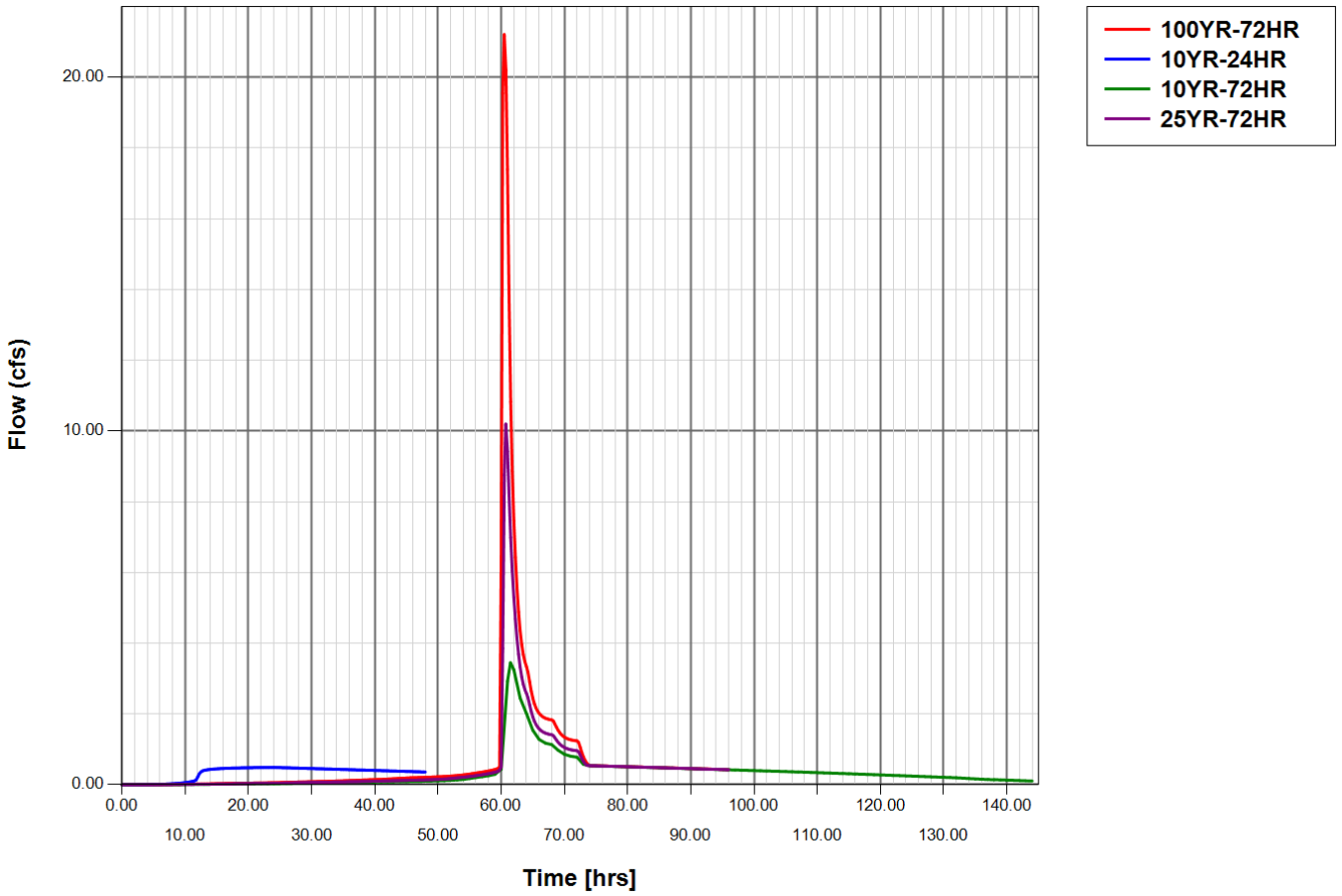
Stage [Node: TREATMENT]



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:	

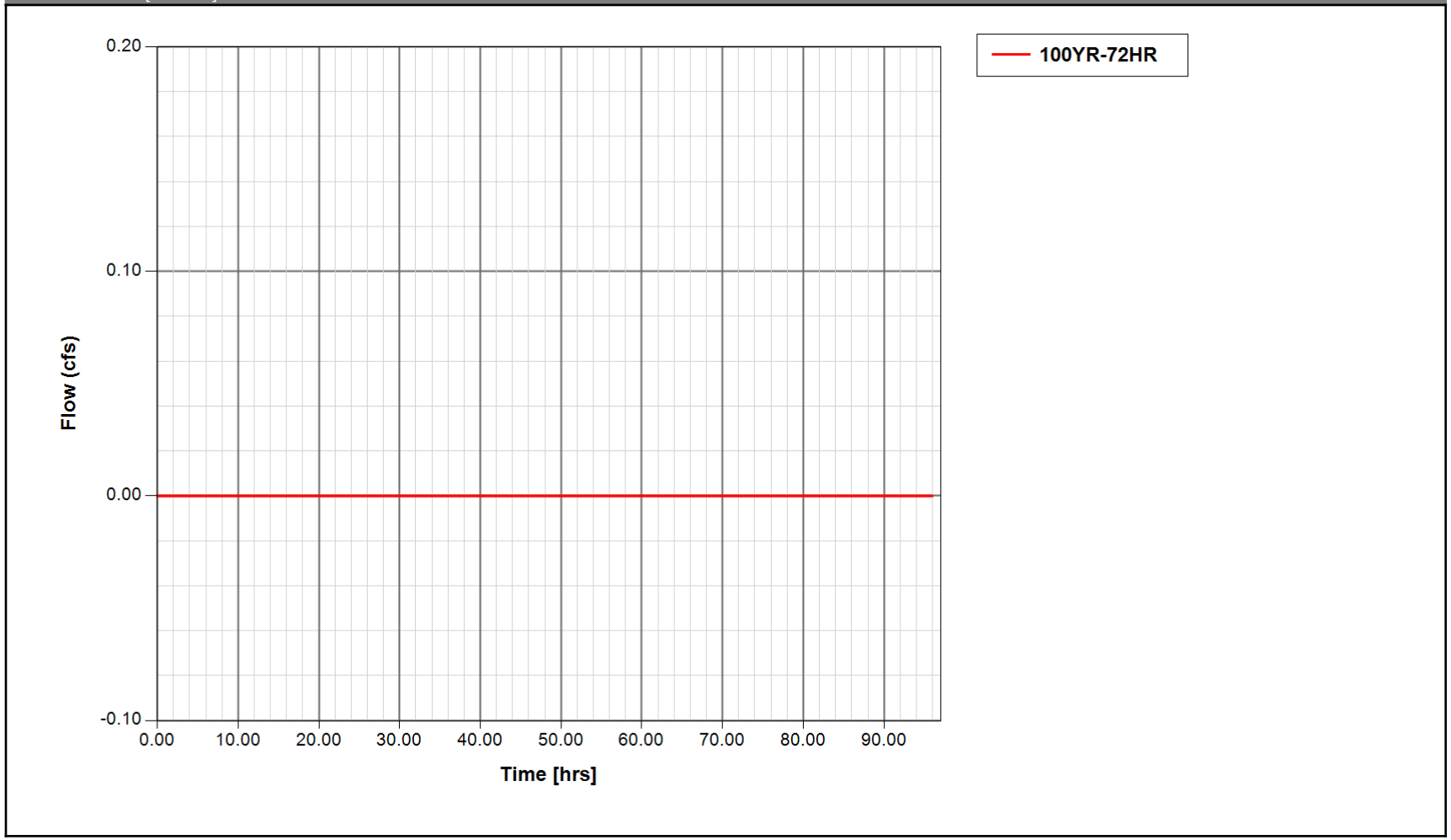
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

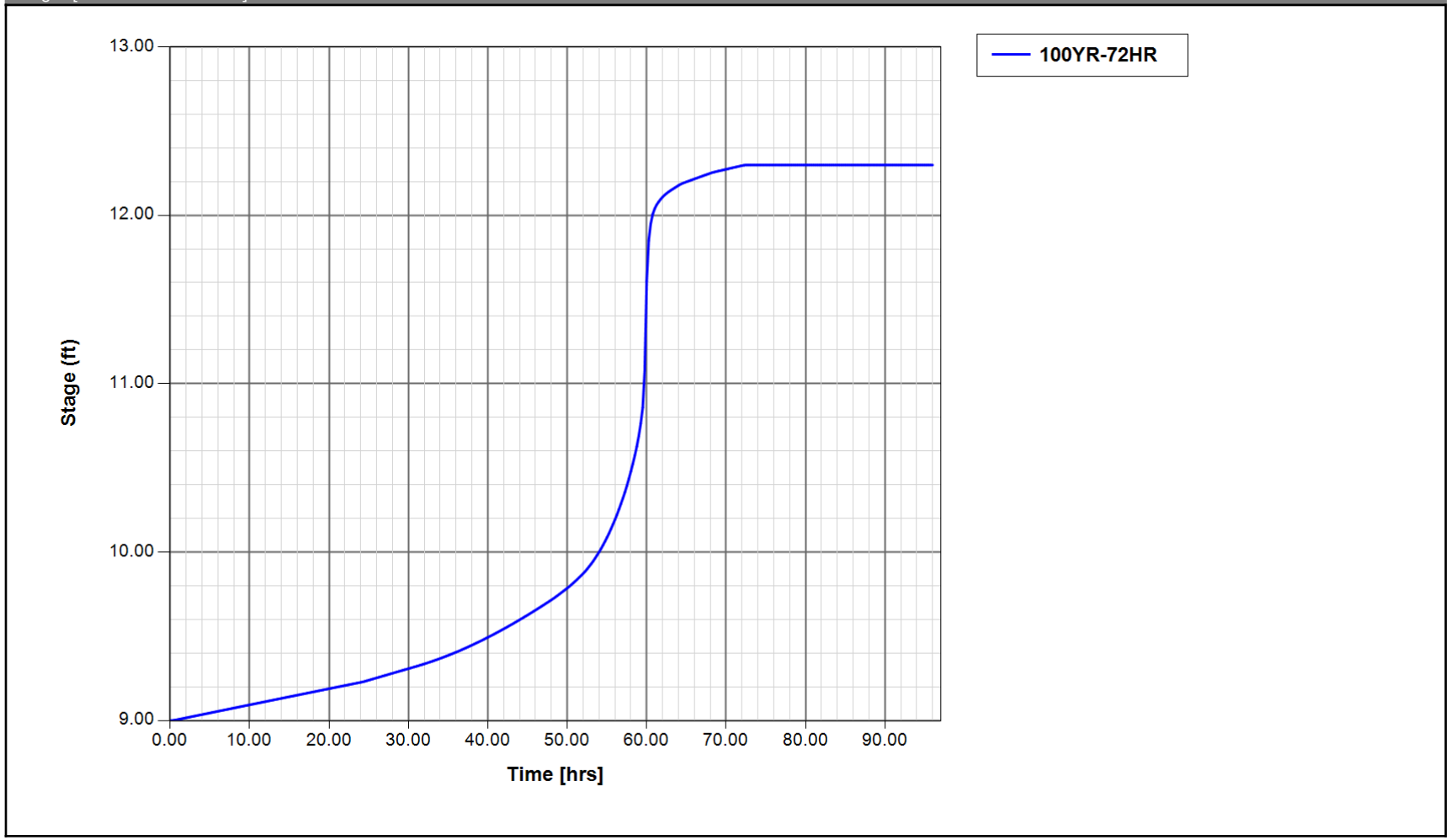
Link Flow: CS-1 [PRELIM]



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

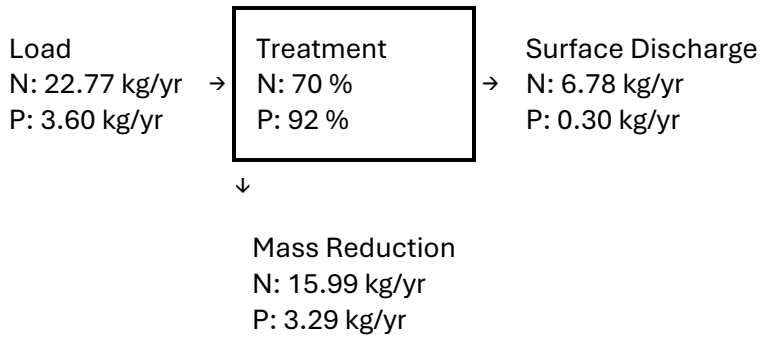
Watershed Characteristics

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

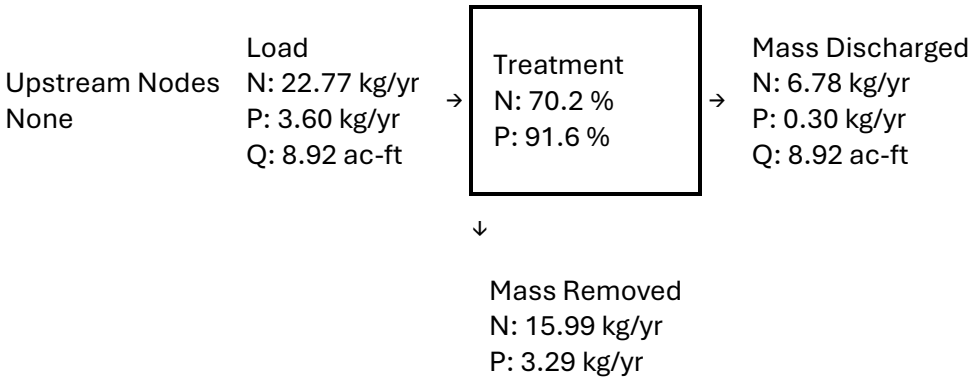
Surface Water Discharge

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			

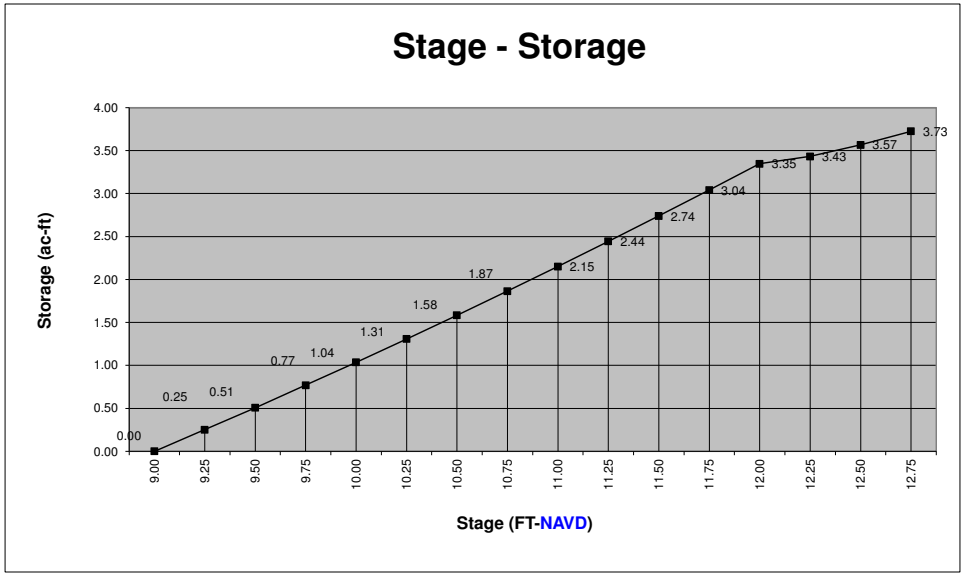
MEAN DEPTH OF PONDS

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

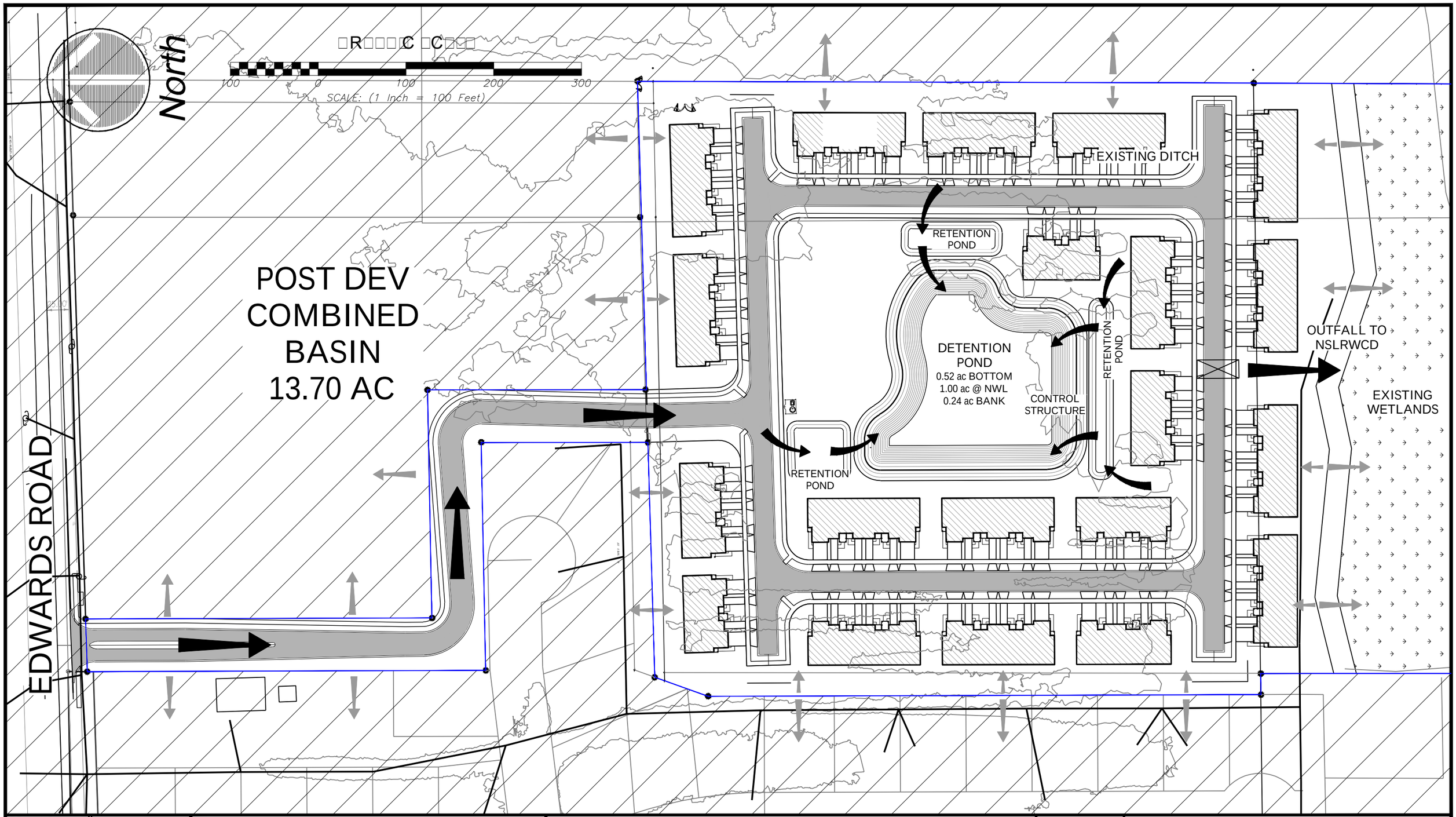
Stage Storage Calculations - "POST DEV COMBINED" Developed Basin

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



DRAWING NAME	BASIN MAPS.dwg
DESIGN/DRAWN	BRB/PMP
SCALE	AS NOTED
DATE	10-25-2024
REVISON	.

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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

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:

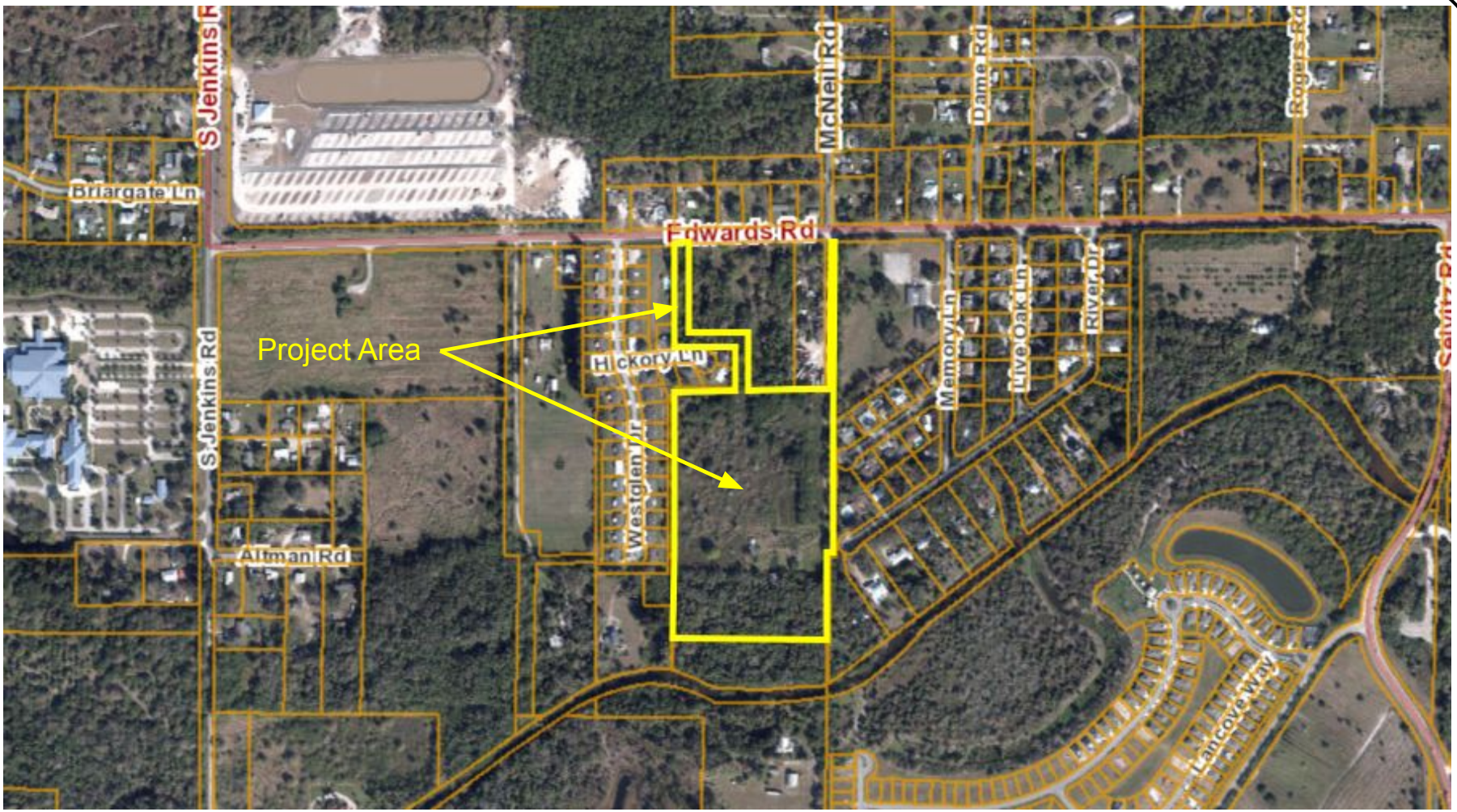
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were all present during the site investigation. ARE concludes this property does likely include state and federally jurisdictional wetlands 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

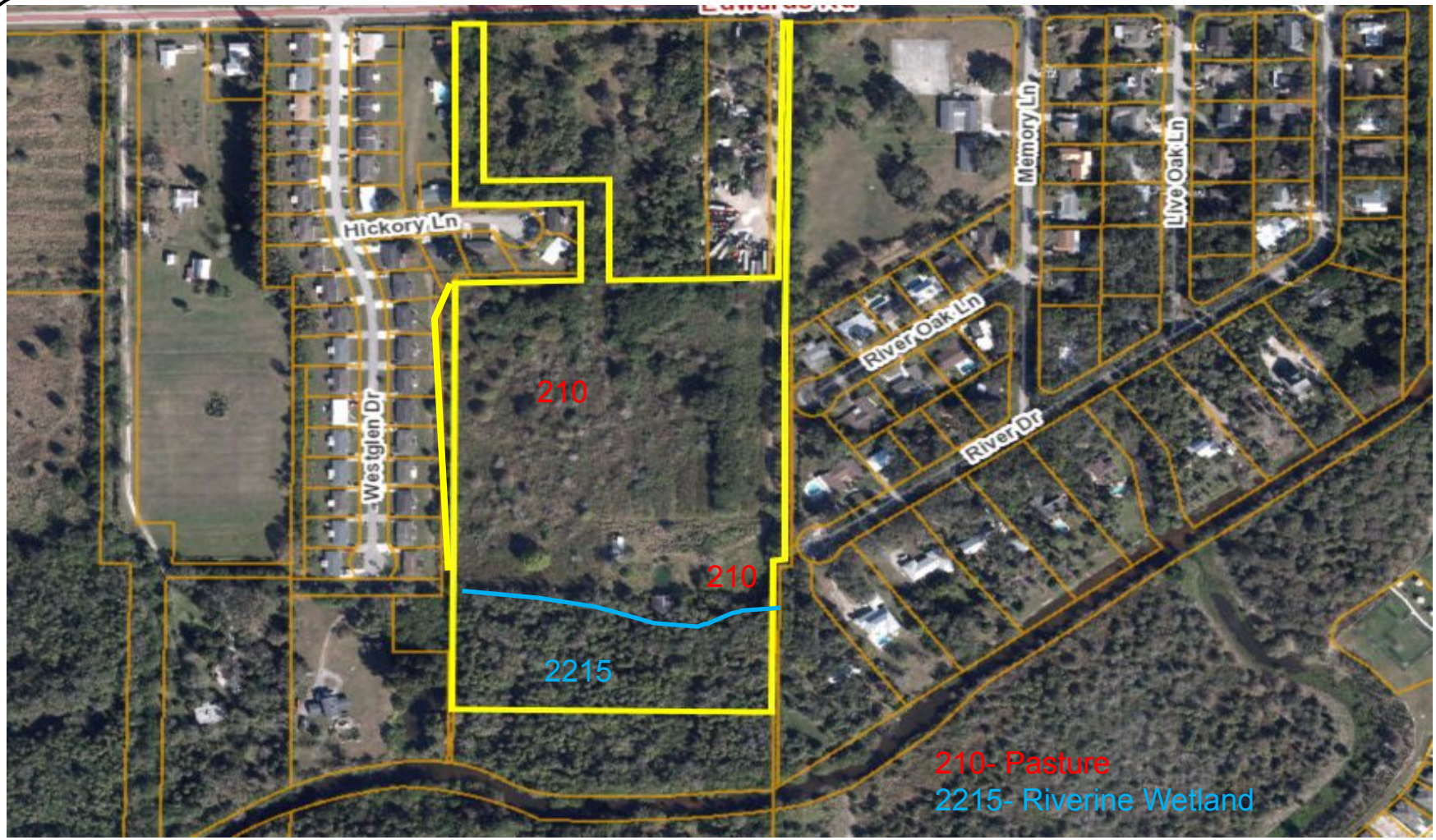
Location Map

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

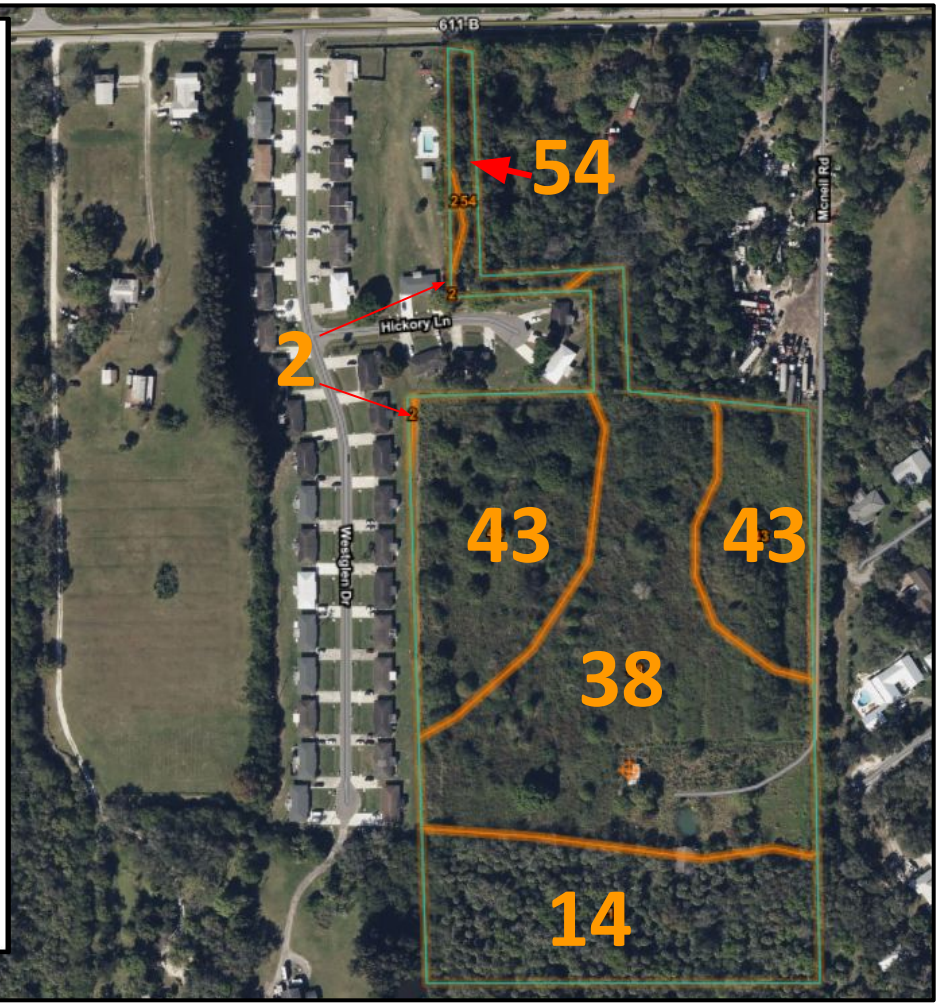
4945-4963 Edwards Road
Ft Pierce, FL

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

DISTRICT PLANNING GROUP

Sunset Gardens

Master Planned Development

Phasing Plan

Phasing is not planned for the Sunset Gardens Planned Development at this time.

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)

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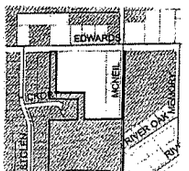
9404 ORDINANCES AND PETITIONS

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.

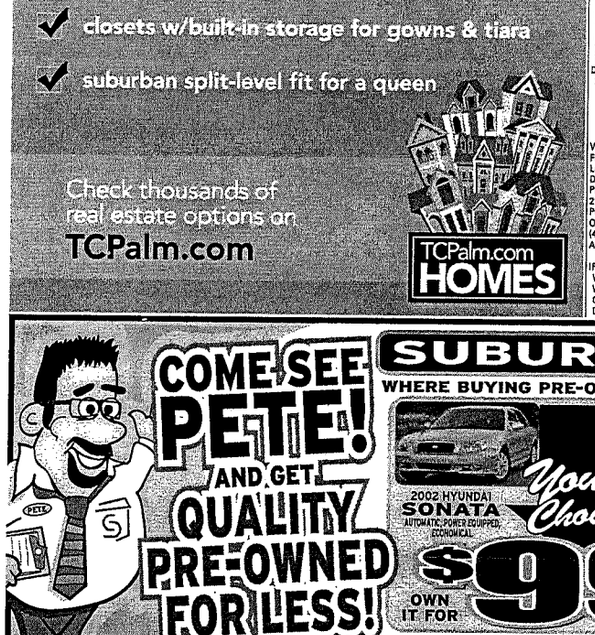
ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL 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

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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

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Traffic Conditions with Project	4
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LBFH INC.
CONSULTING CIVIL ENGINEERS
SURVEYORS & MAPPERS

Introduction

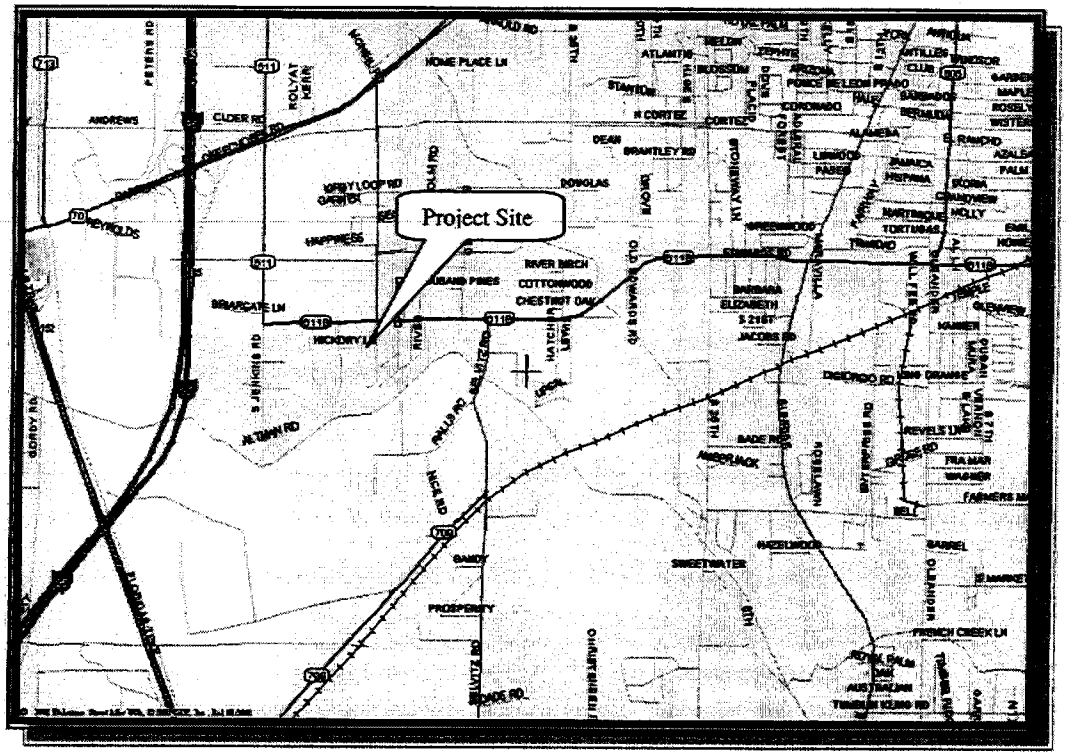
LBFH was retained to update a traffic impact analysis for a parcel of property located on Edwards Road in Fort Pierce. The property is located just to the west of McNeil Road and is on the south side of Edwards Road. The property is approximately 17.62 acres in size.

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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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

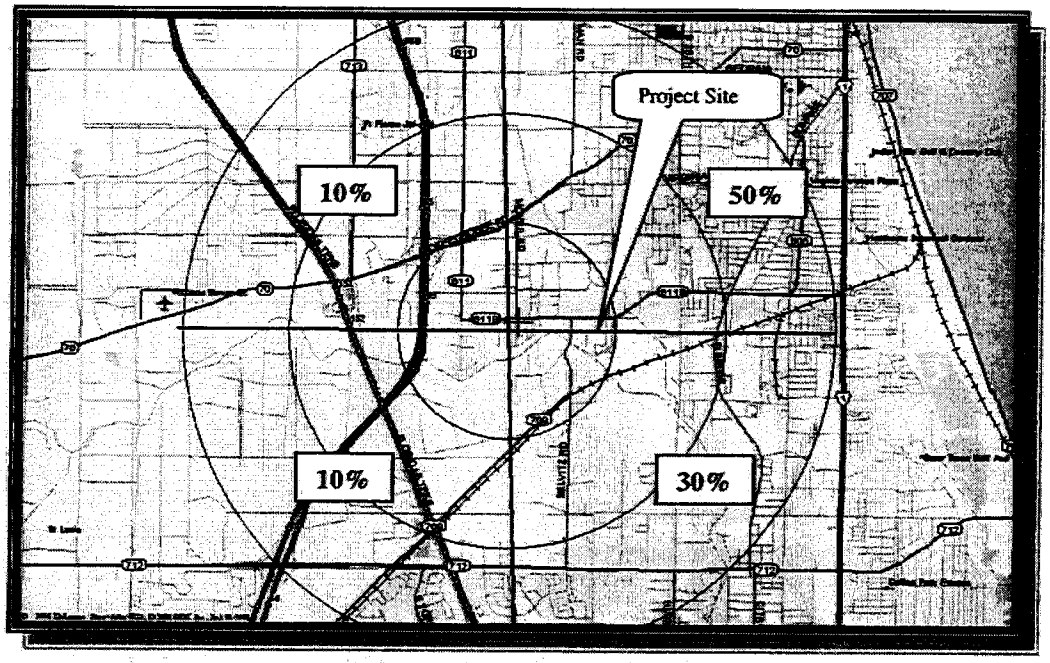
It is expected that the daily traffic activity associated with the proposed project will be consistent with the existing traffic patterns and population centers within this general region.

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

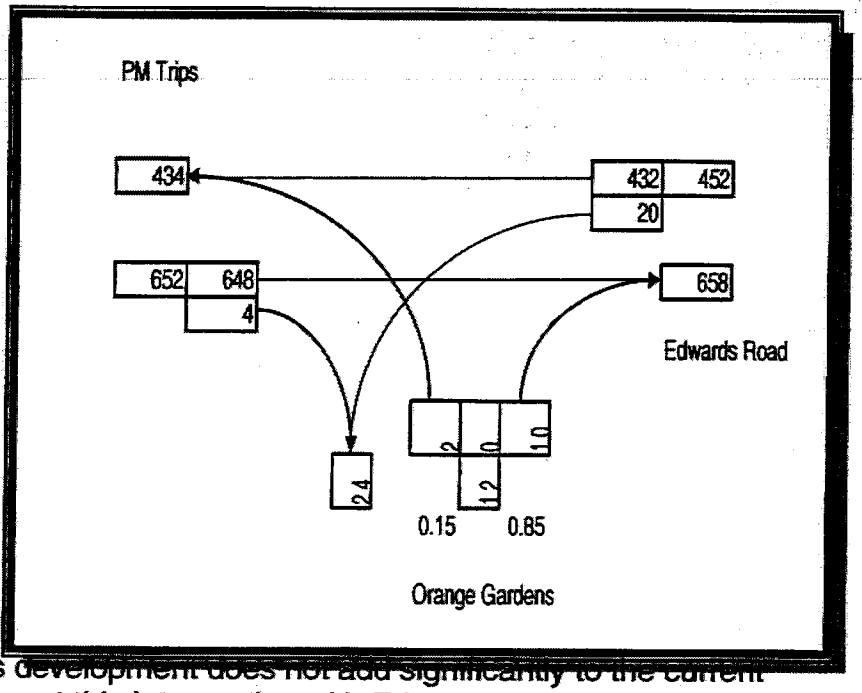
Traffic data for 2005 was available from St. Lucie County for both Edwards Road and for Jenkins Road in the vicinity of the proposed project. Traffic volume for 2005 on Edwards Road is listed at 10,000 vehicles per day. The volume for Jenkins Road in this area is 7,300 vehicles per day. Each facility 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

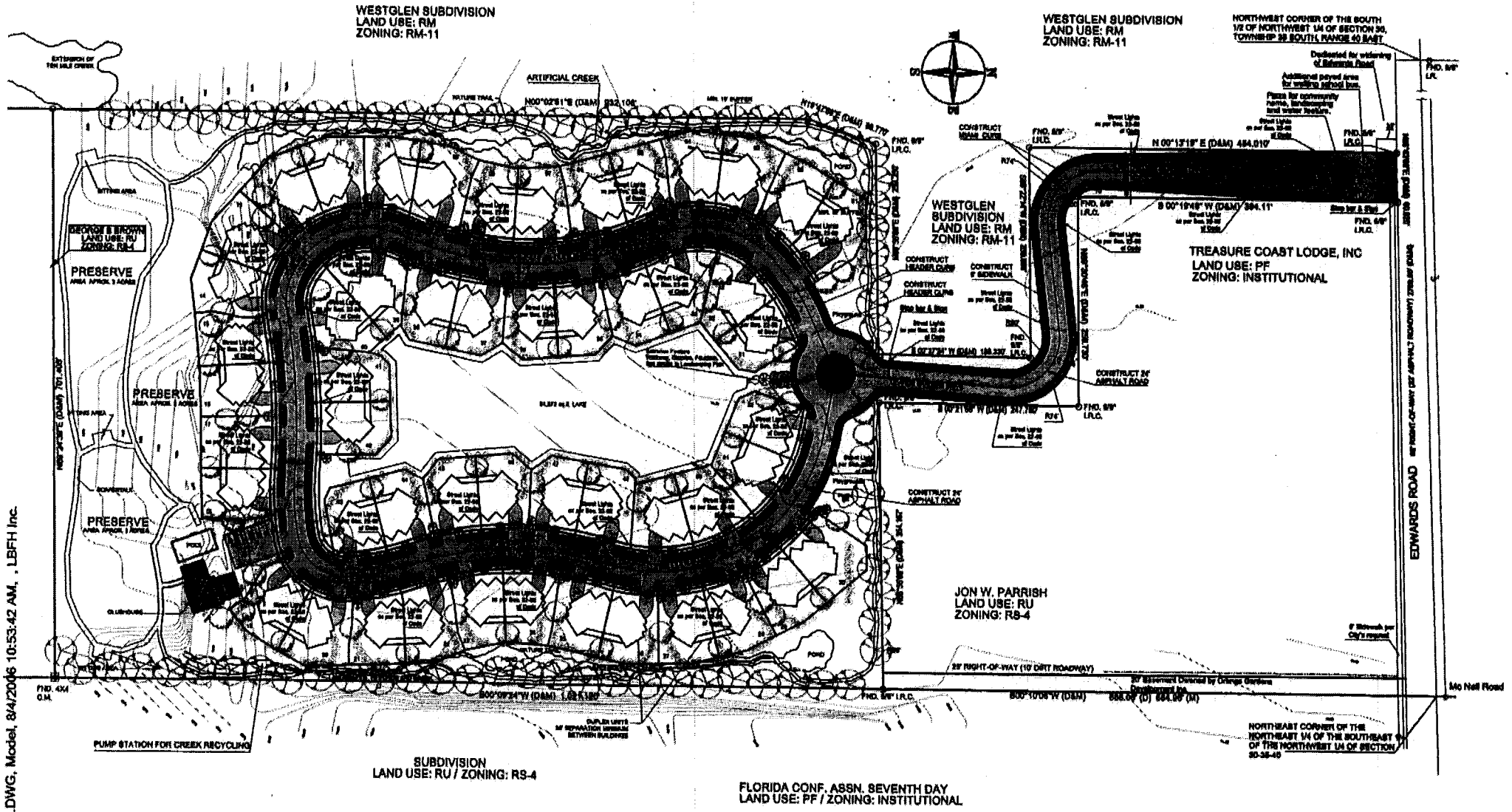
The proposed development of the residential PUD on this site will have a minimal impact on traffic conditions in the area.

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.

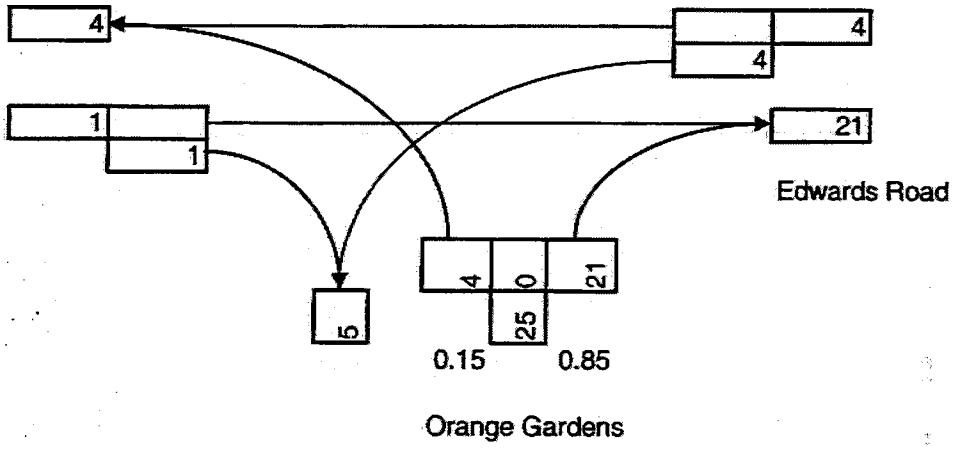
TRIP GENERATION BY MICROTRANS

Appendix C

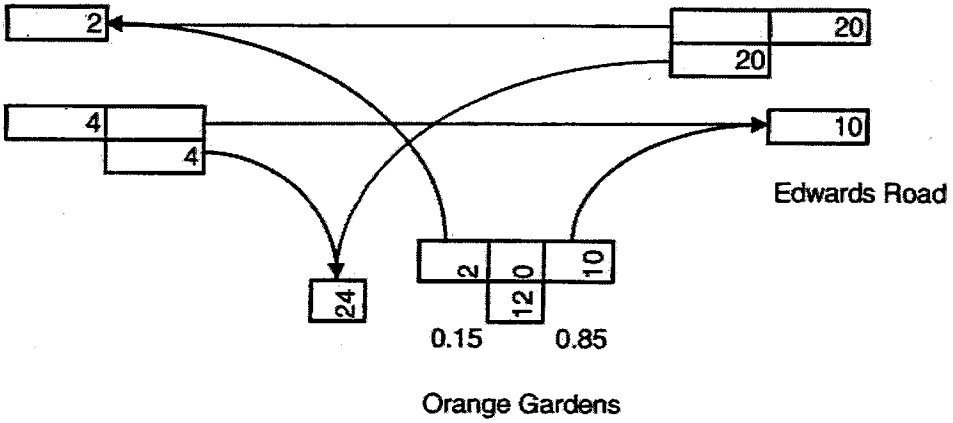
AM and Pm Driveway Volumes

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.







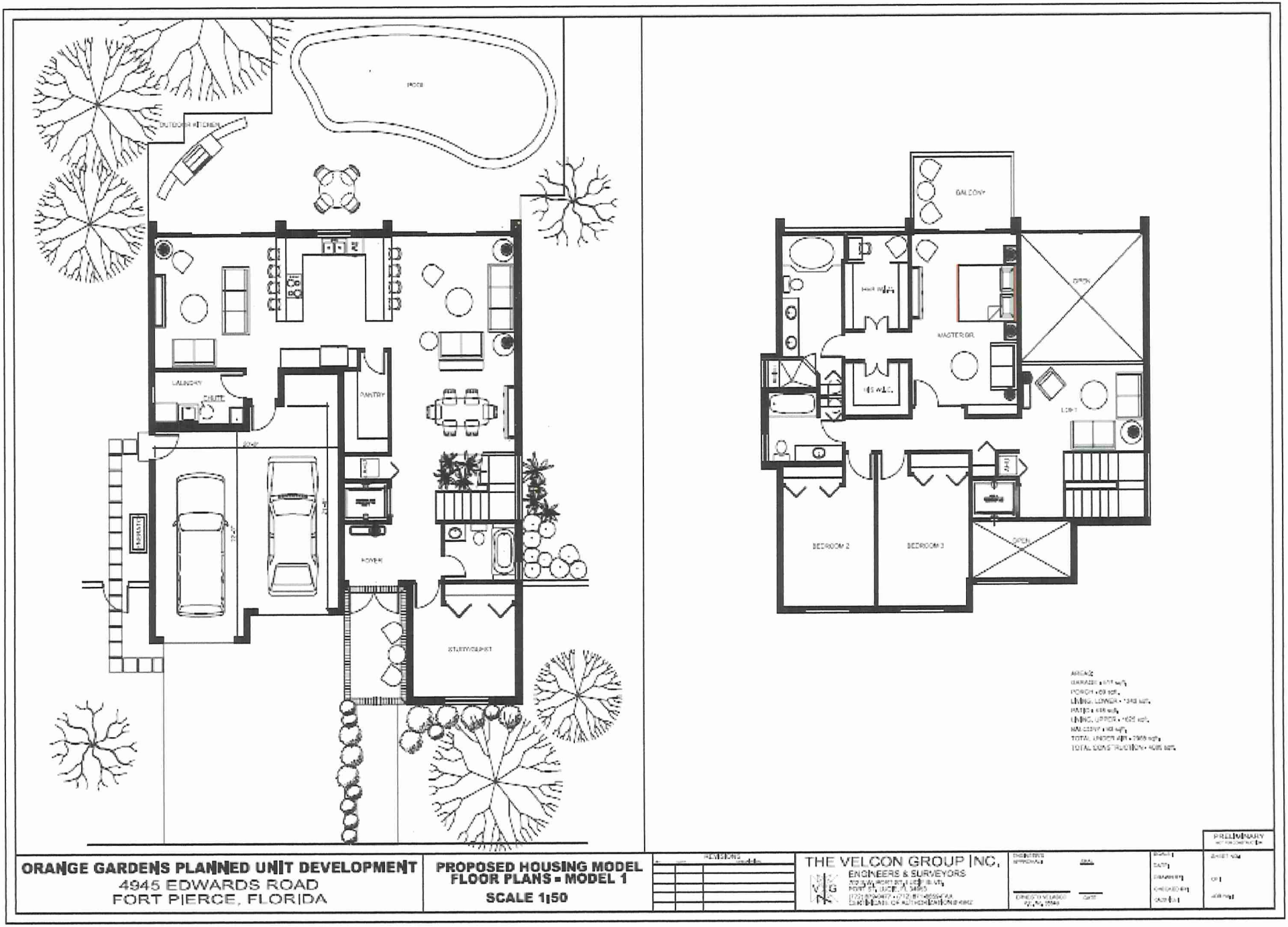


ORANGE GARDENS PLANNED UNIT DEVELOPMENT
4945 EDWARDS ROAD
FORT PIERCE, FLORIDA

PROPOSED HOUSING MODEL ELEVATIONS - MODEL 2
SCALE 1:50

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS

PRELIMINARY

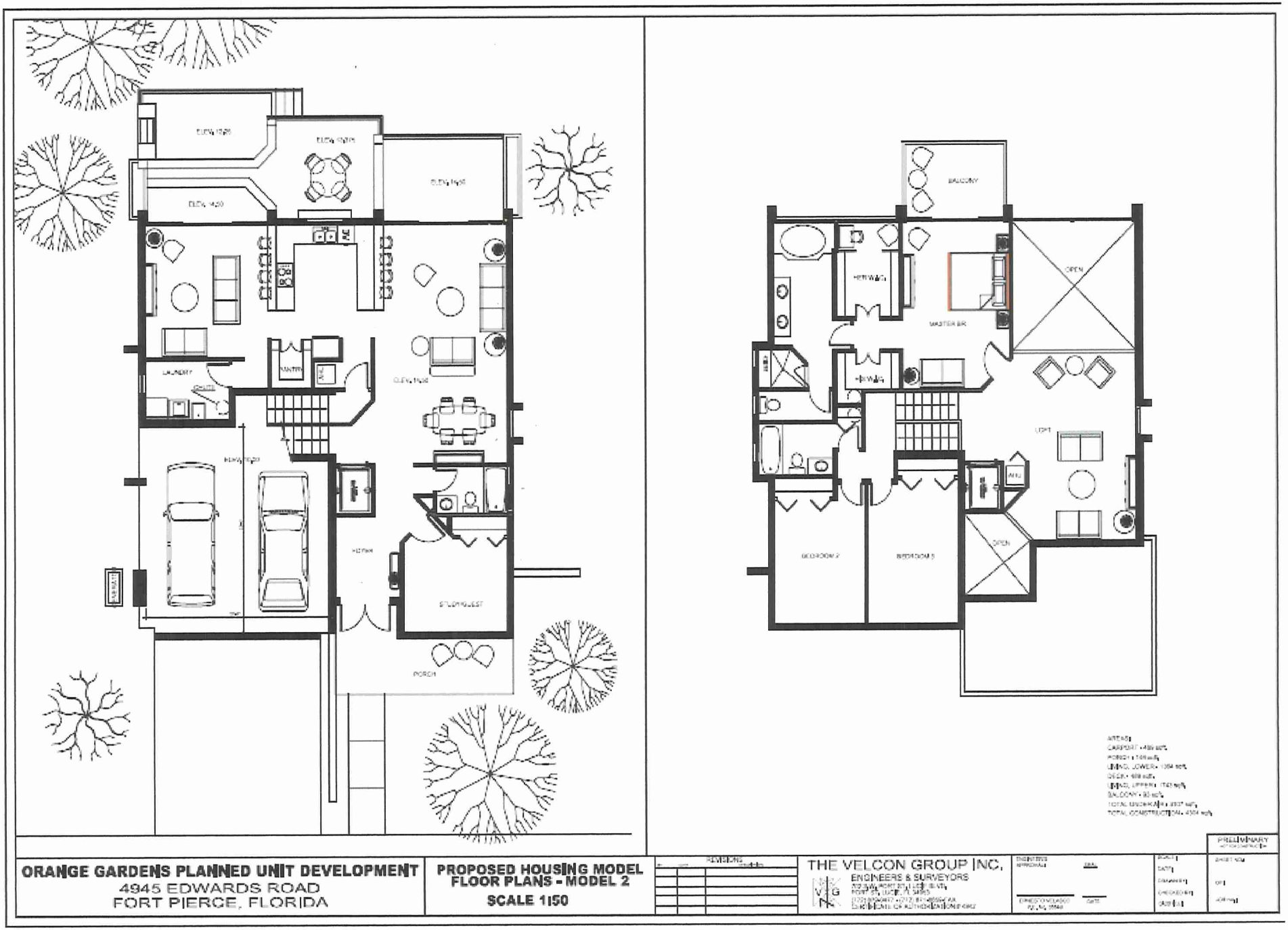


ORANGE GARDENS PLANNED UNIT DEVELOPMENT
4945 EDWARDS ROAD
FORT PIERCE, FLORIDA

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

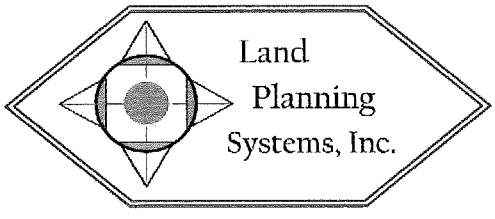
Orange Gardens Development

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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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.

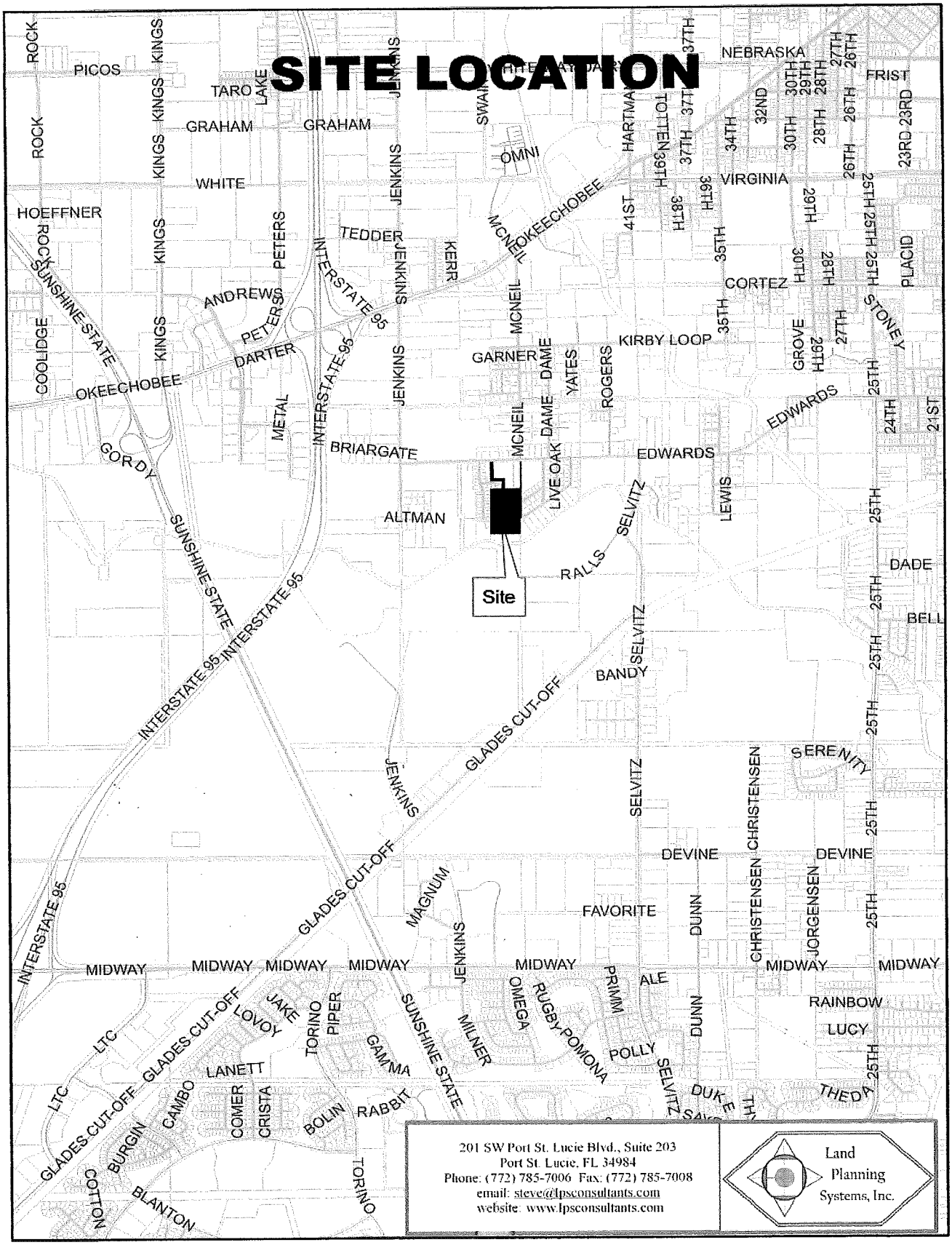
Maintenance of Common Areas

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.

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**					□□□

II. Public Facilities Information:

A. Potable Water:	
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C. Parks and Recreation (Residential Classifications Only): □D□ □2□□ □ □er□o□□ □44□22□ □ □o□□□□to□ □□O□□				
Park Type	**LOS**	**Existing Population Park Demand**	**Proposed Population Park Demand**	**Change in Demand**
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Urban District	□ □cre□ □er □000 □eo□e			
Community	2□□ □cre□ □er □000 □eo□e			
Neighborhood	□□□□ □cre□ □er □000 □eo□e			

D. Public Schools (Residential Classifications Only): □□□□e □□□ □□□□d□ □0□40□ □ □t□de□t□□□0□ □□□□□0□ □□□□□ M□t□□□□ □□□□d□ □0□20□ □ □t□de□t□□□0□ □□□□□0□ □□□□□		
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****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 □□rd □er□e□ □□□ □□□t□□4 □□rd □er□e□ □0 □□t□□□□ □□rd □er□e□4□ □□t□□□□ □□rd □er□e□ □0 □□t□□	
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Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

F. Stormwater:
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Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Mo□t rece□t □T□ Code □or □□e□□CM Ro□d□□□C□□□c□t□		
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Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Tr□□□	Tr□□□
Impact to Capacity		

IV. Project Description

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RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
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NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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Planning Review	PD2024-00008
Project	Sunset Gardens Master PD
Current Zoning	PD (Expired)
Proposed Zoning	PD (Master)
Current FLU	RL and RH
Proposed FLU	NO CHANGE
Zoning North	SLC Institutional (I)
Zoning South	SLC - Residential Single Family 3 dwelling units per acre (RS-3)
Zoning East	SLC - (R-3)
Zoning West	City of Fort Pierce (R-4)
FLU North	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)
FLU South	SLC- ResidentialUrban (RU)
FLU East	SLC Residential Urban (RU)
FLU West	City of Fort Pierce Residential High (RH)
Prevous Application(s)	In 2009 the subject site was approved as a PD (ORD# L-08), which proposed to construct a 40-unit single-family development. The PD rezoned the property from Single Family Low Density (R-1) to PD. This original PD did not include the 0.44 parcel located adjacent to the West Glen Subdivision,(2430-243-0001-000-1), which has a City Future Land Use of RH High Density Residential and City zonining of R-4.
Proposal	The 17.58-acres contained within the proposed PD have remained vacant and undeveloped. The project proposes 112 Townhouse units with associated amenities. The proposal sets out 20 townhouse buildings with a mix of 4 to 8 townhouse units per building.
Landscape	Note that the FINAL PD landscape plan should provide a variety of trees, shrubs and under-story materials to mitigate for the proximity of neighboring single-family/duplex residential developments (Westglen Drive, River Drive and River Oak Lane), and shall incorporate suitable landscape buffers and or fence/wall.
Tree Mitigation:	A Tree Survey and Mitigation Plan will be required at FINAL PD
Environmental:	The environmental survey by ARE Inc, dated April 2024 found no evidence of Gopher Tortoise burrows on site, and no other State or Federally listed species were observed on the property during the site visit. There are likely both State and Federally jurisdictional wetlands on the site.
Open Space:	The project proposes 41.7 % open space which is above the minimum 20% required
Phasing:	Not required.
Parking:	Confirm parking provision on the FINAL PD Site Plan.
Traffic:	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. The Traffic Impact Analysis requires approval by SLC.

Engineering (Additional Comments may be provided at TRC):	To be approved at the time of Final PD submittal The FINAL PD shall provide appropriate dimensional information for all roadways and parking facilities The FINAL PD stormwater system shall be designed in accordance with City Code Sec. 119-3(e)
Fire Safety (Additional Comments may be provided at TRC)	Please co-ordinate with the St. Lucie Fire District (additional comments may be forthcoming). Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2) The FINAL PD Site Plan shall, per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.) The FINAL PD Site plan will need to demonstrate that it can accommodate the dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23) Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23) Fire Hydrants may be required. The FINAL PD Site Plan shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.
Comprehensive Plan:	**6.7.3Policy** Site design and construction shall be consistent with, but not limited to, the following standards: A.Merging topography and natural features into design; B.Limitation of ecological and environmental impact of design; C.Orientation and form of the structures based upon site analysis; D.Use of passive solar architecture; harnessing solar energy; E.Appropriate plant species selection for location and water efficiency; F.Use of bio-swales and rain gardens; G.Selection of trees related to purpose, such as for shade; H.Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials re are likely both State and Federally jurisdictional wetlands on the site. **6.7.4 Policy** Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

Density:	**Proposed 6.37 du/acre**. The East Parcel - (Notated as **NORTH** on the Site Plan) has a Low-Density Residential FLU (17.14 Ac) allows up to 6.5 units per acre. The West Parcel (Notated as **SOUTH** on the Site Plan) has a FLU of High Density (0.44 Ac).
Relevent Policies:	
Site Design:	The layout of the buildings should provide for greater vairiation in arrangement. The architectural design of the buildings shall be submitted as part of the FINAL PD application and shall meet the requirements of the City of Fort Pierce Architectural Design Regulations as adopted December 2024. An emergency fire access will be required in addition to the main access off Edwards Road. Consider the use of McNeil Road as an emergency access route. Notate a designated area for mail kiosk and visitor parking (within Rec Area?). Waste management - dumpster location? Consider implementing a passive pathway within the south preserve/wetland area of the property.
Plat:	A lot combination/unity of title will be required.
Note:	Any subsequent submittal of a Final PD Plan application must meet the requirements of Sec. 125-212 Planned Development Zone (PD) and in particular the required Planned Development Plans and Documents as outlined in 125-212 (d)(1) Table (c)(1)
City Waste Management	Please consult City Public Works waste management to confirm location and provision of dumpster or roll out bins.
County Public Works (Additional Comments may be provided at TRC)	Traffic Impact Study will need to be reviewed by SLC
Police Department	Please refer to attached comments
FPUA	Please refer to attached comments

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2024-00008

Sunset Gardens Master Planned Development- 4945 Edwards Rd

Comments

W/WW Engineering: Concept approved.

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

Developers_Responsibilities.pdf

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments**. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

(Con't pg 2)

Eric Meyer, P.E.
Supervising Engineer
Fort Pierce Utilities Authority
emeyer@fpua.com
(772) 466-1600 ext. 6305

Gas: Approved. Note: Natural Gas is available for this project FPUA can provide infrastructure (gas main/services) as well as tankless water heaters for this project at no expense to the builder/developer provided all homes utilize natural gas. Please reach out to Billy Dupre 772-466-1600 X 4705 for more info.

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service **– Available.**
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2024-00008

Sunset Gardens Master Planned Development- 4945 Edwards Rd

Comments

W/WW Engineering: Concept approved.

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

Developers_Responsibilities.pdf

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments**. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

(Con't pg 2)

Eric Meyer, P.E.
Supervising Engineer
Fort Pierce Utilities Authority
emeyer@fpua.com
(772) 466-1600 ext. 6305

Gas: Approved. Note: Natural Gas is available for this project FPUA can provide infrastructure (gas main/services) as well as tankless water heaters for this project at no expense to the builder/developer provided all homes utilize natural gas. Please reach out to Billy Dupre 772-466-1600 X 4705 for more info.

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service **– Available.**
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

THE SUNRISE CITY
FORT PIERCE
ENGINEERING DEPARTMENT
Florida

To : Kev Freeman, Planning Director

From : Selena Griffett, P.E.

Thru : Mark Zrallack, P.E. – City Engineer

Re : 4945 Edwards Road - Sunset Gardens Final PD
TRC Project No. PD2024-00008

Date : April 2, 2025

This is to advise you that we have completed the review of the following documents as received by this office on February 7, 2025:

- ☐ Development Permit Compliance Review
- ☐ Site Plan
- ☐ Conditional Use
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☒ Other FINAL PD

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend

- ☒ FINAL PD Approval
- ☐ Variance Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Refer to City Code Section 125-212 for PD submittals.
Refer to City Code Section 121-11 for Design Standards.

Master Plan and Site Plan

Sheet MP-1

1. Please label roadway curve radii.
2. This sheet refers to the retention area south of the lake as a bio-swale, but civil plans show a retention pond. Please identify which type of stormwater management is correct.
3. Sidewalk should be shown on both sides of the road along the private entry from Edwards Road.

Sheet MP-2

4. Minimum driveway width is 12' per City Code Section 125-316.

Sheet SP-2

5. Please show ADA detectable warning surfaces.
6. Please add a note indicating that all storm drainage facilities shall conform to chapters 119 and 121 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended.

Sheet SP-3

7. Please indicate dimensions of Handicap Parking Spaces.

Additional Comments

Sheet C-3

8. Please ensure all silt fence is within property limits.

Sheet C-4

9. There are several "XXX" within descriptions/responses within Section 2, Section 4, Section 5.

Sheet C-5

10. Identify and dimension perimeter setbacks.
11. Dimension Private Entry Road pavement width and raised median width.
12. Identify sidewalk width.
13. Identify ADA ramps.
14. Label Stop Signs, Stop Bars, and Crosswalks.

Sheet C-13

15. Striping labels are identified in Striping Notes table, but no striping is identified on the plan.
16. Construction Notes identify specific items, but none are shown on the plan view.
17. Tree Survey table/list does not appear to match Tree Mitigation Plan.
18. The Preliminary Storm Water Management Computations appear to be for a different development in Indian River County.

ADVISORY COMMENTS:

1. Edwards Road is owned and maintained by St. Lucie County, please coordinate as required.
2. The stormwater design has had a preliminary review. A full review is required at building plan submittal.
3. Wetland areas will need verification by South Florida Water Management District.
4. The Environmental Assessment will need to be reevaluated prior to building permits.

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

December 19, 2024

Case #: PD2024-00008

Planner: City of Ft. Pierce Planning Department.

Rezoning

4945 Edwards Rd. Ft. Pierce. Sunset Gardens.

Comments:

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 112. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		112
Average number of people per household	x	2.5
total proposed population increase		280
	/1000	0.28
	x	2.9
Additional Officers Necessary		0.8

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

December 18, 2024

PROJECT: **Sunset Gardens Master Planned Development - 4945 Edwards Road**

REF: PD2024-00008

TO: Kev Freeman

FROM: Grant Chambers

Corrections:

1. Edward Road is identified on the County's Right-of-Way Protection Plan. A dedication of 47 feet along Edward Road will be required.
2. Provide a 10-foot easement over the existing drainage along the east side of the property.
3. Shared access with adjacent residential developments is encouraged.
4. A third party review of the traffic analysis will be required at the cost of the applicant. Please provide written correspondence to Kori Benton with the County's planning department authorizing the initiation of the review.

DISTRICT PLANNING GROUP

February 17, 2025

Kevin Freeman, Director of Planning
Planning Department
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, FL 34950
kfreeman@cityoffortpierce.com

RE: Sunset Gardens Response to TRC Planning Comments - PD2024-00008

Dear Kev:

Below please find District Planning Group's response to comments.

Current Zoning	PD (Expired)
Proposed Zoning	PD (Master)
Current FLU	RL and RH
Proposed FLU	NO CHANGE
Zoning North	SLC Institutional (I)
Zoning South	SLC - Residential Single Family 3 dwelling units per acre (RS-3)
Zoning East	SLC - (R-3)
Zoning West	City of Fort Pierce (R-4)
FLU North	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)
FLU South	SLC- Residential Urban (RU)
FLU East	SLC Residential Urban (RU)
FLU West	City of Fort Pierce Residential High (RH)

Previous Application(s): In 2009 the subject site was approved as a PD (ORD# L-08), which proposed to construct a 40-unit single-family development. The PD rezoned the property from Single Family Low Density (R-1) to PD. This original PD did not include the 0.44 parcel located adjacent to the West Glen Subdivision, (2430-243-0001-000-1), which has a City Future Land Use of RH High Density Residential and City zoning of R-4.

Proposal: The 17.58 acres contained within the proposed PD have remained vacant and undeveloped. The project proposes 112 Townhouse units with associated amenities. The proposal sets out 20 townhouse buildings with a mix of 4 to 8 townhouse units per building.

Density: Proposed 6.37 du/acre. The East Parcel - (Notated as NORTH on the Site Plan) has a Low-Density Residential FLU (17.14 Ac) that allows up to 6.5 units per acre. The West Parcel (Notated as SOUTH on the Site Plan) has a FLU of High Density (0.44 Ac).

Comments:

Comprehensive Plan: 6.7.3 Policy

Site design and construction shall be consistent with, but not limited to, the following standards:

A. Merging topography and natural features into design;

Response:

The site layout takes into consideration the topographic elevations and natural features by preserving the entire natural wetland 3.48-acre ecological community, and the associated elevated 25-foot upland buffer along the northern perimeter of the wetlands.

B. Limitation of ecological and environmental impact of design:

Response:

As stated, the site plan preserves all 3.48 acres of natural wetlands and creates an ecological 25-foot buffer to mitigate impacts on the wetland from the development of the neighborhood.

C. Orientation and form of the structures based upon site analysis;

Response:

The site plan has been designed such that each of the Townhomes focuses centrally on the community assets grounded by the community's lake and recreational amenities with a transversal visual from the multimodal entrance to the observation platform.

D. Use of passive solar architecture; harnessing solar energy;

Response:

Sunset Gardens incorporates LED Lighting throughout the community. See photometric plan.

E. Appropriate plant species selection for location and water efficiency;

Response:

The landscape plan provides water tolerant native plant species that include Bald Cypress, South Florida Slash Pines, Green ButtonWoods, and Sabal Palms along the

littoral zone to support a healthy ecosystem for plants and wildlife while supporting a water efficiency.

F. Use of bio-swales and rain gardens;

Response:

Rain gardens have been incorporated within the swale area throughout the community that will add in the collection of rainwater from the roadway and driveway surfaces and allow the water to soak into the ground. The rain gardens will help reduce flooding, filter pollutants, and provide a habitat for wildlife.

G. Selection of trees related to purpose, such as for shade;

Response:

The streetscape provides shade trees that include Green Buttonwoods, Southern Magnolias, Dahoon Hollies, Red Maple, and Cabbage Palms accented with Chinese Palms at the entranceway.

H. Use of low-impact building materials such as recycled materials, including reclaimed luber, and low VOC (volatile organic compound)-emitting materials are likely both State and Federally jurisdictional wetlands on the site.

Response:

Sunset Gardens Townhouse community utilizes the following materials in the community and within each of the units:

- Noise reducing and energy Efficient Spray Foam Insulation
- High-Performance Carrier HVAC system with April Aire Whole house dehumidification system with advanced thermostat
- Merv 13 Filters
- Low-E Double Pane Vinyl Framed Windows
- Low to zero VOC Paints, Stains and & Adhesives
- Sealed insulated ducts
- Flow smart, water efficient and water saver plumbing fixtures
- Energy Star Appliances and water heaters

Comprehensive Plan: 6.7.4 Policy

Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

Response:

The Sunset Gardens PUD has been designed with one entrance into the development, thereby limiting the number of curb cuts to one. Additionally, the site has been designed for the drainage to flow to the centrally situated lake that connects to two retention ponds and the 3.48-acre wetland to provide a natural system of stormwater drainage for the community.

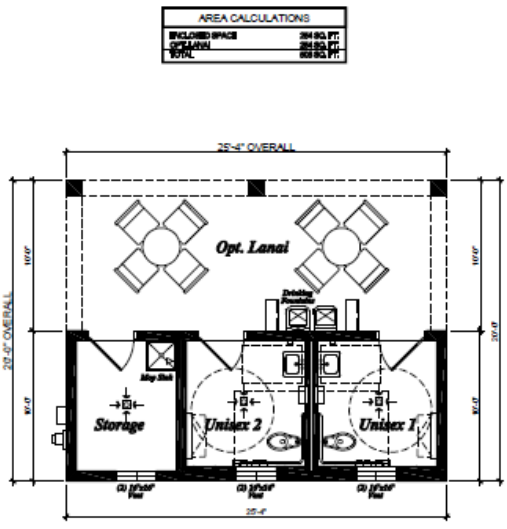
Site Design:

The layout of the buildings should provide for greater variation in arrangement.

Response:

The site design enhances the community with the following elements:

- An expansive 15-foot landscape buffer, a stimulating streetscape that incorporates 5-foot sidewalks in an interconnected sidewalk system,
- The streetscape will include shade trees that include Green Buttonwoods, Southern Magnolias, Dahoon Hollies, Red Maple, Cabbage Palms accented with Chinese Palms,
- Pedestrian scale focal points that include the wetlands observation platform connected by the sidewalk network with various bike racks strategically located throughout,
- A centralized 1.7-acre lake tract with a fountain, which serves as a community asset while providing water circulation,
- Two connecting retention areas for stormwater management,
- Linear trail from the development to the entrance at Edwards Road, and
- A 0.64 recreation area that includes open lawn area for play, a pool with cabanas (shown below), and the mail kiosk area. This recreation area has been designed to create a gathering place for residents, supporting the sense of place which is the mission of the Sunset Gardens Townhouse Community,



Floor Plan - Tier 1
1,250 Sq. Ft. Pool
Scale:1/4" = 1'-0"

The architectural design of the buildings shall be submitted as part of the FINAL PD application and shall meet the requirements of the City of Fort Pierce Architectural Design Regulations as adopted in December 2024, as provided below.

"Single Family, Townhome and Duplex Residential Standards

Applicability

The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development."

Response:

The renderings and response to comments to the Sunset Gardens Townhouse development demonstrate compliance as described in each of the required elements of Townhome Residential Standards as follows:










Facades

Response:

Sunset Gardens Townhomes have been designed in the Craftsman style consisting of the following architectural façade elements:

- Tapered columns
- Exposed rafter tails and beams under roof eaves
- Recessing and projecting elements in the façade that provide visual relief and have sufficient depth that provides shade and a shadow on adjacent building surfaces.

Additionally, the ground floor of each of the units has a minimum of 50 percent of the horizontal length and there are no blank walls in the design. The façade materials consist of stucco, wood clapboard, wood shingles, and cement siding in clapboard style boards, and textured concrete masonry units.

Roofs

Response:

The roof style for the Sunset Gardens Townhouse development has been designed with low-pitched, gabled roofs that are Cedar shingles reflecting the Craftsman style at a slope ranging from 3:12 to 6:12. The roofs provide a variation in roof heights and articulation along the facade that adds visual interest to a streetscape and delineation of activity for each of the townhouse units. The fascia around the eaves has limited simple detail that complements the fenestration, overhangs and entrances.

Entrances

Response:

The Sunset Gardens townhouse buildings have been designed to provide articulation with varied depths for intimate entranceways for each of the units, giving the sense of individuality. Additionally, the entrances face the street to allow for visibility to vehicular traffic at the scale of the pedestrian.

Windows

Response:

The windows designed for Sunset Gardens townhouse community have been designed with defined frames that accentuate the multipaned windows and mullions within each of the window panels. The windows are in scale and compatible with the Craftsman architectural style. The use of these traditional methods enhances the elevations and frames fenestration and door openings. These features of fenestration are compatible with the Craftsman architectural style. Response:

Doors

Response:

The doors have been designed in an architectural style that is customary to the Craftsman architecture with the use of partially paned doors.

Color Palette

Response:

The individual unit facades of the Sunset Gardens Townhouse development provide varying earth tone colors to create unique and personalized units within each of the townhouse buildings to distinguish each of the units from each other. The colors of wall surfaces complement facade articulation and keep with the chosen architectural style and character.

An emergency fire access will be required in addition to the main access off Edwards Road.

Response:

Emergency access from McNeil Road was added to the site plan.

Consider the use of McNeil Road as an emergency access route.

Response:

As noted above, an emergency access route was added to the site plan.

Notate designated area for mail kiosk and visitor parking (within Rec Area?).

Response:

Mail kiosk and visitor parking were added to the area designated as the Recreation Area.

Waste management - dumpster location?

Response:

The Townhomes are considered single-family per the City of Fort Pierce Architectural Design Standards adopted in December 2024. Therefore, the use of curbside pickup will be discussed with the City of Fort Pierce Solid Waste Division.

Consider implementing a passive pathway within the south preserve/wetland area of the property.

Response:

Noted, but not feasible through the wetland due to the regulations related to improvements within a floodway. As an alternative, a concrete observation area has been added that connects with the sidewalk. The entry drive has also been redesigned to include a 5' sidewalk along the east side of road that enhances the entry and interconnects with the sidewalk network throughout the community.

Plat: A lot combination/unity of title will be required.

Response:

Included with this submission.

Note: Any subsequent submittal of a Final PD Plan application must meet the requirements of Sec. 125- 212 Planned Development Zone (PD) and in particular the required Planned Development Plans and Documents as outlined in 125-212 (d)(1) Table (c)(1).

Response:

Noted.

Landscape: Note that the FINAL PD landscape plan should provide a variety of trees, shrubs and under-story materials to mitigate for the proximity of neighboring single-family/duplex residential developments (Westglen Drive, River Drive and River Oak Lane), and shall incorporate suitable landscape buffers and or fence/wall.

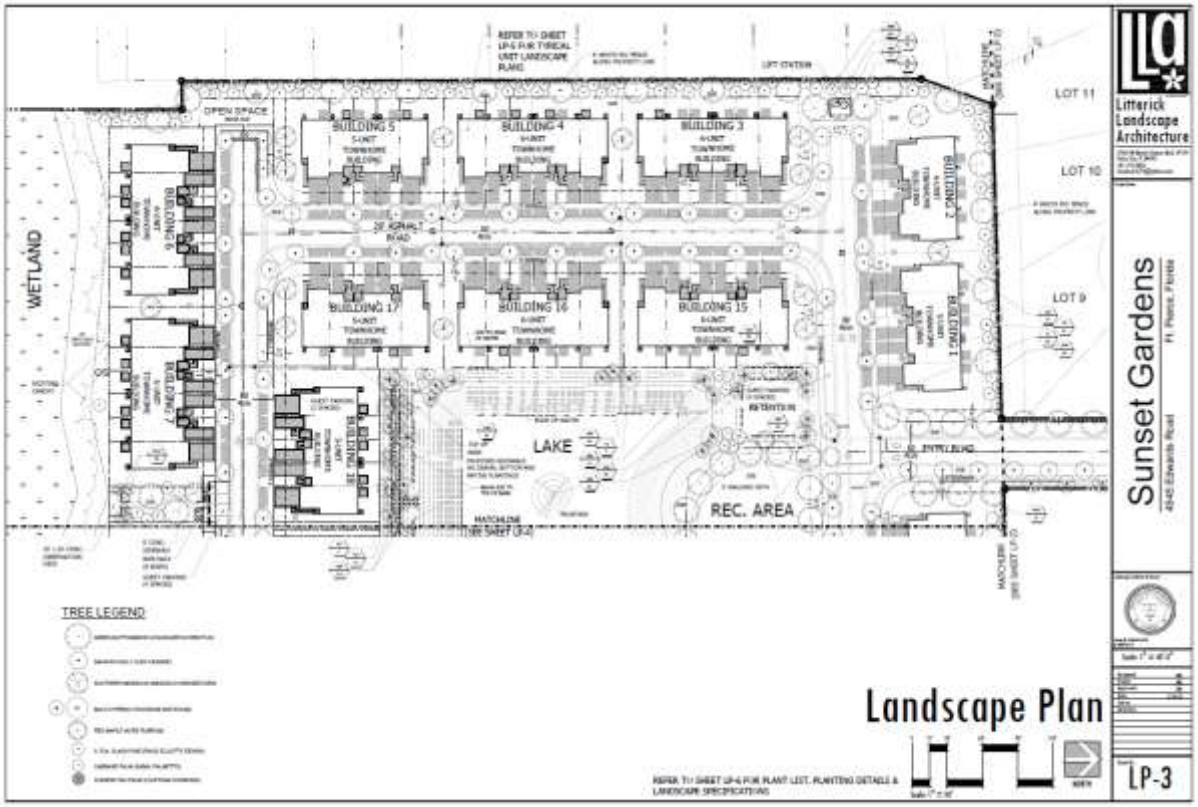
Response:

The typical perimeter landscape includes the following trees, shrubs and understory, as demonstrated on LP 3.2 and LP 4.2:

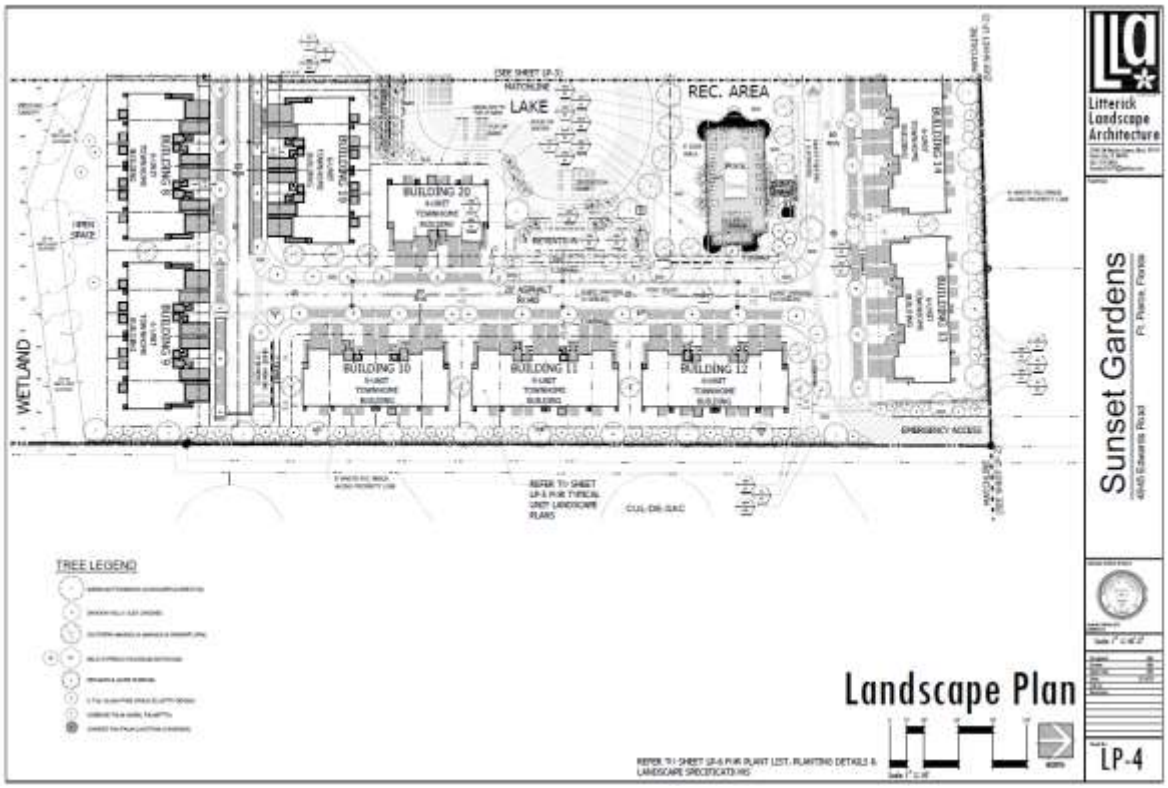
Trees:
Green Buttonwoods,
Southern Magnolias,
Dahoon Hollies,
Red Maple,
Cabbage Palms
Crape Myrtle

Shrubs:
Dwarf Podocarpus
Dwarf Yaupon Holly
Simpson Stopper
Perennial Peanut
Sandankwa Virburnum
Indian Hawthorn
Parson's Juniper

Sod
Florida Gama Grass
Sand Cord Grass
Muhly Grass


WETLAND
BUILDING 5
BUILDING 4
BUILDING 3
BUILDING 17
BUILDING 16
BUILDING 15
LAKE
REC. AREA
LOT 11
LOT 10
LOT 9
TREE LEGEND
Landscape Plan
LP-3
Litterick Landscape Architecture
Sunset Gardens

LP 3.2


WETLAND
LAKE
REC. AREA
BUILDING 10
BUILDING 11
BUILDING 12
TREE LEGEND
Landscape Plan
LP-4
Litterick Landscape Architecture
Sunset Gardens

LP 4.2

Tree Mitigation: A Tree Survey and Mitigation Plan will be required at FINAL PD.

Response:

Included with Final PD submission.

Environmental: The Environmental survey by ARE Inc., dated April 2024 found no evidence of Gopher Tortoise burrows on site, and no other State or Federally listed species were observed on the property during the site visit. There are likely both State and Federally jurisdictional wetlands on the site.

Response:

Wetlands are noted in the Environmental Assessment Report, performed by Advanced Restoration Ecology, by Drew Gatewood, MS, PWS. Based on Mr. Gatewood's assessment, 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.

Open Space: The project proposes 41.7 % open space which is above the minimum 20% required.

Response:

Agreed and provided.

Traffic: 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. The Traffic Impact Analysis requires approval by SLC.

Response:

The Traffic Impact Analysis was submitted to SLC, and comments were received, and Luke will provide a separate Response to Comments to address the Traffic Analysis.

Phasing: Not required.

Response:

Agreed and so noted.

Parking: Confirm parking provision on the FINAL PD Site Plan.

Response:

Per Sec. 125-315. -Off-Street Parking and Loading, the site exceeds the minimum parking calculations, and are as follows:

Parking Required	Parking Provided
168 spaces (1.5 spaces per dwelling unit)	353 spaces including:
	• 152 garage parking spaces,
	• 152 driveway parking spaces,
	• 39 guest parking spaces.

Engineering: The FINAL PD shall provide appropriate dimensional information for all roadways and parking facilities. The FINAL PD stormwater system shall be designed in accordance with City Code Sec. 119-3(e).

Response:

Noted and in compliance.

Fire Safety: Provide appropriate dimensional information for all roadways and parking facilities The FINAL PD stormwater system shall be designed in accordance with City Code Sec. 119-3(e) Please co-ordinate with the St. Lucie Fire District (additional comments may be forthcoming). Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.

Response:

Noted and in compliance.

Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2).

Response:

Noted and in compliance.

The FINAL PD Site Plan shall, per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical

clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)

Response:

Noted and in compliance.

The FINAL PD Site plan will need to demonstrate that it can accommodate the dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs., 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23).

Response:

Noted and in compliance.

Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23).

Response:

Noted and in compliance.

Fire Hydrants may be required.

The FINAL PD Site Plan shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Response:

Fire hydrants are noted on the site plan.

City Waste Management: Please consult City Public Works waste management to confirm location and provision of dumpster or roll out bins.

Response:

Consultation with the City of Fort Pierce Solid Waste Division was made Mr. Leroy Lewis responded that the City currently does not have the residential trucks to handle that capacity without causing a customer service interruption. Mr. Lewis stated that "at this point, commercial service would be optimal and limit customer service issues. Mr. Lewis also suggested contacting Tysha Williams, Operations Manager to discuss further."

The DPG will continue discussions with the City as Townhouses are considered single-family development and waste management should service as such.

Please feel free to contact me at (772) 882- 5811 or leslie@districtplanninggroup.com.

Very Respectfully,



TMC Traffic & Mobility CONSULTANTS

Formerly O'Rourke Engineering & Planning

February 20, 2025

Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

Re: Sunset Grove (4945 Edwards Road)
Response to Traffic Impact Analysis Comments
TMC Project № 24203.03
Fort Pierce, Florida

Dear Mr. Benton,

Please find below our responses to the review comments prepared by Kimley Horn and Associates dated January 21, 2025 in regards to the Sunset Grove (4945 Edwards Road) TIA. The comments are listed in **bold** typeface and the TMC responses follow in *italic* typeface. Additionally, a revised Traffic Impact Analysis is provided under cover reflecting the changes resulting from these comments.

1. **Please analyze the intersection of Edwards Road & Selvitz Road.**

   Response: The intersection of Edwards Road & Selvitz Road has been included in the report. Please see TIA v1.1 report attached.

2. **It appears a segment of Edwards Road from Jenkins Road to McNeil Road is failing under existing conditions. Per Appendix H of the St Lucie TPO *TIS Methodology and Procedures* document please mitigate any deficiencies and restore the LOS to its adopted standard.**

   Response: Per Florida Statute, an applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. According to the St Lucie TPO TIS Methodology and Procedures Section 4D Future buildout scenario "This includes any mitigation improvements identified in Analysis Scenario 4c". As this is an existing failure, mitigation is assumed to be in place in the Buildout scenario. Potential improvements include:

   1) Re-evaluating the Generalized Service Capacity of Edwards Road to be consistent with the segment between Selvitz Road and 25th Street.
   2) Add auxiliary lanes on Edwards Road at McNeil Road and/or Selvitz Road.
   3) Widening to a three-lane section with a continuous two-way left turn lane with the limited right-of-way, to increase the capacity to satisfy existing traffic conditions.
   4) Widening to a four-lane divided roadway.

   All improvement options would satisfy Background Traffic conditions as well as Buildout conditions.

3. **Please include the V/C ratio reported for the highest movement for each approach at all study intersections. Please mitigate any deficiencies where intersection movements exceed a V/C ratio > 1.0.**

   Response: V/C ratios have been included in the revised report. Mitigation is proposed where V/C ratios exceeded 1.0. Please see TIA v1.1 report attached.

4. **Please include driveway results in the intersection analysis table.**

   Response: The driveway results have been included in the intersection analysis table. Please see TIA v1.1 report attached.

5. **Please include any relevant information pertaining to the model used for the distribution as an appendix.**

   Response: The model was not used to determine the trip distribution. The project distribution was based on the approved Viva at Treasure Coast project. The proposed distribution pattern was included in the approved methodology.

END OF COMMENTS

We trust these responses and the revised Traffic Impact Analysis adequately address the review comments. We remain available to discuss this matter further or to answer any questions you may have.

Kind regards,

TRAFFIC & MOBILITY CONSULTANTS LLC

Ayman As-Saidi
Vice President of Engineering

February 13, 2025

Eric Meyer, P.E.
Supervising Engineer
Fort Pierce Utilities Authority
emeyer@fpua.com
(772) 466-1600 ext. 6305

RE: TECHNICAL REVIEW PROJECT: Sunset Gardens Master Planned Development- PD2024-00008

Dear Eric,

Below please find District Planning Group's response to comments.

Comments:

1. W/WW Engineering: Concept approved.

   Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit a Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). Noted.

   For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

   https://fpua.com/water-and-wastewater-engineering-downloads/

   Developers_Responsibilities.pdf

2. Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved with comments. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development. Noted.

   Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability. Noted.

   Please contact Eric Meyer for customer requirements and project coordination.

3. Gas: Approved.
   Note: Natural Gas is available for this project FPUA can provide infrastructure (gas main/services) as well as tankless water heaters for this project at no expense to the builder/developer provided all homes utilize natural gas. Please reach out to Billy Dupre 772-466-1600 X 4705 for more info.

   FPUAnet Fiber: FPUAnet **Approves.**

   Fiber Internet Service **– Available.**

   Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

   Developer Letter.pdf

   Please feel free to contact me at (772) 882- 5811 or leslie@districtplanninggroup.com.

   Very Respectfully,



DISTRICT PLANNING GROUP

February 13, 2025

Officer Damian Spotts, Crime Prevention Practitioner
Fort Pierce Police Department
920 South US Highway
Fort Pierce, FL 34950
772-467-6800
dspotts@fppd.org

RE: 4945 Edwards Rd. Ft. Pierce. Sunset Gardens- Case #: PD2024-00008

Dear Damian,

Below please find District Planning Group's response to comments.

Comments:

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 112. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development. Noted.

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		112
Average number of people per household	x	2.5
total proposed population increase		280
	/1000	0.28
	x	2.9
Additional Officers Necessary		0.8

Please feel free to contact me at (772) 882- 5811 or leslie@districtplanninggroup.com.

Very Respectfully,



Planning Board **6. b.**

Meeting Date: 05/12/2025

Re: PD2024-00002 PD - Sunrise Lakes 3804 Sunrise Blvd Final PD

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Final Planned Development - Sunrise Lakes -3804 Sunrise Boulevard

SUMMARY:

PD2024-00002
Parcel ID: 2433-123-0001-000-1.
This application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (4.41 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce and has an existing Zoning of RS-3 and an existing Future Land Use of RM. The site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and the east is a Florida Department of Transportation building, both with industrial zoning.

RECOMMENDATION:

Staff recommend that the Planning Board forward the application of the Sunrise Lakes Final Planned Development to the City Commission with a recommendation of APPROVAL, subject to the following 10 conditions:

Conditions:

1. All infrastructure, including the private lift station, school district bus stop, and stormwater system, shall be completed prior to the issuance of first certificate of occupancy for a residential building.
2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.
4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The Final PD Plan shall be governed by all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This shall include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.
7. A tree mitigation calculation shall be submitted and approved prior to issuance of a site

clearing or vegetation removal permit.

8. A landscape maintenance agreement shall be required prior to final certificate of occupation.
9. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
10. All applicable state or federal permits shall be obtained before commencement of the development.

NOTE:
Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

ALTERNATIVES:
Approval with alternative/additional conditions
or
Disapproval

RESPONSIBLE STAFF:
Kev Freeman, Planning Director.

COORDINATED WITH:
Technical Review Committee.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Map
Site and Construction Plan
Project Narrative
Submittal Documents
Draft Ordinance
Draft Development Agreement
TRC Comments
Comment Response

Form Review

Form Started By: Kev Freeman Started On: 04/30/2025 02:49 PM
Final Approval Date: 05/07/2025

CITY OF FORT PIERCE
PLANNING BOARD
MAY 12, 2025

Sunrise Lakes Final PD Site Plan
PD2024-00002

APPLICATION

PD2024-00002 Sunrise Lakes Final Site Plan PD - Sunrise Blvd

APPLICANT

Bergstresser, Blaine

KMA Engineering & Surveying for DT VENTURES 1 LLC

ADDRESS

3804 Sunrise Boulevard

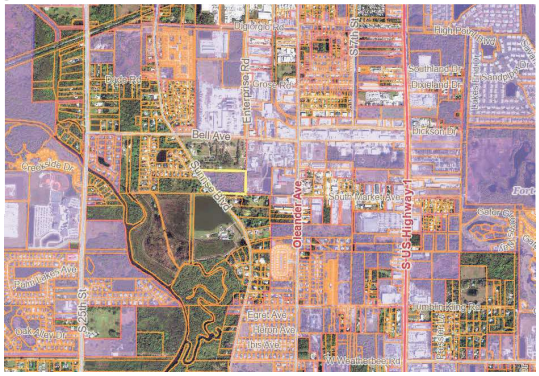
PARCEL ID #:

2433-123-0001-000-1

SUMMARY

This application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (4.41 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce. The site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and the east is a Florida Department of Transportation building, both with industrial zoning.

SITE LOCATION SITE AREA +/- 11.54 Acres



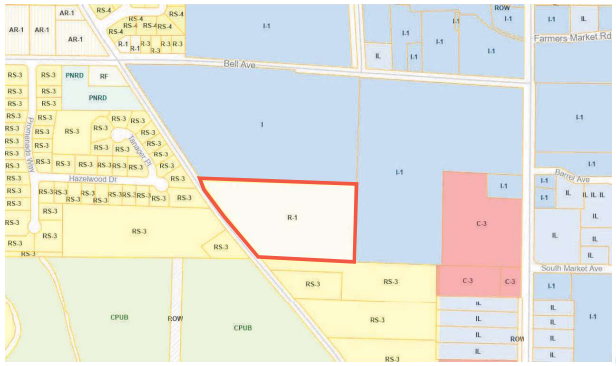
N

SITE LOCATION SITE AREA +/- 11.54 Acres



N

EXISTING ZONING – R-1 PROPOSED ZONING – FINAL PD



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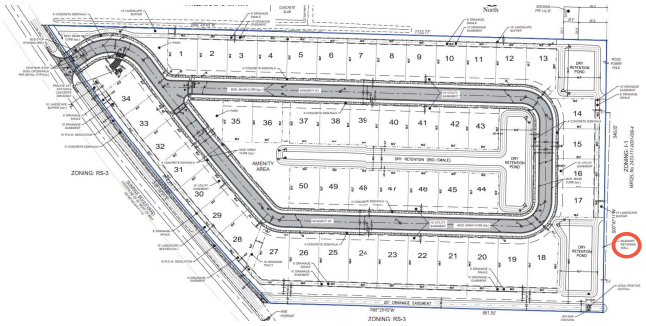
EXISTING FLU – LOW DENSITY RESIDENTIAL



N

SUNRISE LAKES – SITE PLAN



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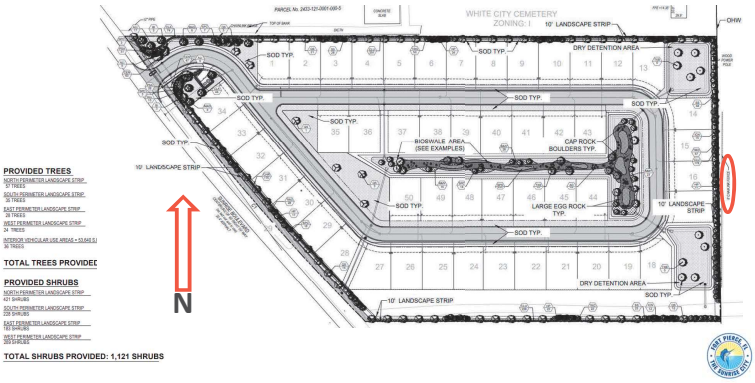
SUNRISE LAKES – PD DATA

LAND USE BREAKDOWN			
TOTAL AREA OF SUBJECT PARCEL	502,682 SF	11.54 AC	100.00%
AREA OF ONSITE WETLAND	0 SF	0.00 AC	0.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
AREA OF PROPOSED BUILDINGS	100,000 SF	2.30 AC	19.89%
AREA OF PROPOSED ROW IMPERVIOUS	79,358 SF	1.82 AC	15.79%
AREA OF PROPOSED LOT IMPERVIOUS	56,000 SF	1.29 AC	11.14%
AREA OF PROPOSED RETENTION BASE	26,130 SF	0.60 AC	5.20%
TOTAL PROPOSED IMPERVIOUS AREA	261,488 SF	6.00 AC	52.02%
AREA OF PROPOSED LOT PERVIOUS	106,940 SF	2.46 AC	21.27%
AREA OF PROPOSED RETENTION BANK	24,890 SF	0.57 AC	4.95%
AREA OF PROPOSED GREEN SPACE	102,323 SF	2.35 AC	20.36%
TOTAL PROPOSED PERVIOUS AREA	234,153 SF	5.38 AC	46.58%

ZONING	PD
MIN. LOT SIZE	4,920 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	82'
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%
BUILDING HEIGHT (1 STORY)	45'
MAX. GROSS DENSITY (DU/AC.)	12 DU/AC. (3.81 DU/AC. PROPOSED)
MIN. SETBACKS	
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (CORNER)	5'
GARAGE	20'
REAR	15'

SUNRISE LAKES – LANDSCAPE PLAN



RECOMMENDATION

Staff recommend that the Planning Board forward the application of the Sunrise Lakes Final Site Plan Planned Development to the City Commission with a recommendation of APPROVAL, subject to the following 11 conditions:

CONDITIONS

1. All infrastructure, including the private lift station, school district bus stop, and stormwater system, shall be completed prior to the issuance of first certificate of occupancy for a residential building
2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.

CONDITIONS (continued).

4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement andFinal PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The Final PD Plan shall be governed by all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas.
7. This shall include the binding of successors intitle to any commitments concerning completion of the project and its maintenance and operation.

CONDITIONS (continued).

8. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
9. A landscape maintenance agreement shall be required prior to final certificate of occupation.
10. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
11. All applicable state or federal permits shall be obtained before commencement of the development.

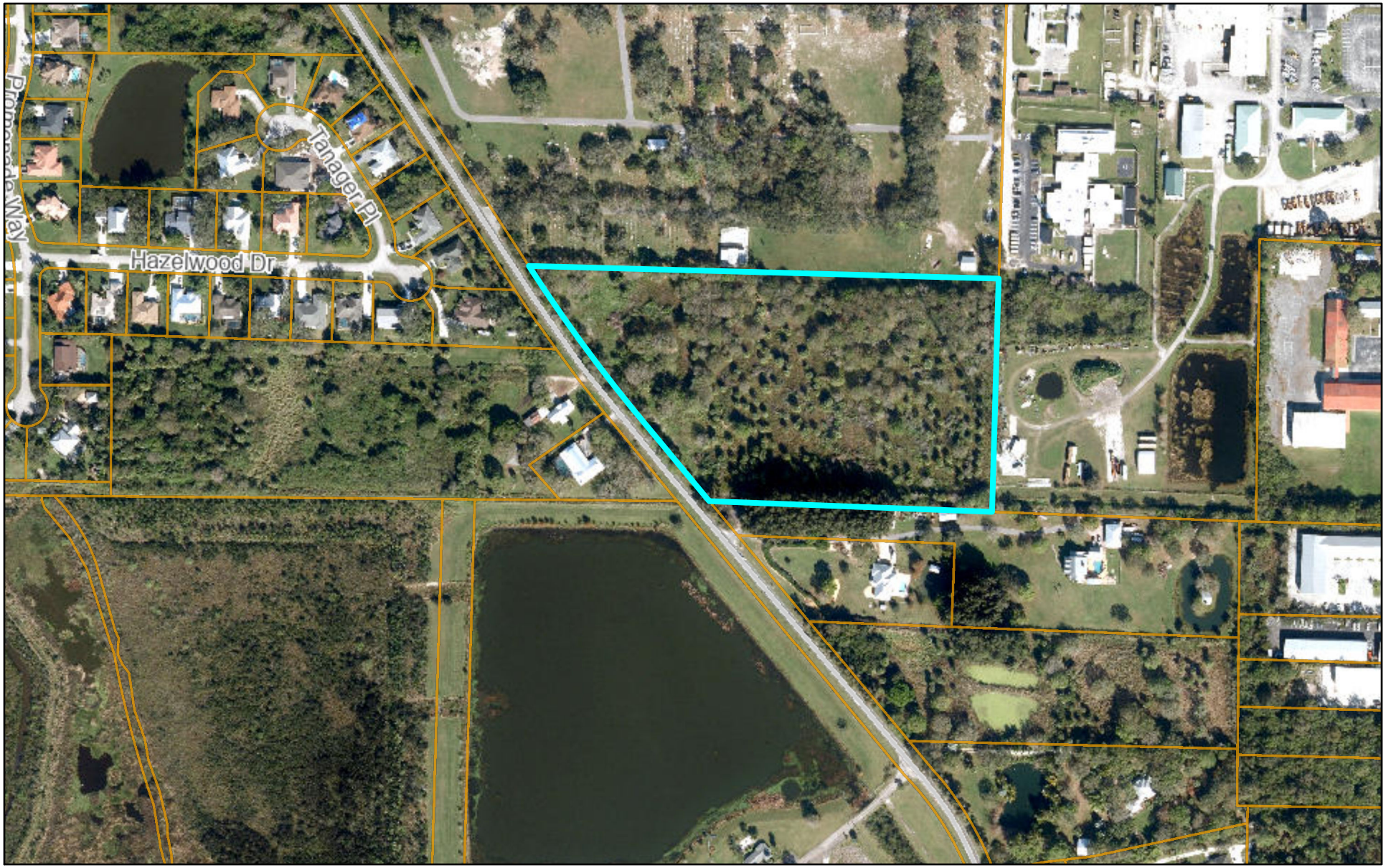
ALTERNATIVE RECOMMENDATIONS:

Approval with alternative/additional conditions

Or

Disapproval

Saint Lucie County Property Appraiser

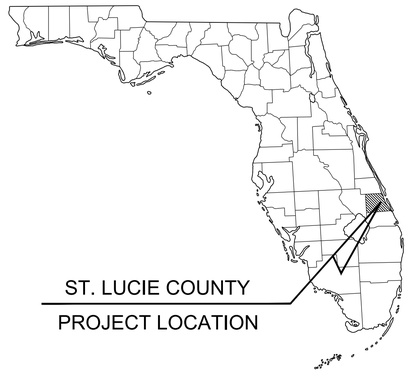


4/18/2024

1:4,514

0 187.5 375 750 ft

0 55 110 220 m



CONSTRUCTION PLANS

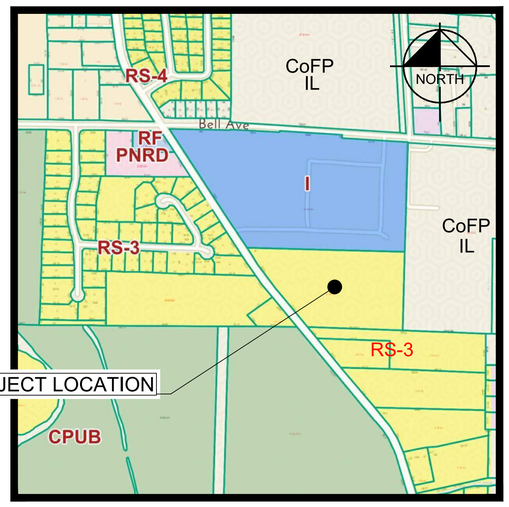
FOR

SUNRISE LAKES

LOCATED AT

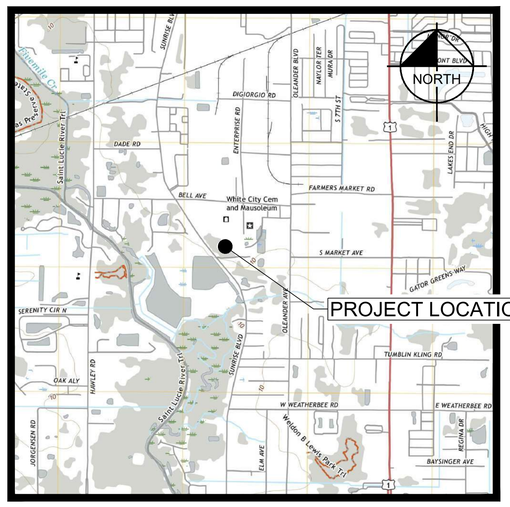
3804 SUNRISE BLVD, FORT PIERCE, FLORIDA

SECTION 33, TOWNSHIP 35S, RANGE 40E



LOCATION MAP

SCALE: NOT TO SCALE



VICINITY MAP

SCALE: NOT TO SCALE

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LEGAL DESCRIPTION

THE SOUTH 546 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF WHITE CITY ROAD (SUNRISE BOULEVARD) IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PROJECT TEAM

OWNER/DEVELOPER
DT VENTURES 1, LLC.
PO BOX 92280
ROCHESTER,NY 14692

CIVIL ENGINEER
BLAINE BERGSTRESSER, P.E.
KMA ENGINEERING & SURVEYING, LLC
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
772- 569-5505
BLAINEB@KMAFL.COM

LANDSCAPE ARCHITECT
PAUL GOULAS, RLA
LANDSCAPE ARCHITECTURAL SERVICES
1708 SE JOY HAVEN ST
PORT ST.LUCIE,FL 34983
772-631-8400

SURVEYOR
DOUG WALKER, PSM
PRINCIPAL MERIDIAN SURVEYING,INC
4546 CAMBRIDGE ST.
WEST PALM BEACH,FL 33415
561-478-7764

PERMITTING AGENCIES

FORT PIERCE UTILITY AUTHORITY
SHANE OSTRANDER
1701 S. 37TH STREET
FORT PIERCE, FL 34984
SOTRANDER@FPUA.COM
772-466-1600

CITY OF FORT PIERCE
CESAR FLORES
100 NORTH US 1
FORT PIERCE, FL 34950
CFLORES@CITYOFFORTPIERCE.COM
772-467-3730

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
316 NW 5TH ST
OKEECHOBEE, FL 34972
863-462-5260

NORTH ST LUCIE RIVER WATER CONTROL DISTRICT
PATRICIA KUTA
14666 ORANGE AVENUE
FORT PIERCE, FL 34945
NSLRWCD@BELLSOUTH.NET
772-461-5050

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

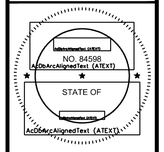
REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP



BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.:	24-1001
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CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 COVER

SHEET TITLE:
COVER

SHEET NUMBER:
C-100

Printed on Monday, February 24, 2025, 3:40 PM by Blaine Bergstresser
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GENERAL

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

EROSION CONTROL

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

POTABLE WATER AND SANITARY SEWER SYSTEM

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE 2021/2022 EDITION OF F.D.O.T. "STANDARD PLANS FOR ROADWAY CONSTRUCTION"

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE ENTIRE STORMWATER MANAGEMENT SYSTEM SHOWN ON THE PLANS MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY LOT; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

6. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILITIZED IF MORE STRINGENT).

7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT STANDARDS.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

PAVING, GRADING AND DRAINAGE

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.

2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.

3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".

5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.

6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.

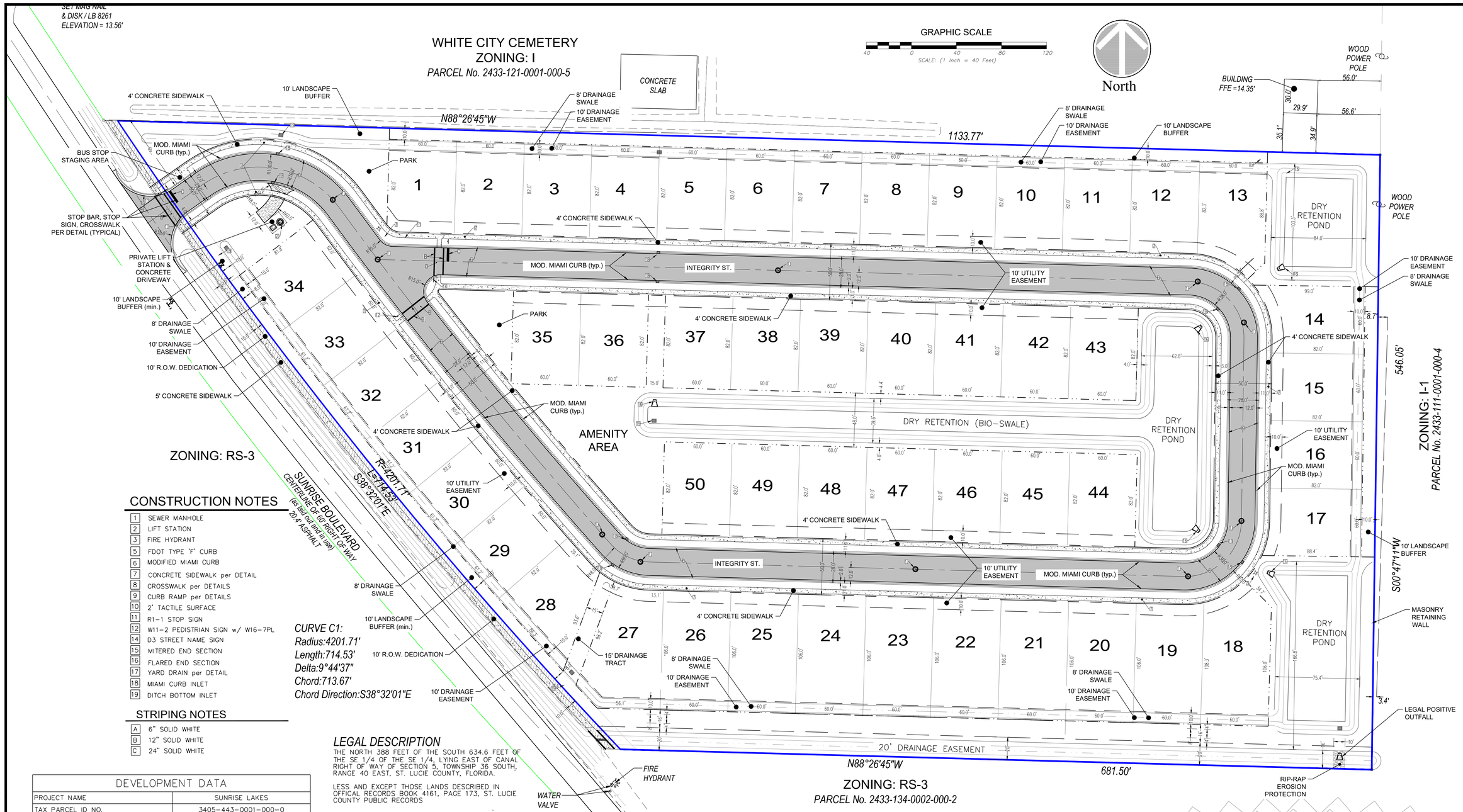
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".

8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION

9. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

10. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

11. THE CONTRAC



CONSTRUCTION NOTES

1. SEWER MANHOLE
2. LIFT STATION
3. FIRE HYDRANT
5. FDOT TYPE 'F' CURB
6. MODIFIED MIAMI CURB
7. CONCRETE SIDEWALK per DETAIL
8. CROSSWALK per DETAILS
9. CURB RAMP per DETAILS
10. 2' TACTILE SURFACE
11. R1-1 STOP SIGN
12. W11-2 PEDISTRIAN SIGN w/ W16-7PL
14. D3 STREET NAME SIGN
15. MITERED END SECTION
16. FLARED END SECTION
17. YARD DRAIN per DETAIL
18. MIAMI CURB INLET
19. DITCH BOTTOM INLET

STRIPING NOTES

- A 6" SOLID WHITE
- B 12" SOLID WHITE
- C 24" SOLID WHITE

CURVE C1:
Radius:4201.71'
Length:714.53'
Delta:9°44'37"
Chord:713.67'
Chord Direction:S38°32'01"E

LEGAL DESCRIPTION

THE NORTH 388 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LYING EAST OF CANAL RIGHT OF WAY OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICAL RECORDS BOOK 4161, PAGE 173, ST. LUCIE COUNTY PUBLIC RECORDS

DEVELOPMENT DATA	
PROJECT NAME	SUNRISE LAKES
TAX PARCEL ID NO.	3405-443-0001-000-0
EXISTING FUTURE LAND USE	MEDIUM DENSITY RESIDENTIAL (RM)
PROPOSED FUTURE LAND USE	MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING	RS-3
PROPOSED ZONING	PLANNED DEVELOPMENT ZONE (PD)
PROJECT USE	SINGLE-FAMILY RESIDENTIAL
MAXIMUM ALLOWABLE DENSITY	RS-3 - 6 DU/AC
PROPOSED DENSITY	PD - 3.81 DU/AC

OPEN SPACE CALCUALTION			
TOTAL AREA OF SUBJECT PARCEL	502,682 SF	11.54 AC	100.00%
REQUIRED OPEN SPACE AREA	100,536 SF	2.31 AC	20.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
AREA OF RETENTION PONDS*	30,161 SF (max)	0.69 AC	6.00%
AREA OF GREEN SPACE	83,323 SF	1.91 AC	16.58%
PROVIDED OPEN SPACE AREA	113,484 SF	2.61 AC	22.58%

*PER SECTION 125-212(b)(3)...stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner

LAND USE BREAKDOWN			
TOTAL AREA OF SUBJECT PARCEL	502,682 SF	11.54 AC	100.00%
AREA OF ONSITE WETLAND	0 SF	0.00 AC	0.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
AREA OF PROPOSED BUILDINGS	100,000 SF	2.30 AC	19.89%
AREA OF PROPOSED ROW IMPERVIOUS	79,358 SF	1.82 AC	15.79%
AREA OF PROPOSED LOT IMPERVIOUS	56,000 SF	1.29 AC	11.14%
AREA OF PROPOSED RETENTION BASE	26,130 SF	0.60 AC	5.20%
TOTAL PROPOSED IMPERVIOUS AREA	261,488 SF	6.00 AC	52.02%
AREA OF PROPOSED LOT PERVIOUS	106,940 SF	2.46 AC	21.27%
AREA OF PROPOSED RETENTION BANK	24,890 SF	0.57 AC	4.95%
AREA OF PROPOSED GREEN SPACE	102,323 SF	2.35 AC	20.36%
TOTAL PROPOSED PERVIOUS AREA	234,153 SF	5.38 AC	46.58%

ZONING	PD
MIN. LOT SIZE	4,920 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	82'
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%
BUILDING HEIGHT (1 STORY)	45'
MAX. GROSS DENSITY (DU/AC.)	12 DU/AC. (3.81 DU/AC. PROPOSED)
MIN. SETBACKS	
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (CORNER)	5'
GARAGE	20'
REAR	15'

CIVIL ENGINEER
KMA ENGINEERING & SURVEYING, LLC
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
PHONE: (772) 569-5505

OWNER/DEVELOPER
DT VENTURES 1, LLC.
PO BOX 92280
ROCHESTER,NY 14692

NOTES
1. AIR CONDITIONER UNITS WILL HAVE A 5' SIDE SETBACK.

FLOOD ZONE
PROPERTY LIES WITHIN FLOOD ZONE "X" & "AE", ACCORDING TO THE F.I.R.M. MAP NO. 12111C0189J.

LINEWORK & SYMBOL LEGEND

- DENOTES PROPERTY BOUNDARY
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES EASEMENT
- DENOTES FENCE LINE
- DENOTES DRAINAGE PIPE
- DENOTES SEWER MANHOLE
- DENOTES FIRE HYDRANT
- DENOTES GATE VALVE
- DENOTES LIGHT POLE
- DENOTES STREET SIGN
- DENOTES RUNOFF OVERLAND FLOW
- DENOTES PROPOSED ELEVATIONS (20.5 / 20.0)
- DENOTES EXISTING GRADES (+22.0)
- DENOTES DRAINAGE STRUCTURE refer to table this sheet
- DENOTES DITCH BOTTOM INLET
- DENOTES JUNCTION BOX
- DENOTES YARD DRAIN
- DENOTES DRAINAGE STRUCTURE
- DENOTES MITERED/FLARED END SECTION

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
STATE OF FLORIDA

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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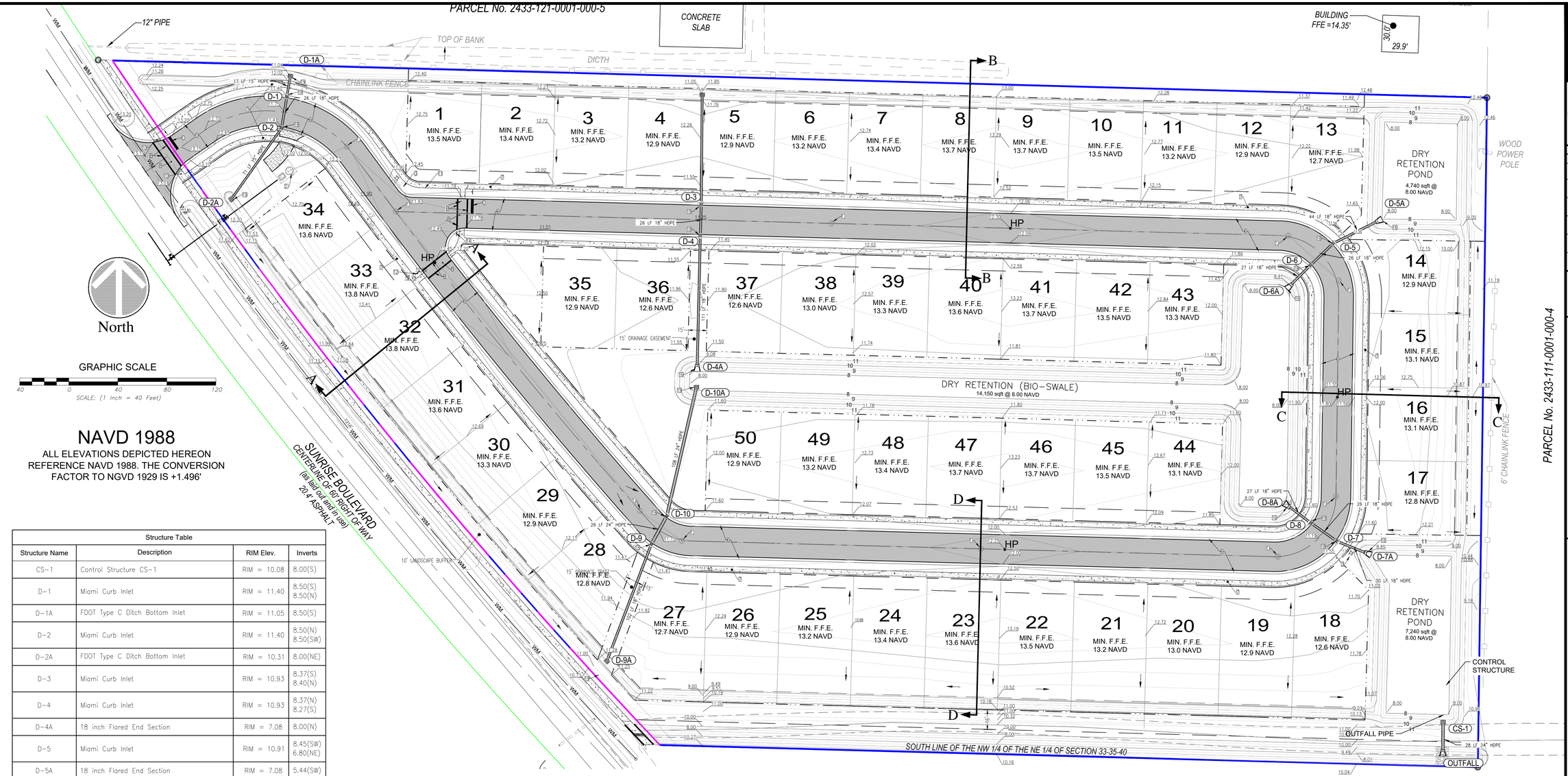
PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 SITE

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-200

Printed on Monday, February 24, 2025, 3:41 PM by Blaine Bergstresser J:\24-1001 SITE\----\KAPMT SITE.dft



PARCEL No. 2433-111-0001-000-4

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.496'

Structure Table

Structure Name	Description	RIM Elev.	Inverts
CS-1	Control Structure CS-1	RIM = 10.08	8.00(S)
D-1	Miami Curb Inlet	RIM = 11.40	8.50(S) 8.50(N)
D-1A	FDOT Type C Ditch Bottom Inlet	RIM = 11.05	8.50(S)
D-2	Miami Curb Inlet	RIM = 11.40	8.50(N) 8.50(SW)
D-2A	FDOT Type C Ditch Bottom Inlet	RIM = 10.31	8.00(NE)
D-3	Miami Curb Inlet	RIM = 10.93	8.37(S) 8.40(N)
D-4	Miami Curb Inlet	RIM = 10.93	8.37(N) 8.27(S)
D-4A	18 inch Flared End Section	RIM = 7.08	8.00(N)
D-5	Miami Curb Inlet	RIM = 10.91	8.45(SW) 6.80(NE)
D-5A	18 inch Flared End Section	RIM = 7.08	5.44(SW)
D-6	Miami Curb Inlet	RIM = 10.91	5.59(SW) 8.45(NE)
D-6A	18 inch Flared End Section	RIM = 7.23	5.59(NE)
D-7	Miami Curb Inlet	RIM = 10.94	8.00(NW) 8.00(E)
D-7A	18 inch Flared End Section	RIM = 9.65	8.00(W)
D-8	Miami Curb Inlet	RIM = 10.99	8.00(NW) 8.00(SE)
D-8A	18 inch Flared End Section	RIM = 9.65	8.00(SE)
D-9	Miami Curb Inlet	RIM = 10.93	7.77(NE) 7.00(S)
D-9A	FDOT Type C Ditch Bottom Inlet	RIM = 9.15	7.00(N)
D-10	Miami Curb Inlet	RIM = 10.92	7.76(SW) 6.50(N)
D-10A	FDOT Type C Ditch Bottom Inlet	RIM = 8.00	5.50(S)
OUTFALL	24 inch Flared End Section	RIM = 10.16	8.00(N)
Structure - (17)	FDOT Type C Ditch Bottom Inlet	RIM = 11.04	8.50(S)

DRAINAGE NOTES

1. ELEVATIONS SHOWN HERON ARE REFERENCED TO NAVD 1988.
2. SURVEY INFORMATION SHOWN HEREON WAS PROVIDED BY PRINCIPAL MERIDIAN, INC.
3. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
6. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
7. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
8. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
9. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
10. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
13. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
14. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
15. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
16. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
17. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
18. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
19. MINIMUM DRAINAGE PIPE SHALL BE 15 INCHES PER CITY OF FORT PIERCE LAND DEVELOPMENT ORDINANCE SEC 119-3 DESIGN STANDARDS; STORMWATER MANAGEMENT; APPROVALS.

PARCEL No. 2433-134-0002-000-2

CONSTRUCTION NOTES

1. SEWER MANHOLE
2. LIFT STATION
3. FIRE HYDRANT
5. FDOT TYPE 'F' CURB
6. MODIFIED MIAMI CURB
7. CONCRETE SIDEWALK per DETAIL
8. CROSSWALK per DETAILS
9. CURB RAMP per DETAILS
10. 2' TACTILE SURFACE
11. R1-1 STOP SIGN
12. W11-2 PEDISTRIAN SIGN w/ W16-7PL
14. D3 STREET NAME SIGN
15. MITERED END SECTION
16. FLARED END SECTION
17. YARD DRAIN per DETAIL
18. MIAMI CURB INLET
19. DITCH BOTTOM INLET

STRIPING NOTES

A. 6" SOLID WHITE
B. 12" SOLID WHITE
C. 24" SOLID WHITE

LINEWORK & SYMBOL LEGEND

- DENOTES PROPERTY BOUNDARY
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES EASEMENT
- DENOTES FENCE LINE
- DENOTES DRAINAGE PIPE
- DENOTES SEWER MANHOLE
- DENOTES FIRE HYDRANT
- DENOTES GATE VALVE
- DENOTES LIGHT POLE
- DENOTES STREET SIGN
- DENOTES RUNOFF OVERLAND FLOW
- 20.5 / 20.0 DENOTES PROPOSED ELEVATIONS
- +22.0 DENOTES EXISTING GRADES
- DENOTES DITCH BOTTOM INLET
- DENOTES JUNCTION BOX
- DENOTES YARD DRAIN
- DENOTES DRAINAGE STRUCTURE
- DENOTES MITERED/FLARED END SECTION

HATCH PATTERN L LEGEND

- DENOTES ASPHALT PAVEMENT
- DENOTES CONCRETE PAVEMENT
- DENOTES RIGHT-OF-WAY DEDICATION

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2024
CAD I.D.: 24-1001 PGD

SHEET TITLE: MASTER PAVING GRADING & DRAINAGE PLAN

SHEET NUMBER: C-300

Printed on Monday, February 24, 2025, 3:41 PM by Blaine Bergstresser
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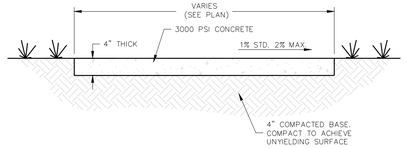
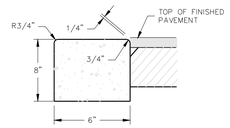


NOTE
SEE SITE PLAN FOR SPECIFIC SIDEWALK LOCATIONS.

SIDEWALK CONSTRUCTION SHALL BE PER FDOT DESIGN STANDARDS INDEX 522-001. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE PER INDEX 522-002.

TYPICAL 4" SIDEWALK SECTION

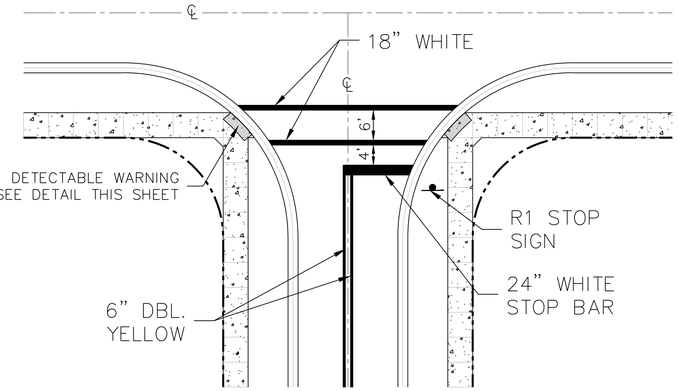
N.T.S.



ALL CONCRETE SHALL BE 3,000 PSI

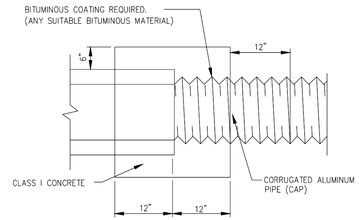
6" EDGE CURB

PGKH24A.DWG N.T.S.



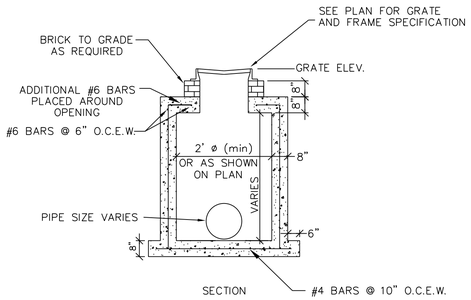
TYPICAL CROSSWALK AND STOP BAR DETAIL

N.T.S.



CONCRETE COLLAR DETAIL

N.T.S.



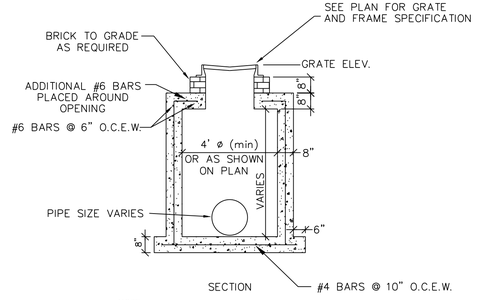
NOTE:

1. TYPE II CEMENT 4000 P.S.I.

2. WALL REINFORCEMENT A.S.T.M. DESIGNATION A185-64 OR EQUAL TO A.S.T.M. C-478.

TYPE C STORM INLET DETAIL

N.T.S



NOTE:

1. TYPE II CEMENT 4000 P.S.I.

2. WALL REINFORCEMENT A.S.T.M. DESIGNATION A185-64 OR EQUAL TO A.S.T.M. C-478.

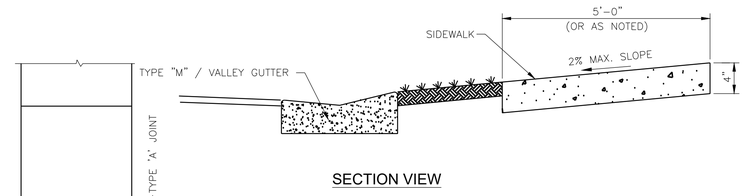
TYPE D STORM INLET DETAIL

N.T.S

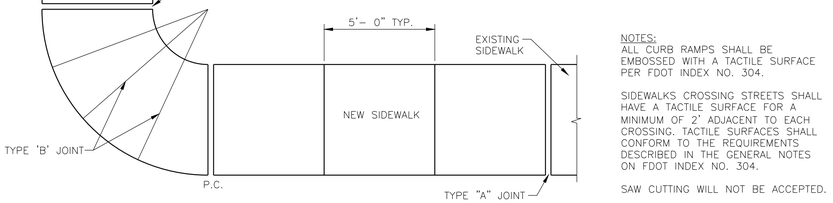
TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

NOTE: CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'- 0" CENTER TO CENTER ON SIDEWALKS. (NOT LESS THAN 4' AND NOT GREATER THAN 10')
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS AT INTERVALS NOT GREATER THAN 100'.



SECTION VIEW

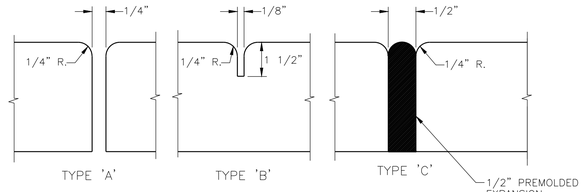


PLAN

NOTES:
ALL CURB RAMPS SHALL BE EMBOSSED WITH A TACTILE SURFACE PER FDOT INDEX NO. 304.

SIDEWALKS CROSSING STREETS SHALL HAVE A TACTILE SURFACE FOR A MINIMUM OF 2' ADJACENT TO EACH CROSSING. TACTILE SURFACES SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE GENERAL NOTES ON FDOT INDEX NO. 304.

SAW CUTTING WILL NOT BE ACCEPTED.



SIDEWALK JOINTS

SIDEWALK CONSTRUCTION

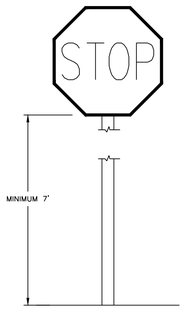
N.T.S.



RI-1
30" X 30"

STOP SIGN DIMENSIONS

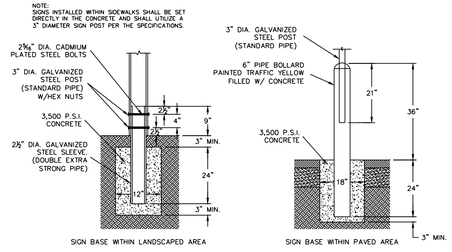
N.T.S.



REQUIRED SIGN HEIGHT

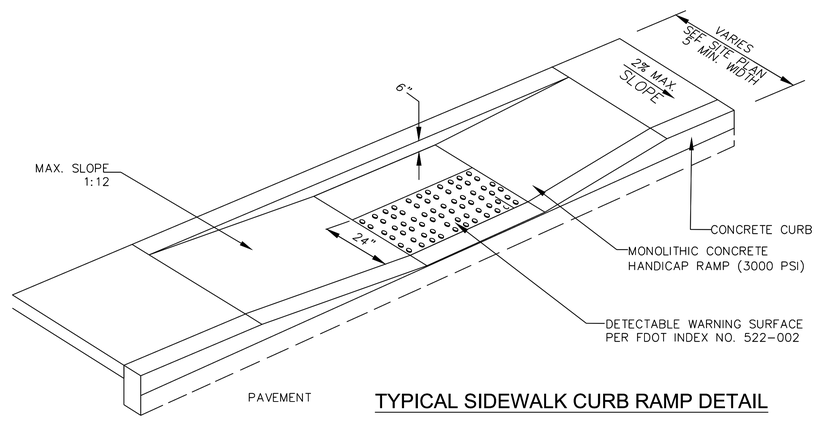
N.T.S

NOTE:
SIGNS INSTALLED WITHIN SIDEWALKS SHALL BE SET DIRECTLY IN THE CONCRETE AND SHALL UTILIZE A 3" DIAMETER SIGN POST PER THE SPECIFICATIONS.



SIGN BASE

N.T.S



TYPICAL SIDEWALK CURB RAMP DETAIL

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

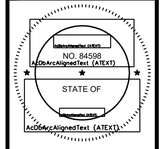
REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP



BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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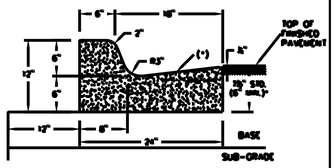
PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 PSD

SHEET TITLE:
PAVING GRADING & DRAINAGE DETAILS

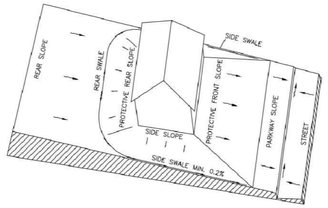
SHEET NUMBER:
C-301

Printed on Monday, February 24, 2025, 3:40 PM by Blaine Bergstresser J:\KMA PSD-----\KLAYOUT PSD-02



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

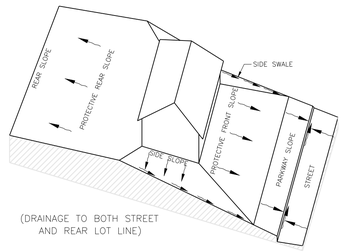
TYPE "F" CURB AND GUTTER
N.T.S



(DRAINAGE TO STREET)

NOTES
1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

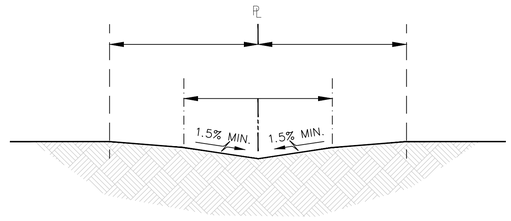
TYPE 'A' LOT GRADING DETAIL
N.T.S.



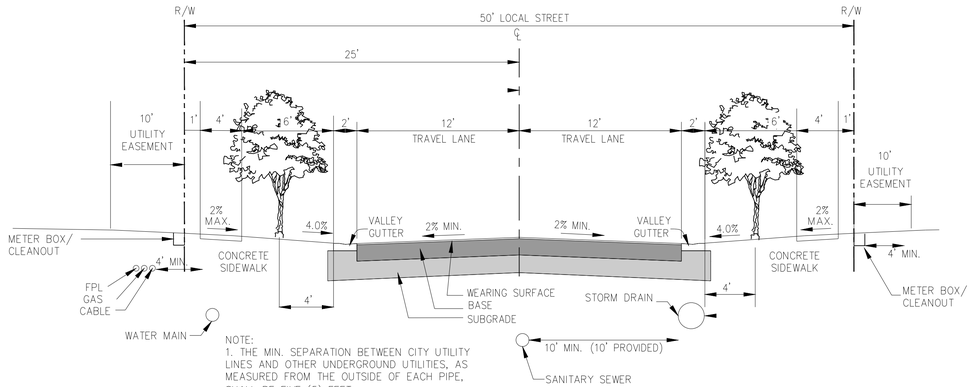
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)

NOTES
1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

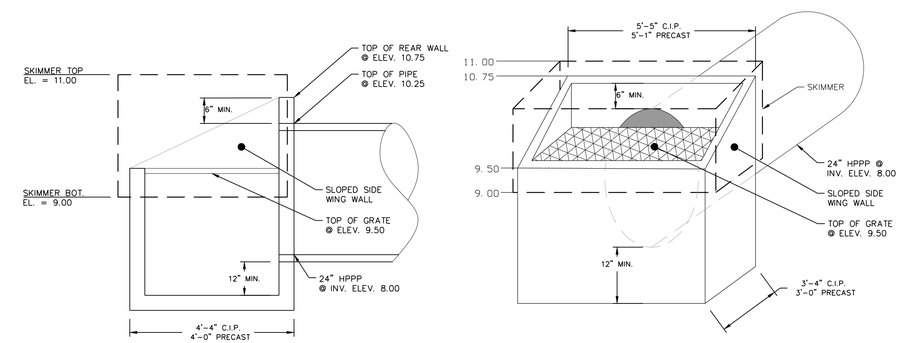
TYPE 'B' LOT GRADING DETAIL
N.T.S.



TYPICAL LOT SWALE SECTION
N.T.S.

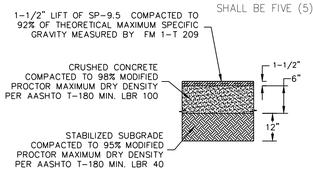


NOTE:
1. THE MIN. SEPARATION BETWEEN CITY UTILITY LINES AND OTHER UNDERGROUND UTILITIES, AS MEASURED FROM THE OUTSIDE OF EACH PIPE, SHALL BE FIVE (5) FEET.

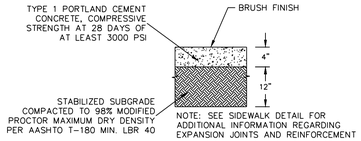


CONTROL STRUCTURE NOTES:
1. CONTRACTOR TO REFER TO FDOT FY 2021-22 STANDARD PLANS INDEX 425-052 FOR REBAR SPACING AND SIZING.

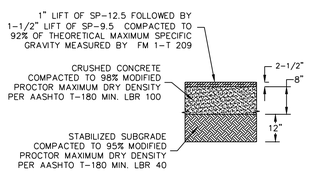
CONTROL STRUCTURE (CS-01)
FDOT TYPE 'D' STRUCTURE



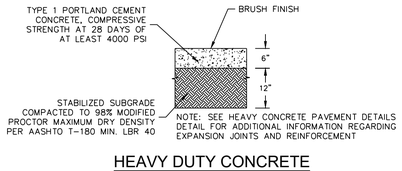
STANDARD DUTY ASPHALT
N.T.S



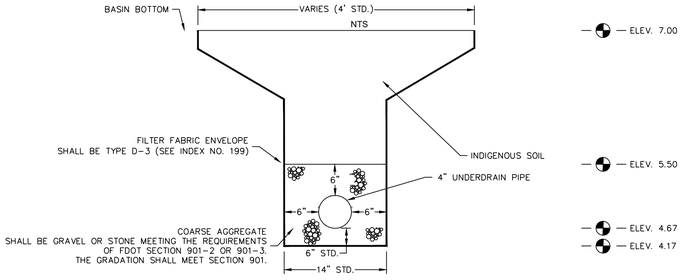
STANDARD DUTY CONCRETE
N.T.S



HEAVY DUTY ASPHALT
N.T.S



HEAVY DUTY CONCRETE
N.T.S

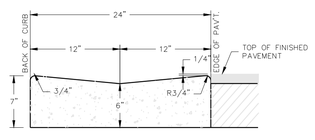


UNDERDRAIN TRENCH
N.T.S

NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.

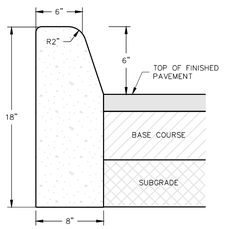
CRUSHED CONCRETE SHALL BE FROM AN FDOT APPROVED PLANT.

CRUSHED CONCRETE GRADATION SHALL BE AVAILABLE ON SITE AND SUBMITTED FOR THE AS-BUILT.



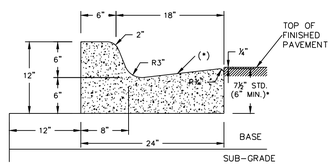
ALL CONCRETE SHALL BE 3,000 PSI

VALLEY GUTTER SECTION
PGKH21A.DWG N.T.S.



ALL CONCRETE SHALL BE 3,000 PSI

TYPE "D" CURB
PGKH22A.DWG N.T.S.



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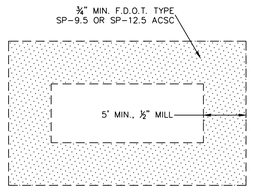
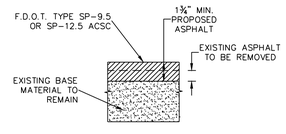
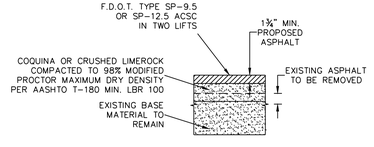
TYPE "F" CURB AND GUTTER
N.T.S



OPTION #1
MILL AND RESURFACE



OPTION #2
PAVEMENT REMOVAL AND OVERLAY



OPTION #3
PAVEMENT REMOVAL AND OVERLAY WITH ADDITIONAL BASE MATERIAL

ASPHALT PAVEMENT RESTORATION
N.T.S

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

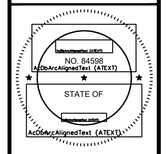
REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP



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FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 PGD

SHEET TITLE:
PAVING GRADING & DRAINAGE DETAILS

SHEET NUMBER:
C-302

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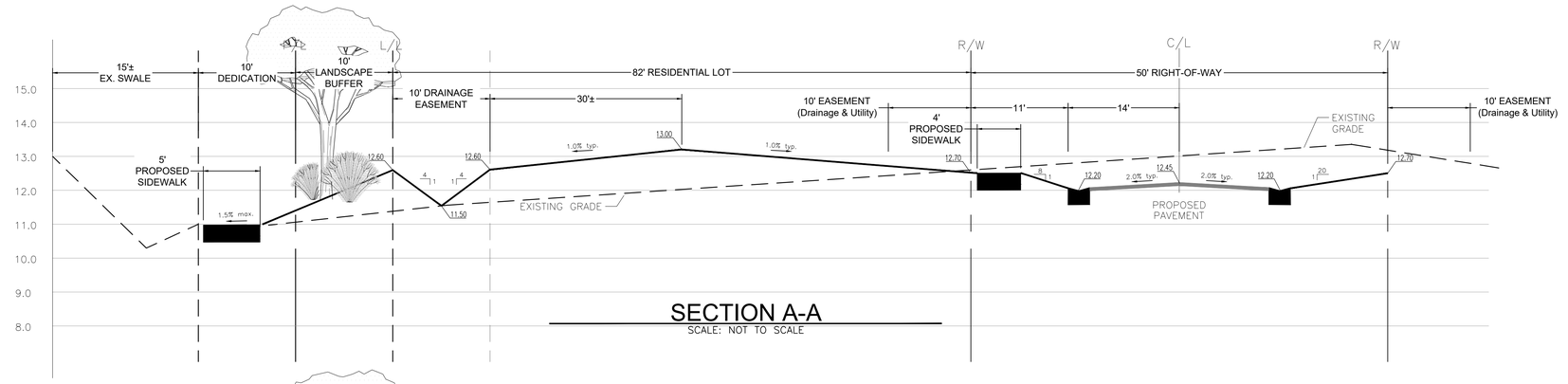
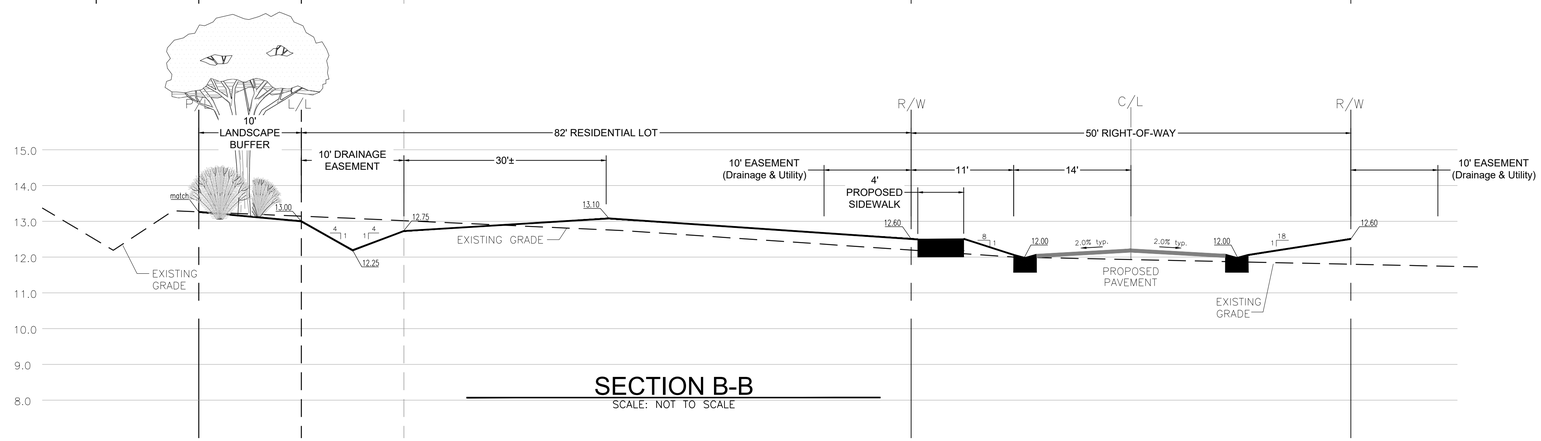


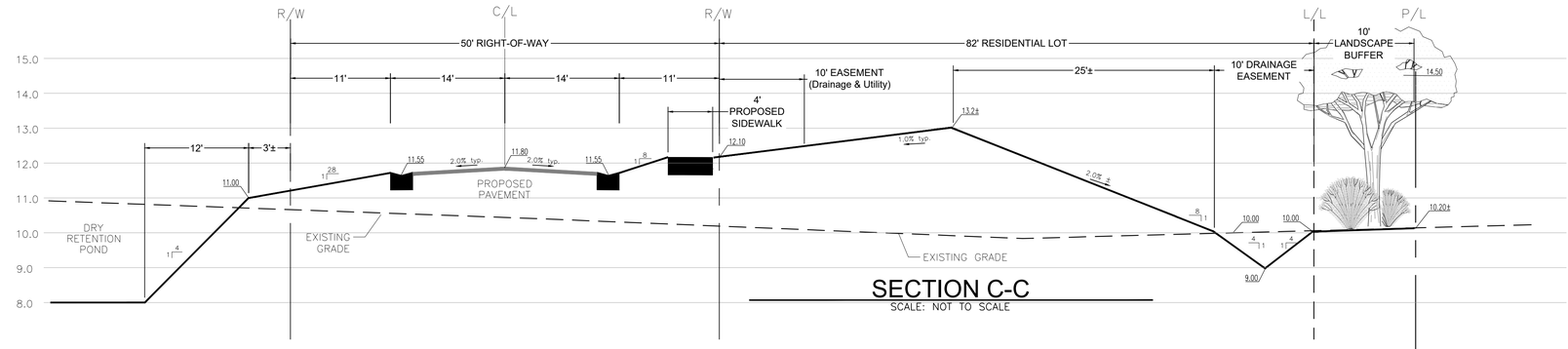
SECTION A-A

SCALE: NOT TO SCALE



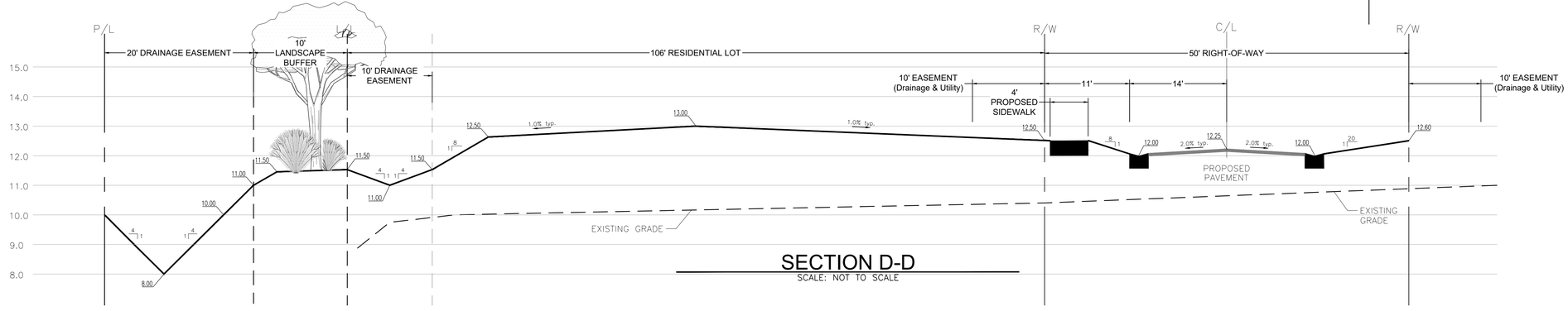
SECTION B-B

SCALE: NOT TO SCALE



SECTION C-C

SCALE: NOT TO SCALE



SECTION D-D

SCALE: NOT TO SCALE

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
AcDbArcAlignedText (ATEXT)
STATE OF
AcDbArcAlignedText (ATEXT)

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.:	24-1001
DRAWN BY:	SCB
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DATE:	04/02/2024
CAD I.D.:	24-1001 PGD

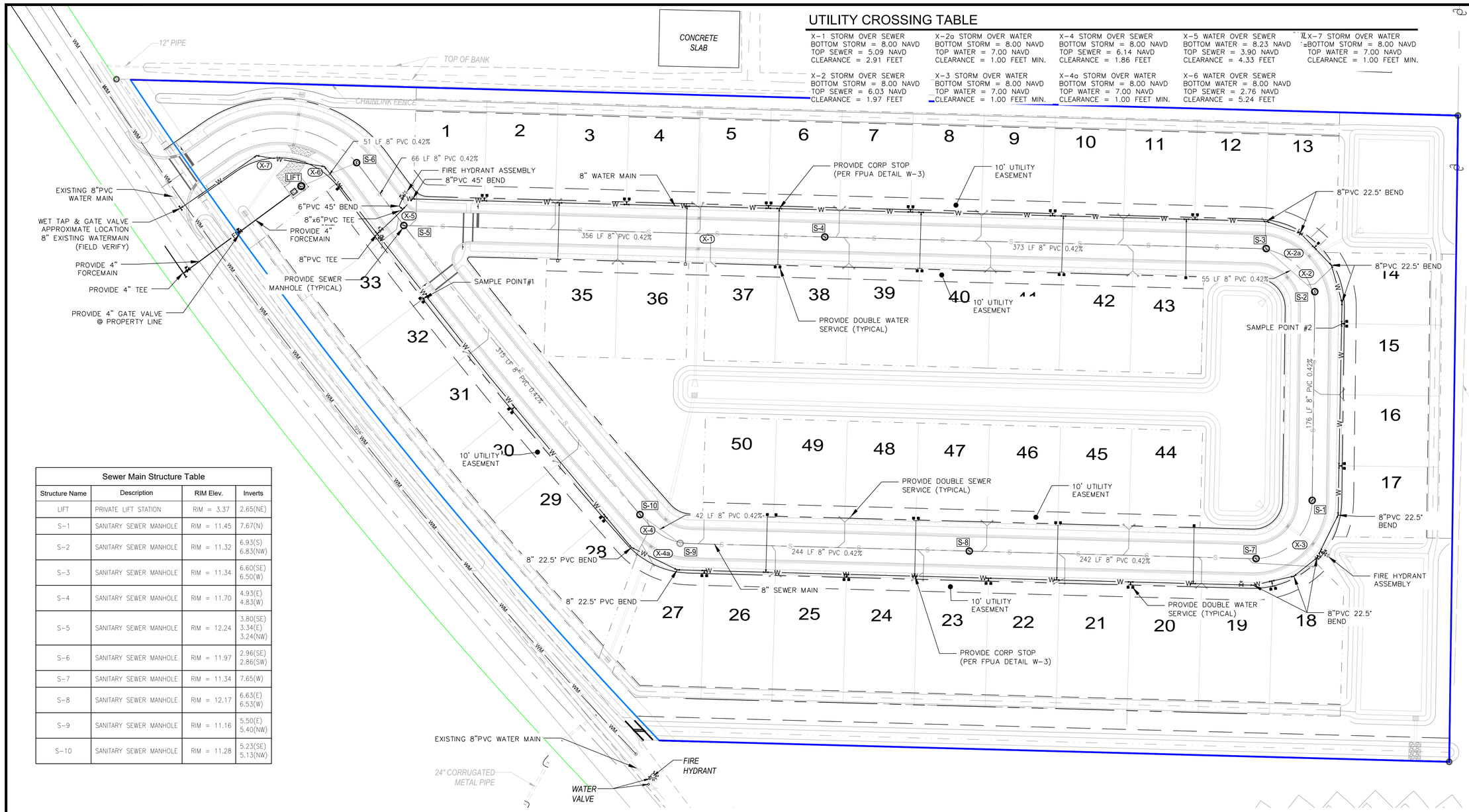
SHEET TITLE:
GRADING SECTIONS

SHEET NUMBER:
C-303

Printed on Monday, February 24, 2025, 3:40 PM by Blaine Bergstresser

UTILITY CROSSING TABLE

X-1 STORM OVER SEWER BOTTOM STORM = 8.00 NAVD TOP SEWER = 5.09 NAVD CLEARANCE = 2.91 FEET	X-2o STORM OVER WATER BOTTOM STORM = 8.00 NAVD TOP WATER = 7.00 NAVD CLEARANCE = 1.00 FEET MIN.	X-4 STORM OVER SEWER BOTTOM STORM = 8.00 NAVD TOP SEWER = 6.14 NAVD CLEARANCE = 1.86 FEET	X-5 WATER OVER SEWER BOTTOM WATER = 8.23 NAVD TOP SEWER = 3.90 NAVD CLEARANCE = 4.33 FEET	X-7 STORM OVER WATER BOTTOM STORM = 8.00 NAVD TOP WATER = 7.00 NAVD CLEARANCE = 1.00 FEET MIN.
X-2 STORM OVER SEWER BOTTOM STORM = 8.00 NAVD TOP SEWER = 6.03 NAVD CLEARANCE = 1.97 FEET	X-3 STORM OVER WATER BOTTOM STORM = 8.00 NAVD TOP WATER = 7.00 NAVD CLEARANCE = 1.00 FEET MIN.	X-4o STORM OVER WATER BOTTOM STORM = 8.00 NAVD TOP WATER = 7.00 NAVD CLEARANCE = 1.00 FEET MIN.	X-6 WATER OVER SEWER BOTTOM WATER = 8.00 NAVD TOP SEWER = 2.76 NAVD CLEARANCE = 5.24 FEET	



Sewer Main Structure Table

Structure Name	Description	RIM Elev.	Inverts
LIFT	PRIVATE LIFT STATION	RIM = 3.37	2.65(NE)
S-1	SANITARY SEWER MANHOLE	RIM = 11.45	7.67(N)
S-2	SANITARY SEWER MANHOLE	RIM = 11.32	6.93(S) 6.83(NW)
S-3	SANITARY SEWER MANHOLE	RIM = 11.34	6.60(SE) 6.50(W)
S-4	SANITARY SEWER MANHOLE	RIM = 11.70	4.93(E) 4.83(W)
S-5	SANITARY SEWER MANHOLE	RIM = 12.24	3.80(SE) 3.34(E) 3.24(NW)
S-6	SANITARY SEWER MANHOLE	RIM = 11.97	2.96(SE) 2.86(SW)
S-7	SANITARY SEWER MANHOLE	RIM = 11.34	7.65(W)
S-8	SANITARY SEWER MANHOLE	RIM = 12.17	6.63(E) 6.53(W)
S-9	SANITARY SEWER MANHOLE	RIM = 11.16	5.50(E) 5.40(NW)
S-10	SANITARY SEWER MANHOLE	RIM = 11.28	5.23(SE) 5.13(NW)

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPREITE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
   8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCEMAINS.
9. CROSSINGS AND CONFLICTS MUST BE PER FPUA SPECIFICATIONS.
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
13. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
14. VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
15. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
16. DRIVEWAY APRON IS SHOWN FOR REFERENCE ONLY. DRIVEWAYS ARE TO BE CONSTRUCTED AND PERMITTED AS PART OF THE BUILDING PERMIT PROCESS.
17. TRACER WIRE MUST BE INSTALLED PER FPUA SPEC./QPL.
18. THE PROPERTY OWNER, CONTRACTOR,AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROPERTY LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FORM THE EDGE OF PAVEMENT TO THE PROPERTY LINE.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PROJECT DESIGN AND NOTIFYING OWNER AND ENGINEER OF ANY POTENTIAL COST SAVINGS, CONFLICTS, OR DISCREPANCIES IN PLANS PRIOR TO FINAL CONTRACT FOR CONSTRUCTION.
2. CONTRACTOR AND SURVEYOR SHALL COORDINATE WITH KMA ENGINEERING & SURVEYING DAILY PRIOR TO CONSTRUCTION STAKE OUT TO ASSURE PROPER CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY NOTIFICATION CENTER AT 811 AND ANY OTHER POTENTIALLY AFFECTED UTILITY PROVIDERS FOR INSTALLATION OF NECESSARY CONDUIT AND CONFLICT AVOIDANCE, ANY NECESSARY UTILITY ADJUSTMENTS/RELOCATIONS, AND FOR GENERAL COORDINATION WITH THESE UTILITY PROVIDERS: FLORIDA POWER AND LIGHT, CITY OF FELLSMERE UTILITY DEPARTMENT, INDIAN RIVER COUNTY UTILITY DEPARTMENT, COMCAST CABLE, AT&T & FLORIDA GAS.
4. CONTRACTOR IS TO EXERCISE CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND UTILITY LINES. THE LOCATIONS OF THE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND UTILITY PROVIDER TO FIELD LOCATE PRIOR TO WORKING IN THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITIES RESULTING FROM THE CONTRACTOR'S WORK.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING TIE-INS FOR DRAINAGE, WATER, SEWER, PAVING, AND ELEVATIONS, AS NECESSARY, PRIOR TO CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL VERIFY THE ACCURACY AND SUITABILITY OF ALL CONSTRUCTION STAKE-OUTS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ASSURE COMPLIANCE WITH PLANS, CROSS SECTIONS, DETAILS, AND PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL CONSTRUCTION PERMITS AND BONDS HAVE BEEN ACQUIRED PRIOR TO COMMENCING CONSTRUCTION. A COPY OF THE APPROVED CONSTRUCTION PLAN AND ALL PERMITS AND BONDS SHALL BE LOCATED ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL ENSURE ADEQUATE HORIZONTAL AND VERTICAL SEPARATION AS NECESSARY FOR FDEP AND LOCAL UTILITY PROVIDER SPECIFICATIONS (INCLUDING SERVICES). THESE SEPARATION DISTANCES SHALL BE MEASURED BY THE SURVEYOR AND SUPPLIED TO THE PROJECT ENGINEER ON AS-BUILT PLANS. CONTRACTOR SHALL RECORD ALL SEPARATION DISTANCES ON FIELD SET OF CONSTRUCTION DOCUMENTS.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR TO COMPLETELY CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS AND IN CONFORMANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT AN AS-BUILT SURVEY CERTIFIED BY A REGISTERED, LICENSED SURVEYOR OF ALL CONSTRUCTED IMPROVEMENTS AT PROJECT COMPLETION.
10. NO DESIGN CHANGES ARE TO OCCUR TO THE APPROVED CONSTRUCTION PLANS WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEER.

UTILITIES LEGEND

- DENOTES PROPERTY BOUNDARY
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES EASEMENT
- DENOTES FENCE LINE
- WM — DENOTES WATER MAIN
- FM — DENOTES FORCE MAIN
- S — DENOTES SEWER MAIN
- DENOTES STORM DRAIN
- (S) DENOTES SEWER MANHOLE
- DENOTES FIRE HYDRANT
- DENOTES GATE VALVE
- DENOTES BLOW-OFF & SAMPLE POINT
- DENOTES BEND FITTING
- DENOTES TEE FITTING
- DENOTES WATER SERVICE
- DENOTES SEWER SERVICE
- DENOTES MITERED END SECTION
- DENOTES DITCH BOTTOM INLET
- (D) DENOTES DRAINAGE STRUCTURE
- (Y) DENOTES YARD DRAIN
- DENOTES LIGHT POLE

North

GRAPHIC SCALE

40 0 40 80 120

SCALE: (1 Inch = 40 Feet)

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.496'

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
STATE OF
BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 UTILITIES

SHEET TITLE: MASTER UTILITIES PLAN

SHEET NUMBER: C-400

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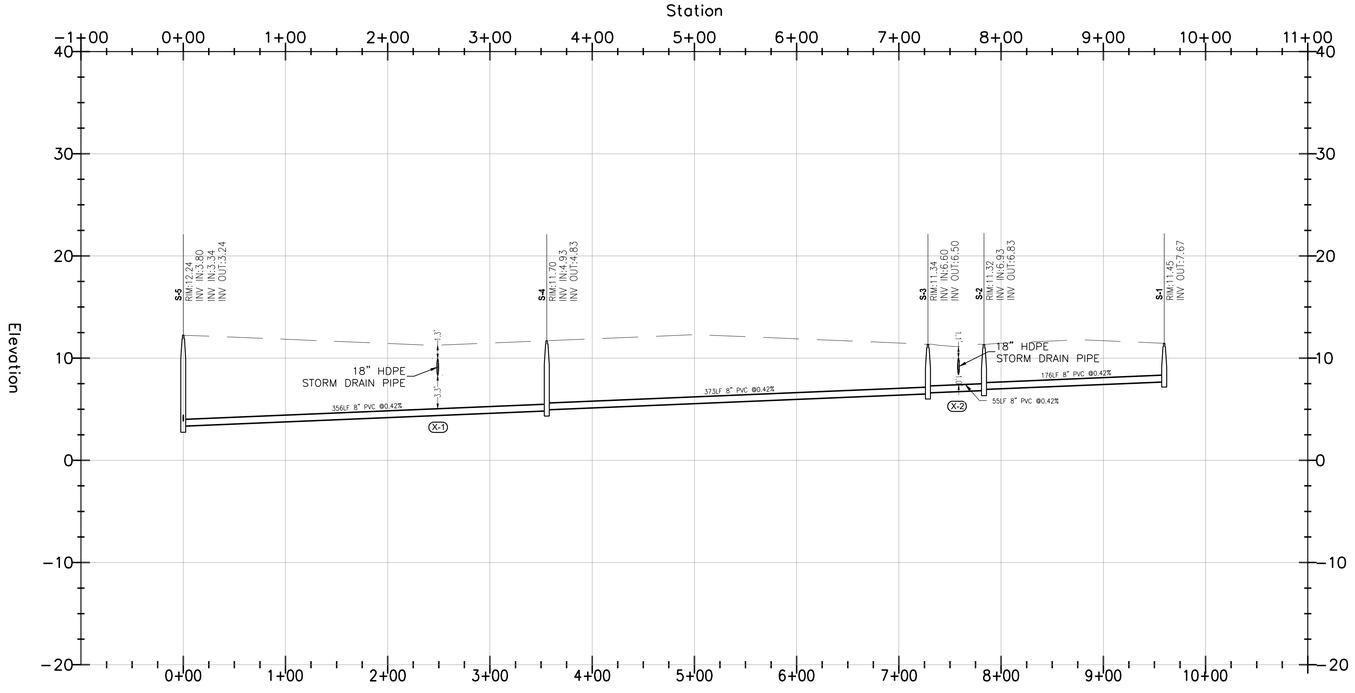
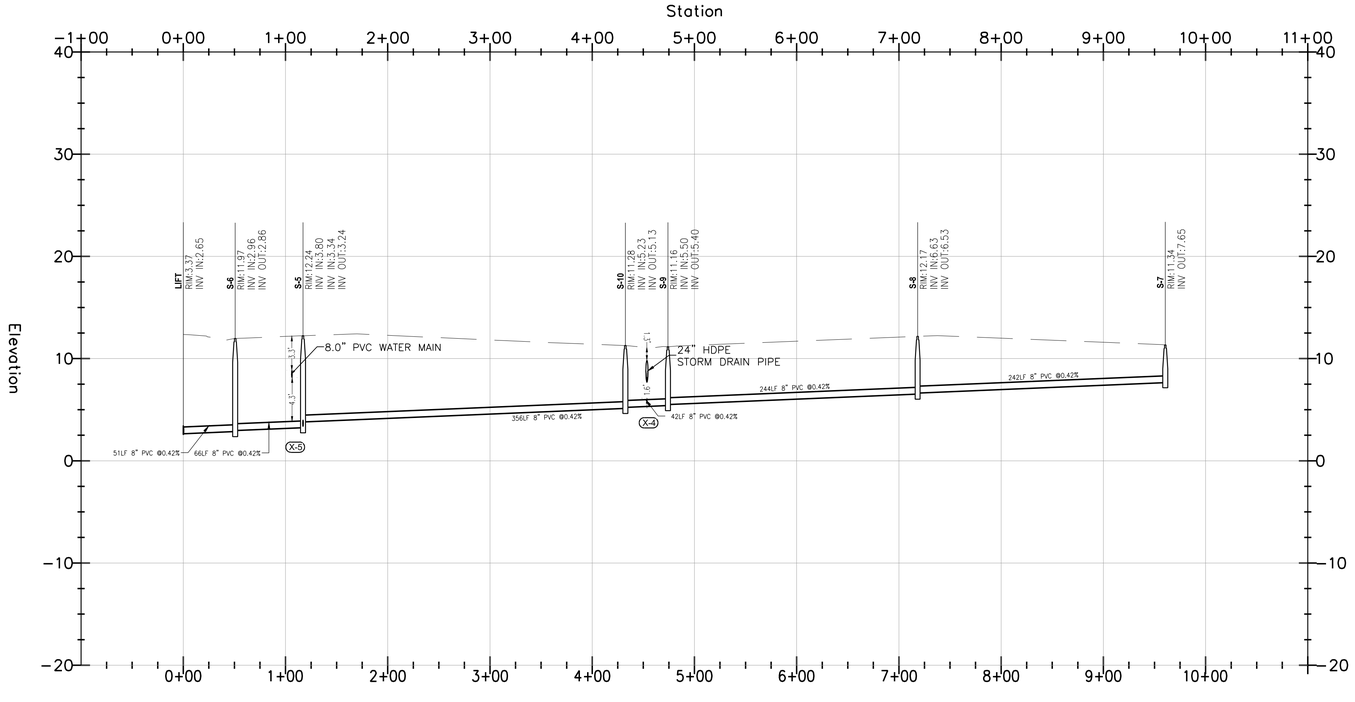
SEWER MAIN – North PROFILE



SEWER MAIN – SOUTH PROFILE



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3001 INDUSTRIAL AVE 2
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FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
STATE OF
AcDbArcAlignedText (ATEXT)

BLAINE BERGSTRESSER, P.E.
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2/24/2025

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PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 UTILITES

SHEET TITLE:
SEWER PROFILES

SHEET NUMBER:
C-401

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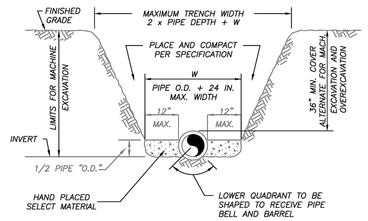


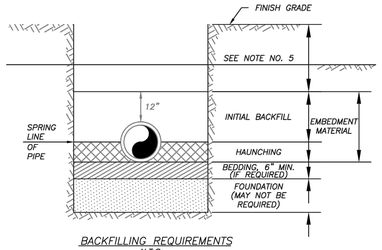
NOTES:

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.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORM ENGINEERING, 1701 SOUTH 9TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	TYPICAL TRENCH DETAIL	M-1
03-09 CONCRETE SLAB — DATE: — 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.

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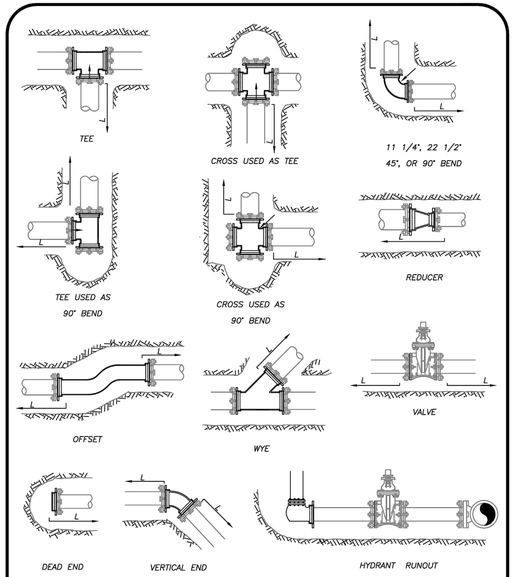
APPROVED: JLC — DATE: 2015	SHEET 1 OF 1	



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

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03-09 CONCRETE SLAB — DATE: — REVISION: — SLL — BY: — JLC — APP'D:		WATER/WASTEWATER ENGINEERING
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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.

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03-09 CONCRETE SLAB — DATE: — REVISION: — SLL — BY: — JLC — APP'D:		WATER/WASTEWATER ENGINEERING
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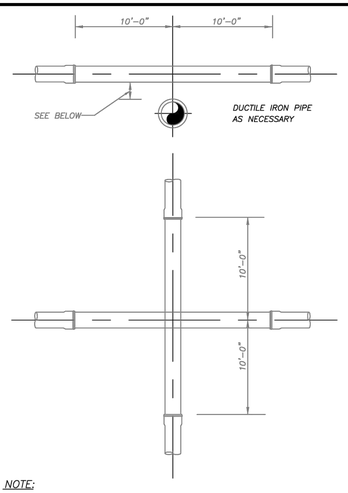
APPROVED: JLC — DATE: 2015	SHEET 1 OF 1	



NOTE:

PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL

N.T.S.

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03-09 CONCRETE SLAB — DATE: — REVISION: — SLL — BY: — JLC — APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE #: MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
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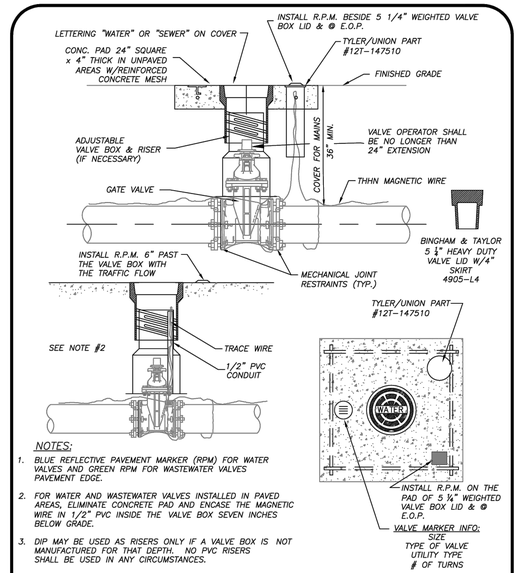

NOTES:

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.

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03-09 CONCRETE SLAB — DATE: — REVISION: — SLL — BY: — JLC — APP'D:		WATER/WASTEWATER ENGINEERING
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FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

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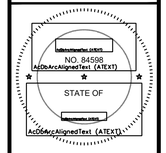
PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP



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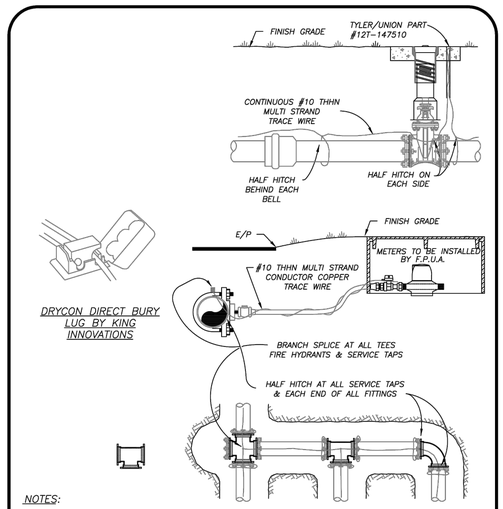
PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2024
CAD I.D.: 24-1001 FPUA DETAILS

SHEET TITLE:
FPUA DETAILS-01

SHEET NUMBER:
C-500



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

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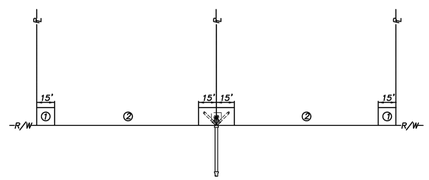
TRACE WIRE DETAIL			M-11
03-09	CONCRETE SLAB	SLL	JLC
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ① , SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② .
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT-OF-WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

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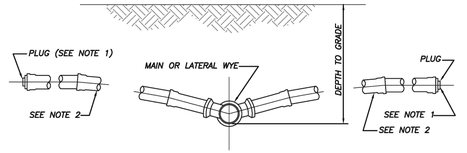
WASTEWATER SERVICE PLACEMENT POLICY			S-1
02-06	02-15	SLL	
DATE:	REVISION:	BY:	APPD:
DESIGNED: JJM	COMPUTER FILE # SEWER DETAIL 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



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.)

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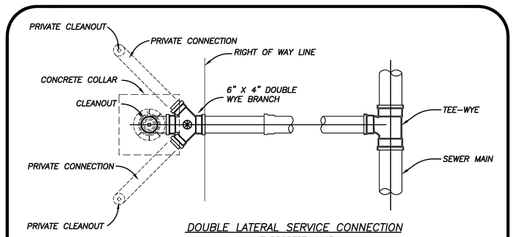
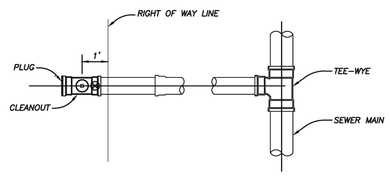
SERVICE CONNECTION WASTEWATER			S-2
02-06			
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



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.)

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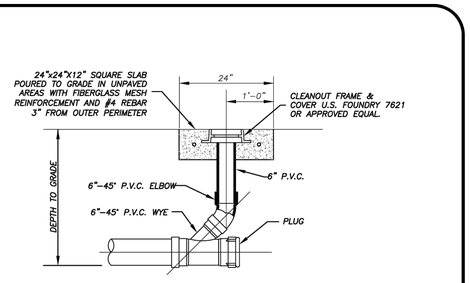
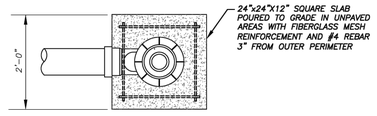
SERVICE CONNECTION WASTEWATER			S-3
02-06			
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



SECTION



PLAN

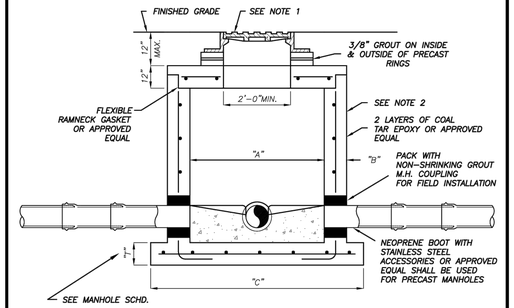
NOTES:

1) SEE DETAIL S-3 FOR DOUBLE SERVICE CONNECTION.

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1291 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

TERMINAL CLEANOUT DETAIL RESIDENTIAL			S-4A
10-05		RBE	
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 3	



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"8"	76"	8"
30"-36"	5'-0"	"8"	88"	10"
42"-48"	6'-0"	"8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

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PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"			S-6
02-06			
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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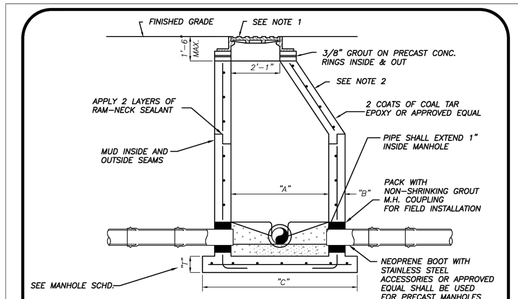
PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 FPUA DETAILS

SHEET TITLE:
FPUA DETAILS-02

SHEET NUMBER:
C-501

Printed on Monday, February 24, 2025, 3:40 PM by Blaine Bergstresser
J:\24-1001 FPUA DETAILS-----\24-1001 FPUA DETAILS-02



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"B"	76"	8"
30"-36"	5'-0"	"B"	88"	10"
42"-48"	6'-0"	"B"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

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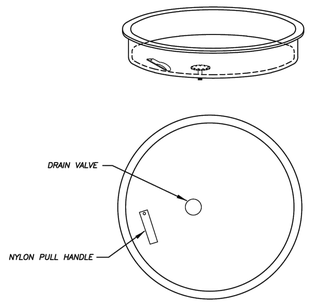
PRECAST MANHOLE DEPTH 5'-0" & GREATER	S-7
02-08 / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # SEWER DETAIL 200602.DWG; DRAWN BY: SLI; SCALE: N.T.S.; APPROVED: JLC; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	



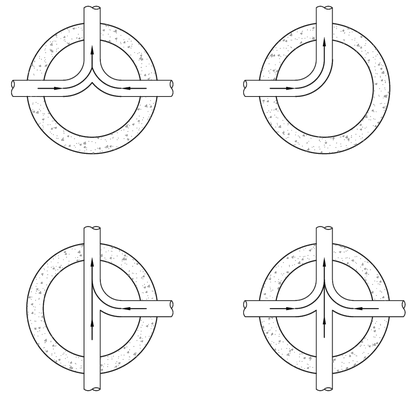
NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI-23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

RAINGUARD DETAIL	S-11
03-09 / REVISION: / BY: SLI / APPD: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: SLI; COMPUTER FILE # SEWER DETAIL 200602.DWG; DRAWN BY: SLI; SCALE: N.T.S.; APPROVED: JLC; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

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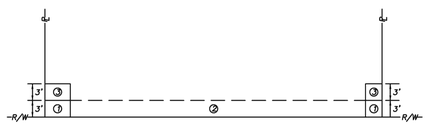
FLOW PATTERNS FOR INVERT CHANNELS	S-12
DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM; COMPUTER FILE # SEWER DETAIL 200602.DWG; DRAWN BY: JJM; SCALE: N.T.S.; APPROVED: JLC; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



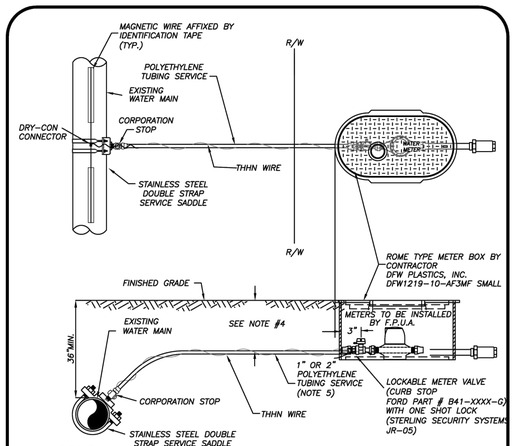
NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ③ SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ③, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ①.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

WATER METER PLACEMENT POLICY	W-1
12-09 / 02-15 / REVISION: / SLI / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; DRAWN BY: SLI; SCALE: N.T.S.; APPROVED: JLC; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
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.)

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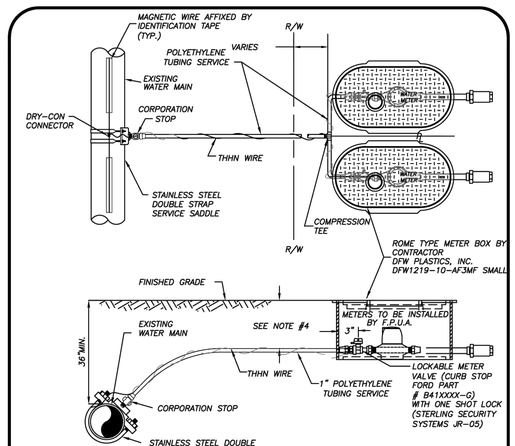
TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN / REVISION: / SLI / BY: JLC / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; DRAWN BY: SLI; SCALE: N.T.S.; APPROVED: JLC; DATE: 2020	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	



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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".

TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

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TYPICAL DOUBLE WATER SERVICE CONNECTION	W-3
03-09 DESIGN / REVISION: / SLI / BY: JLC / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; DRAWN BY: SLI; SCALE: N.T.S.; APPROVED: JLC; DATE: 2020	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

Printed on Monday, February 24, 2025, 3:40 PM by Blaine Bergstresser ...\1001 FPUA DETAILS\---SHEET\ FPUA DETAILS-03

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

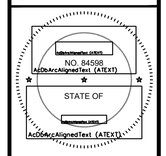
REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP



BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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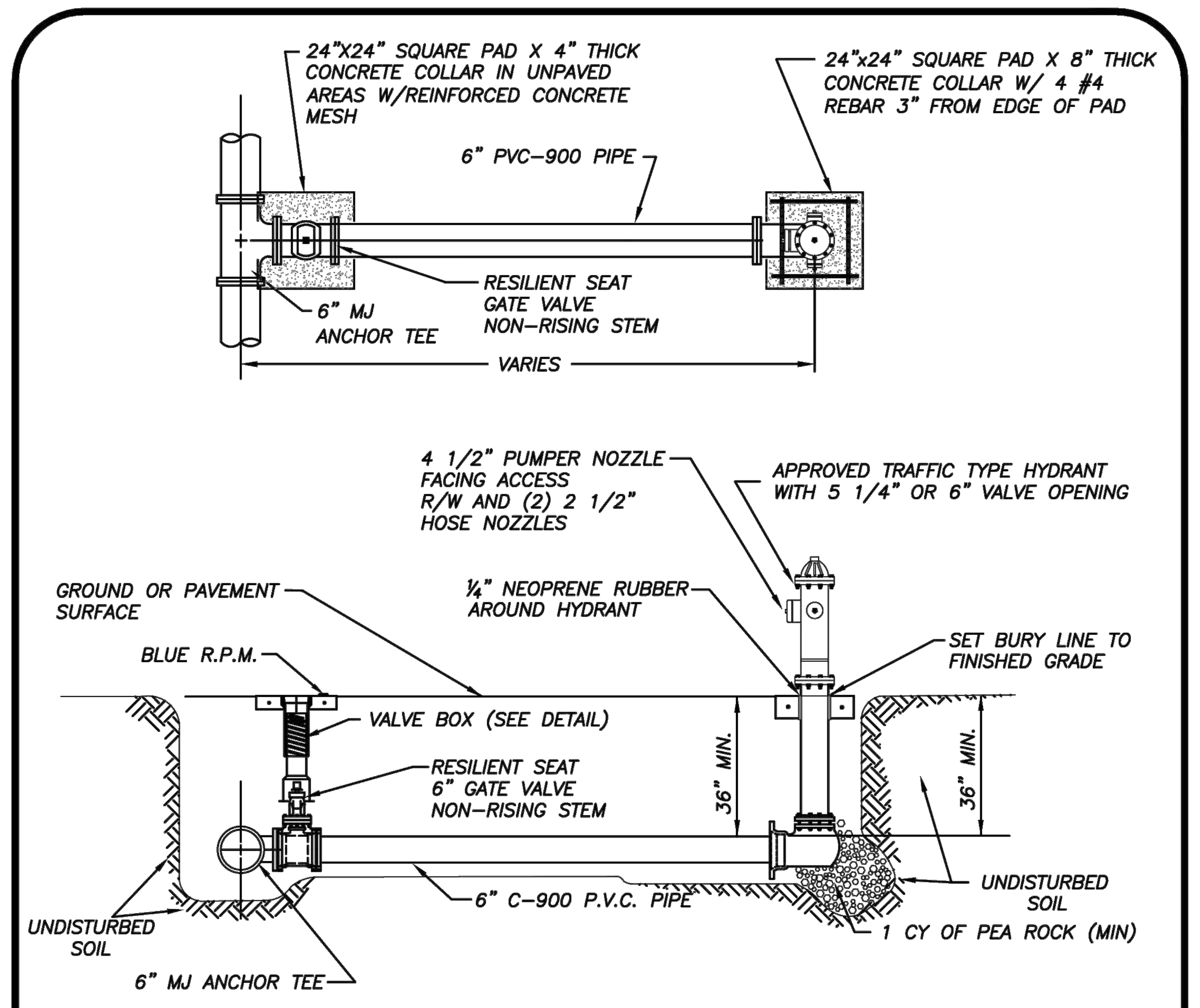
PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 FPUA DETAILS

SHEET TITLE: FPUA DETAILS-03

SHEET NUMBER: C-502



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

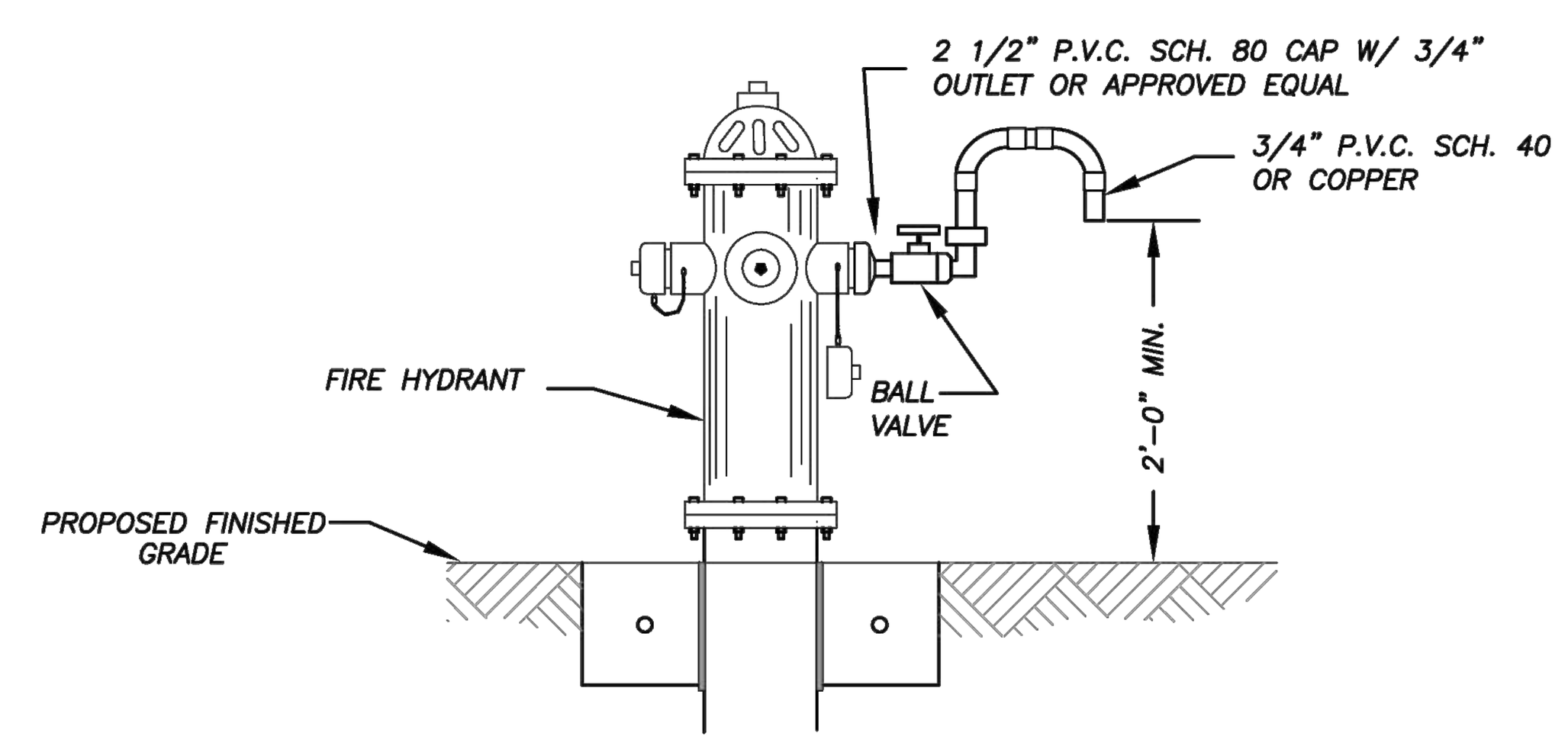
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600

TYPICAL FIRE HYDRANT ASSEMBLY — W-5

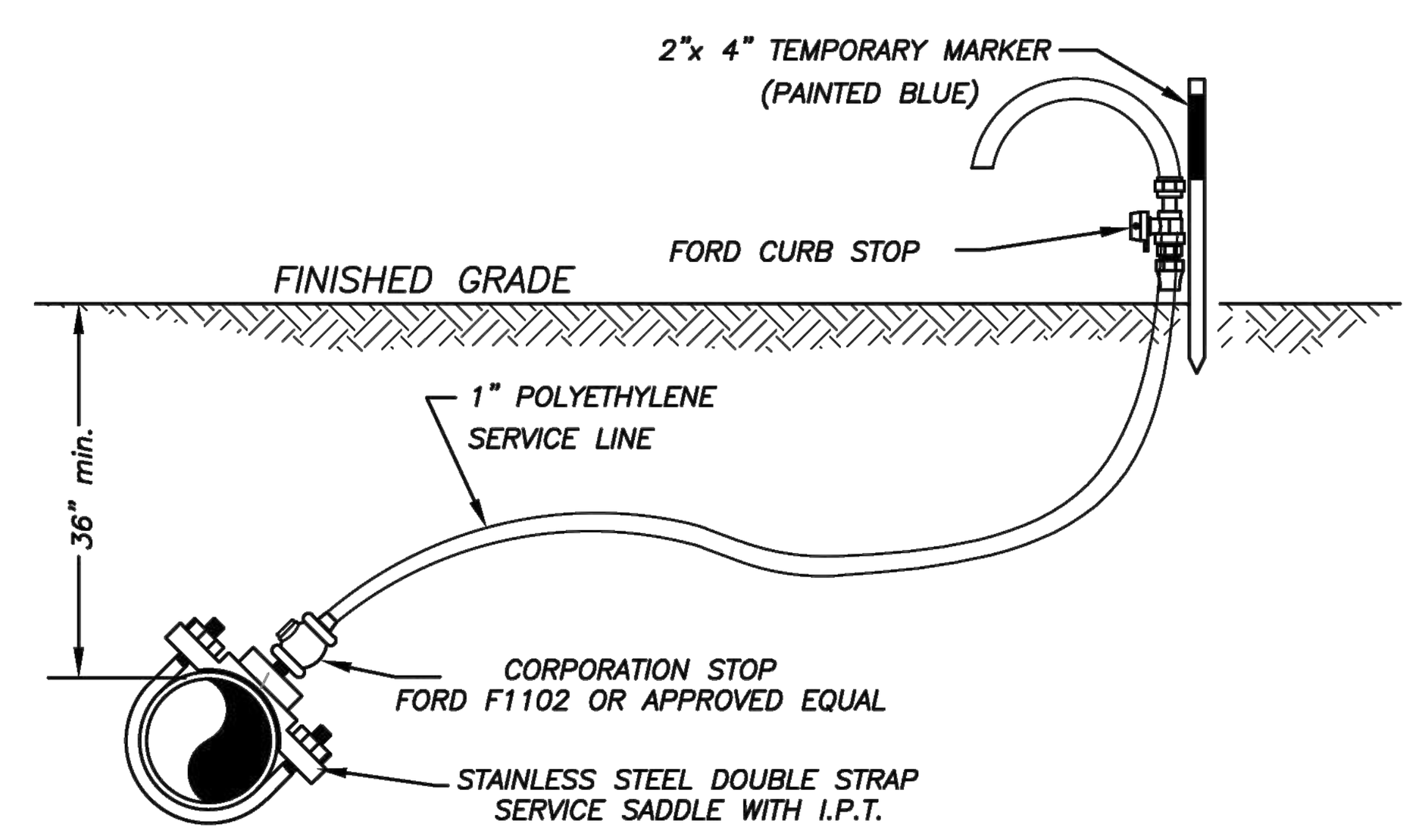
DATE:	REVISION:	BY:	APPD:
03-09	DESIGN	SLL	JLC

DESIGNED: JLC — COMPUTER FILE #: WATERDETAIL.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — 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.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600

BACTERIOLOGICAL SAMPLING PONIT DETAIL — W-6

DATE:	REVISION:	BY:	APPD:
03-09	02-15	SLL	JLC

DESIGNED: JLC — COMPUTER FILE #: WATERDETAIL.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

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 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.

FORT PIERCE UTILITIES AUTHORITY

WATER DISTRIBUTION — G-1 NOTES

DATE:	REVISION:	BY:	APPD:
02-06			

DESIGNED: JJM — COMPUTER FILE #: DETAIL NOTES 200602.DWG
DRAWN BY: JJM — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 2

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 REQUIRE-MENTS 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 THIS 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 UTILITES 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.

FORT PIERCE UTILITIES AUTHORITY

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS — G-2 CONSTRUCTION NOTES

DATE:	REVISION:	BY:	APPD:
02-06			

DESIGNED: JJM — COMPUTER FILE #: DETAIL NOTES 200602.DWG
DRAWN BY: JJM — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — 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 ON 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).

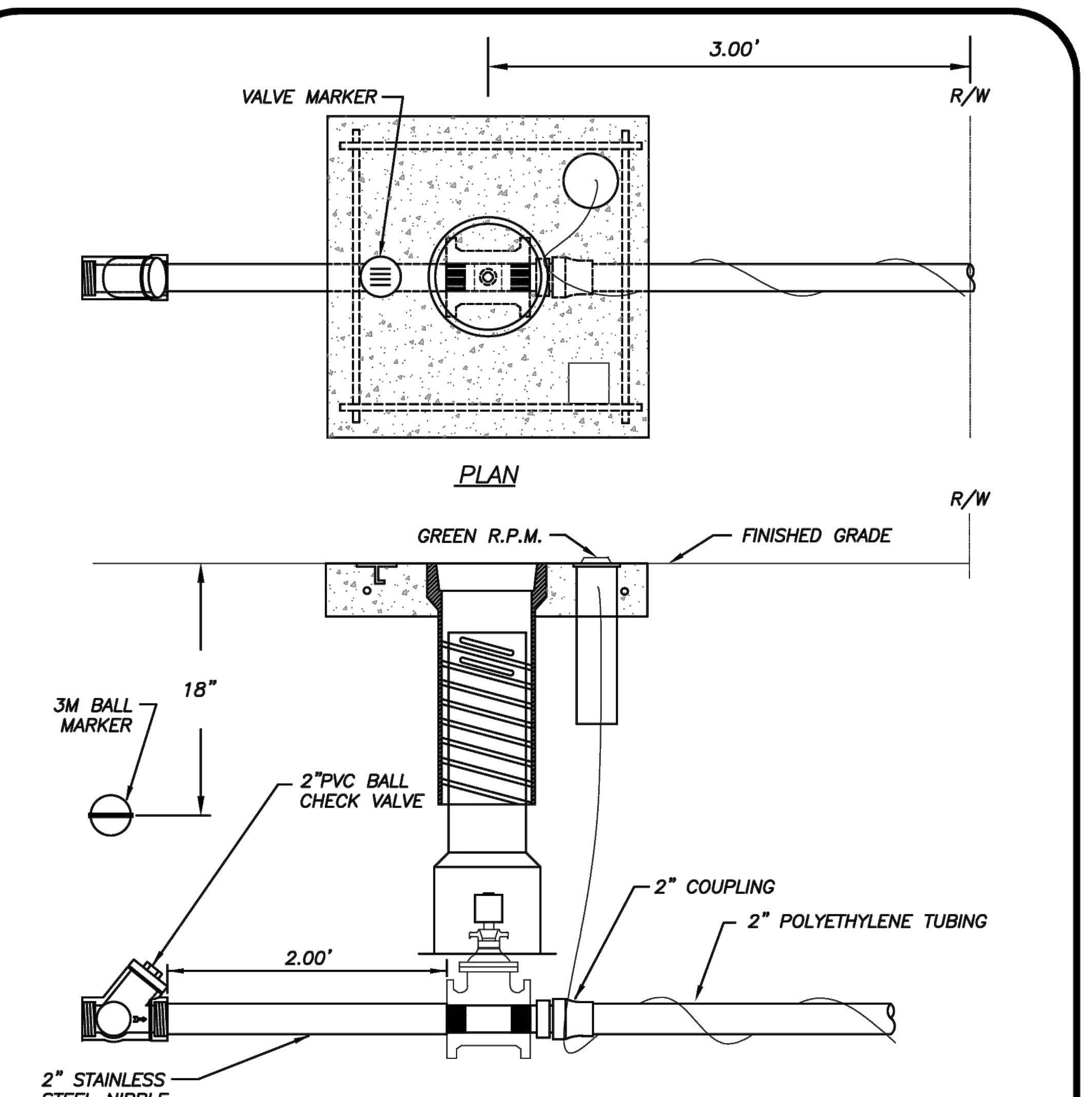
3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

FORT PIERCE UTILITIES AUTHORITY

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT — G-3 WATER/SEWER CONFLICT

DATE:	REVISION:	BY:	APPD:
02-06			

DESIGNED: JJM — COMPUTER FILE #: DETAIL NOTES 200602.DWG
DRAWN BY: JJM — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



NOTES:
1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600

GRINDER STATION CONNECTION — S-16

DATE:	REVISION:	BY:	APPD:
03-09	DESIGN	SLL	JLC

DESIGNED: JLC — COMPUTER FILE #: COMPUTER#
DRAWN BY: SLL — SCALE: N.T.S. SCALE
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

KMA ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: SUNRISE LAKES

CITY OF FORT PIERCE, FLORIDA

CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
STATE OF

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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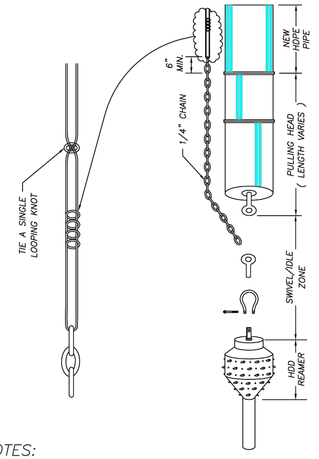
PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2024
CAD I.D.: 24-1001 FPUA DETAILS

SHEET TITLE: FPUA DETAILS-04

SHEET NUMBER: C-503

Printed on Monday, February 24, 2025, 3:41 PM by Blaine Bergstresser
J:\24-1001 INTEGRITY RESIDENTIAL\ENGINEERING\DRAWINGS\CIVIL\CURRENT\24-1001 FPUA DETAILS----->LAYOUT: FPUA DETAILS-04

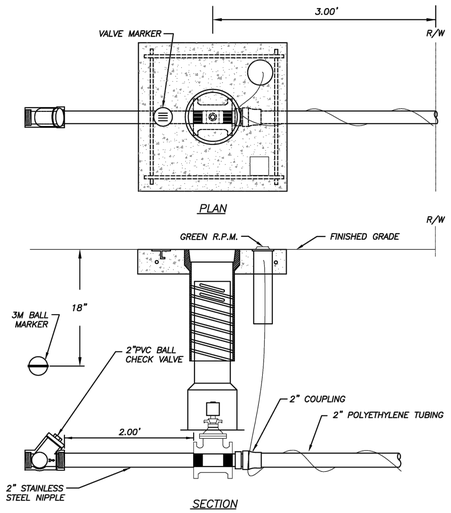


NOTES:

1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
   MANUFACTURER – COPPERHEAD INDUSTRIES, LLC
   PART NUMBER – 1245B–EHS–500 / 1245B–EHS–1000 / 1245B–EHS–2500
   PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

FPUA COMMUNITY PROUD
FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 17TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

DIRECTIONAL BORE WIRE ATTACHMENT				M–16
03–09	CONCRETE SLAB	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	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



NOTES:
1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

FPUA COMMUNITY PROUD
FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 17TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

GRINDER STATION CONNECTION				S–16
03–09	DESIGN	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC		COMPUTER FILE # COMPUTER#		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL		SCALE: N.T.S. SCALE		
APPROVED: JLC		DATE: 2010		SHEET 1 OF 1

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
AcDbArcAlignedText (ATEXT)
STATE OF
AcDbArcAlignedText (ATEXT)

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2024
CAD I.D.: 24-1001 FPUA DETAILS

SHEET TITLE:
FPUA DETAILS-05

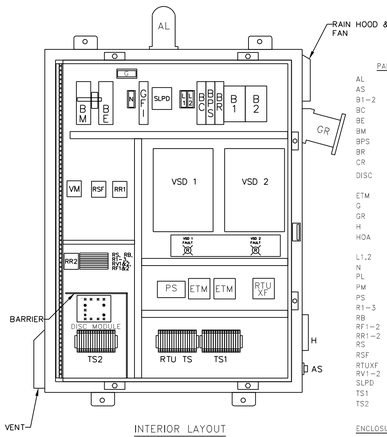
SHEET NUMBER:
C-504

Printed on Monday, February 24, 2025, 3:42 PM by Blaine Bergstresser

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
AS	ALARM SILENCE SWITCH
B1–2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
CR	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND–OFF–AUTO SWITCH (ON DISC)
L1,2	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1–3	RELAYS
RB	BATTERY RELAY
RF1–2	FAULT RELAY
RR1–2	VSD RUNNING RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
RV1–2	VSD START RELAY
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
w/ Sun Shields
Single Door w/ Padlock Hasp
Aluminum Inner (Dead Front) Door
36"H x 30" W x 12" D

TS1 TERMINAL SCHEDULE

+	–	ENCL	COM	T1	T2	T3	1	2	T1	T2	T3	1	2
		RTU TERMINALS (IF USED)		PUMP SEAL FAIL		MOTOR 1 LEADS		MT1 MOTOR 1			MOTOR 2 LEADS		MT2 MOTOR 2
								G N D					G N D

JUMPERS

1	2	3	4	5	6	7	8
FS1 ALL OFF		FS2 CALL LEAD		FS3 CALL LAG		FS4 HIGH ALARM	

TS2 TERMINAL SCHEDULE

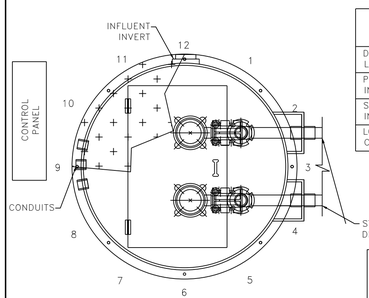
NOTES:

1.) PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)

2.) COMPLETE BACK–UP, SELF–CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF–45.

3) SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

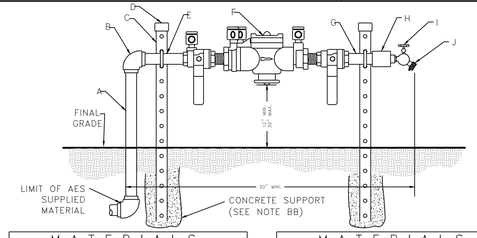
HUB AND INVERT LOCATION



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	12:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	9:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI–FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12–INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T–180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1–5/8"x1–5/8"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1967
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 6" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

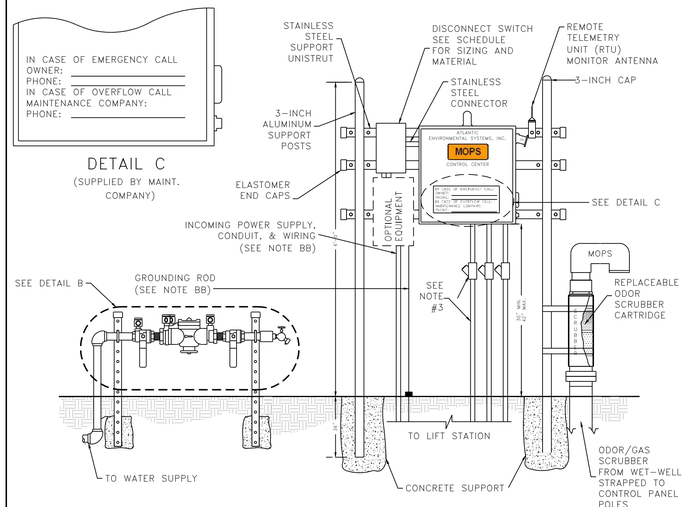
R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

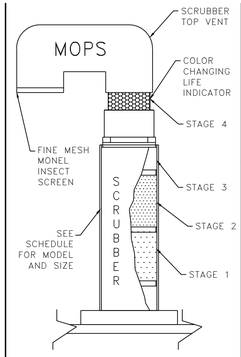
IN CASE OF EMERGENCY CALL
OWNER:
PHONE:
IN CASE OF OVERFLOW CALL
MAINTENANCE COMPANY:
PHONE:

DETAIL C

(SUPPLIED BY MAINT. COMPANY)



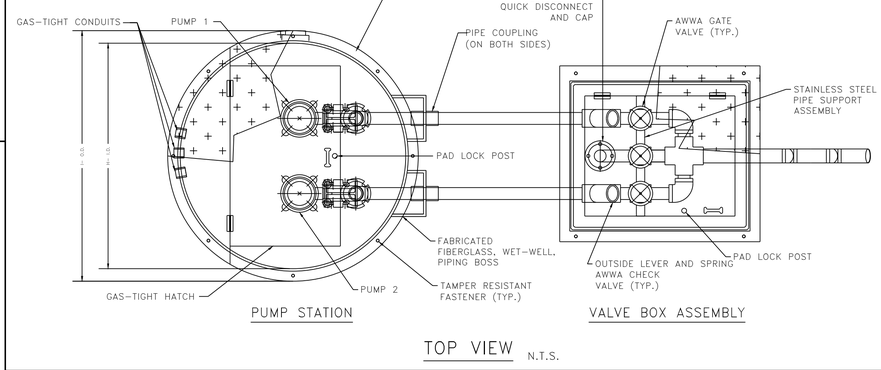
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



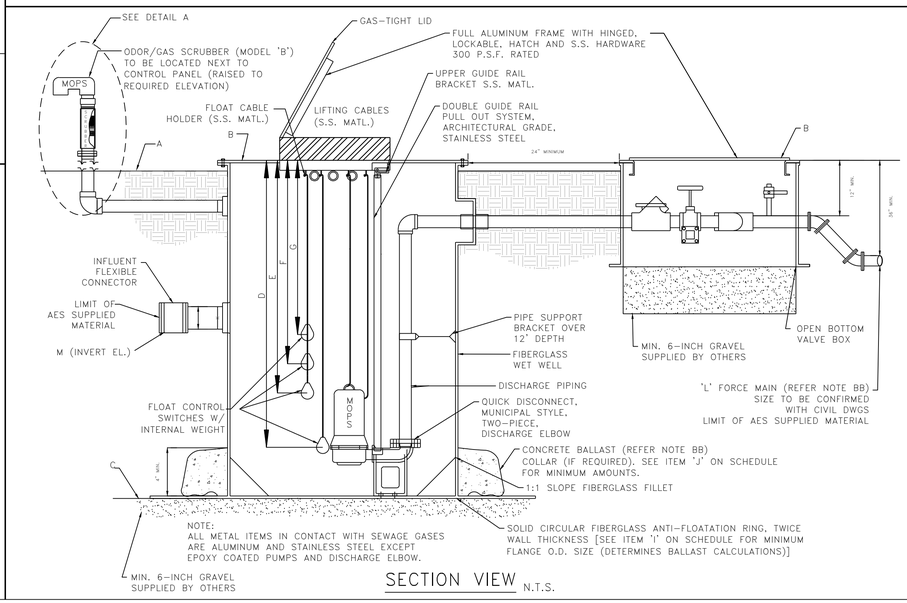
DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET–WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



TOP VIEW N.T.S.



SECTION VIEW N.T.S.

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547–8080 FAX: (561) 547–3999

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MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	100		100 YEAR FLOOD ELEVATION	18.50'
INITIAL DESIGN HEAD (T.D.H.)	21'		25 YEAR FLOOD ELEVATION	<18.50'
SECONDARY DESIGN FLOW (G.P.M.)	N/A	A	GRADE ELEVATION	19.25'
SECONDARY DESIGN HEAD (T.D.H.)	N/A	B	TOP ELEVATION OF WET WELL	19.25'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	3.25'
RATED MOTOR HORSEPOWER	4.0	D	ALL PUMPS OFF ELEVATION	7.00'
SUBMERSIBLE PUMP TYPE (P–1,P–2)	NON–CLOG	E	LEAD PUMP ON ELEVATION	8.50'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	9.50'
SERVICE ENTRANCE VOLTAGE	208	G	HIGH ALARM ELEVATION	10.50'
SERVICE ENTRANCE PHASE	1	H	INSIDE DIAMETER OF WET–WELL	72"
CONTROL CENTER FULL LOAD AMPS	57	I	OUTSIDE DIAMETER OF ANTI–FLOATATION RING	96"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	243/(9)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	N/A	L	FORCE MAIN DIAMETER	4"
ON–SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	11.30'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24–72192–B–4.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA–24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS–B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC–221–4.0–I
MOPS DISCONNECT SWITCH	1	FDS–60–1–2–PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA–32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	0	N/A
1st YEAR SERVICE/MAINTENANCE CONTRACT	0	N/A
MOPS ON–SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START–UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62–640.400– COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D– HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A–MOTOR CONTROL CENTERS AND U.L. 698A–INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS–SEAL–OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF–CHARGING, BACK–UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62–604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL–OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI–DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE–CERTIFICATION AND DESIGN REVIEW.

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569–5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2024
CAD I.D.: 24-1001 FPUA DETAILS

SHEET TITLE: LIFT STATION

SHEET NUMBER: C-505

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24-1001 FPUA DETAILS-----24-1001 FPUA DETAILS-----24-1001 FPUA DETAILS-----

PARCEL No. 2433-121-0001-000-5

12" PIPE

TOP OF BANK

DITCH

CONCRETE SLAB

WELL TO BE ABANDONED

WELL TO BE ABANDONED

BUILDING FFE =14.35'

30.0'

29.9'

WOOD POWER POLE

WOOD POWER POLE

1133.77'

N88°26'45"W

CHAINLINK FENCE

CONSTRUCTION ENTRANCE

SURFACE WATERS (FORMER BURROW PIT) APPROX. 0.30 ACRES TO BE FILLED

SUNRISE BOULEVARD
CENTERLINE OF 60' RIGHT-OF-WAY
(86 BID QTY. BID ITEM)
20.4' ASPHALT

S38°32'21"E

546.05'

S00°47'11"W

6' CHAINLINK FENCE

PARCEL No. 2433-111-0001-000-4

North
GRAPHIC SCALE
40 0 40 80 120
SCALE: (1 Inch = 40 Feet)

NAVD 1988
ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.496'

TOP OF BANK

DITCH

DITCH

SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33-35-40

N88°26'45"W

681.50'

24" CORRUGATED METAL PIPE

FIRE HYDRANT

WATER VALVE

PARCEL No. 2433-134-0002-000-2

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
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PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
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PROJECT No.:	24-1001
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DATE:	04/02/2024
CAD I.D.:	24-1001 EX CON

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION

SHEET NUMBER:
C-600

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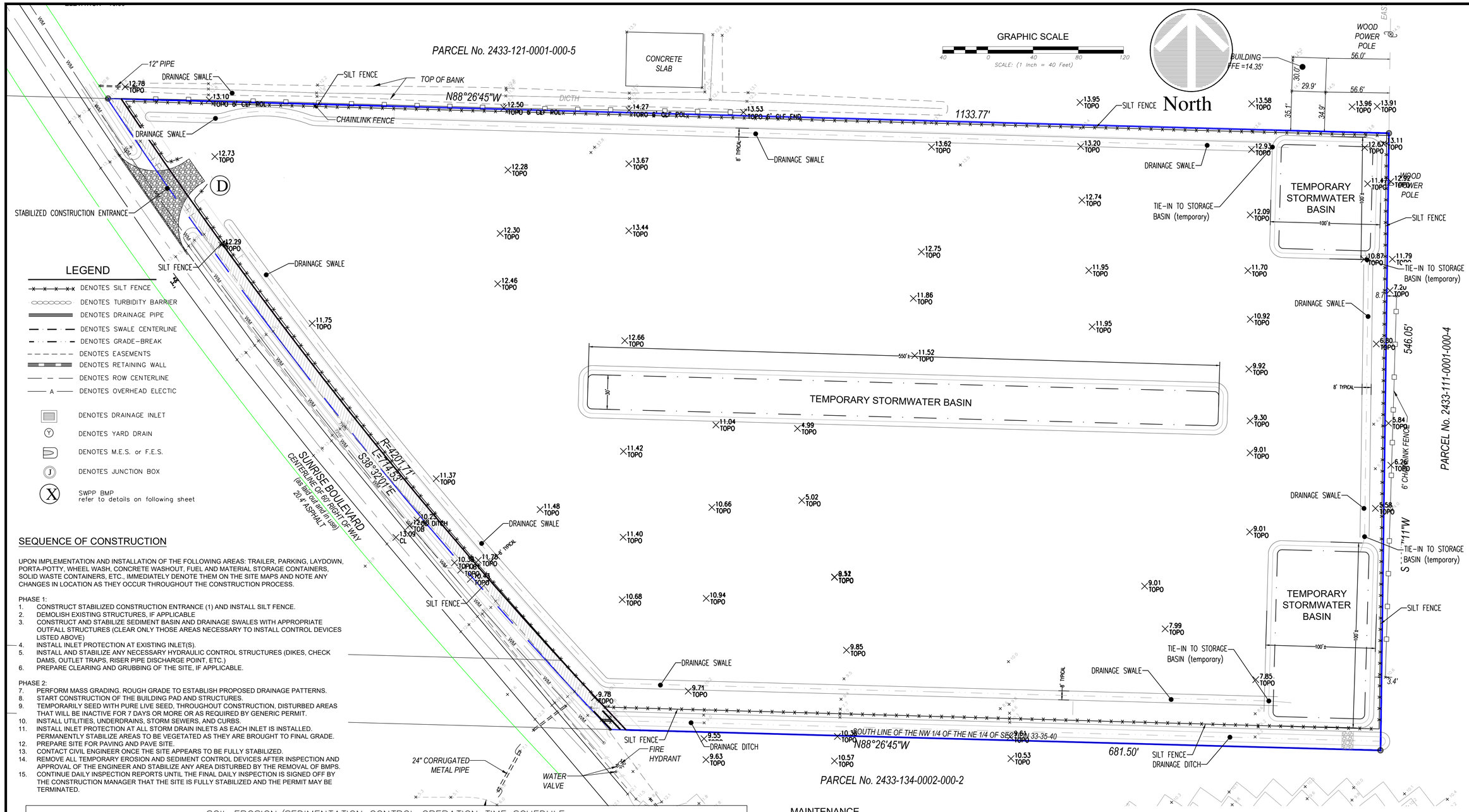

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL INLET PROTECTION AT EXISTING INLET(S).
5. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
6. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

PHASE 2:
7. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
8. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
11. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH INLET IS INSTALLED. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
12. PREPARE SITE FOR PAVING AND PAVE SITE.
13. CONTACT CIVIL ENGINEER ONCE THE SITE APPEARS TO BE FULLY STABILIZED.
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER INSPECTION AND APPROVAL OF THE ENGINEER AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPS.
15. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE / TEMPORARY CONSTRUCTION EXITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

MAINTENANCE

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.496'

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
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REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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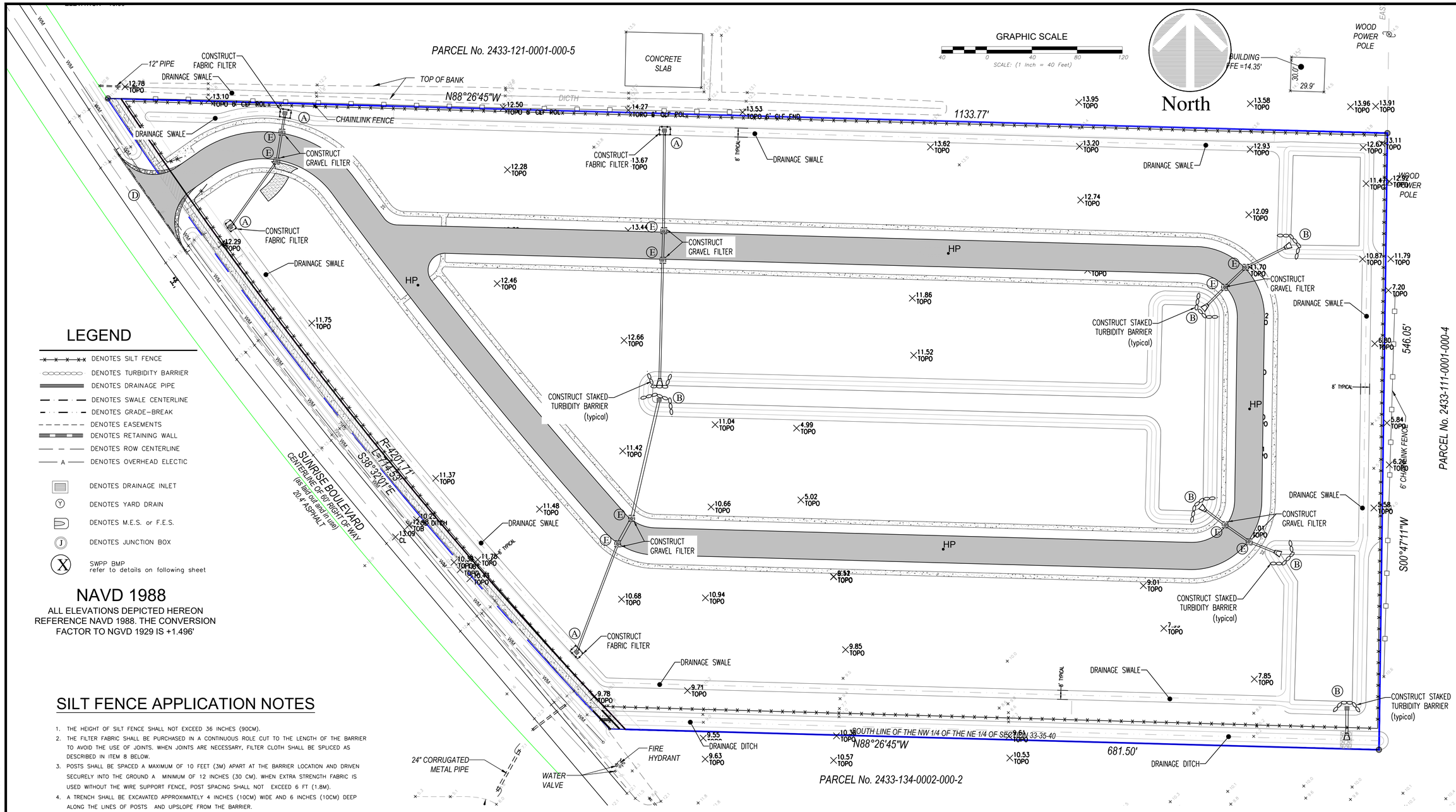
PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 EX CON

SHEET TITLE:
PHASE ONE EROSION CONTROL

SHEET NUMBER:
C-601

Printed on Monday, February 24, 2025, 1:41 PM by Blaine Bergstresser
J:\24-1001 EX CON\-----\LAYOUT, EROSION PHI



LEGEND

- DENOTES SILT FENCE
- DENOTES TURBIDITY BARRIER
- DENOTES DRAINAGE PIPE
- DENOTES SWALE CENTERLINE
- DENOTES GRADE-BREAK
- DENOTES EASEMENTS
- DENOTES RETAINING WALL
- DENOTES ROW CENTERLINE
- A — DENOTES OVERHEAD ELECTIC
- DENOTES DRAINAGE INLET
- (Y) DENOTES YARD DRAIN
- DENOTES M.E.S. or F.E.S.
- (J) DENOTES JUNCTION BOX
- (X) SWPP BMP refer to details on following sheet

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.496'

SILT FENCE APPLICATION NOTES

1. THE HEIGHT OF SILT FENCE SHALL NOT EXCEED 36 INCHES (90CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLE CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED AS DESCRIBED IN ITEM 8 BELOW.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FT (1.8M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10CM) WIDE AND 6 INCHES (10CM) DEEP ALONG THE LINES OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACINGS ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO.6 APPLYING.
8. WHEN ATTACHING TWO SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH THE POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAP.
9. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
10. THE MOST EFFECTIVE APPLICATION CONSISTS OF A DOUBLE ROW OF SILT FENCES SPACED A MINIMUM OF THREE FEET APART. THE THREE FOOT SEPARATION IS SO THAT IF THE FIRST ROW COLLAPSES IT WILL NOT FALL ON THE SECOND ROW. WIRE OR SYNTHETIC MESH MAY BE USED TO REINFORCE THE FIRST ROW.
11. WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.
12. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
    - A -DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    - B -CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
    - C -NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
    - D -NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001 EX CON

SHEET TITLE:
PHASE TWO EROSION CONTROL

SHEET NUMBER:
C-602

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J:\24-1001 EX CON\-----\LAYOUT, EROSION, PH2

Section 1	Project Name and location information:	SUNRISE LAKES 3804 SUNRISE BLVD. Ft. Pierce, Florida 34982
Section 2	Describe the nature of the construction activity:	Construction activities consist of the development of a 11.54 AC residential property totaling 50 medium density single-family lots and related infrastructure within the City of Port St. Lucie, Florida.
Section 3	Describe the intended sequence of major soil disturbing activities:	- 0-2 DAYS - SITE PREP AND STABILIZED CONSTRUCTION ENTRANCE - 3-6 DAYS - INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS - 7-60 DAYS - INSTALL STORMWATER RETENTION BASIN - 7-10 DAYS - CLEARING/GRUBBING OVER ALL AREAS - 11-90 DAYS - SITE GRADING - 90-150 DAYS - INSTALL STORM SEWER AND UTILITIES - 150-180 DAYS - STABILIZE SITE
Section 4	Total area of the site:	11.54 AC
Section 5	Total area of the site to be disturbed:	11.54 AC
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	The soils on site are mostly sand, consisting of Ankona and Farmton, Waveland and Immokalee sands.
Section 7	Estimate the drainage area size for each discharge point:	11.54 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	LAT: 27° 23' 33" N LON: 80° 20' 16" W Discharges through control structure into existing swale to the south of the site.
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.	
	PHASE I *1. INSTALL STABILIZED CONSTRUCTION EXIT(S) AND SWPPP ENTRANCE SIGN.* *2. INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).* 3. PREPARE TEMPORARY PARKING AND STORAGE AREA. 4. ORANGE PROTECTIVE FENCE AROUND ANY LAND TO BE PRESERVED IF NECESSARY, INCLUDING TREES/WETLANDS. *5. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, ETC.).* 6. BEGIN CLEARING AND GRUBBING THE SITE. 7. BEGIN GRADING THE SITE.	
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.	
	1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR. 2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. 3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. 4. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. 5. ALL CLEARED AREAS WILL RECEIVE SEED AND MULCH WITHIN 7 DAYS IF NO CONSTRUCTION ACTIVITIES ARE TAKING PLACE OR PLANNED FOR 7 DAYS OR MORE AND/OR COMPLETION OF A PHASE OF GRADING. 6. VEGETATIVE COVER OR OTHER EROSION CONTROL DEVICES OR STRUCTURES USED TO MEET THESE REQUIREMENTS SHALL BE PROPERLY MAINTAINED DURING AND AFTER CONSTRUCTION	
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.	
	1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE. 2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES. 3. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL. 4. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. 5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. 6. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION. 7. ALL STORM SEWER INLET GRATES TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION 8. CUT AND FILL SLOPES TO BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SILT FENCES TO BE USED WHERE NECESSARY. 9. SILT FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 102. 10. FLOATING TURBIDITY BARRIER INSTALLATION SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD INDEX NO. 103. 11. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL NOT BE GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER, OR OTHER ADEQUATE EROSION-CONTROL, DEVICES OR STRUCTURE (GENERALLY 4:1 OR LESS). SLOPES LEFT EXPOSED WILL, WITHIN SEVEN 97) WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. 12. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.	
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.	

RESPONSIBLE ENTITIES

THE SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWIN 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 THERE UNDER."

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.	
	1. Contractor is responsible for all surface water discharges, rainfall run off or dewatering activities. 2. Contractor must incorporate all BMP's necessary to meet or exceed state water quality and SWPPPP requirements. 3. Dewatering from construction activities shall be maintained onsite with no discharge to surface waters of the state or MS4 systems.	
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."	

NOTE: CONTRACTOR SHALL FILL OUT THE RESPONSIBLE ENTITIES THE FOLLOWING TABLE...

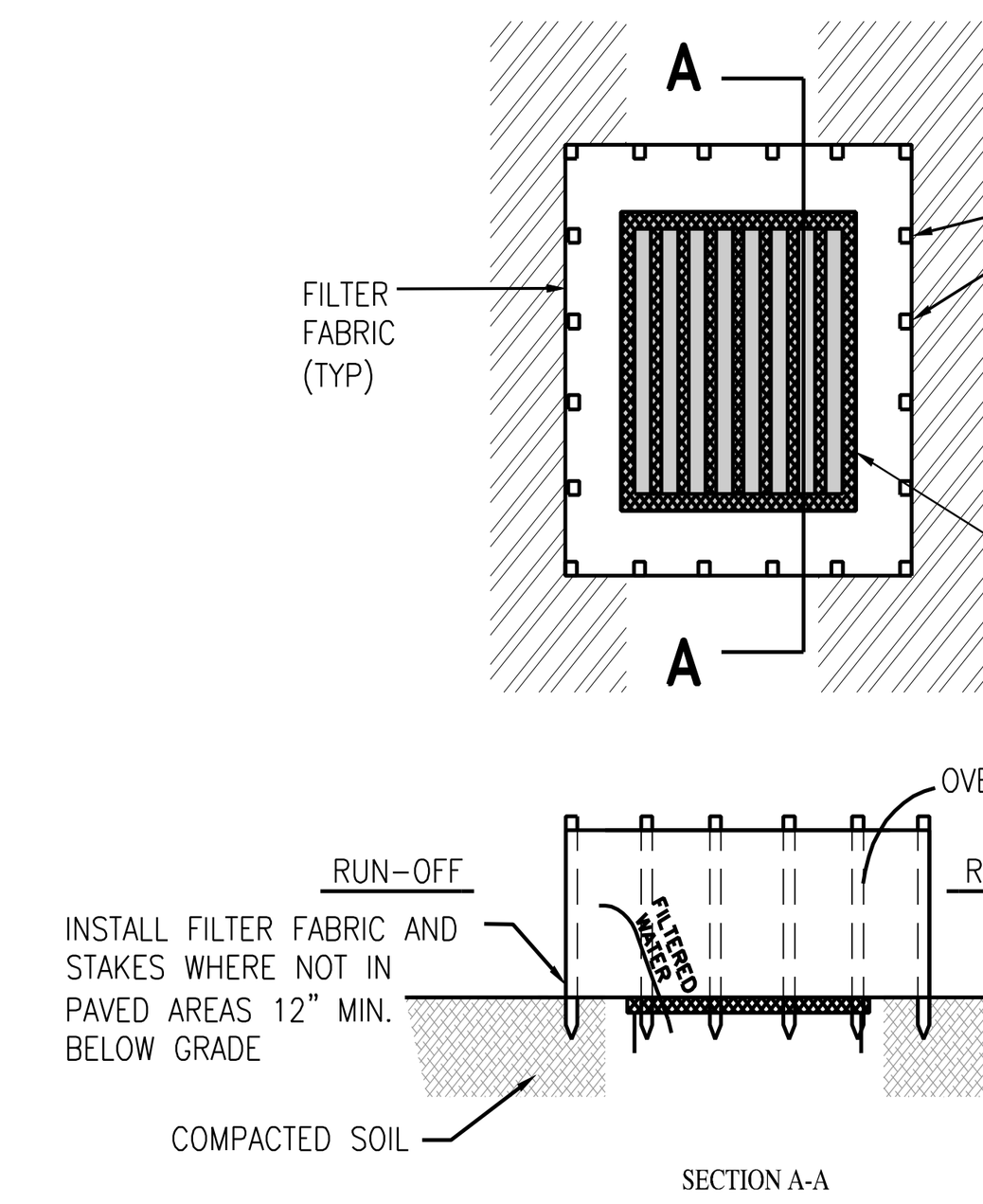
Section 22	Name	Title	Company Name, Address and Phone Number	Date

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.496'

FILTER FABRIC NOTES:

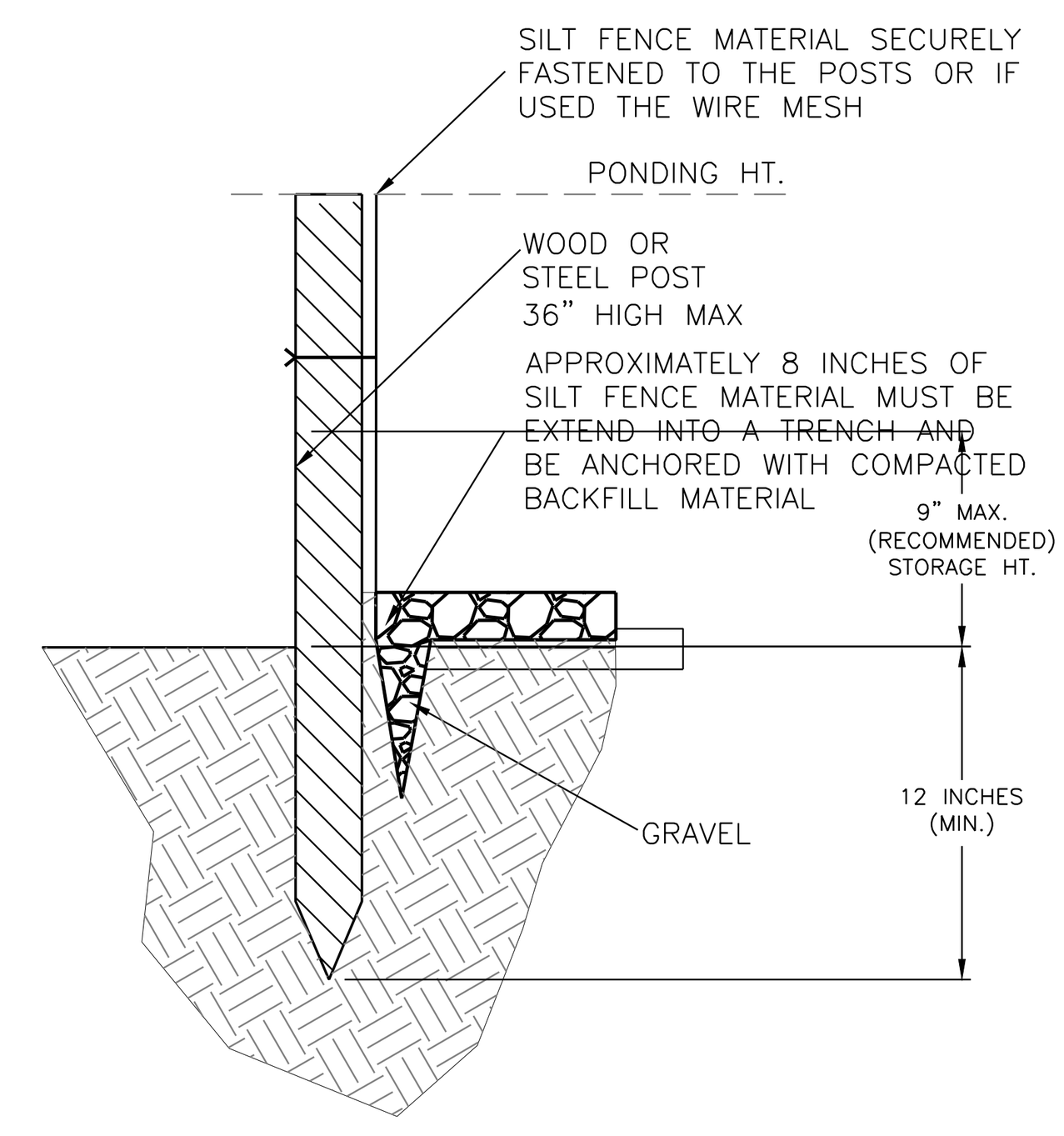
1. FILTER BARRIERS SHALL BE CONSTRUCTED AT THE FOLLOWING LOCATIONS TO INTERCEPT AND DETAIN SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS FROM ENTERING EXISTING WETLANDS, DITCHES, OR RECEIVING WATERS.
 1.A. AT THE PERIMETER OF ALL EXISTING WETLANDS THAT ARE BELOW DISTURBED AREAS WHERE EROSION COULD OCCUR DURING CONSTRUCTION OPERATIONS, AND AT THE LIMITS OF FILL OF EXISTING WETLANDS.
 1.B. AT THE PERIMETER OF ALL INLETS IMMEDIATELY FOLLOWING THE INSTALLATION AND BACKFILLING OF EACH INLET.
 1.C. AT ALL EXISTING DITCHES THAT TRAVERSE THE PROJECT SITE, A FILTER BARRIER SHALL BE CONSTRUCTED AT THE DOWNSTREAM PROPERTY LINE.
 1.D. AT ALL OTHER LOCATIONS DEPICTED ON THE PLANS OR AS REQUESTED IN THE FIELD BY THE PROJECT ENGINEER.
2. FLOATING SILT BARRIERS SHALL BE INSTALLED AROUND THE POINT OF DISCHARGE TO A WATER BODY. THE BARRIERS SHALL BE REGULARLY CHECKED AND MAINTAINED TO ENSURE ADEQUATE FUNCTION UNTIL ALL PAVEMENT SURFACES ARE COMPLETE AND ALL SWALED AREAS HAVE GRASS COVER.
3. IN LIEU OF SEED AND MULCH, SOD ALL AREAS THAT ARE PRONE TO EXCESSIVE EROSION, INCLUDING AREAS ADJACENT TO CULVERT ENDS, DISCHARGE STRUCTURES, FLUMES, ETC.
4. PROVIDE 18" MIN. WIDE STRIP OF SOD ADJACENT TO THE EDGE OF ALL NEW PAVED SURFACES.



1. FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS.
2. STAKES SHALL BE 2"X4"(5 cmx10 cm) WOOD (PREFERRED) OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3-FEET (90 cm).
3. STAPLES SHALL BE OF HEAVY DUTY WIRE AT LEAST 1/2-INCH (13 mm) LONG.
4. STAPLES SHALL BE SPACED AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3-FEET (90 cm) APART AND SECURELY DRIVEN INTO THE GROUND MINIMUM OF 8-INCHES (20 cm). A FRAME OF 2"X4" (5 cm x 10 cm) WOOD SHALL BE CONSTRUCTED AROUND THE TOP OF THE STAKES FOR PROPER STABILITY.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES (10cm) WIDE AND 4-INCHES (10cm) DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
6. THE FILTER SHALL BE STAPLED TO THE WOODEN STAKES, AND 8-INCHES (20cm) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE HEIGHT OF THE FILTER BARRIER SHALL BE A MINIMUM OF 15- INCHES (38cm) AND SHALL NOT EXCEED 18-INCHES (45cm).
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER.

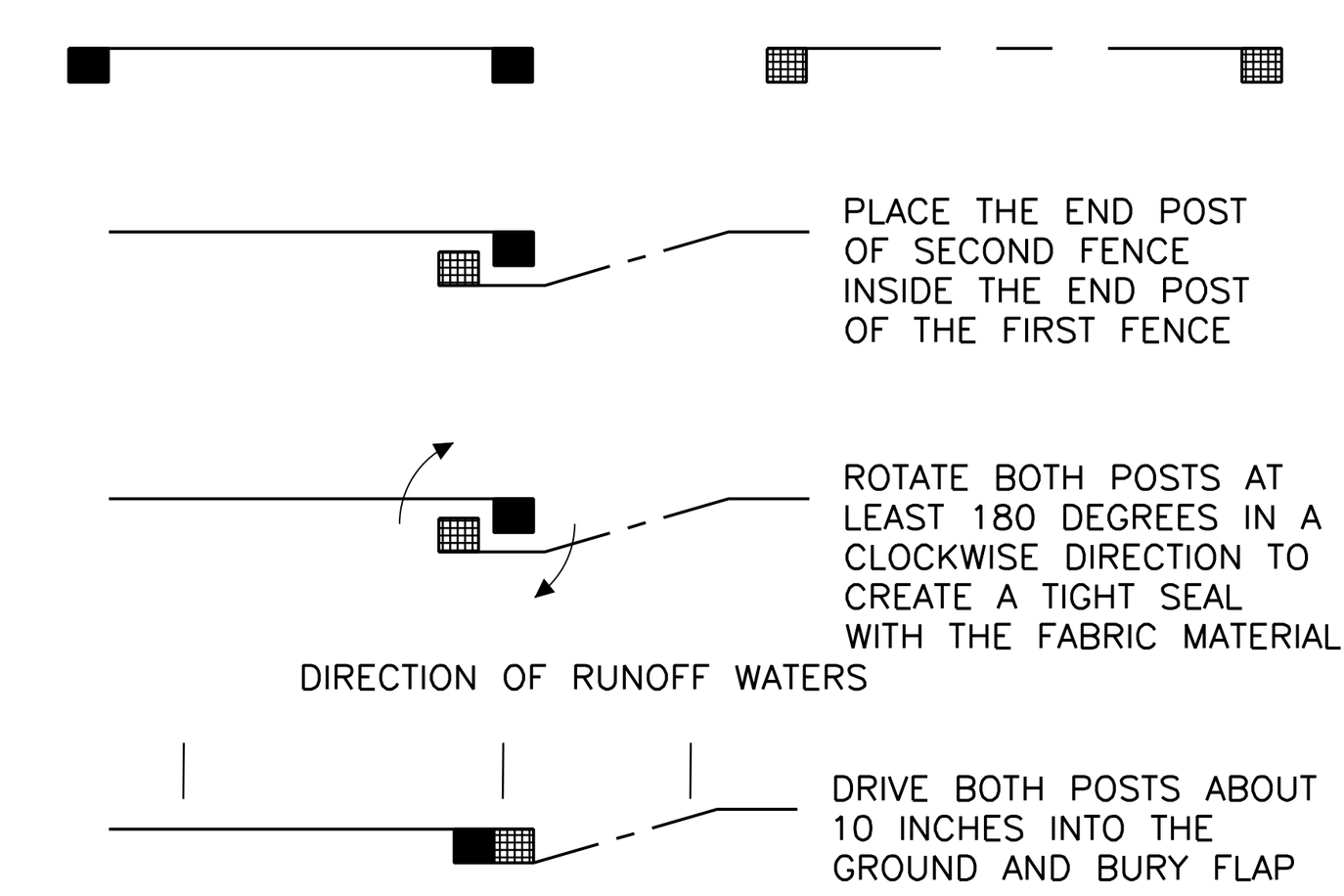
FABRIC DROP INLET SEDIMENT FILTER (A)

N.T.S.



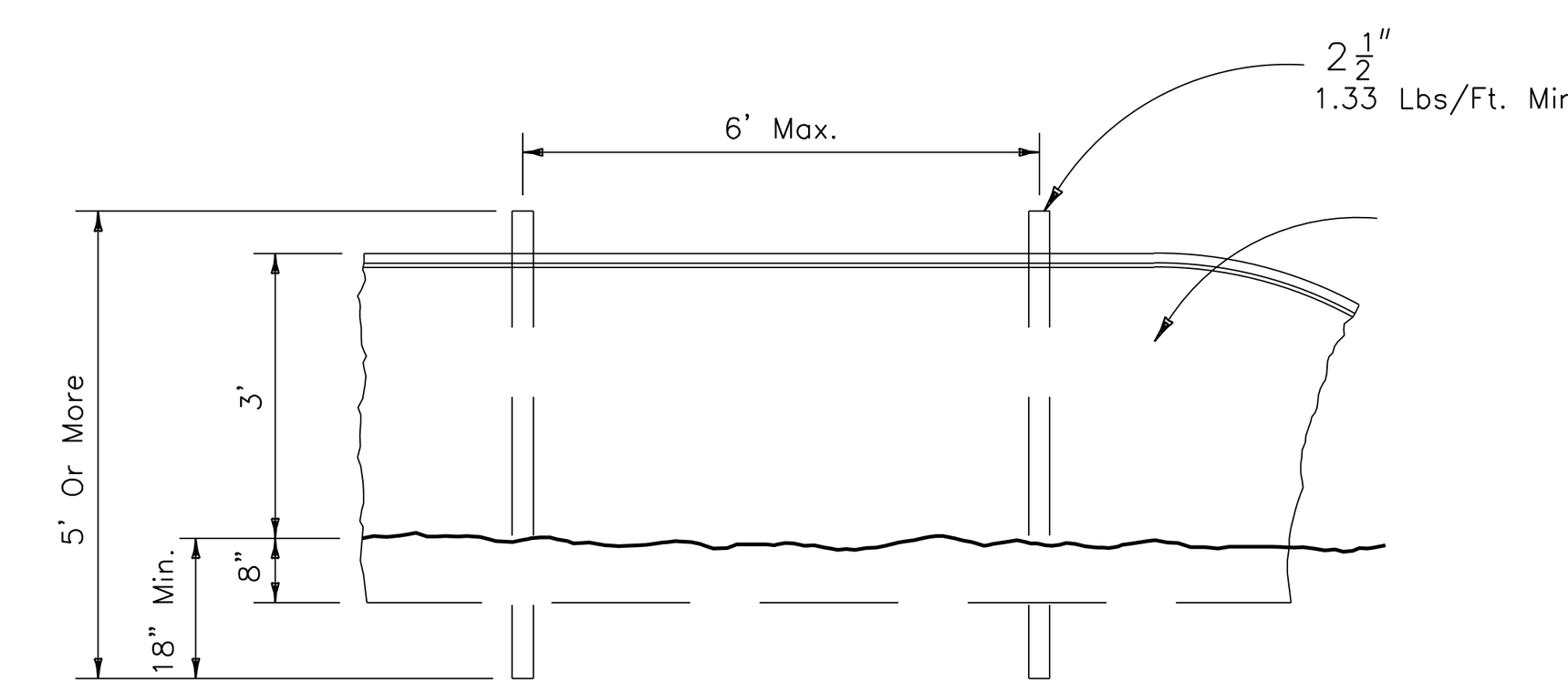
ALTERNATE DETAIL
TRENCH WITH GRAVEL

N.T.S.



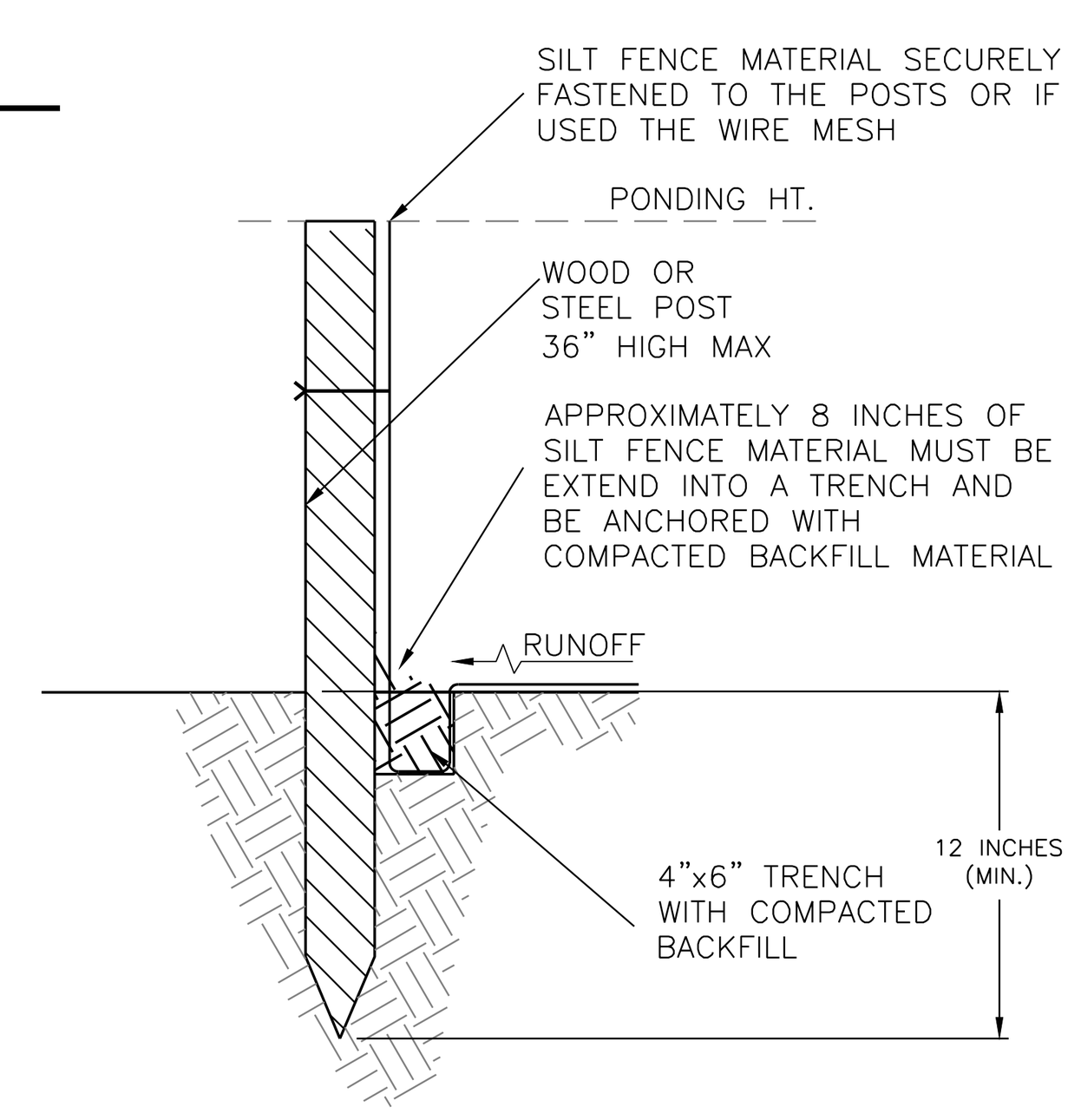
ATTACHING TWO SILT FENCES

N.T.S.



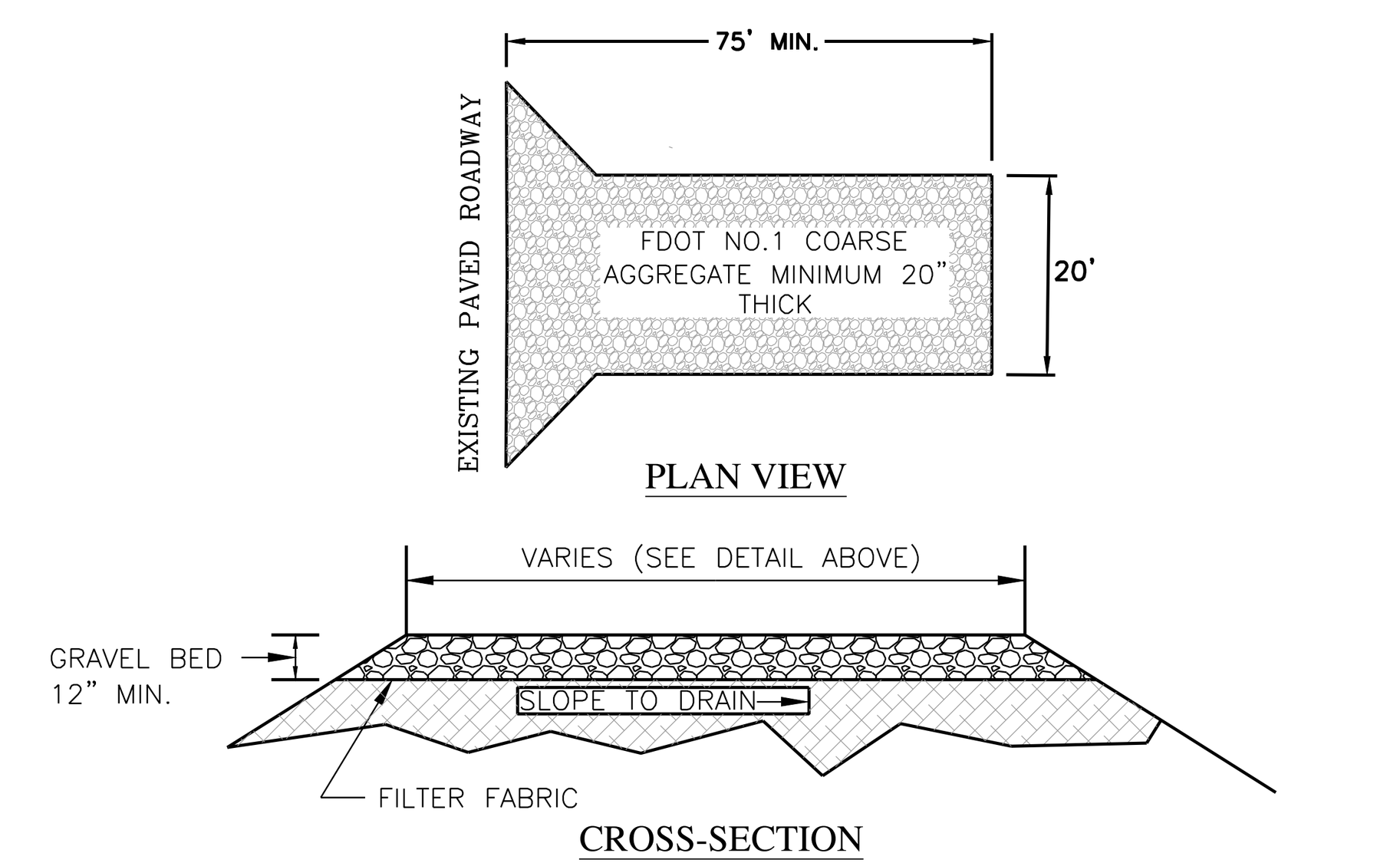
STAKED TURBIDITY CURTAIN (B)

N.T.S.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

N.T.S.

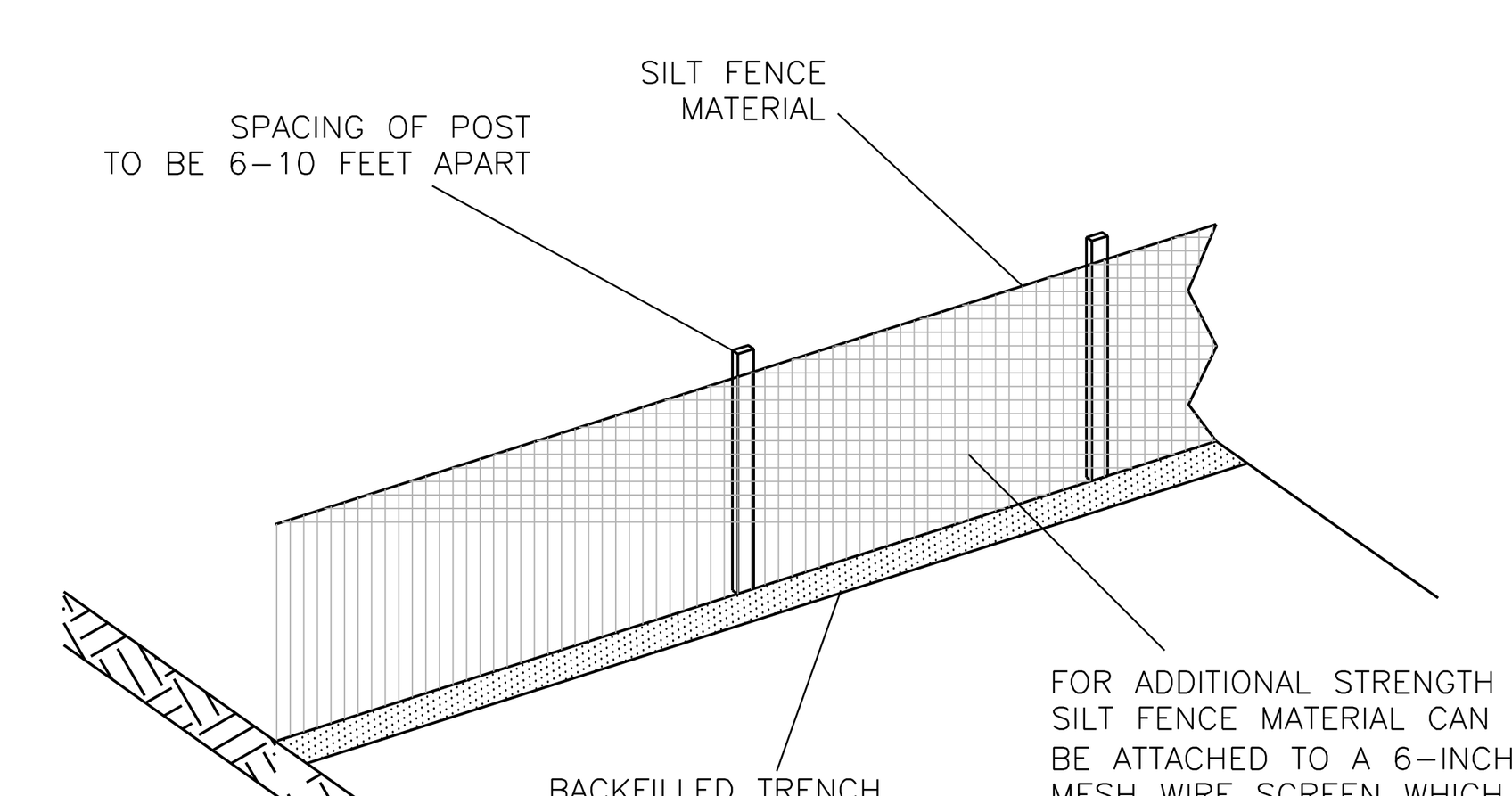


CONSTRUCTION ENTRANCE NOTES

1. ENTRANCE MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA AND WIDE ITS CONNECTION TO THE ROADWAY TO ACCOMMODATE THE TURNING RADIUS OF THE LARGE VEHICLES.
2. ENTRANCE MUST BE AT LEAST 12" THICK, 75 FEET LONG, AND 20 FEET WIDE. THE ENTRANCE SHALL BE PAVED WITHIN THE COUNTY RIGHT-OF-WAY.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
5. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL "SHAKE DOWN" CONST. ENTRANCE (D)

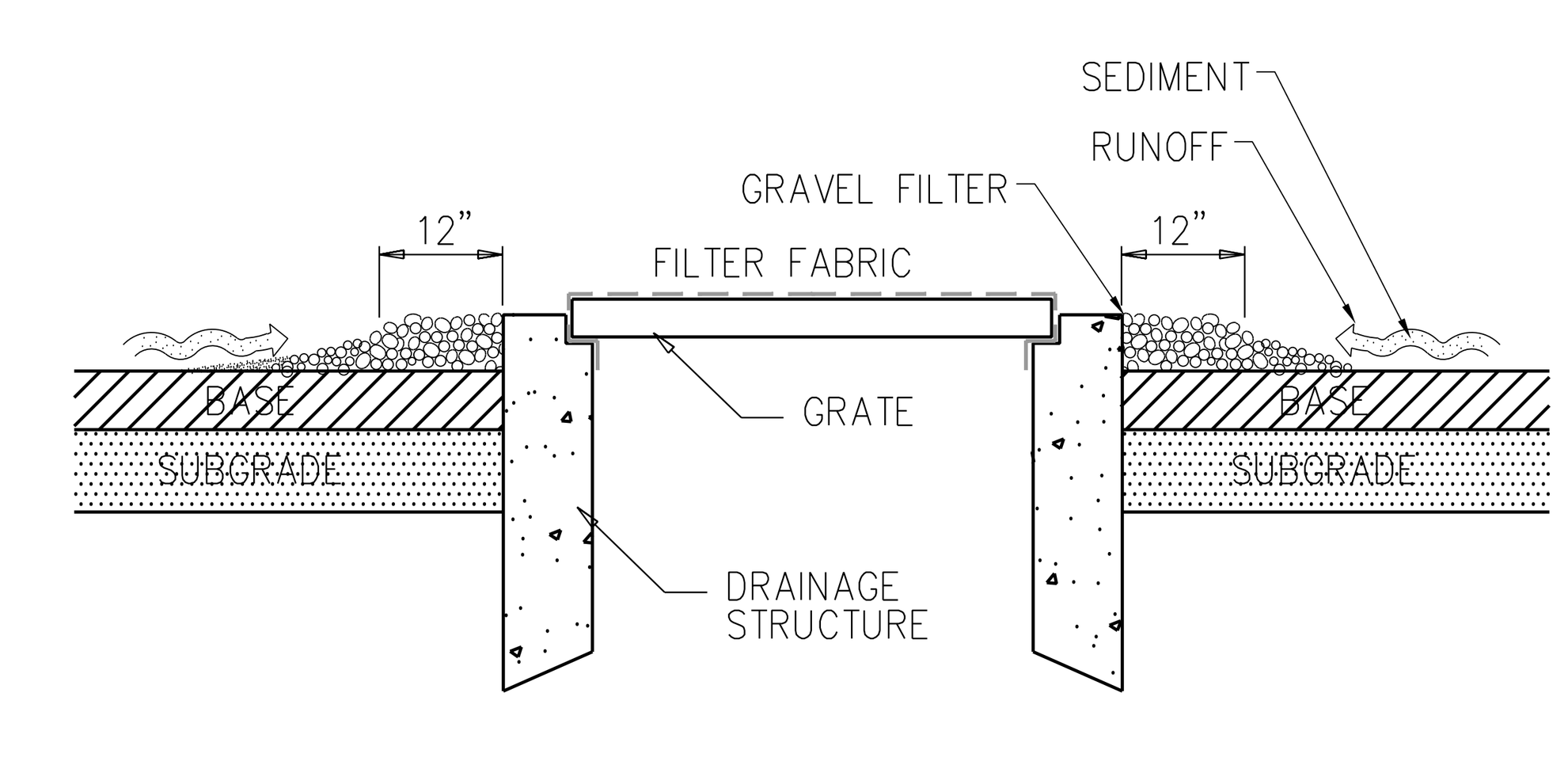
N.T.S.



NOTE,
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

FABRIC SILT FENCE

N.T.S.



THIS METHOD OF INLET PROTECTION IS APPLICABLE AT DITCH BOTTOM INLETS USED IN VEHICLE USE AREAS, WHERE STAKED SEDIMENT FILTER IN NOT PRACTICAL.

GRAVEL GRATE INLET SEDIMENT FILTER (E)

N.T.S.

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
STATE OF

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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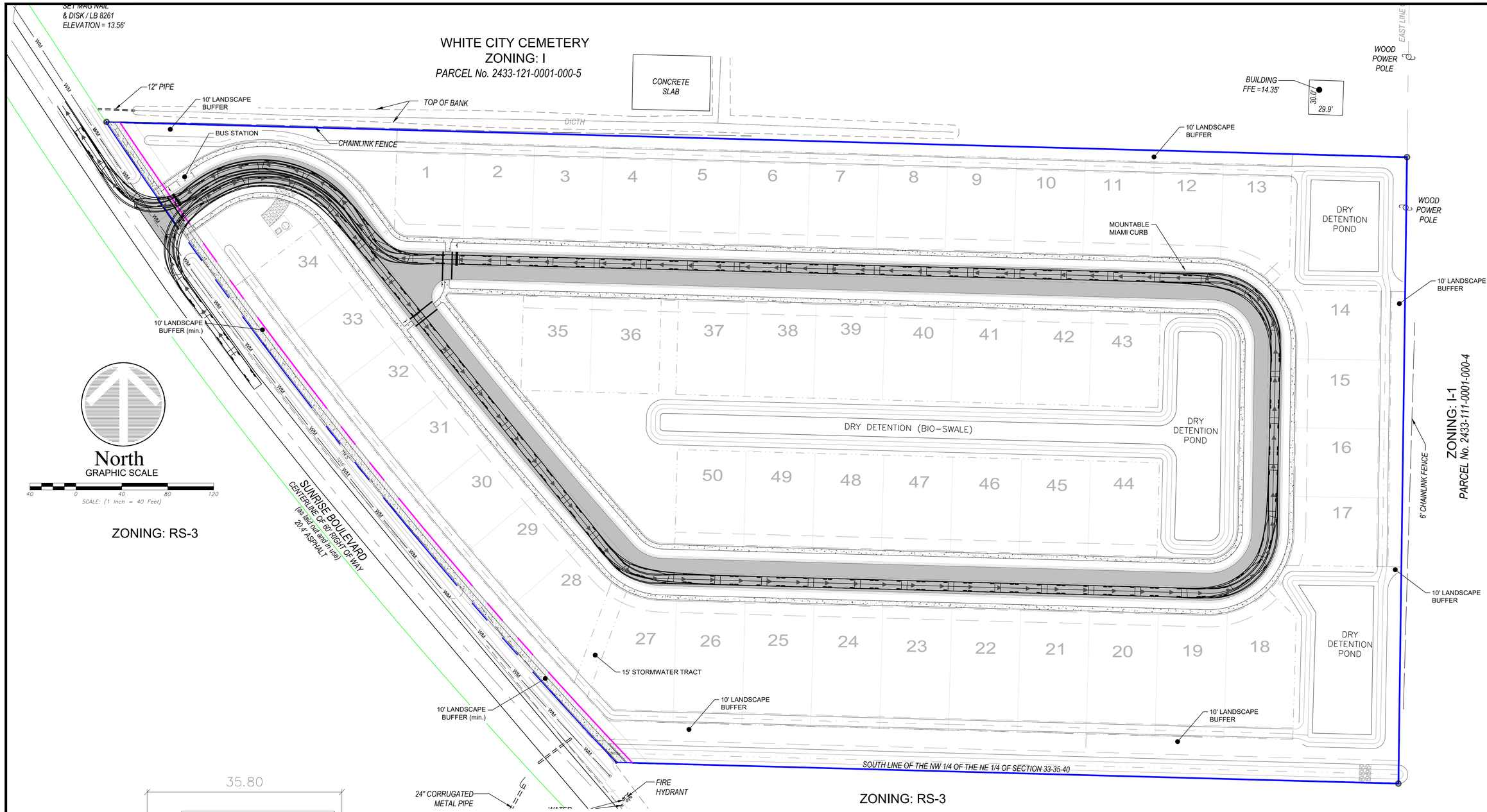
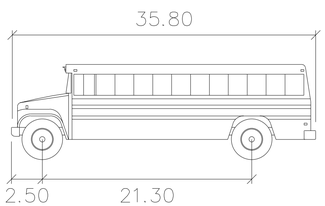
PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2024
CAD I.D.: 24-1001 EX CON

SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
C-603

Printed on Monday, February 24, 2025, 3:40 PM by Blaine Bergstresser
J:\24-1001 INTEGRITY RESIDENTIAL\ENGINEERING\DRAWINGS\CIVIL\CURRENT\24-1001 EX CON----->LAYOUT: EROSION-DETAILS





S-BUS-36

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.6

LINEWORK & SYMBOL LEGEND

- DENOTES PROPERTY BOUNDARY
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES EASEMENT
- DENOTES FENCE LINE
- DENOTES DRAINAGE PIPE
- DENOTES RUNOFF OVERLAND FLOW
- 20.5 / 20.0 — DENOTES PROPOSED ELEVATIONS
- x 22.0 — DENOTES EXISTING GRADES
- DENOTES DRAINAGE STRUCTURE refer to table this sheet
- S — DENOTES SEWER MANHOLE
- DENOTES FIRE HYDRANT
- DENOTES GATE VALVE
- DENOTES LIGHT POLE
- DENOTES STREET SIGN
- DENOTES DITCH BOTTOM INLET
- J — DENOTES JUNCTION BOX
- Y — DENOTES YARD DRAIN
- D — DENOTES DRAINAGE STRUCTURE
- DENOTES MITERED/FLARED END SECTION

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FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
AcDbArcAlignedText (ATEXT)
STATE OF
AcDbArcAlignedText (ATEXT)

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001-BUS-TURN

SHEET TITLE:
ROUTING PLAN BUS

SHEET NUMBER:
C-700

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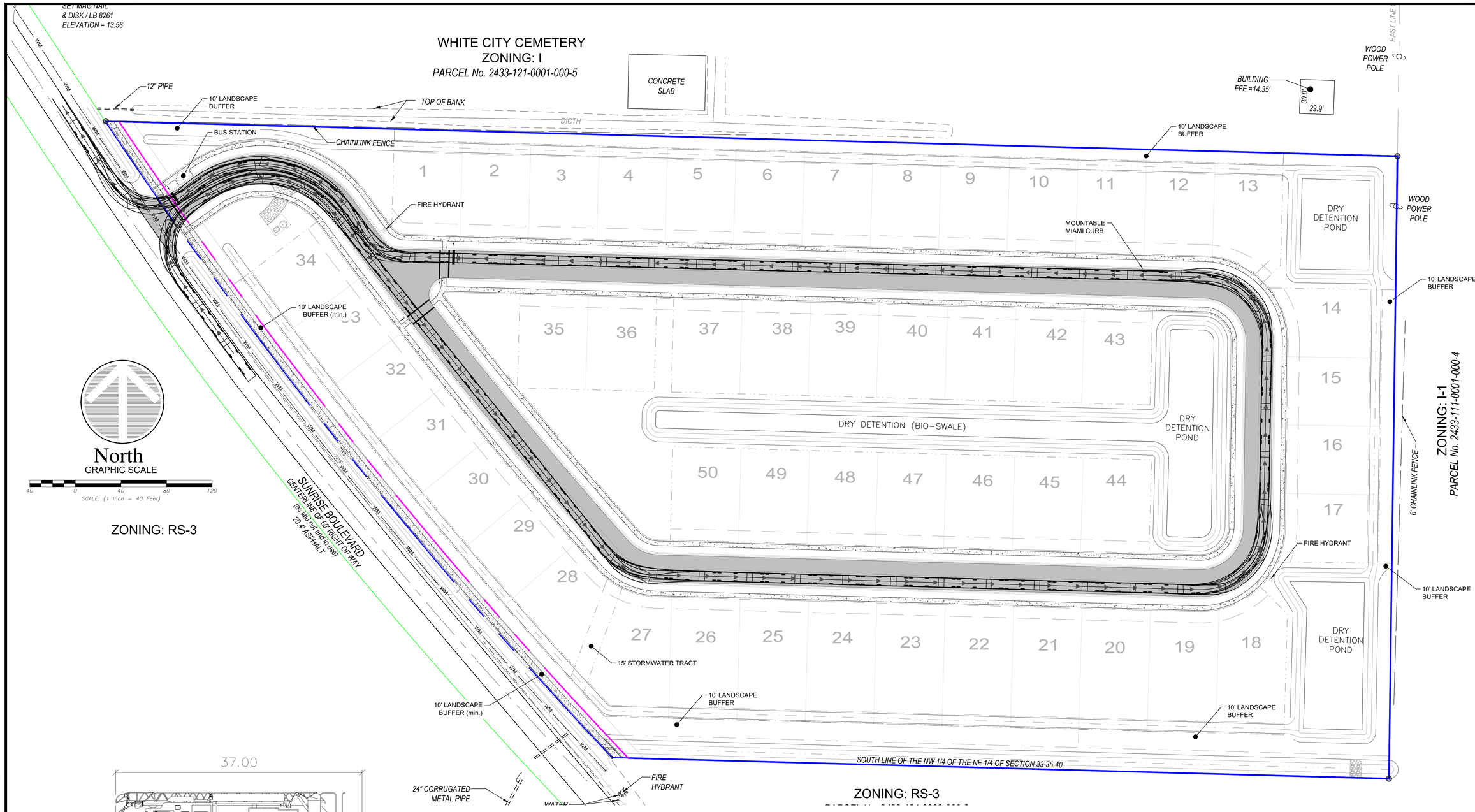

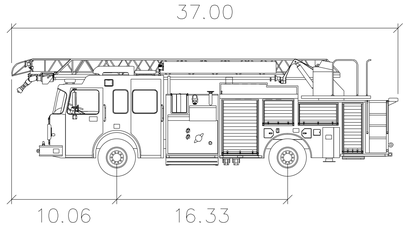

Smeal Aerial RM 55ft

	feet
Width	: 8.33
Track	: 7.88
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

LINEWORK & SYMBOL LEGEND

- DENOTES PROPERTY BOUNDARY
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES EASEMENT
- DENOTES FENCE LINE
- DENOTES DRAINAGE PIPE
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FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
STATE OF
AcDbArcAlignedText (ATEXT)

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001-BUS-TURN

SHEET TITLE:
ROUTING PLAN FIRE

SHEET NUMBER:
C-701

Printed on Monday, February 24, 2025, 3:42 PM by Blaine Bergstresser

SET MAG NAIL
& DISK / LB 8261
ELEVATION = 13.56'

WHITE CITY CEMETERY
ZONING: I
PARCEL No. 2433-121-0001-000-5

CONCRETE SLAB

BUILDING FFE =14.35'

30.0'

29.9'

WOOD POWER POLE

CHAINLINK FENCE

DRY DETENTION POND

WOOD POWER POLE

DRY DETENTION POND

DRY DETENTION POND

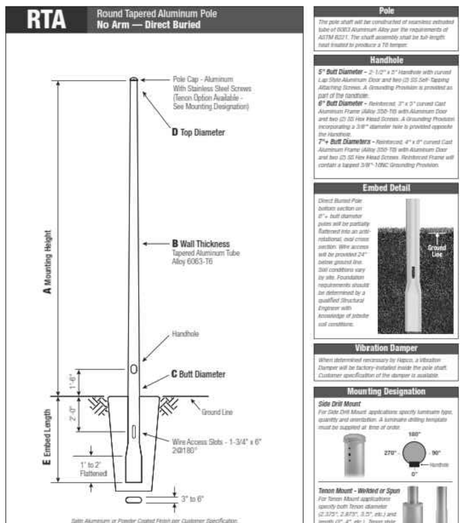
6' CHAINLINK FENCE

SUNRISE BOULEVARD
CENTERLINE OF 80' RIGHT-OF-WAY
(as-built out and in 1998)
20.4' ASPHALT

ZONING: I-1
PARCEL No. 2433-111-0001-000-4

ZONING: RS-3
PARCEL No. 2433-134-0002-000-2

ZONING: RS-3



C Butt Dia.	D Top Dia.
5	3
6	4.5
7	4.5
8	4.5
9	4.5
10	6

C and D Dimensions in Inches

hapco www.hapco.com

FLORIDA BUILDING CODE GUIDE
2017 FBC EPEs

WARNING: Do not install light pole without luminaire.

Landreth Lighting Luminaire Schedule

Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	BUG Rating	Arranged Watts	Arranged Lumens
	Lithonia Lighting	15	SLA	Single	DSX0 LED P5 30K 70CRI T3M MVOLT RPA NLTAIR2 PIRHN HS FINISH TBD: MOUNTED 25' AFG ON ROUND TAPERED ALUMINUM DIRECT BURIED POLE	1.000	B1-U0-G3	90.12	10055

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	0.26	2.0	0.0	N.A.	N.A.
Drive Lane	Illuminance	Fc	1.20	2.0	0.5	2.40	4.00

North
GRAPHIC SCALE
40 0 40 80 120
SCALE: (1 Inch = 40 Feet)

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT:
SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT:
INTEGRITY 1ST CONSTRUCTION GROUP

NO. 84598
STATE OF
FLORIDA

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
2/24/2025

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

PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2024
CAD I.D.: 24-1001 PHOTO

SHEET TITLE:
PHOTOMETRICS

SHEET NUMBER:
C-800

Printed on Monday, February 24, 2025, 3:42 PM by Blaine Bergstresser
24-1001 PHOTO-----24-1001 PHOTO.dwg

KMA Engineering & Surveying, LLC
3001 Industrial Avenue 2
Ft. Pierce, FL 32946
Phone: (772) 569-5505 Fax: (772) 569-1455

June 7, 2024

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

Re: Sunrise Residential Project Description

We are proposing fifty (50) single-family residences on 11.54 acres at 3804 Sunrise Boulevard in Fort Pierce, FL. Currently the property is zoned R-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce and has an existing Zoning of RS-3 and an existing Future Land Use of RM. The site is bordered by single family RS-3 zoning on the south and west. To the north is a cemetery and the east is a Florida Department of Transportation building, both with industrial zoning. We are proposing a rezoning of Planned Development (PD) with 4.41 units per acre. Below is a table comparing the requested changes from the R-3 zoning

Zoning Requirement	**R-3**	**PD**
Min. Lot Size	7,200 SF	4,920 SF
Min. Lot Width	65’	60’
Min. Lot Depth	100’	70’ (82’ proposed)
Min. Front Yard Depth	25’	15’,20’ for garage
Min. Side Yard Depth	15’	5’
Min. Rear Yard Depth	15’	15’
Max Lot Coverage	35%	40%
Max Building Height	35’	45’
Density	6 units per acre	4.41 units per acre

We are also requesting a reduction of the minimum right-of-way width for the interior roadway from 60’ to 50’. This is common in other municipalities and a proposed section can be found in the civil plans

The site will consist of one ungated entrance in the northwest corner of the site off of Sunrise Boulevard. The 44 residences will be connected by one looped road with an interior sidewalk.

Drainage will be conveyed through interconnected inlets and pipes to three (3) separate dry ponds. The dry ponds will be planted with a variety of wax myrtles and sand cordgrass instead of typically bahia sod. This will add to the aesthetics of the project as well as nutrient removal from the stormwater.

A 10’ landscape buffer will be provided along the perimeter of the site. The south property line contains a 60’ drainage easement. Vegetation in that area will remain untouched but a landscape buffer will occur on the south portion of the easement.

The project will contain a looped water main and a private lift station for the utilities. Dry utilities will be provided in the 10’ utility easement shown on the front of the lots

KMA Engineering & Surveying, LLC
3001 Industrial Avenue 2
Ft. Pierce, FL 32946
Phone: (772) 569-5505 Fax: (772) 569-1455

A bus stop will be provided onsite and a Routed Bus Plan has been included in the civil drawings. An open space area between lot 35 and lot 50 will be utilized for an amenity center. Future plans will be provided for the City's review.

No phasing is proposed for this project as all infrastructure will be built in one phase. It is possible building permits will be pulled in phases but not until after all infrastructure is complete.

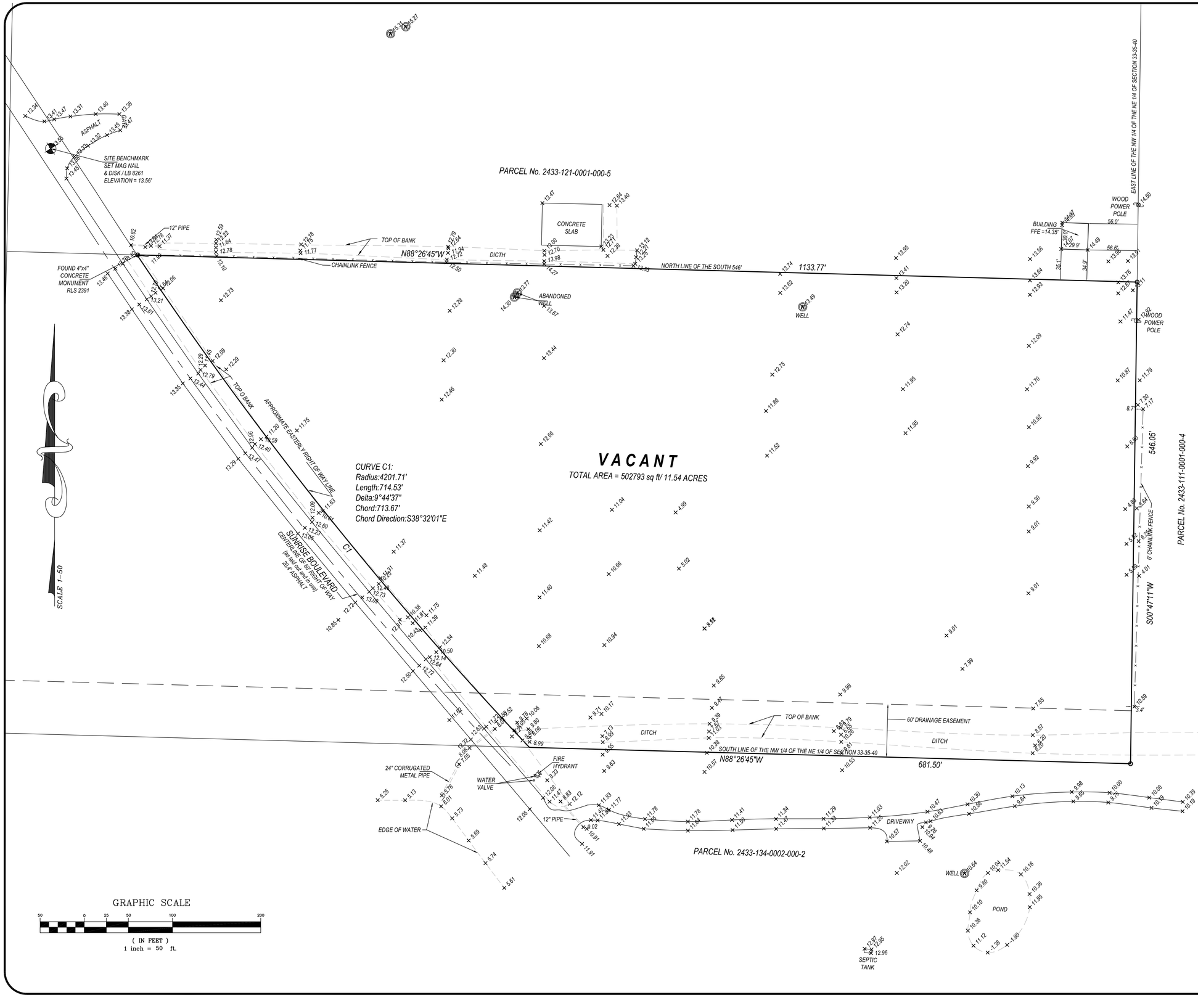
There are no previously approved site plans for this site

The main Public Benefit of the project is the deceased density. Currently the project allows for 6 units per acre which would allow for sixty-nine(69) single family residents. This decreases the number of traffic trips on the existing roads. The decrease in lots size and setbacks allows for a shared amenity lot that all the residents can enjoy.

Should you have any questions or require additional information, please feel free to contact this office at your earliest convenience.

Sincerely,

Blaine Bergstresser, P.E.
Florida License No. 84598

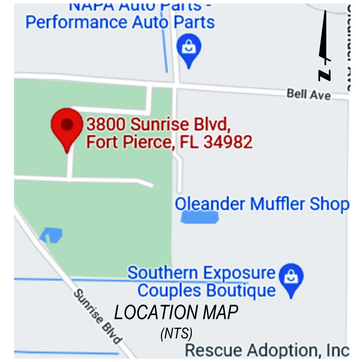


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



PROPERTY ADDRESS:
3804 SUNRISE BLVD
FORT PIERCE, FLORIDA 34982

FLOOD ZONE: *"X"*
PANEL NO: *12111C 0189K*
DATE: *FEBRUARY 19, 2020*

CERTIFIED TO:
DT VENTURES 1 LLC, A FLORIDA LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAHMAN LE PLLC
ATTORNEYS' TITLE FUND SERVICES LLC

LEGAL DESCRIPTION:
THE SOUTH 546 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF WHITE CITY ROAD (SUNRISE BOULEVARD) IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. 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.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)
11. NO FIELD VISIT WAS COMPLETED AT THE TIME OF THIS RECERTIFICATION

JOB#	DB	AK	12-19-23
22-0387	FIELD	CD	06-25-22
	RECERTIFY BOUNDARY SURVEY PURPOSE	DRAFT	DATE

SIGNED: *DOUG WALKER, PSM, PRINCIPAL SURVEYOR AND MAPPER*
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

Legal Description

The south 546 feet of the northwest ¼ of the northeast ¼, lying east of White City Road (Sunrise Boulevard) in Section 33, Township 35 South, Range 40 East, said land lying and being in St. Lucie County, Florida.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5282370 OR BOOK 5087 PAGE 2982, Recorded 12/27/2023 11:19:18 AM Doc Tax: $6405.00

Prepared by and return to:
Javed Rahman, Attorney at Law
RAHMAN | LE PLLC
1000 Southwest 86th Court
Miami, FL 33144
(305) 542-0402
File No 23-407

Parcel Identification No 2433-123-0001-000-1

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21 **day of December, 2023** between **CONGREGATION OF THE SACRED HEART OF JESUS INC, a Florida Not for Profit corporation**, whose post office address is **2921 Northeast 48th Street, Lighthouse Point, FL 33064**, of the County of Broward, State of Florida, Grantor, to **DT VENTURES 1 LLC, a Florida limited liability company**, whose post office address is **PO Box 92280, Rochester, NY 14692**, of the County of Monroe, State of New York, 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 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 **Saint Lucie County, Florida**, to-wit:

The South 546 feet of the Northwest 1/4 of the Northeast 1/4, lying East of the White City Road (Sunrise Boulevard), in Section 33, Township 35 South, Range 40 East, said land lying and being in Saint Lucie County, Florida.

a/k/a 3804 Sunrise Boulevard, Fort Pierce, FL 34982 *(for informational purposes only)*

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, but said reference shall not operate to reimpose same.

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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]

WARRANTY DEED – Signature Page
PIN: 2433-123-0001-000-1

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 1
PRINT NAME: Javed Rahman
WITNESS 1
ADDRESS: 1000 SW 86th Ct. Miami FL

CONGREGATION OF THE SACRED HEART OF JESUS INC,
a Florida Not For Profit Corporation

By: _____
Peter Tan Le, President

WITNESS 2
PRINT NAME: Chabeli Roqueta
WITNESS 2
ADDRESS: 1000 SW 86th Ct. Miami FL

STATE OF FLORIDA
COUNTY OF Miami-Dade

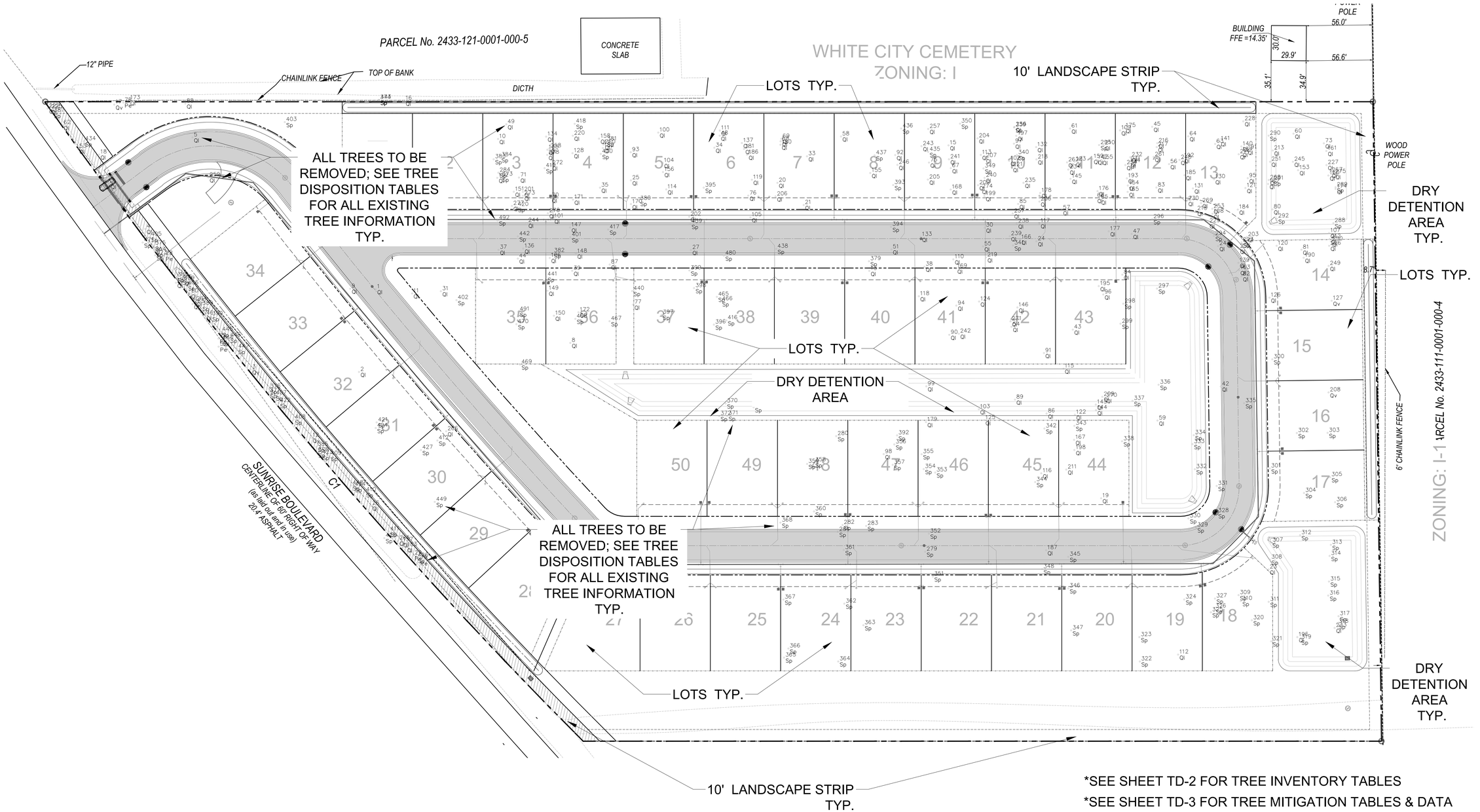
The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 21 day of December, 2023 by Peter Tan Le, President of Congregation of the Sacred Heart of Jesus Inc, a Florida Not for Profit corporation, on behalf of the corporation.

[Notary Seal]

Javed Rahman
Comm.#HH000009
Expires: May 14, 2024
Bonded Thru Aaron Notary

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____ OR Produced Identification: X Type of Identification Produced: FL



*SEE SHEET TD-2 FOR TREE INVENTORY TABLES

*SEE SHEET TD-3 FOR TREE MITIGATION TABLES & DATA

DRAWING INDEX:

TD-1:	**EXISTING TREE DISPOSITION PLAN**
TD-2:	**TREE INVENTORY TABLES**
TD-3:	**TREE MITIGATION TABLES & DATA**

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Civil Engineer:

KMA
ENGINEERING & SURVEYING, LLC

SUNRISE PROPERTY

3904 Sunrise Blvd.
City of Fort Pierce, Florida

Tree Disposition Plan

Revisions		
Date	Init.	Description
9.12.24	PG	Submittal
11.07.24	PG	Revised per Site Plan

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

TD-1

TREE INVENTORY & DISPOSITION

TREE #	SIZE DBH	TYPE	DISPOSITION
0	54	Laurel Oak	To Be Removed
1	40	Laurel Oak	To Be Removed
2	35	Laurel Oak	To Be Removed
3	35	Live Oak	To Be Removed
4	33	Laurel Oak	To Be Removed
5	31	Laurel Oak	To Be Removed
6	30.6	Laurel Oak	To Be Removed
7	30	Laurel Oak	To Be Removed
8	30	Laurel Oak	To Be Removed
9	29	Laurel Oak	To Be Removed
10	27.2	Laurel Oak	To Be Removed
11	27	Laurel Oak	To Be Removed
12	27	Live Oak	To Be Removed
13	26.5	Laurel Oak	To Be Removed
14	26	Laurel Oak	To Be Removed
15	26	Laurel Oak	To Be Removed
16	26	Laurel Oak	To Be Removed
17	26	Live Oak	To Be Removed
18	25.5	Laurel Oak	To Be Removed
19	25	Laurel Oak	To Be Removed
20	24.6	Laurel Oak	To Be Removed
21	24.4	Laurel Oak	To Be Removed
22	24	Sash Pine	To Be Removed
23	24	Laurel Oak	To Be Removed
24	24	Laurel Oak	To Be Removed
25	24	Laurel Oak	To Be Removed
26	23.5	Laurel Oak	To Be Removed
27	23.5	Laurel Oak	To Be Removed
28	23	Sash Pine	To Be Removed
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176	9.5	Laurel Oak	To Be Removed
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208	8.5	Live Oak	To Be Removed
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210	8.3	Laurel Oak	To Be Removed
211	8.3	Laurel Oak	To Be Removed
212	8	Laurel Oak	To Be Removed
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225	7	Laurel Oak	To Be Removed
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274	4.5	Laurel Oak	To Be Removed
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278	3.5	Laurel Oak	To Be Removed
279	10'CT MIN	Sabal Palm	To Be Removed
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Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Civil Engineer:

KMA
ENGINEERING & SURVEYING, LLC

SUNRISE PROPERTY

3904 Sunrise Blvd.
City of Fort Pierce, Florida

Tree Inventory & Disposition Tables

Revisions		
Date	Init.	Description
9.12.24	PG	Submittal
11.07.24	PG	Revised per Site Plan

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

TD-2

LAUREL OAKS REQUIRING MITIGATION

TREE #	SIZE DBH	TYPE
0	54	Laurel Oak
1	40	Laurel Oak
2	35	Laurel Oak
4	33	Laurel Oak
5	31	Laurel Oak
6	30.6	Laurel Oak
7	30	Laurel Oak
8	30	Laurel Oak
9	29	Laurel Oak
10	27.2	Laurel Oak
11	27	Laurel Oak
13	26.5	Laurel Oak
14	26	Laurel Oak
15	26	Laurel Oak
16	26	Laurel Oak
18	25.5	Laurel Oak
19	25	Laurel Oak
20	24.6	Laurel Oak
21	24.4	Laurel Oak
23	24	Laurel Oak
24	24	Laurel Oak
25	24	Laurel Oak
26	23.5	Laurel Oak
27	23.5	Laurel Oak
30	23	Laurel Oak
31	23	Laurel Oak
33	22	Laurel Oak
34	22	Laurel Oak
35	22	Laurel Oak
36	21.9	Laurel Oak
37	21.6	Laurel Oak
38	21	Laurel Oak
39	21	Laurel Oak
40	20	Laurel Oak
41	20	Laurel Oak
42	20	Laurel Oak
43	20	Laurel Oak
44	20	Laurel Oak
45	19.4	Laurel Oak
46	19.3	Laurel Oak
47	19.2	Laurel Oak
48	19	Laurel Oak
49	19	Laurel Oak
50	18.6	Laurel Oak
51	18.5	Laurel Oak
53	18	Laurel Oak
54	18	Laurel Oak
55	17.5	Laurel Oak
56	17.5	Laurel Oak
57	17.3	Laurel Oak
58	17.3	Laurel Oak
59	17.2	Laurel Oak
60	17.2	Laurel Oak
61	17.1	Laurel Oak
62	17	Laurel Oak
63	17	Laurel Oak
64	17	Laurel Oak
65	17	Laurel Oak
66	17	Laurel Oak
67	17	Laurel Oak
68	17	Laurel Oak
69	17	Laurel Oak
70	17	Laurel Oak
71	17	Laurel Oak
72	16.6	Laurel Oak
73	16.6	Laurel Oak
75	16.5	Laurel Oak
76	16.5	Laurel Oak
77	16.4	Laurel Oak
80	16	Laurel Oak
81	16	Laurel Oak
82	16	Laurel Oak
83	16	Laurel Oak
84	16	Laurel Oak
85	16	Laurel Oak
86	16	Laurel Oak
87	16	Laurel Oak
88	16	Laurel Oak
89	15.8	Laurel Oak
90	15.5	Laurel Oak
91	15.5	Laurel Oak
92	15.5	Laurel Oak
93	15.2	Laurel Oak
94	15.1	Laurel Oak
95	15	Laurel Oak
96	15	Laurel Oak
97	15	Laurel Oak
98	15	Laurel Oak
99	15	Laurel Oak
100	15	Laurel Oak
101	14.9	Laurel Oak
102	14.5	Laurel Oak
103	14.5	Laurel Oak
104	14.5	Laurel Oak
105	14.5	Laurel Oak
106	14.4	Laurel Oak
107	14	Laurel Oak
108	14	Laurel Oak
109	14	Laurel Oak
110	14	Laurel Oak
Total	**1999.9**	

LIVE OAKS REQUIRING MITIGATION

TREE #	SIZE DBH	TYPE
3	35	Live Oak
12	27	Live Oak
17	26	Live Oak
127	12.4	Live Oak
Total	**100.4**	

PINE TREES REQUIRING MITIGATION

TREE #	SIZE DBH	TYPE
22	24	Slash Pine
28	23	Slash Pine
29	23	Slash Pine
32	22	Slash Pine
52	18	Slash Pine
74	16.5	Slash Pine
78	16	Slash Pine
79	16	Slash Pine
Total	**158.5**	

SABAL PALMS REQUIRING MITIGATION

TREE #	SIZE CT	TYPE
279	10' MIN	Sabal Palm
280	10' MIN	Sabal Palm
281	10' MIN	Sabal Palm
282	10' MIN	Sabal Palm
283	10' MIN	Sabal Palm
284	10' MIN	Sabal Palm
285	10' MIN	Sabal Palm
286	10' MIN	Sabal Palm
287	10' MIN	Sabal Palm
288	10' MIN	Sabal Palm
289	10' MIN	Sabal Palm
290	10' MIN	Sabal Palm
291	10' MIN	Sabal Palm
292	10' MIN	Sabal Palm
293	10' MIN	Sabal Palm
294	10' MIN	Sabal Palm
295	10' MIN	Sabal Palm
296	10' MIN	Sabal Palm
297	10' MIN	Sabal Palm
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527	10' MIN	Sabal Palm
528	10' MIN	Sabal Palm
529	10' MIN	Sabal Palm
530	10' MIN	Sabal Palm
531	10' MIN	Sabal Palm
532	10' MIN	Sabal Palm
Total	254	

Mitigation Data:

Total DBH of Native Trees 14" DBH & Larger to be Removed: 2,258.8" DBH

Total Sabal Palms 10' CT & Larger to be Removed: 254 Palms

Tree Mitigation Method TBD

Mitigation Notes:

1. Tree mitigation is for the removal of healthy existing native trees 14" dbh & greater.
2. Palm mitigation is for the removal of existing native palms10' clear trunk height & greater.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Civil Engineer:

KMA
ENGINEERING & SURVEYING, LLC

SUNRISE PROPERTY

3904 Sunrise Blvd.
City of Fort Pierce, Florida

Tree Mitigation Tables & Data

Revisions		
Date	Init.	Description
9.12.24	PG	Submittal
11.07.24	PG	Revised per Site Plan

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

TD-3

80°20'27"W
80°20'24"W
80°20'21"W
80°20'18"W
27°23'39"N
27°23'36"N

N
0 10 20 40 Meters
0 30 60 120 Feet

3804 Sunrise BLVD

DRY DETENTION POND

DRY DETENTION POND

DRY DETENTION POND

Legend

Species

- Slash pine (Pinus elliottii)
- Laurel oak (Quercus laurifolia)
- Live oak (Quercus virginiana)
- Sabal palm (Sabal palmetto)
- Impact Trees
- Preserved Trees

O'ROURKE
ENGINEERING & PLANNING

ATMC Company

TRAFFIC ANALYSIS

FOR

4945 Edwards Road

Prepared for:

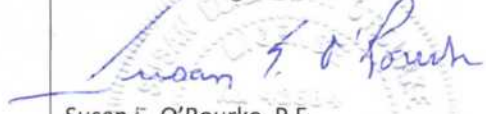
Mr. Erdem Altinok
Capital Investments Real Estate Corporation
4512 N. Flagler Dr. #206
West Palm Beach, FL 33407

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.

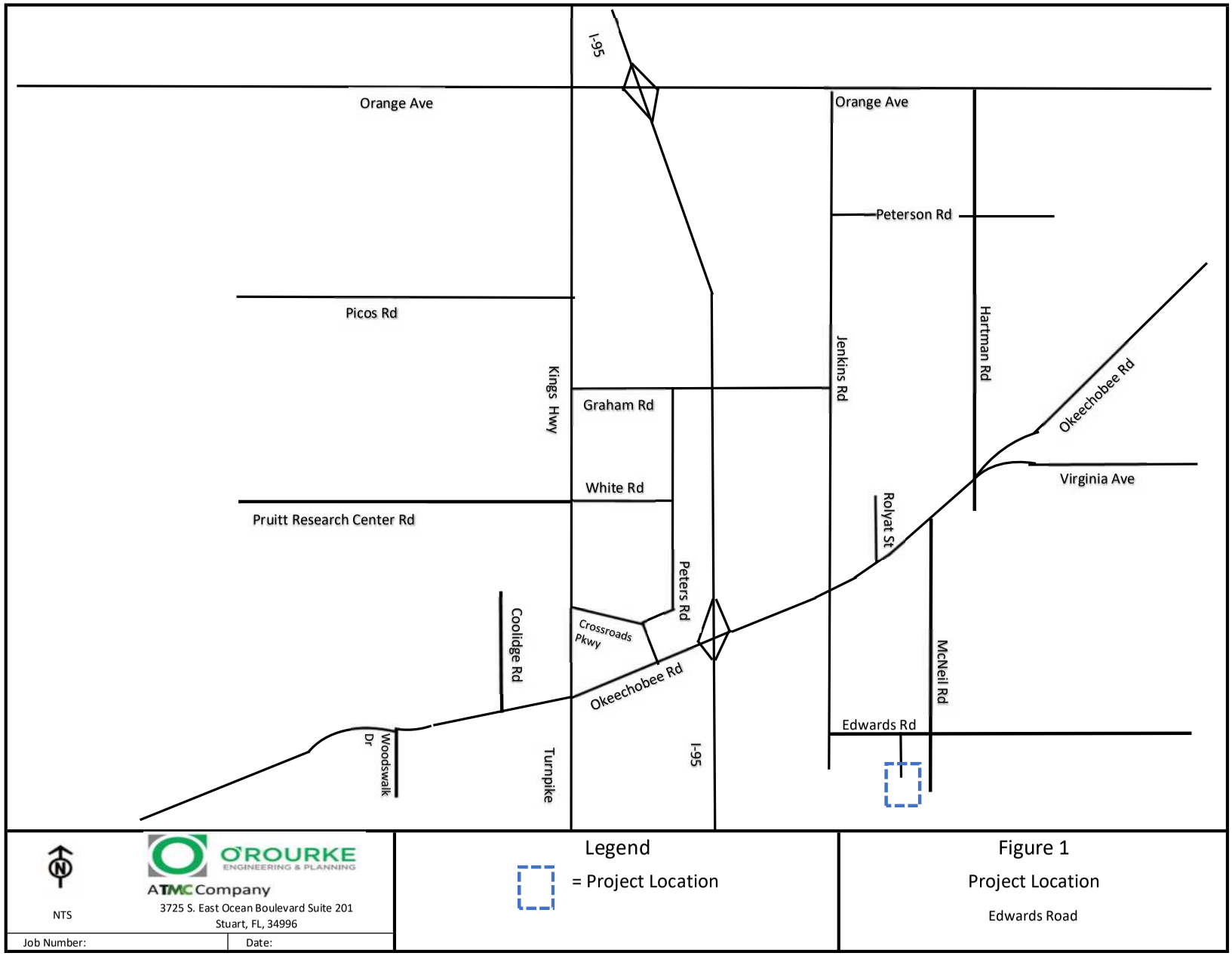
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- 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.

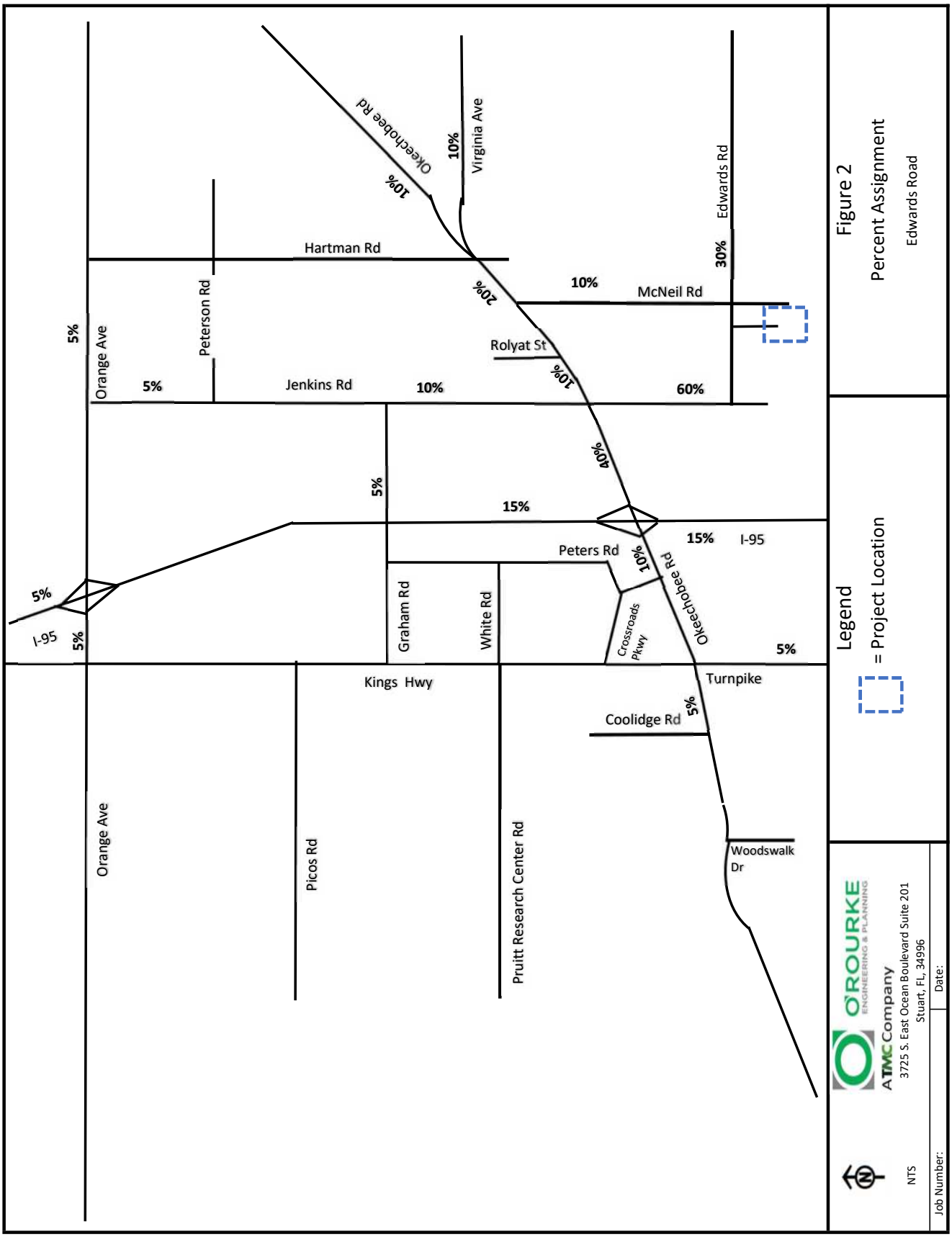

Okeechobee Rd
Virginia Ave
Edwards Rd
Hartman Rd
Peterson Rd
McNeil Rd
Orange Ave
Rolyat St
Jenkins Rd
Peters Rd
I-95
Graham Rd
White Rd
Crossroads Pkwy
Okeechobee Rd
Kings Hwy
Turnpike
Coolidge Rd
Woodswalk Dr
Picos Rd
Pruitt Research Center Rd
10%
20%
30%
60%
40%
15%
5%
Figure 2
Percent Assignment
Edwards Road
Legend
= Project Location
O'ROURKE ENGINEERING & PLANNING
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

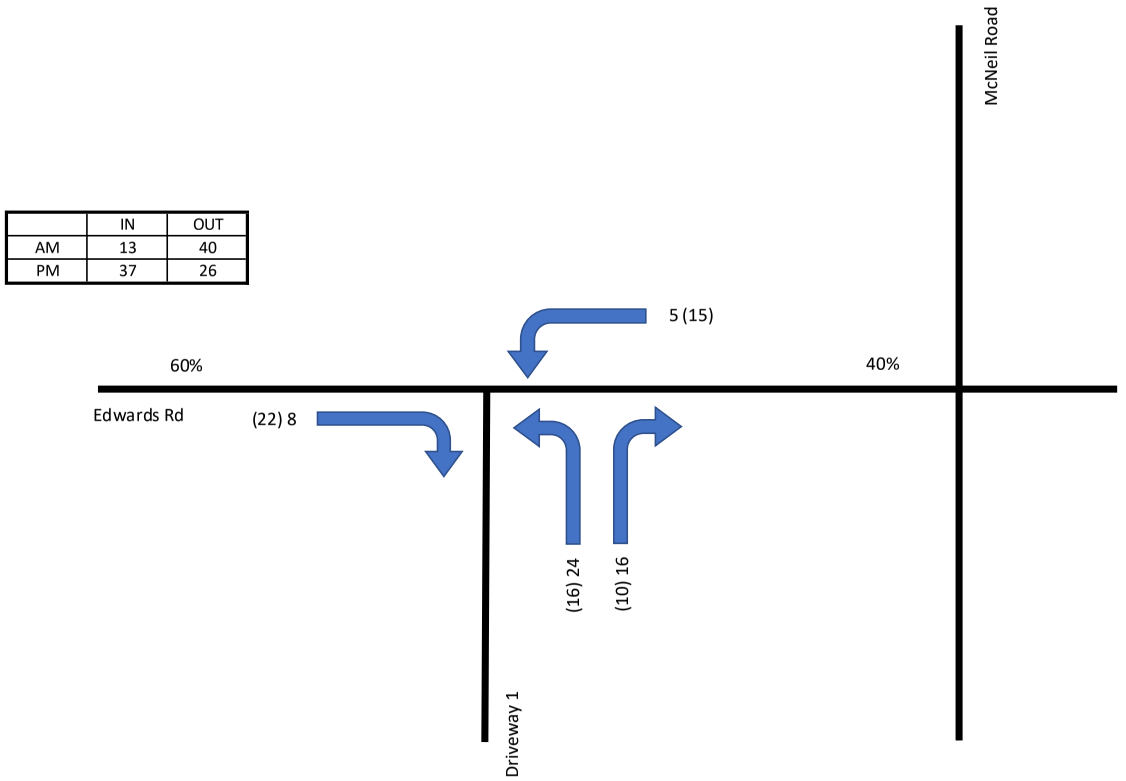
The intersection of Edwards/Jenkins is an unsignalized intersection with no turn lanes. The level of service is F under existing conditions and with no improvements would remain LOS F. Projects Viva at Treasure Coast East and Viva at Treasure Coast West are committed to providing improvements at this 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

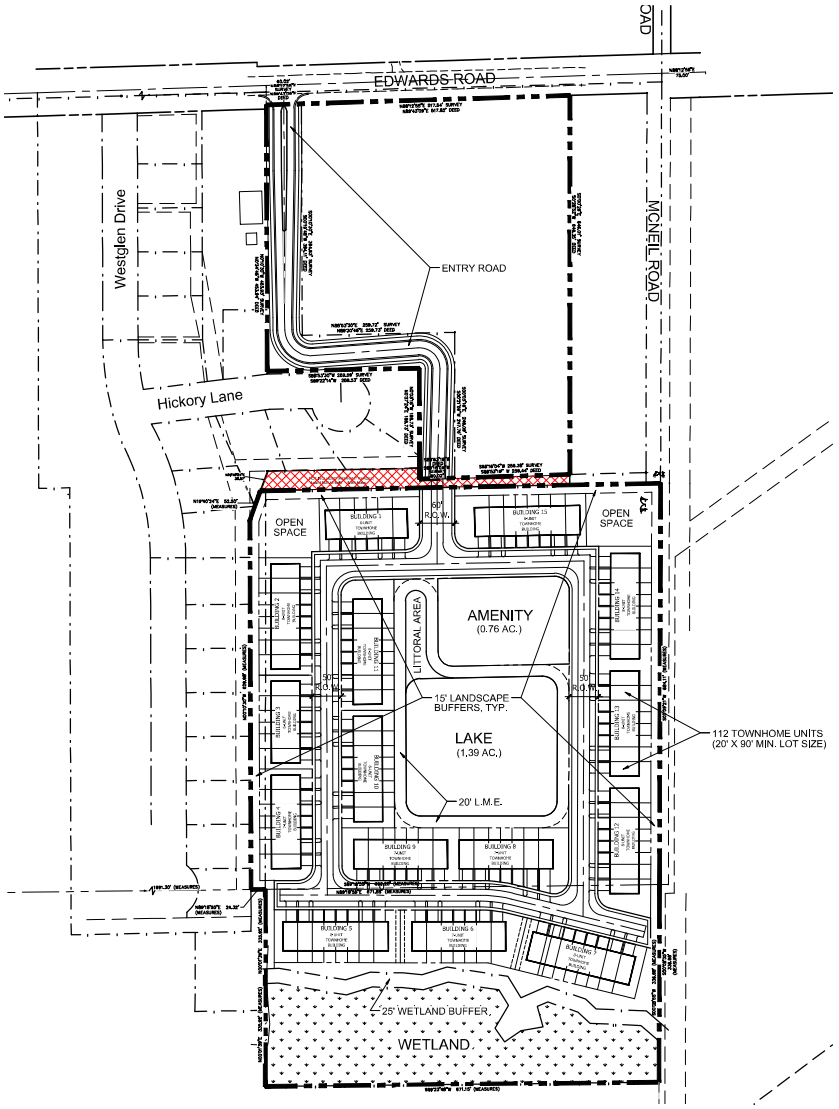


Figure 1.a

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

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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Please refer to FDOT sources for detailed data on FDOT traffic counts.

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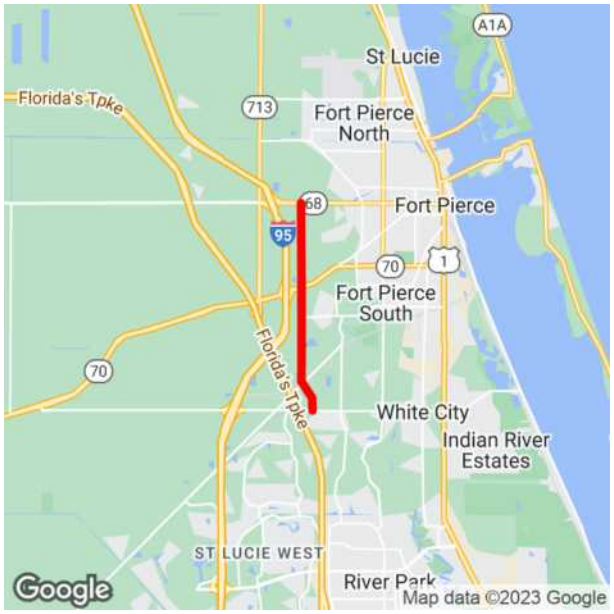
JENKINS RD FROM MIDWAY RD TO ORANGE AVE
4463311 Non-SIS



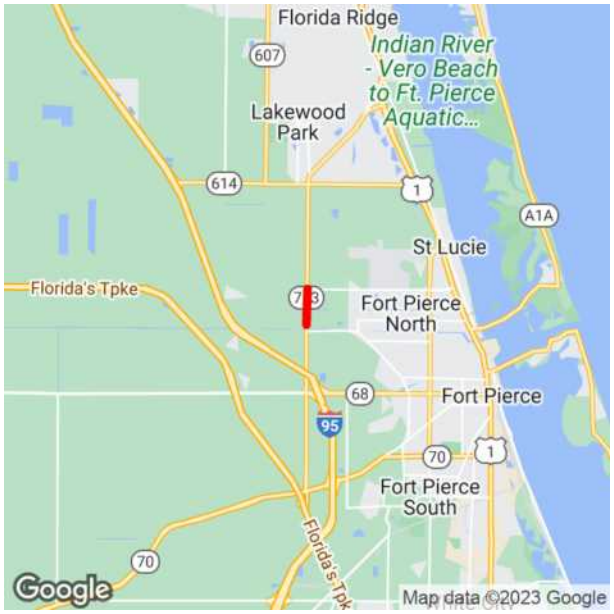
Project Description: PD&E/EMO STUDY
Extra Description: 2024 TPO PRIORITY #6 LFA WITH ST. LUCIE COUNTY R/W IS NEEDED 22-02 WIRE TRANSFER RECEIVED 11/13/23 $1M ST. LUCIE COUNTY
Lead Agency: MANAGED BY FDOT
From: MIDWAY RD
County: ST. LUCIE
To: ORANGE AVE
Length: 5.104
Phase Group: P D & E

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

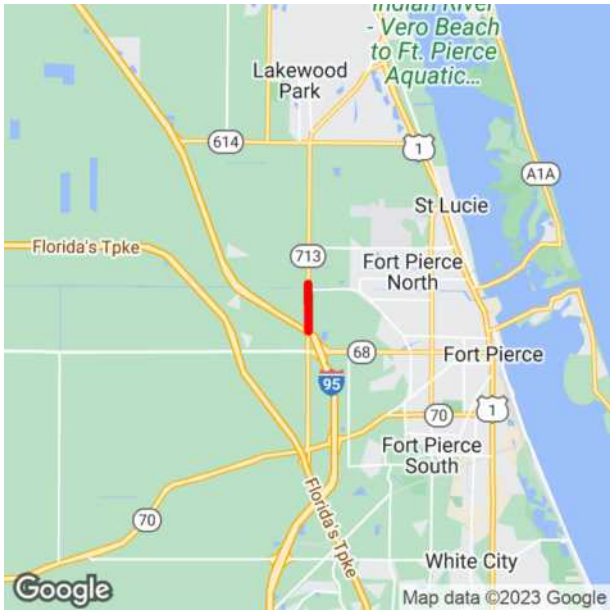


Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 G/W 438379-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF COMMERCIAL CIRCLE
County: ST. LUCIE
To: NORTH OF ST LUCIE BLVD
Length: 1.21
Phase Group: PRELIMINARY ENGINEERING, 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**

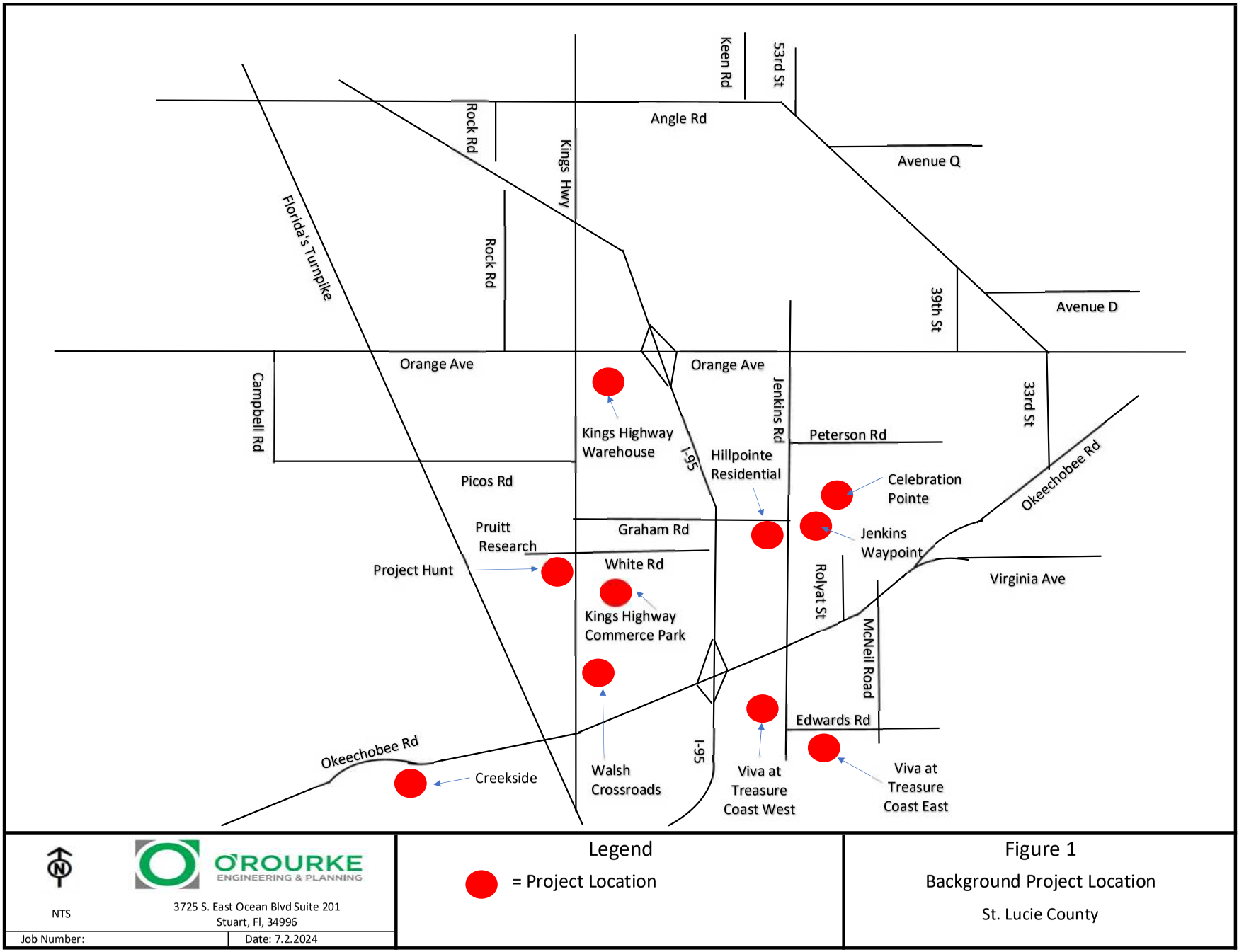
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,076,872
LRTP: Page 8-2

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						

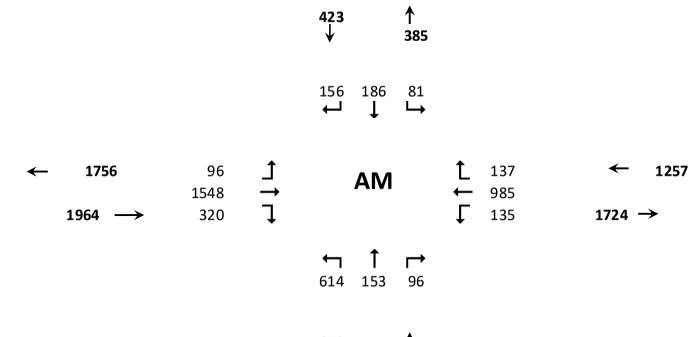
Part III — *Notes and Comments*

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	

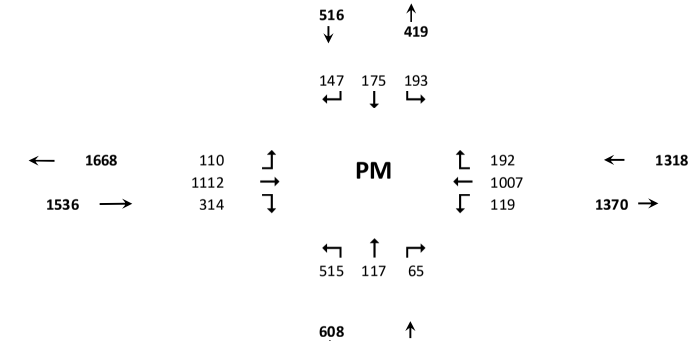


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	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	

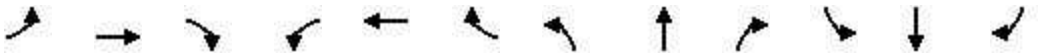


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	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

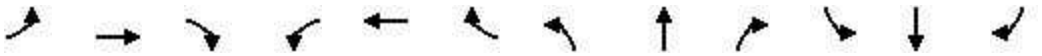
Notes

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

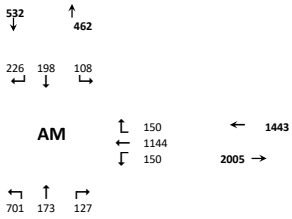
User approved pedestrian interval to be less than phase max green.

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

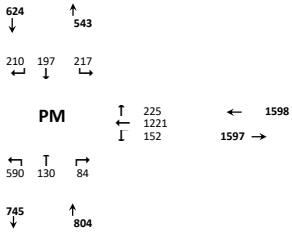
	Trips In	Trips Out
0	0	0

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

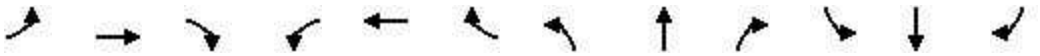
Notes

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

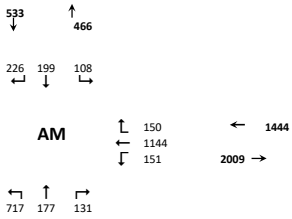
User approved pedestrian interval to be less than phase max green.

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**

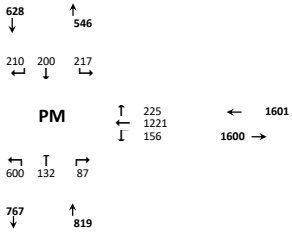
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	639	160	99	84	193	163	99	1611	333	141	1025	142	4690	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	10%	0%	10%	0%	0%	0%	40%	10%	0%	0%	0%	
PROJECT	16	4	4	0	1	0	0	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**

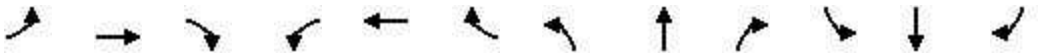
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	535	121	68	201	182	153	115	1157	327	123	1048	200	4231	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	10%	0%	10%	0%	0%	0%	40%	10%	0%	0%	0%	
PROJECT	10	3	3	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

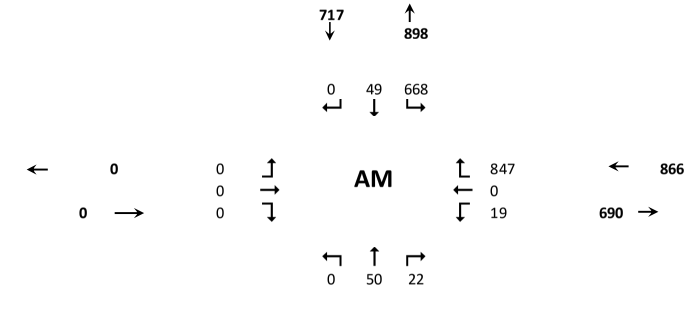
User approved pedestrian interval to be less than phase max green.

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	

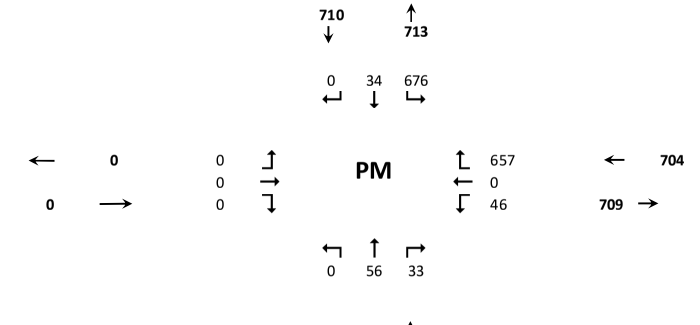


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	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

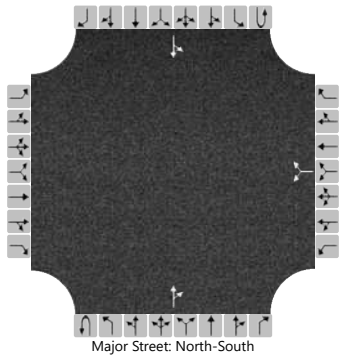
General Information

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

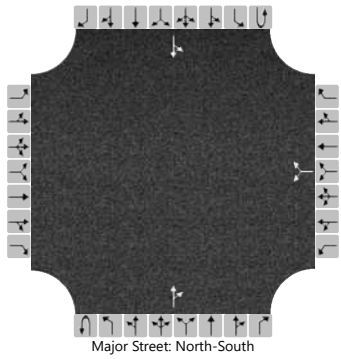
General Information

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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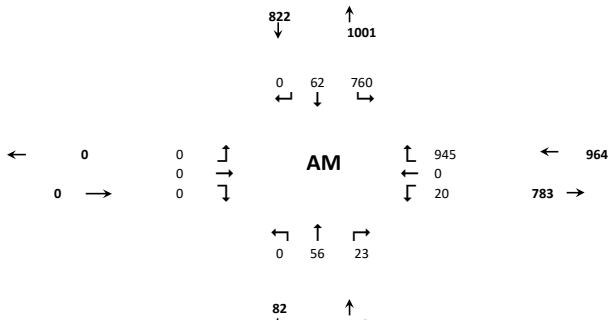
TURNING MOVEMENT VOLUME COUNTS

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

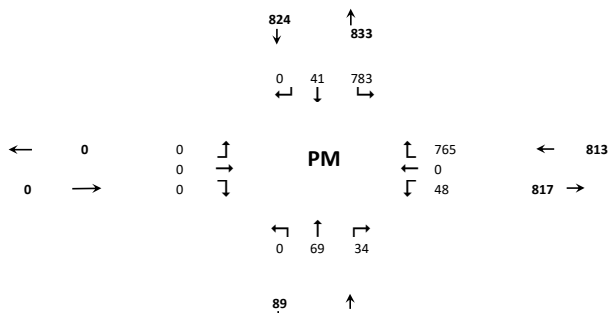


N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

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

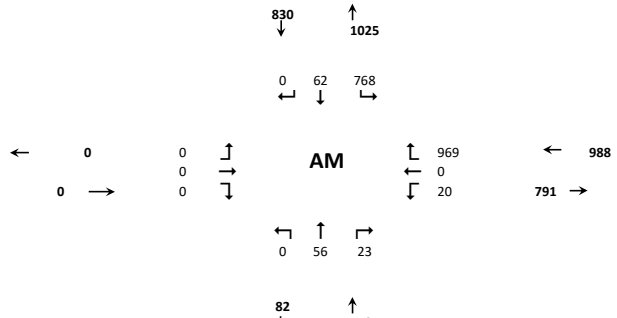
Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	23.0	24.0				47.0	7.2
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	44.5	19.5				68.5	42.5
Max Q Clear Time (g_c+I1), s	15.0	4.4				2.3	3.5
Green Ext Time (p_c), s	3.5	0.4				0.2	0.1

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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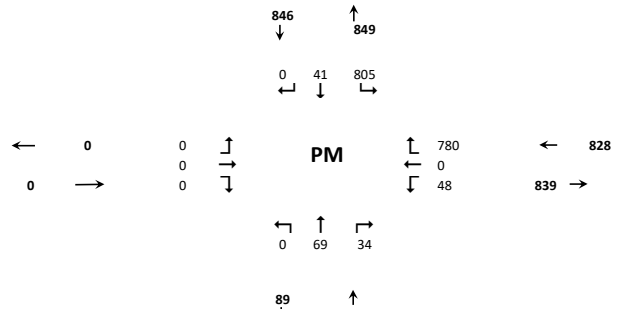
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	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	



Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 4

	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																

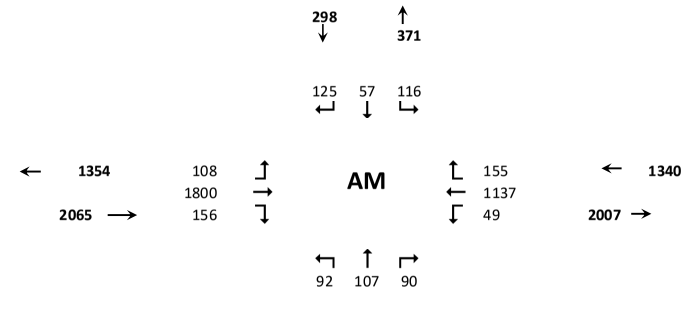
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	56s	64s	0s	0s

TURNING MOVEMENT VOLUME COUNTS

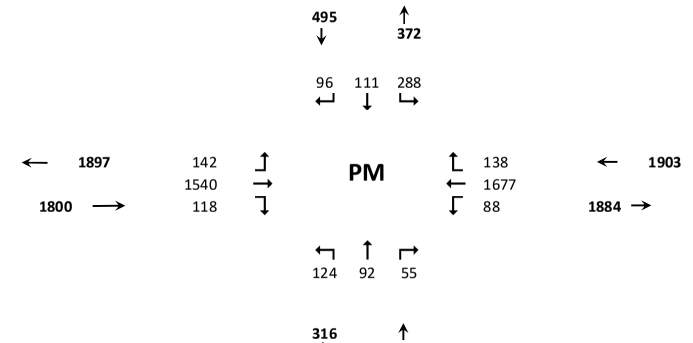
N/S STREET: McNeil Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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

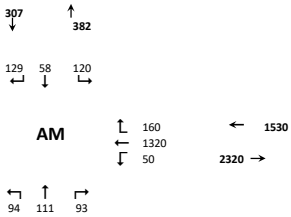
User approved pedestrian interval to be less than phase max green.

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

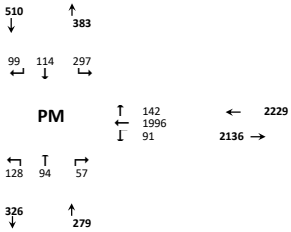
Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

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	

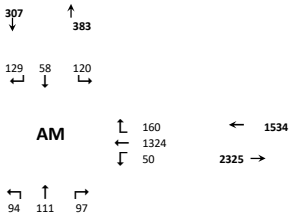
Notes

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

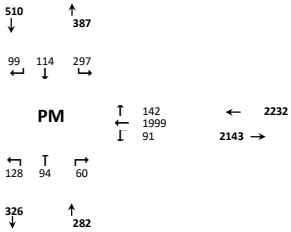
Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

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	

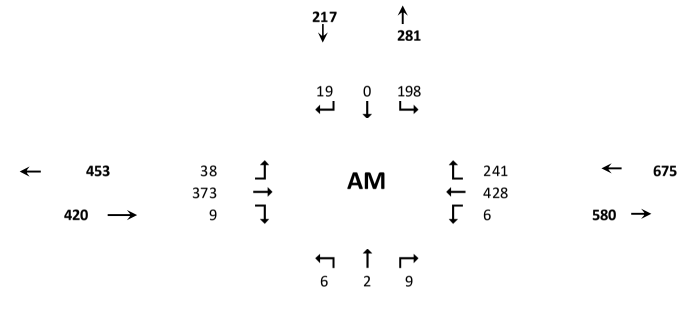
Notes

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

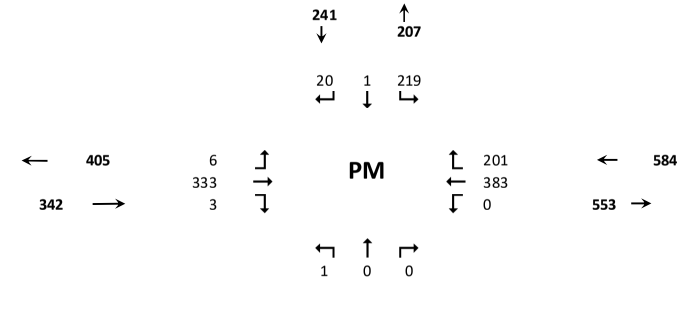
N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2024

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

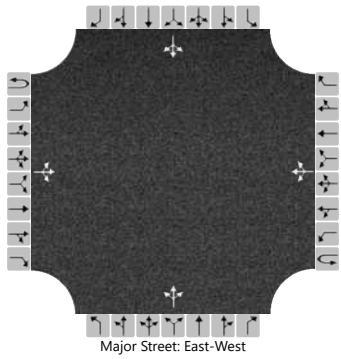
General Information

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

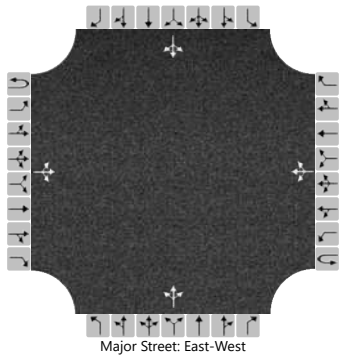
General Information

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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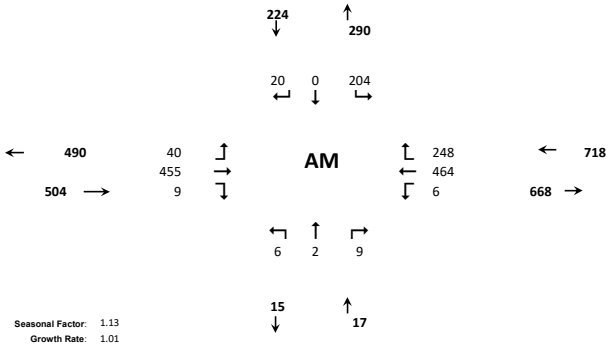
TURNING MOVEMENT VOLUME COUNTS

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

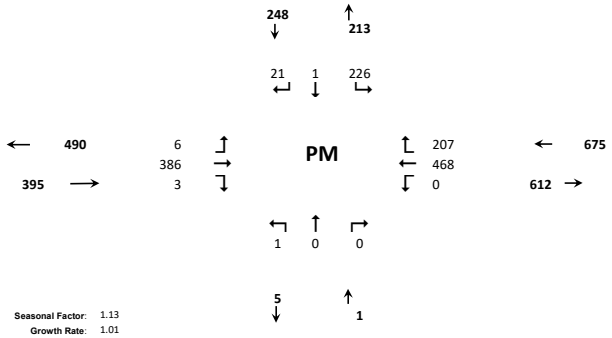


N/S STREET: McNeil Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/20/2024 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2027

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

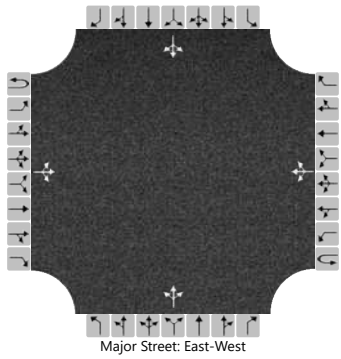
General Information

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

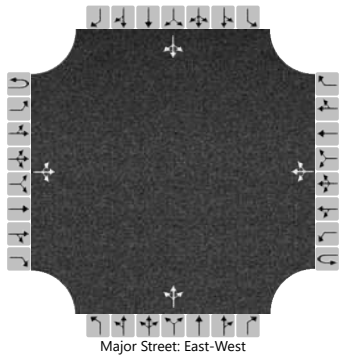
General Information

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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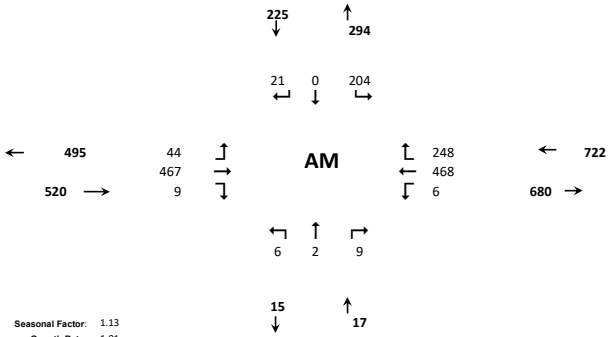
TURNING MOVEMENT VOLUME COUNTS

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	

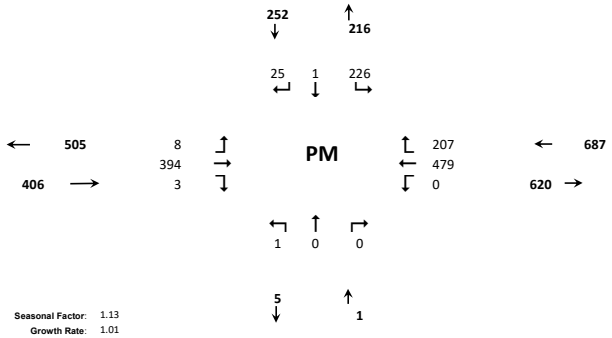


Seasonal Factor: 1.13
Growth Rate: 1.01
Years Grown: 3

	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

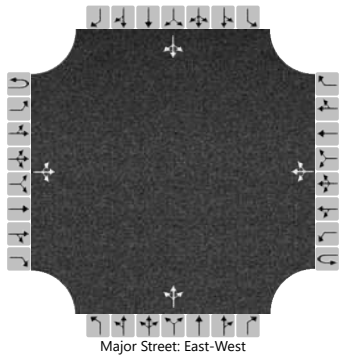
General Information

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

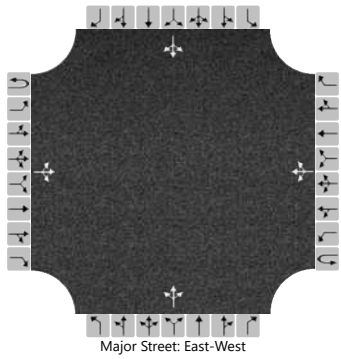
General Information

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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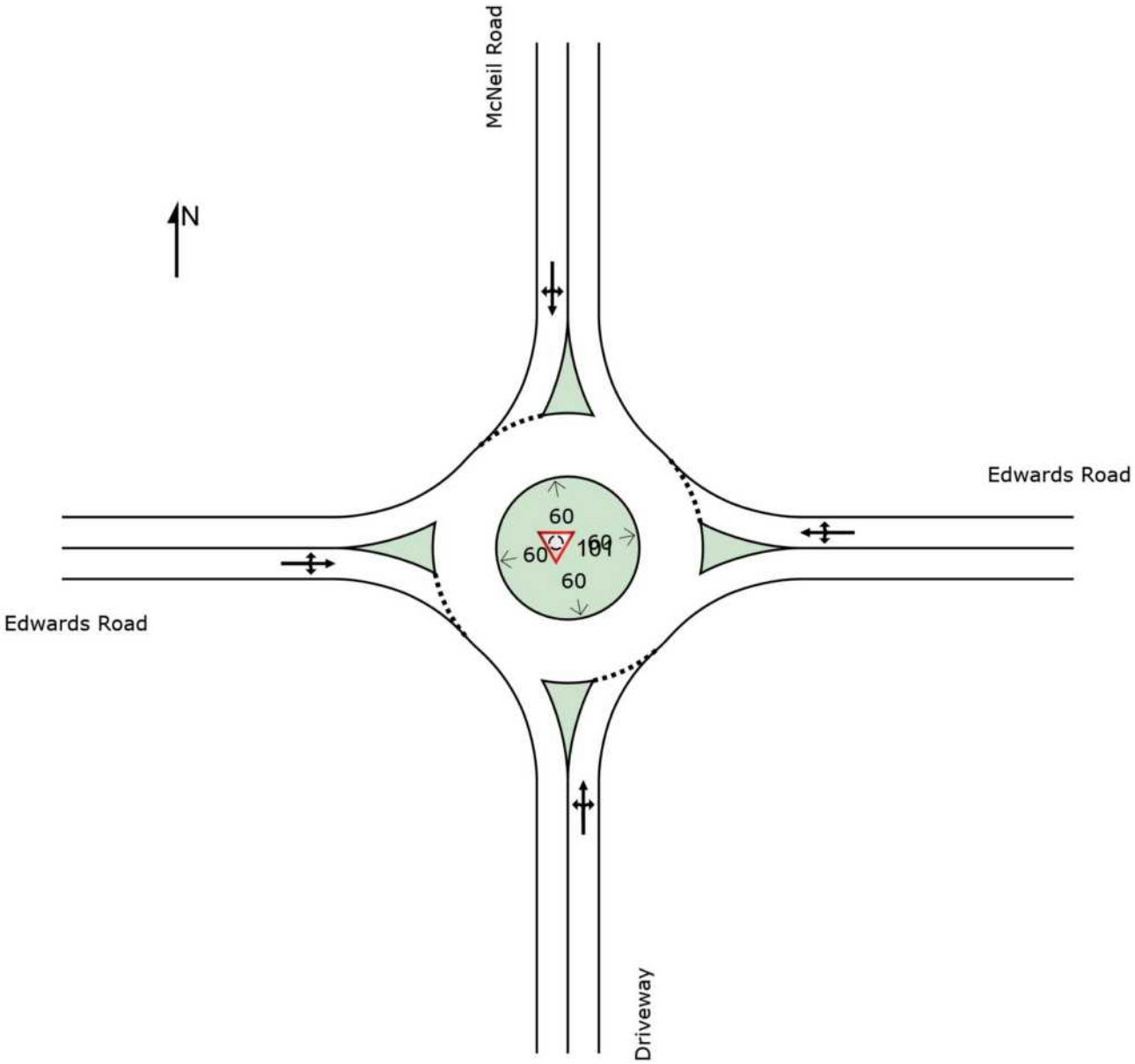
SITE LAYOUT

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.
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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).
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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.

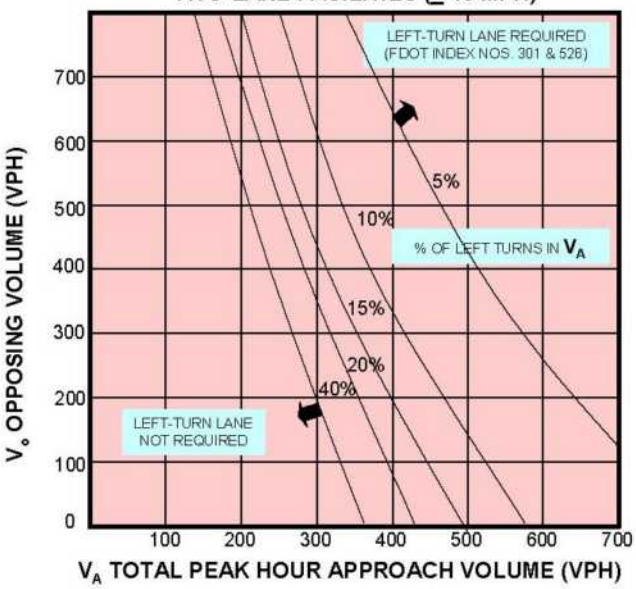
b. Left Turn Lanes

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

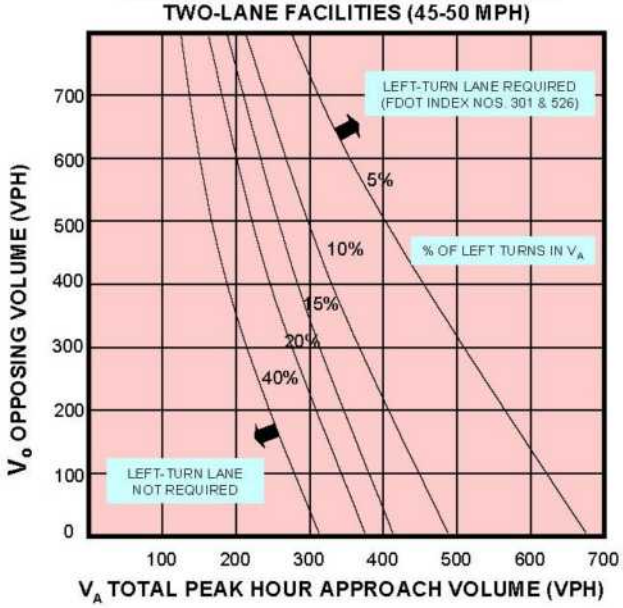
1) Deceleration length shall be based on Index 301 of FDOT's *Design Standards*.
2) Storage Length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.
3) The provision of deceleration and storage lengths may be modified or waived by the 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.

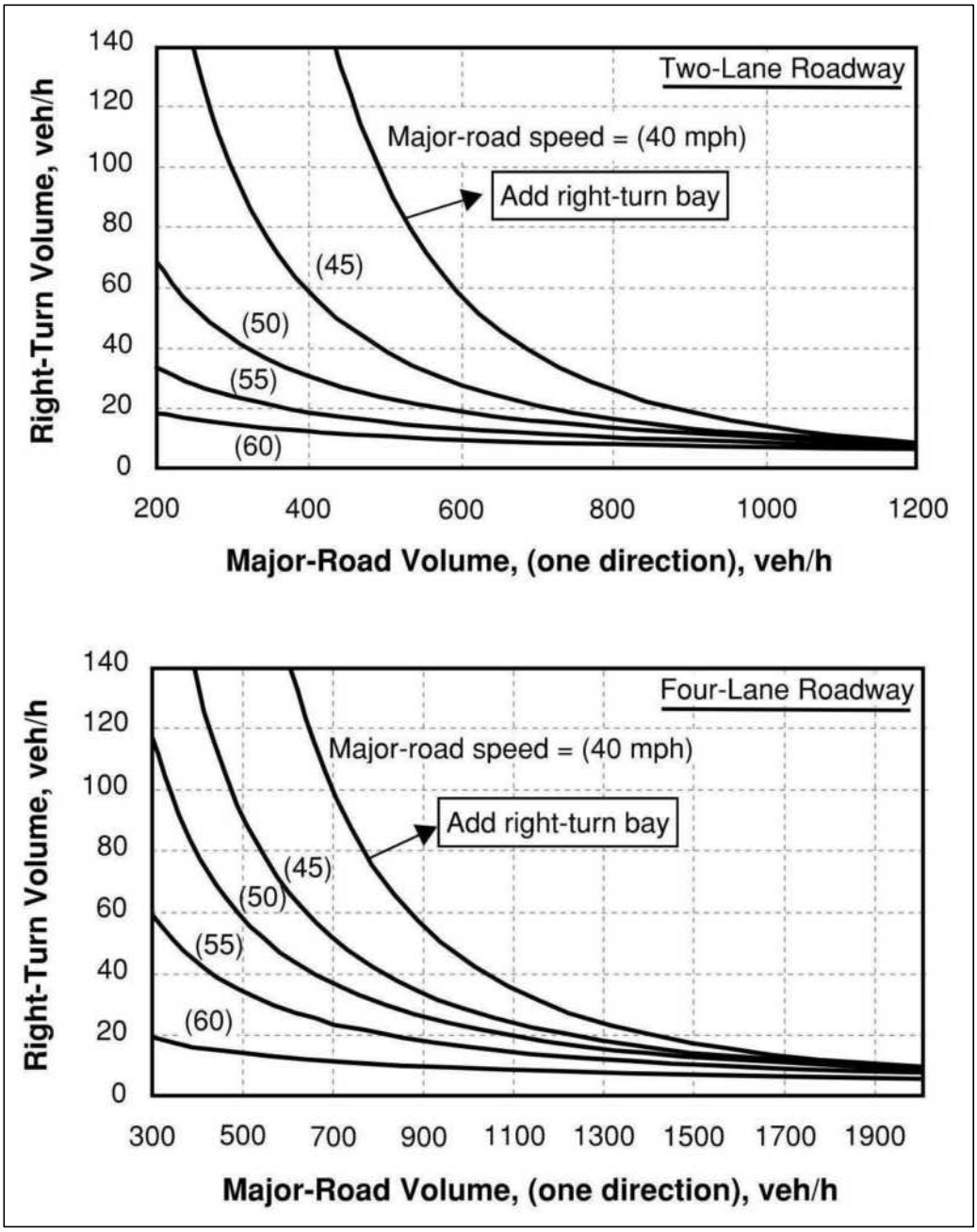
GRAPH 2B. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (45-50 MPH)



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

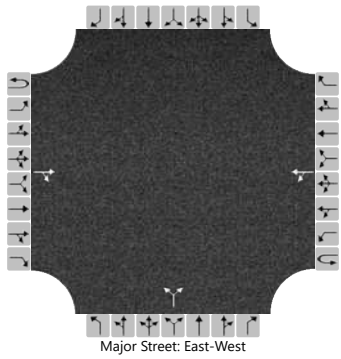
General Information

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

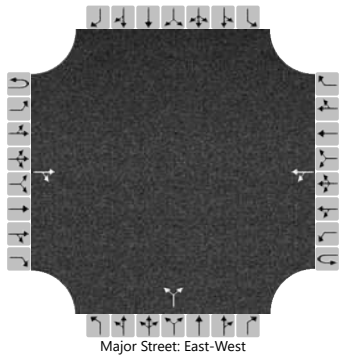
General Information

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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Kimley»Horn

To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: March 11, 2025

Re: **Integrity First**
Final Review Traffic Impact Study

Kimley-Horn has reviewed the traffic impact study (dated January 23, 2025) prepared by Traffic & Mobility Consultants. related to the above-mentioned project. The project consists of a 50 single-family detached dwelling unit (ITE LUC 210) and is located on Sunrise Boulevard, south of Bell Avenue.

It is anticipated that the proposed trip generation potential for the site is as follows: 40 (10 entering /30 exiting) AM peak hour trips and 52 (33 entering /19 exiting) PM peak hour trips.

The analysis shows study area roadway segments and intersections will operate acceptably upon buildout except for the roadway segment of Oleander Road from Bell Avenue to Farmers Market Road which operates with and failing LOS during existing traffic conditions. Ingress turn lanes are not warranted at the proposed driveway connection. Buildout deficiencies are not anticipated due to project traffic.

Thank you for the opportunity to assist the St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

100% GOPHER TORTOISE SURVEY
COMPLETION REPORT

3804 SUNRISE BLVD, FORT PIERCE, FL – 11.34 ACRES
SAINT LUCIE COUNTY
PARCEL ID: 2433-123-0001-000-1
SECTION 33, TOWNSHIP 35 SOUTH AND RANGE 40 EAST

Prepared for:

DT VENTURES 1 LLC
PO Box 92280
Rochester, NY 14692-0280

Prepared By:

Patrick Zuloaga

Florida Fish and Wildlife Conservation Commission Gopher Tortoise Agent

Permit No.: GTA-13-00002D

January 26, 2024

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INTRODUCTION

An upland habitat survey for gopher tortoise (*Gopherus polyphemus*) was conducted on the approximately 11.34-acre property located on 3804 Sunrise Blvd, Fort Pierce, Florida (see Figure 1). The survey included review of 100% of potential gopher tortoise habitat within the subject property.

The objectives of the survey were to document gopher tortoise burrows within the construction footprint of the property to confirm presence/absence, document the status and location of gopher tortoise burrows, and approximate the number of tortoises that would need relocation. The results of the survey determine the subsequent actions required to develop the subject property.

This Survey Report provides a summary of the survey activities conducted, including methods used and areas surveyed. Survey activities were executed according to the burrow survey methodology from the Florida Fish and Wildlife Conservation Commission (FWC) Gopher Tortoise Permitting Guidelines, April 2008, Revised April 2023, Appendix 4 Methods for Burrow Surveys on Development (Donor) and Recipient Sites, 100% Burrow Survey Protocol. Survey activities were conducted on January 25 and the morning January 26, 2024. The information contained herein is based on the findings from the field survey.

SITE LOCATION AND DESCRIPTION

The ±11.34-acre property is located in White City, a census-designated place (CDP) in Saint Lucie County within Section 33, Township 35 South and Range 40 East. The subject property is along the east side of Sunrise Blvd. The Saint Lucie County Property Appraiser lists the Property Parcel ID as 2433-123-0001-000-1. The Future Land Use designation is residential.

The vegetative component of the subject property is predominantly exotic vegetation, shrub brushland, cabbage palms and scattered hardwoods. An isolated waterbody is present within the north west corner and a water filled ditch runs along the southern boundary of the subject property. The Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC) classifies the land cover as 1821 – Low Structure Density and 18332 – Fallow Orchards. The predominant land cover classification is Fallow Orchards (1832). Figure 2 provides the CLC map for the subject property.

The vegetative community was characterized in the field as a degraded mixed upland community consisting of shallow ridge and furrows with a sparse canopy and dense shrub stratum. The ridge and furrow landform is a result of the historic orchard land use. The canopy stratum consists primarily of cabbage palm (*Sabal palmetto*), and laurel oak (*Quercus laurifolia*). The shrub stratum consisted of dense ceaserweed (*Urena lobata*), Jack-in-the-bush (*Chromolaena odorata*), Brazillian pepper (*Schinus terebinthifolia*), and shoebutton ardisia (*Ardisia elliptica*). Ground cover stratum was generally limited due to the dense canopy, shrub and vine cover. Limited areas with herbaceous vegetative cover were observed providing suitable forage for gopher tortoises.

The Natural Resources Conservation Service (NRCS) Web Soil Survey lists five soil types within the subject property. Table 1 provides a summary of the soil types present within the subject property. Figure 3 provides the NRCS Web Soil Survey graphically for the subject property. A brief description of each soils type follows.

Table 1. Web Soil Survey Summary

Map Unit Symbol	Map Unit Name	Acres	Percent of property
2	Ankona and Farmton sands	2.6	23.2%
4	Arents, 0 to 5 percent slopes	1.3	11.8%
43	Susanna and Wauchula sands	3.6	32.3%
44	Tantile and Pomona sands	1.5	13.2%
55	Winder loamy sand	2.2	19.5%
Totals for Area of Interest		**11.1**	**100.0%**

Ankona and Farmton sands is poorly drained soil found in flatwoods on marine terraces. The seasonal high-water table is at a depth of 6 to 18 inches. The gopher tortoise burrowing suitability is rated as "less suited". Less Suited rating states that these soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met (USDA, 2024).

Arents are Somewhat poorly drained sandy soils found on rises in marine terraces. Depth to water is 18 to 36 inches. This soils type is listed as not rated in the Web Soil Survey gopher tortoise burrowing suitability.

Susanna and Wauchula sands are poorly drained soil found in flatwoods on marine terraces. The seasonal high-water table is at a depth of 6 to 18 inches. The gopher tortoise burrowing suitability is rated as "unsuitable". These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of included soils with better drainage may provide suitable soil properties in some locations (USDA, 2024).

Tantile and Pomona sands are poorly drained soil found in flatwoods on marine terraces. The seasonal high-water table is at a depth of 6 to 18 inches. The gopher tortoise burrowing suitability is rated as "unsuitable" (USDA, 2024).

Winder loamy sand is poorly drained soil found in flats on marine terraces. The seasonal high-water table is at a depth of 12 to 18 inches. The gopher tortoise burrowing suitability is rated as "less suited" (USDA, 2024).

METHODS

The survey activities were completed by an FWC gopher tortoise agent and performed in accordance with those specified in Appendix 4 of the FWC Guidelines. Equipment utilized during the survey included a camera, Trimble DGPS unit, and a handheld datalogger running Solo Field mapping software.

The pedestrian survey was conducted by walking pre-determined transects in an approximate east-west orientation at 50-foot spacing across 100 percent of the subject property (see Figure 4). Apparent burrow activity status (active, inactive, or abandoned), size (juvenile <5 in.; subadult 5-8 in.; adult >8 in.), GPS coordinates, and photographs were recorded for each burrow encountered along each transect. Burrows that were not clearly made by a tortoise were not recorded.

RESULTS/DISCUSSION

The 100 % pedestrian survey of the project area resulted in no potentially occupied burrows. Multiple burrows from other burrowing fauna (i.e., armadillo *[Dasypus novemcinctus*]) were noted during the survey. Figure 4 provides the survey design graphically.

An apparent high-water table and dense vegetative cover provides poor quality gopher tortoise habitat throughout the majority of the subject property. Ponding, saturated soils, and organic soils were observed throughout the property. Optimal forage species (i.e., asgrasses and forbes) were generally absent due to the dense canopy and shrub, and cover. Additionally, approximately 50 percent of the soil types on the property are classified as "unsuitable" while the other 50 percent are listed as "less suited".

In Florida, gopher tortoises are categorized as Threatened on the Endangered Species List and are therefore protected by state law, Chapter 68A - 27.003, FL Administrative Code. An FWC relocation permit is required prior to any disturbance to a burrow or handling of a tortoise. Please note that ground disturbances within 25 feet in any direction from the burrow is prohibited until a relocation permit has been obtained and the tortoise has been relocated to either and offsite recipient site or a suitable onsite relocation area. The findings of this survey are valid for a period of ninety days. A resurvey must be completed prior to construction activities that will occur beyond the ninety-day period.

REFERENCES

Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines. Revised April 2023. 133 pp.

U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey. Accessed 1/25/2024.

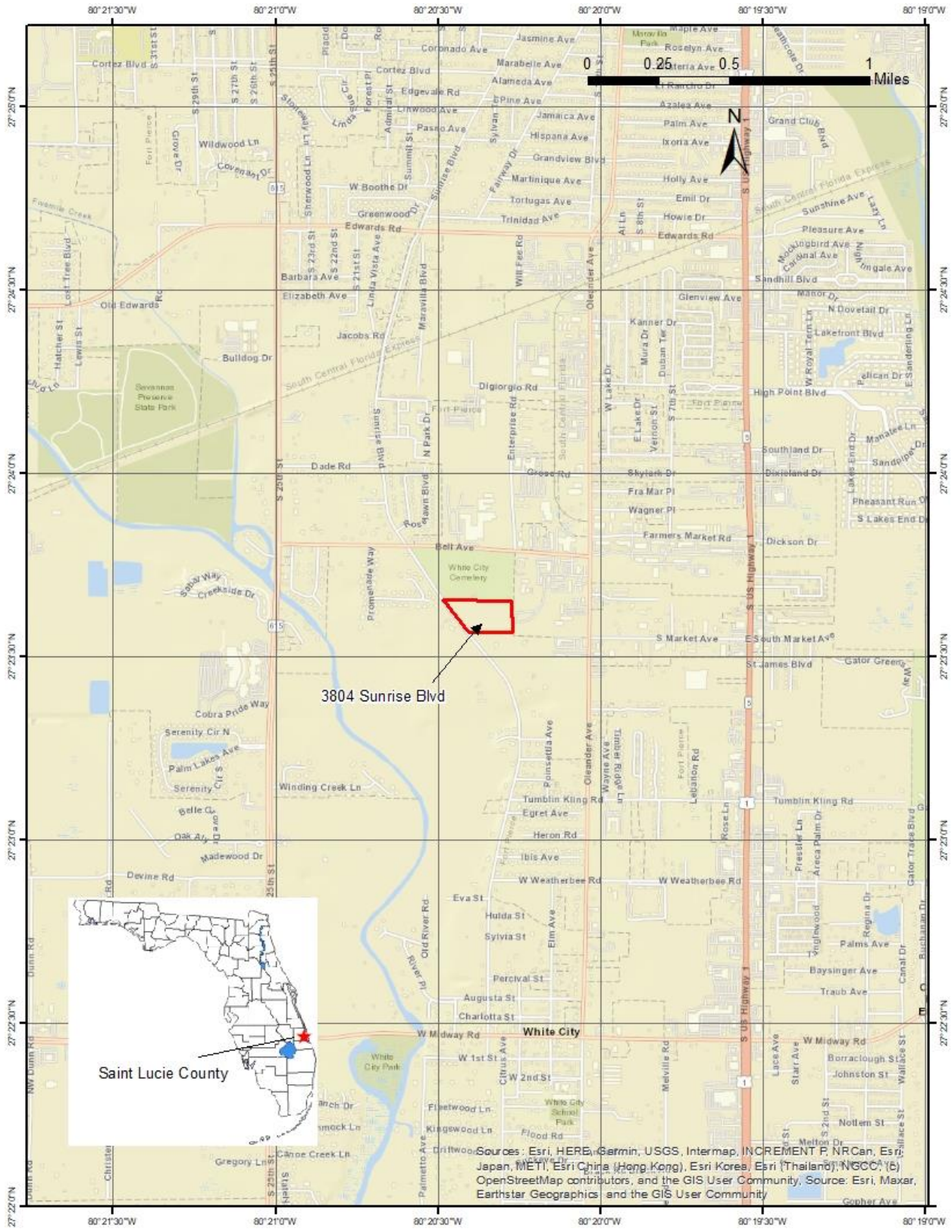


Figure 1. Project Location Map

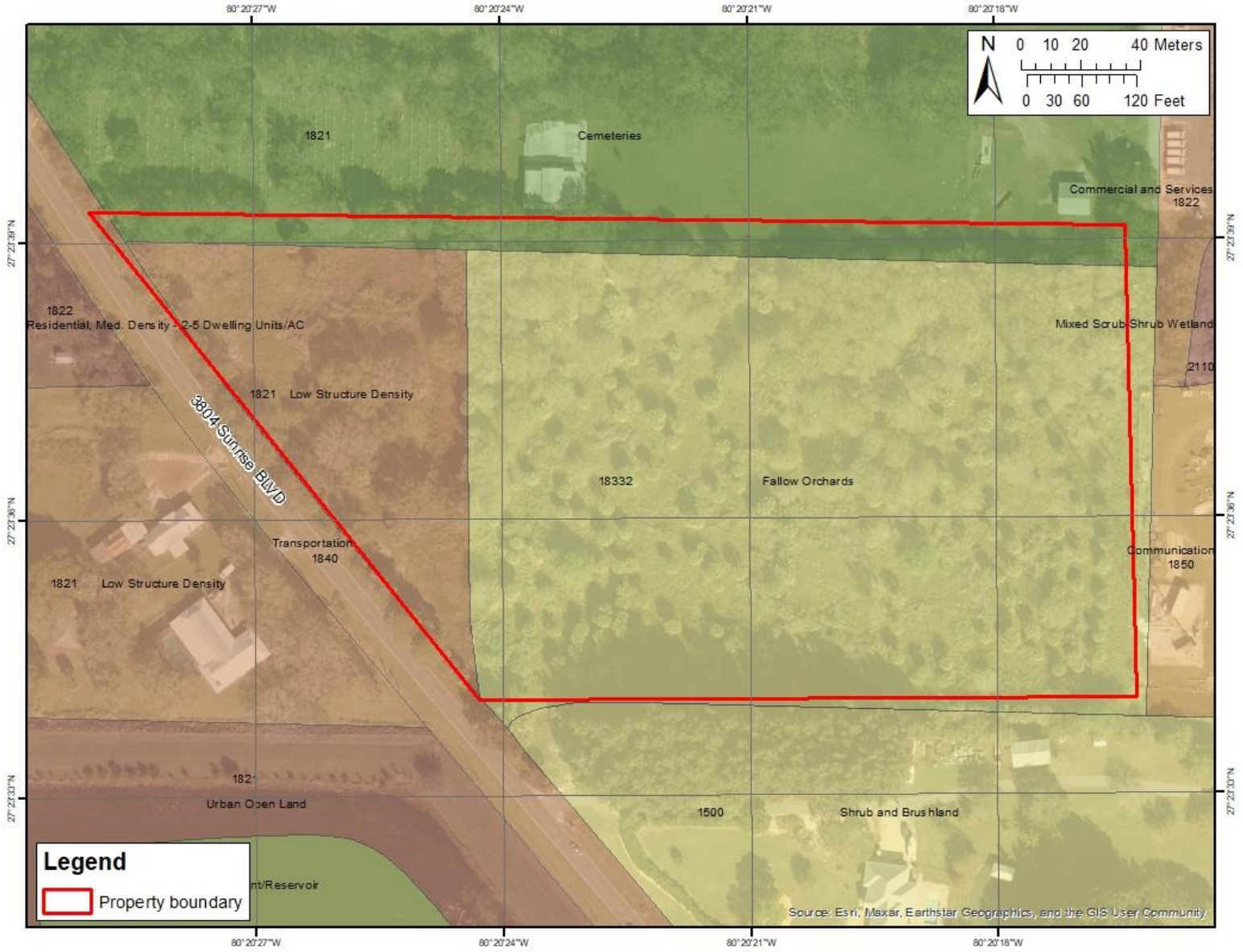


Figure 2. Cooperative Land Cover Map



Figure 3. Soils Map

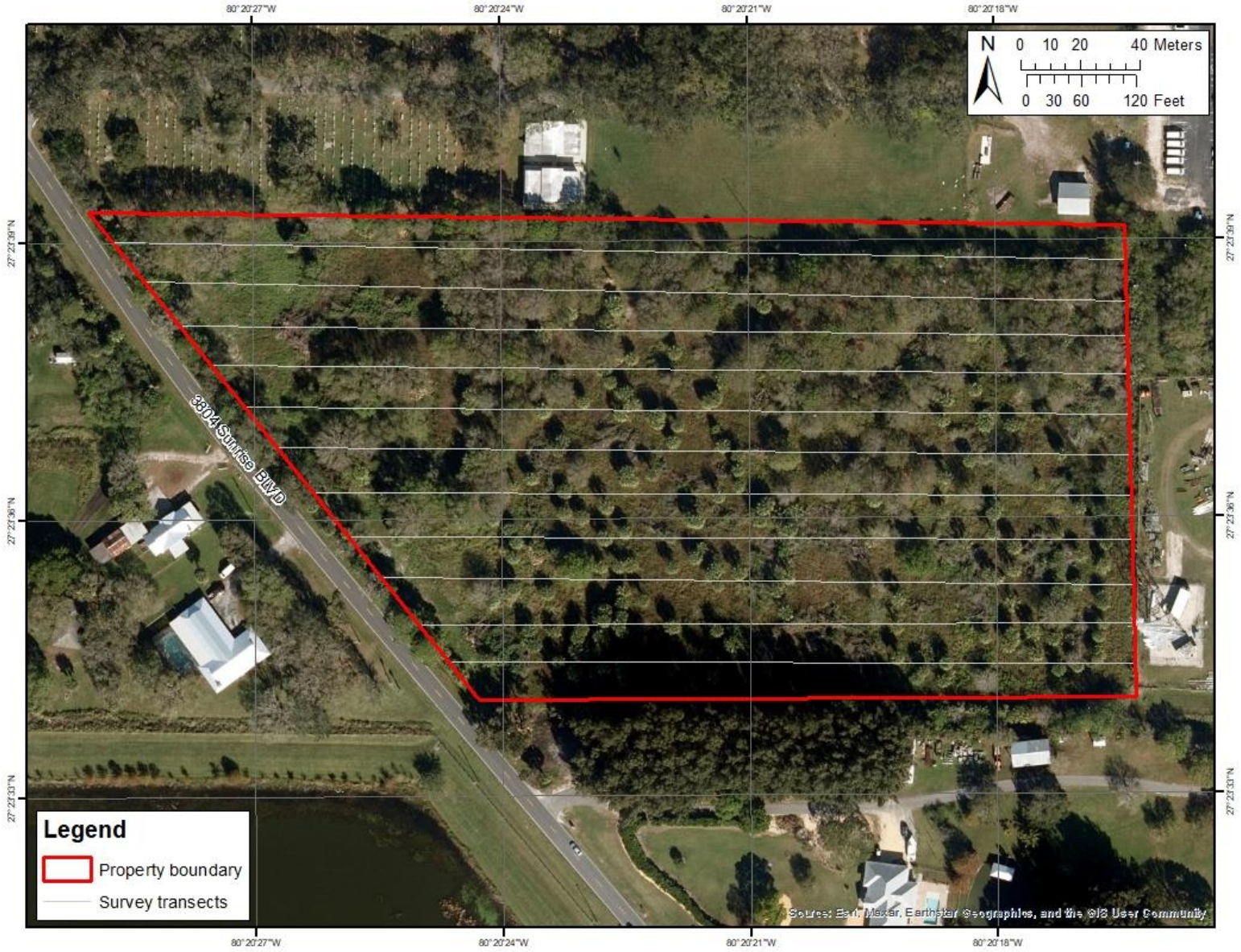


Figure 4. Gopher Tortoise Survey Map

KMA
ENGINEERING & SURVEYING

Sunrise Lakes

STORMWATER MAINTENANCE PLAN

AND SEDIMENTATION AND EROSION CONTROL PLAN

I. Project Description

The project consists of fifty (50) single family lots and an amenity center,. The project is served by a stormwater management system that provides stormwater attenuation and water quality pretreatment in accordance with City of Fort Pierce requirements.

The system contains the following features:

Storm Sewer
Stormwater Inlets
Dry Detention Ponds

II. Sedimentation and Erosion Control Measures

A silt fence shall be constructed around the perimeter of the construction areas before construction commences, as shown on the plans. Refer to the Florida Sediment and Erosion Control Manual, latest edition for requirements. Sedimentation and erosion control measures shall be monitored continuously and maintained as necessary.

During periods of dry weather and windy conditions, wind erosion can be a problem in areas that have not been stabilized. When these conditions occur, the soil shall be wetted down as necessary.

III. Pre-construction Meeting and Construction Monitoring Requirements

A pre-construction meeting will be held between the contractor, County inspector and KMA Engineering & Surveying representatives prior to release of the plans. Construction monitoring requirements will be reviewed at the meeting and are specified on the Paving and Drainage Plan (Construction Field Observations)

IV. Release into Service

Prior to release into service, the stormwater system shall be certified by the engineer-of-record, including the submittal of as-built drawings. The following items, at a minimum, will be required:

1. Remove any debris and vegetation in the storm sewer system.
2. After clean-up and stabilization of grassed area, all sedimentation and erosion control temporary measures, such as filter cloth at inlet grates, silt fences, turbidity barriers, hay bales, etc., shall be removed.
3. Removal of all nuisance exotic vegetation.
4. Permanent stabilization of all lake banks, swales, etc.

V. Operation & Maintenance

Sunrise Lakes Homeowners Assocaition shall be responsible for the implementation of the Stormwater Maintenance Plan including all catch basins, pipes, and retention pond areas. Maintenance shall occur on a regular basis, monthly or quarterly, and after any severe rainfall events, and shall consist of the following:

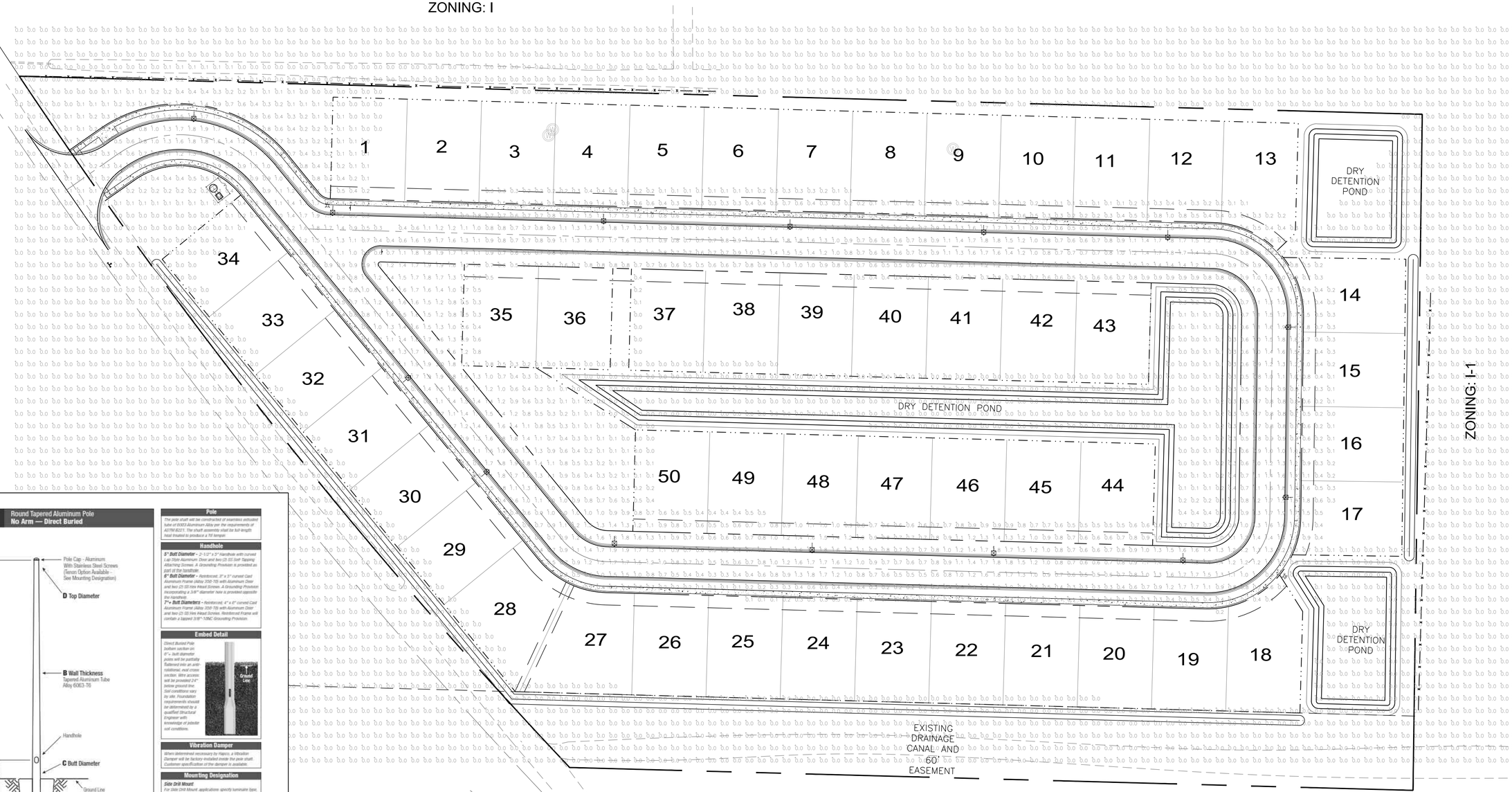
1. All silt, debris, and vegetation shall be removed from all catch basins and pipes.

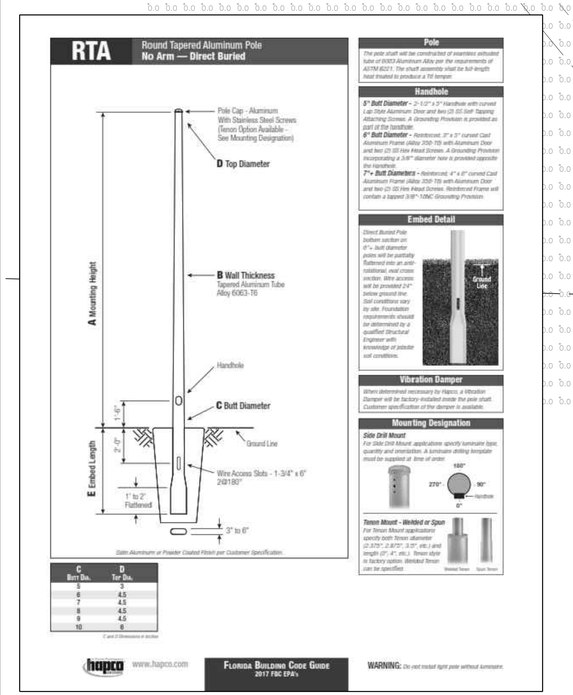
2. Any deterioration to the structures shall be repaired promptly.
3. No chemicals, oils, greases, or similar wastes shall come in to contact with the stormwater management system. This could result in clogging of the soil in the retention pond areas.
4. No grass clippings shall be disposed of in the system. This will cause clogging of the system and will create ideal conditions for breeding mosquitoes.
5. Inspect the discharge pipes at least once per year to ensure the system is functioning properly.
6. Silt in culverts and inlets shall be removed at least every six months and no less than once a year in order to prevent clogging of the storm pipe and inlets.
7. All nuisance exotic vegetation shall be removed on a monthly basis. All re-growth shall be removed effectively.
8. No fertilizer is to be applied to the grass within the retention area.
9. Lake banks shall be inspected for erosion or shoals at least every six months and no less than one year. Should erosion or shoals appear, they shall be corrected immediately to prevent further issues with the system.
10. Operation and maintenance of all operable control structures.

Blaine Bergstresser,
P.E.

FL Lic. No.84598

WHITE CITY CEMETERY
ZONING: I





Landreth Lighting Luminaire Schedule

Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	BUG Rating	Arranged Watts	Arranged Lumens
	Lithonia Lighting	15	SLA	Single	DSX0 LED P5 30K 70CRI T3M MVOLT RPA NLTAIR2 PIRHN HS FINISH TBD: MOUNTED 25' AFG ON ROUND TAPERED ALUMINUM DIRECT BURIED POLE	1.000	B1-U0-G3	90.12	10055

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	0.26	2.0	0.0	N.A.	N.A.
Drive Lane	Illuminance	Fc	1.20	2.0	0.5	2.40	4.00

North
GRAPHIC SCALE
40 0 40 80 120
SCALE: (1 Inch = 40 Feet)

ZONING: RS-3

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FORT PIERCE, FL 34946
(772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: SUNRISE LAKES
CITY OF FORT PIERCE, FLORIDA

CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP

BLAINE ROBERT BERGSTRESSER LICENSE NO. 84598 STATE OF FLORIDA PROFESSIONAL ENGINEER

BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
02/24/2022

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

PROJECT No.:	24-1001
DRAWN BY:	SCB
CHECKED BY:	BRB
DATE:	04/02/2024
CAD I.D.:	24-1001-PHOTO

SHEET TITLE:
PHOTO-01

SHEET NUMBER:

Printed on Tuesday, July 09, 2024, 12:17 PM by Blaine Bergstresser - X:\24-1001-PHOTO-------XLAPLUS PHOTO.dt



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 3/25/2024

FPUA COMMUNITY PROUD

N

1 inch = 200 feet

FPUA Web Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

KMA Engineering & Surveying, LLC
3001 Industrial Avenue 2
Ft. Pierce, FL 32946
Phone: (772) 569-5505 Fax: (772) 569-1455

June 7, 2024

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

Re: Sunrise Residential PD Benefits

The main Public Benefit of the project is the deceased density. Currently the project allows for 6 units per acre which would allow for sixty-nine(69) single family residents. This decreases the number of traffic trips on the existing roads. The decrease in lots size and setbacks allows for a shared amenity lot that all the residents can enjoy.

Should you have any questions or require additional information, please feel free to contact this office at your earliest convenience.

Sincerely,

Blaine Bergstresser, P.E.
Florida License No. 84598

DISTRICT PLANNING GROUP

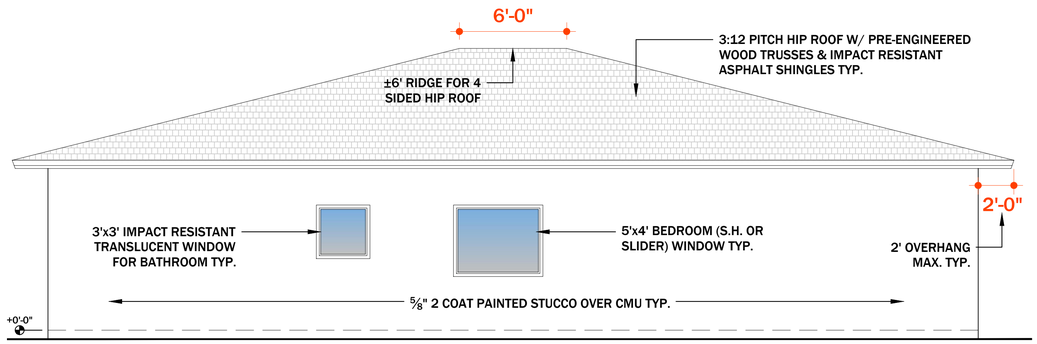
Sunset Gardens

Master Planned Development

Phasing Plan

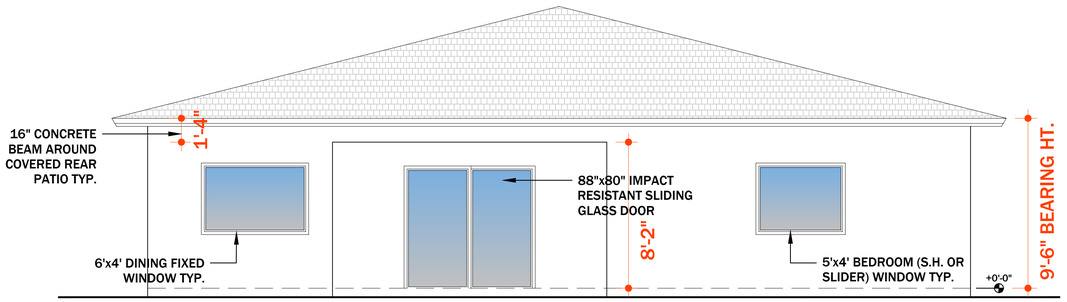
Phasing is not planned for the Sunset Gardens Planned Development at this time.

"IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS." THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED, OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF ALL TERRAIN ARCHITECT, LLC - LICENSE #AR100808
CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.



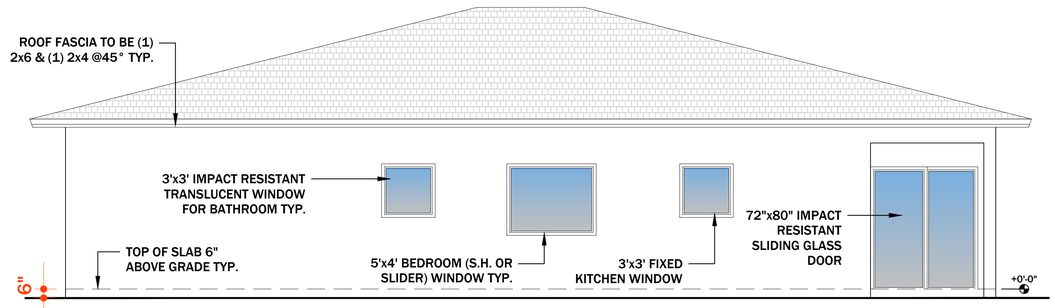
5 PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"



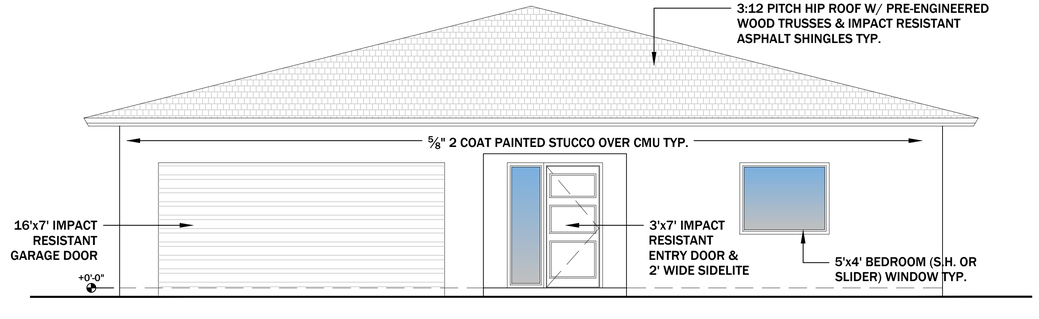
4 PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



3 PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

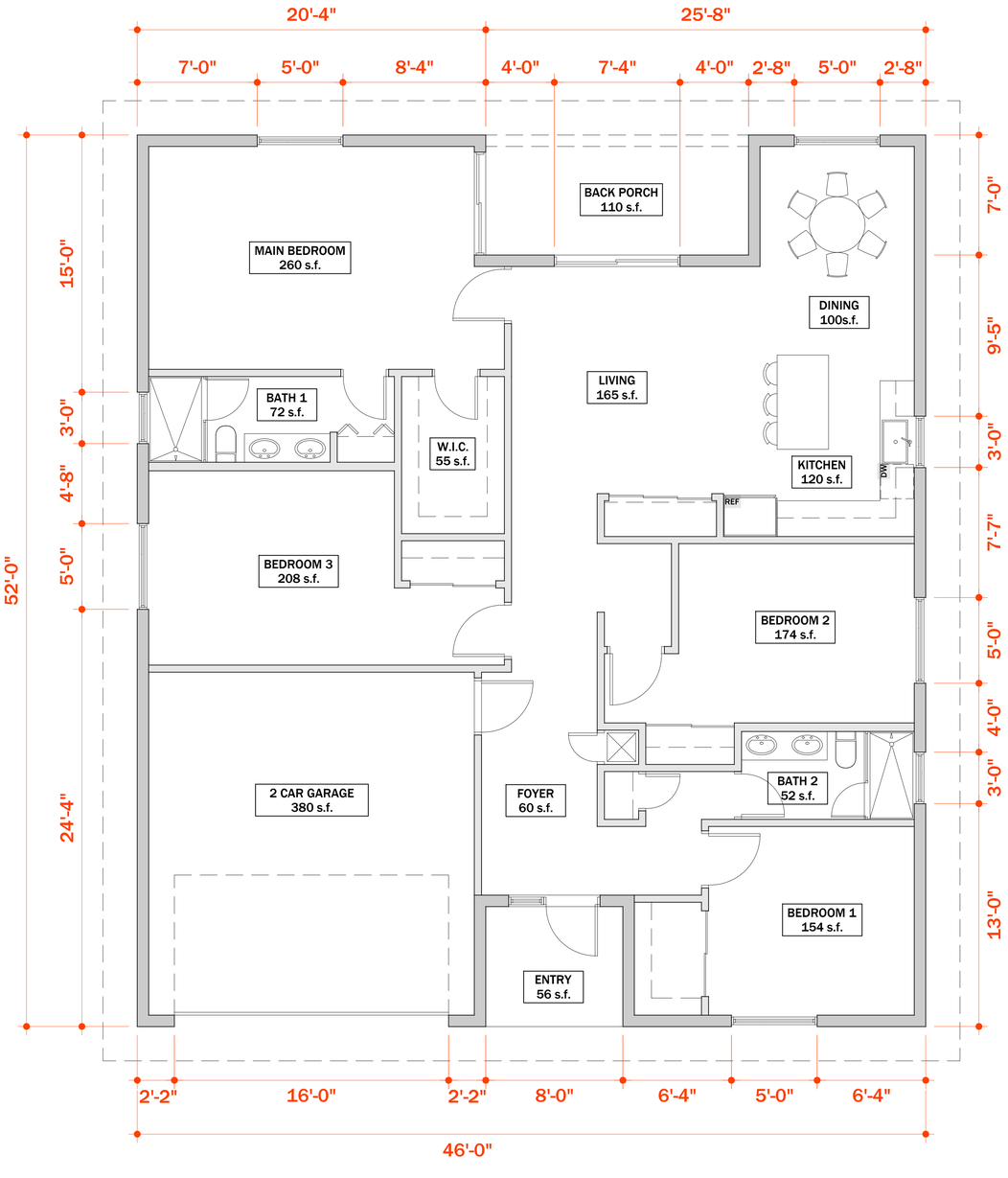


2 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

HOUSE MODEL A: 4 BED 2 BATH / 2,392 S.F.

TOTAL FOOTPRINT: 2,392 S.F.
HVAC SPACE: 1,818 S.F.



1 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

VARIES

© 2024

ALL TERRAIN ARCHITECT LLC

OFFICES:
8051 N TAMIAMI TRAIL
E6
SARASOTA
FL 34243

21266 SUMMERTRACE CIR.
BOCA RATON
FL 33428

PROJECT
SUNRISE LAKES RESIDENTIAL COMMUNITY

3804 SUNRISE BLVD
FORT PIERCE
FL 34982

DATE: 4/15/2024
PROJECT # 24101

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. DO NOT SCALE THE DRAWINGS DUE TO SHEET & PLOTTING DIFFERENTIAL. FOLLOW THE DIMENSIONS & ALWAYS FIELD VERIFY

SCHEMATIC DESIGN

STATE OF FLORIDA
ARTHUR MOLINARI
AR 100808
REGISTERED ARCHITECT

MODEL A PLAN & ELEVATIONS

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

A-1.0

DRAWN BY: ATA

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

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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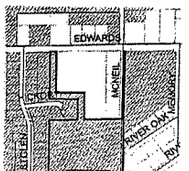
9404 ORDINANCES AND PETITIONS

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.

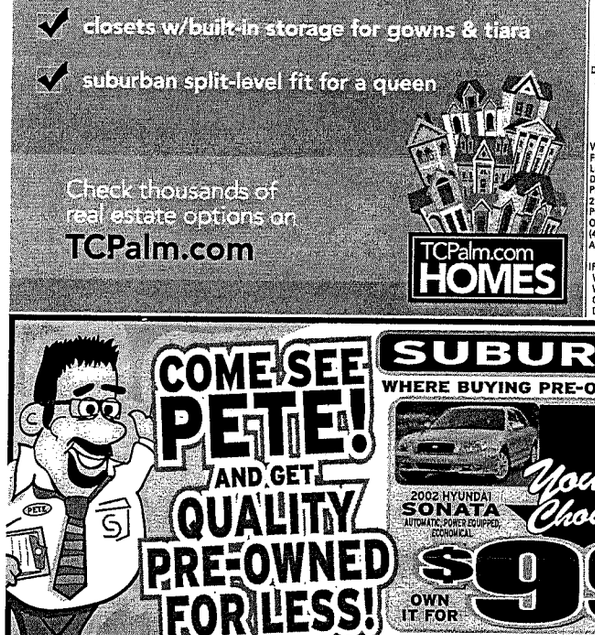
ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL 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

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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

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LBFH INC.
CONSULTING CIVIL ENGINEERS
SURVEYORS & MAPPERS

Introduction

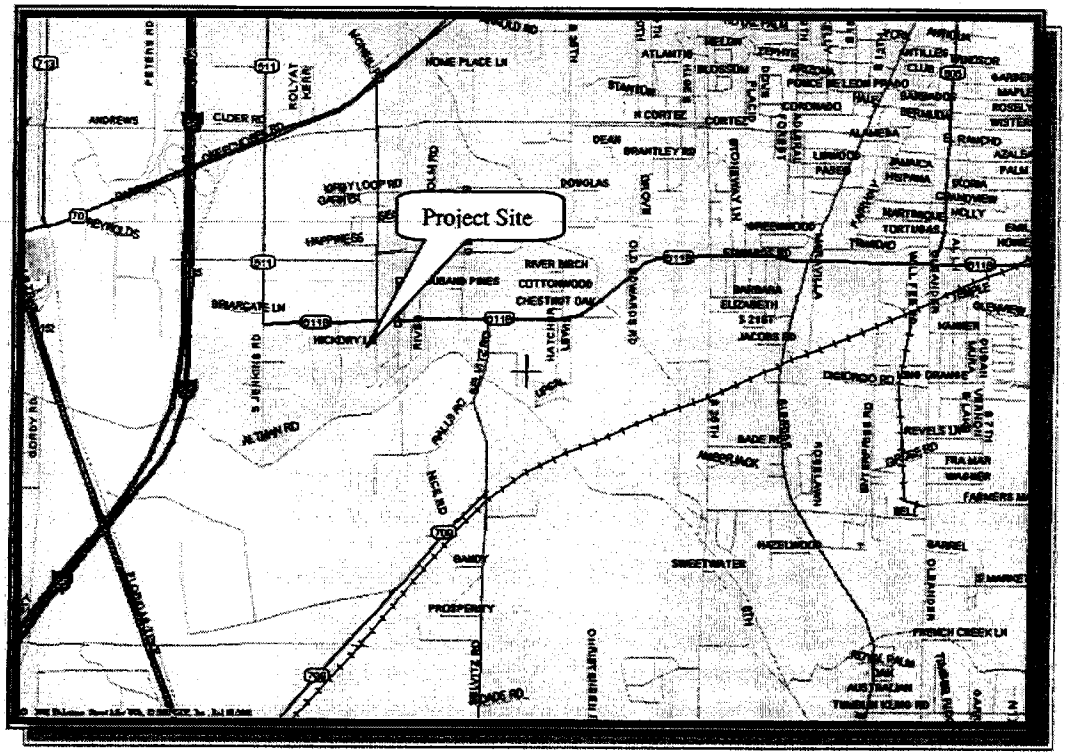
LBFH was retained to update a traffic impact analysis for a parcel of property located on Edwards Road in Fort Pierce. The property is located just to the west of McNeil Road and is on the south side of Edwards Road. The property is approximately 17.62 acres in size.

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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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

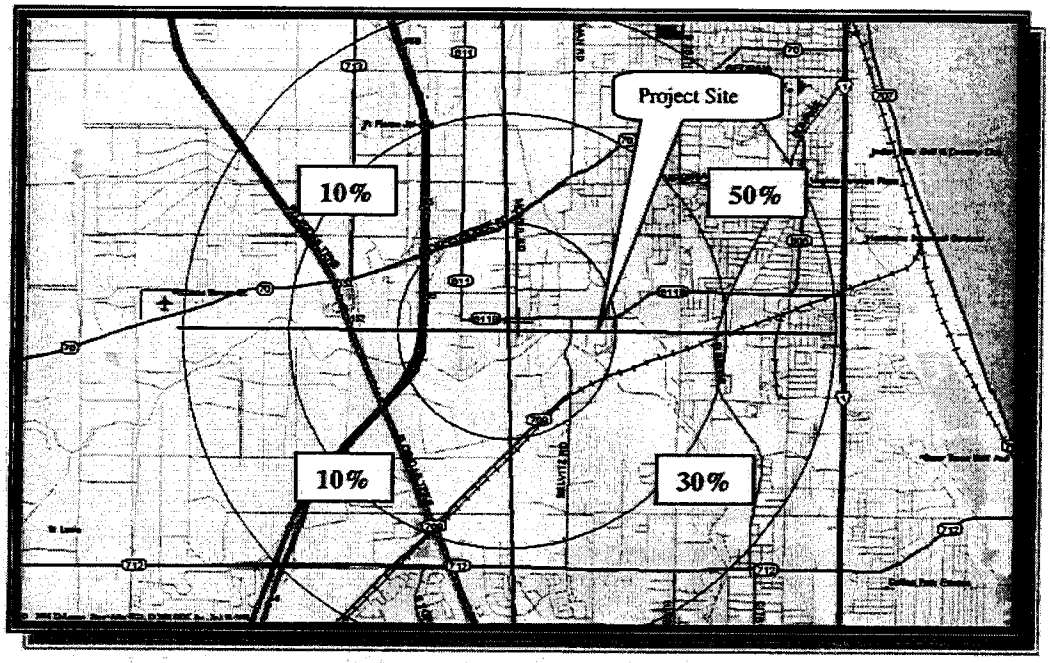
It is expected that the daily traffic activity associated with the proposed project will be consistent with the existing traffic patterns and population centers within this general region.

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

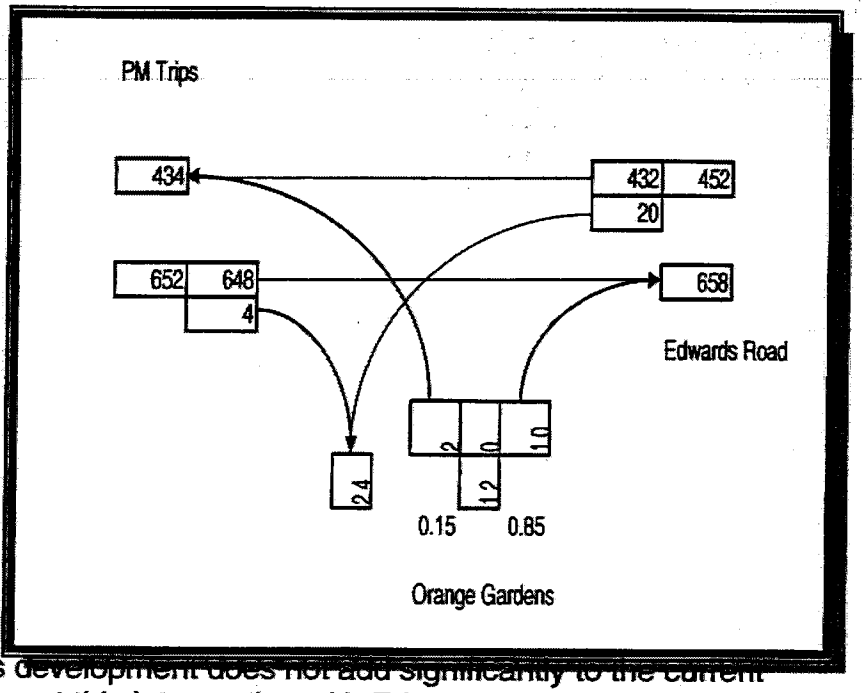
Traffic data for 2005 was available from St. Lucie County for both Edwards Road and for Jenkins Road in the vicinity of the proposed project. Traffic volume for 2005 on Edwards Road is listed at 10,000 vehicles per day. The volume for Jenkins Road in this area is 7,300 vehicles per day. Each facility 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

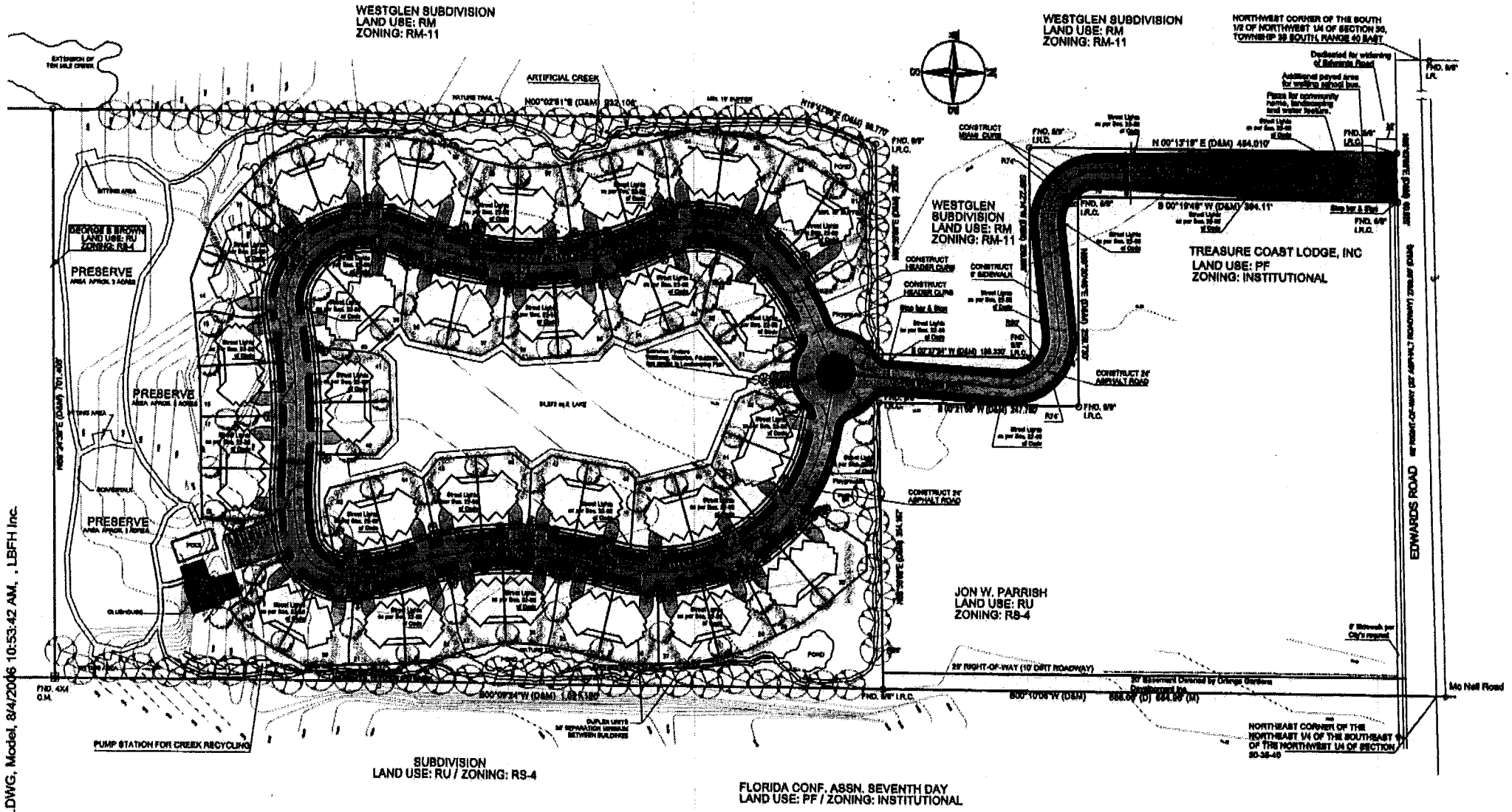
The proposed development of the residential PUD on this site will have a minimal impact on traffic conditions in the area.

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.

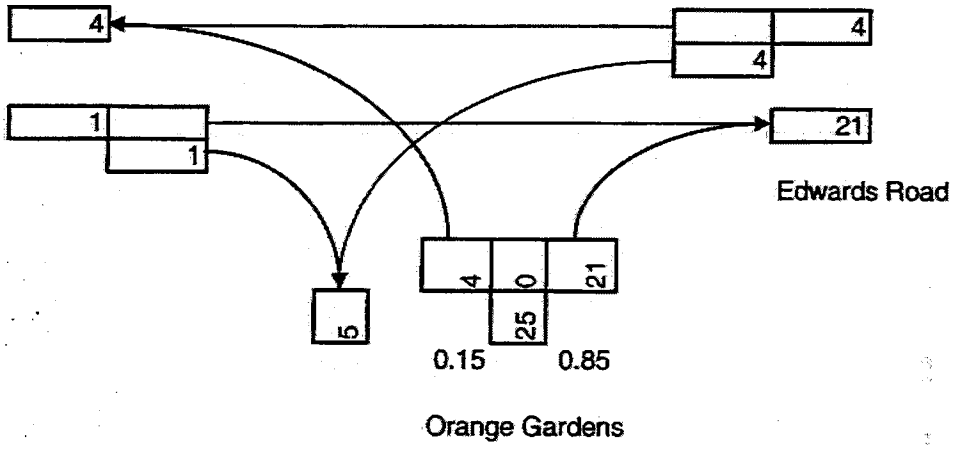
TRIP GENERATION BY MICROTRANS

Appendix C

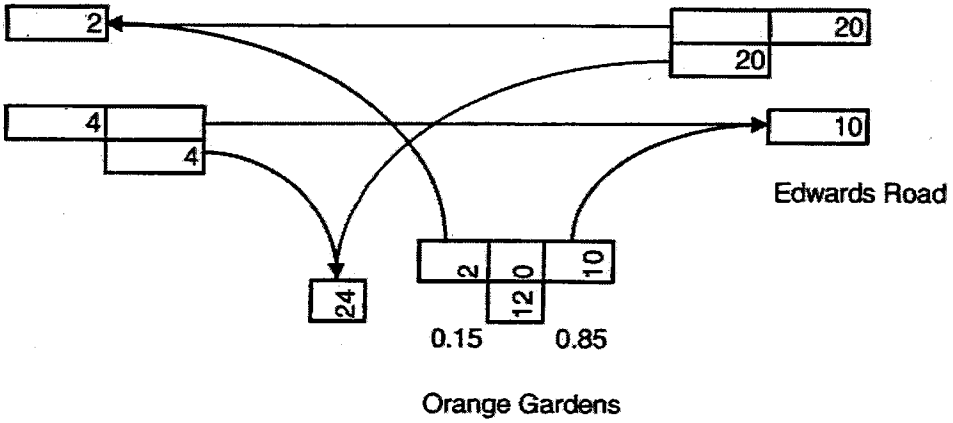
AM and Pm Driveway Volumes

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.







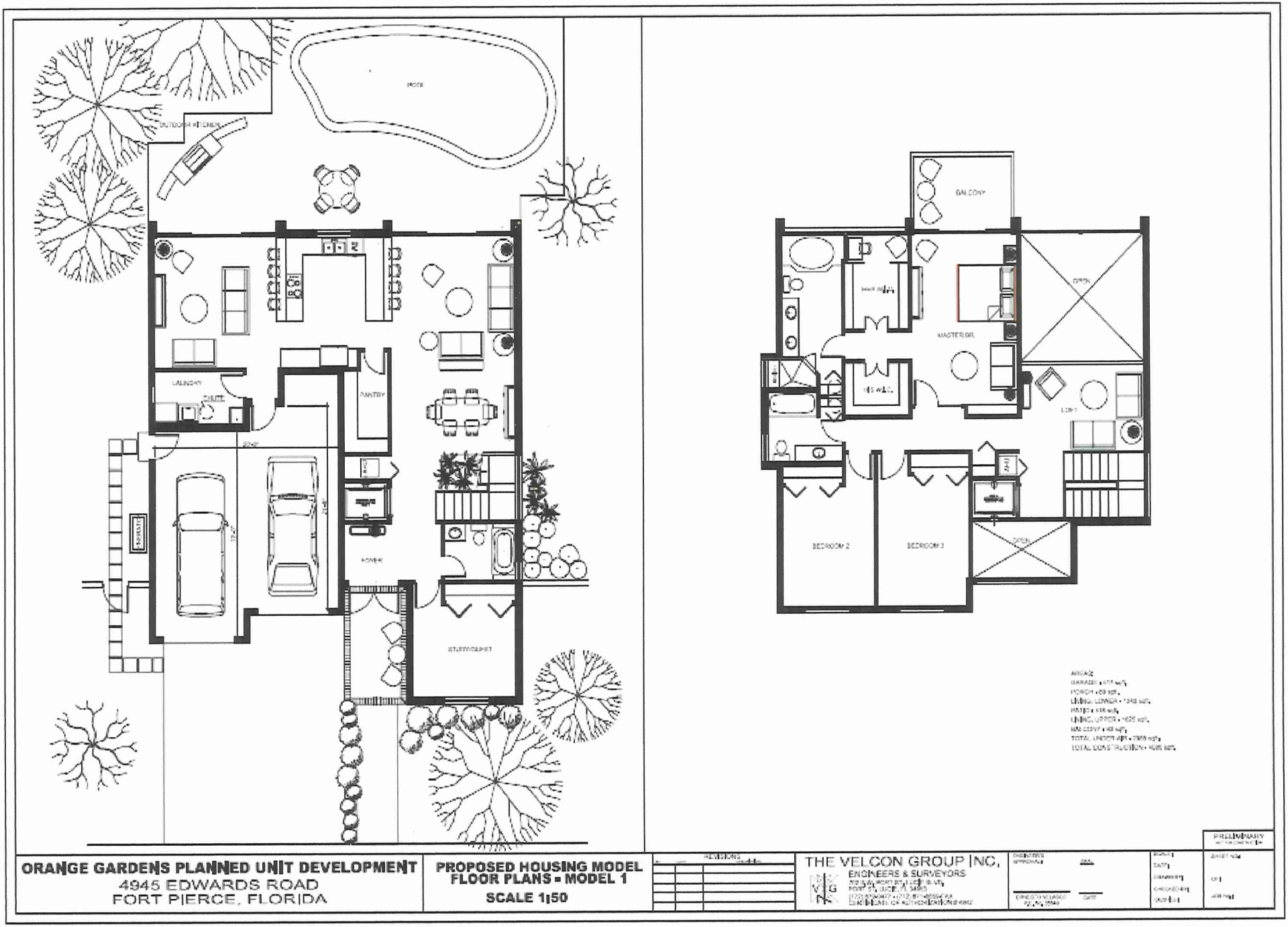


ORANGE GARDENS PLANNED UNIT DEVELOPMENT
4945 EDWARDS ROAD
FORT PIERCE, FLORIDA

PROPOSED HOUSING MODEL ELEVATIONS - MODEL 2
SCALE 1:50

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS

PRELIMINARY

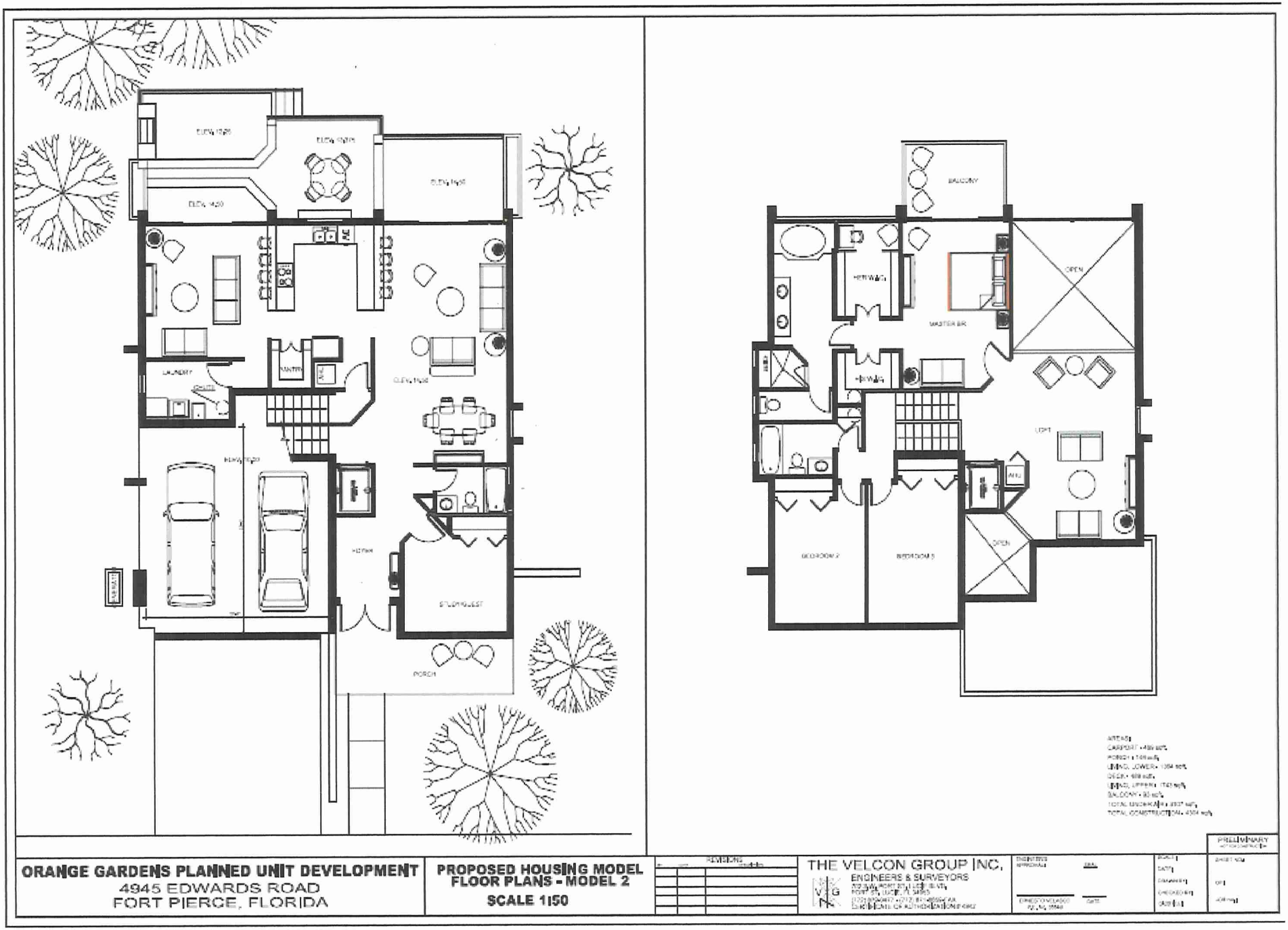


ORANGE GARDENS PLANNED UNIT DEVELOPMENT
4945 EDWARDS ROAD
FORT PIERCE, FLORIDA

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

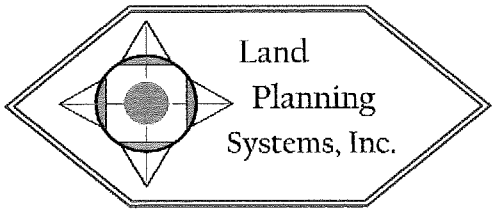
Orange Gardens Development

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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VII.	Binding PUD Agreement	20
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.

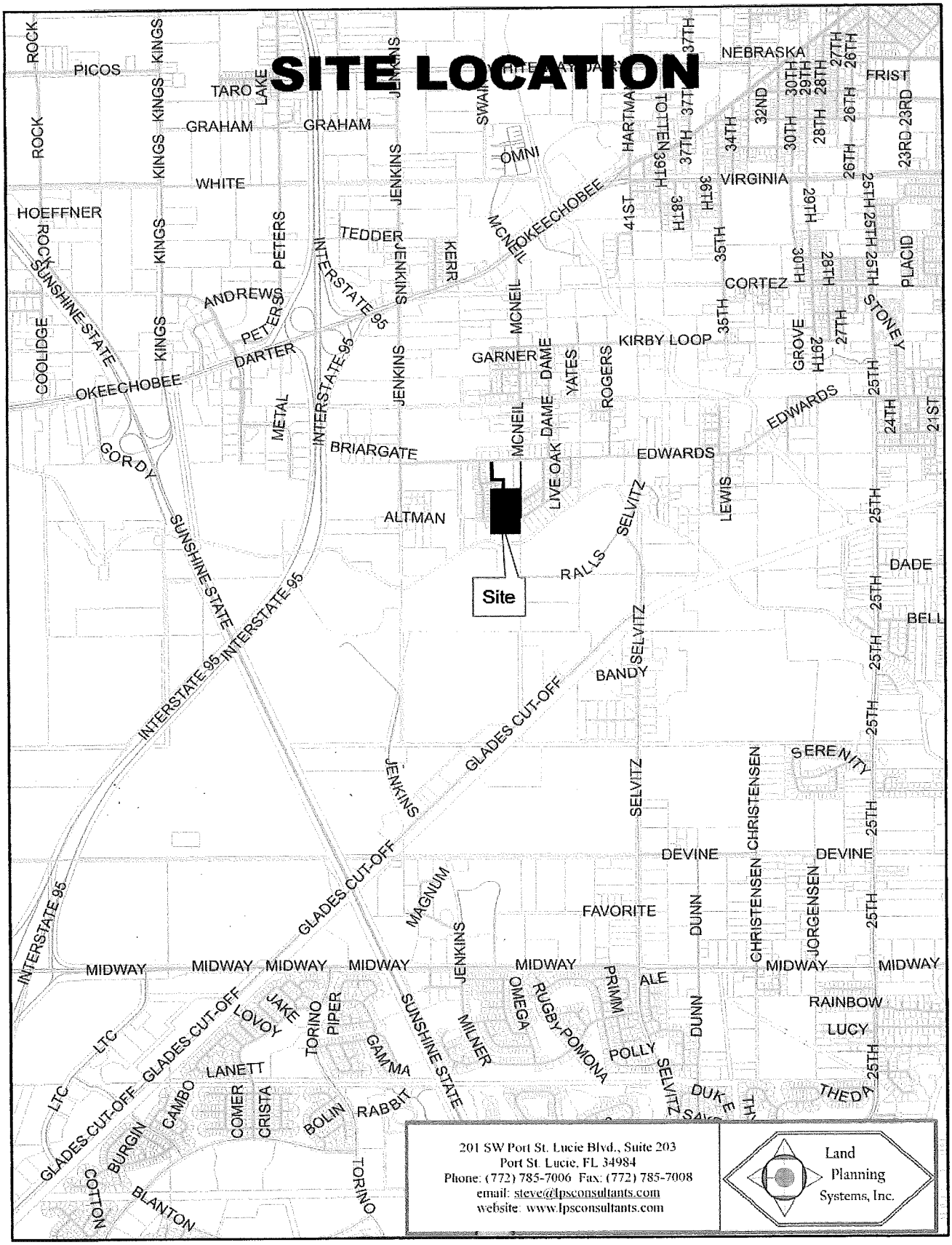
Maintenance of Common Areas

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.

ORDINANCE NO. 25-XXX

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE CITY'S ZONING ATLAS FOR ONE(1) PARCEL CONTAINING APPROXIMATELY 11.54 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 3804 SUNRISE BOULEVARD IN FORT PIERCE, FLORIDA FROM (R-3) SINGLE FAMILY MODERATE DENSITY ZONE TO PLANNED DEVELOPMENT (PD)**; ESTABLISHING THE SUNRISE LAKES PLANNED DEVELOPMENT ZONE WITH A FINAL DEVELOPMENT SITE PLAN AND CONDITIONS OF DEVELOPMENT**;** APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject proposal incorporates one (1) parcel generally located at or near, 3804 Sunrise Boulevard within the City of Fort Pierce, Florida, containing approximately 11.54 acres of land; and

WHEREAS, a map depicting the subject property is attached hereto as Exhibit "A"; and

WHEREAS, the subject property, is presently designated as (R-3) Single family moderate density zone with a Future Land Use of Medium Density Residential (RM), and

WHEREAS, the Applicant, has applied for rezoning of the subject property from (R-3) Single family moderate density zone to PD, Planned Development Zone, and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, pursuant to City Code 125-212, PD zoning is permitted in the City subject to a Planned Development Zoning Agreement; and

WHEREAS, the City of Fort Pierce Planning Board, at their XXX __, 2025, meeting, voted __ to __ to recommend approval of the proposed request for these parcels; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. From and after the effective date hereof, the following property legally described respectively as:

33 35 40 S 546 FT OF NW 1/4 OF NE 1/4 LYG E OF SUNRISE BV (11.34 AC)

Parcel ID: 2433-123-0001-000-1

Said property being generally located at or near at or near 3804 Sunrise BLVD, Fort Pierce, Florida shall be rezoned, and the Zoning Designation is hereby amended from (R-3) Single family moderate density zone to Planned Development, PD, as depicted at **Exhibit "A"** and the Sketch & Legal Description at **Exhibit "B".**

SECTION 3. The Final PD site plan at **Exhibit "C"**, the Conditions of Development (PD Zoning) at **Exhibit "D"**, and the Planned Development Zoning Agreement at **Exhibit "E"**, are all attached hereto and incorporated herein, are approved.

SECTION 4. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 7. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.25-XXX was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on XXX, 2025; 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 XXX, 2025; and was duly introduced, read by title only, and passed on second and final reading XXX, 2025, 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 NNth day of NNN 2025.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Parcel subject of Rezoning Map Amendment

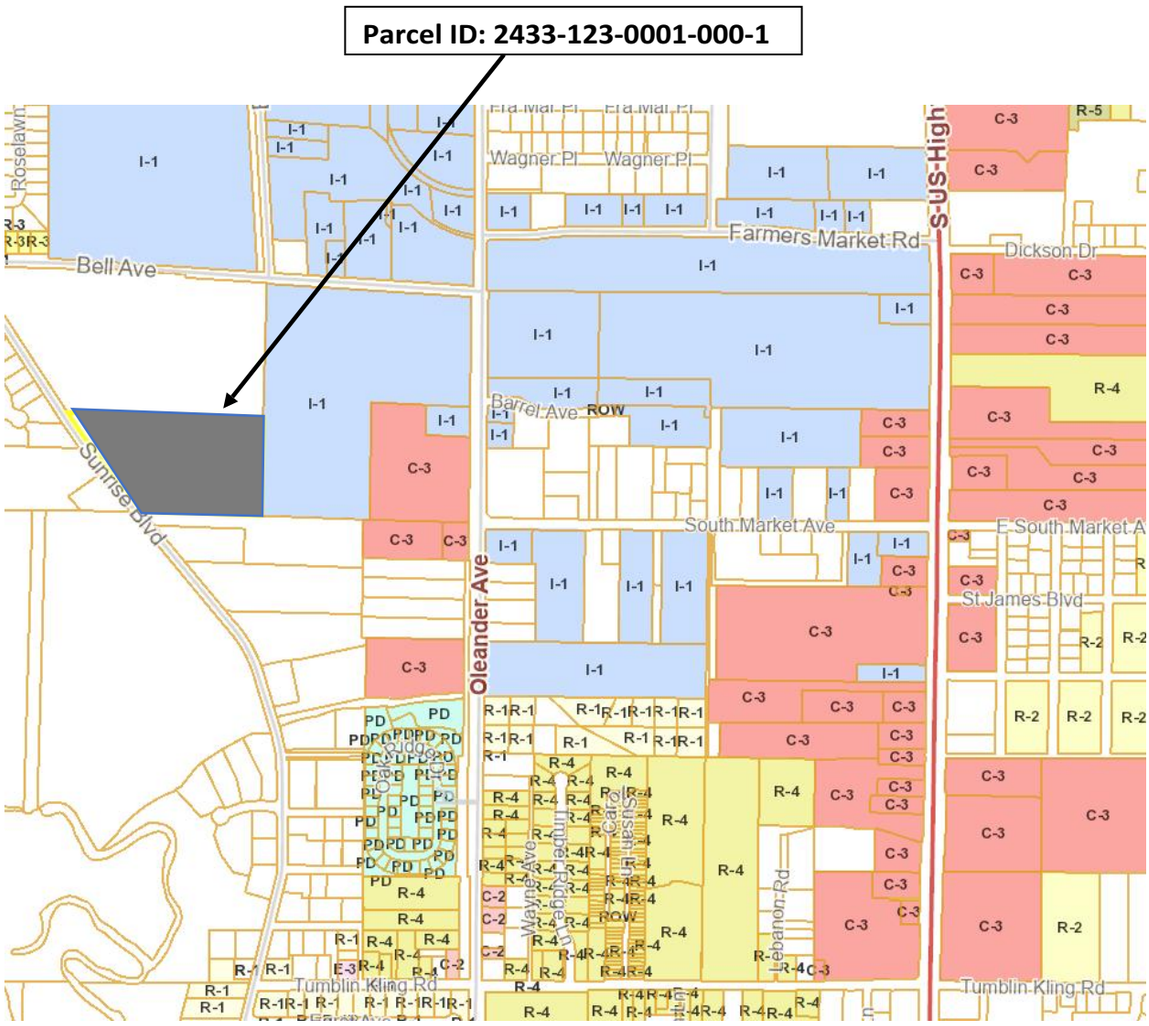
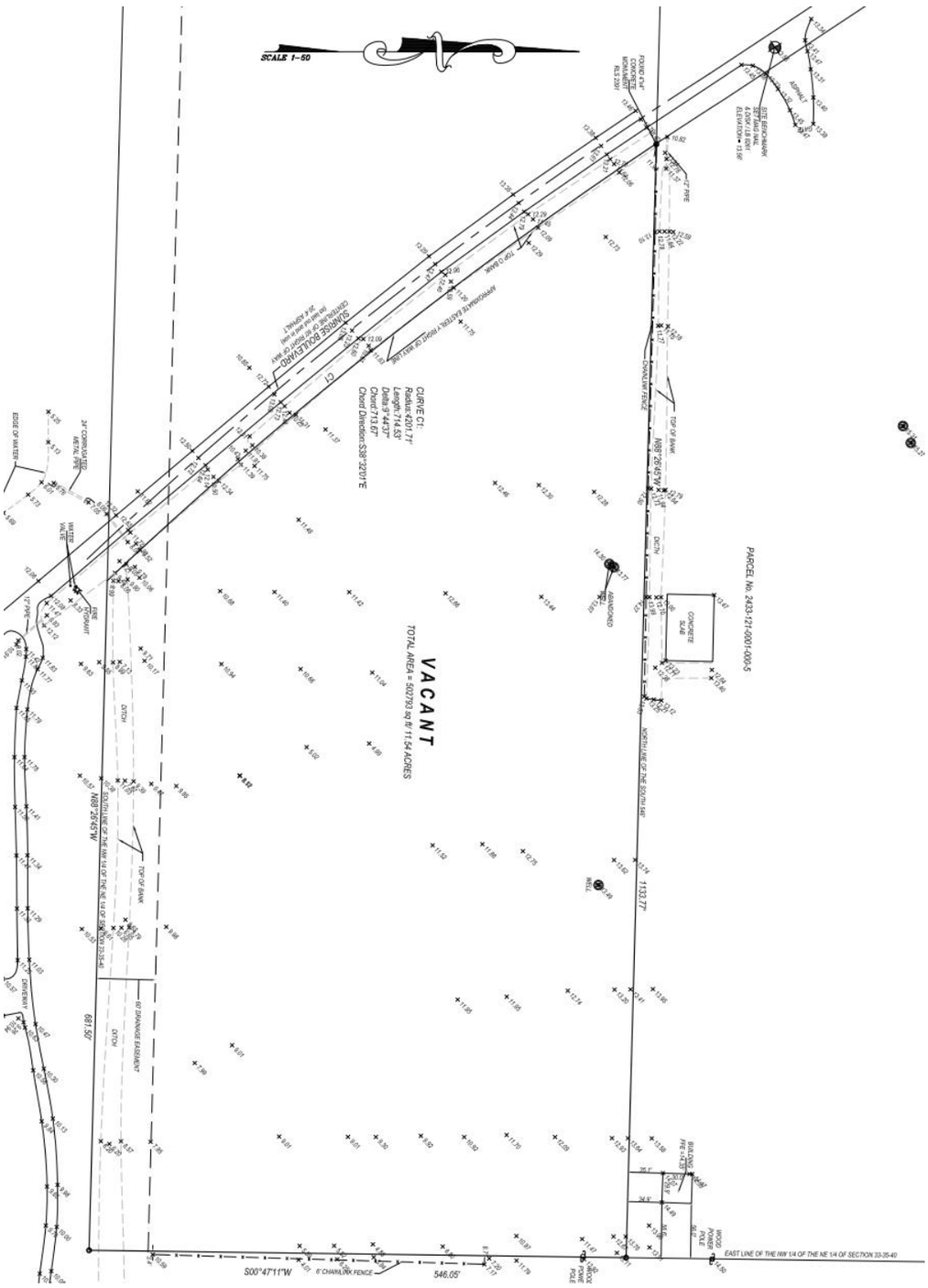


EXHIBIT B

Sketch & Legal Description



33 35 40 S 546 FT OF NW 1/4 OF NE 1/4 LYG E OF SUNRISE BV (11.34 AC)

EXHIBIT C

Final PD Site Plan

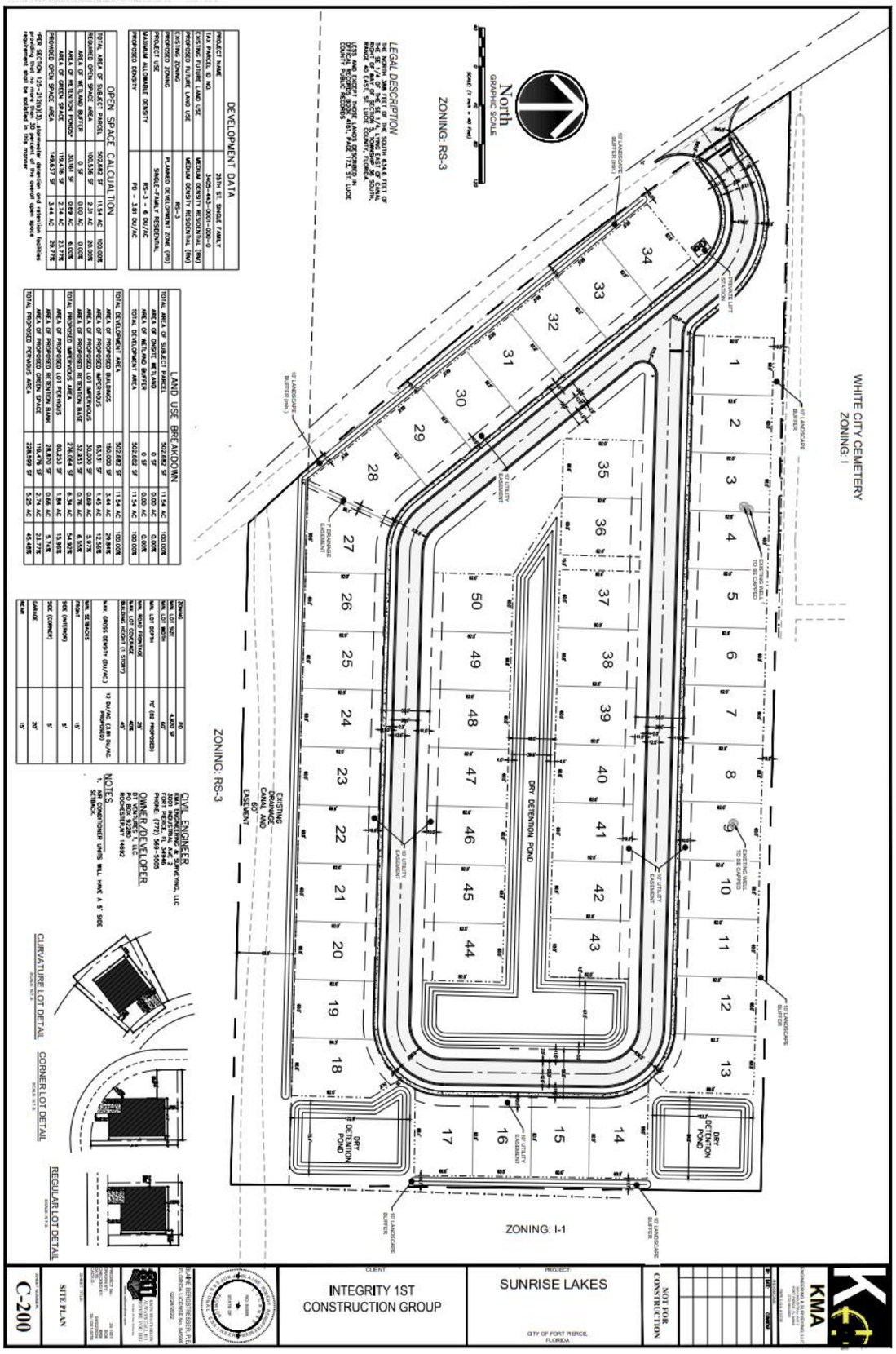


EXHIBIT D

Conditions of Development (PD Zoning)

1. All infrastructure, including the private lift station, school district bus stop, and stormwater system, shall be completed prior to the issuance of first certificate of occupancy for a residential building.

2. A plat of the property shall be required prior to application for a building permit for a residential building.

3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.

4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.

5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

6. The Final PD Plan shall be governed by all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This shall include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.

7. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.

8. A landscape maintenance agreement shall be required prior to final certificate of occupation.

9. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.

10. All applicable state or federal permits shall be obtained before commencement of the development.

NOTE:
Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

EXHIBIT E

PD Development Agreement

TO BE INSERTED

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

[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 _____, 2025, (the "**Effective Date**") by and between DT VENTURES 1 LLC, a Florida limited liability company (the "**Owner**"), and the CITY OF FORT PIERCE, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, Owner is the owner and developer of certain real property in the city limits of Fort Pierce, Florida, more particularly described in the legal description attached hereto and incorporated herein as **Exhibit "1"** (the "**Subject Property"**); and

WHEREAS, Owner intends to develop a Planned Development ("**PD**") to be known as "Sunrise Lakes" consisting of 11.54 acres with 50 single family dwelling units ("**DU**s") (the "**Development**"); and

WHEREAS, pursuant to City Code Section 125-212, a PD is permitted in the City subject to a PD Zoning Development Agreement negotiated between Owner and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the City and for the Development, and to encourage enlightened and imaginative approaches to community planning; and

WHEREAS, the Development proposed is consistent with the City's comprehensive plan and land development regulations; and

WHEREAS, the City Commission of the City of Fort Pierce ("Commission") adopted Ordinance No 25-_____ ("PD Ordinance") which approved the amended PD zoning for the Subject Property in which the provisions and obligations in this Agreement are made conditions of development as provided for in the PD Ordinance.

NOW, THEREFORE, the parties do hereby agree as follows:

A. LEGAL DESCRIPTION. This Agreement shall apply to the Subject Property, as described in **Exhibit 1**.

B. UNIFIED CONTROL. Owner hereby warrants that it has, as a result of fee simple ownership, unified ownership of all the Subject Property as described in **Exhibit 1**.

C. TERM. The Term of this Agreement shall be six (6) years, during which all improvements contemplated herein must be completed. Unless otherwise agreed upon by the parties in writing, this Agreement shall not be renewed automatically for successive terms.

D. DEVELOPMENT TIMELINE. All Development shall be consistent with the timeline below:

1. Infrastructure construction shall begin no later than _____.
2. All infrastructure improvements shall be completed no later than _____.
3. Construction of the DUs shall begin no later than _____.
4. All Development and Improvements shall be completed no later than _____.

E. DEVELOPMENT APPROVALS. The Owner agrees that this PD will be undertaken and carried out in accordance with the following:

1. The Final Site Plan approved by the City, a copy of which is attached hereto as **Exhibit 2** and by reference made a part hereof (the "Final PD Plan").

2. The Owner must adhere to and abide by the conditions and requirements agreed to by the City and Owner as set forth in the Special Conditions of Development, which is attached hereto as **Exhibit 3**, and fully incorporated by reference.
3. Permits and authorizations granted in accordance with such laws, ordinances, and regulations as may be in effect at the time of such approval.

F. PHASING AND PHASING REQUIREMENTS. The Development shall be constructed in one Phase.

G. PERMITTED USES; DENSITIES; INTENSITIES; HEIGHT.

1. Owner shall be permitted to build 50 single family DUs on the Subject Property.
2. Development of the Subject Project shall conform to the following Residential Lot and Building Dimensions:
    i. Minimum Lot Size shall be 4,920 square feet.
    ii. Minimum Lot Width shall be 60 feet.
    iii. Minimum Lot Depth shall be 70 feet.
    iv. Minimum Front Yard Depth shall be 15 feet for the main structure and 20 feet for the garage.
    v. Minimum Side Yard Depth shall be 5 feet.
    vi. Minimum Rear Yard Depth shall be 15 feet.
    vii. Maximum Lot Coverage shall be 40%.
    viii. Minimum right-of-way width for the interior roadway shall be 50 feet.
3. The Maximum Building Height shall be 45 feet.
4. The Maximum Density shall be 4.33 units per acre.

H. PUBLIC HEALTH, SAFETY, AND WELFARE CONDITIONS.

1. Roadway Access. Owner shall construct the Subject Property with:
    i. One (1) ungated entrance in the northwest corner of the site providing ingress

from and egress to Sunrise Boulevard.

ii. One (1) looped road with an interior sidewalk connecting all DUs on the Subject Property.

2. Drainage. Stormwater drainage shall be conveyed through interconnected inlets and pipes to three (3) separate dry ponds. The dry ponds shall be planted with a variety of wax myrtles and sand cordgrass instead of typical Bahia sod, to add to the aesthetics of the Project as well as provide for nutrient removal from the stormwater.

3. Landscaping**.** Owner shall provide a 10-foot landscape buffer along the perimeter of the site, with a 10-foot landscape buffer along the southern property line along a 60-foot drainage easement.

4. Utilities**.** The Improvements to the Development shall contain a looped water main and a private lift station to serve the Development's wastewater needs. Dry utility lines and infrastructure shall be provided in the 10-foot utility easement shown on the front of each lot.

5. Public Transit**.** A bus stop shall be provided onsite, and a Potential Routed Bus Plan has been included in the civil drawings.

6. Open Space. An open space area between lot 35 and lot 50 shall be utilized for an amenity center. Future plans will be reviewed and approved by a revised final site plan and an amendment to this Agreement.

7. Traffic Contribution. If all Development is not completed within three (3) years of the Effective Date of this Agreement, no additional building permits will be issued for any residential units until an updated traffic impact analysis is submitted to and approved by the City showing that the non-permitted approved residential development will not cause a net-negative impact to the impacted roadway network. The City reserves the right to require additional transportation improvements or mitigation based upon this updated traffic impact analysis. An amendment to

this Agreement shall be required if any traffic improvements or mitigation are required based on the updated traffic impact analysis.

I. **PUBLIC FACILITIES.** Owner shall construct the following:

1. Connections to the Fort Pierce Water and Sewer Authority (FPUA) to provide water and sewer.
2. St. Lucie County Road Infrastructure- Any required improvements to Sunrise Boulevard (not anticipated at time of review).
3. The North St. Lucie River Water Control District (NSLRWCD) shall serve as the outfall infrastructure to the existing canal on south end of property.
4. Owner shall construct a covered school bus stop/shelter to be utilized by White City Elementary School, Forest Grove Middle School, and Fort Pierce Central High School.

J. PUBLIC PURPOSE RESERVATIONS OR DEDICATIONS. The south property line contains a 60-foot drainage easement, which shall continue to serve its public drainage related function through construction and after the development of the Subject Property.

K. DEVELOPMENT PERMITS

1. All required development permits and approvals shall be obtained before commencing construction, which shall include, but are not limited to:
    i. City of Fort Pierce Development Permit Compliance Review Permit
    ii. South Florida Water Management District Environmental Resources Permit
    iii. North St. Lucie Water Control District Drainage Permit
    iv. St. Lucie County Right-of-Way Permit
    v. St. Lucie County Utility Connection Permit
    vi. Florida Department of Environmental Water Main Extension Permit
    vii. Florida Department of Environmental Wastewater Collection Permit

2. The failure of including a development permit or approval above does not alleviate Owner from obtaining any and all required development permits or approvals.

L. COMPREHENSIVE PLAN. The Development, as proposed, is consistent with the City's comprehensive plan and land development regulations.

M. FAILURE TO ADDRESS REQUIREMENTS. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the necessity of complying with any law, ordinance, rule, regulation, or legal requirement governing said permitting requirements, conditions, term, or restriction.

N. COMPLIANCE/VESTED RIGHTS.

1. Owner shall be required to construct all proposed Improvements in accordance with applicable laws, ordinances, and regulations, the provisions and requirements of this Agreement, the PD Zoning Ordinance, approved final site plan(s), construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders ("Development Orders.")
2. Owner, its grantees, successors, or assigns shall have no vested rights in any expired Development Orders for this Development.

O. DESTRUCTION. In the event that all or a portion of the proposed Improvements should be destroyed by a storm, fire, or other common disaster, Owner, its grantees, successors, or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved, final site plan(s), subdivision plat(s), and Development Orders.

P. CHANGES OR AMENDMENTS.

1. There shall at all times be strict adherence to the provisions of this Agreement and the approved Development Orders. Any change or amendment to this Agreement and/or approved

Development Orders shall only be made in accordance with the City's Code of Ordinances and pursuant to any public hearing process included therein, when applicable, and only in writing.

2. Notwithstanding Paragraph 1 above, Owner, its successors in interest, and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

Q. COMPLIANCE /REMEDIES.

1. Development of Sunrise Lakes and the proposed Improvements shall at all times be in compliance with this Agreement and any approved Development Orders. In the event that the Owner fails to comply with any provision or condition of this Agreement or a Development Order, the City shall have the right to cease the processing of any applications or permits for development, including the issuance of building permits or certificates of occupancy for the Subject Property. In the event the Owner fails to construct the Improvements consistent with this Agreement, the City can terminate this Agreement in its sole discretion. If the Agreement is terminated or expires, no building permits shall be issued for the PD consistent with the site plan approvals or this Agreement until such time as a new agreement or an amendment to this Agreement is executed by the Parties.
2. In the event that any person files a complaint with the City Manager alleging that a Development Order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred, the City Manager will review and respond to such complaint and take appropriate action as provided for in the City Code, this Agreement, and other applicable law.

3. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Owner or their successors in interest fail to abide by the provisions of this Agreement.

R. BREACH OF AGREEMENT.

1. Construction of the Development and any proposed improvements shall at all times be in compliance with this Agreement and any Development Orders. In the event that the Owner fails to comply with any provision or condition of this Agreement or an approved Development Order, the City shall have the right to cease the processing of any applications or permits for development, including the issuance of building permits or certificates of occupancy for the Subject Property, including any associated phases. In the event that the Owner fails to construct the improvements consistent with this Agreement, the City may, in its sole discretion, take any appropriate action it deems necessary and appropriate as provided for in the City Code, this Agreement, and other applicable law.
2. In the event that any person files a complaint with the City Manager alleging that this Agreement, an approved development permit, or a Development Order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred, the City Manager will review and respond to such complaint and take appropriate action as provided for in the City Code, this Agreement, and other applicable law.
3. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Owner or his successors in interest fail to abide by the provisions of this Agreement.

S. JURISDICTION. This Agreement shall be governed by the laws of the State of Florida, and any and all legal actions instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St. Lucie, Florida.

T. WAIVER OF JURY TRIAL. **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.**

U. HOLD HARMLESS. The City shall be held harmless by Owner from any and all liability stemming from any disputes between Owner, its grantees, successors, assigns, predecessors in title or other property owners regarding any Development undertaken by Owner, its grantees, successors, or assigns as provided for in this Agreement.

V. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto, their grantees, successors in interest, heirs, assigns, and personal representatives. This Agreement may only be assigned by Owner after notice to the City. The obligations of this Agreement are a covenant running with the land and run with the Subject Property.

W. 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; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice, the addressees are as follows:

OWNER: DT VENTURES 1 LLC

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 date upon which the return receipt is signed, or delivery is refused. 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.

X. 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.

Y. RECORDING. The City shall record this Agreement in the public records with the clerk of court in St. Lucie County within 14 days of the effective date of this Agreement. Failure of the City to record this Agreement shall not void this Agreement or be deemed a default.

Z. 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.

AA. WAIVER. No act of omission or commission of either party, including without limitation, any failure to exercise any right, remedy, or recourse, shall be deemed to be a waiver, release, or modification of the same. Failure to include any specific Development Permit, Development Order, or other legal requirement for the construction of the Development shall not be deemed any kind of variance, waiver, or other relief from the requirements in the City Code of Ordinances.

BB. RIGHTS OF ASSIGNMENT. All rights of the Owner hereunder may be collaterally assigned to any lender for the Owner 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 Owner hereunder.

CC. 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:

OWNER:
DT VENTURES 1 LLC, a Florida limited liability company

_____
Print Name: _____
Address: _____
_____

By:_____

Name:_____

Its:_____

_____
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 _____, 2025, by _____, as _____ of DT Ventures, 1 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 FORT PIERCE:

ATTEST:

_____

Linda Hudson, Mayor

_____

Linda Cox, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____

Sara Hedges, City Attorney

EXHIBIT 1
LEGAL DESCRIPTION OF THE PROPERTY

The South 546 feet of the Northwest 1/4 of the Northeast 1/4, lying East of the White City Road (Sunrise Boulevard), in Section 33, Township 35 South, Range 40 East, said land lying and being in Saint Lucie County, Florida.

a/k/a 3804 Sunrise Boulevard, Fort Pierce, FL 34982 *(for informational purposes only)*

EXHIBIT 2
FINAL PD SITE PLAN

EXHIBIT 3
SPECIAL CONDITIONS OF DEVELOPMENT

1. All infrastructure, including the private lift station, school district bus stop, and stormwater system, shall be completed prior to the issuance of first certificate of occupancy for a residential building.

2. A plat of the property shall be required prior to application for a building permit for a residential building.

3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.

4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.

5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

6. The Final PD Plan shall be governed by all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This shall include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.

7. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.

8. A landscape maintenance agreement shall be required prior to final certificate of occupation.

9. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.

10. All applicable state or federal permits shall be obtained before commencement of the development.

NOTE:
Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

Blaine Bergstresser
3001 Industrial Avenue 2
Fort Pierce, FL 34946

Re: Final Planned Development – Sunrise Lakes PD – Project #: PD2024-00002

Dear Mr. Bergstresser,

The following are comments from the Planning Department's review of your application (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments) [Items in RED are the remaining outstanding items]:

1. **Please submit the Final Plat Application with supporting documents separately in the in the Tyler Portal.**

2. **The documents that were submitted on 12/10/2024 were mislabeled. There were documents labels as Color Board and Design Review Narrative that did not match the descriptions. The Color Board was the Construction Plans/Site Plan, the Design Review Narrative was the TRC Response Letter, etc. Please submit a Design Review Narrative and new renderings per the previous TRC Comments.**

3. **Provide an electronic color board with proposed color palettes.**

4. **Consider lighter and more vibrant colors than black and greys.**

5. **Consider the inclusion of a noise barrier/wall, other sound absorbing or reducing residential building techniques/materials to minimize any potential disruptions experience by future residents of the community.**

6. **Please be sure to contact Kori Benton, Planning Manager, St. Lucie County at 772-462-2518 or bentonk@stlucieco.org and Grant Chambers, Senior Project Engineer, St. Lucie County at 772-462-1707 or chambersg@stlucieco.org, to check on the**

status of your County Road Traffic review by St. Lucie County's third party traffic consultant.

7. **Consider the addition of a development amenity between lots 35 and 50. Example: pocket park, etc.**

8. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

9. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.

10. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

11. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

12. After completion of the Final Plat, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building and residential unit shall be submitted to the Planning Department.

13. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:

The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

14. Prior to the issuance of any site clearing permits, a Final Tree Mitigation Survey shall be approved by the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

15. Per City Code Section 125-314. – Design Review. (a) *Applicability.* All development requiring site plan approval, or development abutting arterial roads, which submits application for development subsequent to the enactment of the ordinance from which this section is derived, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the guidelines of this

section. Such development proposals shall be reviewed for consistency with the city's design review guidelines outlined in this chapter.

The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. Please incorporate better quality housing designs that abide by City Code Section 125-314. – Design Review. (g) Design Review Guidelines, provide color renderings, and a variety of possible color palettes.

See examples below:















If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Assistant Planning Director

Blaine Bergstresser
3001 Industrial Avenue 2
Fort Pierce, FL 34946

Re: Final Planned Development – Sunrise Lakes PD – Project #: PD2024-00002

Dear Mr. Bergstresser,

The following are comments from the Planning Department's review of your application (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments) [Items in RED are the remaining outstanding items]:

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2. **The documents that were submitted on 12/10/2024 were mislabeled. There were documents labels as Color Board and Design Review Narrative that did not match the descriptions. The Color Board was the Construction Plans/Site Plan, the Design Review Narrative was the TRC Response Letter, etc. Please submit a Design Review Narrative and new renderings per the previous TRC Comments.**

3. **Consider the inclusion of a noise barrier/wall, other sound absorbing or reducing residential building techniques/materials to minimize any potential disruptions experience by future residents of the community.**

4. **Please be sure to contact Kori Benton, Planning Manager, St. Lucie County at 772-462-2518 or bentonk@stlucieco.org and Grant Chambers, Senior Project Engineer, St. Lucie County at 772-462-1707 or chambersg@stlucieco.org, to check on the status of your County Road Traffic review by St. Lucie County's third party traffic consultant.**

5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

6. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.

7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

8. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
9. After completion of the Final Plat, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building and residential unit shall be submitted to the Planning Department.

10. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:

    The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

    a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:
Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

11. Prior to the issuance of any site clearing permits, a Final Tree Mitigation Survey shall be approved by the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

12. Per City Code Section 125-314. – Design Review. (a) *Applicability.* All development requiring site plan approval, or development abutting arterial roads, which submits application for development subsequent to the enactment of the ordinance from which this section is derived, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the guidelines of this section. Such development proposals shall be reviewed for consistency with the city's design review guidelines outlined in this chapter.

The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. Please incorporate better quality housing designs that abide by City Code Section 125-314. – Design Review. (g) Design Review Guidelines, provide color renderings, and a variety of possible color palettes.

See examples below:















If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Assistant Planning Director

From:	Hymowitz, Larry
To:	Vennis Gilmore; Planning Department
Cc:	Walia, Kent; Kehres, Kristopher; Spivey, John; Lampley, Paul
Subject:	RE: 2nd RESUBMITTAL - PD2024-00002 - Final Planned Development - Sunrise Lakes - (1) Parcel: 2433-123-0001-000-1
Date:	Friday, December 20, 2024 4:26:15 PM
Attachments:	image001.png image002.png image003.png Sunrise Lakes Site Plan_v1 (1)(vgilmore@cityoffortpierce.com).pdf

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

Greetings Vennis.

The Department reviewed the materials received on December 20, 2024, related to the Sunrise Lakes residential development at 3804 Sunrise Boulevard and would appreciate consideration of the following comment.

- The Department owns the FDOT Treasure Coast Operations Center, a portion of which abuts the eastern property line of the proposed development. Within this property, the Operations Center periodically operates a back-up generator and operates trucks to manage excess materials stored on the site. These operations generate noise that may not be compatible with adjacent residential uses.

  We would appreciate if the City could condition the residential development upon the inclusion of a noise barrier/wall, increased landscape buffer, and other sound absorbing or reducing residential building techniques/materials to minimize any potential disruptions experienced by future residents of the community.

Thank you for the opportunity to provide comments to the City. Please feel free to contact me regarding this issue.

FDOT

Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us

Together our actions have the power to save lives!

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Wednesday, December 11, 2024 5:02 PM
Subject: RE: 2nd RESUBMITTAL - PD2024-00002 - Final Planned Development - Sunrise Lakes - (1) Parcel: 2433-123-0001-000-1
Importance: High

EXTERNAL SENDER: Use caution with links and attachments.

Correction: This is a **Final Planned Development**

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Vennis Gilmore
Sent: Wednesday, December 11, 2024 4:28 PM
Subject: 2nd RESUBMITTAL - PD2024-00002 - Final Planned Development - Sunrise Lakes - (1) Parcel: 2433-123-0001-000-1
Importance: High

To Whom It May Concern,

Technical Review Project: # PD2024-00002 (Final Planned Development) Sunrise Lakes

Download Link: https://spaces.hightail.com/receive/OIpOfknKID

(Link expires in 7 days)

The applicant is proposing forty-four (44) single-family residences on 11.54 acres at 3804

Sunrise Boulevard in Fort Pierce, FL. Currently, the property is zoned R-1 with a future land use of RL. The site was recently annexed into the City of Ft. Pierce. The site is bordered by single family RS-3 SLC zoning on the south and west. To the north is a cemetery and the east is a Florida Department of Transportation building, both with industrial zoning. The applicant is proposing a rezoning of Planned Development (Final PD) with 3.81 units per acre.

- The original submittal was reviewed for the October 17th, 2024, TRC meeting.

Send all comments and approval letters by **December 23, 2024 (Monday)** to the Fort Pierce Tyler EPL system (if you have access) or to planning@cityoffortpierce.com and vgilmore@cityoffortpierce.com . Let me know if you have any questions or concerns. Thank you.

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
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Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Engineering Manager TT

RE : Sunrise Lakes Final PD – 3804 Sunrise Boulevard
TRC No. PD2024-00002

DATE : December 18, 2024

This is to advise you that we have completed the review of the following documents as received by this office on December 12, 2024:

- [x] Final PD Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Final PD Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

SURVEY COMMENTS:

1. Previous comment "*The PDF file of the survey does not accurately scale to the noted 1" = 50', please provide an electronic file of the certified boundary and topographic survey which was converted at the appropriate noted plan scale.*" was not addressed as no survey was provided in the resubmittal.

PLANNED DEVELOPMENT COMMENTS:

1. *Address the following previously provided comments:*
    a. *The submitted Gopher Tortoise Survey and the Capacity Analysis information had areas that were unreadable as some on the font did not transfer when converted to the PDF files. Please update the documents and resubmit.*
    b. *Remove all landscaping from within the limits of any proposed stormwater treatment areas such as conveyance swales.*
    c. *The site plan shall include the boundary information along the Sunrise Boulevard property line, dry retention area setbacks, driveway setbacks, and street names.*
    d. *The site plan contains two (2) different Typical Lot Details that are illegible; please revise these details so they are readable and resubmit.*
2. The landscape plan indicates a proposed bioswale situated in the middle of the project. However, the engineering plans reflect a dry retention area; please revise the plan so they do not contradict with one another.
3. ADVISORY COMMENTS:
    a. The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.
    b. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
    c. Sunrise Boulevard is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Sunrise Boulevard right-of-way.

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Kimley»Horn

To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: March 11, 2025

Re: **Integrity First**
Final Review Traffic Impact Study

Kimley-Horn has reviewed the traffic impact study (dated January 23, 2025) prepared by Traffic & Mobility Consultants. related to the above-mentioned project. The project consists of a 50 single-family detached dwelling unit (ITE LUC 210) and is located on Sunrise Boulevard, south of Bell Avenue.

It is anticipated that the proposed trip generation potential for the site is as follows: 40 (10 entering /30 exiting) AM peak hour trips and 52 (33 entering /19 exiting) PM peak hour trips.

The analysis shows study area roadway segments and intersections will operate acceptably upon buildout except for the roadway segment of Oleander Road from Bell Avenue to Farmers Market Road which operates with and failing LOS during existing traffic conditions. Ingress turn lanes are not warranted at the proposed driveway connection. Buildout deficiencies are not anticipated due to project traffic.

Thank you for the opportunity to assist the St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

From:	Hymowitz, Larry
To:	Vennis Gilmore; Planning Department
Cc:	Walia, Kent; Kehres, Kristopher; Spivey, John; Lampley, Paul
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Thank you for the opportunity to provide comments to the City. Please feel free to contact me regarding this issue.

FDOT

Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
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- The original submittal was reviewed for the October 17th, 2024, TRC meeting.

Send all comments and approval letters by **December 23, 2024 (Monday)** to the Fort Pierce Tyler EPL system (if you have access) or to planning@cityoffortpierce.com and vgilmore@cityoffortpierce.com . Let me know if you have any questions or concerns. Thank you.

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



KMA Engineering & Surveying

3001 Industrial Ave 2
Fort Pierce, Fl. 34946
772-569-5505

February 24, 2025

Attention: Vennis Gilmore, Assistant Planning Director
Subject: Sunrise Lakes PD
Location: 3804 Sunrise Boulevard
RE: TRC No. PD2024-00002

We are in receipt of comments dated December 18th, 2024, and have the following responses:

SURVEY COMMENTS:

1. Previous comment "The PDF file of the survey does not accurately scale to the noted 1" = 50', please provide an electronic file of the certified boundary and topographic survey which was converted at the appropriate noted plan scale was not addressed as no survey was provided in the resubmittal.
   Response: Please see attached survey

PLANNED DEVELOPMENT COMMENTS:

1. Address the following previously provided comments:
   a. The submitted Gopher Tortoise Survey and the Capacity Analysis information had areas that were unreadable as some on the font did not transfer when converted to the PDF files. Please update the documents and resubmit.
      Response: Both read fine on our end. Please note there are no gopher tortoise burrows observed onsite.

   b. Remove all landscaping from within the limits of any proposed stormwater treatment areas such as conveyance swales.
      Response: All landscaping has been removed from stormwater areas or swales have been relocated

   c. The site plan shall include the boundary information along the Sunrise Boulevard property line, dry retention area setbacks, driveway setbacks, and street names.
      Response: The boundary and street names are shown on the Site

Plan. The setbacks are shown in the table and the area of the dry ponds is shown in the tables

d. The site plan contains two (2) different Typical Not Details that are illegible; please revise these details so they are readable and resubmit.
Response: Details have been removed

2. The landscape plan indicates a proposed bioswale situated in the middle of the project. However, the engineering plans reflect a dry retention area; please revise the plan so they do not contradict with one another.
Response: The engineering plans call the middle pond a bioswale

3. ADVISORY COMMENTS:
   a. The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.
   Response: Acknowledged

   b. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
   Response: Acknowledged

   c. Sunrise Boulevard is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Sunrise Boulevard right-of-way.
   Response: Acknowledged

PLANNING/ZONING COMMENTS

1. Please submit the Final Plat Application with supporting documents separately in the in the Tyler Portal.
Response: A Final Plat application will be submitted separately

2. The documents that were submitted on 12/10/2024 were mislabeled. There were documents labels as Color Board and Design Review Narrative that did not match the descriptions. The Color Board was the Construction Plans/Site Plan, the Design Review Narrative was the TRC Response Letter, etc. Please submit a Design Review Narrative and new renderings per the previous TRC Comments.
Response: This was due to the online portal not allowing us to upload certain attachments. We had to chose headings that were available in the drop down menu

3. Provide an electronic color board with proposed color palettes.

Response: Please see attached updated elevations

4. Consider lighter and more vibrant colors than black and greys.
   Response: Please see attached updated elevations

5. Consider the inclusion of a noise barrier/wall, other sound absorbing or reducing residential building techniques/materials to minimize any potential disruptions experience by future residents of the community.
   Response: An increased landscape area has been added to the south and a wall/fence may be added to the western property line

6. Please be sure to contact Kori Benton, Planning Manager, St. Lucie County at 772-462-2518 or bentonk@stlucieco.org and Grant Chambers, Senior Project Engineer, St. Lucie County at 772-462-1707 or chambersg@stlucieco.org, to check on the status of your County Road Traffic review by St. Lucie County's third party traffic consultant.
   Response: A response has been submitted to SLC based off their recent traffic review

7. Consider the addition of a development amenity between lots 35 and 50. Example: pocket park, etc.
   Response: That area has been designated as an amenity area. A gazebo or small clubhouse may be added there by the future homebuidler

We hope we have sufficiently addressed all your concerns. If you have any questions, please do not hesitate to contact us. Thank you for your time in reviewing this submittal.

Cordially,

Blaine Bergstresser, P.E.

Planning Board **6. c.**

Meeting Date: 05/12/2025

Re: PZCON2024-00003 (3301 AVENUE D) - Atlantic Recyling

Information

SUBJECT:

Conditional Use with No New Construction - Atlantic Coast Recycling
3301 Avenue D

SUMMARY:

(PZCON2024-00003) - Parcel ID#: 2408-214-0001-000-2
Atlantic Coast recycling are proposing to make a modification to the existing conditional use approval granted to this site. Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements). Use of the property remains the same as it has been for the last 20, or so, years. No changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

RECOMMENDATION:

Staff recommend that the Planning Board forward the application of the Conditional Use with no new construction (Atlantic Coast Recycling) to the City Commission with a recommendation of APPROVAL

ALTERNATIVES:

Approval with alternative/additional conditions
or
Disapproval

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Project Narrative
Site Plan
Survey
Deed
Landscape Plan
Traffic Statement
Site Lighting Plan
TRC Comments
SLC Comments
Response Comments

Form Review

Form Started By: Kev Freeman
Started On: 04/30/2025 04:35 PM
Final Approval Date: 05/07/2025

CITY OF FORT PIERCE

PLANNING BOARD

MAY 12, 2025

ATLANTIC RECYCLING – CONDITIONAL USE
PZCON2024-00003

APPLICATION

PZCON2024-00003

Conditional Use with No New Construction)

APPLICANT

Dennis Murphy

Cotleur & Hearing

On behalf of the Property Owners

ADDRESS

3301 Avenue D

PARCEL ID #:

2408-214-0001-000-2

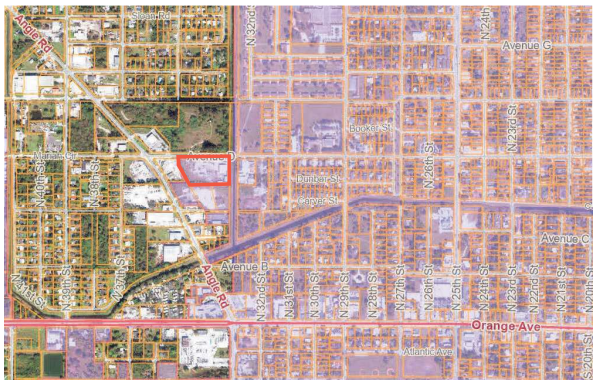
SUMMARY

Atlantic Coast recycling are proposing to make a modification to the existing conditional use approval granted to this site. Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements).

The use of the property remains the same as it has been for the last 20, or so, years.

No changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

SITE LOCATION SITE AREA +/- 4.22 Acres



N

SITE LOCATION SITE AREA +/- 4.22 Acres



N

SITE PHOTO

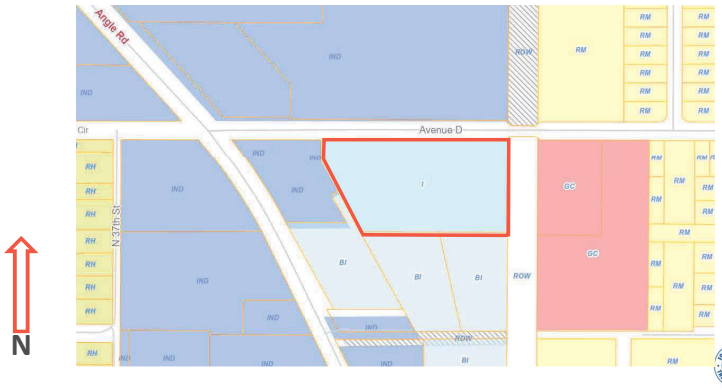


© Google Earth

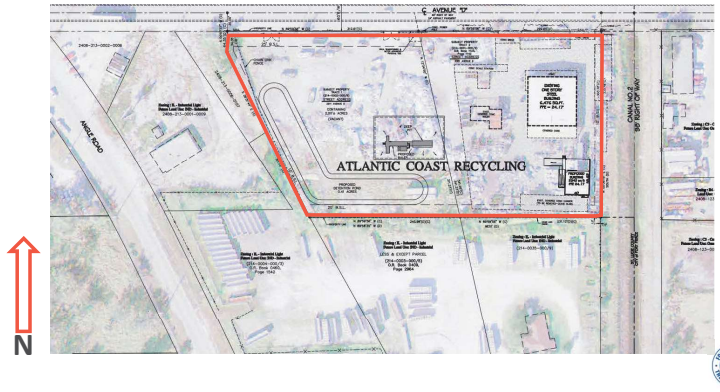
EXISTING ZONING - PD



EXISTING FLU – LOW DENSITY RESIDENTIAL



ATLANTIC RECYCLING – SITE PLAN



RECOMMENDATION

Staff recommend that the Planning Board forward the application of the Conditional Use with no new construction (Atlantic Coast Recycling) to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

Approval with alternative/additional conditions
or
Disapproval

ATLANTIC COAST RECYCLING
CONDITION USE – NO IMPROVEMENTS
GENERAL PROJECT NARRATIVE
JANUARY 2025

The existing Atlantic Coast Recycling's business operation is located at 3001 Avenue D, and was annexed into the City of Ft. Pierce in December 2008. A copy of the City of Ft. Pierce staff report, and supporting information, that was reviewed by the City Commission as part of this 2008 annexation is attached for reference purposes.

Referring to the 2008 staff report, and the minutes of the November 2008 City Planning Board meeting, at the time of annexation the subject property was lawfully being used as a recycling collection center where ferrous and non-ferrous materials were collected, packaged and shipped out to material reprocessing centers. Since at least 2004, the St. Lucie County Business Tax License (which for it to be initially issued required a County zoning compliance verification review) has identified the uses on this property as being "RECYCLING/ MISC/ MFG (RECYCLING)." A copy of the 2009/2010 city of ft pierce business tax license for this operation is also attached (subsequently issued license are in the archival files of the City of Ft. Pierce and are not available (at least that we could find) through online resources.

Following annexation of the property into the City of Ft. Pierce, modifications to the existing site plan for this property were approved by the City Commission in 2010, providing for the construction of a new shipping platform and compacting equipment. Construction of these facilities was completed in 2011.

Following the annexation of the subject property into the City of Ft. Pierce in 2008, subsequent City Business Tax Receipts (BTR's) were issued for this property through 2024, each of which recognized the same use classification and limitation. The first such BTR was issued in 2009/2010. A copy of this BTR is attached to this narrative.

In 2024, the City of Ft Pierce discontinued the collection of Business Tax Receipts, for those business operations located with the city limits. In its place, the City Commission established the requirement for a 'Certificate of Uses' for all businesses located in the City, that was to be renewed on an annual basis, similar to the old BTR process, but that was now cataloged and processed through the City's Enterprise Permitting and Licensing (EPL) computer system. As part of this new compliance review system, the Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements), even though our use of the property remains the same as it has been for the last 20, or so, years. We are not proposing any changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

However, and in accord with the City's direction on this matter, we have submitted this Petition for Conditional Use (No Improvements) Review for the existing Atlantic Coast Recycling Center at 3001 Avenue D, and are hereby requesting that the City of Ft. Pierce reaffirm its prior recognition of this facility as being a lawfully operating recycling facility, subject to the lawful limitations of such classification.

CITY OF FORT PIERCE, FLORIDA

City Commission Meeting

Agenda Item # 15

Commission Meeting December 1, 2008

To: The Honorable Mayor and Members of the City Commission

Through: David L. Recor, City Manager

From: David Carlin, Interim Assistant Director of Planning DC

Re: **Ordinance No. L-68**
Annexation via Application
3301 & 3211 Avenue D

Date: November 21, 2008

ISSUE(S):	Approval of the Annexation via Application for two parcels totaling 4.22 acres and identified as being contiguous to the municipal boundaries.
SUMMARY:	• Property is located east of Angle Road, on the south-side of Avenue D. • Property has a County future land use designation of IND, *Industrial.* The proposed City land use designation is CI, *County Industrial.* • Property has a County zoning classification of IL, *Light Industrial.* The proposed City zoning classification is I-1, *Light Industrial.* • At the November 12, 2008 meeting, the Planning Board voted unanimously to recommend approval.
FISCAL IMPACT:	Estimated municipal *ad valorem* taxes: $4,625.80
RECOMMENDATION:	Approval of the annexation.
ALTERNATIVES:	Denial of the annexation.
RESPONSIBLE STAFF:	Erica H. Ehly, Comprehensive Planner
ATTACHMENTS:	Ordinance No. L-68, Staff Report, Planning Board Minutes, Application.

ORDINANCE NO. L-68

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT **3211 AND 3301 AVENUE D**; 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.

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 properties:

Address:	**3211 AVENUE D**
Property I.D.:	**2408-214-0002-000-9**
Legal Description:	**8 35 40 BEG AT NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4, TH E 305.85 FT, TH S 12 DEG 14 MIN 54 SEC E 311.25 FT M/L, TH N 89 DEG 58 MIN35 SEC W 245.98 FT, TH NWLY TO PT64.35 FT S OF NW COR THEREOF, TH N TO POB-LESS N 30 FT- (2.37 AC)(OR 1352-1602)**
Address:	**3301 AVENUE D**
Property I.D.:	**2408-214-0001-000-2**
Legal Description:	**8 35 40 FROM NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4 RUN E ALG N LI 305.85 FT TO POB, TH CONT E 306.35 FT, TH RUN S ALG W LI OF CANAL #2 R/W 333.78 FT, TH RUN W ON LI 1 FT N OF CHAIN LINK FENCE231.12 FT, TH RUN NWLY 341.23 FT TO POB-LESS N 30 FT FOR AV D R/W- (1.85 AC) (OR 1123-1142)**

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 January 1, 2009 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 **I-1, Light Industrial** Zone, and the Future Land Use Designation is **I, Industrial** 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.

APPROVED AS TO FORM & CORRECTNESS:

CITY ATTORNEY

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: David L. Recor, City Manager

THROUGH: David Carlin, Interim Assistant Director of Planning DC

FROM: Erica H. Ehly, Comprehensive Planner EE

DATE: November 21, 2008

SUBJECT: **Annexation via Application**
3301 & 3211 Avenue D

STAFF REPORT

Owner:	Atlantic Coast Recycling, Inc. 3301 Avenue D Fort Pierce, Florida 34947
Applicant:	Dennis J. Murphy Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Representative:	Same
Requested Action:	Approval of the Annexation via Application for two parcels totaling 4.22 acres and identified as being contiguous to the municipal boundaries.
Location:	East of Angle Road, South of Avenue D
Parcel I.D. Numbers:	2408-214-0002-000/9 & 2408-214-0001-000/2
Property Size:	4.22 acres
Existing Land Use:	Recycling Receiving Center
Current Zoning:	IL, *Industrial Light*: this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding are, together with such other uses as may be necessary to and compatible with light industrial surroundings.

Proposed Zoning: I-1, *Light Industrial*: district to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

Existing Future Land Use: IND, *Industrial*: applied to specific areas of the County identified for industrial use; intended to be implemented through the heavy and light industrial zoning districts; areas must have available all of the necessary services and facilities prior to development; heavy industrial uses will be required to provide substantial buffering from adjacent, incompatible uses.

Proposed Future Land Use: CI, *County Industrial*: Intensive manufacturing and industrial uses. Storage and distribution facilities. Maximum building height: 80 feet.

Fiscal Impact: Assessed Value: $846,300.00

Estimated Municipal *ad valorem* taxes: $4,625.80

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Pursuant to Section 171.044 of the Florida Statutes, the applicant has submitted a petition for annexation regarding two parcels totaling 4.22-acres and located at 3301 & 3211 Avenue D. Staff has confirmed that the property owner in the area described has signed the petition for annexation, that the property is located in an unincorporated part of the County, and that it is reasonably compact and contiguous to the corporate areas of the City of Fort Pierce. In addition, the annexation will not result in the creation of any enclaves.

Pursuant to Policy 1.1.6 of the Future Land Use Element of the Comprehensive Plan, the annexation of the subject property will not affect the ability of the City to provide public services at a level equal to or better than that available from the current service providers and at the City's adopted level of service standards. In addition, the annexation will improve service delivery and eliminate irregularities in the City's boundaries.

Consistent with Policies 1.6.4 and 1.6.5 of the City Comprehensive Plan and general City policy, properties annexed shall receive a land use designation compatible with its county land use designation, and annexed properties shall receive a land use designation according to the Proposed Future Land Use Map. In addition, general City policy is that annexed properties will receive a zoning designation with a density equal to or lower than the density associated with the County zoning designation. A zoning classification will be assigned if there is a compatible City zoning classification available to that classification assigned in the County. If a compatible zoning classification is not available, the property will retain the zoning classification assigned in the County until such time as an application is submitted to rezone to a City classification that is consistent with the land use.

The next item considered - **# 5 – Approval of Minutes of October 14, 2008.**

Chairman Hayek said has everybody had a chance to look over the minutes and any changes duly noted?

Mr. Knott said Mr. Chairman, just one item. Under the roll call, I'm sure that Mr. Reilly doesn't want to be usurped here. They got me down as Vice-Chair and if we could correct that to make Mr. Reilly the Vice-Chair, I'd appreciate that.

Chairman Hayek said so noted. Any other changes? I entertain a motion.

Motion made by Mr. Knott and seconded by Mr. Poitier to approve the minutes with correction.

Unanimously approved by voice vote.

The next items considered: **Item # 6a – Annexations - 3301 & 3211 Avenue D -** Approval of the voluntary annexations via application for two parcels totaling 4.22 acres and identified as being contiguous to the municipal boundaries of the City of Fort Pierce. The properties are located at 3301 Avenue D and 3211 Avenue D. The properties are owned by Atlantic Coast Recycling, Inc. The applicant/representative is Dennis J. Murphy of Culpepper & Terpening, Inc.

Chairman Hayek said can we hear from Staff?

Ms. Ehly said good evening Mr. Chair, Planning Board members. Pursuant to Section 171.044 of the Florida Statutes, the applicant has submitted a petition for annexation regarding two parcels totaling 4.22 acres and located at 3301 & 3211 Avenue D. The property will be assigned a future land use designation of C-I, County Industrial, consistent with the future land use designation assigned in the County of Industrial. In addition, the property will receive a zoning classification of I -1, as is comparable to the assigned Light Industrial in the County. Pursuant to Section 2-223 of the City Code, Staff requests that the Planning Board forward a recommendation of approval of this voluntary annexation to the City Commission.

Chairman Hayek said any questions of Staff on this? I do want to note that Mr. Reilly is here and he'll conduct his duties as Chairman or Acting Chairman.

Mr. Lloyd said this isn't the same property that came up for annexation last year?

Ms. Ehly said Mr. Chair, Mr. Lloyd, no it's not.

Mr. Lloyd said okay.

Ms. Ehly said that was across the street.

Mr. Lloyd said okay.

Mr. Knott said Mr. Chair, if I could ask a question of Staff. This property is coming in with the Light Industry? Is this correct?

Ms. Ehly said yes Sir. Light Industrial.

Mr. Knott said Light Industrial. Are they compatible with the County's and the City's because they are a heavy-duty operation out there.

Ms. Ehly said well as far as the existing use, it is compatible with our I-1 zoning district.

Mr. Knott said but as far as the actual zoning is it apples to apples when they come in or are they going to have any problems with the way they are operating now?

Ms. Ehly said they won't.

Mr. Knott said thank you.

Chairman Reilly said we had looked at something out here about two years ago. This is not the same property?

Ms. Ehly said no it is not.

Chairman Reilly said okay.

Ms. Ehly said that was across the street.

Mr. Hayek said if you would have been here on time you would have known I asked the same question.

Mr. Lloyd said does this recycling facility deal with any hazardous materials at all? Are there any environmental concerns with Staff?

Ms. Ehly said Mr. Chair, Mr. Lloyd, I'm not aware of any. The applicant's representative is here this evening and we did speak to him about what specific activities occurred. Certainly, he's here to answer any questions or clarify anything for you.

Chairman Reilly said please state your name and address for the record.

Mr. Murphy said Mr. Chair, for the record, my name is Dennis Murphy. I'm with the Firm of Culpepper & Terpening here in Fort Pierce. Tonight we are here representing Atlantic Coast Recycling Inc. in a petition for annexation in to the City of Fort Pierce. Mr. Lloyd, the question about the hazardous waste, hazardous materials, no we do not work with

that. We are basically collecting aluminum and other similar type metals to that and we compress, package and ship them on out.

Mr. Lloyd said thank you.

Mr. Murphy said and we are not the property that you all had before.

Chairman Reilly said any other questions? Any questions from the public for or against? Did I do that in the right order? Well, I'm sorry. Jeremiah had promised me he was going to write out a lengthy list for me before he turned this thing over to me. Hopefully, he's watching today. Any comments from the public for or against?

Motion made by Mr. Hayek and seconded by Mr. Knott to forward a recommendation to the City Commission to approve the annexation for the properties located at 3301 & 3211 Avenue D.

Those in favor were: Mr. Dannahower, Ms. Dixon, Mr. Hayek, Mr. Knott, Mr. Lloyd, Mr. Poitier, Ms. Wood, Mr. Yates and Chairman Reilly.

Those opposed: none.

Chairman Reilly said this will be submitted to the City Commission on the next scheduled meeting. Good luck.

Ms. Ehly said with a recommendation for approval.

Chairman Reilly said with a recommendation of approval.

The next item considered: **Ordinance - Establishment of the I-3, Heavy Industrial Zoning District** – Approval of a proposed ordinance amending Chapter 22, Article III, Basic Zoning Districts, of the City code of Ordinances to establish the I-3 zoning district

Ms. Ehly said the proposed ordinance before you this evening is being initiated to provide consistency between the zoning districts of the City Code and the zoning districts utilized in the County for the purposes of annexation and to provide consistency with the future land use designations identified in the Comprehensive Plan. The Comprehensive Plan identifies two Industrial Future Land Use designations that allow for the uses included in the County Heavy Industrial zoning district: Heavy Industrial and County Industrial. However, the City Code does not include a zoning district comparable to the County Heavy Industrial zoning district. Currently the City Code contains two industrial zoning classifications I-1 and I-2. The uses allowed in these classifications do not allow for all of the uses included in the County Heavy classification. Consequently, when a property that is zoned Heavy Industrial or is assigned an Industrial Future Land Use designation in the County and is annexed into the City, the City Code does not offer a zoning classification that protects the property owner rights to the uses as allowed in the County. The proposed ordinance will create the I-3 zoning district to include those uses identified in the

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2004 - 2005

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2005

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

NEW BUSINESS St Lucie County

Original tax:	$18.75			
Penalty:				
Collection cost:				
Total:	$18.75	Paid 08/06/2004	18.75	99-20040806-068629

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent for the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment.

In addition to the penalty, the Tax Collector is entitled to a collection fee of $1 to $5. This fee is based on the amount of Local Business Tax, which will be collected from delinquent taxpayers after September 30 of the business year.

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Pursuant to Florida law, Local Business Taxes are subject to change.

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2005 - 2006

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2006

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$18.75			
Penalty:				
Collection cost:				
Total:	$18.75	Paid 08/05/2005	18.75	99-20050805-162256

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2006 - 2007

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2007

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$19.65			
Penalty:				
Collection cost:				
Total:	$19.65	Paid 08/07/2006	19.65	99-20060807-084965

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2007 - 2008

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2008

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$19.65			
Penalty:				
Collection cost:				
Total:	$19.65	Paid 07/30/2007	19.65	99-20070730-048785

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2008 - 2009

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2009

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60		
Penalty:			
Collection cost:			
Total:	$20.60	Paid 07/24/2008 20.60	03-20080724-006153

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2009 - 2010

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2010

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60		
Penalty:			
Collection cost:			
Total:	$20.60	Paid 07/28/2009 20.60	33-20090728-001807

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2010 - 2011

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2011

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/13/2010	20.60	06-20100713-010053

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2011 - 2012

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2012

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 08/18/2011	20.60	0099-20110818-016215

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
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2012 - 2013

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2013

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/09/2012	20.60	0019-20120709-011834

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
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2013 - 2014

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2014

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/18/2013	20.60	0099-20130718-017031

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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Pursuant to Florida law, Local Business Taxes are subject to change.

Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2014 - 2015

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2015

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 08/19/2014	20.60	0004-20140819-003687

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

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tcslc.com

2015 - 2016

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2016

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 08/18/2015	20.60	0117-20150818-006492

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2016 - 2017

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2017

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 09/19/2016	20.60	0099-20160919-029078

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ST. LUCIE COUNTY

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tcslc.com

2017 - 2018

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2018

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL

Original tax:	$20.60
Penalty:	$5.15
Collection cost:	$5.00
Total:	$30.75

St Lucie County

Paid 03/12/2018 32.81 0128-20180312-001619

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2018 - 2019

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2019

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL

Original tax:	$20.60
Penalty:	$5.15
Collection cost:	$5.00
Total:	$30.75

St Lucie County

Paid 12/10/2019 30.75 0000-20191210-036961

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

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tcslc.com

2019 - 2020

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2020

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL

Original tax:	$20.60
Penalty:	$4.12
Collection cost:	$5.00
Total:	$29.72

St Lucie County

Paid 12/10/2019 29.72 0000-20191210-036961

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TAX COLLECTOR
ST. LUCIE COUNTY

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2020 - 2021

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2021

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/01/2020	20.60	0025-20200701-031004

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ST. LUCIE COUNTY

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tcslc.com

2021 - 2022

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2022

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/01/2021	20.60	0025-20210701-039199

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TAX COLLECTOR
ST. LUCIE COUNTY

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tcslc.com

2022 - 2023

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2023

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/06/2022	20.60	0025-20220706-040460

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2023 - 2024

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2024

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/20/2023	20.60	0025-20230720-044960

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2024 - 2025

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2025

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/02/2024	20.60	0025-20240702-048962

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

CITY OF FORT PIERCE
BUSINESS TAX RECEIPT

No. 10-00022631
10-00022630

2009 - 2010

100 N. U.S. # 1 - Fort Pierce, FL - 34950
772-460-2200 ext 371 or 372

BUSINESS NAME: ATLANTIC COAST RECYCLING, INC. | PRINCIPAL: ATLANTIC COAST RECYCLING, INC

MAILING ADDRESS: 3301 AV D | LOCATION: 3301 AV D

FT PIERCE FL 34947 | PHONE: 461-1831

may hereby engage in the following business, profession or occupation.

CLASSIFICATION: 236 UNCLASSIFIED
232 TRUCKS/VEHICLES DELIVERY OF GOODS
ONE TRUCK ONLY NON-FERROUS METAL
RECYCLING

IN THE CITY OF FORT PIERCE, FLA. FOR THE PERIOD BEGINNING ON THE 1ST DAY OF OCTOBER AND ENDING SEPTEMBER 30.

ISSUED DECEMBER 04 2009

Cassandra Steele (SEAL) CITY CLERK

This Receipt becomes null and void if business name, classification, ownership or address is changed.

I understand and agree that issuance of a Business Tax Receipt **does not** allow occupancy, nor exempt the possessor from compliance with any City Code or Ordinance. Receipt may be revoked in accordance with Section 9-29.

TAX AMOUNT	$ 195.75
NEW / RENEWAL FEE	$ 15.00
PENALTY	$ .00
TOTAL	$ 210.75

000248

THIS RECEIPT MUST BE PROMPTLY POSTED FOR PUBLIC VIEW

Business Tax Receipts Viewer

City of Fort Pierce



All rights reserved

Business Tax Receipts Viewer

City of Fort Pierce



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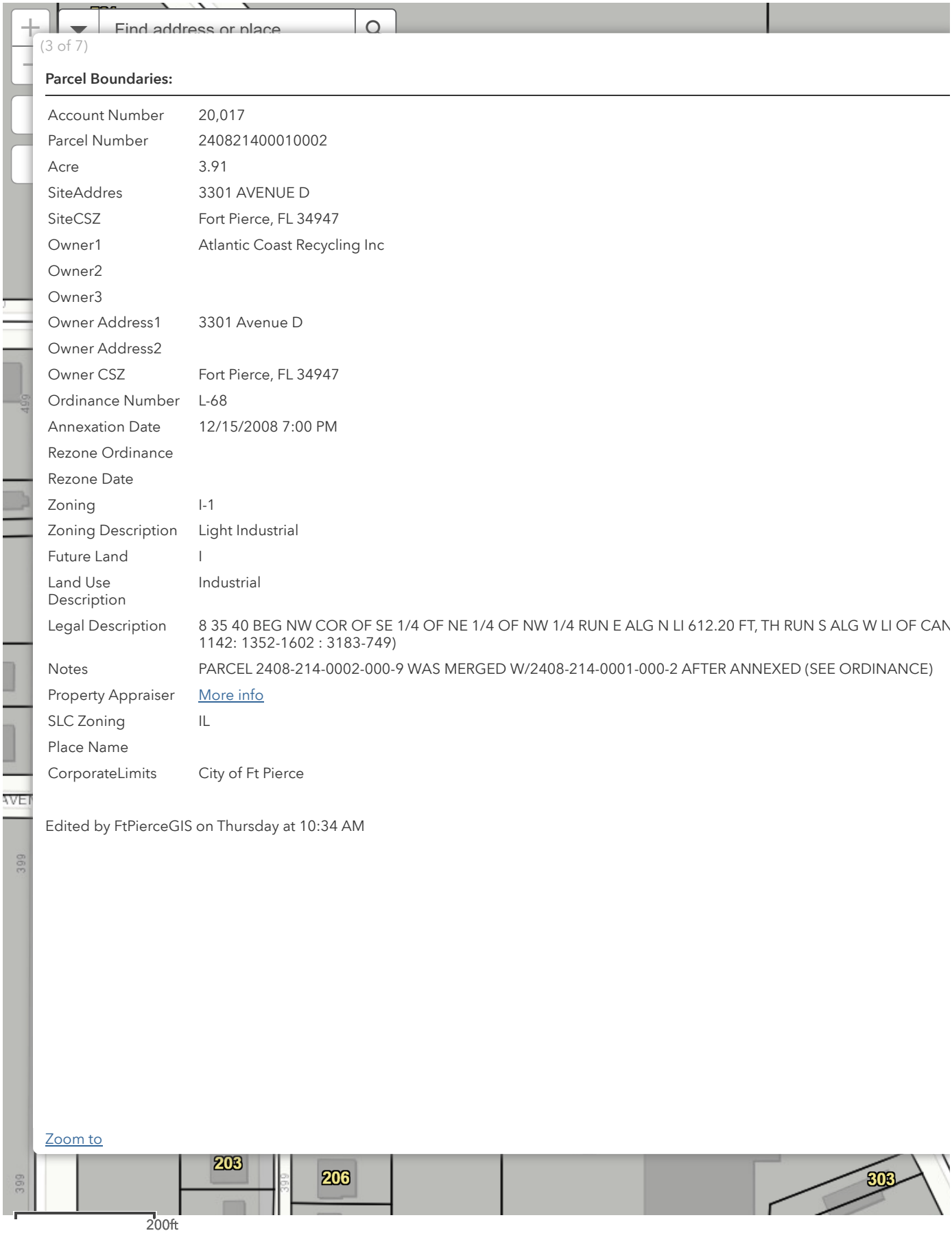
Business Tax Receipts Viewer

City of Fort Pierce



(3 of 7)

Parcel Boundaries:

Account Number	20,017
Parcel Number	240821400010002
Acre	3.91
SiteAddres	3301 AVENUE D
SiteCSZ	Fort Pierce, FL 34947
Owner1	Atlantic Coast Recycling Inc
Owner2	
Owner3	
Owner Address1	3301 Avenue D
Owner Address2	
Owner CSZ	Fort Pierce, FL 34947
Ordinance Number	L-68
Annexation Date	12/15/2008 7:00 PM
Rezone Ordinance	
Rezone Date	
Zoning	I-1
Zoning Description	Light Industrial
Future Land	I
Land Use Description	Industrial
Legal Description	8 35 40 BEG NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4 RUN E ALG N LI 612.20 FT, TH RUN S ALG W LI OF CAN 1142: 1352-1602 : 3183-749)
Notes	PARCEL 2408-214-0002-000-9 WAS MERGED W/2408-214-0001-000-2 AFTER ANNEXED (SEE ORDINANCE)
Property Appraiser	More info
SLC Zoning	IL
Place Name	
CorporateLimits	City of Ft Pierce

Edited by FtPierceGIS on Thursday at 10:34 AM

Zoom to

-80.362 27.454 Degrees

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Business Tax Receipts Viewer

City of Fort Pierce



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Business Tax Receipts Viewer

City of Fort Pierce



-80.354 27.454 Degrees

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Business Tax Receipts Viewer

City of Fort Pierce



(7 of 7)

Business Tax Receipts: ATLANTIC COAST RECYCLING, INC

Parcel ID	2408-214-0001-000-2
License Number	22631
Business Control Number	41155
Location ID	23617
Business Name	ATLANTIC COAST RECYCLING, INC
Business Address	3301 AVENUE D
Mailing Address	3301 AVENUE D
Owner Name	ATLANTIC COAST RECYCLING, INC
Business Phone	(772) 461-1831
Contractor Flag	
Date Opened	2009-12-02
Expiration Date	9/30/2024
Status	A
Business Officer Name	VITERI-CHOEZ, RICARDO
Business Officer Title	OWNER
Business Officer Phone	NOT ENTERED
Business Officer Email	
License Classification	236 - UNCLASSIFIED
License Restrictions	Year - 24: 1 TRUCK ONLY FERROUS & NON FERROUS METAL RECYCLING
Description	DBPR
Document Number	109

Zoom to

-80.354 27.454 Degrees

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CONSTRUCTION PLANS FOR

ATLANTIC RECYCLING

IN

SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST

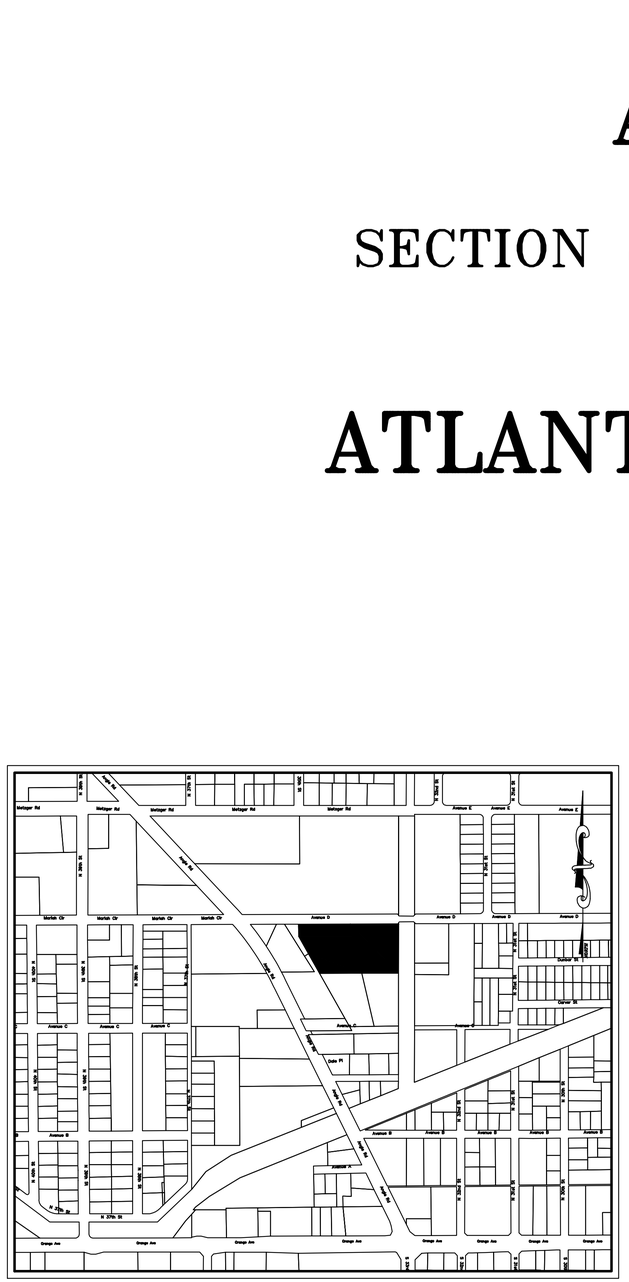
ST. LUCIE, FLORIDA

PREPARED FOR

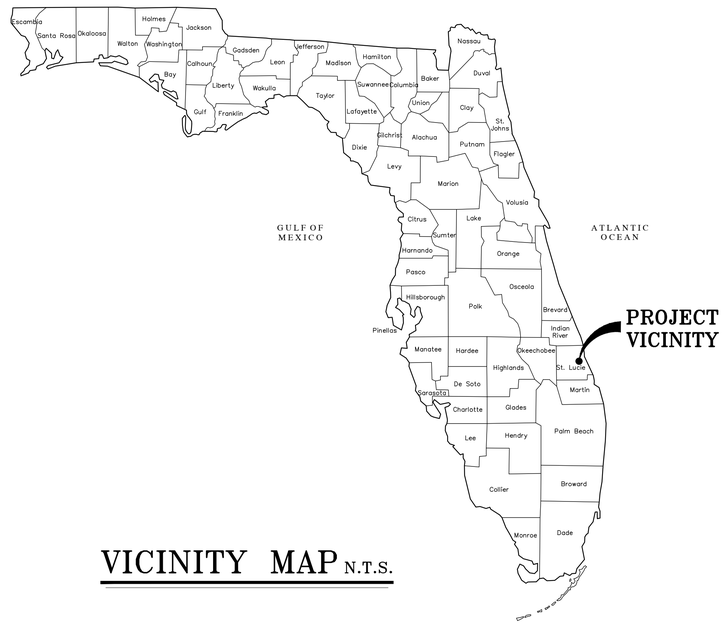
ATLANTIC COAST RECYCLING INC.

GENERAL NOTES

1. "ALL CONSTRUCTION SHALL BE IN COMPLAINCE WITH CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
2. HOURS OF OPERATION ARE AS FOLLOWS; AT TIMES MONDAY-SATURDAY 12 HOURS 8 AM TO 4:30 PM.
3. FACILITY TO PRODUCE NO MORE THAN 80 DECIBELS WITH AN AVERAGE OF 55 DECIBELS AS MEASURED ON 7/5/24 AT THE SITE.



LOCATION MAP N.T.S.



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	SITE PLAN

LEGAL DESCRIPTION

TRACT 1 O.R BOOK 1352, PAGE 1602

8 35 40 BEG NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4 RUN E ALG N LI 612.20 FT, TH RUN S ALG W LI OF CANAL #2 R/W 333.78 FT,TH RUN W ON LI 1 FT N OF CHAIN LINK FENCE 477.10 FT,TH RUN NWLY TO PT 64.35 FT S OF NW CORNER,TH N TO POB-LESS N 30 FT FOR AV D R/W- (4.2 AC) (1123-1142: 1352-1602 : 3183-749)

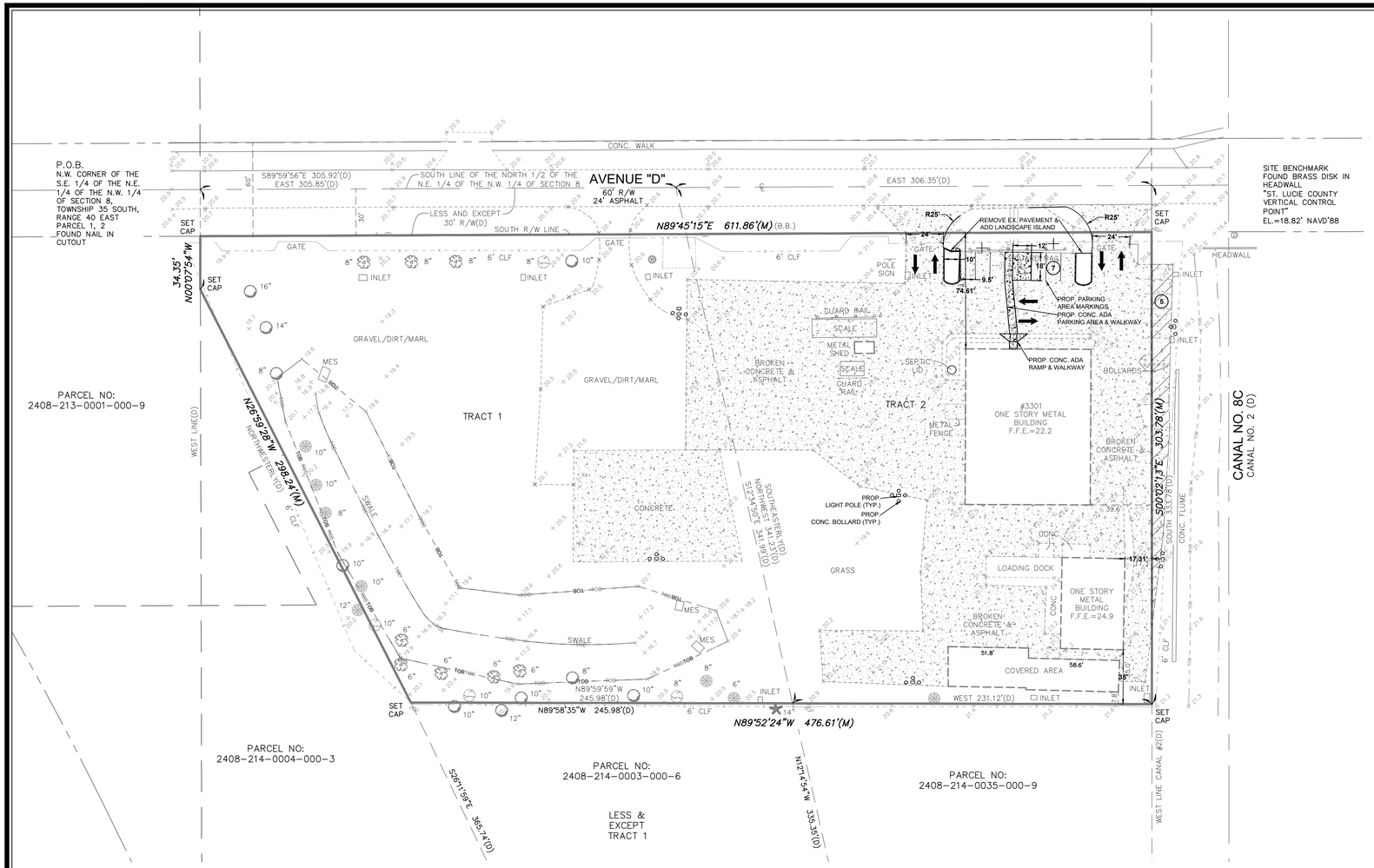
REVISIONS	
SHEET NO.	DATE

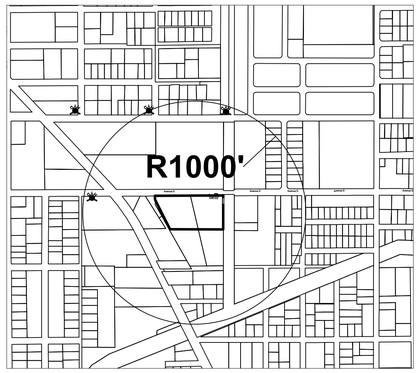
SUBMITTAL DATE: 12/12/24

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

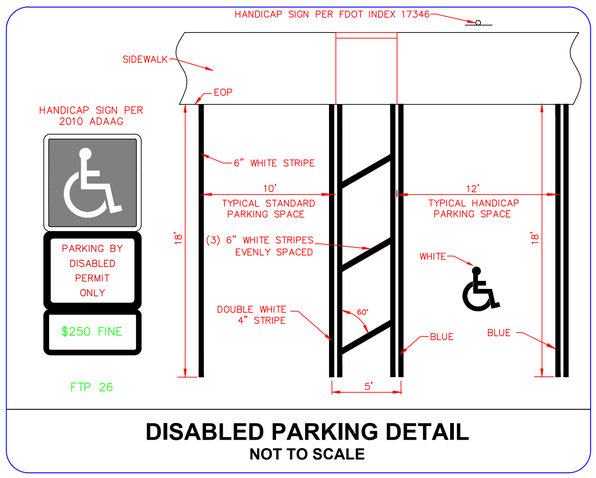
THOMAS DEGRACE P.E. FL. REG. NO. 42354

FILE NAME: 24-031 COVER.DWG

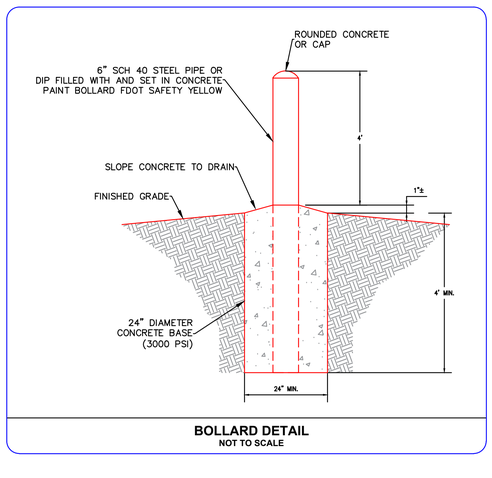




LOCATION MAP, WITH WELLS AND HYDRANTS



DISABLED PARKING DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

SITE DATA TABLE

Owner/Applicant:
Atlantic Coast Recycling Inc.
3301 Avenue D
Fort Pierce, FL 34947
Phone: (305) 680-2393

Landscape Architect

Site Lighting Designer

Engineer:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Surveyor:
KMA Engineering & Surveying, LLC.
3001 Industrial Ave 2
Fort Pierce, FL 34946
Phone 772-569-5505

1.) Project Name:
Atlantic Coast Recycling

2.) Location:
The project site is located at 3301 Avenue D, Fort Pierce, Florida 34947

3.) Project Description:
The Site Plan improvements include stripping, site lighting, and landscaping to support the revised land use request to include recycling and Scrap.

4.) Sec/Town/Range: Section 8, Township 35 South, Range 40 East

5.) Tax Map ID: 34/20N

6.) Parcel ID Numbers: 2408-214-0001-000-2

7.) Gross Site Area: 3.83 acres (166,692 sq feet)

8.) Zoning: I Industrial 3.83 acres

9.) Land Use: I-1 Light Industrial 3.83 acres

10.) Site Density/Intensity:
N/A

11.) Development Schedule:
Start: **Q3-2024**
Complete: **Q4-2024**

12.) Flood Zone:
The project site is located in Flood Zone **X** (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0178L, date 2/16/2012.

13.) Site Coverage[1]:

Existing Site Condition

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.30	12,934		0.078
Roadways/Parking	1.33	57,789		N/A
Other Impervious	0.00	-		N/A
Total Impervious	1.62	70,723	0.0	
Open Space/ Landscape	2.20	95,969		N/A
Lakes/ Retention (dry)	0.00	-		N/A
Preserve Area	0.00	-		N/A
Total Site Area	3.83	166,692	0.0	

Proposed Site Addition (areas of addition only)

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.00	-		0.000
Roadways/Parking	0.00	14		N/A
Other Impervious	0.00	-		N/A
Total Impervious	0.00	14	0.0	
Open Space/ Landscape	0.01	579		N/A
Lakes/ Retention (dry)	0.00	-		N/A
Preserve Area	0.00	-		N/A
Total Site Area	0.01	593	0.0	

Total Site[1]

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.30	12,934	7.8	0.078
Roadways/Parking	1.31	57,210	34.3	N/A
Other Impervious	0.00	-	-	N/A
Total Impervious	1.61	70,144	42.1	
Open Space/ Landscape	1.77	77,267	46.4	N/A
Lakes/ Retention (dry)	0.44	19,281	11.6	N/A
Preserve Area	0.00	-	-	N/A
Total Site Area	3.83	166,692	100	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) Existing Site Facilities (2024) represent existing site conditions.
3.) FAR coverage based on total bldg sq ft/ gross lot area. FAR maximum 1.0

14.) Parking: Expansion Area
Parking Rate based on **ITE Code 110** 6th Edition

Building Area	Ratio	Total Required	Phase Provided	Handicap parking
12,934	0.6*X+2.77	11	12	1

15.) Building Height.:
Maximum Building Height. 35'
Existing Building Height 20'

16.) Building Setbacks/Spacing (Min. Industrial):

	Required	Provided
Front (as measured from Avenue D)	25 ft	**74.61**
Side	10 ft	**17.31**
Rear (as measured from Southern property boundary)	15 ft	**35.00**

17.) Utility Service:

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	ATT

18.) Refuse Collection:
Solid waste collectors will be through the use of existing garbage dumpsters approved City of Fort Pierce.

19.) Site Lighting:
Site lighting in the parking and trailer access areas will be provided through a combination of wall mounted fixtures on the side of the building and the placement of several independent poles in the parking lot areas. The lights will not be exiting the street boundary.

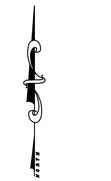
20.) Site Drainage (preliminary):
The site drains into inlets which collects runoff and discharges into an existing pond that acts as a closed system. Existing drainage will remain unchanged.

21.) Traffic Statement:
Trip Generation based upon ITE Code 11th edition (110) General Light Industrial. Trip Generation is estimated as follows:

AADT: rate * 12.934 sq ft = 99.10 AADT
T=3.76(x)+50.47

AM PEAK:0.71 Trips/1000 SF (87% Enter, 13% Exit)
rate * 12,934 sq ft = 20.06 AM Peak
.71X+10.88
entry 17.45
exit 2.61

PM PEAK: 0.63 Trips/1000 SF (18% Enter, 82% Exit)
rate * 12,934 sq ft = 18.30 PM Peak
.63X+10.15
entry 7.87
exit 10.43



LEGEND

- FIRE HYDRANTS
- WELLS (NONE IN AREA)
- 11 PROPOSED PARKING COUNT
- PROPERTY BOUNDARY
- PROPOSED PARKING EASEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED LIGHT POLE
- PROPOSED CONCRETE BOLLARD

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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. .	.	.
. .	.	.
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. .	.	.
. .	.	.

	BY	DATE
DESIGNED	EAC	7/1/2024
CALCS.	.	.
DRAWN	EAC	7/1/2024
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

ATLANTIC RECYCLING

SITE PLAN

DATE: 12/12/24
HORIZ. SCALE: N/A
VERT. SCALE: 1"=40'
JOB No. 24-031
SHEET 2 of 2

P:\Proj-2024\24-031 Atlanta Coast Recycling\Eng\24-031 Base.dwg Date: 12/20/2024 3:20 PM By: EDGAR COMPMAN

* Doc Assump:	$	0.00
* Doc Tax :	$	1131.90
* Int Tax :	$	0.00

THIS DOCUMENT PREPARED BY
AND RETURN TO:
LARRY B. LOFTIS, ESQUIRE
ZIMMERMAN, SHUFFIELD, KISER
& SUTCLIFFE, P.A.
P.O. Box 3000
Orlando, FL 32802

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 29 day of January, 1998, by HERBERT B. HORNE, whose post office address is 3301 Avenue D, Ft. Pierce, Florida 34947, first party, to ATLANTIC COAST RECYCLING, INC., whose post office address is 3301 Avenue D, Ft. Pierce, Florida 34947, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of $10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of ST. LUCIE, State of Florida, to-wit:

From the Northwest corner of the SE1/4 of the NE1/4 of the NW1/4 of Section 8, Township 35 South, Range 40 East, run East along the North line a distance of 305.85 feet to the Point of Beginning; thence continue East 306.35 feet; thence run South along the West line of Canal number 2 right-of-way a distance of 333.78 feet; thence run West on a line 1 foot North of a chain link fence a distance of 231.12 feet; thence run Northwesterly 341.23 feet to the Point of Beginning, less and excepting the North 30 feet thereof for Avenue D right-of-way.

TO HAVE AND TO HOLD the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: DAVID L. RAINES

Print Name: HELEN PREVOST

HERBERT B. HORNE

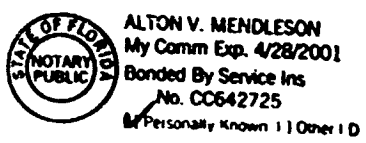
JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1608002 OR BOOK 1123 PAGE 1142
Recorded: 01-29-98 01:33 P.M.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed, sworn to and acknowledged before me this 29th day of January, 1998, by Herbert B. Horne.

Alton V. Mendleson
Signature of Notary Public

(SEAL)



Alton V. Mendleson
Name of Notary Public
(Typed, Printed or stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced:_____

* Doc Assump:	$	0.00
* Doc Tax :	$	1131.90
* Int Tax :	$	0.00

THIS DOCUMENT PREPARED BY
AND RETURN TO:
LARRY B. LOFTIS, ESQUIRE
ZIMMERMAN, SHUFFIELD, KISER
& SUTCLIFFE, P.A.
P.O. Box 3000
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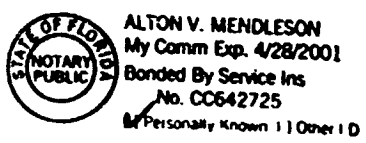
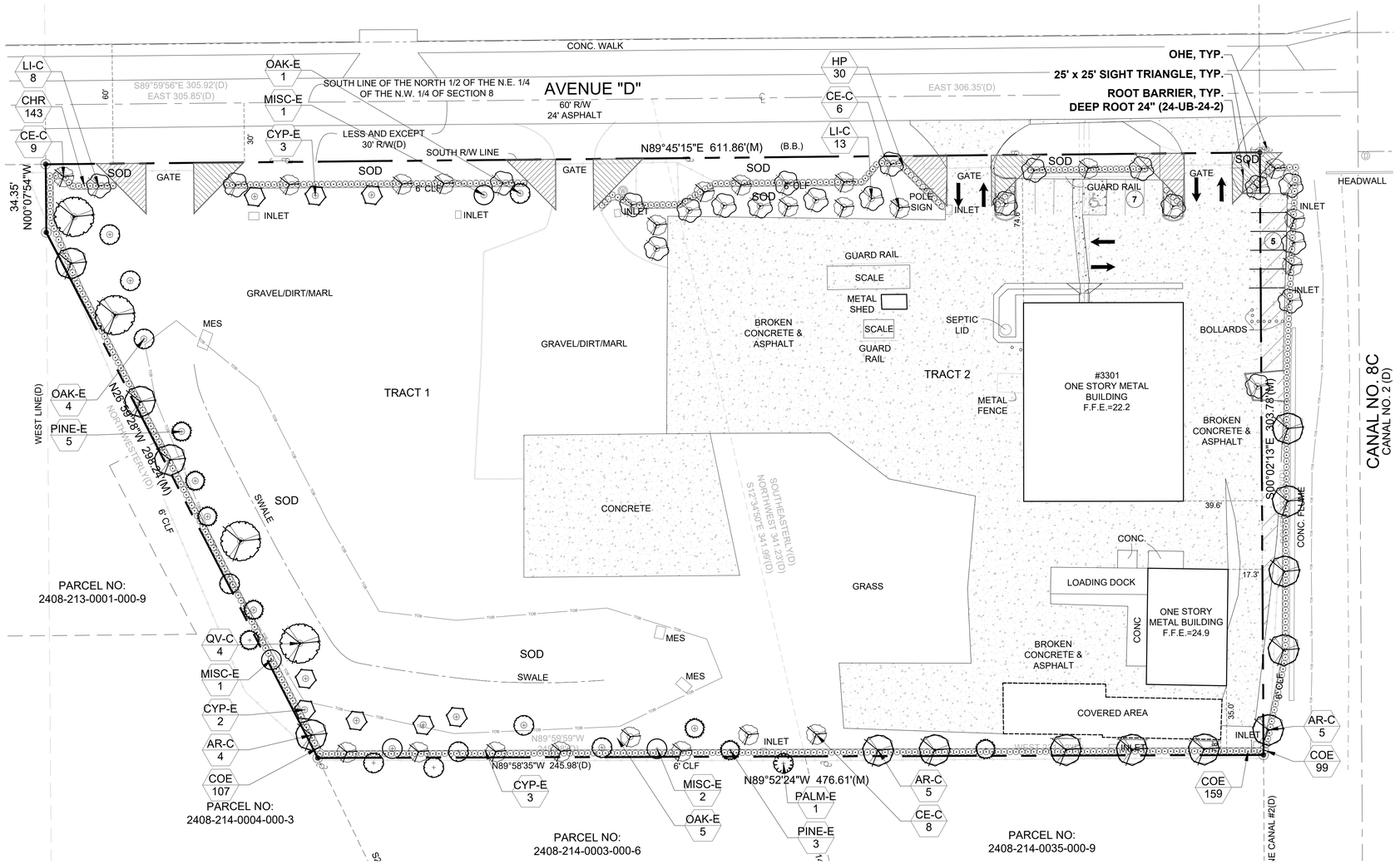


Alton V. Mendleson
Name of Notary Public
(Typed, Printed or stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced:_____

Landscape Notes:

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



Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CODE TREES									
AR-C	14	Acer rubrum	Red Maple	FG	12` HT	5' W	5` CT, SP	Yes	2.5" DBH
CE-C	23	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG	12` HT	5' W	SP	Yes	2.5" DBH
LI-C	21	Lagerstroemia indica	Crape Myrtle	FG	12` HT	5' W	SP	Yes	2.5" DBH
QV-C	4	Quercus virginiana	Live Oak	FG	12` HT	5' W	6' CT, SP	Yes	2.5" DBH
EXISTING TREES									
CYP-E	8	Cypress	Cypress	Existing to Remain				Yes	
MISC-E	4	Miscellaneous Tree	Miscellaneous Tree	Existing to Remain					
OAK-E	10	Oak	Oak	Existing to Remain				Yes	
PALM-E	1	Palm	Palm	Existing to Remain					
PINE-E	8	Pine	Pine	Existing to Remain				Yes	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
SHRUBS									
CHR	143	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	7G	36" HT	36" W	F	Yes	
COE	365	Conocarpus erectus	Green Buttonwood	7G	36" HT	36" W	F	Yes	
HP	30	Hamelia patens 'Compacta'	Dwarf Firebush	7G	36" HT	36" W	F	No	

Landscape Data:

Industrial (I)	Required	Provided
Landscape Area Vehicular Use Area adjacent to Right of Way:	501' x 10' = 5,010 Sq. Ft.	
Vehicular Use Area adjacent to Property Lines:	1,113' x 10' = 11,130 Sq. Ft.	
Interior Vehicular Use Area:	57,210 Sq. Ft. / 30 Sq. Ft. = 1,907 Sq. Ft.	
Total Landscape Area	18,047 Sq. Ft.	**95,969 Sq. Ft.**
Trees Vehicular Use Area adjacent to Right of Way:	5,010 Sq. Ft. / 300 = 17 Trees	
Vehicular Use Area adjacent to Property Lines:	11,130 Sq. Ft. / 200 = 56 Trees	
Interior Vehicular Use Area:	1,907 Sq. Ft. / 100 = 19 Trees	
Total Trees	(19+56+17) = 92 Trees	**92 Trees**
Shrubs Vehicular Use Area adjacent to Right of Way:	501 L.F. / 36" OC = 167 Shrubs	
Vehicular Use Area adjacent to Property Lines:	1,113 L.F. / 36" OC = 371 Shrubs	
Total Shrubs	(167+371) = 538 Shrubs	**538 Shrubs**

Know what's below. Call before you dig.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Civil Engineer:

CULPEPPER & TERPENING, INC.
2980 South 25th Street
Fort Pierce, FL 34981
(772)464-3537 www.ct-eng.com

Atlantic Recycling

3301 Avenue D, Fort Pierce, FL 34947

Landscape Plan

Revisions		
Date	Init.	Description
7.31.24	DC	Initial Submittal

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

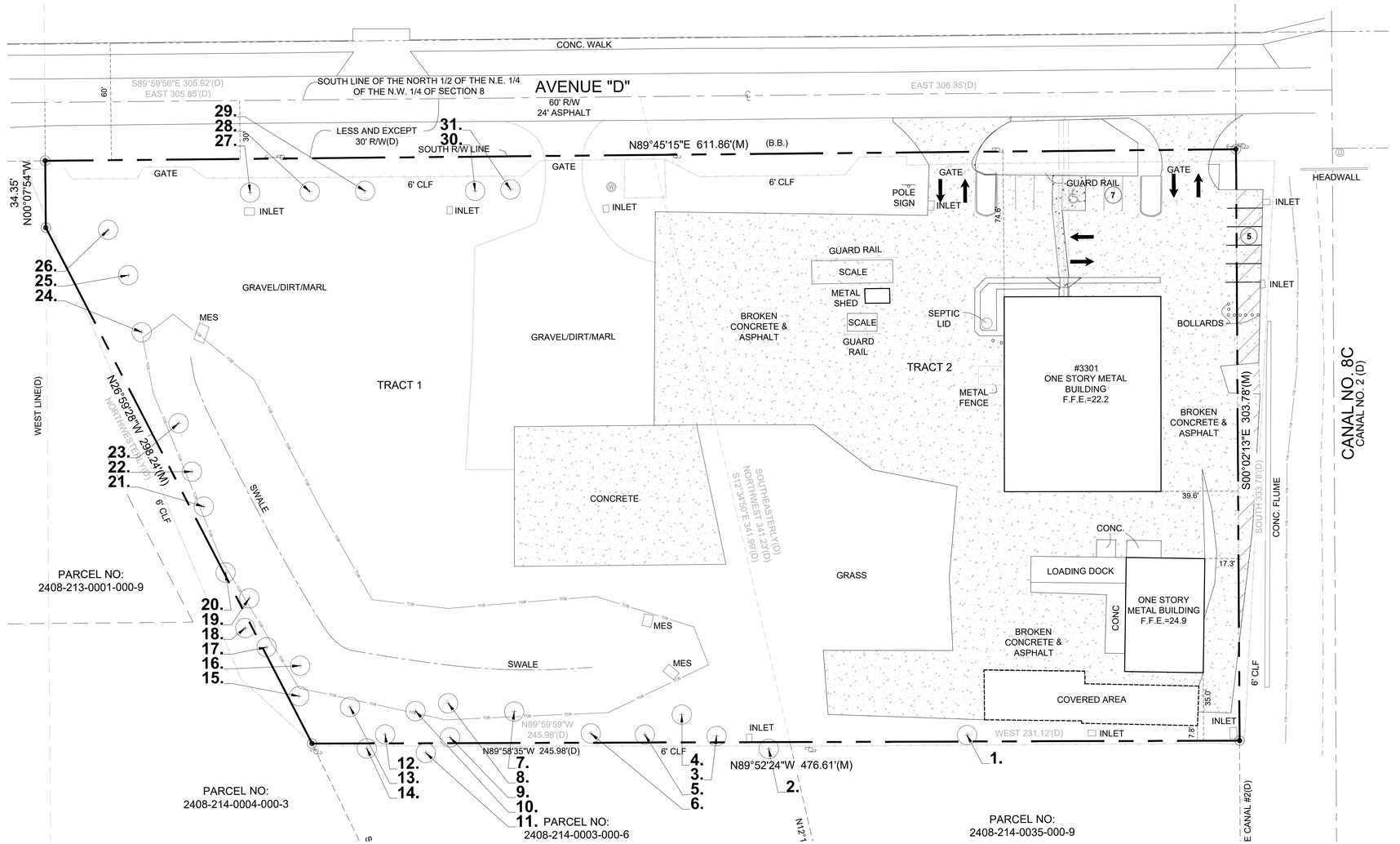
SCALE: 1" = 30'

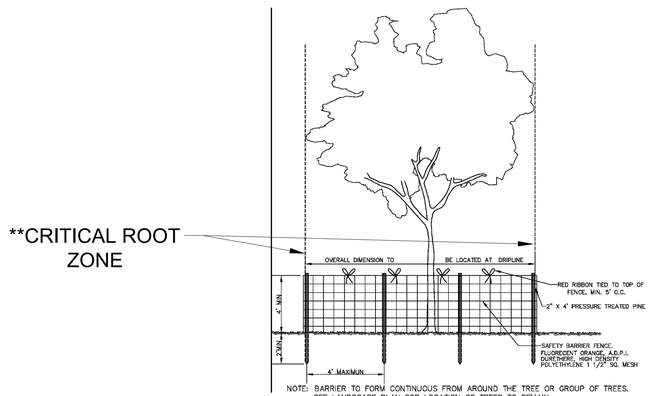
0 15' 30' 60'

LS-01

Existing Trees to Remain:

1. Pine
2. Palm, 14' Height
3. Pine, 6" DBH
4. Pine, 8" DBH
5. Miscellaneous, 8" DBH
6. Oak, 10" DBH
7. Oak, 8" DBH
8. Cypress, 6" DBH
9. Oak, 10" DBH
10. Cypress, 6" DBH
11. Oak, 12" DBH
12. Miscellaneous, 10" DBH
13. Cypress, 6" DBH
14. Oak, 10" DBH
15. Cypress, 6" DBH
16. Cypress, 6" DBH
17. Miscellaneous, 10" DBH
18. Pine, 12" DBH
19. Pine, 10" DBH
20. Oak, 10" DBH
21. Pine, 8" DBH
22. Pine, 10" DBH
23. Pine, 10" DBH
24. Oak, 8" DBH
25. Oak, 14" DBH
26. Oak, 16" DBH
27. Cypress, 8" DBH
28. Cypress, 8" DBH
29. Cypress, 8" DBH
30. Miscellaneous, 8" DBH
31. Oak, 10" DBH





Tree Protection Detail

** The critical root zone (CRZ) is an area around a tree for the purpose of protecting the roots and trunk of a protected tree or a specimen tree, both during and after construction. It is a circular area using a radius measured from the center of the tree. The radius is calculated as one (1) foot of radius for each one (1) inch of diameter at breast height (4.5 feet above grade). For any fraction of a foot over a whole foot, the diameter at breast height will be rounded up to the next whole number. Example: a tree has a diameter at breast height of twenty-one and one-quarter (21¼) inches; the CRZ is a circle, centered on the center of the tree, with a radius of twenty-two (22) feet.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Civil Engineer:

CULPEPPER & TERPENING, INC.
2980 South 25th Street
Fort Pierce, FL 34981
(772)464-3537 www.ct-eng.com

Atlantic Recycling

3301 Avenue D, Fort Pierce, FL 34947

Existing Tree Information

Revisions		
Date	Init.	Description
7.31.24	DC	Initial Submittal

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LS-02

811 Know what's below. Call before you dig.

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: MATERIALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

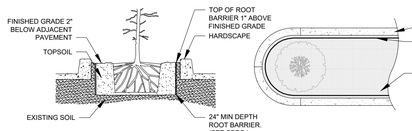
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

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

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

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

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

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

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

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

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

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

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

3.07 SOD:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

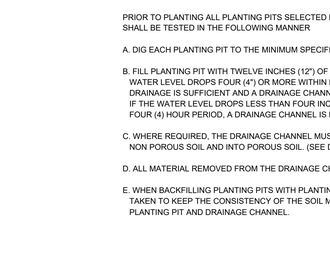
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

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

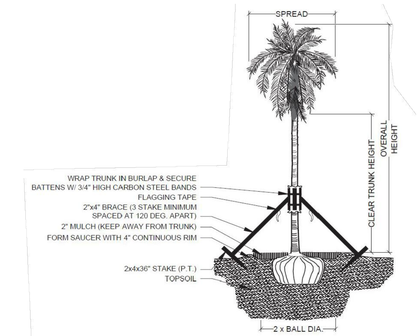
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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

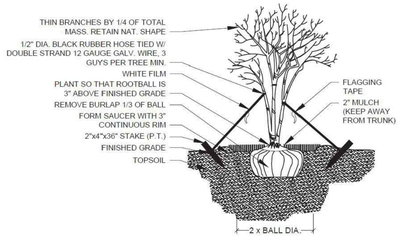
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



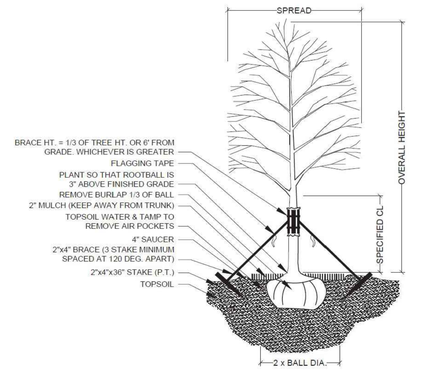
TREE PROTECTION DETAIL
NOT TO SCALE



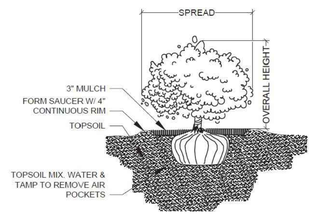
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
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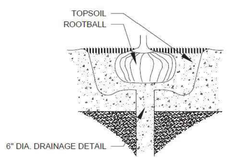

DRAINAGE TESTING DETAIL
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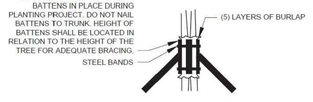
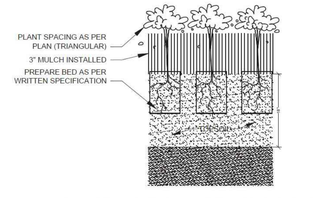


BRACING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
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Details & Specifications

Revisions

Date	Init.	Description
7.31.24	DC	Initial Submittal

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

LS-03

ATLANTIC COAST RECYCLING
CONDITION USE – NO IMPROVEMENTS
TRAFFIC IMPACT STATEMENT
JANUARY 2025

The existing Atlantic Coast Recycling's business operation is located at 3001 Avenue D, and was annexed into the City of Ft. Pierce in December 2008. A copy of the City of Ft. Pierce staff report, and supporting information, that was reviewed by the City Commission as part of this 2008 annexation is attached for reference purposes.

Referring to the 2008 staff report, and the minutes of the November 2008 City Planning Board meeting, at the time of annexation the subject property was lawfully being used as a recycling collection center where ferrous and non-ferrous materials were collected, packaged and shipped out to material reprocessing centers. Since at least 2004, the St. Lucie County Business Tax License (which for it to be initially issued required a County zoning compliance verification review) has identified the uses on this property as being "RECYCLING/ MISC/ MFG (RECYCLING)." A copy of the 2009/2010 city of ft pierce business tax license for this operation is also attached (subsequently issued license are in the archival files of the City of Ft. Pierce and are not available (at least that we could find) through online resources.

Following annexation of the property into the City of Ft. Pierce, modifications to the existing site plan for this property were approved by the City Commission in 2010, providing for the construction of a new shipping platform and compacting equipment. Construction of these facilities was completed in 2011.

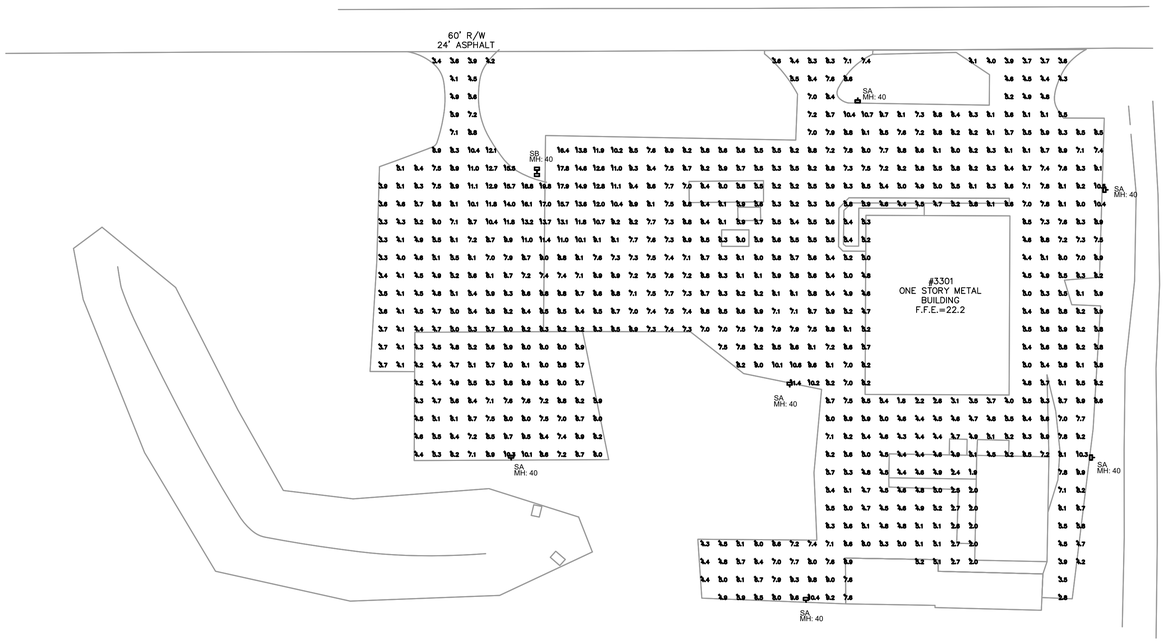
Following the annexation of the subject property into the City of Ft. Pierce in 2008, subsequent City Business Tax Receipts (BTR's) were issued for this property through 2024, each of which recognized the same use classification and limitation. The first such BTR was issued in 2009/2010. A copy of this BTR is attached to this narrative.

In 2024, the City of Ft Pierce discontinued the collection of Business Tax Receipts, for those business operations located with the city limits. In its place, the City Commission established the requirement for a 'Certificate of Uses' for all businesses located in the City, that was to be renewed on an annual basis, similar to the old BTR process, but that was now cataloged and processed through the City's Enterprise Permitting and Licensing (EPL) computer system. As part of this new compliance review system, the Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements), even though our use of the property remains the same as it has been for the last 20, or so, years. We are not proposing any changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

However, and in accord with the City's direction on this matter, we have submitted this Petition for Conditional Use (No Improvements) Review for the existing Atlantic Coast Recycling Center at 3001 Avenue D, and are hereby requesting that the City of Ft. Pierce reaffirm its prior recognition of this facility as being a lawfully operating recycling facility, subject to the lawful limitations of such classification.

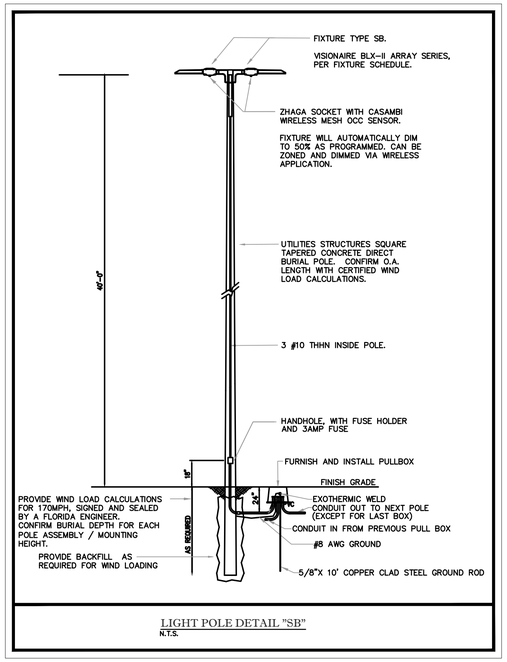
As part of the existing operations for Atlantic Coast Recycling are not proposed to be physically expanded, traffic impacts from this facility are expected to remain in the post condition, the same as they were prior to the City's initiation of this Conditional use with no improvements review requirement. As depicted on

the attached site plan, and as approved by the City in 2010, back in 2010, the total square footage of the Atlantic Coast Recycling Center is approximately 10,000 sq. feet (numbers are rounded). Applying the current ITE Trip Generation Rates for a Specialty Contractor ITE 11th Edition) to this existing facility results in estimated average annual daily trip impacts upon the adjacent Avenue D of 98 trips per day. The expected am peak period impacts are 20 trips and the estimated PM peak period trips are 22 trips. The adjacent segment of Avenue D is currently shown by the St. Lucie TPO to be operating at Level of Service C, which includes the existing trips being generated by the existing business operations at this center. As this application is for an updated Conditional Use Permit, with no associated improvements, it may be assumed that the anticipated new impacts from this operation onto the Local Street network is, '0'.

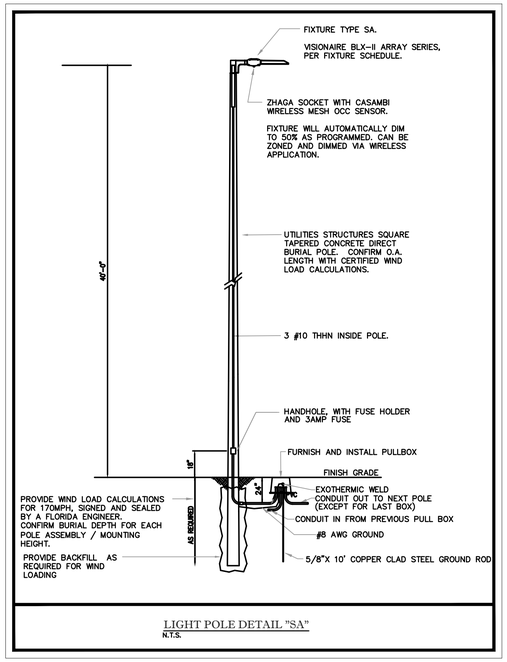


PHOTOMETRIC PLAN

1"=40'-0" NORTH



LIGHT POLE DETAIL "SB"
N.T.S.



LIGHT POLE DETAIL "SA"
N.T.S.

Luminaire Schedule

Project: ATLANTIC COAST RECYCLING SITE 07-31-2024

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	6	SA	Visionaire Lighting LLC	BLX-II-8-T4L-145L-4K-VOLT-AM-DIM POLE MOUNT 40' AFG	142014	0.900	1102	6612
	1	SB	Visionaire Lighting LLC	BLX-II-8-T4L-145L-4K-VOLT-AM-DIM POLE MOUNT 40' AFG	284028	0.900	1102	2204

Calculation Summary

Project: ATLANTIC COAST RECYCLING SITE 07-31-2024

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE & PARKING_Planar	Illuminance	Fc	6.57	19.8	1.8	3.65	11.00

ISSUED FOR REVIEW -
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2024-0349
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
405 Angle Rd
Fort Pierce, Florida 34947
Phone 772.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

date

signed

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
# #	#	#
# #	#	#
# #	#	#
# #	#	#
# #	#	#
# #	#	#

ATLANTIC RECYCLING

PHOTOMETRIC PLAN

DATE:
HORIZ. SCALE:
VERT. SCALE:
SHEET E1.1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: APPLICANT/FILE

FROM: KEV FREEMAN, PLANNING DIRECTOR

RE: PZCON2024-00003 3301 AVENUE D – TRC PLANNING COMMENTS

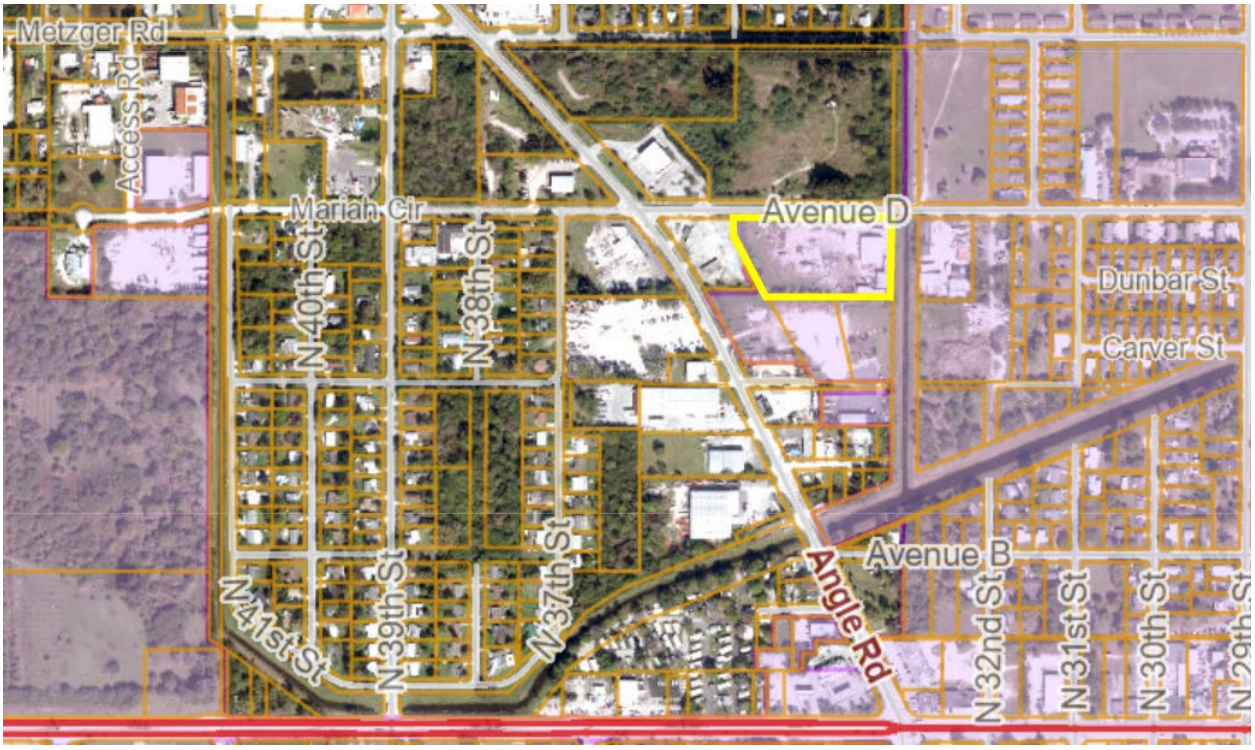
MEETING DATE: APRIL 17, 2025

RECOMMENDATION - **APPROVAL SUBJECT TO OTHER AGENCY COMMENTS**

General

A Conditional Use Application and process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

Site Location 3301 AVENUE D



ZONING I-1



FLU - I



Sec. 125-204. - Light Industrial Zone (I-1).

Purpose. **The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation**

facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

A Recycling Center is deemed to be a Conditional Use within the I-1 Zoning District.

At the time of annexation in 2008 (ORD L-68), the subject property was lawfully being used as a recycling collection center where ferrous and non-ferrous materials were collected, packaged and shipped out to material reprocessing centers.

In 2024, the City discontinued the collection of Business Tax Receipts. In its place, the City Commission established the requirement for a 'Certificate of Uses' for all businesses located in the City, that was to be renewed on an annual basis, similar to the old BTR process. As part of the new compliance review system, the Atlantic Coast property owners have been advised that they are required to complete a new local Conditional Use review (CU without improvements). The use of the property remains the same as it has been for the last 20, or so, years. No changes are proposed.

Landscaping:
Sec. 123-37. - General landscaping requirements. The site already incorporates a significant landscape and fence at its frontage with Avenue D.



Comments from other agencies and Departments will be uploaded to the Online Permitting System

NOTE:

Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

April 15, 2025

PROJECT: Atlantic Coast Recycling

REF: PZCON2024-00003

TO: Kev Freeman

FROM: Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. Avenue D is the maintenance responsibility of the City within City limits. Any modifications to the driveway shall be permitted through the City.

Cc: Alicia Rosenthal

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.: 24-031
Sender's Email: ecoapman@ct-eng.com

December 24, 2024
VIA: ***email***

Mr. Vennis Gilmore,.
Planner
City of Fort Pierce
100 N US Hwy 1.
Fort Pierce, FL 34950

RE: Atlantic Coast Recycling – Conditional Use
City of Fort Pierce Project No.: PZCON2024-00003
TRC Meeting Response Resubmittal

Dear Mr. Gilmore:

On behalf of our client, Atlantic Coast Recycling please accept this in response to your comment letter dated December 3rd 2024 regarding the **Conditional Use** for the **Atlantic Coast Recycling** Project.

We have provided the following materials:

1. Updated Site Plan; and
2. Warranty Deed

Our itemized responses are as follows:

1. Comment Please resubmit with a Project Narrative, Design Review Narrative, Warranty Deed, and Traffic Impact Statement/Report
   Response:
   - **A. Project Narrative:**
     The Atlantic Coast Recycling Plant is requesting a supplemental activity of salvage to the existing recycling operations. Site improvements have been requested by the City to support this request. Those site improvements include; on-site parking, landscaping, and site lighting. The site improvements do not include proposed buildings, stormwater management, nor utility alterations.

   - **B. Design Review Narrative:**
     The proposed site improvements include; on-site parking with ADA parking and re-striping, landscaped parking area islands, and site lighting.

C. **See Note 21 on the revised Site Plan for the traffic Impact Statement The use is considered as (110) general Light Industrial based on ITE code 11th Edition. No increase in traffic volume is anticipated as a result of the supplemental operations addition.**

D. **See the attached Warranty Deed.**

Should you have any questions, please do not hesitate to contact me at (772)464-3537 ext. 104 or via the email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

Edgar Coapman, EI
Project Engineer

Enclosures: As listed above

Cc:

Planning Board **6. d.**

Meeting Date: 05/12/2025

Re: Minor Site Plan (Innovative Development) - 209 N. 18th Street - Duplex

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

Minor Site Plan and Innovative Residential Development - Duplex
209 N. 18th Street

SUMMARY:

Applicant and owner Andre Baxam of A-Ok Construction is requesting review and approval of an application for a Minor Site Plan (Innovative Development Review) duplex at 209 N. 18th Street. The single story duplex proposes that each unit will be 4 bedrooms and 3 bathrooms, granite countertops, stainless steel appliances, a residential cookout area, and include washer & dryer for each unit.

The proposed development is located on a parcel with approximately 031 acres. The future land use of the parcel is Low Density Residential, RL, and the zoning is Single-family Moderate Density, R-3.

RECOMMENDATION:

Staff's recommendation is APPROVAL of the site plan with the following one (1) condition:
1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:

a.All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

i.Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article

ii.Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance

ALTERNATIVES:

1. Recommend approval with additional/modified conditions
2. Recommend disapproval

RESPONSIBLE STAFF:

Kerry C. Driver - Senior Planner

COORDINATED WITH:

1. Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Applicant File
Staff Supporting Documents

Form Review

Form Started By: Kerry Driver Started On: 04/21/2025 12:58 PM
Final Approval Date: 04/22/2025

CITY OF FORT PIERCE

Planning Board

May 12th, 2025

Minor Site Plan (Innovative Development) Duplex
209 N. 18th Street

APPLICANT

Andre Baxam

PROPERTY OWNER(S)

A-Ok Construction

PARCEL ID #(S):

2409-606-0041-000-0

(209 N. 18th Street, Fort Pierce)

SUMMARY

The applicant is requesting the review and approval of an application for a Minor Site Plan (Innovative Development Review) for property 209 N. 18th Street. The applicant is proposing to develop a single-story duplex with enhanced landscaping, architectural designs and an outdoor common area for its residents.

The proposed development is located on a parcel with approximately 0.31 acres. The future land use of the parcel is Low Density Residential, RL, and the zoning is Single-family Moderate Density, R-3.

INNOVATIVE COMMUNITY DEVELOPMENT

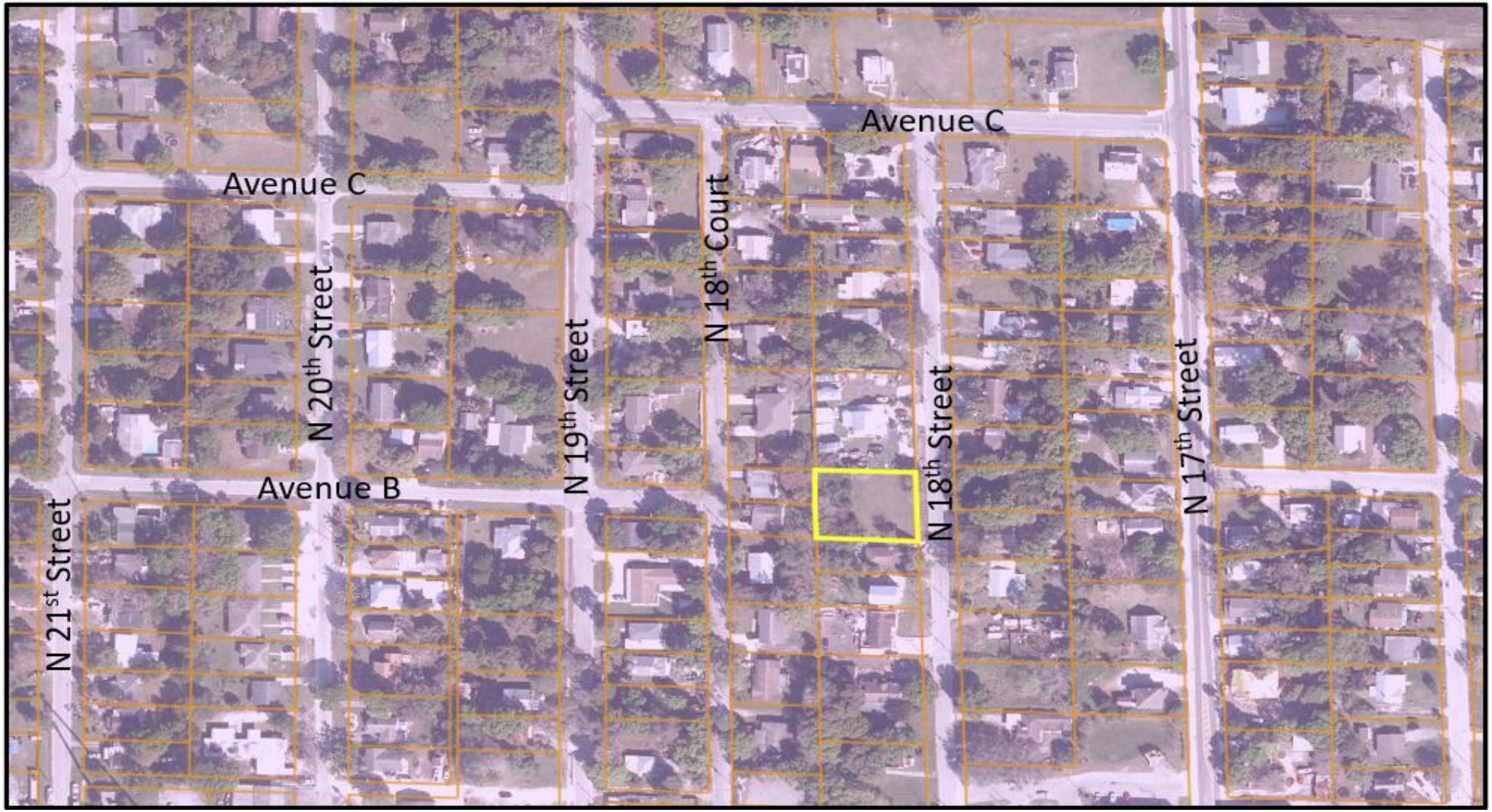
Article V – Conditional Uses

Sec. 125-243. – Innovative community development

(a)Purpose.

Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.

SITE LOCATION



209 N. 18th Street – Minor Site Plan (Innovative Development)

SITE LOCATION

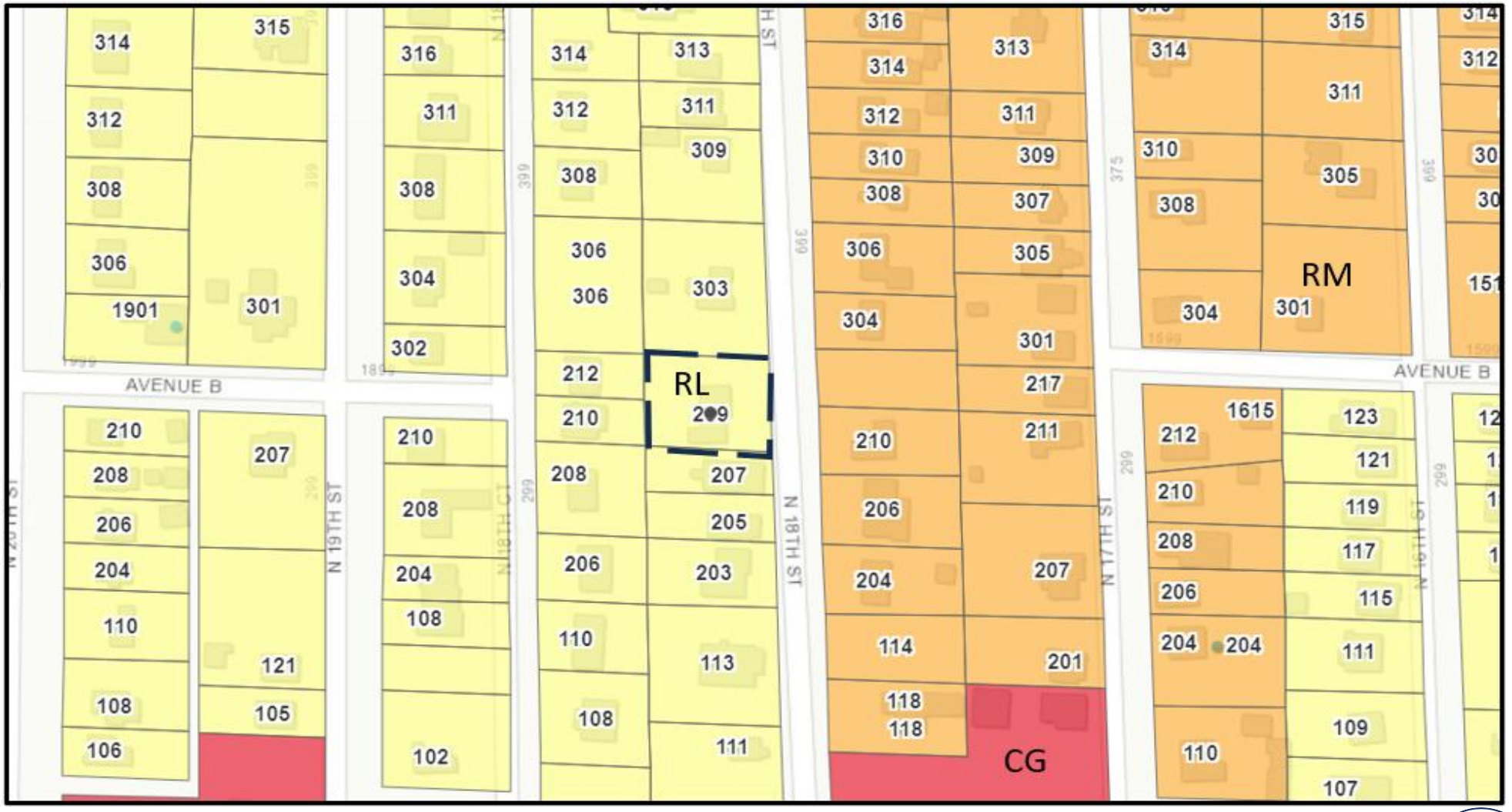


SITE AREA= 0.31 +/- Acres

209 N. 18th Street – Minor Site Plan (Innovative Development)

FUTURE LAND USE

FLU: RL (Low Density Residential)



209 N. 18th Street – Minor Site Plan (Innovative Development)

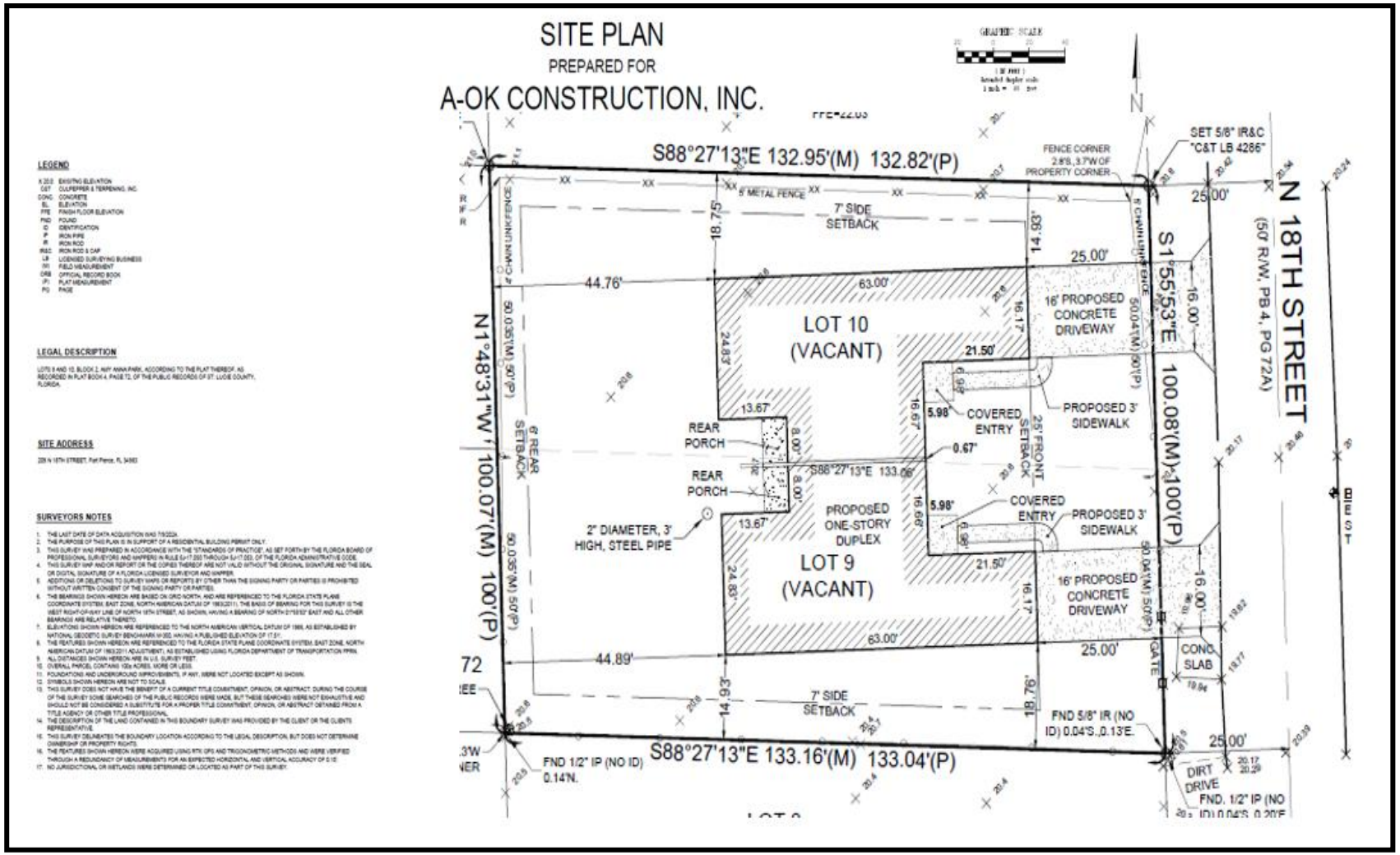
ZONING

Zoning: R-3,
(Single-family
Moderate Density)



209 N. 18th Street – Minor Site Plan (Innovative Development)

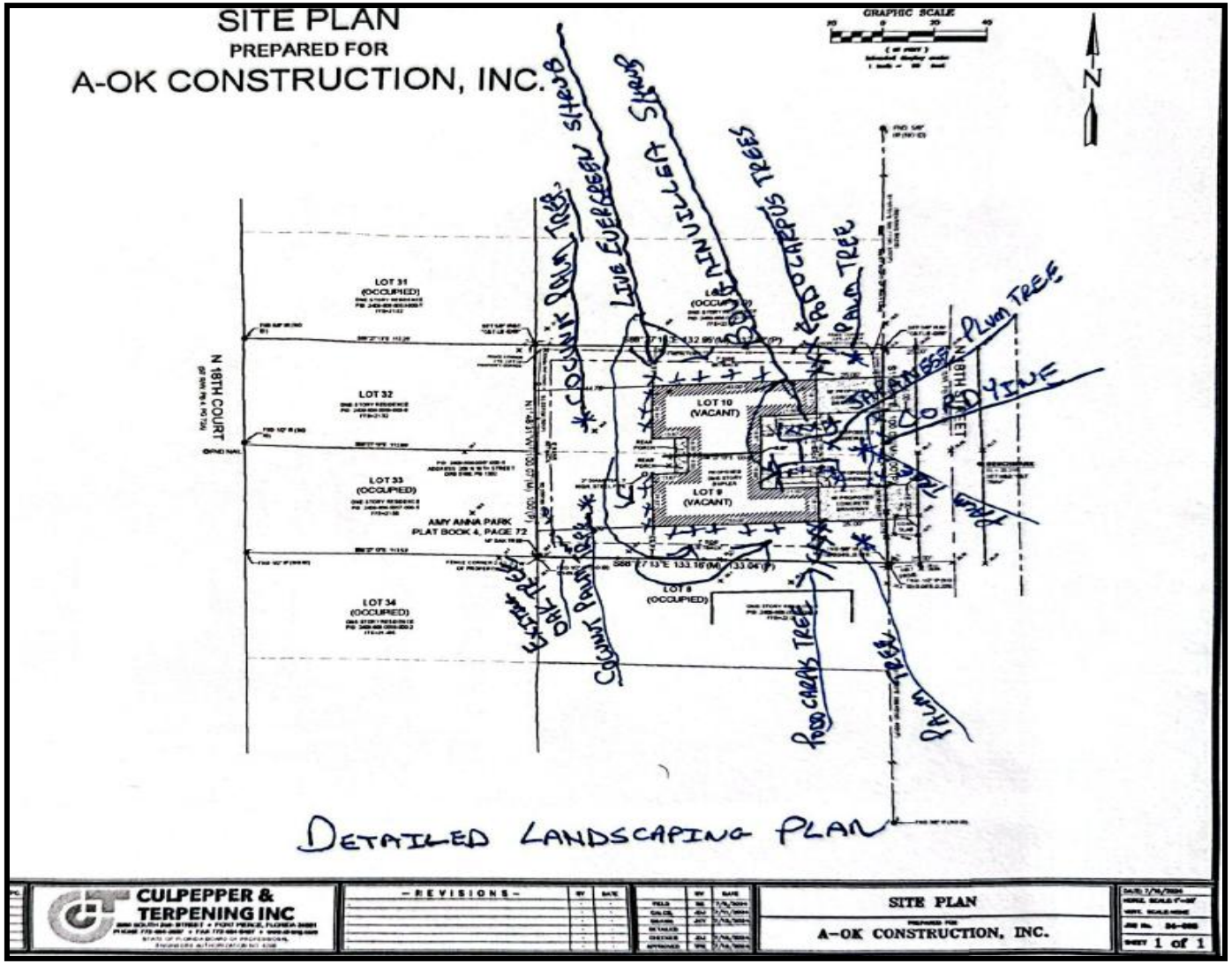
SITE PLAN and details



- 3,300+ total building sq. ft.
- 4 bdrm, 3btrm per unit
- Granite countertops
- Stainless steel appliances
- Washer & dryer included
- Resident cookout area
- Garbage cans provided

209 N. 18th Street – Minor Site Plan (Innovative Development)

LANDSCAPE PLAN and details



Landscape Details:
2- Coconut Plam tree
3- Palm tree
2- Podocarpus tree
1- Japanese Plum tree
Live Evergreen shrubs
Bougainvillea shrubs
Cordyline plants

1 – existing Oak tree

ARCHITECTURAL ELEVATION DETAILS



Enhanced landscaping



South Florida design style

Lighting provided every 4ft. around property

Community outdoor common area

COLOR BOARD

Design Review Code Sec. 125-314

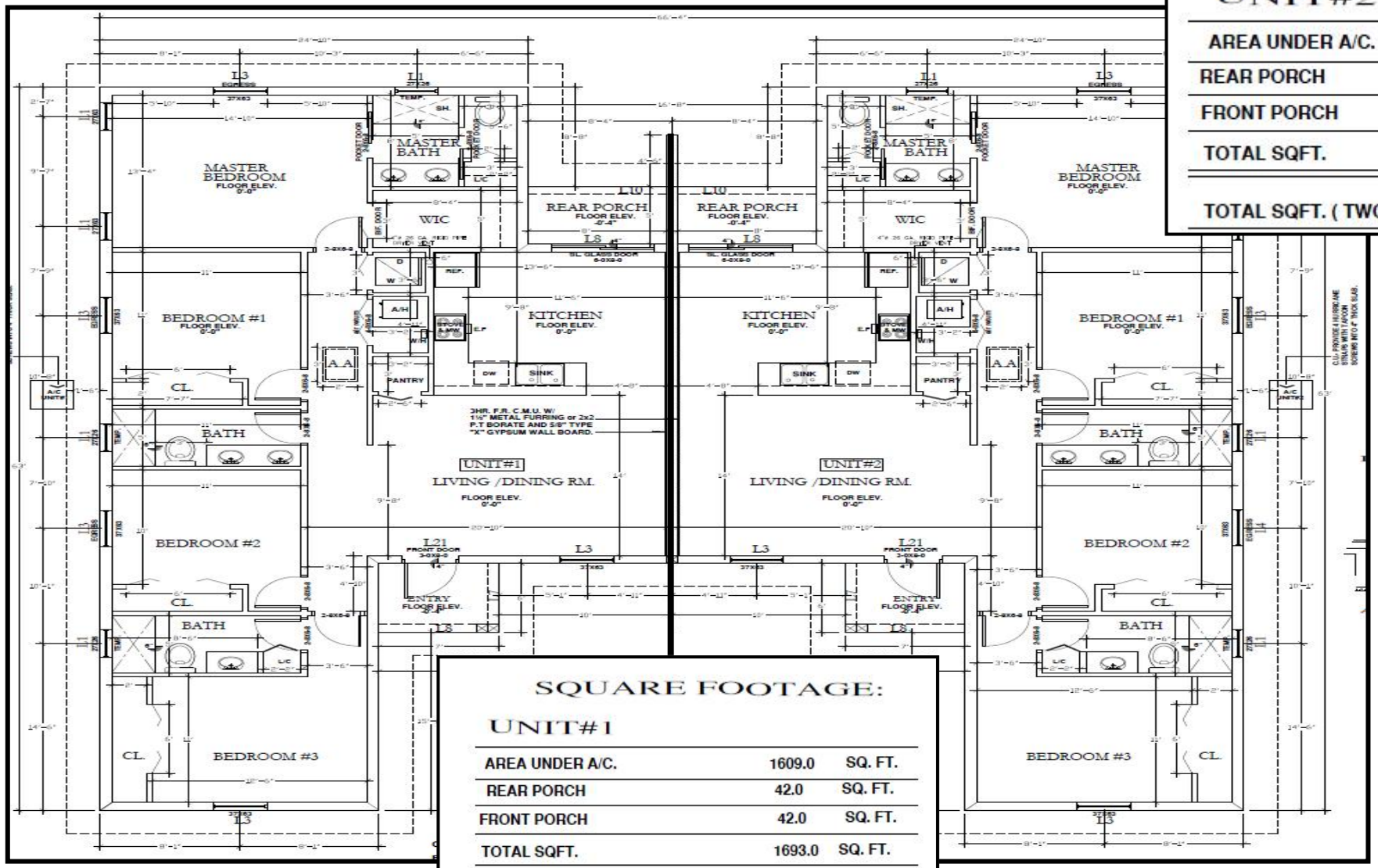




City of Fort Pierce Architectural Design Standards

209 N. 18th Street – Minor Site Plan (Innovative Development)

FLOOR PLAN



UNIT#2		
AREA UNDER A/C.	1609.0	SQ. FT.
REAR PORCH	42.0	SQ. FT.
FRONT PORCH	42.0	SQ. FT.
TOTAL SQFT.	1693.0	SQ. FT.
TOTAL SQFT. (TWO UNITS)	3386.0	SQ. FT.

SQUARE FOOTAGE:

UNIT#1		
AREA UNDER A/C.	1609.0	SQ. FT.
REAR PORCH	42.0	SQ. FT.
FRONT PORCH	42.0	SQ. FT.
TOTAL SQFT.	1693.0	SQ. FT.

RECOMMENDATIONS

Staff's recommendation is **APPROVAL** of the site plan with the following one (1) condition:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:

    a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

        i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article

        ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.

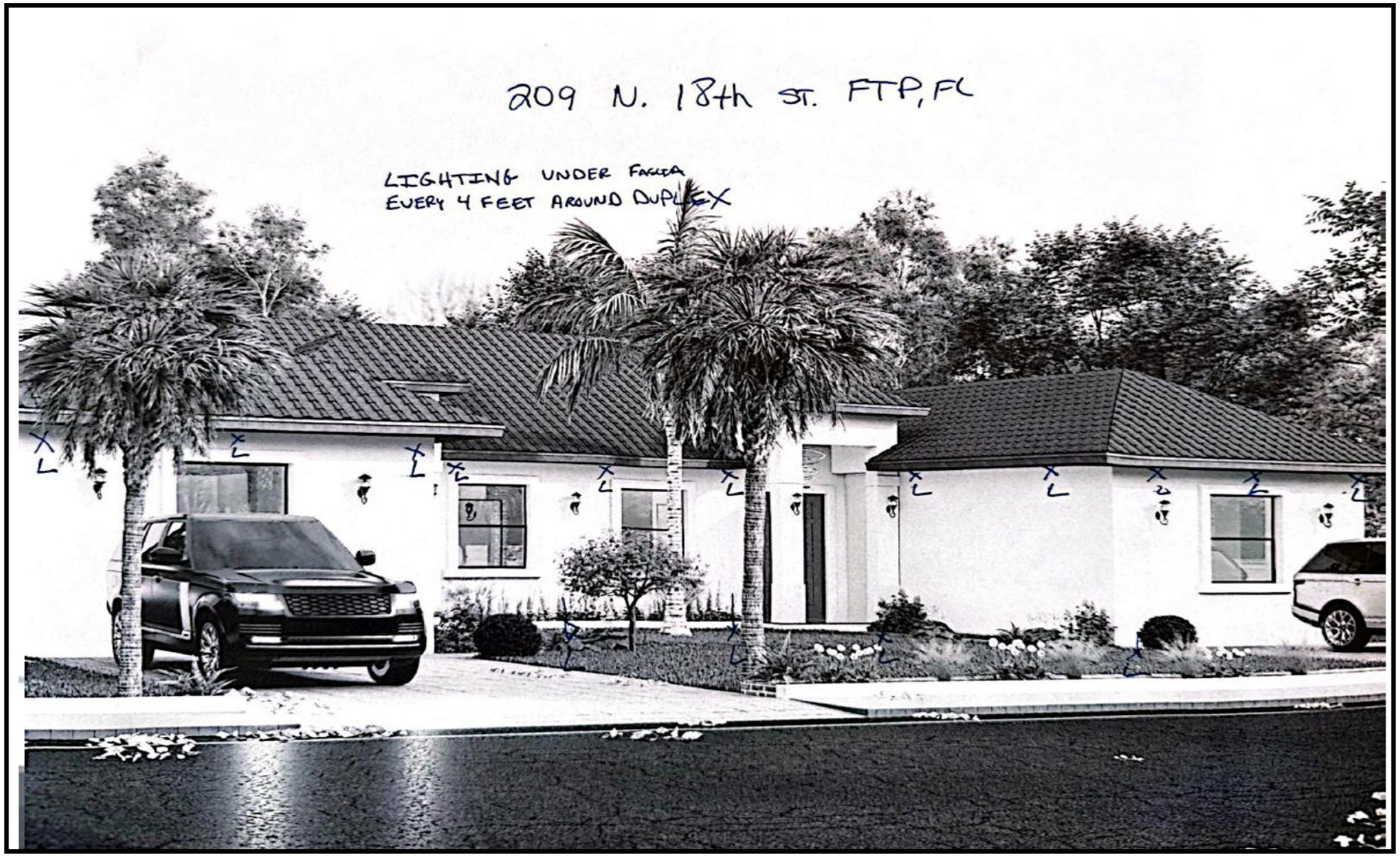
CITY OF FORT PIERCE

Planning Board

May 12th, 2025

Minor Site Plan (Innovative Development) Duplex
209 N. 18th Street

LIGHTING PLAN



Prepared by and return to:
Melissa Harnage
Gulfstream Title Services, Inc.
1903 South 25th Street
Suite 201
Fort Pierce, FL 34947

File No 24-2478

Parcel Identification No 2409-606-0041-000/0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **21st day of June, 2024** between **SKD Financial Inc., a Florida Corporation**, whose post office address is 2160 58th Avenue, #226, Vero Beach, FL 32966, of the County of Indian River, Florida, Grantor, to **A-OK Construction, Inc., a Florida Corporation**, whose post office address is PO Box 8184, West Palm Beach, FL 33407, of the County of Palm Beach, 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:

Lots 9 and 10, Block 2, Amy Anna Park, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 72, of the Public Records of St. Lucie County, Florida.

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

Subject to taxes for 2024 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.

Scanned with CamScanner

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:

SKD Financial Inc., a Florida Corporation

By: _____
Stephen K. Denny, President

_____
WITNESS
PRINT NAME: Christy Parrish

1903 S. 25th St. Ste. 201
Ft. Pierce FL 34947
WITNESS 1 ADDRESS

_____
WITNESS
PRINT NAME: Alexis Maltese

1903 S 25th St. Ste 201
Ft. Pierce FL 34947
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 21st day of June, 2024 by Stephen K. Denny, President of SKD Financial Inc., a FL Corporation, on behalf of the Corporation.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

CHRISTY PARRISH
Commission # HH 516418
Expires April 16, 2028

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FL Driver License

Scanned with CamScanner

Property Identification

Site Address: 209 N 18TH ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-606-0041-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 22137
Map ID: 24/09N
Zoning: SF Moderat

Ownership

A-OK Construction, Inc.
PO Box 8184
West Palm Beach, FL 33407-0184

Legal Description

AMY ANNA PARK BLK 2 LOTS 9 AND 10



Current Values

Just/Market Value:	$34,000
Assessed Value:	$10,101
Exemptions:	$0
Taxable Value:	$10,101

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):	0.31
Land Size (SF):	13,300

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	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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A-Ok Construction,Inc
PO Box 8184
West Palm Beach,Fl 33407

WRITTEN NARRATIVE

Property Address: 209 N. 18th st. Ft.Pierce,Fl 34950

My name is Andre Baxam with A-Ok Construction,Inc. I am building a 3300 sq ft. Duplex in the city of Ft. Pierce. It is a 4 bedroom 3 bath comfortable and spacious home on each side. It consists of many upgrades like granite countertops and stainless steel appliances. Each unit will have a washer and dryer also. The property consists of a nice backyard with room to relax and cookout. These units surpasses the typical duplexes.

Andre Baxam


N 18th St

SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
Intended display scale:
1 inch = 20 feet

N

LEGEND

X 20.0	EXISITNG ELEVATION
C&T	CULPEPPER & TERPENING, INC.
CONC.	CONCRETE
EL.	ELEVATION
FFE	FINISH FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD & CAP
LB	LICENSED SURVEYING BUSINESS
(M)	FIELD MEASUREMENT
ORB	OFFICIAL RECORD BOOK
(P)	PLAT MEASUREMENT
PG	PAGE

LEGAL DESCRIPTION

LOTS 9 AND 10, BLOCK 2, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

209 N 18TH STREET, Fort Pierce, FL 34983

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 7/9/2024.
2. THE PURPOSE OF THIS PLAN IS IN SUPPORT OF A RESIDENTIAL BUILDING PERMIT ONLY.
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. 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.
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9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
10. OVERALL PARCEL CONTAINS 100± ACRES, MORE OR LESS.
11. FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
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18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0179 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
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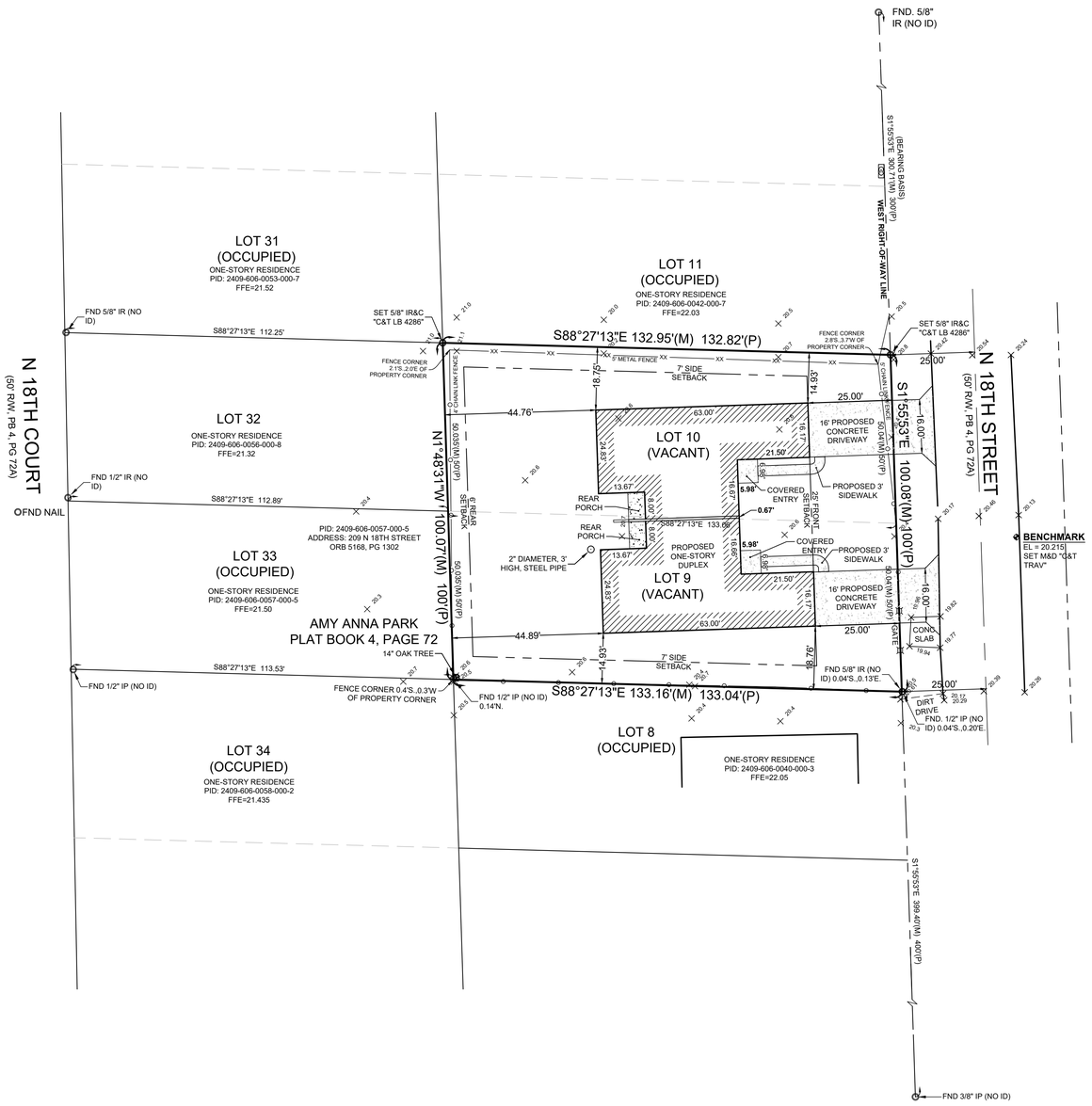

P:\Proj-2024\24-088 209 N 18th St - Survey Bid Pkg\Survey\24-088 Site Plan.dwg Plotted: 7/22/2024 11:16 AM By: JOHN YANCY

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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	BY	DATE
FIELD	SG	7/9/2024
CALCS.	JDJ	7/11/2024
DRAWN	JHY	7/15/2024
DETAILED		
CHECKED	JDJ	7/16/2024
APPROVED	TPK	7/16/2024

SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.

DATE: 7/16/2024	
HORIZ. SCALE: 1"=20'	
VERT. SCALE: NONE	
JOB No.	24-088
SHEET	1 of 1

SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
Intended display scale:
1 inch = 20 feet

N

LEGEND

X 20.0	EXISITNG ELEVATION
C&T	CULPEPPER & TERPENING, INC.
CONC.	CONCRETE
EL.	ELEVATION
FFE	FINISH FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD & CAP
LB	LICENSED SURVEYING BUSINESS
(M)	FIELD MEASUREMENT
ORB	OFFICIAL RECORD BOOK
(P)	PLAT MEASUREMENT
PG	PAGE

LEGAL DESCRIPTION

LOTS 9 AND 10, BLOCK 2, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

209 N 18TH STREET, Fort Pierce, FL 34983

SURVEYORS NOTES

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2. THE PURPOSE OF THIS PLAN IS IN SUPPORT OF A RESIDENTIAL BUILDING PERMIT ONLY.
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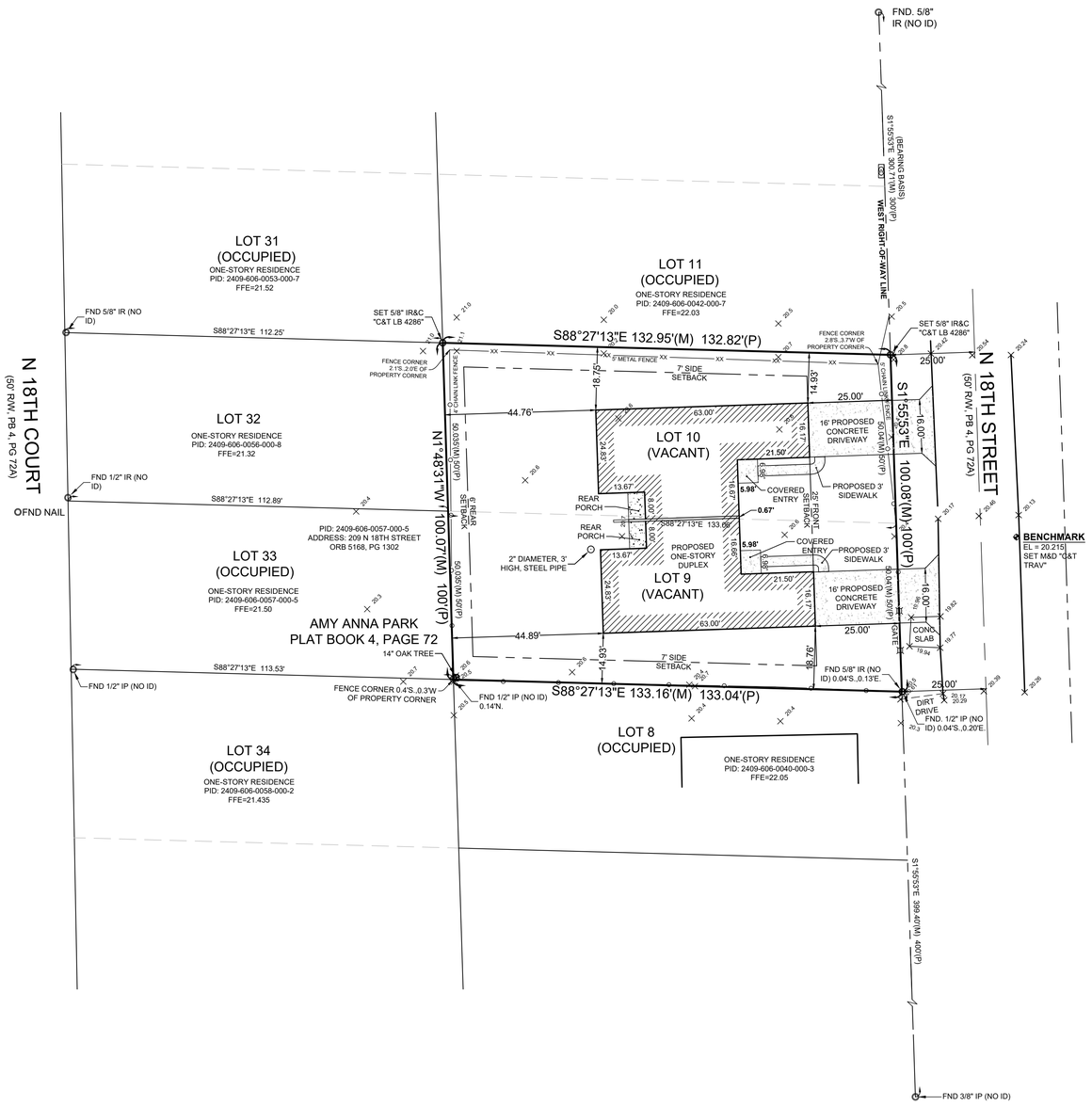

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SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.

DATE: 7/16/2024	
HORIZ. SCALE: 1"=20'	
VERT. SCALE: NONE	
JOB No.	24-088
SHEET	1 of 1

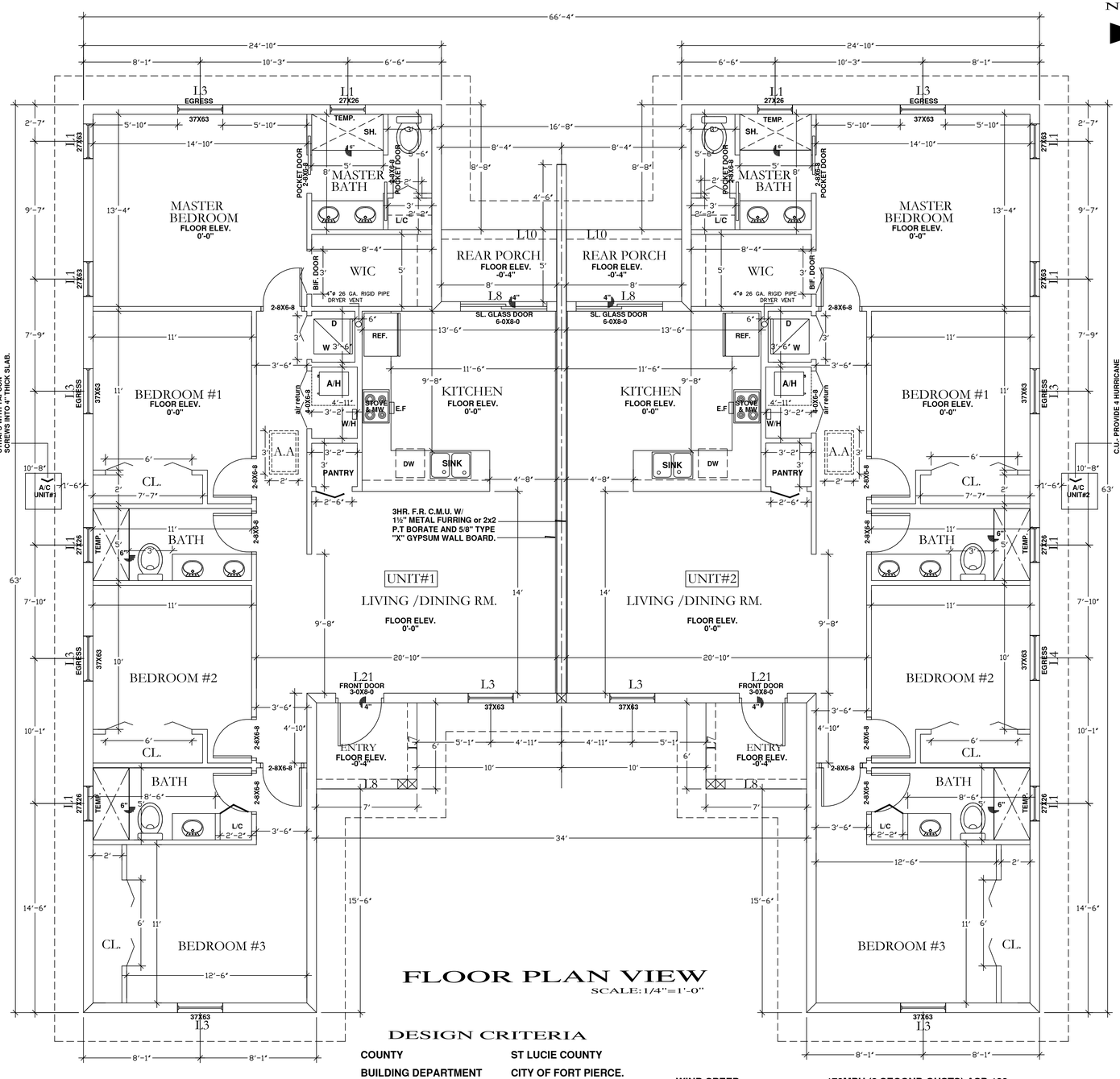












FLOOR PLAN VIEW

SCALE: 1/4"=1'-0"

NORTH

SCOPE OF WORK

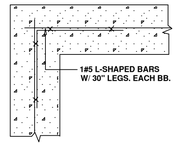
BUILD A 1-STORY CBS MULTI FAMILY RESIDENCE

GD DRAFTING CORP.

SQUARE FOOTAGE:

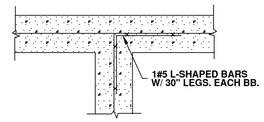
UNIT#1		
AREA UNDER A/C.	1609.0	SQ. FT.
REAR PORCH	42.0	SQ. FT.
FRONT PORCH	42.0	SQ. FT.
TOTAL SQFT.	1693.0	SQ. FT.

UNIT#2		
AREA UNDER A/C.	1609.0	SQ. FT.
REAR PORCH	42.0	SQ. FT.
FRONT PORCH	42.0	SQ. FT.
TOTAL SQFT.	1693.0	SQ. FT.
TOTAL SQFT. (TWO UNITS)	3386.0	SQ. FT.



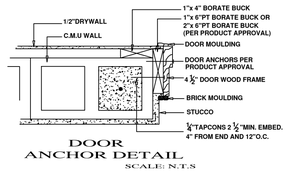
CORNER WALL DETAIL

SCALE: N.T.S



INTERSECTION WALL DETAIL

SCALE: N.T.S



DOOR ANCHOR DETAIL

SCALE: N.T.S

STRUCTURAL NOTES

1. All work shall conform to the Florida Building Code (FBC), 2023 8th. edition.
2. All structural loads shall be in accordance with FBC 2023 8th. ed.
   a. Wind Loads: See design parameters below.
3. Soil bearing capacity : 2500 PSF.
4. All structural concrete shall have minimum compressive strength of 3000 psi at 28 days.
5. Slab/ Footings to be concrete with minimum 3000 psi. compressive strength at 28 days . See plans for size and steel requirements.
6. Minimum concrete protection for reinforcing bars: Footings: 3" Beams: 1-1/2" Suspended Slabs: 1"
7. Lap all reinforcing steel a minimum of 48 bar diameters. Grade 60 steel minimum in beams and columns.
8. All Lumber in contact with concrete or masonry shall be pressure treated.
9. Splitting or cracking of structural components due to installation of hardware is not permitted.
10. Unless otherwise noted, the installation of specified hardware shall conform to the manufactures instructions and standard practice.
11. Bearing points of trusses shall have vertical studs in a number equal to the number of plies of the bearing member when the bearing member is 2 or more plies unless noted.
12. Unless otherwise noted for exterior walls, exterior plywood sheathing is to be nailed with 8d galv. or better nails 3"o.c. edges and 6"o.c. field. Interior drywall screwed with screws 1 1/2" long drywall screw are 7" o.c. for ceilings and 8" o.c. on walls per FBC 2023 8th. edition. 2306.1.
13. Anchor in-fill CMU / starter column to existing masonry with 1" wide x 16" gage corrugated galvanized steel masonry anchors embedded in masonry joints at 16" o.c. fasten masonry anchors to existing concrete / masonry with 1/4" tapcon fasteners with minimum 1 1/4" embedment.
14. Exterior porch ceiling and soffit 7/8" stucco on high rib lath w/1 3/4" nailing or 1/2" ext. plywood vent system required.
15. Storm protection required for all glazed openings in accordance w/ and local codes & F.B.C. 2023 8th. edition.
16. Product approval req. for doors, windows, roof, engineered lumber, garage door & storm protection in accordance w/ FBC 2023 8th. edition and local codes.
17. Mix grout to have a slump of 8" to 10" at time of placement. Compressive strength of grout shall be 3000 psi minimum conforming to the requirements of ASTM C476.
18. Materials shall comply with the following standards: block - ASTM C90-75, Portland cement - ASTM C150, aggregate - ASTM C144 or ASTM C404, lime - ASTM C207, water - clean and potable, grout - ASTM C476.

GENERAL NOTES

1. THE RESPONSIBILITY OF THE ENGINEER/ARCHITECT IN RECORDS IS LIMITED ONLY TO THE INFORMATION PRESENTED IN THIS PACKAGE. IT SHOULD BE NOTED THAT THE DESIGN AND RECOMMENDATIONS PRESENTED IN THIS PACKAGE ARE BASED ON INFORMATION GIVEN TO THE ENGINEER OF RECORD. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS DRAWING MAY BE CONTRADICTED IF INSPECTION SUGGESTS OTHERWISE.
2. REFER TO STRUCTURAL NOTES FOR MORE INSTRUCTIONS.
3. VERIFY ALL MASONRY OPENINGS WITH WINDOW AND DOOR MANUF.

BUCK NOTE:

INSTALL DOORS AND WINDOWS PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS, (SEE PRODUCT APPROVAL). ALL IMPACT RESISTANT WINDOWS AND DOORS SHALL REQUIRE A 2x BUCK PER CODE.

GLAZING NOTE:

PROVIDE APPROVED HURRICANE PANELS OR IMPACT RATED GLASS. SUBMIT PRODUCT APPROVALS TO E.O.R. & BLDG. DEPT. FOR APPROVAL

APPLICABLE CODES

FBC BUILDING CODE 8TH ED. (2023)
FBC RESIDENTIAL CODE 8TH ED. (2023)
FBC MECHANICAL CODE 8TH ED. (2023)
FBC PLUMBING CODE 8TH ED. (2023)
NATIONAL ELECTRICAL CODE 2020 ED.

DESIGN CRITERIA

COUNTY	ST LUCIE COUNTY	
BUILDING DEPARTMENT	CITY OF FORT PIERCE.	
WIND DESIGN CRITERIA	ASCE 7-2022	
WIND DESIGN METHOD	MAIN WIND FORCE RESISTING	
ROOFING MATERIAL	ASPHALT SHINGLES	
LOADING IN PSF	ROOF	R.D.L.
TOP CHORD LIVE	20	
TOP CHORD DEAD	15	4.2
BOTTON CHORD LIVE	10 NON-CONCURRENT	
BOTTOM CHORD DEAD	10	3
TOTAL LOAD	45	7.2
DURATION FACTOR	1.25	

WIND SPEED	170MPH (3 SECOND GUSTS) ASD 132
TOP CHORD C.B.	SHEETING BY BUILDER
BOTTOM CHORD C.B.	SHEETING BY BUILDER
HIGHEST MEAN HEIGHT	13'-4"
BUILDING TYPE	ENCLOSED
BUILDING CATEGORY	II: NON RESTRICTIVE
EXPOSURE CATEGORY	C
OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	5-B

City of Fort Pierce.

Permit # **Building Address:** **Contractor:**

Opening Schedule: Swing Doors, Overhead Doors, Sliding Doors, Fixed Glass, Windows & Skylights

FL # or Miami-Dade	Product	Model #	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment	Building Design Pressure	Product Design Pressure
FL19090-R4	Sliding Glass Door	MG-1000	Mr. Glass windows/doors	5/16 LAMI	3/16" Tapcons, Fill all Holes	+37.80/-50.70	+120.0/-140.0
FL20352-R3	Single Hung Window	MG-200	Mr. Glass windows/doors	5/16 LAMI	3/16" Tapcons, Fill all Holes	+37.80/-50.70	+80.0/-140.0
FL22378.2-RF	Solid Door-Ext.	Opaque Fiberglass	Masonite International	n/a	14"x3-1/4" Tapcons 6" from Edges 12"O.C. Field	+37.80/-50.70	+60.0/-60.0

Product	Model #	Manufacturer	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.	Building Design Pressure	Product Design Pressure
Mullions					
Roof	FL10124.1-R33	GAF	#9-15x1.5", HWH, with sealing washer (min ‡ penetration)		
Siding					
Soffit					
Hurricane Panels Less than 6' span			Gauge of Steel		
Hurricane Panels 6' span or more			Gauge of Steel		

I have reviewed the above components or cladding and I have approved their use in this structure. These products provide adequate resistance to the wind loads and forces specified by current code provisions.

Name: Lillian Gonzalez
Signature:
Certification Number: 79442
Date: 12/22/2022

Please customize the size of this form for your specific structure. It is not intended that you fit the product approval information into the provided spaces. This form is provided as a template.

revised 07/12/2016 tv

DATE: JUNE 2024

SCALE: AS SHOWN

GOARCH DRAFTING CORP.
dwg by: C. Arocha
561-818-5171

SIGN: DATE:

GOARCH ENGINEERING INC.
1524 TUTTLE AVE.
PALM SPRINGS, FL. 33406
PH #561-294-6929

LILLIAN GONZALEZ Ph.D. P.E
FL. REG. ENG. #79442
CA CERTIFICATE # 32045

A-OK CONSTRUCTION INC.
209 N 18TH ST.
FT. PIERCE, FL. 34950

REVISIONS

NO.	DATE	COMMENTS

1-5

SW 7005
Pure White

SW 6204
Sea Salt

Interior / Exterior

Locator Number: 217-C1

SW 7029
Agreeable Gray

SW 7604
Smoky Blue

SW 6225
Sleepy Blue


SW 7005
Pure White
SW 6204
Sea Salt
Interior / Exterior
Locator Number: 217-C1
SW 7029
Agreeable Gray
SW 7604
Smoky Blue
SW 6225
Sleepy Blue

A-Ok Construction,Inc
PO Box 8184
West Palm Beach,Fl 33407
561-810-0780

JUSTIFICATION STATEMENT

Property Address: 209 N. 18th st. Ft.Pierce,Fl 34950

Good day to you! My name is Andre Baxam with A-Ok Construction,Inc. I would love to construct this beautiful duplex in the city of Fort Pierce. As you know, we have a affordable home shortage. I would love to provide a solution to your city. I just recently constructed a single family home that was sold to a veteran at a affordable price. I want to be a asset to your city. I secured private funding to build affordable housing in your city. You will be very pleased with my work. If you have any questions or concerns, please reach out to me.

Andre Baxam



A-Ok Construction,Inc

Scanned with CamScanner

A-Ok Construction,Inc
PO Box 8184
West Palm Beach,Fl 33407

Traffic Impact Report

Property Address: 209 N. 18th st. Ft.Pierce,Fl 34950

Building a duplex does not change the impact of *Traffic on 18th st.*

Andre Baxam

SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
Intended display scale:
1 inch = 20 feet

LEGEND

X 20.0	EXISITNG ELEVATION
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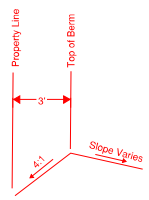
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0179 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
20. THERE ARE NO GAPS, GORES OR HIATUSES.

GRADING PLAN PROVIDED BY
CULPEPPER & TERPENING - 7/22/2024

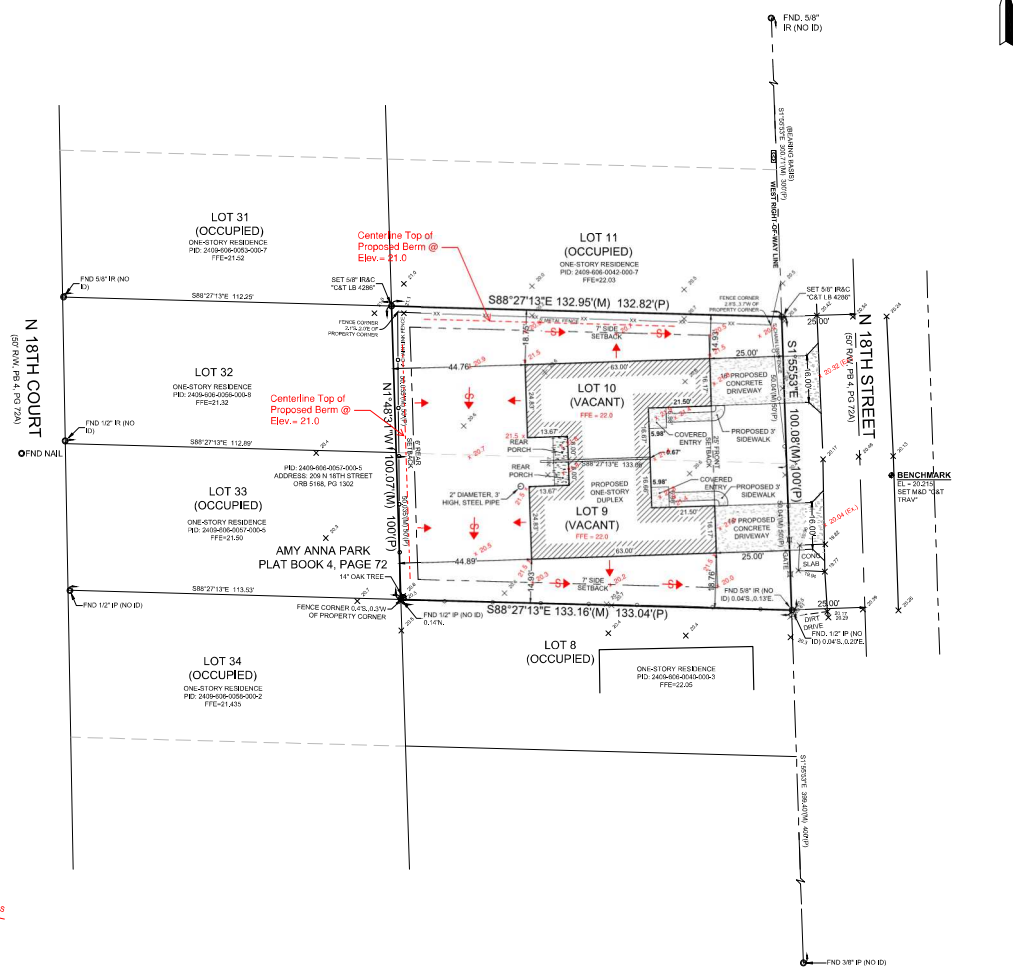
GRADING STATEMENT AS REQUIRED
BY THE CITY OF FORT PIERCE:
THIS DRAINAGE PLAN COMPLIES WITH
SECTION 103-203 OF THE CITY OF FORT
PIERCE CODE OF ORDINANCES.

GRADING PLAN LEGEND

x 19.5	PROPOSED GRADE
←	PROPOSED FLOW
←S	PROPOSED SWALE



BERM DETAIL
NTS



Digitally signed by Thomas P Kiernan
Date: 2024.07.22 12:00:06 -04'00'

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ctengineering.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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.	.	.
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	BY	DATE
FIELD	SG	7/9/2024
CALCS.	JDJ	7/11/2024
DRAWN	JHY	7/15/2024
DETAILED		
CHECKED	JDJ	7/16/2024
APPROVED	TPK	7/16/2024

SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.

DATE: 7/16/2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
JOB No. 24-088
SHEET 1 of 1

P:\Proj-2024\24-088 209 N 18th St - Survey Bid Proj\Survey\24-088 Site Plan.dwg Plotted: 7/22/2024 11:16 AM By: JOHN YANCY

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data: 209 N. 18th ST. FT. PIERCE

	Existing Use	Future Land Use	Zoning
North	R3	RL	SF MODERAT
South	R3	RL	SF MODERATE
East	R4	RM	SF MODERATE
West	R3	RL	SF MODERATE

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R3	6 UNIT PER ACRE	.31	X
****Proposed**	RL	R3	BUILD DUPLEX	.31	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	200 Total gallons per day
**Proposed Zoning/FLU	200 Total gallons per day
**Change in Demand	0 Total gallons per day

Scanned with CamScanner

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	100 Total gallons per day
**Proposed Zoning/FLU	100 Total gallons per day
**Change in Demand	0 Total gallons per day

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	2
****Proposed Zoning/FLU**	2
***Change in Demand**	0

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)

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Impact	

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

N/A

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	1	2	.31	SEPTEMBER 25	DECEMBER 25
Other (specify)					

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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

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A-Ok Construction,Inc
PO Box 8184
West Palm Beach,Fl 33407

Environmental Impact Report

Property Address: 209 N. 18th st. Ft.Pierce,Fl 34950

Building a duplex does not change the impact of Enviro on 18th st.

Andre Baxam

Scanned with CamScanner

A-Ok Construction,Inc
PO Box 8184
West Palm Beach,Fl 33407
728-206-9393

Technical Review Response

Property Address: 209 N. 18th st. Ft.Pierce,Fl 34950

My name is Andre Baxam with A-Ok Construction,Inc. I am building a 3300 sq ft. Duplex in the city of Ft. Pierce. Garbage cans will be provided by my management company. If the city does not pick up trash in the area, I will subcontract with a trash company in the area. The duplex will be illuminated with lighting every 4 feet around entire duplex in the fascia area. I will also have solar lighting in the front of property and along the side of the driveway.
If you have any questions or concerns please call or email me. Thank you again.

Andre Baxam

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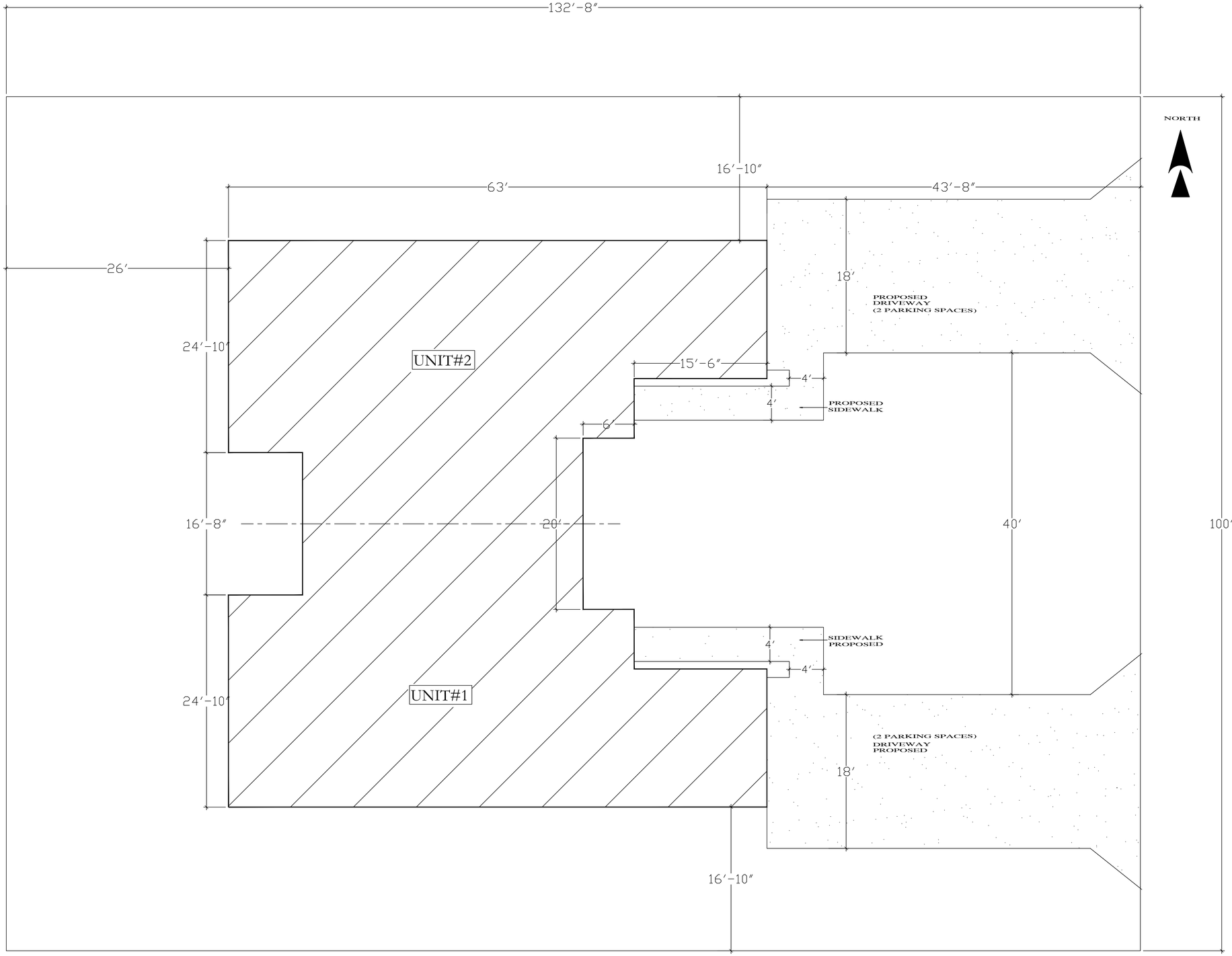


A-OK CONSTRUCTION INC.
209 N 18TH ST.
FT. PIERCE, FLORIDA

A-Ok Construction,Inc
PO Box 8184
West Palm Beach,Fl 33407
728-206-9393

Lawn Maintenance

Property Address: 209 N. 18th st. Ft.Pierce,Fl 34950

My name is Andre Baxam with A-Ok Construction,Inc. I am building a 3300 sq ft. Duplex in the city of Ft. Pierce. I will be doing my own lawn maintenance. I take pride on all of my properties lawn care. My management company has all of the equipment to take care of the maintenance. If you have any questions or concerns please call or email me. Thank you again.

Andre Baxam



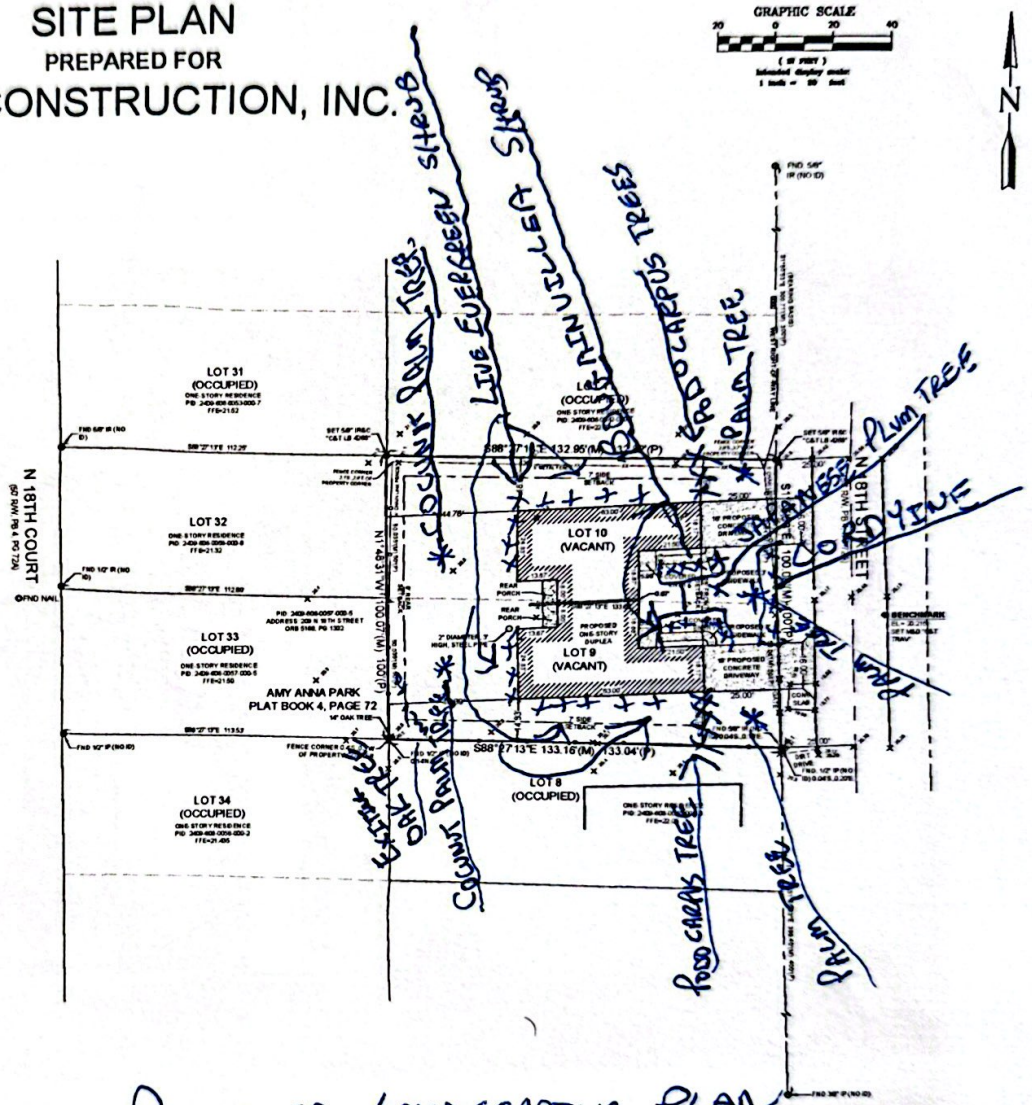
Scanned with CamScanner

209 N. 18th ST. FTP, FL



Scanned with CamScanner

SITE PLAN
PREPARED FOR
A-OK CONSTRUCTION, INC.



LEGEND

X 20.0	EXISTING ELEVATION
C&T	CULPEPPER & TERPENING, INC.
CONC.	CONCRETE
EL.	ELEVATION
FFE	FINISH FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD & CAP
LB	LICENSED SURVEYING BUSINESS
(M)	FIELD MEASUREMENT
ORB	OFFICIAL RECORD BOOK
(P)	PLAT MEASUREMENT
PG	PAGE

LEGAL DESCRIPTION

LOTS 9 AND 10, BLOCK 2, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

209 N 18TH STREET, Fort Pierce, FL 34950

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 7/5/2024.
2. THE PURPOSE OF THIS PLAN IS TO SURVEY OF A RESIDENTIAL BUILDING PERMIT ONLY.
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. 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.
6. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST RIGHT-OF-WAY LINE OF NORTH 18TH STREET, AS SHOWN, HAVING A BEARING OF NORTH 01°55'52" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY BENCHMARK M383, HAVING A PUBLISHED ELEVATION OF 17.51'.
8. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
10. OVERALL PARCEL CONTAINS 1600± ACRES, MORE OR LESS.
11. FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
12. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
13. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY, SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
14. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
15. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
16. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF 0.10'.
17. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0317G, MAP REVISED JANUARY 6, 2021, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
20. THERE ARE NO GAPS, GORES OR HIATUSES.

Digitally signed by Thomas P Hopman
Date: 2024.07.23 13:05:05 -04'00'

THOMAS P. HOPMAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6169

SIGNATURE DATE

COMPUTER FILE NO.: FIELD BK./PG.:

CULPEPPER & TERPENING INC
3280 SOUTH 2nd STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3587 • FAX 772-464-0497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4336

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SS	7/5/2024
CALCS.	JDJ	7/31/2024
DRAWN	JDT	7/15/2024
DETAILED		
CHECKED	JDJ	7/15/2024
APPROVED	TPH	7/15/2024

SITE PLAN
PREPARED FOR
A-OK CONSTRUCTION, INC.

DATE: 7/15/2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
JOB No. 24-069
SHEET 1 of 1

DETAILED LANDSCAPING PLAN

Scanned with CamScanner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Andre Baxam
A-Ok Construction
909 30th Street
West Palm Beach, FL 33407

Project#: PZCON2025-00002 – Minor Site Plan application @ **209 N 18th Street**
Duplex (Conditional Use: Innovative Design)
Technical Review Committee comments for Thursday, March 20, 2025 TRC Meeting

City of Fort Pierce Planning Department

The application **Requires Resubmittal** for the following reasons:

1. The application is reviewed under the new allowable use code. Duplex development in R-3, Single-family Moderate density zoning district is based on approval through *Innovative* designs. Innovative design applies and includes landscaping, amenities, and architectural aesthetics and colors. We love the architectural designs and renderings
2. Detailed landscaping plan is missing
3. Lighting plan/details are missing
4. Please explain how refuse will be collected
5. Prior to the issuance of Building Permit approval:
    a. A notarized Landscape Maintenance Agreement is required

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Senior Planner

From : Tracy Telle, Engineering Manager

Re : 209 N. 18th Street - Minor Site Plan
TRC No. PZSITE2025-00011

Date : March 13, 2025

This is to advise you that we have completed the review of the following documents received by this office on March 7, 2025:

- ☐ Development Permit Compliance Review
- ☒ Minor Site Plan Application
- ☐ Conditional Use
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☒ Approval
- ☐ Variance Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

1. The current plan proposes two driveways with a separation between the two driveways of 33.5'+/-. City of Fort Pierce Code of Ordinances Section 125-316 references that a minimum separation of 40' is requires; please revise the plans accordingly.

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

March 20, 2025

Case #: PZSITE2025-00011

Planner: City of Ft. Pierce Planning Department.

Minor Site Plan

209 N 18th Street, Ft. Pierce (Innovative Development / duplex).

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00011
Minor Site Plan (Innovative Development) Duplex - 209 N. 18th Street

Comments

W/WW Engineering: Water and Wastewater Service is available to the subject property.

Water - Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fess will include (but not limited to) the installation of a residential double water service from the existing water service at the site. The two water meters must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.

Wastewater – Applicant is required to Call 811, Florida's Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.

The Applicant's plumber is responsible for contacting Julie Cantave @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-3 (Double Lateral Service Connection) and S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

S-4A.PDF

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

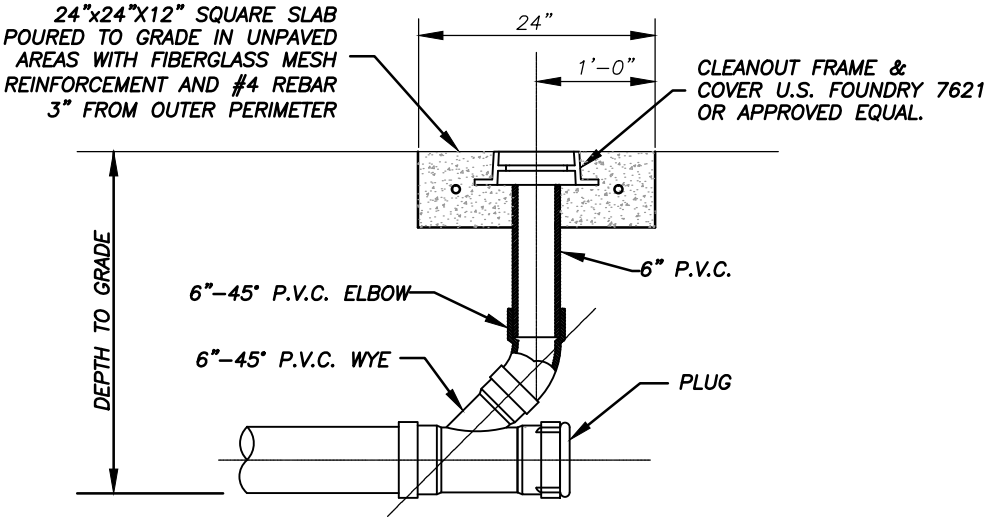
Please contact Sal Scimeca for electric customer requirements and project coordination.
Before work begins.

(Con't pg 2)

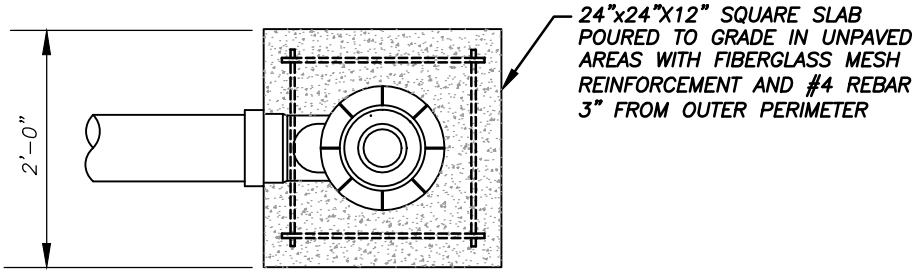
Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: Approved. Natural gas should be used on this project. Main is located on the east side of N 18th and would cost nothing for gas service provided its use is for a water heater and one other appliance.

FPUAnet Fiber: Approved.



SECTION



PLAN

RESIDENTIAL CLEANOUT DETAIL

(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TERMINAL CLEANOUT DETAIL RESIDENTIAL		S-4A
10-06 / DATE:	REVISION:	RBE / BY: / APPD:	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 3	

Minor Site Plan (Innovative Development) Duplex - 209 N. 18th Street PZSITE2025-00011

JA

Jesse Almand<jalmand@slcfd.org>

Reply | Reply all | Forward

To: Kerry Driver; **Planning Department**

Mon 3/10/2025 2:32 PM

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

SLCFD has no comments for this review.

Respectfully,

Jesse Almand 736
Lieutenant, Development/Site Planning Review
Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Tracy Telle, Engineering Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Senior Planner
RE:	**Minor Site Plan – Project#: PZSITE2025-00011** **209 N. 18th Street**
BOARD DATE:	March 13, 2025

Resubmittal of Minor Site Plan at 209 N. 18th Street
Resubmittal date: April 2, 2025

The above referenced project is being resubmitted for review and comments. The applicant is requesting a minor site plan at 209 N. 18th Street.

Please send all comments to kdriver@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

Thank you,

Kerry

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Senior Planner

From : Tracy Telle, Engineering Manager

Re : 209 N. 18th Street - Minor Site Plan
TRC No. PZSITE2025-00011

Date : April 3, 2025

This is to advise you that we have completed the review of the following documents received by this office on April 3, 2025:

- ☐ Development Permit Compliance Review
- ☒ Minor Site Plan Application
- ☐ Conditional Use
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend
- ☒ Approval
- ☐ Variance Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Planning Board **6. e.**

Meeting Date: 05/12/2025

Re: Major Site Plan (Development Review and Design Review) - Woodspring Suites Hotel - 2480 S Jenkins RD

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

Site Plan - Woodspring Suites Hotel - 2480 S. Jenkins Road

SUMMARY:

Project #24-07000006

The subject site is located at 2480 South Jenkins Road in Fort Pierce, FL. It is comprised of approximately 3.39 acres of land and identified by the parcel number 2419-232-0003-000-6. The existing future land use (FLU) designation is General Commercial (GC), and the zoning classification is General Commercial Zone (C-3). The property is currently vacant. On October 24, 2024, the subject property was approved to be subdivided and create the adjacent property to the south as an outparcel. The outparcel was created for the potential use of an additional hotel to be constructed. Woodspring Suites development is primarily surrounded by residential uses; all single-family homes and one (1) commercial parcel. Immediately to the north and east there are single-family residences. To the west and across South Jenkins Road consist of single-family homes. The property to the south of the Woodspring Suites development is currently occupied by a Extra Space Storage as a commercial use. Properties to the west and east have St. Lucie County jurisdiction, future land use, and zoning.

The site plan consists of the proposed 122-room Woodspring Suites Hotel with four (4) floors each containing approximately 12, 025 square feet. Per City of Fort Pierce Code Section 125-315. – Off-street parking and loading., motels, hotels, and resort hotels require 1.1 parking spaces for each unit less than 500 square feet. A total of 134.2 parking spaces would be required, the applicant has provided 135 -parking spaces with six (6) of those parking spaces being designated as handicapped ADA parking spaces.

Woodspring Suites is an extended stay hotel chain, focusing on offering affordable, comfortable, practical accommodation for guests staying for longer periods (weeks, months, or longer). They cater to a variety of guests, including business travelers, families, students, and those relocating, providing a welcoming environment with spacious, smartly designed suites featuring in-room kitchens. All rooms include a well-designed kitchen with full-size refrigerator with freezer, two-burner stove top and microwave, comfortable seating, flat panel TVs, desk and workspace, and space for belongings. The hotel also features 24/7 access to guest laundry room, vending machines, and staff support.

RECOMMENDATION:

The proposed Major Site Plan Amendment (Development) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

4. Install a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

5. Update the dumpster enclosure to the current standards by the Solid Waste Department which includes a pedestrian entrance.

6. Install a concrete, wood, or vinyl fence to buffer from the residential uses to the north and east.

7. Install a streetscape improvement such as tables or benches around or near the stormwater pond area or an outdoor recreation area.

ALTERNATIVES:

- Recommend Approval with changes and/or alternative conditions.
- Recommend Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report

Staff Report Supporting Documents

Application and Supporting Documents - Part 1

Application and Supporting Documents - Part 2

Application and Supporting Documents - Part 3

Form Review

Form Started By: Vennis Gilmore Started On: 05/02/2025 03:26 PM

Final Approval Date: 05/06/2025

CITY OF FORT PIERCE

PLANNING DEPARTMENT

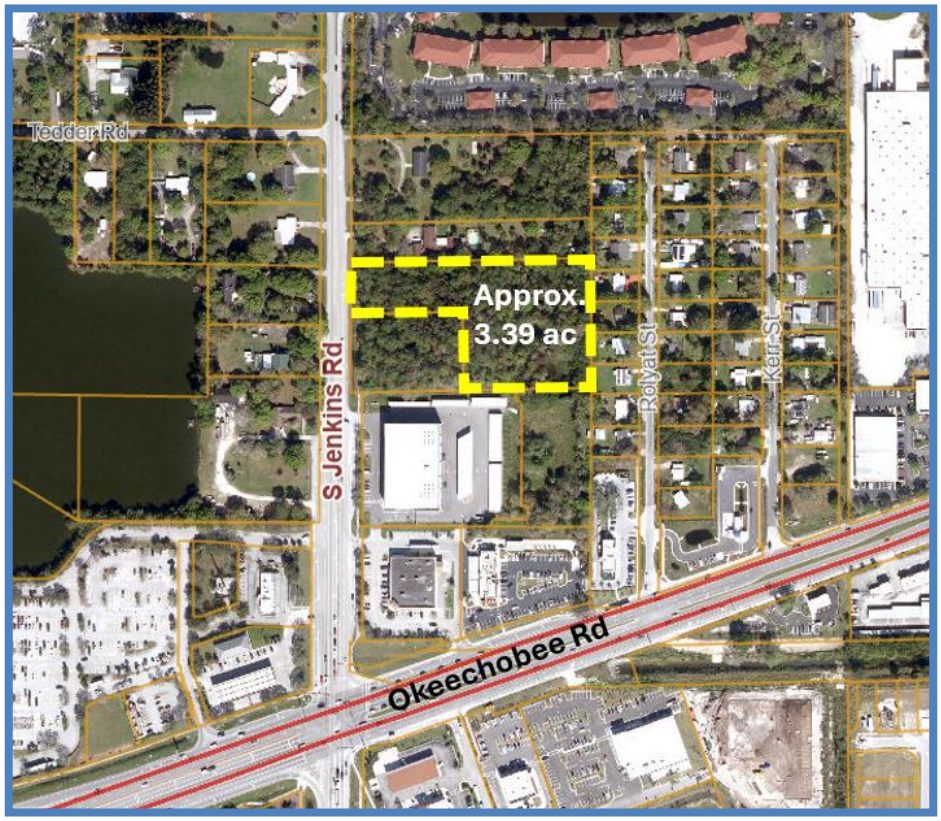
PROJECT: WOODSPRING SUITES HOTEL – MAJOR SITE PLAN (DEVELOPMENT & DESIGN REVIEW)
Project #24-07000006

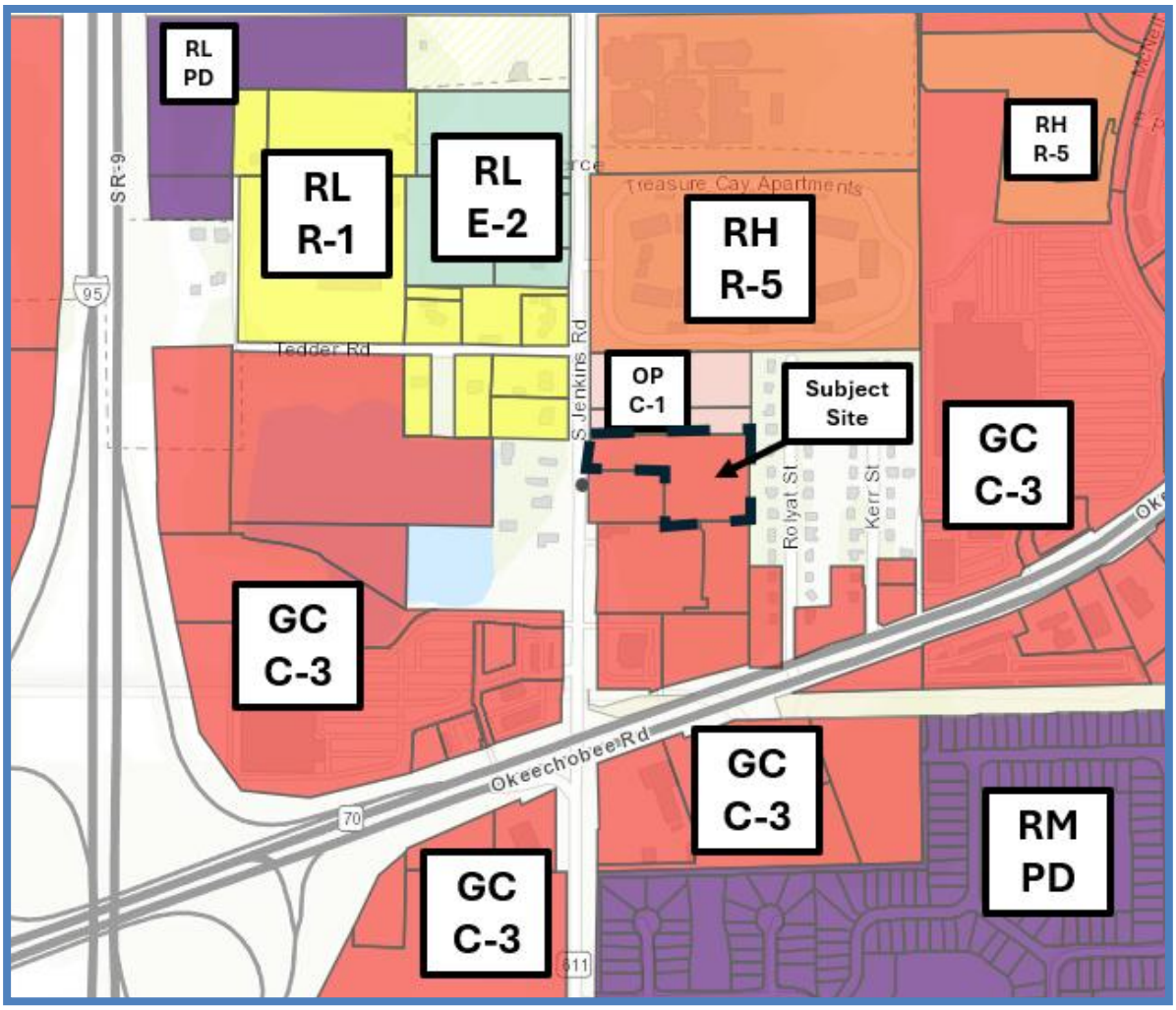
REVIEWER: VENNIS GILMORE, SENIOR PLANNER

DATE: APRIL 28, 2025

STAFF REPORT

Owner:	Mehul Patel
Applicant/Representative:	PHMI WS FORT PIERCE LLC
Requested Action:	Major Site Plan (Development & Design Review)
Location:	Generally located at 2480 South Jenkins Road in Fort Pierce, FL.
Parcel ID(s):	2419-232-0003-000-6
Current Zoning:	C-3, General Commercial Zone
Future Land Use:	GC, General Commercial





Surrounding Zoning:

North	East	South	West
OP/C-1	COM/C0 (SLC) CG (SLC)	GC/C-3	MXD/RS-2 (SLC)

Site Area:
+/- 3.39 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request
Request for review of an application for a Major Site Plan Amendment (Development & Design Review) to construct a four-story (2), one-hundred and twenty-two (122) room hotel, grossing approximately 48,100 square feet with associated site improvements.

Project Summary
The subject site is located at 2480 South Jenkins Road in Fort Pierce, FL. It is comprised of approximately 3.39 acres of land and identified by the parcel number 2419-232-0003-000-6. The existing future land use (FLU) designation is General Commercial (GC), and the zoning classification is General Commercial Zone (C-3). The property is currently vacant. On October 24, 2024, the subject property was approved to be subdivided and create the adjacent property to the south as an outparcel. The outparcel was created for the potential use of an additional hotel to be constructed. Woodspring Suites development is primarily surrounded by residential uses; all single-family homes and one (1) commercial parcel. Immediately to the north and east there are single-family residences. To the west and across South Jenkins Road consist of single-family homes. The property to the south of the Woodspring Suites development is currently occupied by a Extra Space Storage as a commercial use. Properties to the west and east have St. Lucie County jurisdiction, future land use, and zoning.

The site plan consists of the proposed 122-room Woodspring Suites Hotel with four (4) floors each containing approximately 12, 025 square feet. Per City of Fort Pierce Code Section 125-315. – Off-street parking and loading., motels, hotels, and resort hotels require 1.1 parking spaces for each unit less than 500 square feet. A total of 134.2 parking spaces would be required, the applicant has provided 135 -parking spaces with six (6) of those parking spaces being designated as handicapped ADA parking spaces.

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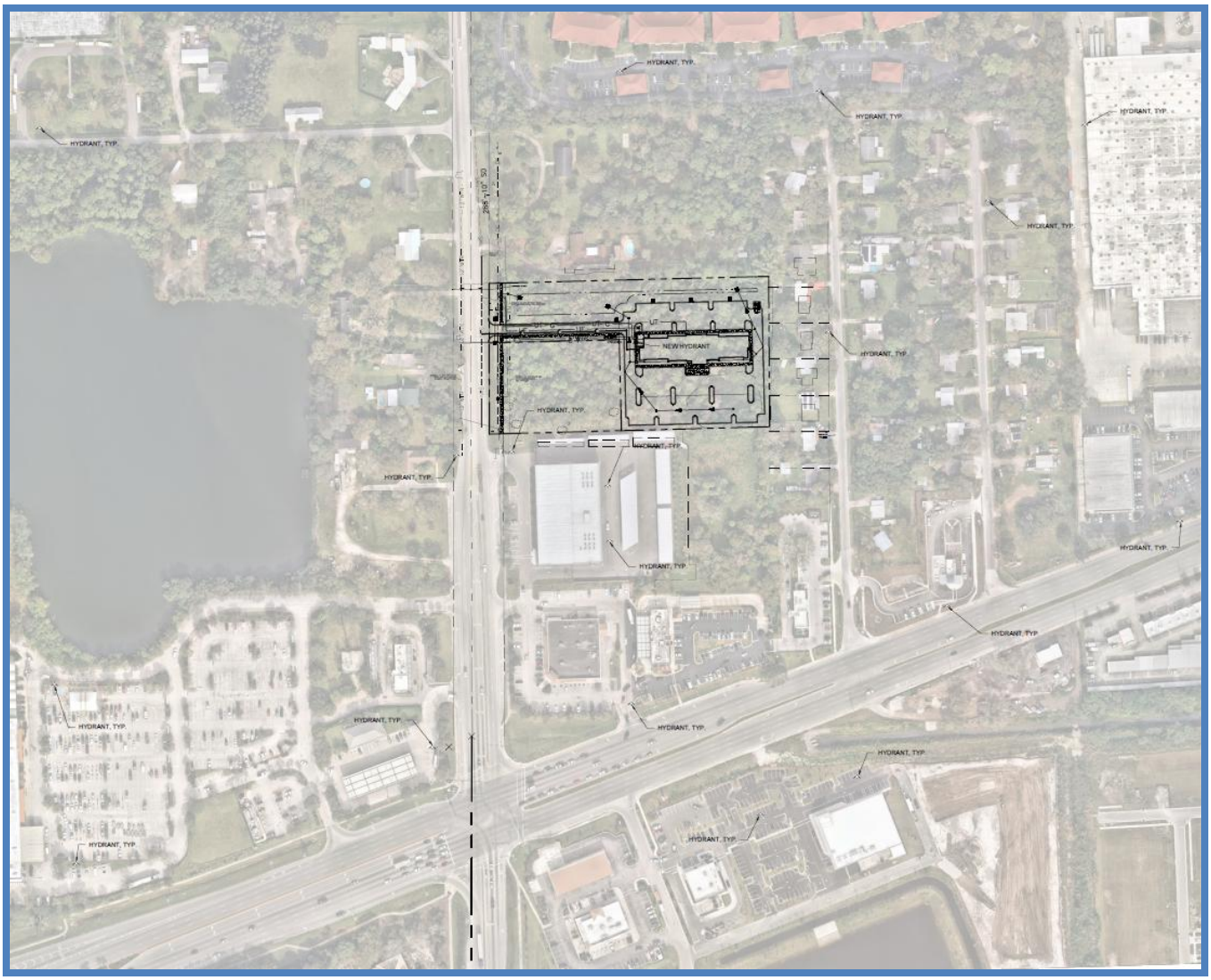
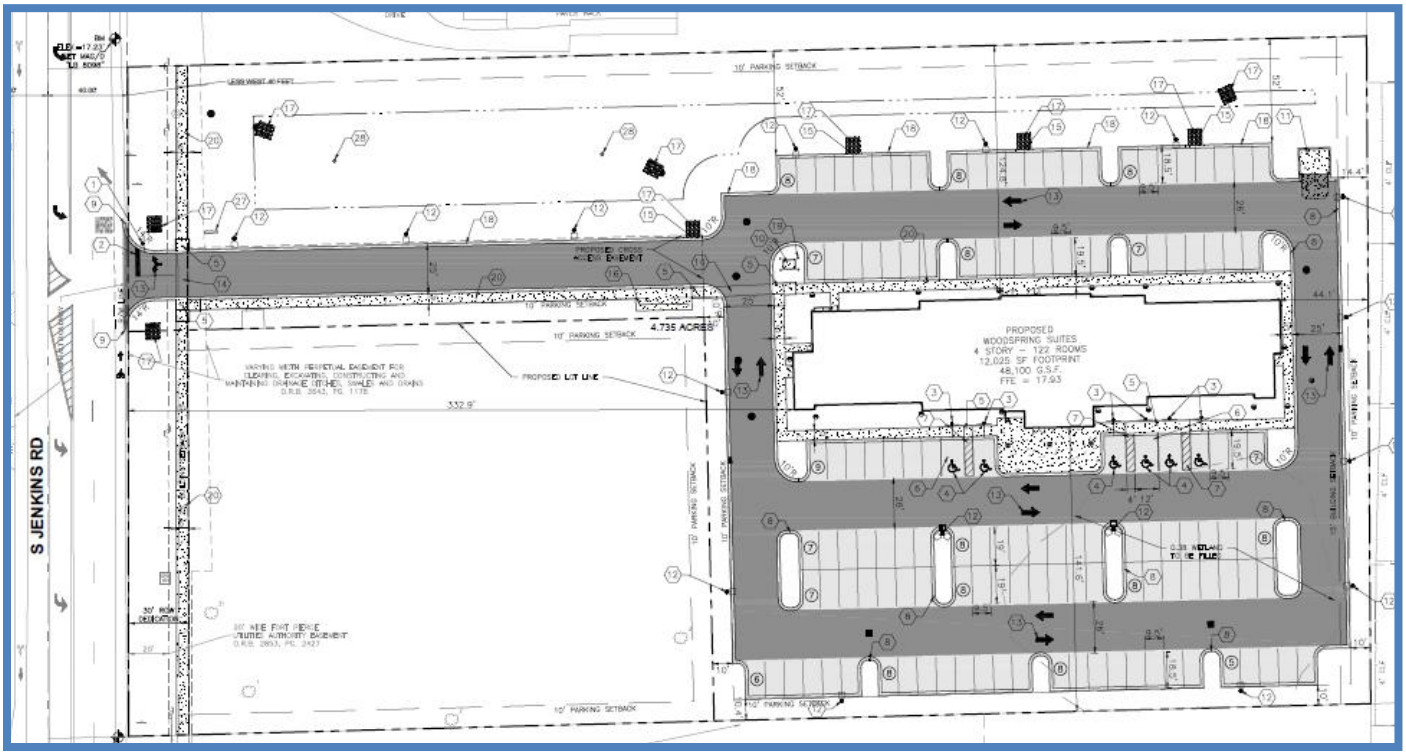
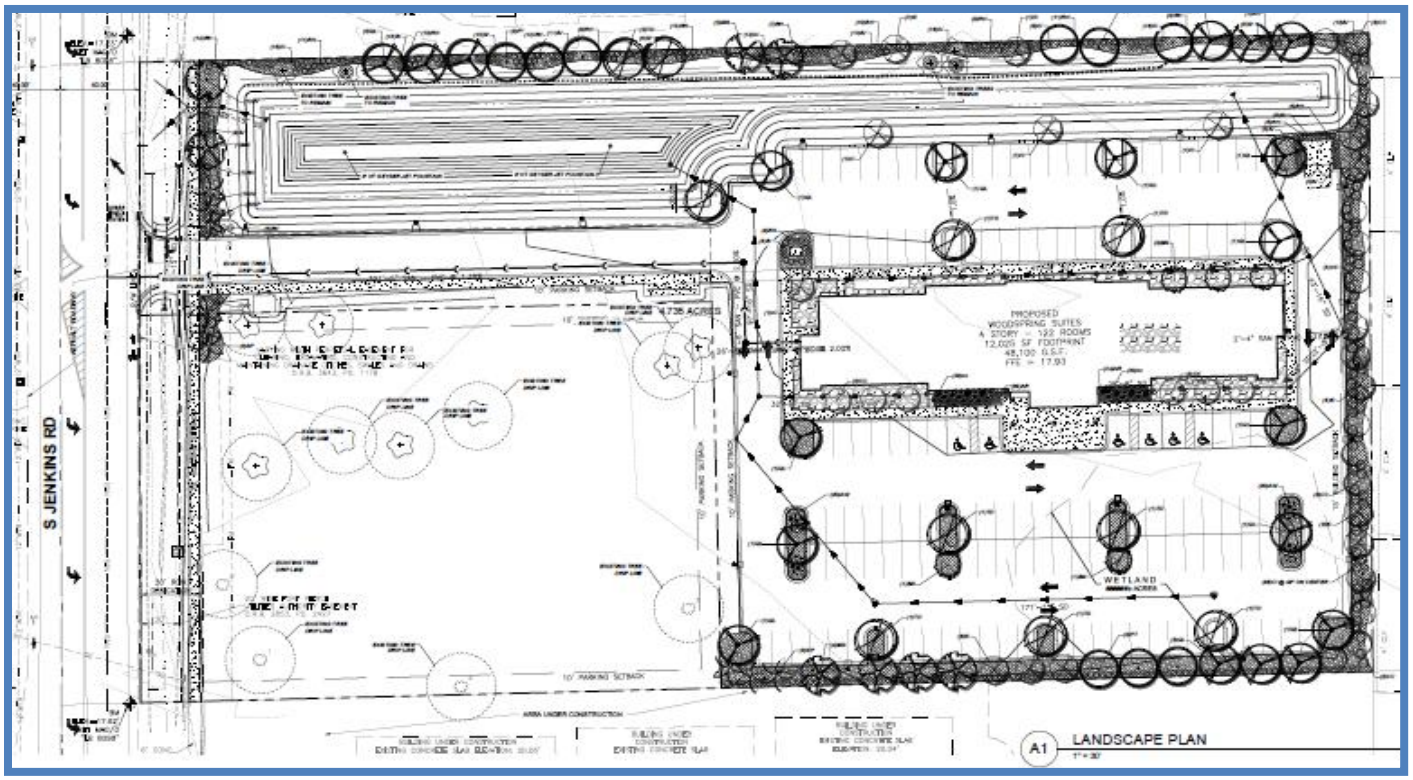

HYDRANT, TYP.
NEW HYDRANT

Site Plan



Landscape Plan



Design

One (1) building type is proposed for the commercial hotel:

- Building Area – 48,100 gsf total
  1st Floor – 12,025 sf
  2nd Floor – 12,025 sf
  3rd Floor – 12,025 sf
  4th Floor - 12,025 sf

  135 parking spaces
  6 handicap spaces

The design intent for this project is to provide an attractive site design along with aesthetically pleasing and modern architectural design for the proposed commercial use. While the proposed design is intended to be aesthetically pleasing, it is also intended to provide functionality for its use as an extended stay hotel site. This shall be accomplished using site elements, landscape vegetation and architectural features. Site elements for the subject property shall include features such as a lighted fountain within the lake along South Jenkins Road. Architectural features proposed include vertical and horizontal projections, architectural features on the wall to break up the wall areas, and roof variation at the building corners and covered entries to the building. Concealed light features shall be utilized at entries to provide both light and architectural interest. The building façade will be further enhanced using foundation plantings and landscaping that the front entry driveway. These plantings will provide variation in heights, textures, and materials to aid in softening the building, as well as to provide an aesthetically pleasing composition. This will be particularly important at the entrances where 'human scale' views will be necessary.

The proposed building is designed in a contemporary style that mirrors current trends in many hospitality and lodging projects. The building footprint designs provide horizonal articulation allowing the building mass to be broken up, reducing overall scale, and creating a more visually interesting facade. The fenestration utilizes contemporary features and materials including aluminum framing, vinyl siding, multi-colored siding, cultured stone, and an asphalt pitched roof with variation. The contemporary color/material palette consists of drift of mist, gray clouds, and let-it-rain. The applicant has decided to add the cultured stone as an architectural embellishment.

The overall plant palette provides a combination of both native and non-native plantings which will provide color and texture variations to further enhance the visual appeal of the site. The proposed landscape plan further makes use of the existing native Oak trees and Sabal Palms on site. The use of these elements will provide greater height, screening and environmental sustainability by reusing the existing site vegetation to the greatest extent possible. Additional native plantings, such as Laurel Oak, Live Oak, Southern Magnolia, Loblolly Pine, and Bald Cypress trees will further enhance the biodiversity of the site.

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





Stormwater Retention & Landscaping

Stormwater Retention

Please see stormwater drainage plan on the conceptual civil plans provided with this submittal.

Landscaping

All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation. All new landscaping shall be provided with 100% irrigation coverage.

The overall landscape plan is provided on Sheets C-601 through 602; detailed landscape plans with a plant list are provided on Sheet C-601, and the project landscape notes are provided on Sheet1 C-602.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREES						
MG	8	Magnolia grandiflora 'Bracken Brown Beauty'	Southern Magnolia	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
PT	10	Pinus taeda	Loblolly Pine	B&B	6-8' Ht.	Full, well shaped
QL	20	Quercus laurifolia	Laurel Oak	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
QV	1	Quercus virginiana	Live Oak	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
TD	10	Taxodium distichum	Bald Cypress	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
ORNAMENTAL / PALM TREES						
CC	18	Cercis canadensis	Eastern Redbud	B&B	2" DBH. 8'ht. 4'wd.	Full, well shaped, single-stem
BN	5	Betula nigra	River Birch	B&B	2" DBH. 8'ht. 4'wd.	Full, well shaped, single-stem
IC	19	Ilex cassine	Dahoon Holly	#30 gal..	2" DBH. 8'ht. 4'wd.	Full, well shaped, single-stem
SP	9	Sabal Palmetto	Cabbage Palm	#30 gal..	10' clear trunk ht. 4'wd.	Full, well shaped, single-stem
SHRUBS						
CI	79	Chrysobalanus Icaco 'Red Tip'	Cocoplum	#15 gal..	3'ht. x 24"wd.	Full, vigorous, 6' ht. minimum at maturity to screen residential
AW	40	Acalypha wilkesiana	Copperleaf	#15 gal..	3-4'ht. x 36"wd.	Full, vigorous, 3-4' ht.
IV	260	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#5 cont.	24"ht. x 24"wd.	Full, vigorous
RH	196	Rhaphiolepis indica	Indian Hawthorn	#5 cont.	24"ht. x 24"wd.	Full, vigorous
GROUNDCOVERS						
AR	63	Ajuga reptans	Carpet bugleweed	pints	6"ht. x 12"wd.	Plant spacings for full coverage within 3 months
MC	49	Muhlenbergia capillaris	Gulf Muhly	1 gal.	24"ht x 24"wd.	Plant spacings for full coverage within 3 months
SOD						
	37,000 SF	Zoysia	Zoysia			
EXISTING TREES TO REMAIN						
#	Cal. in Inches					
1	23	Quercus laurifolia	Laurel Oak			
2	17	Quercus laurifolia	Laurel Oak			
31	20	Quercus laurifolia	Laurel Oak			
3	N/A	Palmetto	Palm			

There is a total of seventy-four (74) native trees on the subject parcel that meet City of Fort Pierce requirements for mitigation. The break-down by species is as follows:
Laurel Oak (Quercus Laurifilia) - Cabbage Palm (Sabal Palmetto) - Slash Pine (Pinus Elliottii)
Cabbage Palms: 38 Slash Pine: 33 Laurel Oak: 13

Plant List

Total Trees Proposed:
117 (including palms)

Proposed Native Trees:
117 (100%)

Total Palms Proposed:
51

Proposed Native Palms:
51 (100%)

Total Shrubs Proposed:
575

Proposed Native Shrubs:
339 (59%)

Comprehensive Plan
The subject property is designated with a GC, General Commercial future land use. The designation is intended for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regard to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department
See Supporting Documents.
Fort Pierce Building Department
See Supporting Documents.
St. Lucie County Planning Department
See Supporting Documents.
St. Lucie County PW/Engineering
See Supporting Documents.
Fort Pierce Police Department
See Supporting Documents.
City Clerk Office
No comments received.
Code Enforcement
No comments received.
Fort Pierce Utilities Authority
See Supporting Documents.
St. Lucie County Fire District
See Supporting Documents.
Florida Department of Transportation

See Supporting Documents.
St. Lucie County School Board
No comments received.
St. Lucie Transportation Planning Organization
No comments received.
St. Lucie County Transit – Area Regional Transit
See Supporting Documents.

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation:
The proposed Major Site Plan Amendment (Development) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

4. Install a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

5. Update the dumpster enclosure to the current standards by the Solid Waste Department which includes a pedestrian entrance.

6. Install a concrete, wood, or vinyl fence to buffer from the residential uses to the north and east.

7. Install a streetscape improvement such as tables or benches around or near the stormwater pond area or an outdoor recreation area.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PHMI WS Fort Pierce LLC
60 Service Lane
Ringgold, GA 30736

Subject: Woodspring Suites Hotel – Site Plan (Development & Design Review) –- Technical Review Committee Comments for June 20, 2024 TRC Meeting

City of Fort Pierce Planning Department

1. A landscape maintenance agreement must be submitted prior to Certificate of Occupancy, acknowledging the following:

   The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

   a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

   b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

   In case of violation:

   Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Please submit a General Address Request Form.

4. Please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

5. Please ensure that lighting doesn't bleed onto the adjacent residential properties.

6. Per City Code Section 125-314. – Design Review, (4) Elevations: Walls shall be punctuated with architectural elements. Utilize site breaks to punctuate the streetscape. **Implement the design and architectural elements of the Woodspring Suites Hotel in Stockbridge, Georgia below:**



The monument sign should match this design with stone masonry to add architectural detail.

The above condition is for the following reasons:

Per City Code Section 125-314. – Design Review (d) (2):

The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:
a.
The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color; **(see adjacent storage facility)**
c.
The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty; **(The design should enhance the quality of the surrounding area.)**
d.
The design avoids undue monotony in structural design features.

7. Per City Code Section 125-314. – Design Review, (5) Streetscape improvement guidelines: Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards, and fences. These improvements shall be designed to be consistent with all guidelines of this section and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations. **Please employ Streetscape Improvements such as tables or benches around or near the stormwater pond area or an outdoor recreation area, planters, trash receptables**

8. Per City Code Section 125-315. – Off-Street Parking and Loading. (f) – Please install short-term bicycle parking.

   b. Design.
   Required short-term bicycle parking spaces must:

   1.Consist of bike racks or lockers that are anchored so that they cannot be easily removed:
   2.Be of solid construction, resistant to rust, corrosion, hammers, and saws;
   3.Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
   4.Be designed so as not to cause damage to the bicycle;
   5.Facilitate easy locking without interference from or to adjacent bicycles; and
   6.Be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.

9. Are all rooms less than 500 square feet? The parking calculation listed the calculation for rooms larger than 500 square feet as well.

10. There is a discrepancy on the landscape plan and site plan. The landscape plan shows a wet stormwater pond. **Please provide clarification.**

11. We have been informed of another proposed hotel adjacent to the proposed Woodspring Suites Hotel; is there a master stormwater plan proposed?

12. If a 2nd hotel is proposed, Per City Code Chapter 121 Subdivisions, a Minor Replat is required prior to moving forward. (minor replats are reviewed administratively).

13. Please consider a concrete, wood, or vinyl fence to buffer from the residential uses to the north and east.

14. Because a second parcel and development are proposed, the trees preserved on your tree mitigation plan and landscape plan can not be counted as preservation. Each property will be accountable for its own proposed tree preservation. Please resubmit your tree mitigation plan after the minor replat has been completed.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From : Venetia Barnes, Stormwater Engineer VB

From : Tracy Telle, Engineering Manager TT

Re : Site Plan – Woodsprings Suites Hotel – 2480 S. Jenkins Road
TRC No. 24-07000006

Date : October 30, 2024

This is to advise you that we have completed the review of the following documents as received by this office on September 30, 2024:

- [x] Site Plan (Development & Design Review)
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Site Plan
- [ ] Site Plan
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\W\Woodsprings Suites Hotel\TRC\Site Plan\Submittal No. 2 - 092524\SP Approval w. Conditions - 103024.docx

ADVISORY COMMENTS:

1. The site plan was updated to include a 30-foot R/W dedication; therefore the site plan shall be revised to move the stop bar, stop sign and directional arrows to the revised property boundary.
2. Jenkins Road is owned and maintained by Saint Lucie County (SLC). All off-site roadway improvements shall be reviewed and approved by SLC. Note that this may impact, the proposed left-out exit.
3. A driveway, construction access and drainage permit shall be approved by SLC at the time of DPCR.
4. The stormwater drainage plan was reviewed conceptually. An in-depth review will be conducted at the time of DPCR.
5. The Environmental Assessment denotes the presence of a wetland on site. All Federal, State and Local permits shall be required prior to any land clearing activities.
6. A tree survey, mitigation plan and costs shall be required at the time of DPCR.

TST/VB/vb

Kimley»Horn

To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: April 9, 2025

Re: **Woodspring Suites Hotel**
Final Review Traffic Impact Study

Kimley-Horn has reviewed the traffic impact study (dated February 12, 2025) prepared by Traffic & Mobility Consultants. related to the above-mentioned project. The project consists of a 122-room hotel (ITE LUC 310) and is located east of Jenkins Road and north of Okeechobee Road. It is anticipated that the proposed trip generation potential for the site is as follows: 54 (30 entering/ 24 exiting) AM peak hour trips and 62 (32 entering / 30 exiting) PM peak hour trips.

The analysis shows study area roadway segments will operate acceptably upon buildout. With the inclusion of background improvements (signal timings), the intersection of Jenkins Road & Okeechobee Road is anticipated to operate as deficient. Ingress right and left turn lanes are warranted at the proposed driveway connection. Buildout deficiencies are not anticipated due to project traffic.

Thank you for the opportunity to assist the St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

From: Hymowitz, Larry
To: Vennis Gilmore
Subject: RE: Technical Review Project: # 24-07000006 - WoodSpring Suites Hotel (1st Resubmittal) - Major Site Plan & Design Review
Date: Friday, October 25, 2024 4:05:18 PM
Attachments: image003.png
image004.png
image005.png
image006.png
image007.png

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

I have no comments regarding the subject development.

Thank you for coordinating.

FDOT

Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us

Together our actions have the power to save lives!

TARGET ZERO FATALITIES & SERIOUS INJURIES

TARGET ZERO TEAM

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Friday, October 25, 2024 3:36 PM
Subject: RE: Technical Review Project: # 24-07000006 - WoodSpring Suites Hotel (1st Resubmittal) - Major Site Plan & Design Review
Importance: High

EXTERNAL SENDER: Use caution with links and attachments.

Hello All,

I'm just following up on this most recent resubmittal review. So far, I have only received

resubmittal comments from St. Lucie Fire, Fort Pierce Police Department, and St. Lucie Transit. The applicants will be resubmitting a second (2nd) time very soon. If you have any further questions or concerns about this 1st resubmittal; please contact the applicants Greg Monnig at Greg.Monnig@Woolpert.com and Nick Pitzen at Nick.Pitzen@Woolpert.com

Greg Monnig, PE, PMP
Project Manager
Senior Associate

Woolpert
4454 Idea Center Boulevard | Dayton, OH 45430
D 937.531.1481 | O 937.461.5660 | Cell 937.602.5332
Greg.Monnig@woolpert.com | www.woolpert.com

Nick Pitzen
Project Engineer | Design Services
D: 630.693.6322
nick.pitzen@woolpert.com
Woolpert
3333 Warrenville Road, Suite 200, Lisle, Illinois 60532
woolpert.com

Best Regards,

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Vennis Gilmore
Sent: Wednesday, September 25, 2024 5:03 PM
Subject: Technical Review Project: # 24-07000006 - WoodSpring Suites Hotel (1st Resubmittal) - Major Site Plan & Design Review
Importance: High

To Whom It May Concern,

Technical Review Project: # 24-07000006 - WoodSpring Suites Hotel (1st Resubmittal) - Major Site Plan & Design Review

Download Link Below:
9.6.24 Set for Permit - Resubmittal

The WoodSpring Suites development consists of one four-story (122 room) 12,025 SF hotel building with associated parking and other infrastructure improvements. The total site area is 4.735 acres of which 1.34 acres located in the southwest corner will be lot split for a future use.

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

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

- The original submittal was reviewed for the June 20th, 2024, TRC meeting.

Send all comments and approval letters by October 4, 2024 (Monday) to planning@cityoffortpierce.com and vgilmore@cityoffortpierce.com . Let me know if you have any questions or concerns. Thank you.

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Cathi Petagno
To: Monnig, Greg; Vennis Gilmore; Pitzen, Nick; Nix, Ray
Subject: RE: Woodsprings Suites Hotel - St. Lucie Transit (1st Resubmittal Review)
Date: Tuesday, October 1, 2024 1:06:52 PM
Attachments: image001.png
image002.png

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Hi Greg,

Thank you for contacting me, I was missing a letter in your email address. I appreciate you taking the time to speak with me.

Below are my replies to your questions:

1. Can you send me details for the bus bay? accessing-transit---design-handbook-for-florida-bus-passenger-facilities-14-20-rev.pdf (fdotwww.blob.core.windows.net)
2. Can you send me a link to the bus manufacturer's 40' bus that the County uses? We need the make and model you use. Our largest bus is a Gillig 40 ft low floor - Low Floor | GILLIG
3. Does the County Pay for the bus bay installation or is it the developers to construct? The developer typically pays for the bus bay to be installed.
4. Would the Bus Bay be on the main road in the ROW? Or are you expecting it to be onsite? We would like it to be on ROW on the main road.

Best regards,
Cathi

Cathi Petagno | Senior Program Specialist | Transit Department
Ph: 772-462-5163 |2300 Virginia Avenue, Fort Pierce, FL 34982
facebook.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

From: Monnig, Greg <Greg.Monnig@Woolpert.com>
Sent: Tuesday, October 1, 2024 12:28 PM
To: Vennis Gilmore <vgilmore@cityoffortpierce.com>; Pitzen, Nick <Nick.Pitzen@Woolpert.com>; Nix, Ray <Ray.Nix@woolpert.com>; Cathi Petagno <PetagnoC@stlucieco.org>
Subject: RE: Woodsprings Suites Hotel - St. Lucie Transit (1st Resubmittal Review)

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Cathi
Good talking to you yesterday. Probably got my email incorrect when we talked.

1. Can you send me details for the bus bay?
2. Can you send me a link to the bus manufacturer's 40' bus that the County uses? We need the make and model you use. 40 ft low floor
3. Does the County Pay for the bus bay installation or is it the developers to construct?
4. Would the Bus Bay be on the main road in the ROW? Or are you expecting it to be onsite.

Thanks,

Greg Monnig, PE, PMP
Project Manager
Senior Associate

Woolpert
4454 Idea Center Boulevard | Dayton, OH 45430
D 937.531.1481 | O 937.461.5660 | Cell 937.602.5332
Greg.Monnig@woolpert.com | www.woolpert.com

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Monday, September 30, 2024 11:02 AM
To: Monnig, Greg <Greg.Monnig@Woolpert.com>; Pitzen, Nick <Nick.Pitzen@Woolpert.com>; Nix, Ray <Ray.Nix@woolpert.com>
Subject: RE: Woodsprings Suites Hotel - St. Lucie Transit (1st Resubmittal Review)

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Good Morning,

petagnoc@stlucieco.org

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Monnig, Greg <Greg.Monnig@Woolpert.com>
Sent: Monday, September 30, 2024 8:40 AM
To: Pitzen, Nick <Nick.Pitzen@Woolpert.com>; Nix, Ray <Ray.Nix@woolpert.com>; Vennis Gilmore <vgilmore@cityoffortpierce.com>
Subject: RE: Woodsprings Suites Hotel - St. Lucie Transit (1st Resubmittal Review)

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Vennis
Can you provide me with Cathi Petagno's email address? We want to reach out to see if they have standard details for the bus bay and bus vehicle turning information and schedule. We need to see what type of impact this will have on our layout.
Thanks

Greg Monnig, PE, PMP
Project Manager
Senior Associate

Woolpert
4454 Idea Center Boulevard | Dayton, OH 45430
D 937.531.1481 | O 937.461.5660 | Cell 937.602.5332
Greg.Monnig@woolpert.com | www.woolpert.com

From: Pitzen, Nick <Nick.Pitzen@Woolpert.com>
Sent: Friday, September 27, 2024 11:12 AM
To: Nix, Ray <Ray.Nix@woolpert.com>
Cc: Monnig, Greg <Greg.Monnig@Woolpert.com>
Subject: FW: Woodsprings Suites Hotel - St. Lucie Transit (1st Resubmittal Review)

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>

Sent: Friday, September 27, 2024 9:57 AM
To: Pitzen, Nick <Nick.Pitzen@Woolpert.com>
Subject: Woodsprings Suites Hotel - St. Lucie Transit (1st Resubmittal Review)

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Hi Nick,

St. Lucie Transit has the following comment:

We would like to see a bus bay added to the plan if possible since this Hotel is within the bus system and microtransit area.

Best regards,
Cathi

Cathi Petagno | Senior Program Specialist | Transit Department
Ph: 772-462-5163 |2300 Virginia Avenue, Fort Pierce, FL 34982
facebook.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



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ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Woodsprings Suites Hotel - 2480 S Jenkins Rd TRC

REVIEW DATE: 6/18/2024

PLANNER: VENNIS GILMORE (PROJECT #: 24-07000006)

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic revised copy of the site plan (pdf format).**
4. ~~**Please provide written acknowledgement of the conditions/revisions provided.**~~ **Received Written Comment Acknowledgement 9/25/2024.**
5. ~~**A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

6. ~~**Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)**~~ **Received Written Comment Acknowledgement 9/25/2024.**

7. ~~**Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)**~~ **Received Written Comment Acknowledgement 9/25/2024.**

8. ~~**The Fire District reserves the right for future comments at the site plan & building construction phase.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

9. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**~~ **Received Written Comment Acknowledgement 9/25/2024.**

10. ~~**Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**~~ **Received Written Comment Acknowledgement 9/25/2024.**

11. ~~**Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**~~ **Received Written Comment Acknowledgement 9/25/2024.**

12. ~~**A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)**~~ **Received Written Comment Acknowledgement 9/25/2024.**

13. ~~**Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. (NFPA 1 18.2.3.3)**~~ **Received Written Comment Acknowledgement 9/25/2024.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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Fax: **(772) 621-3604**

14. ~~**Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

15. ~~**An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**~~ **Received Written Comment Acknowledgement 9/25/2024.**

16. ~~**Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

17. ~~**Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

18. ~~**The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

19. ~~**Minimum Size of Water Mains**~~
~~**The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current**~~

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

~~**Insurance Service Office (ISO) requirements**~~ **Received Written Comment Acknowledgement 9/25/2024.**

20. ~~**Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

21. ~~**Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**~~ **Received Written Comment Acknowledgement 9/25/2024.**

22. ~~**Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**~~ **Received Written Comment Acknowledgement 9/25/2024.**

From:	Damian Spotts
To:	Vennis Gilmore
Subject:	RE: Technical Review Project: # 24-07000006 - WoodSpring Suites Hotel (1st Resubmittal) - Major Site Plan & Design Review
Date:	Thursday, September 26, 2024 12:59:38 PM
Attachments:	image002.png

No additional comments at this time.

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Wednesday, September 25, 2024 5:03 PM
Subject: Technical Review Project: # 24-07000006 - WoodSpring Suites Hotel (1st Resubmittal) - Major Site Plan & Design Review

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To Whom It May Concern,

Technical Review Project: # 24-07000006 - WoodSpring Suites Hotel (1st Resubmittal) - Major Site Plan & Design Review

Download Link Below:
9.6.24 Set for Permit - Resubmittal

The WoodSpring Suites development consists of one four-story (122 room) 12,025 SF hotel building with associated parking and other infrastructure improvements. The total site area is 4.735 acres of which 1.34 acres located in the southwest corner will be lot split for a future use.

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

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

- The original submittal was reviewed for the June 20th, 2024, TRC meeting.

Send all comments and approval letters by October 4, 2024 (Monday) to planning@cityoffortpierce.com and vgilmore@cityoffortpierce.com . Let me know if you have any questions or concerns. Thank you.

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce

Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



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From: Kori Benton
To: Monnig, Greg; Vennis Gilmore; Alicia Rosenthal; Pitzen, Nick; Larry Beilksi; Dwayne Rash; McDonald, Scott; Nix, Ray; Mehul Patel; Harry Patel; Grant M. Chambers
Subject: RE: Woodspring Suites Hotel - Fort Pierce TRC Comments
Date: Thursday, July 25, 2024 9:47:31 AM
Attachments: image001.png
image002.png

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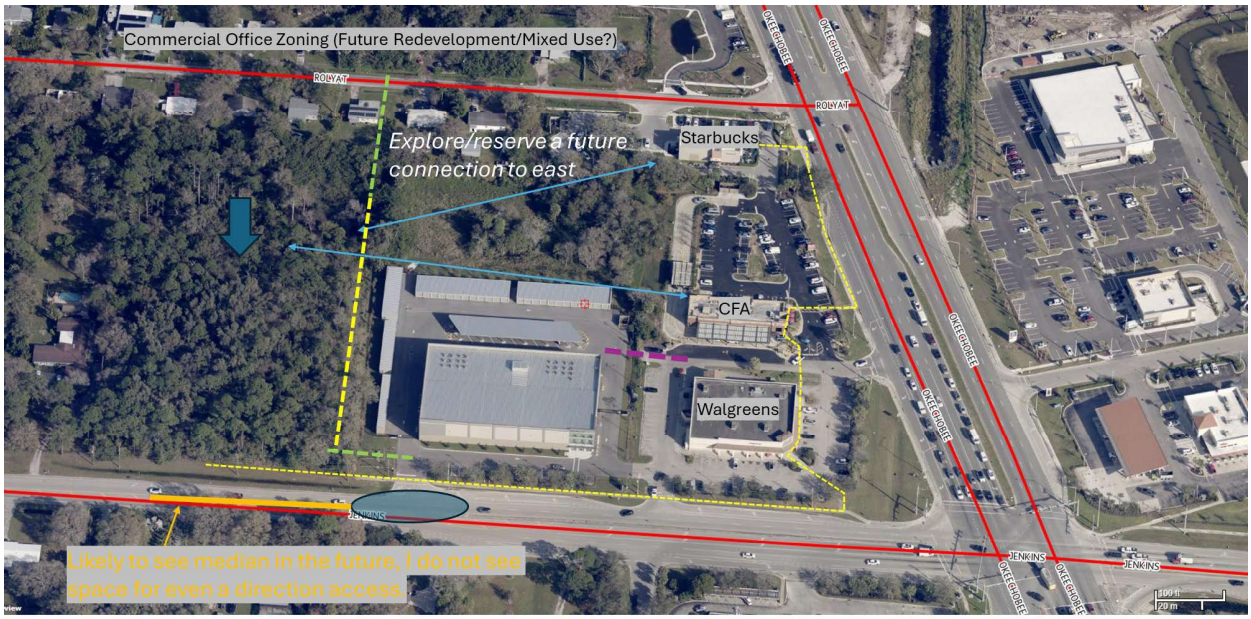
Good morning,

Thank you for your follow-up, notes, and confirmation to release the TIR review. Typically, our reviewers need 3 weeks to merge and complete the research with their queue.

As a preface, St. Lucie County owns and maintains Jenkins Road, therefore access/permitting are under our jurisdiction. The *advisory* notes or suggestions for the site design (internal to the property) are just that, recommendations. Since the site abuts county (unincorporated) residents, we offered input.

Thank you for evaluating the prospects of cross-access. It's a shame that the utility impediments exist – as it was a logical extension in the future, especially with the other CA opportunity (purple) eliminated. The lands to the east contain SF homes, however the zoning is commercial office, with the anticipation of future redevelopment for non-residential/mixed use.

We still encourage preservation of and/or expansion of the northern buffer to further dampen noise, lights or other adverse impacts (i.e. masonry wall if native trees are cleared, etc.) – The offered hedge addition is noted. A masonry enclosure or similar is encouraged, if the location can not shift, as we expect early morning collection which is more typical for commercial sites.



From: Monnig, Greg <Greg.Monnig@Woolpert.com>
Sent: Wednesday, July 24, 2024 6:52 PM
To: Vennis Gilmore <vgilmore@cityoffortpierce.com>; Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Pitzen, Nick <Nick.Pitzen@Woolpert.com>; Larry Beilksi <larry@phmigroup.com>; Dwayne Rash <drash@encore.bz>; McDonald, Scott <Scott.McDonald@Woolpert.com>; Kori Benton <bentonk@stlucieco.org>; Nix, Ray <Ray.Nix@woolpert.com>; Mehul Patel <mehul@phmigroup.com>; Harry Patel <harry@phmigroup.com>
Subject: RE: Woodspring Suites Hotel - Fort Pierce TRC Comments

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Kori Benton
We wanted to followup on your comments below:

1. Requesting Third Party Traffic review of the project
   Answer - I spoke with Larry Patel at PHMI Group and he is authorizing you for the cost of your third party traffic analysis review. You indicated the cost would be $1,500 to $2,500 but may be more depending on the comments and number of reviews. These fees would be paid by PHMI.
   Do you need anything else from us to start that review?
   How quickly can they get this review done?

2. Encouraging cross access with project/commercial center to the south.
   Answer - We looked into this previously with PHMI prior to submitting our site plan for approval and based on the existing utilities and infrastructure on the adjacent property we will not be able to provide cross access to the south. I wanted to make sure you were aware we had looked at this, prior to submitting for site plan approval.



3. Encouraging tree preservation, particularly to the north property line. To avoid incompatibility or conflict of use (SF to the north), considering a minimum 30ft. Landscape buffer on this property line, with preservation or supplemental planting of low to mid level ground cover to support minimization of noise and light conflicts from a 24 hour business abutting a low density residential use. Strategic integration of a wall may be a complimentary option.
   Answer - We consider the wet detention basin an amenity/feature that provides a buffer to the house and property to the north. We were thinking it would be best to add a continuous 3' high row of shrubs along the edge of the parking lot to block head lights from going towards the residential. The parking lot lighting already has house side shields to prevent light from spilling. We are proposing additional landscaping screening versus incorporating a fence/wall. Let us know if you have concerns with this approach and where we are proposing to add shrubs.
4. Consider distance separation from the proposed dumpster location and the SF residence, potentially relocating further south.
   Answer - We looked at moving the dumpster south but there are existing residential properties to the East that would be effected so moving the dumpster south along the east property line would not help the situation. We looked at moving the dumpster in the southwest corner of the parking lot but PMHI is concerned the move would have too great an impact on the hotel operations being so far from the building and requiring the garbage to be moved in the main parking lot in front of the building. The Dumpster enclosure and screening provide a good buffer for the residential and hotel customers. We will confirm with the landscape architect that the proposed shrubs will be the full height of the enclosure at full maturity. Let us know if you have concerns with this approach and where we are proposing to add shrubs.

Let us know if our explanation above addresses your comments/concerns. We want to make sure we have your support as we move this project forward.

Thanks

Greg Monnig, PE, PMP
Project Manager
Senior Associate

Woolpert
4454 Idea Center Boulevard | Dayton, OH 45430
O 937.531.1481 | O 937.461.5660 | Cell 937.602.5332
Greg.Monnig@woolpert.com | www.woolpert.com

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Thursday, June 27, 2024 6:31 PM
To: Monnig, Greg <Greg.Monnig@Woolpert.com>; Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Pitzen, Nick <Nick.Pitzen@Woolpert.com>; Larry Beilksi <larry@phmigroup.com>; Dwayne Rash <drash@encore.bz>; McDonald, Scott <Scott.McDonald@Woolpert.com>
Subject: RE: Woodspring Suites Hotel - Fort Pierce TRC Comments

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Hi All,

What was attached is Engineering's approval with conditions. There are still outstanding comments with Planning and the traffic report/analysis must be approved by St. Lucie County prior to Planning Board. We are expecting a resubmittal addressing those comments and the Traffic review run concurrently. Have you contacted SLC as requested in their comments?

Best Regards,

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



From: Monnig, Greg <Greg.Monnig@Woolpert.com>
Sent: Wednesday, June 26, 2024 10:54 AM
To: Vennis Gilmore <vgilmore@cityoffortpierce.com>; Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Pitzen, Nick <Nick.Pitzen@Woolpert.com>; Larry Beilksi <larry@phmigroup.com>; Dwayne Rash <drash@encore.bz>; McDonald, Scott <Scott.McDonald@Woolpert.com>
Subject: RE: Woodspring Suites Hotel - Fort Pierce TRC Comments

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Vennis

I tried calling to discuss. Thanks for getting all the Woodspring suites hotel comments over to us. We are in the process of addressing the comments but want to clarify which need to be addressed prior to the Planning Board and City Commission meetings.

Can you give me a call to discuss?
Thanks

Greg Monnig, PE, PMP
Project Manager
Senior Associate

Woolpert
4454 Idea Center Boulevard | Dayton, OH 45430
O 937.531.1481 | O 937.461.5660 | Cell 937.402.5332
Greg.Monnig@woolpert.com | www.woolpert.com

From: Dwayne Rash <drash@encore.bz>
Sent: Thursday, June 20, 2024 10:14 AM
To: Monnig, Greg <Greg.Monnig@Woolpert.com>
Subject: FW: Woodspring Suites Hotel - Fort Pierce TRC Comments

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Dwayne Rash | President
Encore Construction
151 Porter Ave Biloxi MS 39530
O: + 1 228 205 4662 | C: + 1 228 547 0288
www.encore.bz

From: Mehul Patel <mehul@phmigroup.com>
Sent: Tuesday, June 18, 2024 7:48 PM
To: Larry Beilksi <larry@phmigroup.com>; McDonald, Scott <Scott.McDonald@Woolpert.com>; Dwayne Rash <drash@encore.bz>; Vishal Ved <vved@encore.bz>
Subject: Fwd: Woodspring Suites Hotel - Fort Pierce TRC Comments

[EXTERNAL EMAIL]

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From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Tuesday, June 18, 2024 6:49 PM
To: Mehul Patel <mehul@phmigroup.com>
Subject: Woodspring Suites Hotel - Fort Pierce TRC Comments

Hello,

Please see the attached Technical Review Committee Comments that I have received so far. There may be more comments the day of the meeting to discuss. I have not received City of Fort Pierce Engineering comments. See you this Thursday at 10am in-person or by Teams (virtually).

Best Regards,

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



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From:	Kori Benton
To:	Planning Department; Vennis Gilmore
Subject:	Site Plan (Development Review and Design Review) - Woodsprings Suites Hotel - 2480 S. Jenkins Road - Project #: 24-07000006
Date:	Thursday, June 20, 2024 9:54:48 AM

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Good morning Vennis,

Our advisory comments for this project are as follows:
1)Requesting Third-Party Traffic Analysis review of the project,
2)Encouraging cross access with project / commercial center to the south.
3)Encouraging tree preservation, particularly on the north property line. To avoid incompatibility or conflict of use (SF to the north), considering a minimum 30ft. Landscape buffer on this property line, with preservation or supplemental planting of low to mid level ground cover to support minimization of noise and light conflicts from a 24 hour business abutting a low density residential use. Strategic integration of a wall may be a complimentary option.
4)Consider distance separation from the proposed dumpster location and the SF residence, potentially relocating further south.

Thank you for your time and consideration.
Kindest regards,
Kori

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June 18, 2024

PROJECT: **Woodsprings Suites Hotel - 2480 S. Jenkins Road**

REF: Project #: 24-07000006

TO: Vennis Gilmore

FROM: Grant Chambers

Corrections:

1. Jenkins Road is identified on the County's Right-of-Way protection plan. A Right-of-Way dedication of 30 FT will be required.
2. The traffic report is required to be reviewed by the County's third-party reviewer at the cost of the applicant. Please provide written authorization to Kori Benton in the County's Planning and Development services department to proceed with the review and acknowledgement of the cost.
3. Advisory: Jenkins Road may be widened in the future and include modifications that may impact access to the site.

Conditions:

4. A Site Development Permit is required prior to performing site improvement activities.
5. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6/20/24
Property Address: Site Plan (Development Review and Design Review) - Woodsprings Suites Hotel - 2480 S. Jenkins Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

- ☑ Sprinkler system is required.
- ☑ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/18/24

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24-07000006

Site Plan - Woodsprings Suites Hotel - 2480 S. Jenkins Road

Comments

W/WW Engineering: Approved as noted,

Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 1701 S 37th Street, Fort Pierce, Florida.
For additional details or assistance, please contact John Biggs at 772-466-1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed site location and 3 phase electric is available on Jenkins rd.

Please note: FPUA will require an easement for all primary infrastructure and equipment within private property. Current lead times for transformers is approximately **52 weeks.**

Please contact Sal Scimeca for electric customer requirements and project coordination before work begins.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

(Con't pg 2)

Gas: Approved. Natural gas is available for water heating, cooking, RTUs, backup power generation etc.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service **– Is Available.**
If client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.

Developer Letter.pdf

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

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

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

Project description: New Development- Hotel

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 48,100 Site Acreage: 4.735

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

Mehul Patel	PHMI WS FORT PIERCE LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
60 Service Lane	60 Service Lane
Street Address	Street Address
Ringgold GA 30736	Ringgold GA 30736
City State Zip	City State Zip
423.313.1477	423.313.1477
Phone Number	Phone Number
mehul@phmigroup.com	mehul@phmigroup.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 2480 South Jenkins Rd, Fort p;ierce, FL 34947

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

Project description New Development Hotel

PHMI WS FORT PIERCE LLC	Mehul Patel, Managing Partner, PHMI WS Fort Pierce LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
60 Service Lane	60 Service Lane
Street Address	Street Address
Ringgold GA 30736	Ringgold GA 30736
City State Zip	City State Zip
423.313.1477	423.313.1477
Phone Number	Phone Number
mehul@phmigroup.com	mehul@phmigroup.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

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

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial (C-3)	Vacant Lot	4.735	Zone X
****Proposed**	General Commercial (GC)	General Commercial (C-3)	12,025 SF Hotel	4.735	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 74 x 100 = 7,400
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

	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	Stormwater maintenance has been designed per the City of Fort Pierce Stormwater Ordinances and the North St. Lucie River Water Control District requirements. Refer to attached Stormwater Report included in submittal folder.

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	Vacant - 0	Vacant - 0
****Proposed Zoning/FLU**	Hotel LUC 310 - 899 Trips	Hotel LUC 310 - 54/62 Trips
***Change in Demand**	Trips 899	Trips 54/62
Impact to Capacity	Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 8/18/2023.	

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 NOT APPLICABLE

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**
Woodspring Suites Hotel	1	12,025	4.735	November 30th 2024	July 31st 2025
				(as soon as able)	(as soon as able)

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? N/A
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

WOOLPERT

WOODSPRING SUITES℠

AN EXTENDED STAY HOTEL

WoodSpring Suites

Fort Pierce, FL

Narrative / Site Analysis

`May 2024

Existing Conditions

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

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

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

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

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

Proposed Conditions

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

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

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

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

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

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

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

WOOLPERT

September 6, 2024

Prime Hospitality Management & Investment Group
60 Service Lane
Ringgold, GA 30736

RE: Woodspring Suites
Fort Pierce, Florida
A/E # 083158

For the above-reference project, we received 1st round plan review comments dated June 19, 2024, and have worked to address the concerns. We offer the following ***Response*** to comments in the order received:

GENERAL

Electronic plans must be submitted back to the jurisdiction's building department and will then be routed to Prime Hospitality. ONLY submit FULL complete and combined sets of plans, uploading multiple single sheets will not be allowed. Make sure all plans and calc packages, spec. reports, etc. are labeled clearly and can be read what they are and WHAT SUBMITTAL they go with. DO NOT SEND documents directly to Prime Hospitality as they will not be accepted.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT COMMENTS

This is to advise you that we have completed the review of the following documents as received by this office on June 6, 2024:

- [x] Site Plan (Development & Design Review)
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Site Plan
- [ ] Site Plan
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

1. Jenkins Road is owned and maintained by Saint Lucie County (SLC). All off-site roadway improvements shall be reviewed and approved by SLC. Note that this may impact, the proposed left-out exit.

   Response: Noted. Plans will be sent to SLC for review and approval.

2. A driveway, construction access, and drainage permit shall be approved by SLC at the time of DPCR.

   Response: Noted.

3. The stormwater drainage plan was reviewed conceptually. An in-depth review will be conducted at the time of DPCR.

   Response: Noted.

4. The Environmental Assessment denotes the presence of a wetland on site. All Federal, State and Local permits shall be required prior to any land clearing activities.

   Response: Noted. Civil Plans updated to show existing Wetland on site.

5. A tree survey, mitigation plan and costs shall be required at the time of DPCR.

   Response: Tree survey, mitigation plan and costs will be provided at time of DPCR.

FORT PIERCE UTILITIES AUTHORITY COMMENTS

Water/Wastewater Engineering

1. Approved as noted.
   Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 1701 S 37th Street, Fort Pierce, Florida.
   For additional details or assistance, please contact John Biggs at 772-466-1600 ext. 3474.

   Response: Utility plans and applications will be submitted at the time of DPCR.

Electric Engineering

2. FPUA Electric & Gas Engineering has reviewed site location, and 3 phase electric is available on Jenkins Rd.

   Please note: FPUA will require an easement for all primary infrastructure and equipment within private property. Current lead times for transformers is approximately 52 weeks.

   Please contact Sal Scimeca for electric customer requirements and project coordination before work begins.

   Sal Scimeca

   Engineering Technician III

   Electric & Gas Engineering

   Fort Pierce Utilities Authority

   sscimeca@fpua.com

   772.466.1600 . 6957

   Response: Easement to be coordinated with FPUA at the time of DPCR.

Gas

3. Approved. Natural gas is available for water heating, cooking, RTUs, backup power generation etc.

   Response: Noted.

FPUAnet Fiber

4. FPUAnet Approves; Fiber Internet Service Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

   Response: Noted.

ST. LUCIE COUNTY FLORIDA PUBLIC WORKS DEPARTMENT COMMENTS

Corrections

1. Jenkins Road is identified on the County's Right-of-Way protection plan. A Right-of-Way dedication of 30 FT will be required.

   Response: Site plan updated to show 30ft right of way dedication.

2. The traffic report is required to be reviewed by the County's third-party reviewer at the cost of the applicant. Please provide written authorization to Kori Benton in the County's Planning and Development services department to proceed with the review and acknowledgement of the cost.

   Response: Noted. Third party review has been conducted and is pending comments.

3. Advisory: Jenkins Road may be widened in the future and include modifications that may impact access to the site.

   Response: Noted.

Conditions

1. A Site Development Permit is required prior to performing site improvement activities.

   Response: Noted. Permit will be provided at the time of DPCR.

2. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

   Response: Noted. Permit will be provided at the time of DPCR.

ST. LUCIE COUNTY FLORIDA PLANNING DEPARTMENT COMMENTS

From Kori Benton

1. Requesting Third Party Traffic Analysis review of the project.

   Response: Noted. Third party review has been conducted and is attached.

2. Encouraging cross access with project/commercial center to the south.

   Response: Cross access easement has been applied for. The documents have been included for reference. See new limits on C-200 (Site Plan).

3. Encouraging tree preservation, particularly to the north property line. To avoid incompatibility or conflict of use (SF to the north), considering a minimum 30ft. Landscape buffer on this property line, with preservation or supplemental planting of low to mid level ground cover to support minimization of noise and light conflicts from a 24 hour business abutting a low density residential use. Strategic integration of a wall may be a complimentary option.

   Response: Supplemental planting has been added to the provide the required 30' landscape buffer while still adhering to local stormwater regulations.

4. Consider distance separation from the proposed dumpster location and the SF residence, potentially relocating further south.

   Response: The northern boundary is screened with landscaping to provide the necessary buffer.

FORT PIERCE FLORIDA PLANNING DEPARTMENT

1. A landscape maintenance agreement must be submitted prior to Certificate of Occupancy, acknowledging the following:

   The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

   a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

   b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

   In case of violation:

   Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

   Response: Note has been added to the plans.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

   Response: Noted. Tree mitigation survey to be provided at time of DPCR.

3. Please submit a General Address Request Form.

   Response: A general address request form and fee was submitted and paid for the Woodspring Suites parcel. A separate request and fee will be submitted and paid for the outlot. Please see the attached address request.

4. Please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

   Response: Landscape added around the proposed monument sign

5. Please ensure that lighting doesn't bleed onto the adjacent residential properties.

   Response: Noted.

FORT PIERCE FLORIDA POLICE DEPARTMENT COMMENTS

1. No comments at this time regarding the project itself. Regarding the nature of this planned project, research into calls for service at a nearby hotel with similar specifications (Fairfield Suites, 6502 Metal Drive, Ft. Pierce) returned a total of 59 entries. Of the entries, 22 were generated by citizens calling 911 for different reasons. 37 were initiated by patrolling officers with the majority being "close patrols", which is when an officer patrols the property and logs it with 911 dispatch.

   Response: Noted.

2. Please be informed that a project of this type can and may increase the need for police response. While the nature and frequency of calls cannot be predicted at this time, it should be presumed police services may be needed once the project comes to fruition.

   Response: Noted.

FORT PIERCE FLORIDA BUILDING DEPARTMENT COMMENTS

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6/20/24
Property Address: Site Plan (Development Review and Design Review) - Woodsprings Suites Hotel - 2480 S. Jenkins Road

Please be advised that the project may trigger the requirements indicated below:

- ☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
- ☐ 2. Pre-construction meeting with the City's Building Department is requested.
- ☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- ☑ 4. Building Permit required.
- ☑ 5. Signed and sealed construction drawings required.
- ☑ 6. Must meet the following Accessibility requirements:
  - ☑ Accessible route
  - ☑ Handicapped parking spaces
  - ☑ Means of egress
- ☐ 7. Change of Use required
  - ☐ Shall include a signed and sealed Life Safety Plan
  - ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- ☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☐ 9. Flood Development Permit required.
- ☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- ☐ 11. Open permits, requiring attention exist.
- ☑ 12. Shall meet the Fire Prevention Code:
  - ☑ Sprinkler system is required.
  - ☑ Smoke alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/18/24

Response: Noted.

ST. LUCIE COUNTY FIRE DISTRICT COMMENTS

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X___

Site Plan Rejected: _____

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available online at https://www.slcfd.com.

   Response: Noted. See the attached application.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

   Response: Noted

3. Please provide an electronic revised copy of the site plan (pdf format).

   Response: electronic revised copy of the site plan will be included with the resubmittal.

4. Please provide written acknowledgment of the conditions/revisions provided.

   Response: Refer to responses on this document.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

   Response: Noted.

6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

   Response: Fire department access road has been added to the plans and noted.

7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)

   Response: Comment noted and added to plans.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

   Response: Noted.

9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs., 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)

Response: Truck turn exhibit has been added to the plans and is included with this resubmittal. See sheet C-403.

10. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)

    Response: All proposed drives meet this requirement.

11. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)

    Response: There are no one way traffic routes for the proposed development.

12. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)

    Response: All door entrances are within 50' of the drive aisles surrounding the building.

13. Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. (NFPA 1 18.2.3.3)

Response: An additional access point to the ROW is unlikely be to be granted by Saint Lucie County due to driveway spacing requirements.

14. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

    Response: Fire hydrant spacing, and placements have been revised per the comment.

15. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

    Response: NFPA Fire Flow Calculator Spreadsheet will be included with final DPCR.

16. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.

    Response: Noted.

17. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

    Response: Noted.

18. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

Response: Fire hydrant has been placed to meet this requirement.

19. Minimum Size of Water Mains

    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

    Response: Water lines have been revised to meet these requirements.

20. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping, or a certification document of radio signal strength provided by a licensed engineer.

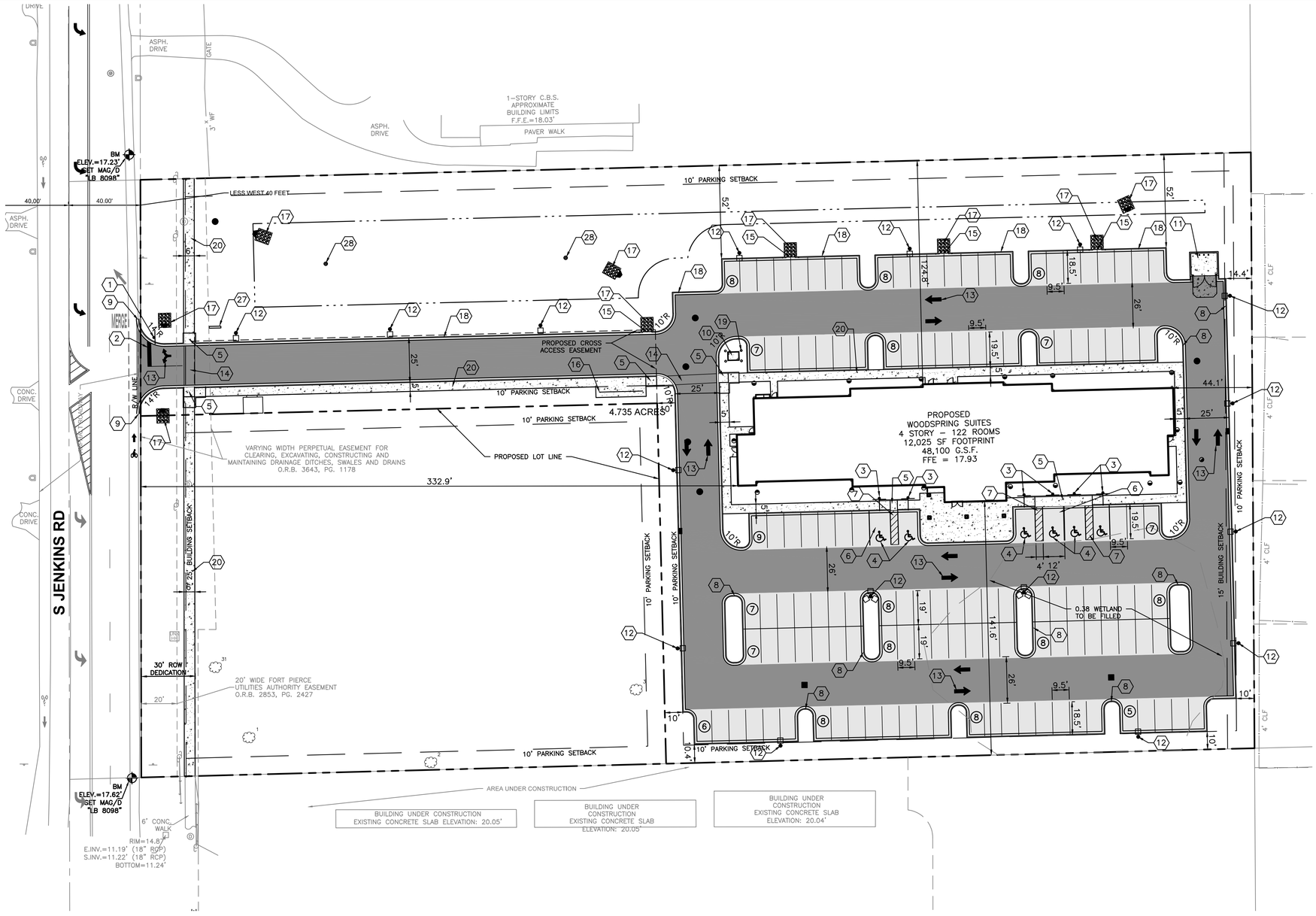
    Response: Noted. Covered by note on Building Code sheet within the architectural drawings.

21. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

    Response: Note added to the plans.

22. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

    Response: Exhibit has been added to the plans and is included with this resubmittal



LEGEND

- SIGN
- PARKING SPACE COUNT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- LIGHTPOLES
- PROPERTY BOUNDARY

SITE DATA

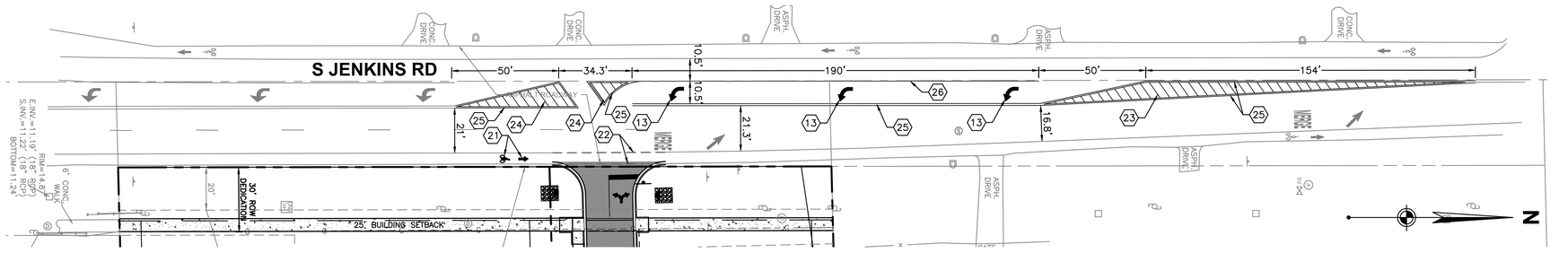
ZONE	C-3
TOTAL SITE AREA	4.735 ACRES
PROPOSED USE	HOTEL
PARKING SPACE SIZE REQUIRED	9.5' X 19'
1' OVERHANG ALLOWED	9.5' X 18'
PARKING SPACE SIZE PROVIDED	9.5' X 19'
WITH OVERHANG	9.5' X 18'
TYPICAL PARKING AISLE (TWO WAY)	26' WIDE (F/F)
TYPICAL ACCESS AISLE (TWO WAY)	24' WIDE (F/F)
PARKING SPACES REQUIRED	
1.1 SPACES PER UNIT <500 S.F.	
1.6 SPACES PER UNIT >500 S.F.	
122 ROOMS X 1.1 = 134.2 SPACES	
TOTAL SPACES REQUIRED =	135 SPACES
PARKING SPACES PROVIDED	135 SPACES
ADA SPACES PROVIDED	
STANDARD ADA SPACES	6 SPACES
VAN ADA SPACES	6 SPACES

NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY ENGINEERING DESIGN & CONSTRUCTION, NC., DATED OCTOBER 19, 2023.
3. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
4. TRANSITION PROPOSED BARRIER CURB OR CONCRETE CURB AND GUTTER TO EXISTING CURB AND GUTTER IN 2'.
5. ALL CURB RADII SHALL BE 4' UNLESS NOTED OTHERWISE.
6. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
7. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
8. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
9. REMOVE ALL EXISTING ROADWAY MARKINGS WITHIN LIMITS OF ROADWAY MARKING IMPROVEMENTS.

KEYNOTES (X)

1. "STOP" SIGN, R1-1
2. 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3. ACCESSIBLE SIGNAGE, SEE DETAIL SHEETS.
4. ACCESSIBLE PARKING SYMBOL
5. ACCESSIBLE RAMP WITH DETECTABLE WARNING
6. ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7. PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
8. CURB AND GUTTER
9. BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10. CONCRETE TRANSFORMER PAD
11. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
12. LIGHT POLE LOCATION
13. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
14. CROSSWALK, PAINT 4" WIDE STRIPES EITHER SIDE OF CROSSING, 5' O.C. ALONG CROSSING.
15. CURB CUT
16. BIKE RACK
17. RIP RAP
18. 6" CURB AND GUTTER WITH 6" OF CURB REVEALED AT BACK OF CURB. SEE GRADING PLAN.
19. CONCRETE BOLLARDS
20. CONCRETE WALK
21. BIKE LANE SYMBOL, TRAFFIC YELLOW PAINT
22. SKIP-DASH 2' LINE WITH 6' SPACE, TRAFFIC WHITE PAINT
23. PAINT 11" WIDE STRIPES @ 30" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
24. PAINT 11" WIDE STRIPES @ 6' O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
25. 2X 4" WIDE CENTERLINE @ 11" O.C., TRAFFIC YELLOW PAINT
26. 4" WIDE STRIPE, TRAFFIC WHITE PAINT
27. MONUMENT SIGN
28. 8' HT GEYSER JET FOUNTAIN



ROADWAY STRIPING IMPROVEMENTS

0 30 60 90
GRAPHIC SCALE IN FEET

Sunshine 811

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DESCRIPTION	DATE

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
SITE PLAN

SHEET NO:
C-201

Layout Tab Name: Layout1
Last Saved By: Nik, 9/5/2024 11:08:34 AM
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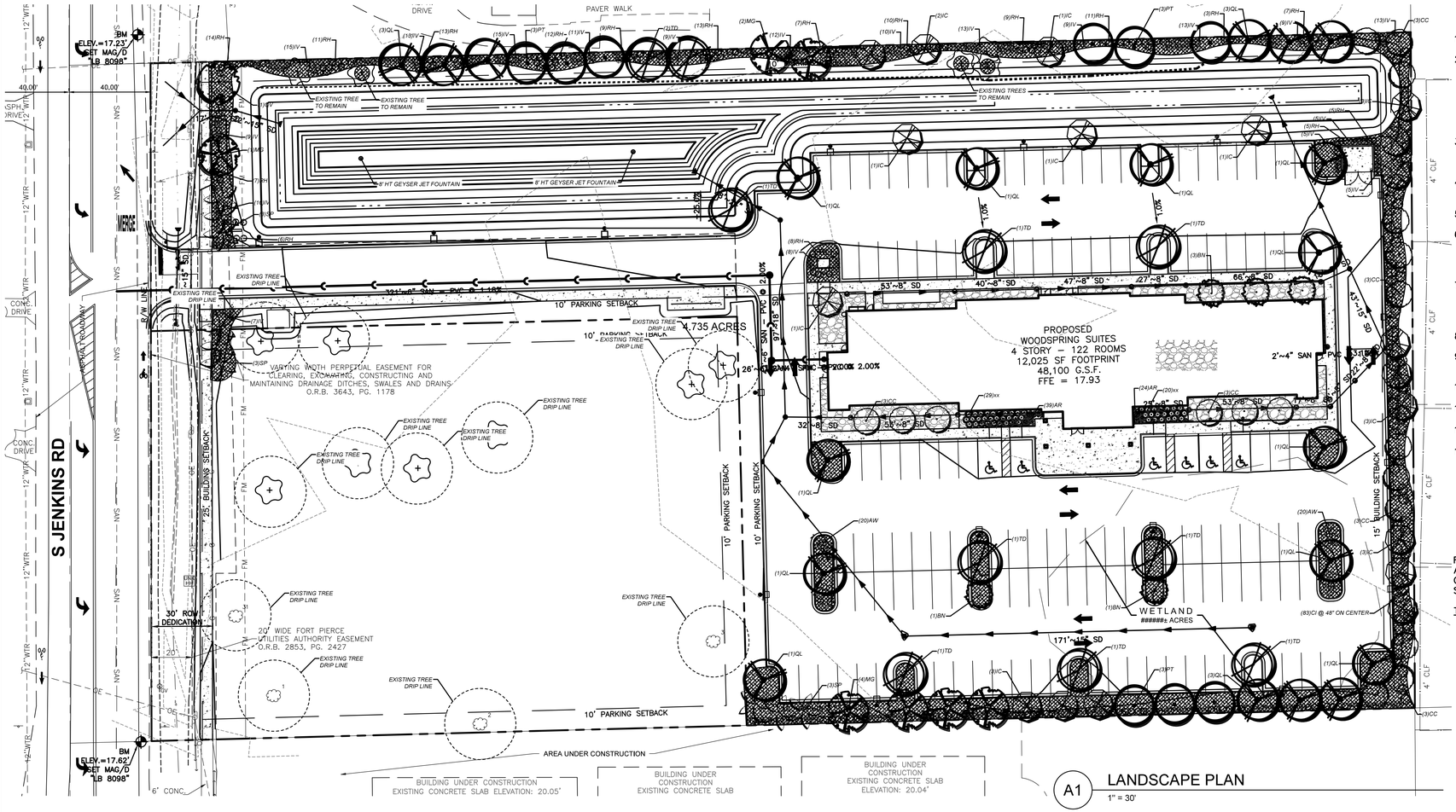
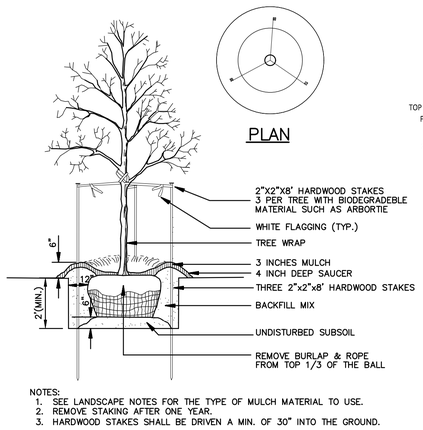


A1 LANDSCAPE PLAN
1" = 30'

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREES						
MG	8	Magnolia grandiflora 'Bracken Brown Beauty'	Southern Magnolia	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
PT	10	Pinus taeda	Loblolly Pine	B&B	6-8' Ht.	Full, well shaped
QL	20	Quercus laurifolia	Laurel Oak	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
QV	1	Quercus virginiana	Live Oak	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
TD	10	Taxodium distichum	Bald Cypress	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
ORNAMENTAL / PALM TREES						
CC	18	Cercis canadensis	Eastern Redbud	B&B	2" DBH, 8'ht, 4'wd.	Full, well shaped, single-stem
BN	5	Betula nigra	River Birch	B&B	2" DBH, 8'ht, 4'wd.	Full, well shaped, single-stem
IC	19	Ilex cassine	Dahoon Holly	#30 gal..	2" DBH, 8'ht, 4'wd.	Full, well shaped, single-stem
SP	9	Sabal Palmetto	Cabbage Palm	#30 gal..	10' clear trunk ht, 4'wd.	Full, well shaped, single-stem
SHRUBS						
CI	79	Chrysobalanus Icaco 'Red Tip'	Cocoplum	#15 gal..	3'ht, x 24"wd.	Full, vigorous, 6' ht, minimum at maturity to screen residential
AW	40	Acalypha wilkesiana	Copperleaf	#15 gal..	3-4'ht, x 36"wd.	Full, vigorous, 3-4' ht.
IV	260	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#5 cont.	24"ht. x 24"wd.	Full, vigorous
RH	196	Rhaphiolepis indica	Indian Hawthorn	#5 cont.	24"ht. x 24"wd.	Full, vigorous
GROUNDCOVERS						
AR	63	Ajuga reptans	Carpet bugleweed	pints	6"ht. x 12"wd.	Plant spacings for full coverage within 3 months
MC	49	Muhlenbergia capillaris	Gulf Muhly	1 gal.	24"ht x 24"wd.	Plant spacings for full coverage within 3 months
SOD						
	37,000 SF	Zoysia	Zoysia			
EXISTING TREES TO REMAIN						
#	Cal. in inches					
1	23	Quercus laurifolia	Laurel Oak			
2	17	Quercus laurifolia	Laurel Oak			
31	20	Quercus laurifolia	Laurel Oak			
3	N/A	Palmetto	Palm			
77	17.6	Quercus laurifolia	Laurel Oak			
75	18.3	Pine (not specific as per arborist survey)				
42	21.5	Quercus laurifolia	Laurel Oak			

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. SYMBOLS ON PLANS ARE TO BE INDIVIDUALLY COUNTED.

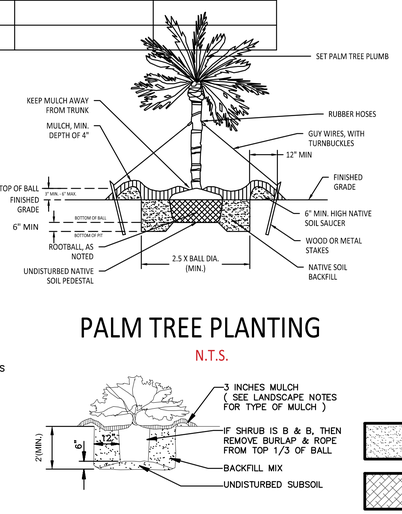
A2 PLANTING SCHEDULE
NTS



NOTES:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2. REMOVE STAKING AFTER ONE YEAR.
3. HARDWOOD STAKES SHALL BE DRIVEN A MIN. OF 30" INTO THE GROUND.

TREE PLANTING
N.T.S.

A3 PLANTING DETAILS
NTS



PALM TREE PLANTING
N.T.S.

SHRUB PLANTING
N.T.S.

A4 LANDSCAPING LEGEND
NTS

SOD

SHREDDED HARDWOOD MULCH TO 3" DEPTH.

RIVER ROCK MULCH, MINIMUM SIZE 1" DIAMETER.

GENERAL LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
5. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
6. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
7. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
8. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
9. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE DESIGN-BUILD AND PROVIDED BY CONTRACTOR.
10. REFER TO SHEET C-602 FOR CITY LANDSCAPE NOTES AND TREE MITIGATION NOTES.
11. HEDGES TO HAVE MINIMUM 4' WIDE HARDWOOD MULCH STRIP ALONG CENTER OF HEDGEROW NO LESS THAN 3" THICK.
12. ALL DISTURBED AREAS NOT INDICATED TO BE MULCHED ARE TO BE SODDED PER CITY REQUIREMENTS.
13. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL UNHEALTHY/ DEAD MATERIAL WITHIN 30 DAYS AFTER A NOTIFICATION OF VIOLATION IN CONFORMANCE WITH THE APPROVED SITE PLAN OR LANDSCAPE PLAN. VIOLATIONS OF THIS ARTICLE, OR FAILURE TO MAINTAIN ALL REQUIRED LANDSCAPING AS REFLECTED IN THE APPROVED LANDSCAPING PLAN, SHALL BE GROUNDS FOR REFERRAL TO THE SPECIAL MAGISTRATE FOR APPROPRIATE ACTION.

LANDSCAPE CODE SUMMARY

FORT PIERCE, FLORIDA – CODE OF ORDINANCES
ARTICLE II – LANDSCAPING
CHAPTER 123 – VEGETATION
SECTION 123-37 – GENERAL LANDSCAPING REQUIREMENTS

TREES

FRONTAGE SHALL HAVE A 10' WIDE PLANTING STRIP CONTAINING ONE TREE PER 300 SQUARE FEET OF REQUIRED PLANTING AREA.

PLANTING STRIP AREA = 3,023 SF
REQUIRED TREES = 10 TREES
PROVIDED TREES – 10 TREES

PROPERTY LINES SHALL HAVE A 10' WIDE PLANTING STRIP CONTAINING ONE TREE PER 200 SQUARE FEET OF REQUIRED PLANTING AREA.

PLANTING STRIP AREA = 12,196 SF
REQUIRED TREES = 61 TREES
PROVIDED TREES = 61 TREES

1 SQUARE FOOT OF LANDSCAPE INTERIOR IS REQUIRED FOR EVERY 15 SQUARE FEET OF INTERIOR VEHICLE USAGE AREA.

INTERIOR VEHICLE USAGE AREA = 56,067 SF
REQUIRED INTERIOR LANDSCAPE AREA = 3,738 SF
PROVIDED INTERIOR LANDSCAPE AREA = 8,604 SF

ONE TREE IS REQUIRED FOR EACH 100 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPE AREA.

REQUIRED INTERIOR TREES = 38 TREES
PROVIDED INTERIOR TREES = 38 TREES

TOTAL REQUIRED TREES = 109 TREES
TOTAL PROVIDED TREES = 117 TREES (INCLUDING PALMS)
(3X PALMS ARE EQUIVALENT TO 1 TREE PER CODE)
ADJUSTED TOTAL PROVIDED TREES = 109 TREES (ACCOUNTING FOR PALM GROUPINGS)

HEDGES

DUMPSTER ENCLOSURE IS TO BE SCREENED WITH SHRUBS PLACED AT 2' ON CENTER SURROUNDING THE PERIMETER OF THE ENCLOSURE.

DETENTION AND PARKING AREAS FRONTING THE RIGHT OF WAY ARE TO HAVE A SOLID CONTINUOUS HEDGE OF AT LEAST 36" IN HEIGHT.

RESIDENTIAL PROPERTIES ADJACENT TO THE C-3 ZONING ARE TO BE SCREENED WITH A SOLID CONTINUOUS HEDGEROW NO LESS THAN 3' IN HEIGHT AFTER ONE YEAR AND MAINTAINED AT 6' IN HEIGHT AT MATURITY.

THE EAST PROPERTY LINE PROVIDES THIS REQUIREMENT.

PROPERTIES ADJACENT TO PARKING OR DETENTION FACILITIES ARE TO BE SCREENED WITH A SOLID CONTINUOUS HEDGE OF AT LEAST 36" IN HEIGHT.

GRASS

ALL GRASSED AREAS ARE TO BE SODDED PER CODE INCLUDING THE DETENTION BASIN.

MULCH

ALL MULCH IS TO BE HARDWOOD NO LESS THAN 3" THICK.

Sunshine 811

0 30 60 90
GRAPHIC SCALE IN FEET

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

PHMI GROUP WOODSPRING SUITES - FT. PIERCE

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:
C-601

Layout Tab Name: C-601 LANDSCAPE PLAN
Last Saved By:Nix, 9/4/2024 3:25:07 PM
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CITY LANDSCAPE NOTES

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

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

a. TREES.

1. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST 12 FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST 2½ INCHES AT A POINT 4½ FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN FEET).
2. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF 15 FEET AND A MINIMUM HEIGHT OF 15 FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT 50 PERCENT OF REQUIREMENT SHALL BE TREES.
3. FIFTY PERCENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A STATE–REGISTERED LANDSCAPE ARCHITECT.
4. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12 FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE FEET TIMES FIVE FEET AND FIVE FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.
5. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF FLORIDA'S MOST INVASIVE SPECIES, CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

b. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

c. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE MONTHS AFTER PLANTING.

d. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE–FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

e. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(1) LANDSCAPED AREAS. EACH SEPARATE LANDSCAPED AREA SHALL HAVE AT LEAST ONE TREE, ONE OR MORE SHRUBS AS APPROVED BY THE DEPARTMENT, OR ONE OR MORE HEDGES, AND GROUND COVER. SO AS TO SUPPORT LONG–TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH 50 PERCENT RECYCLED TOP SOIL. SUCH PLANTING SOIL SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS OR OTHER FOREIGN MATERIALS. THE PLANTING SOIL MEETING REQUIREMENTS OF THIS SUBSECTION SHALL EXTEND TO AN APPROPRIATE DEPTH SO AS TO ELIMINATE ANY HINDRANCE TO PLANTING OPERATIONS OR DETRIMENT TO GOOD PLANT GROWTH. COMPLIANCE WITH THESE SOIL REQUIREMENTS SHALL BE VERIFIED AS PART OF THE FINAL INSPECTION.

(2) LANDSCAPING DESIGN STANDARDS. FOR COMMERCIAL, PROFESSIONAL, MULTIFAMILY, INDUSTRIAL AND INSTITUTIONAL STRUCTURES, THESE DESIGN STANDARDS ARE IN ADDITION TO, AND NOT IN PLACE OF, OTHER REQUIREMENTS IMPOSED BY THIS ARTICLE.

(3) LANDSCAPE STRIPS. BETWEEN STREET RIGHTS–OF–WAY AND VEHICULAR USE, BUILDING AND RETENTION/DETENTION AREAS, THERE SHALL BE A LANDSCAPED STRIP OF LAND, EXCEPT WHERE DRIVEWAYS ARE LOCATED, MEETING THESE REQUIREMENTS:

a. THE STRIP SHALL BE AT LEAST SIX FEET WIDE FOR LOTS UNDER 10,000 SQUARE FEET IN SIZE AND AT LEAST TEN FEET WIDE FOR LOTS 10,000 SQUARE FEET OR LARGER;

b. THE LANDSCAPE STRIP SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 300 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE COMPLETELY COVERED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT AND SHALL ADDITIONALLY CONTAIN A SCREEN OF LANDSCAPING WHICH SHALL BE INSTALLED AND MAINTAINED SO AS TO FORM A 36–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER THE LANDSCAPING TAKES PLACE, EXCEPT IN CLEAR VISION AREAS REQUIRED IN SECTION 125–308.

CITY LANDSCAPE NOTES

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

(2) VEHICULAR USE, BUILDING, RETENTION/DETENTION AREAS ADJACENT TO OTHER PROPERTY. LANDSCAPE STANDARDS FOR THESE AREAS ARE AS FOLLOWS:

a. WHERE A VEHICULAR USE AREA DOES NOT ABUT A STREET RIGHT–OF–WAY BUT ABUTS OTHER PROPERTY, THERE WILL BE A LANDSCAPED STRIP OF LAND WHICH IS AT LEAST TEN FEET WIDE. WHEN A PROPERTY LINE ABUTS A BUILDING, ANOTHER STRUCTURE, A JOINT DRIVEWAY OR JOINT PARKING AREA, SUCH LANDSCAPED STRIP SHALL NOT BE REQUIRED.

b. THE LANDSCAPING STRIP REQUIRED BY THE IMMEDIATELY FOREGOING SUBSECTION SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 200 SQUARE FEET OF THE REQUIRED LANDSCAPE AREA. THE REMAINDER OF THE REQUIRED LANDSCAPE AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT. WHEN THE AREA TO BE SCREENED ABUTS RESIDENTIALLY ZONED PROPERTY, A SITE–OBSCURING FENCE OR PLANTED MATERIAL WHICH IS NOT LESS THAN SIX FEET IN HEIGHT SHALL BE INCLUDED. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THREE–FOOT OR HIGHER CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER PLANTING. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

(1) INTERIOR VEHICULAR USE AREAS. THE FOLLOWING ARE STANDARDS RELATING TO LANDSCAPING OF INTERIOR VEHICULAR USE AREAS:

a. LOTS WITH VEHICULAR USE AREAS THAT ARE 4,000 OR MORE SQUARE FEET IN SIZE SHALL HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 15 SQUARE FEET OF VEHICULAR USE AREA, EXCEPT THAT AREAS IN AN I–1 OR I–2 ZONE SHALL ONLY BE REQUIRED TO HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 30 SQUARE FEET OF VEHICULAR USE AREA. EACH SEPARATE LANDSCAPED AREA SHALL BE CURBED AND CONTAIN A MINIMUM OF 100 SQUARE FEET OF AREA AND SHALL BE AT LEAST TEN FEET WIDE AND TEN FEET DEEP EXCLUSIVE OF CURBING IN ALL LOCATIONS. PROGRESSIVE URBAN PARKING AREA DESIGNS MAY BE USED TO PROVIDE ADEQUATE SPACE FOR MULTIPLE TREE PLANTINGS AND ALLOW FOR PROPER TREE ROOT DEVELOPMENT SO SHADE TREES CAN GROW AND DEVELOP LARGE CANOPIES TO REDUCE PARKING LOT HEAT ISLANDS.

b. INTERIOR LANDSCAPING SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 100 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT. SUCH LANDSCAPED AREAS SHALL BE LOCATED IN SUCH A MANNER AS TO DIVIDE AND BREAK UP THE EXPANSE OF PAVING AND AT STRATEGIC POINTS TO GUIDE TRAFFIC FLOW AND DIRECTION.

c. WHEN TREES EXIST ON A SITE PRIOR TO SITE DEVELOPMENT, THE AMOUNT OF THE REQUIRED INTERIOR LANDSCAPED AREA MAY BE REDUCED BY THE FOLLOWING AMOUNT FOR PRESERVING EXISTING TREES, PROVIDED THAT THE TOTAL AMOUNT OF THE INTERIOR LANDSCAPED AREA IS NOT REDUCED BY MORE THAN 50 PERCENT.

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

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

(1) LANDS ADJACENT TO STREET RIGHT–OF–WAY. LANDS IMMEDIATELY ADJACENT TO STREET RIGHT–OF–WAY SHALL MEET THE FOLLOWING REQUIREMENTS:

a. TREES WILL BE PLANTED ALONG THE PUBLIC RIGHT–OF–WAY IN A MANNER DIRECTED BY THE DEPARTMENT SO AS TO ENSURE SHADING FOR SIDEWALKS AND TO CONTRIBUTE TO THE STREETSCAPE DESIGN OF THE ROADWAY;

b. PALMS, TREES AND SHRUBS MAY BE REQUIRED FOR DRIVEWAY ENTRANCES OR OTHER KEY POINTS OF INTEREST AS DETERMINED BY THE DEPARTMENT TO THE EXTENT THAT SUCH PLANTINGS DO NOT EXCEED REQUIREMENTS SET FOR CLEAR VISION AREAS AS SPECIFIED BY SECTION 125–308.

(1) OTHER AREAS. WHEN AN AREA OTHER THAN A VEHICULAR USE AND RETENTION/DETENTION AREA OF A DEVELOPED LOT IN A C–1, C–2, C–3, C–4, C–5, I–1, OR I–2 ZONE ABUTS A LOT IN AN E–1, R–1, R–2, R–3, R–4, R–5, OS–1, OR OS–2, SUCH AREA IN A COMMERCIAL OR INDUSTRIAL ZONE SHALL HAVE A SITE OBSCURING FENCE OR PLANTED MATERIAL SO AS TO PROVIDE A VISUAL AND NOISE BUFFER BETWEEN SUCH AREAS AND THE LOT IN THE RESIDENTIAL OR OPEN SPACE ZONE. SUCH FENCE WILL BE CONSTRUCTED FROM WOOD, STONE, BRICK OR OTHER SUITABLE MATERIAL AND BE A MINIMUM OF SIX FEET HIGH. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36–INCH OR HIGHER CONTINUOUS, UNBROKEN SOLID SCREEN. THERE SHALL BE AT LEAST ONE SHRUB, BUSH OR VINE PLANTED ALONG THE FENCE FOR EACH TEN FEET OF FENCE FOR THE PURPOSE OF BEAUTIFYING THE FENCE. SLATS SHALL NOT BE PUT INTO CHAIN–LINK FENCE TO OBSCURE THE VIEW. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

(2) SCREENING OF REFUSE COLLECTION AREAS. REFUSE AND RECYCLING DUMPSTERS UTILIZED BY MULTIFAMILY RESIDENTIAL COMPLEXES, IN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL FACILITIES SHALL BE SCREENED FROM VIEW ON ALL SIDES AND SHALL BE GATED. GATES MAY BE LEFT OPEN ONLY ON SCHEDULED PICK UP DAYS AND MUST BE CLOSED FOLLOWING PICK UP. SUCH SCREENING SHALL CONSIST OF A SIX–FOOT–HIGH MASONRY WALL OR WOODEN FENCE. IN ADDITION, WHEN FEASIBLE, ONE SHRUB OR HEDGE SHALL BE PLANTED AT TWO–FOOT CENTERS ALONG THE OUTSIDE PERIMETER OF THE SCREEN. DUMPSTERS SHALL BE LOCATED IN AN AREA THAT MINIMIZES PUBLIC VIEW. THIS SUBSECTION SHALL APPLY TO DUMPSTERS SERVICING STRUCTURES BUILT ON OR AFTER JUNE 1, 1996.

(3) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

a. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

b. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS,

CITY LANDSCAPE NOTES

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

c. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN PERCENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

d. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX INCHES ABOVE GRADE.

e. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

f. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

g. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 125–308.

h. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

i. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(1) MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

a. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

b. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ENSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

(1) THE LANDSCAPE MAINTENANCE AGREEMENT SHALL NOTE THAT ALL APPROVED LANDSCAPING SHALL BE INSTALLED, IRRIGATED, AND MAINTAINED IN PERPETUITY IN ACCORDANCE WITH SECTION 123–7 OF THE CITY CODE OF ORDINANCES, IN ORDER THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

a. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT OR BETTER VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME OR GREATER NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

b. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES TO ENSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT, AND ORDERLY APPEARANCE.

IN CASE OF VIOLATION:

MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL UNHEALTHY/DEAD MATERIAL WITHIN 30 DAYS AFTER A NOTIFICATION OF VIOLATION IN CONFORMANCE WITH THE APPROVED SITE PLAN OR LANDSCAPE PLAN. VIOLATIONS OF THIS ARTICLE, OR FAILURE TO MAINTAIN ALL REQUIRED LANDSCAPING AS REFLECTED IN THE APPROVED LANDSCAPING PLAN, SHALL BE GROUNDS FOR REFERRAL TO THE SPECIAL MAGISTRATE FOR APPROPRIATE ACTION.

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ARCHITECTURE | ENGINEERING | GEOSPATIAL
3333 Warrenville Road, Suite 200
Lisle, IL 60532
800.414.1045

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ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET NAME:
CITY LANDSCAPE NOTES

SHEET NO:
C-602

Layout Tab Name: C-602 CITY LANDSCAPE NOTES
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PHMI GROUP

WOODSPRING SUITES - FT. PIERCE

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

PROJECT TEAM

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045

VICINITY MAP

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SITE PLAN

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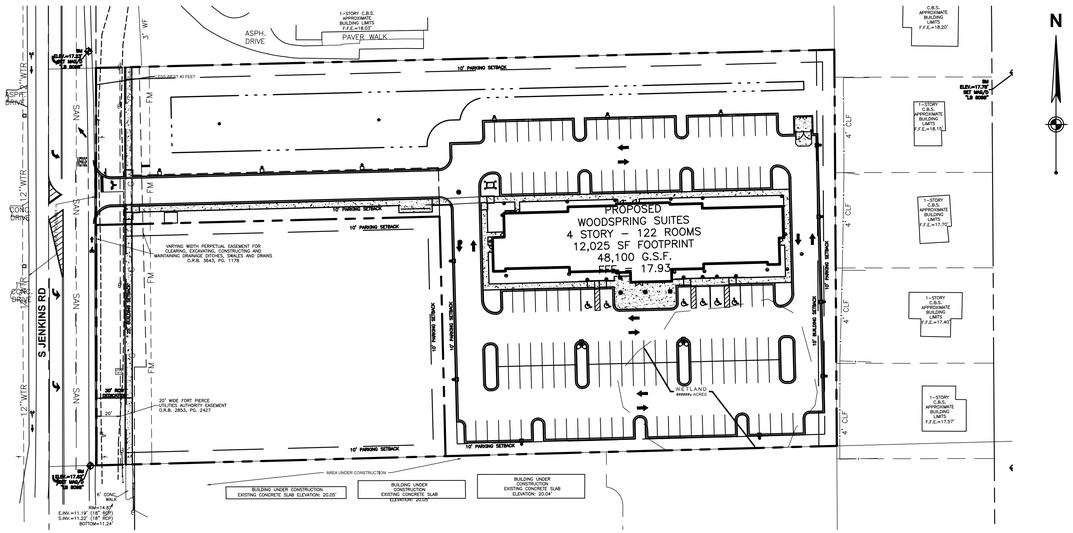

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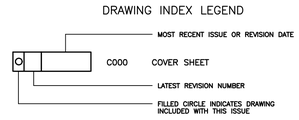
●	–	09/06/24	EXH–1	TRIBUTARY EXHIBIT

DRAWING INDEX LEGEND



Sunshine811

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ARCHITECTURE | ENGINEERING | GEOSPATIAL

3333 Warrenville Road, Suite 200
Lisle, IL 60532
800.414.1045

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ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO: 10016919
DATE ISSUED: 09/06/24

ISSUED FOR PERMITS

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SHEET NO:
C-001

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GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/CONSTRUCTION MANAGER IMMEDIATELY.
2. EXISTING SITE INFORMATION AND TOPOGRAPHIC SURVEY WAS PREPARED BY ENGINEERING DESIGN & CONSTRUCTION, INC., DATED 10/19/23, ANY SITE CHANGES/MODIFICATIONS MADE AFTER THIS SURVEY ARE NOT REFLECTED IN THESE PLANS, CONTRACTOR TO NOTIFY WOOLPERT, INC, OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ITEMS INDICATED AS PER RECORDS AND OUTSIDE THE SURVEY LIMITS ARE BASED ON VARIOUS RECORD DRAWINGS PROVIDED BY THE OWNER. WOOLPERT IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORDS) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ARCHITECT/ENGINEER/CONSTRUCTION MANAGER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. 48 HOURS PRIOR TO COMMENCEMENT OF DIGGING, CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE FLORIDA UTILITY PROTECTION SERVICES 811, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS AND ARE NON-MEMBERS OF FLORIDA UNDERGROUND PROTECTION SERVICES.
5. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO COMMENCING WORK.
9. ANY WORK PERFORMED IN ST. LUCIE COUNTY RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ST. LUCIE COUNTY REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK. SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
10. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE FLORIDA DEPARTMENT FOR ENVIRONMENTAL PROTECTION FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN NPDES PERMIT.
11. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE CITY OF FORT PIERCE AND THE FLORIDA DEP.
12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
13. ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF FORT PIERCE. WHEN IN CONFLICT, THE CITY REQUIREMENTS SHALL PREVAIL.
14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
15. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
16. BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER, ELECTRICAL CONDUIT, WATERLINE OR ANY OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ARCHITECT/ENGINEER/CONSTRUCTION MANAGER OF ANY CONFLICTS. THE DESIGN ENGINEER WILL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
17. ADJUST OR RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC, WITHIN PROJECT AREA TO MEET PROPOSED GRADE AS REQUIRED.
18. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
19. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
20. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
21. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
22. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVED SURFACES.
23. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES, SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
24. ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALK, CURB, LANDSCAPING, UTILITIES, AND ANY OTHER ITEMS TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
25. SITE DIMENSIONS SHOWN ARE TO THE BACK OF CURB, BUILDING, WALL, EDGE OF PAVEMENT, OR COLUMN LINE UNLESS OTHERWISE NOTED.
26. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
27. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
28. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF FORT PIERCE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION/DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
29. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
30. CONCRETE WALKS SHALL BE 4" THICK OVER 4" COMPACTED GRAVEL WITH CONTROL JOINTS EQUALLY SPACED AT NO MORE THAN 5' ON CENTER. EXPANSION JOINTS AT NO MORE THAN 50' ON CENTER. ALL SIDEWALKS ARE TO BE BROOM FINISHED.

DEMOLITION NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE SPECIFIED WITHIN THIS CONSTRUCTION SET AND/OR PROJECT MANUAL. THIS INCLUDES WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE STANDARDS - OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
5. PROTECTION OF EXISTING TREES AND VEGETATION. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. ALL DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY. LOCAL UTILITY CONTACTS ARE PROVIDED ON THIS SHEET.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR LEGAL WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTIONING PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
10. ASBESTOS OR HAZARDOUS MATERIAL ARE NOT EXPECTED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS, FAA REGULATIONS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC., IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. PROVIDE STRAIGHT, FULL DEPTH, AND NEAT SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT NOT LIMITED TO WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEYS. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA THAT ARE INDICATED TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

SITE EARTHWORK NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, OR TOP OF CURB, UNLESS INDICATED OTHERWISE.
2. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY GAMAL ATTAALLA, P.E, TITLED PRELIMINARY GEOTECHNICAL ENGINEERING REPORT AND DATED OCTOBER 31, 2022.
3. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (REPORT DATED OCTOBER 31, 2022). BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING AND REMOVAL OF UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT AND COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (REPORT DATED OCTOBER 31, 2022).
5. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
6. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
7. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDERCUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
8. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED. DISTRIBUTED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (4" MINIMUM).
10. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
11. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
12. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF TWO FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
13. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
14. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

STORM DRAINAGE NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF ONE, 4" PERFORATED UNDERDRAIN EXTENDING FROM THE CATCH BASIN, SEE DETAIL ON DETAIL SHEETS.
5. ANY FIELD TILE CUT IN EXCAVATION, WHICH DRAINS AN OFFSITE AREA, MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
6. FOR EXACT LOCATION OF DOWNSPOUTS AND ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
7. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
8. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
9. ALL STORM STRUCTURES ARE CITY OF FORT PIERCE TYPES UNLESS OTHERWISE INDICATED.
10. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4-FEET SHALL BE PROVIDED WITH STEPS, STEPS SHALL MEET THE REQUIREMENTS OF THE CITY OF FORT PIERCE.
11. THE MINIMUM DRAINAGE PIPE SHALL BE 15 INCHES. DRAINAGE PIPES INSTALLED IN THE CITY R/W SHALL BE RCP. ALL PIPES SHALL MEET FDOT STANDARDS AND EXPOSED ENDS SHALL HAVE CONCRETE MITERED ENDS. SITE DRAINAGE PIPES SIZED 36 INCHES AND UNDER MAY BE COMPRISED OF REINFORCED CONCRETE PIPE (RCP), CORRUGATED ALUMINUM PIPE (CAP), POLYETHYLENE PIPE CLASS II (HDPE-II SMOOTH WALLED INTERIOR), OR POLYVINYL CHLORIDE PIPE (PVC PER ASTM F949). SITE DRAINAGE PIPE EXCEEDING 36 INCHES IN SIZE SHALL BE COMPRISED OF EITHER RCP OR CAP UNLESS SPECIFIC APPROVAL FROM THE CITY ENGINEER IS OBTAINED FOR THE UTILIZATION OF HDPE OR PVC CONDUIT. ALL PIPING SHALL MEET THE REQUIREMENTS OF THE CITY OF FORT PIERCE STANDARD SPECIFICATIONS AND DETAILS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
12. STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8, BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS ROADS PROVIDED IN ACCORDANCE WITH 18.2.3 SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1 16.1.4). SURFACE, FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE. (NFPA 1.18.2.3.5.2)
2. PER THE ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION 740-23, AT LEAST 13 FEET 6 INCHES NOMINAL VERTICAL CLEARANCE SHALL BE PROVIDED AND MAINTAINED OVER THE FULL WIDTH OF ALL MEANS OF ACCESS (INCLUDING, BUT NOT LIMITED TO TREES, CANOPIES, ETC.)
3. PRIOR TO THE FINAL OCCUPANCY OF ANY BUILDING, THE PERMITTED WATER SUPPLY FOR FIRE PROTECTION, INCLUDING FIRE HYDRANTS AND FIRE SUPPRESSION SYSTEMS, SHALL BE INSTALLED, TESTED, AND ACCEPTABLE TO THE AHJ (SLCFD). NFPA 1141 CHAPTER 10.1.3
4. HYDRANTS SHALL BE LOCATED NO MORE THAN 12FT. FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAYMENT. CLEARANCES OF THREE FEET (3 FT.) SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS. A CLEAR SPACE OF NOT LESS THAN FIVE FEET (5FT.) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ INCHES. THE CENTER OF HOSE OUTLET SHALL BE NOT LESS THAN 18 INCHES ABOVE FINAL GRADE. (SLCFD FIRE PREVENTION CODE RESOLUTION 740-23

UTILITY NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FORT PIERCE SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
6. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.
7. SANITARY SEWER SHALL BE PVC-SDR 35 PER ASTM D-3034 OR APPROVED EQUAL (CONFORMING TO CITY OF FORT PIERCE WATER & SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (1.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED, A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
8. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES. AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
9. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE. UNLESS OTHERWISE NOTED.
10. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
11. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
12. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
13. MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER/ARCHITECT/ENGINEER/OWNER.
14. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
15. ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER FROM WATERMAIN THRU CURB STOP; K SOFT COPPER OR FLORIDA APPROVED POLYTUBING FROM CURB STOP THRU METER SETTING IN BUILDING.
16. WATERLINE IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO, 8 SIEVE, FREE OF SILT AND FINES. AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE

CONTACTS

CIVIL ENGINEER
WOOLPERT
GREG MONNIG, PE, PMP
4454 IDEA CENTER BOULEVARD
DAYTON, OH 45430
937.531.1481
GREG.MONNIG@WOOLPERT.COM

WATER
FORT PIERCE UTILITIES AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
772.466.1600 (x3473)

GAS
FORT PIERCE UTILITIES AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
772.466.1600 (x6930)

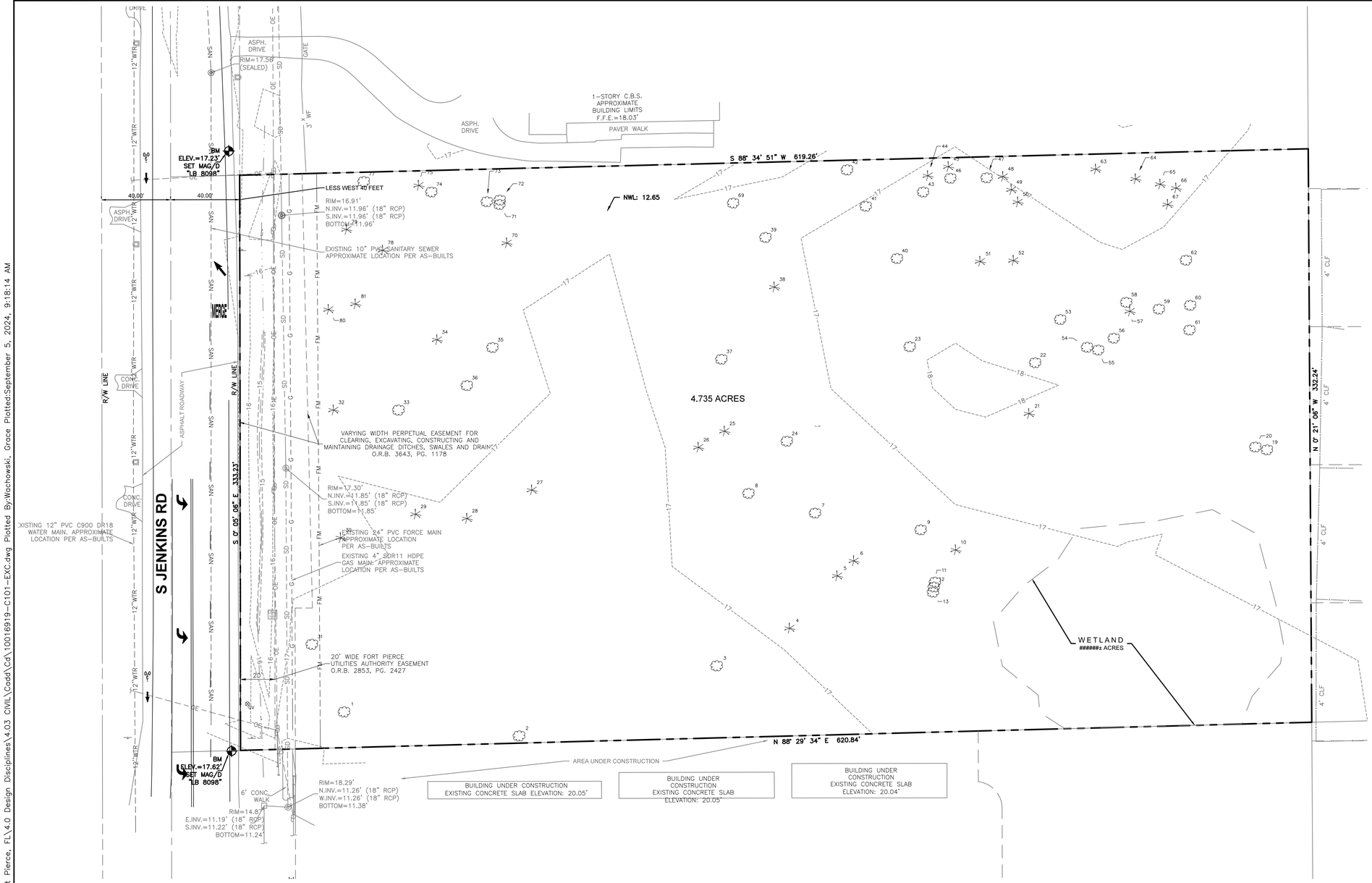
TELECOMMUNICATIONS
FORT PIERCE UTILITIES AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
772.466.1600 (x3311)

BUILDING PERMIT
FORT PIERCE BUILDING DEPARTMENT
KAREN MURPHY
300 ORANGE AVENUE 3RD FLOOR
FORT PIERCE, FL 34950
772.467.3188
KMURPHY@CITYOFFORTPIERCE.COM

ROADWAY
ST. LUCIE COUNTY ENGINEERING DEPARTMENT
DAN J. ZRALLACK, PE
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982
772.462.1707
ZRALLACKD@STLUCIECO.ORG

CLIENT
PHMI GROUP
MEHUL PATEL
60 SERVICE LANE
RINGGOLD, GA 30736
423.313.1477
MEHUL@PHMIGROUP.COM

SANITARY
FORT PIERCE UTILITIES AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
772.466.1600 (x3473



TREE INVENTORY

1	LA OAK 22.5	25	PINE 17	44	PINE 21.5	63	PINE 21.7
2	LA OAK 16.9	26	PINE 14.2	45	PINE 17.8	64	PINE 15.8
3	PALM	27	PINE 14.2	46	PALM	65	PINE 15.6
4	PINE 14	28	PINE 18.3	47	PALM	66	PINE 17.3
5	PINE 14.5	29	PINE 14.9	48	PINE 18.4	67	PINE 15
6	PINE 15.2	30	PINE 15.2	49	PINE 15	69	LA OAK 14.1
7	LA OAK 20.8	31	LA OAK 20.3	50	PINE 18.2	70	PINE 16.5
8	PALM	32	PINE 15.5	51	PINE 18.2	71	PALM
9	PALM	33	PALM	52	PINE 18.5	72	LA OAK 21
10	PINE 15.7	34	PINE 15.4	53	PALM	73	PALM
11	PALM	35	PALM	54	PALM	74	LA OAK 21.4
12	PALM	36	PALM	55	PALM	75	PINE 18.3
13	PALM	37	LA OAK 15.8	56	PALM	77	LA OAK 17.6
19	LA OAK 29.5	38	PINE 14	57	PINE 22	78	PINE 19.5
20	PALM	39	LA OAK 16.6	58	PALM	79	PINE 15
21	PINE 20.6	40	PALM	59	PALM	80	PINE 14.4
22	LA OAK 14.4	41	PALM	60	PALM	81	PINE 17
23	PALM	42	LA OAK 21.5	61	PALM		
24	PALM	43	PALM	62	PALM		

LEGEND

- 1' CONTOUR
- 5' CONTOUR
- PROPERTY BOUNDARY
- EASEMENT
- TREE/SHRUB LINE
- WOOD FENCE
- STORM & SIZE IF INDICATED
- WATER & SIZE IF INDICATED
- SANITARY & SIZE IF INDICATED
- GAS & SIZE IF INDICATED
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- HEADWALL
- WATER METER PIT
- WATER VALVE
- SPRINKLER
- TRANSFORMER
- ELECTRIC METER
- UTILITY/LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- GAS METER
- SIGN
- TREE
- EVERGREEN TREE
- FOUND IRON PIN
- FOUND DRILL HOLE
- FOUND MAG NAIL
- SET IRON PIN
- SET CHISELED X

NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.
4. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 12111C0167J , , WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 16, 2012 AND IS DETERMINED TO BE INSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Sunshine811

0 30 60 90

GRAPHIC SCALE IN FEET

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

NUMBER	DESCRIPTION	DATE

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
EXISTING CONDITIONS PLAN

SHEET NO:
C-101

Layout Tab Name: Layout1
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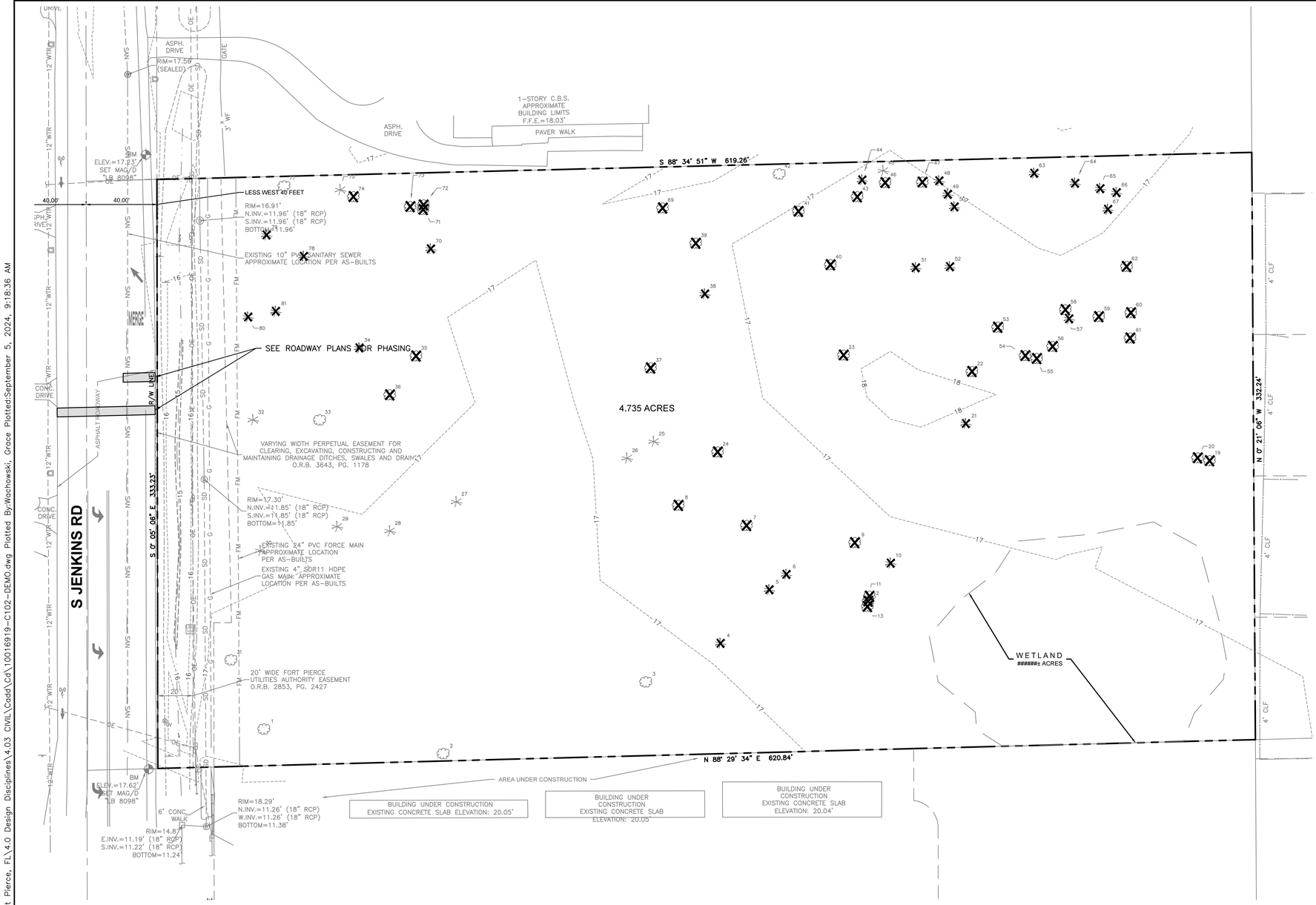

TREE INVENTORY

1	LA OAK 22.5	25	PINE 17	44	PINE 21.5	63	PINE 21.7
2	LA OAK 16.9	26	PINE 14.2	45	PINE 17.8	64	PINE 15.8
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4	PINE 14	28	PINE 18.3	47	PALM	66	PINE 17.3
5	PINE 14.5	29	PINE 14.9	48	PINE 18.4	67	PINE 15
6	PINE 15.2	30	PINE 15.2	49	PINE 15	69	LA OAK 14.1
7	LA OAK 20.8	31	LA OAK 20.3	50	PINE 18.2	70	PINE 16.5
8	PALM	32	PINE 15.5	51	PINE 18.2	71	PALM
9	PALM	33	PALM	52	PINE 18.5	72	LA OAK 21
10	PINE 15.7	34	PINE 15.4	53	PALM	73	PALM
11	PALM	35	PALM	54	PALM	74	LA OAK 21.4
12	PALM	36	PALM	55	PALM	75	PINE 18.3
13	PALM	37	LA OAK 15.8	56	PALM	77	LA OAK 17.6
19	LA OAK 29.5	38	PINE 14	57	PINE 22	78	PINE 19.5
20	PALM	39	LA OAK 16.6	58	PALM	79	PINE 15
21	PINE 20.6	40	PALM	59	PALM	80	PINE 14.4
22	LA OAK 14.4	41	PALM	60	PALM	81	PINE 17
23	PALM	42	LA OAK 21.5	61	PALM		
24	PALM	43	PALM	62	PALM		

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL DIGGERS HOTLINE (1-800-242-8511) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
4. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
5. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.

DEMOLITION LEGEND

REMOVE EXISTING TREE

ASPHALT PAVEMENT TO BE REMOVED

Sunshine811

0 30 60 90

GRAPHIC SCALE IN FEET

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

FORT PIERCE

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
DEMOLITION PLAN

SHEET NO:
C-102

Layout Tab Name: Layout1
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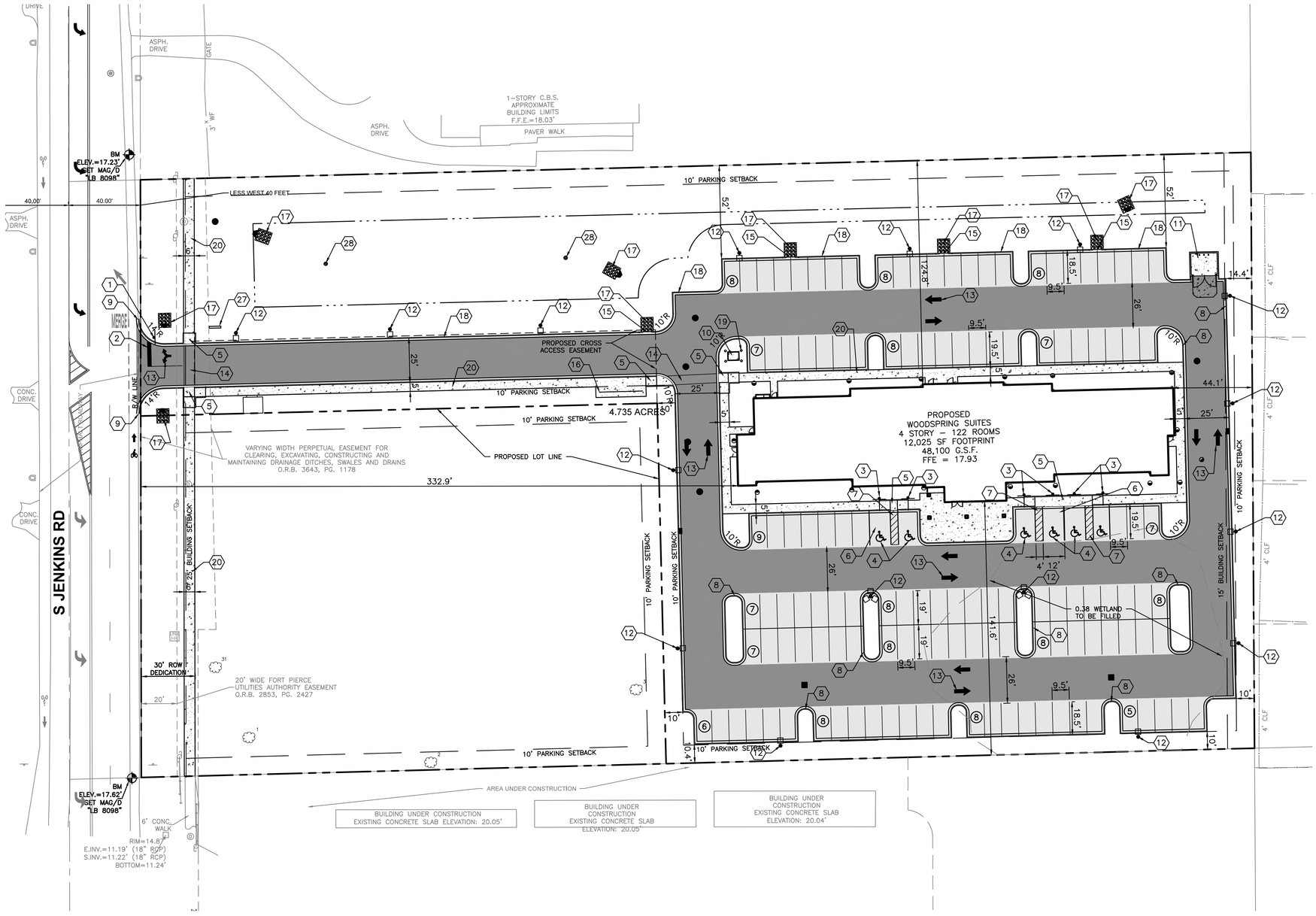


LEGEND

- SIGN
- PARKING SPACE COUNT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- LIGHTPOLES
- PROPERTY BOUNDARY

SITE DATA

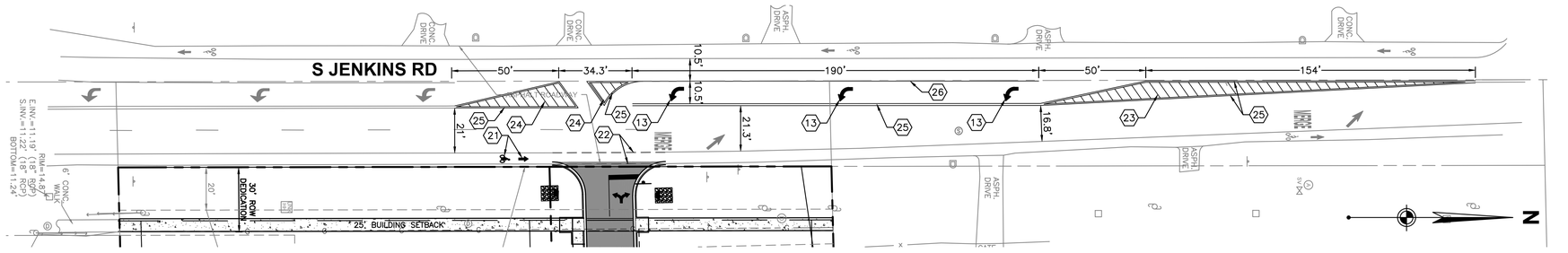
ZONE	C-3
TOTAL SITE AREA	4.735 ACRES
PROPOSED USE	HOTEL
PARKING SPACE SIZE REQUIRED	9.5' X 19'
1' OVERHANG ALLOWED	9.5' X 18'
PARKING SPACE SIZE PROVIDED	9.5' X 19'
WITH OVERHANG	9.5' X 18'
TYPICAL PARKING AISLE (TWO WAY)	26' WIDE (F/F)
TYPICAL ACCESS AISLE (TWO WAY)	24' WIDE (F/F)
PARKING SPACES REQUIRED	
1.1 SPACES PER UNIT <500 S.F.	
1.6 SPACES PER UNIT >500 S.F.	
122 ROOMS X 1.1 = 134.2 SPACES	
TOTAL SPACES REQUIRED =	135 SPACES
PARKING SPACES PROVIDED	135 SPACES
ADA SPACES PROVIDED	
STANDARD ADA SPACES	6 SPACES
VAN ADA SPACES	6 SPACES

NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY ENGINEERING DESIGN & CONSTRUCTION, NC., DATED OCTOBER 19, 2023.
3. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
4. TRANSITION PROPOSED BARRIER CURB OR CONCRETE CURB AND GUTTER TO EXISTING CURB AND GUTTER IN 2'.
5. ALL CURB RADII SHALL BE 4' UNLESS NOTED OTHERWISE.
6. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
7. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
8. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
9. REMOVE ALL EXISTING ROADWAY MARKINGS WITHIN LIMITS OF ROADWAY MARKING IMPROVEMENTS.

KEYNOTES (X)

1. "STOP" SIGN, R1-1
2. 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3. ACCESSIBLE SIGNAGE, SEE DETAIL SHEETS.
4. ACCESSIBLE PARKING SYMBOL
5. ACCESSIBLE RAMP WITH DETECTABLE WARNING
6. ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7. PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
8. CURB AND GUTTER
9. BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10. CONCRETE TRANSFORMER PAD
11. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
12. LIGHT POLE LOCATION
13. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
14. CROSSWALK, PAINT 4" WIDE STRIPES EITHER SIDE OF CROSSING, 5' O.C. ALONG CROSSING.
15. CURB CUT
16. BIKE RACK
17. RIP RAP
18. 6" CURB AND GUTTER WITH 6" OF CURB REVEALED AT BACK OF CURB. SEE GRADING PLAN.
19. CONCRETE BOLLARDS
20. CONCRETE WALK
21. BIKE LANE SYMBOL, TRAFFIC YELLOW PAINT
22. SKIP-DASH 2' LINE WITH 6' SPACE, TRAFFIC WHITE PAINT
23. PAINT 11" WIDE STRIPES @ 30" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
24. PAINT 11" WIDE STRIPES @ 6' O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
25. 2X 4" WIDE CENTERLINE @ 11" O.C., TRAFFIC YELLOW PAINT
26. 4" WIDE STRIPE, TRAFFIC WHITE PAINT
27. MONUMENT SIGN
28. 8' HT GEYSER JET FOUNTAIN



ROADWAY STRIPING IMPROVEMENTS

0 30 60 90
GRAPHIC SCALE IN FEET

Sunshine 811

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DESCRIPTION	DATE

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
SITE PLAN

SHEET NO:
C-201

Layout Tab Name: Layout1
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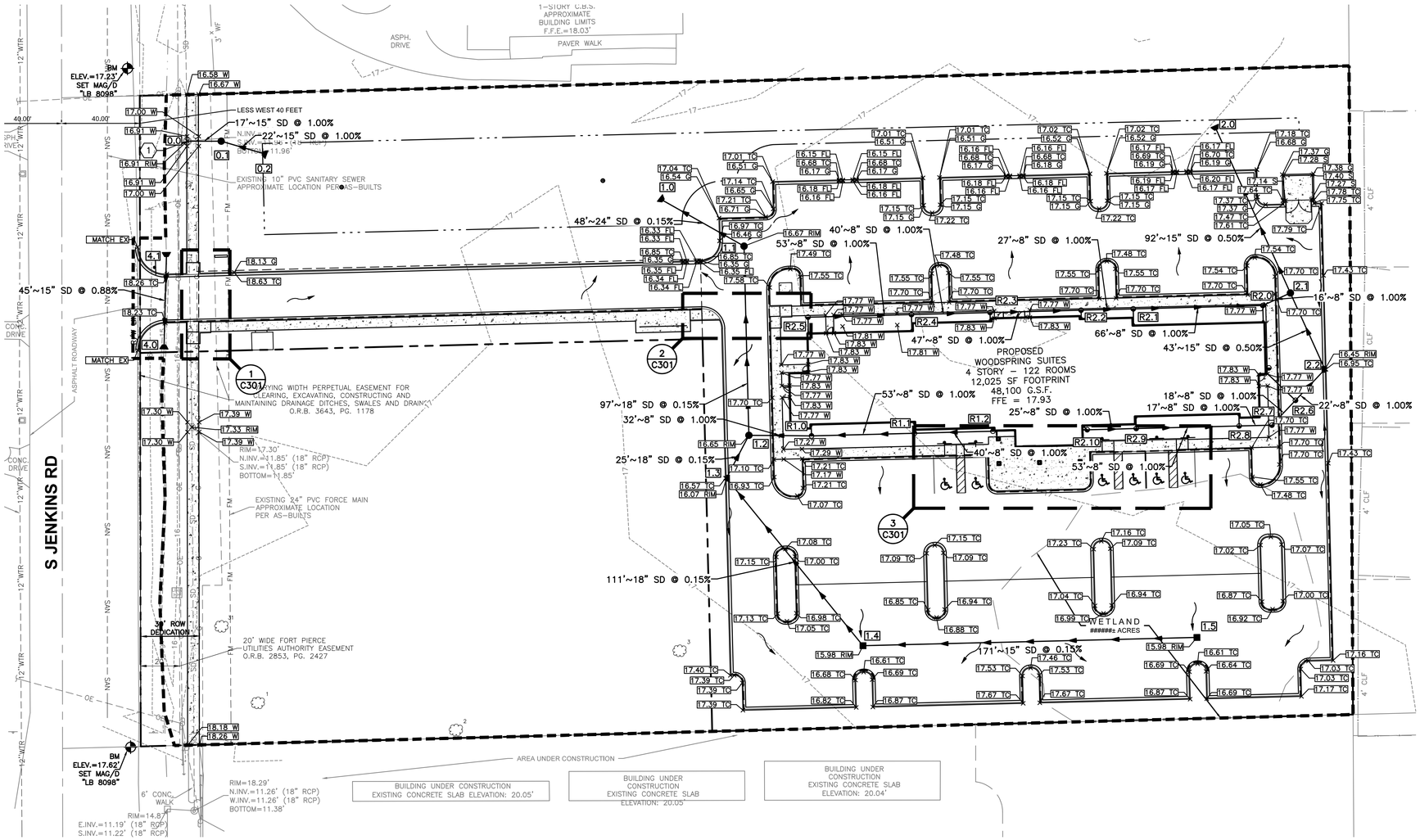


LEGEND

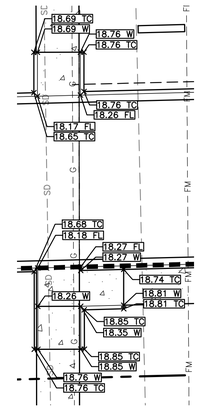
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- STORM SEWER
- EXISTING STORM SEWER
- CENTERLINE DRAINAGE SWALE
- PROPOSED BOUNDARY
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- CURB INLET
- STORM MANHOLE
- STORM CLEANOUT
- STORM STRUCTURE ID
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- EXISTING DRAINAGE STRUCTURE
- ELEVATION AT TOP OF CURB
- ELEVATION AT FLOW LINE
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF SLAB
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)

NOTES

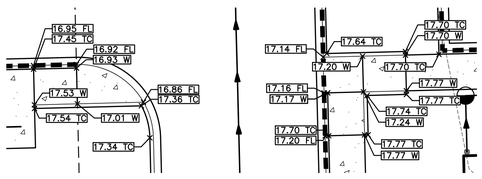
1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
4. ALL FLOW LINE ELEVATIONS ARE 0.5' LOWER THAN TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
5. ALL STORM SEWER SHALL BE POLYETHYLENE PIPE CLASS II (HDPE-II SMOOTH WALLED INTERIOR) OR APPROVED ALTERNATE CONFORMING THE THE CITY OF FORT PIERCE REQUIREMENTS.
6. ROOF DRAIN LATERALS TO BE 6" HDPE-II SMOOTH WALLED INTERIOR PIPE. CONNECT TO 8" STORM LINE WITH WYE AND CLEANOUT, LENGTHS VARY.

KEYNOTES (X)

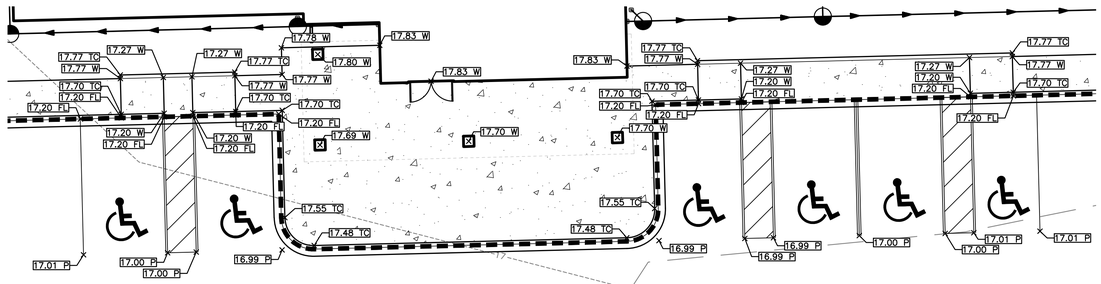
1. CONNECT PROPOSED STORM SEWER TO EXISTING STORM SEWER SYSTEM PER AGENCY REQUIREMENTS. CONTRACTOR TO VERIFY EXISTING STORM LOCATION AND INVERT.



1 / C301 ENTRANCE RAMP DETAIL
1"=10'



2 / C301 RAMP DETAIL
1"=10'



3 / C301 ADA DETAIL
1"=10'

0 30 60 90
GRAPHIC SCALE IN FEET

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
GRADING PLAN

SHEET NO:
C-301

Sunshine811

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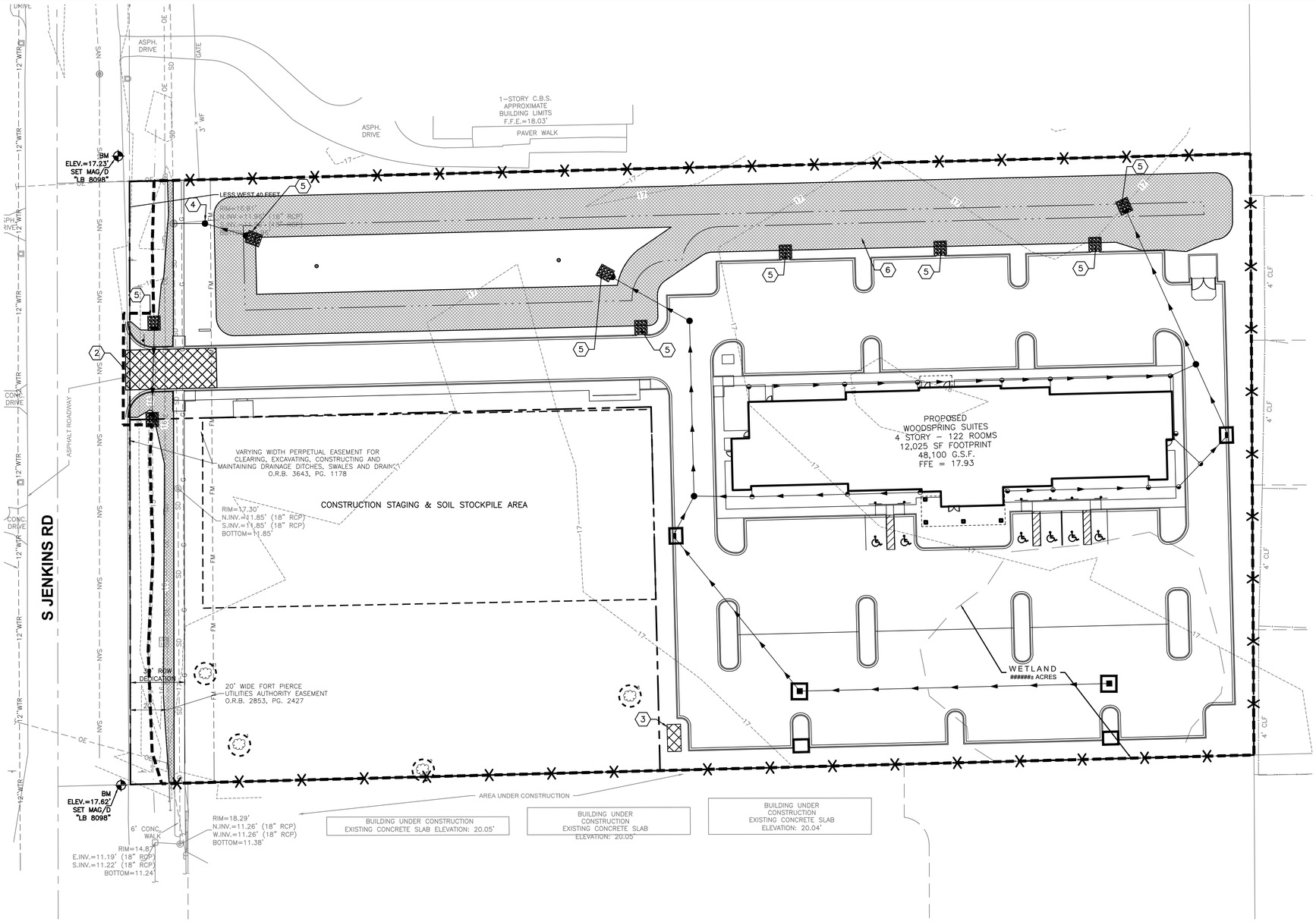

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- STORM SEWER
- EXISTING STORM SEWER
- SILT FENCE
- 6' TEMPORARY CONSTRUCTION FENCE
- CONSTRUCTION LIMITS
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- STORM CLEANOUT
- STORM STRUCTURE ID
- EXISTING DRAINAGE STRUCTURE
- INLET PROTECTION
- TEMPORARY CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- EXISTING TREES TO BE PRESERVED WITH PRESERVATION FENCING
- RIP RAP (SEE DETAIL)

N

NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, INC., DATED DECEMBER 27, 2018.
3. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
4. SEE SHEET C-311 FOR EROSION CONTROL NOTES AND DETAILS.
5. SEE SHEET C-601 FOR PERMANENT STABILIZATION.
6. CONSTRUCTION FENCE AND SILT FENCE ARE SHOWN ON PLAN SCHEMATICALLY. ADJUST AS NECESSARY.

KEYNOTES (X)

1. TEMPORARY CONSTRUCTION FENCE GATE.
2. TEMPORARY CONSTRUCTION ENTRANCE.
3. TEMPORARY CONCRETE WASHOUT.
4. OUTLET CONTROL STRUCTURE.
5. 4'W X 4'L X 18" THICK RIP RAP
6. STORMWATER MANAGEMENT FACILITY.

SEQUENCING NOTES

1. INSTALL SILT FENCE AND INLET PROTECTION ON THE SITE.
2. INSTALL STABILIZED CONSTRUCTION EXIT.
3. BEGIN DEMOLITION WORK.
4. BEGIN UTILITY CONSTRUCTION.
5. BEGIN CONSTRUCTION OF BUILDING PAD AND PARKING LOT GRADING.
6. INSTALL PERMANENT PAVEMENT AREAS.
7. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER ALL AREAS ARE STABILIZED. REPAIR ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP.
9. CONTINUE DAILY MAINTENANCE AND INSPECTIONS UNTIL APPROVED BY OWNER AND/OR ENGINEER TO TERMINATE PERMIT COVERAGE.

AREA SUMMARY

TOTAL SITE AREA = 4.735 ACRES
DISTURBED AREA = 4.650 ACRES

Sunshine811

0 30 60 90
GRAPHIC SCALE IN FEET

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
EROSION CONTROL PLAN

SHEET NO:
C-310

Layout Tab Name: Layout1
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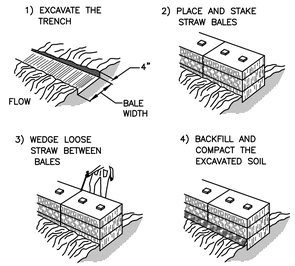
EROSION CONTROL SCHEDULE

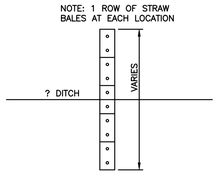
EROSION CONTROL MEASURE	MAINTENANCE	INSTALLATION SEQUENCE
STONE ENTRANCE	INSPECT WEEKLY, AFTER STORM EVENTS, AND AFTER HEAVY USE; RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL; TOP DRESS WITH CLEAN STONE AS NEEDED; REMOVE ALL MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS IMMEDIATELY	PRIOR TO CLEARING AND GRADING
SILT FENCE	INSPECT AFTER STORM EVENTS; REPAIR ANY AREAS OF DECOMPOSITION OR DAMAGE TO FENCE MATERIAL; REMOVE SEDIMENT AT DEPTH OF ONE HALF FENCE HEIGHT AT LOWEST POINT OR IF FABRIC BULGES; AVOID UNDERMINING DURING CLEANOUT	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS, AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS, AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TEMPORARY DIVERSIONS	INSPECT WEEKLY AND AFTER EACH STORM EVENT; REMOVE SEDIMENT FROM CHANNEL AND REINFORCE RIDGE AS NEEDED; REPAIR OUTLET DAMAGE IMMEDIATELY; REMOVE SEDIMENT FROM TRAPS WHEN 50% FULL; WHEN WORK AREA IS STABILIZED, REMOVE RIDGE, FILL CHANNEL. REMOVE TEMPORARY SLOPE DRAINS, AND STABILIZE ALL DISTURBED AREAS	ALONG WITH ROUGH GRADING
TEMPORARY SEDIMENT TRAP	INSPECT AFTER STORM EVENTS; REMOVE SEDIMENT AT ONE HALF DESIGN DEPTH; REPLACE SPILLWAY GRAVEL FACING IF CLOGGED; REPAIR EROSION AND HOLES AS NEEDED; REPLACE DISPLACED RIPRAP	DURING CLEARING AND PRIOR TO GRADING
TEMPORARY SEEDING	INSPECT PERIODICALLY TO VERIFY ADEQUATE ESTABLISHMENT OF VEGETATIVE STANDS; RESEED AND MULCH AS NEEDED; INSPECT AFTER STORM EVENTS AND REPAIR EROSION DAMAGE; TOP DRESS FALL SEEDED WHEAT OR RYE SEEDINGS WITH 50 LBS/AC OF NITROGEN IN FEBRUARY OR MARCH IF NITROGEN DEFICIENCY IS APPARENT; WATER AS NEEDED	AFTER ROUGH GRADING
PERMANENT SEEDING	INSPECT PERIODICALLY AND AFTER STORM EVENTS UNTIL VEGETATIVE STAND IS ESTABLISHED; ADD FERTILIZER AFTER GROWING SEASON PER SOIL TEST RECOMMENDATIONS; REPAIR DAMAGED, BARE, OR SPARSE AREAS BY FILLING, REPREPARING THE SEED BED, FERTILIZING, AND/OR SEEDING AND MULCHING	AFTER FINISH GRADING OF EACH AREA
EROSION CONTROL BLANKET	INSPECT FOR AREAS OF EROSION BELOW THE BLANKET AFTER EACH STORM EVENT; REPAIR AREAS OF EROSION BY REMOVING AFFECTED PORTION OF BLANKET, ADD SOIL, RESEED, RELAY AND STAPLE BLANKET; INSPECT PERIODICALLY AFTER VEGETATION IS ESTABLISHED	AFTER FINISH GRADING
STRAW BALES	INSPECT THE BALES AFTER EACH STORM EVENT; REMOVE SEDIMENT DEPOSITS TO PROVIDE STORAGE FOR THE NEXT STORM BEING CAREFUL NOT TO DAMAGE OR UNDERCUT THE BALES; REPLACE DAMAGED OR DETERIORATED BALES IMMEDIATELY	AFTER FINISH GRADING
INLET PROTECTION	INSPECT FABRIC BARRIER AFTER STORM EVENTS AND MAKE NEEDED REPAIRS IMMEDIATELY; REMOVE SEDIMENT FROM THE POOL AREA WHILE AVOIDING DAMAGING OR UNDERCUTTING THE FABRIC	AFTER EACH INLET IS PLACED
SEED, SOD & LANDSCAPE AROUND UNITS FINISHED	KEEP SOD MOIST UNTIL FULLY ROOTED; WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
REMOVAL OF STRAW BALES	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT FENCE	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

1 C-311

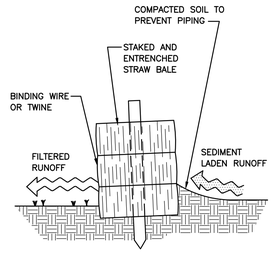
CONSTRUCTION OF A STRAW BALE BARRIER



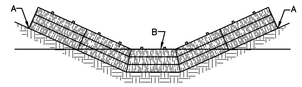
PLAN VIEW



CROSS–SECTION OF A PROPERLY INSTALLED STRAW BALE



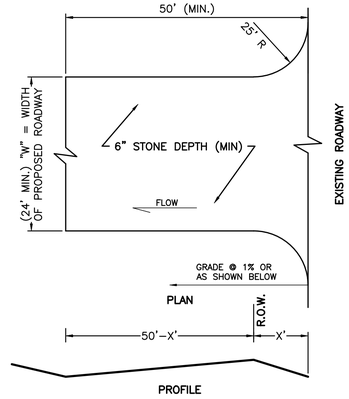
PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY



POINTS "A" SHOULD BE HIGHER THAN POINT "B"

STRAW BALE DETAIL
NO SCALE

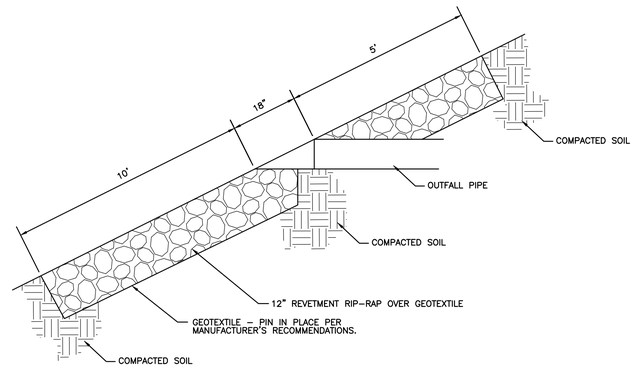
2 C-311



GENERAL NOTES:
1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1 1/2" TO 3 1/2" DIA.).
2. PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY COUNTY/CITY.

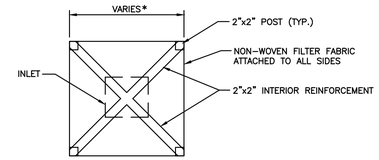
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NTS

3 C-311

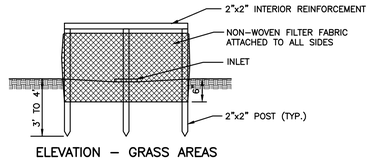


RIP-RAP DETAIL
NO SCALE

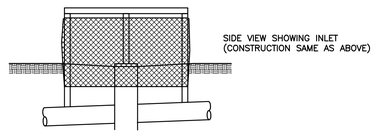
4 C-311



PLAN – GRASS AREAS



ELEVATION – GRASS AREAS

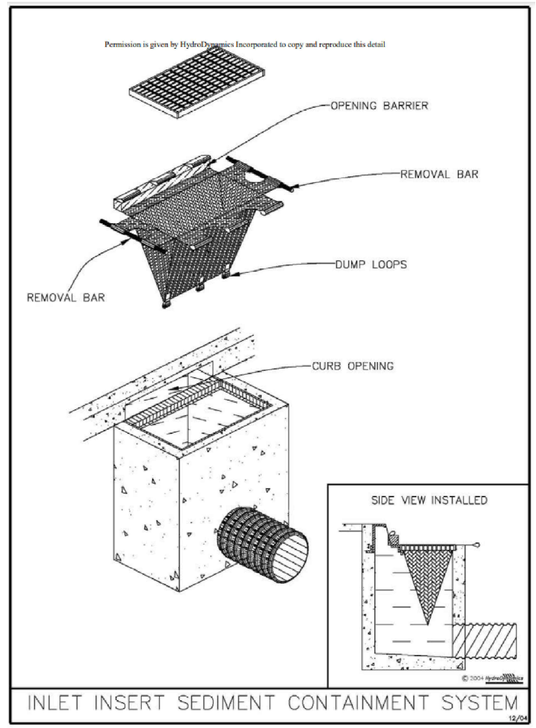


SIDE VIEW – GRASS AREAS

NOTES:
NON–WOVEN FILTER FABRIC ATTACHED TO ALL SIDES OF BOX.
SILT BOXES TO BE LOCATED AT EACH CATCH BASIN.
* DIMENSIONS OF BOX WILL VARY ACCORDING TO THE SIZE OF INLET AND DEPTH OF BASE.

SILT BOX DETAIL
NO SCALE

5 C-311



INLET PROTECTION DETAIL
NO SCALE

6 C-311

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ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
EROSION CONTROL DETAILS

SHEET NO:
C-311

Layout Tab Name: Layout1
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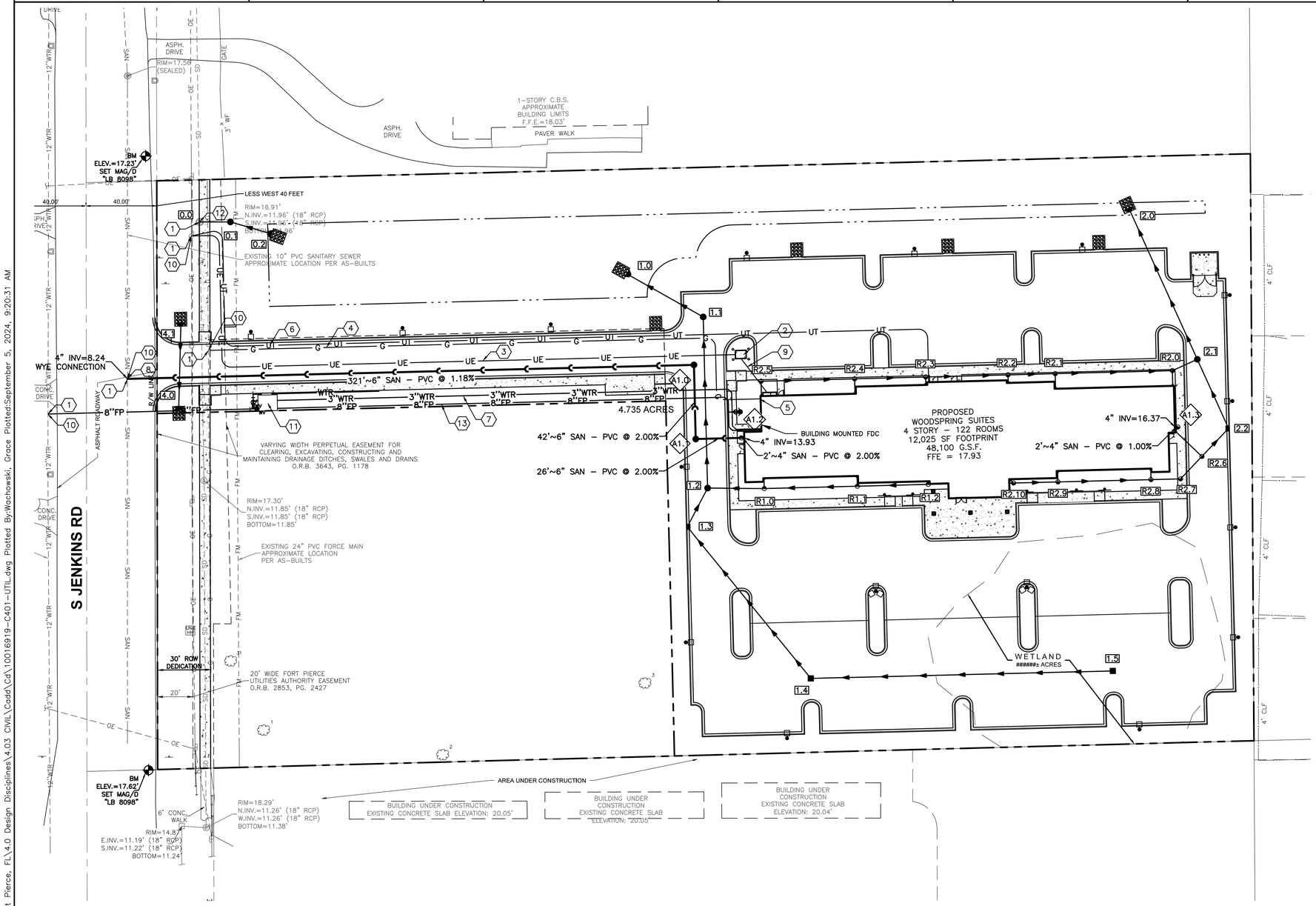

LEGEND

- TOP OF POND
- SANITARY SEWER
- STORM SEWER
- WTR — WATER
- G — GAS
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- PROPOSED BOUNDARY
- UC — UNDERGROUND CABLE
- CONDUIT
- F — FIBEROPTIC
- UNDERDRAIN
- CONSTRUCTION LIMITS
- LIGHT POLES
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- CLEANOUT
- EXISTING LIGHT POLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED WATER PROTECTION AREA
- A.2 — PROPOSED SANITARY STRUCTURE CALLOUT
- 1.0 — PROPOSED STORM STRUCTURE CALLOUT
- 1 / C700 — INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)

NOTES

A. SEE SHEET C-002 FOR GENERAL NOTES.

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

C. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND MEP PLANS FOR CONTINUATION INTO BUILDING.

D. CONTRACTOR TO PRACTICE CAUTION WHEN WORKING IN AREA OF EXISTING UTILITIES.

E. MINIMUM 18" VERTICAL CLEARANCE AT WATER UTILITY CROSSINGS.

F. HYDRANTS SHALL BE LOCATED NO MORE THAN 12 FT. FROM THE CURB OF THE ROADWAYS OR FROM EDGE OF PAVEMENT. CLEARANCES OF 3 FT SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS. A CLEAR SPACE OF NOT LESS THAN 5 FT SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES. THE CENTER OF HOSE OUTLET SHALL BE NOT LESS THAN 18 INCHES ABOVE FINAL GRADE.

KEYNOTES (X)

1. CONNECT TO EXISTING UTILITY PER AGENCY REQUIREMENTS.
2. PROPOSED TRANSFORMER ON CONCRETE PAD. TRANSFORMER TO BE PROVIDED BY ELECTRIC COMPANY. CONCRETE PAD TO BE INSTALLED BY CONTRACTOR PER ELECTRIC COMPANY REQUIREMENTS.
3. PRIMARY UNDERGROUND ELECTRIC.
4. GAS SERVICE TO BE INSTALLED BY GAS COMPANY.
5. GAS METER TO BE INSTALLED BY GAS COMPANY.
6. UNDERGROUND TELEPHONE.
7. 3" WATER SERVICE LINE.
8. SANITARY LATERAL CONNECTION.
9. SECONDARY UNDERGROUND ELECTRIC.
10. CONTRACTOR TO VERIFY LOCATION, SIZE, AND ELEVATION OF UTILITY AT PROPOSED CONNECTION POINT.
11. DUAL SERVICE WATER METER PAD.
12. CONTRACTOR SHALL FIELD VERIFY THAT CONDITION OF STRUCTURE IS SUITABLE FOR MODIFICATION. IF NOT, THEN IT SHOULD BE REPLACED.
13. 6" FIRE PROTECTION SERVICE.

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0 30 60 90
GRAPHIC SCALE IN FEET

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ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
UTILITY PLAN

SHEET NO:
C-401

Layout Tab Name: C-401 UTILITY PLAN
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STORM STRUCTURE TABLE

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

STORM STRUCTURE TABLE

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

SANITARY STRUCTURE TABLE

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

N

0 30 60 90
GRAPHIC SCALE IN FEET

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NUMBER	DATE	DESCRIPTION

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

PROJECT NO: 10016919
DATE ISSUED: 09/06/24
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

SHEET NAME:
STRUCTURE TABLES

SHEET NO:
C-402

Layout Tab Name: C-402 STRUCTURE TABLES
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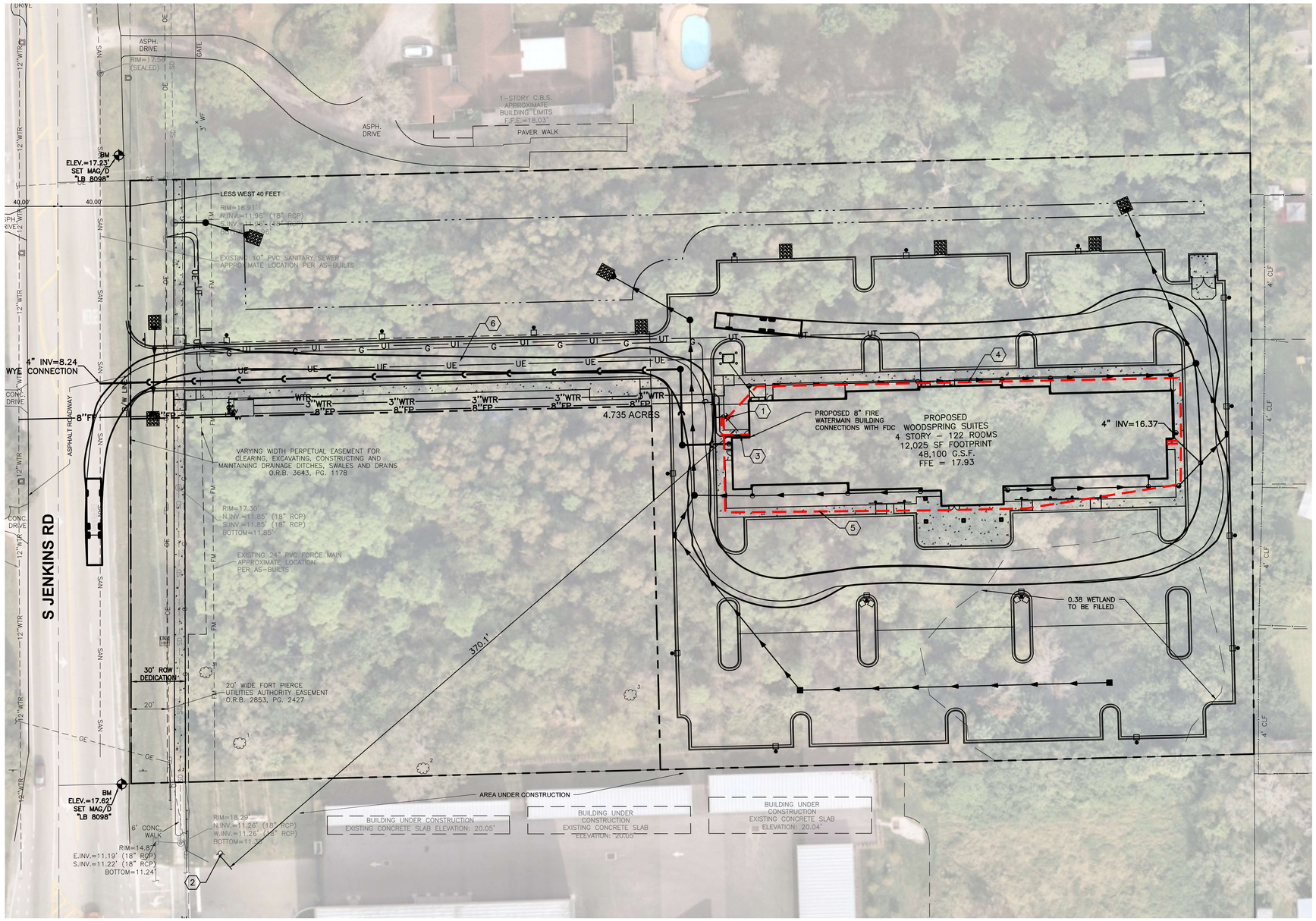

LEGEND

- TOP OF POND
- SANITARY SEWER
- STORM SEWER
- WTR — WATER
- G — GAS
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- PROPOSED BOUNDARY
- CONSTRUCTION LIMITS
- PROPOSED FIRE HYDRANT

N

NOTES

1. SEE GENERAL NOTES FOR CIVIL LEGEND, ABBREVIATIONS, AND GENERAL NOTES.
2. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
4. CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
5. ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLEY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFENCED DETAILS FOR CORRECT STAKEOUT.

KEYNOTES (X)

1. PROPOSED FIRE HYDRANT. SEE UTILITY PLAN AND DETAILS. CU101 & C-508-C-509
2. EXISTING FIRE HYDRANT.
3. 25' OF FIRE HOSE
4. 300' OF FIRE HOSE
5. 336' OF FIRE HOSE
6. FIRE TRUCK TURNING MOVEMENT

PER 3-600-01 FIRE PROTECTION ENGINEERING FOR FACILTIES,

9-3.5.8.2 ALL PARTS OF THE FACILITY EXTERIOR MUST BE WITHIN 350 FT (106M) OF A HYDRANT WITH CONSIDERATION GIVEN TO ACCESSIBILITY AND OBSTRUCTIONS.

9-3.5.8.4A AT LEAST ONE HYDRANT MUST BE LOCATED WITHIN 150 FT OF THE FIRE DEPARMENT CONNECTION.

9-3.5.8.4E HYDRANT SPACING MUST NOT EXCEED 1,000 FEET (305M) IN AREAS WHERE ALL FAMILY HOUSING IS PROVIDED WITH SPRINKLER PROTECTION.

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0 30 60 90
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NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET NAME:
HOSE LAY PLAN

SHEET NO:
C-403

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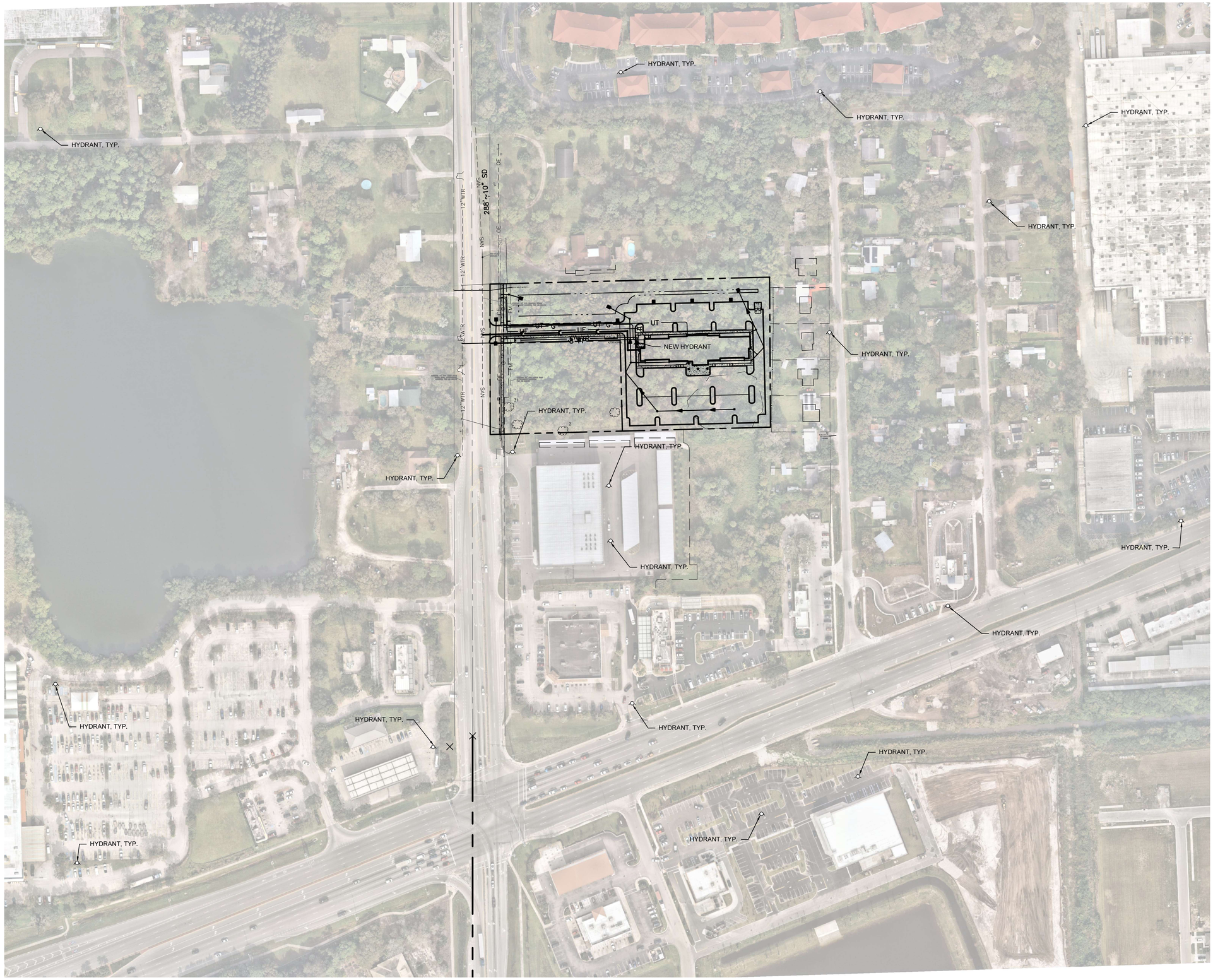

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

NOTES

A. SEE SHEET C-002 FOR GENERAL NOTES.

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

C. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND MEP PLANS FOR CONTINUATION INTO BUILDING.

D. CONTRACTOR TO PRACTICE CAUTION WHEN WORKING IN AREA OF EXISTING UTILITIES.

E. MINIMUM 18" VERTICAL CLEARANCE AT WATER UTILITY CROSSINGS.

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0 100 200 300
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PHMI GROUP
WOODSPRING SUITES - FT. PIERCE
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET NAME:
FIRE HYDRANT EXHIBIT

SHEET NO:
C-404

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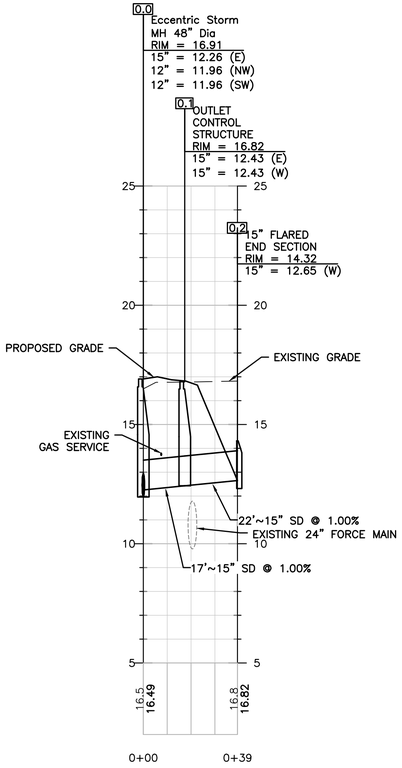

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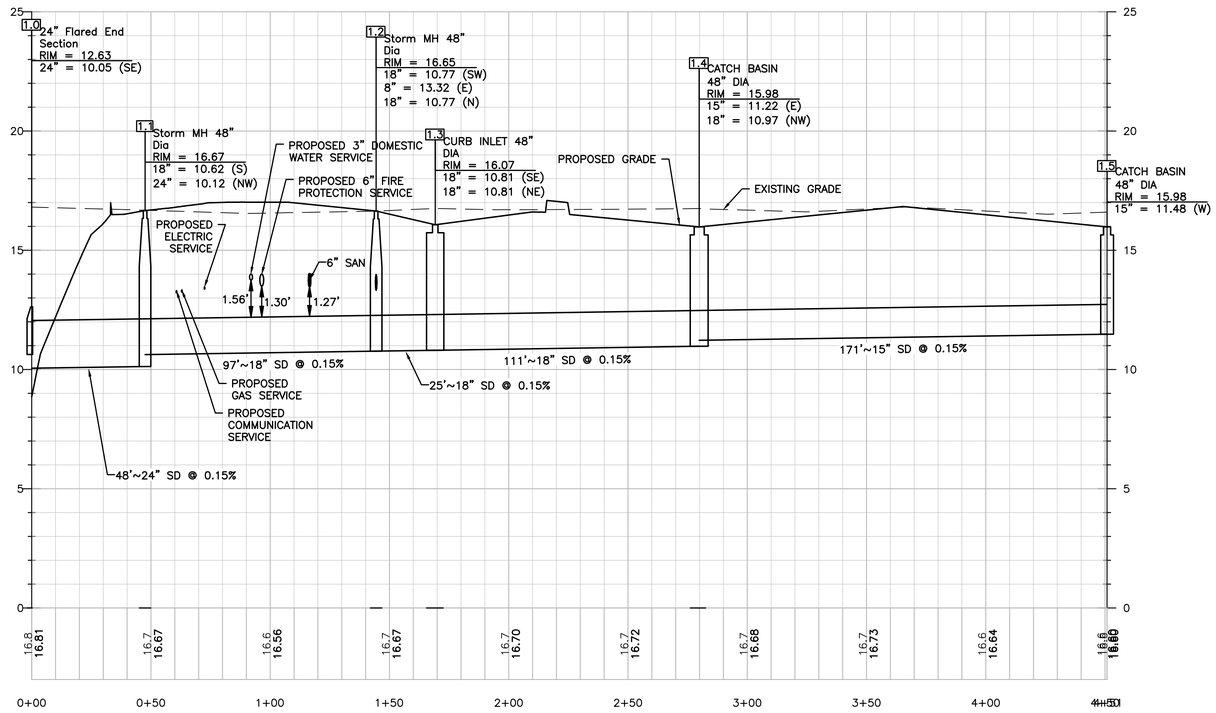

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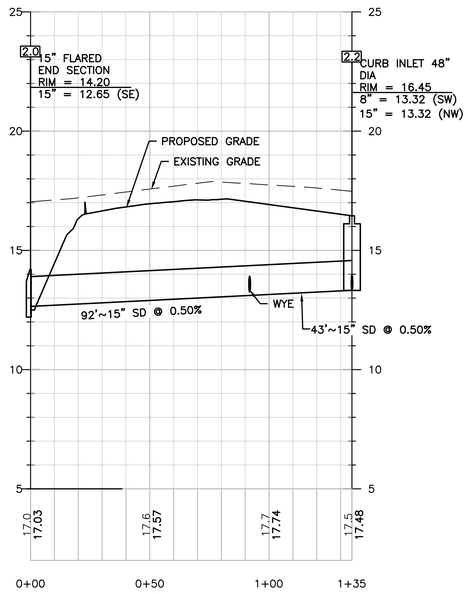

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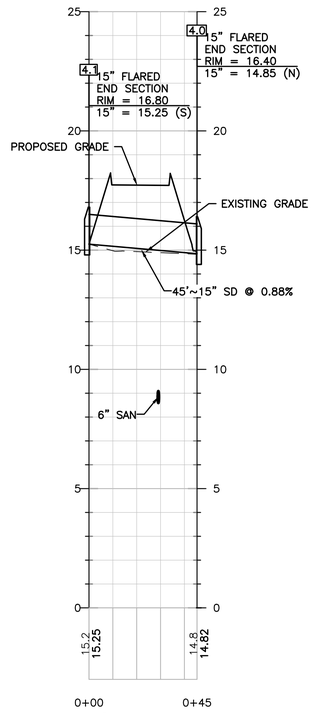

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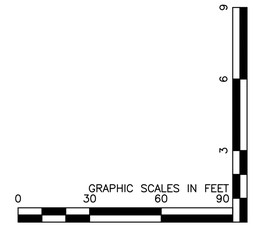

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ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

PHMI GROUP

WOODSPRING SUITES - FT. PIERCE

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
STORM PROFILES

SHEET NO:
C-501

Layout Tab Name: Layout1
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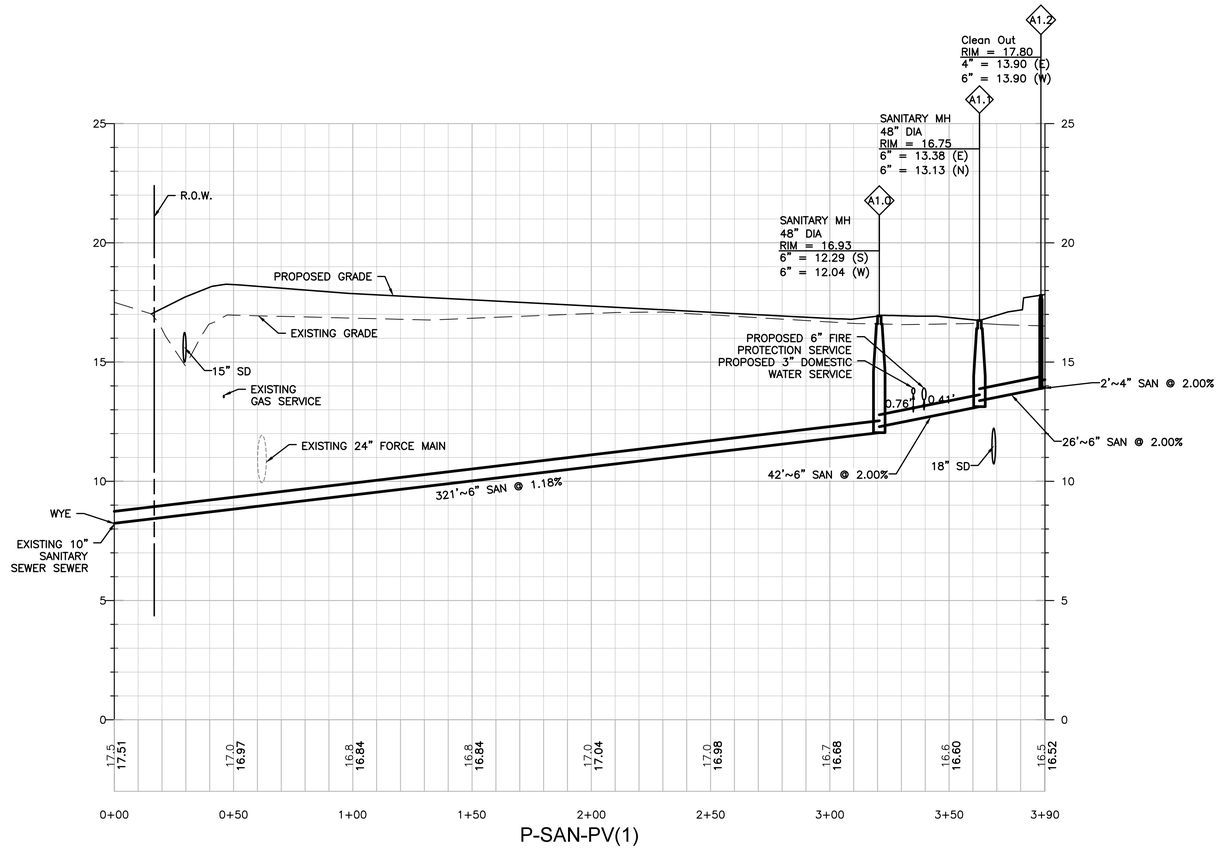

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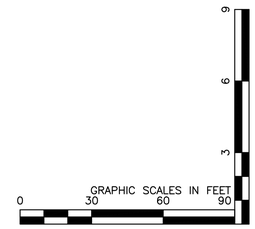

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NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
SANITARY PROFILES

SHEET NO:
C-502

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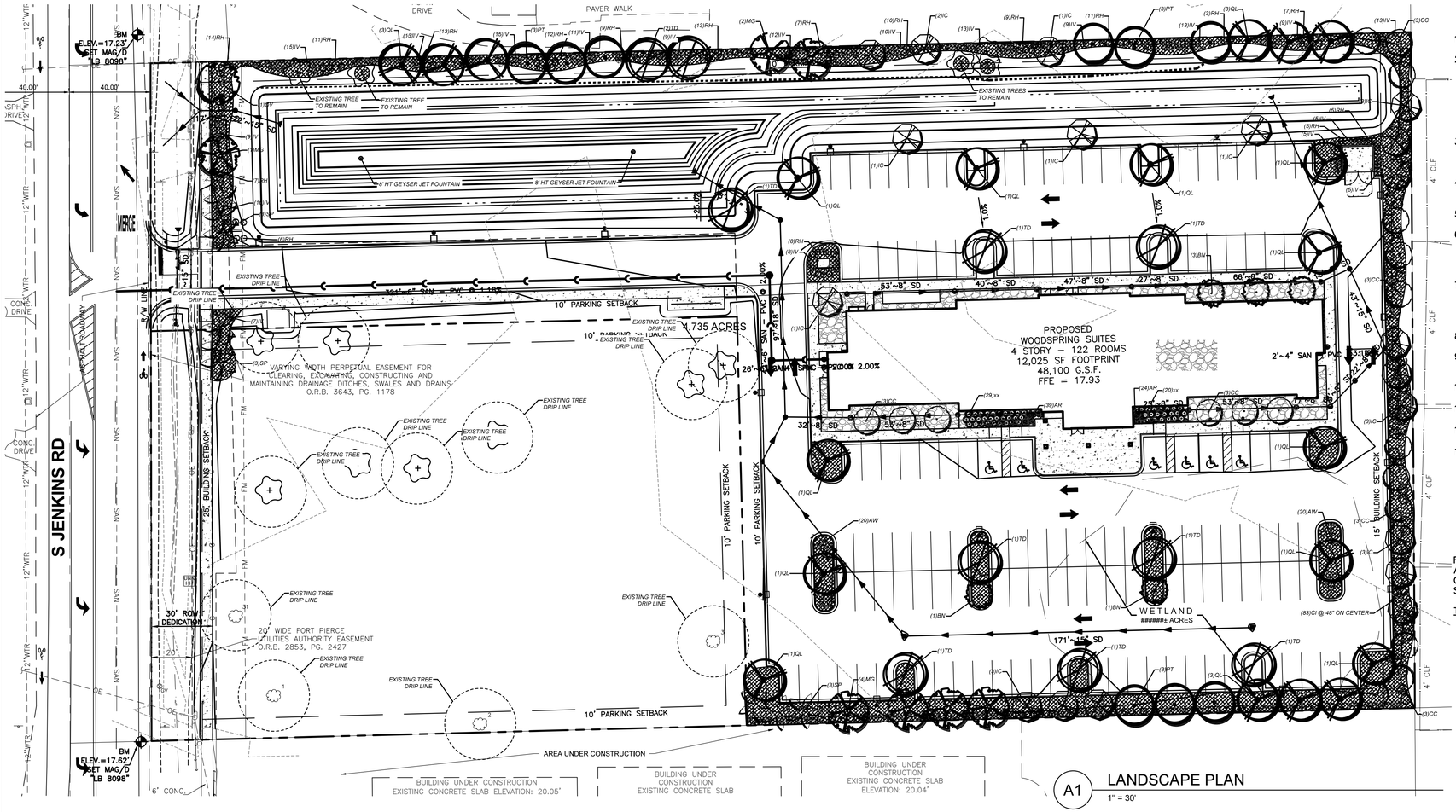
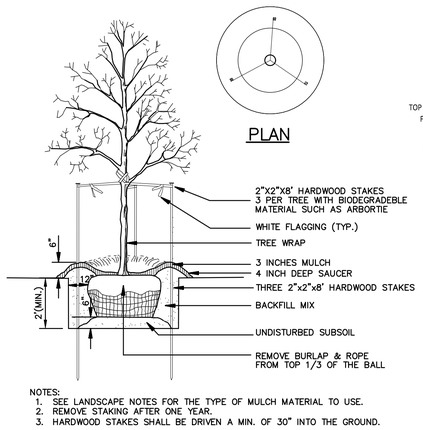


A1 LANDSCAPE PLAN
1" = 30'

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREES						
MG	8	Magnolia grandiflora 'Bracken Brown Beauty'	Southern Magnolia	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
PT	10	Pinus taeda	Loblolly Pine	B&B	6-8' Ht.	Full, well shaped
QL	20	Quercus laurifolia	Laurel Oak	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
QV	1	Quercus virginiana	Live Oak	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
TD	10	Taxodium distichum	Bald Cypress	B&B	2.5" DBH, 12'ht, 5'wd.	Full, well shaped
ORNAMENTAL / PALM TREES						
CC	18	Cercis canadensis	Eastern Redbud	B&B	2" DBH, 8'ht, 4'wd.	Full, well shaped, single-stem
BN	5	Betula nigra	River Birch	B&B	2" DBH, 8'ht, 4'wd.	Full, well shaped, single-stem
IC	19	Ilex cassine	Dahoon Holly	#30 gal..	2" DBH, 8'ht, 4'wd.	Full, well shaped, single-stem
SP	9	Sabal Palmetto	Cabbage Palm	#30 gal..	10' clear trunk ht, 4'wd.	Full, well shaped, single-stem
SHRUBS						
CI	79	Chrysobalanus Icaco 'Red Tip'	Cocoplum	#15 gal..	3'ht, x 24"wd.	Full, vigorous, 6' ht, minimum at maturity to screen residential
AW	40	Acalypha wilkesiana	Copperleaf	#15 gal..	3-4'ht, x 36"wd.	Full, vigorous, 3-4' ht.
IV	260	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#5 cont.	24"ht. x 24"wd.	Full, vigorous
RH	196	Rhaphiolepis indica	Indian Hawthorn	#5 cont.	24"ht. x 24"wd.	Full, vigorous
GROUNDCOVERS						
AR	63	Ajuga reptans	Carpet bugleweed	pints	6"ht. x 12"wd.	Plant spacings for full coverage within 3 months
MC	49	Muhlenbergia capillaris	Gulf Muhly	1 gal.	24"ht x 24"wd.	Plant spacings for full coverage within 3 months
SOD						
	37,000 SF	Zoysia	Zoysia			
EXISTING TREES TO REMAIN						
#	Cal. in inches					
1	23	Quercus laurifolia	Laurel Oak			
2	17	Quercus laurifolia	Laurel Oak			
31	20	Quercus laurifolia	Laurel Oak			
3	N/A	Palmetto	Palm			
77	17.6	Quercus laurifolia	Laurel Oak			
75	18.3	Pine (not specific as per arborist survey)				
42	21.5	Quercus laurifolia	Laurel Oak			

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. SYMBOLS ON PLANS ARE TO BE INDIVIDUALLY COUNTED.

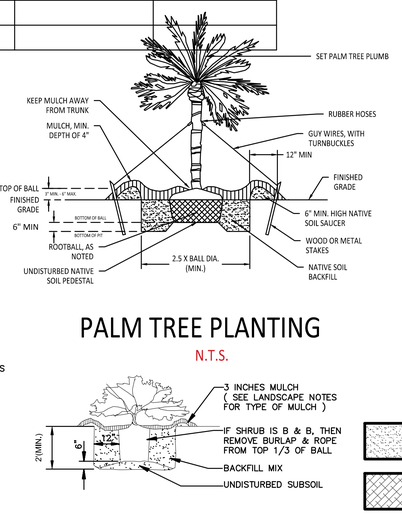
A2 PLANTING SCHEDULE
NTS



NOTES:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2. REMOVE STAKING AFTER ONE YEAR.
3. HARDWOOD STAKES SHALL BE DRIVEN A MIN. OF 30" INTO THE GROUND.

TREE PLANTING
N.T.S.

A3 PLANTING DETAILS
NTS



PALM TREE PLANTING
N.T.S.

SHRUB PLANTING
N.T.S.

A4 LANDSCAPING LEGEND
NTS

SOD

SHREDDED HARDWOOD MULCH TO 3" DEPTH.

RIVER ROCK MULCH, MINIMUM SIZE 1" DIAMETER.

GENERAL LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
5. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
6. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
7. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
8. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
9. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE DESIGN-BUILD AND PROVIDED BY CONTRACTOR.
10. REFER TO SHEET C-602 FOR CITY LANDSCAPE NOTES AND TREE MITIGATION NOTES.
11. HEDGES TO HAVE MINIMUM 4' WIDE HARDWOOD MULCH STRIP ALONG CENTER OF HEDGEROW NO LESS THAN 3" THICK.
12. ALL DISTURBED AREAS NOT INDICATED TO BE MULCHED ARE TO BE SODDED PER CITY REQUIREMENTS.
13. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL UNHEALTHY/ DEAD MATERIAL WITHIN 30 DAYS AFTER A NOTIFICATION OF VIOLATION IN CONFORMANCE WITH THE APPROVED SITE PLAN OR LANDSCAPE PLAN. VIOLATIONS OF THIS ARTICLE, OR FAILURE TO MAINTAIN ALL REQUIRED LANDSCAPING AS REFLECTED IN THE APPROVED LANDSCAPING PLAN, SHALL BE GROUNDS FOR REFERRAL TO THE SPECIAL MAGISTRATE FOR APPROPRIATE ACTION.

LANDSCAPE CODE SUMMARY

FORT PIERCE, FLORIDA – CODE OF ORDINANCES
ARTICLE II – LANDSCAPING
CHAPTER 123 – VEGETATION
SECTION 123-37 – GENERAL LANDSCAPING REQUIREMENTS

TREES

FRONTAGE SHALL HAVE A 10' WIDE PLANTING STRIP CONTAINING ONE TREE PER 300 SQUARE FEET OF REQUIRED PLANTING AREA.

PLANTING STRIP AREA = 3,023 SF
REQUIRED TREES = 10 TREES
PROVIDED TREES – 10 TREES

PROPERTY LINES SHALL HAVE A 10' WIDE PLANTING STRIP CONTAINING ONE TREE PER 200 SQUARE FEET OF REQUIRED PLANTING AREA.

PLANTING STRIP AREA = 12,196 SF
REQUIRED TREES = 61 TREES
PROVIDED TREES = 61 TREES

1 SQUARE FOOT OF LANDSCAPE INTERIOR IS REQUIRED FOR EVERY 15 SQUARE FEET OF INTERIOR VEHICLE USAGE AREA.

INTERIOR VEHICLE USAGE AREA = 56,067 SF
REQUIRED INTERIOR LANDSCAPE AREA = 3,738 SF
PROVIDED INTERIOR LANDSCAPE AREA = 8,604 SF

ONE TREE IS REQUIRED FOR EACH 100 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPE AREA.

REQUIRED INTERIOR TREES = 38 TREES
PROVIDED INTERIOR TREES = 38 TREES

TOTAL REQUIRED TREES = 109 TREES
TOTAL PROVIDED TREES = 117 TREES (INCLUDING PALMS)
(3X PALMS ARE EQUIVALENT TO 1 TREE PER CODE)
ADJUSTED TOTAL PROVIDED TREES = 109 TREES (ACCOUNTING FOR PALM GROUPINGS)

HEDGES

DUMPSTER ENCLOSURE IS TO BE SCREENED WITH SHRUBS PLACED AT 2' ON CENTER SURROUNDING THE PERIMETER OF THE ENCLOSURE.

DETENTION AND PARKING AREAS FRONTING THE RIGHT OF WAY ARE TO HAVE A SOLID CONTINUOUS HEDGE OF AT LEAST 36" IN HEIGHT.

RESIDENTIAL PROPERTIES ADJACENT TO THE C-3 ZONING ARE TO BE SCREENED WITH A SOLID CONTINUOUS HEDGEROW NO LESS THAN 3' IN HEIGHT AFTER ONE YEAR AND MAINTAINED AT 6' IN HEIGHT AT MATURITY.

THE EAST PROPERTY LINE PROVIDES THIS REQUIREMENT.

PROPERTIES ADJACENT TO PARKING OR DETENTION FACILITIES ARE TO BE SCREENED WITH A SOLID CONTINUOUS HEDGE OF AT LEAST 36" IN HEIGHT.

GRASS

ALL GRASSED AREAS ARE TO BE SODDED PER CODE INCLUDING THE DETENTION BASIN.

MULCH

ALL MULCH IS TO BE HARDWOOD NO LESS THAN 3" THICK.

Sunshine 811

0 30 60 90
GRAPHIC SCALE IN FEET

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Lisle, IL 60532
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NUMBER	DATE	DESCRIPTION

PHMI GROUP WOODSPRING SUITES - FT. PIERCE

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:
C-601

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CITY LANDSCAPE NOTES

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

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

a. TREES.

1. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST 12 FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST 2½ INCHES AT A POINT 4½ FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN FEET).
2. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF 15 FEET AND A MINIMUM HEIGHT OF 15 FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT 50 PERCENT OF REQUIREMENT SHALL BE TREES.
3. FIFTY PERCENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A STATE–REGISTERED LANDSCAPE ARCHITECT.
4. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12 FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE FEET TIMES FIVE FEET AND FIVE FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.
5. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF FLORIDA'S MOST INVASIVE SPECIES, CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

b. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

c. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE MONTHS AFTER PLANTING.

d. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE–FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

e. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(1) LANDSCAPED AREAS. EACH SEPARATE LANDSCAPED AREA SHALL HAVE AT LEAST ONE TREE, ONE OR MORE SHRUBS AS APPROVED BY THE DEPARTMENT, OR ONE OR MORE HEDGES, AND GROUND COVER. SO AS TO SUPPORT LONG–TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH 50 PERCENT RECYCLED TOP SOIL. SUCH PLANTING SOIL SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS OR OTHER FOREIGN MATERIALS. THE PLANTING SOIL MEETING REQUIREMENTS OF THIS SUBSECTION SHALL EXTEND TO AN APPROPRIATE DEPTH SO AS TO ELIMINATE ANY HINDRANCE TO PLANTING OPERATIONS OR DETRIMENT TO GOOD PLANT GROWTH. COMPLIANCE WITH THESE SOIL REQUIREMENTS SHALL BE VERIFIED AS PART OF THE FINAL INSPECTION.

(2) LANDSCAPING DESIGN STANDARDS. FOR COMMERCIAL, PROFESSIONAL, MULTIFAMILY, INDUSTRIAL AND INSTITUTIONAL STRUCTURES, THESE DESIGN STANDARDS ARE IN ADDITION TO, AND NOT IN PLACE OF, OTHER REQUIREMENTS IMPOSED BY THIS ARTICLE.

(3) LANDSCAPE STRIPS. BETWEEN STREET RIGHTS–OF–WAY AND VEHICULAR USE, BUILDING AND RETENTION/DETENTION AREAS, THERE SHALL BE A LANDSCAPED STRIP OF LAND, EXCEPT WHERE DRIVEWAYS ARE LOCATED, MEETING THESE REQUIREMENTS:

a. THE STRIP SHALL BE AT LEAST SIX FEET WIDE FOR LOTS UNDER 10,000 SQUARE FEET IN SIZE AND AT LEAST TEN FEET WIDE FOR LOTS 10,000 SQUARE FEET OR LARGER;

b. THE LANDSCAPE STRIP SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 300 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE COMPLETELY COVERED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT AND SHALL ADDITIONALLY CONTAIN A SCREEN OF LANDSCAPING WHICH SHALL BE INSTALLED AND MAINTAINED SO AS TO FORM A 36–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER THE LANDSCAPING TAKES PLACE, EXCEPT IN CLEAR VISION AREAS REQUIRED IN SECTION 125–308.

CITY LANDSCAPE NOTES

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

(2) VEHICULAR USE, BUILDING, RETENTION/DETENTION AREAS ADJACENT TO OTHER PROPERTY. LANDSCAPE STANDARDS FOR THESE AREAS ARE AS FOLLOWS:

a. WHERE A VEHICULAR USE AREA DOES NOT ABUT A STREET RIGHT–OF–WAY BUT ABUTS OTHER PROPERTY, THERE WILL BE A LANDSCAPED STRIP OF LAND WHICH IS AT LEAST TEN FEET WIDE. WHEN A PROPERTY LINE ABUTS A BUILDING, ANOTHER STRUCTURE, A JOINT DRIVEWAY OR JOINT PARKING AREA, SUCH LANDSCAPED STRIP SHALL NOT BE REQUIRED.

b. THE LANDSCAPING STRIP REQUIRED BY THE IMMEDIATELY FOREGOING SUBSECTION SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 200 SQUARE FEET OF THE REQUIRED LANDSCAPE AREA. THE REMAINDER OF THE REQUIRED LANDSCAPE AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT. WHEN THE AREA TO BE SCREENED ABUTS RESIDENTIALLY ZONED PROPERTY, A SITE–OBSCURING FENCE OR PLANTED MATERIAL WHICH IS NOT LESS THAN SIX FEET IN HEIGHT SHALL BE INCLUDED. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THREE–FOOT OR HIGHER CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER PLANTING. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

(1) INTERIOR VEHICULAR USE AREAS. THE FOLLOWING ARE STANDARDS RELATING TO LANDSCAPING OF INTERIOR VEHICULAR USE AREAS:

a. LOTS WITH VEHICULAR USE AREAS THAT ARE 4,000 OR MORE SQUARE FEET IN SIZE SHALL HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 15 SQUARE FEET OF VEHICULAR USE AREA, EXCEPT THAT AREAS IN AN I–1 OR I–2 ZONE SHALL ONLY BE REQUIRED TO HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 30 SQUARE FEET OF VEHICULAR USE AREA. EACH SEPARATE LANDSCAPED AREA SHALL BE CURBED AND CONTAIN A MINIMUM OF 100 SQUARE FEET OF AREA AND SHALL BE AT LEAST TEN FEET WIDE AND TEN FEET DEEP EXCLUSIVE OF CURBING IN ALL LOCATIONS. PROGRESSIVE URBAN PARKING AREA DESIGNS MAY BE USED TO PROVIDE ADEQUATE SPACE FOR MULTIPLE TREE PLANTINGS AND ALLOW FOR PROPER TREE ROOT DEVELOPMENT SO SHADE TREES CAN GROW AND DEVELOP LARGE CANOPIES TO REDUCE PARKING LOT HEAT ISLANDS.

b. INTERIOR LANDSCAPING SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 100 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT. SUCH LANDSCAPED AREAS SHALL BE LOCATED IN SUCH A MANNER AS TO DIVIDE AND BREAK UP THE EXPANSE OF PAVING AND AT STRATEGIC POINTS TO GUIDE TRAFFIC FLOW AND DIRECTION.

c. WHEN TREES EXIST ON A SITE PRIOR TO SITE DEVELOPMENT, THE AMOUNT OF THE REQUIRED INTERIOR LANDSCAPED AREA MAY BE REDUCED BY THE FOLLOWING AMOUNT FOR PRESERVING EXISTING TREES, PROVIDED THAT THE TOTAL AMOUNT OF THE INTERIOR LANDSCAPED AREA IS NOT REDUCED BY MORE THAN 50 PERCENT.

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

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

(1) LANDS ADJACENT TO STREET RIGHT–OF–WAY. LANDS IMMEDIATELY ADJACENT TO STREET RIGHT–OF–WAY SHALL MEET THE FOLLOWING REQUIREMENTS:

a. TREES WILL BE PLANTED ALONG THE PUBLIC RIGHT–OF–WAY IN A MANNER DIRECTED BY THE DEPARTMENT SO AS TO ENSURE SHADING FOR SIDEWALKS AND TO CONTRIBUTE TO THE STREETSCAPE DESIGN OF THE ROADWAY;

b. PALMS, TREES AND SHRUBS MAY BE REQUIRED FOR DRIVEWAY ENTRANCES OR OTHER KEY POINTS OF INTEREST AS DETERMINED BY THE DEPARTMENT TO THE EXTENT THAT SUCH PLANTINGS DO NOT EXCEED REQUIREMENTS SET FOR CLEAR VISION AREAS AS SPECIFIED BY SECTION 125–308.

(1) OTHER AREAS. WHEN AN AREA OTHER THAN A VEHICULAR USE AND RETENTION/DETENTION AREA OF A DEVELOPED LOT IN A C–1, C–2, C–3, C–4, C–5, I–1, OR I–2 ZONE ABUTS A LOT IN AN E–1, R–1, R–2, R–3, R–4, R–5, OS–1, OR OS–2, SUCH AREA IN A COMMERCIAL OR INDUSTRIAL ZONE SHALL HAVE A SITE OBSCURING FENCE OR PLANTED MATERIAL SO AS TO PROVIDE A VISUAL AND NOISE BUFFER BETWEEN SUCH AREAS AND THE LOT IN THE RESIDENTIAL OR OPEN SPACE ZONE. SUCH FENCE WILL BE CONSTRUCTED FROM WOOD, STONE, BRICK OR OTHER SUITABLE MATERIAL AND BE A MINIMUM OF SIX FEET HIGH. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36–INCH OR HIGHER CONTINUOUS, UNBROKEN SOLID SCREEN. THERE SHALL BE AT LEAST ONE SHRUB, BUSH OR VINE PLANTED ALONG THE FENCE FOR EACH TEN FEET OF FENCE FOR THE PURPOSE OF BEAUTIFYING THE FENCE. SLATS SHALL NOT BE PUT INTO CHAIN–LINK FENCE TO OBSCURE THE VIEW. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

(2) SCREENING OF REFUSE COLLECTION AREAS. REFUSE AND RECYCLING DUMPSTERS UTILIZED BY MULTIFAMILY RESIDENTIAL COMPLEXES, IN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL FACILITIES SHALL BE SCREENED FROM VIEW ON ALL SIDES AND SHALL BE GATED. GATES MAY BE LEFT OPEN ONLY ON SCHEDULED PICK UP DAYS AND MUST BE CLOSED FOLLOWING PICK UP. SUCH SCREENING SHALL CONSIST OF A SIX–FOOT–HIGH MASONRY WALL OR WOODEN FENCE. IN ADDITION, WHEN FEASIBLE, ONE SHRUB OR HEDGE SHALL BE PLANTED AT TWO–FOOT CENTERS ALONG THE OUTSIDE PERIMETER OF THE SCREEN. DUMPSTERS SHALL BE LOCATED IN AN AREA THAT MINIMIZES PUBLIC VIEW. THIS SUBSECTION SHALL APPLY TO DUMPSTERS SERVICING STRUCTURES BUILT ON OR AFTER JUNE 1, 1996.

(3) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

a. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

b. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS,

CITY LANDSCAPE NOTES

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

c. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN PERCENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

d. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX INCHES ABOVE GRADE.

e. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

f. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

g. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 125–308.

h. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

i. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(1) MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

a. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

b. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ENSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

(1) THE LANDSCAPE MAINTENANCE AGREEMENT SHALL NOTE THAT ALL APPROVED LANDSCAPING SHALL BE INSTALLED, IRRIGATED, AND MAINTAINED IN PERPETUITY IN ACCORDANCE WITH SECTION 123–7 OF THE CITY CODE OF ORDINANCES, IN ORDER THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

a. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT OR BETTER VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME OR GREATER NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

b. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES TO ENSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT, AND ORDERLY APPEARANCE.

IN CASE OF VIOLATION:

MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL UNHEALTHY/DEAD MATERIAL WITHIN 30 DAYS AFTER A NOTIFICATION OF VIOLATION IN CONFORMANCE WITH THE APPROVED SITE PLAN OR LANDSCAPE PLAN. VIOLATIONS OF THIS ARTICLE, OR FAILURE TO MAINTAIN ALL REQUIRED LANDSCAPING AS REFLECTED IN THE APPROVED LANDSCAPING PLAN, SHALL BE GROUNDS FOR REFERRAL TO THE SPECIAL MAGISTRATE FOR APPROPRIATE ACTION.

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET NAME:
CITY LANDSCAPE NOTES

SHEET NO:
C-602

Layout Tab Name: C-602 CITY LANDSCAPE NOTES
Last Saved By:Nik, 9/4/2024 3:25:07 PM
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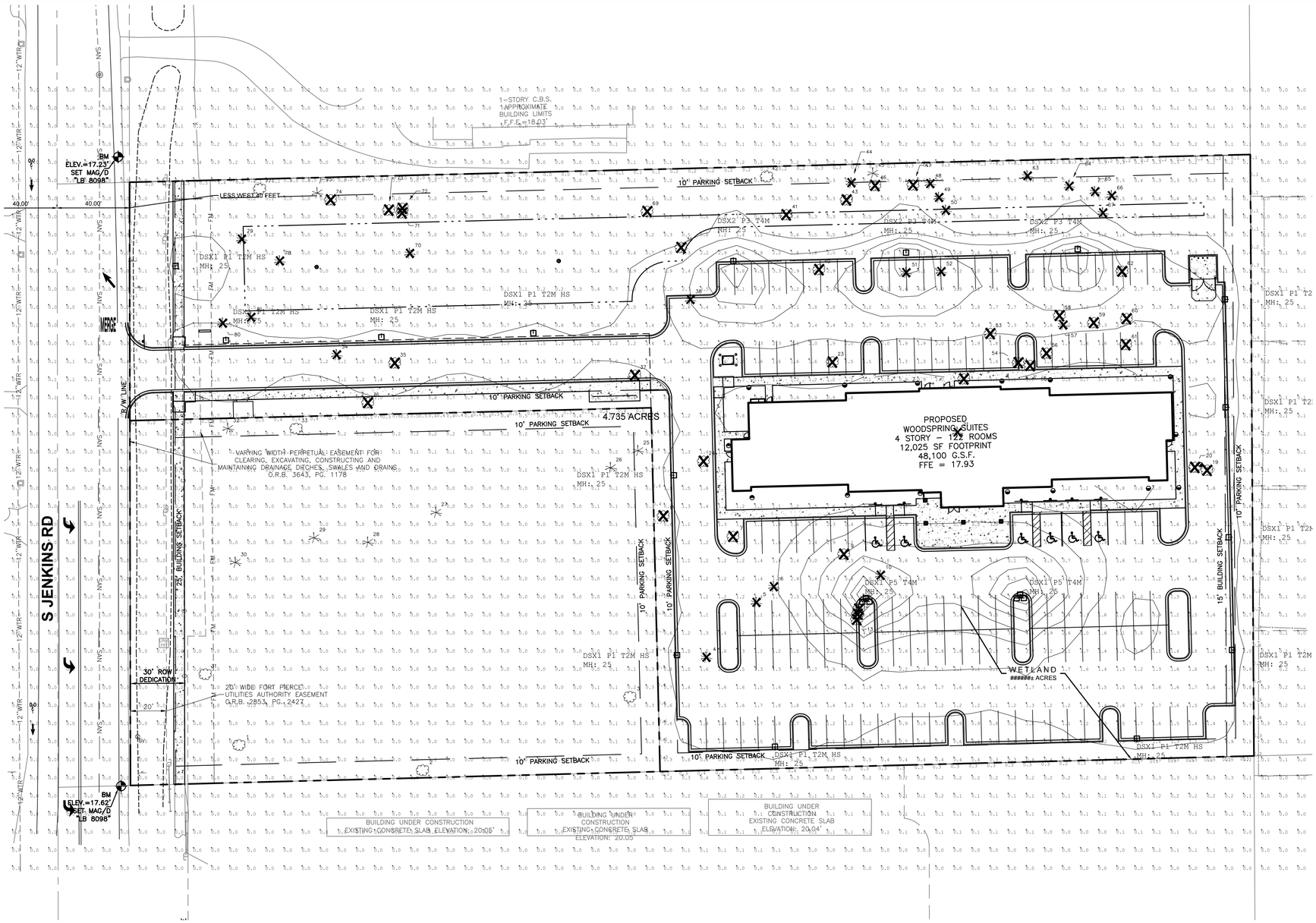

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	0.58	9.0	0.0	N.A.	N.A.
PROPERTY LINE	0.29	0.5	0.0	N.A.	N.A.
PARKING LOT	2.28	9.0	0.6	3.80	15.00

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

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.

HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

Sunshine811

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
asd

SHEET NO:
C-701

Layout Tab Name: C-701 PHOTOMETRIC PLAN
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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA: 1.01 ft² (0.09 m²)

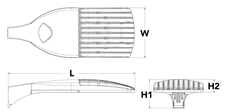
Length: 33" (83.6 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[3] 120[3] 208[3] 240[3] 277[3] 347[3] 480[3]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options		Other options	Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PIRHN Network, high/low motion/ambient sensor[11] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[17,18] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[17,18] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[17,18] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[17,18] FAO Field adjustable output[17,19]	**Shipped included** HS House-side shield[20] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[5] **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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D-Series Size 2
LED Area Luminaire

Buy American

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA: 1.1 ft² (0.10 m²)

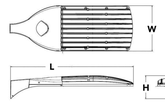
Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height 1: 7-1/4" (18.4 cm)

Height 2: (max): 3.5"

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5[1] P2 P6 P3 P7[1] P4 P8[1] **Rotated optics** P10[1] P13[1,2] P11[1] P14[1,2] P12[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	T5VS Type V Very Short[1] T5S Type V Short[1] T5M Type V Medium[1] T5W Type V Wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT XVOLT (277V-480V)[4,5,6] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[11]

Control options		Other options	Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[11] PIRHN Network, Bi-Level motion/ambient sensor[14] PIR NEMA twist-lock receptacle only (no controls)[15] PERS Five-wire receptacle only (no controls)[15,16] PER7 Seven-wire receptacle only (no controls)[15,16] DMG 0-10V dimming extend out back of housing for external control (no controls)[15] DS Dual switching[16,19]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[20] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20] FAO Field Adjustable Output[20]	**Shipped included** HS House-side shield[22] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[5] BAA Buy American(n) Act Compliant **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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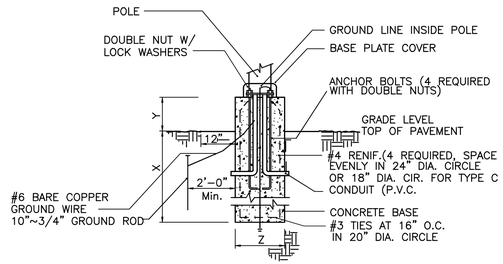

DIMENSION SCHEDULE

IF LIGHT POLE IS ADJACENT TO VEHICLE PARKING	IF LIGHT POLE IS WITHIN LANDSCAPING (NOT ADJACENT TO VEHICLE PARKING)
X 8'-0"	X 8'-0"
Y 2'-6"	Y 0'-6"
Z 2'-0"	Z 2'-0"

CONTRACTOR TO CONFIRM WITH MANUFACTURER THAT THE POLE AND BASE MEET WIND LOADING REQUIREMENTS FOR HURRICANES.

LIGHT POLE BASE DETAIL
NTS

4
C-702

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDB

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]		Options	Finish[10]
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex. 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSC/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/ HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[3,6] FDLxy Festoon outlet less electrical[7] CPL12/xy 1/2" coupling[1] CPL34/xy 3/4" coupling[1] CPL1/xy 1" coupling[1] NPL12/xy 1/2" threaded nipple[1] NPL34/xy 3/4" threaded nipple[1] NPL1/xy 1" threaded nipple[1] EHHxy Extra handhole[1,7] MAEX Match existing[8] USPOM United States point of manufacture[9] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes[11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20.
   The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 18 = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 3'-8", orientation C = CPL12/5-4C
6. Horizontal arm is 3.8" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20B0.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794_5). Available by formal quote only, consult factory for details.

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

NUMBER	DATE	ISSUANCE SCHEDULE DESCRIPTION

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

PROJECT NO: 10016919
DATE ISSUED: 09/06/24
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

SHEET NAME:
PHOTOMETRIC DETAILS

SHEET NO:
C-702

Layout Tab Name: C-702 PHOTOMETRIC DETAILS
Last Saved By:ptzen, 1/3/2024 12:51:52 PM
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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 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLM DRAWN BY: SCALE: N.T.S.	
JLM APPROVED: DATE: 2010	SHEET 1 OF 2

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 BRANCH, 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 LENGHTS 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 THE 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 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLM DRAWN BY: SCALE: N.T.S.	
JLM APPROVED: DATE: 2010	SHEET 2 OF 2

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 PREFERRABLY 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 THIS 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 COMMENCING 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 UTILITES 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 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLM DRAWN BY: SCALE: N.T.S.	
JLM APPROVED: 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.

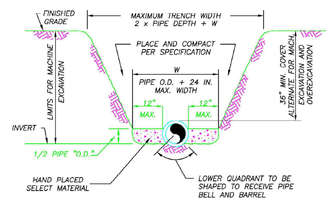
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE INCREASED 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 ON 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 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 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLM DRAWN BY: SCALE: N.T.S.	
JLM APPROVED: DATE: 2010	SHEET 1 OF 1

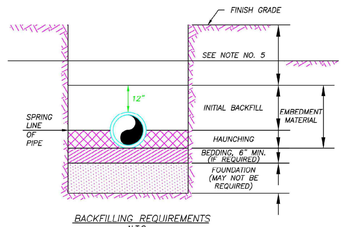


NOTES:

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.

TYPICAL TRENCH DETAIL	M-1
02-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE:	
SLL APPROVED: DATE: 2015	SHEET 1 OF 1

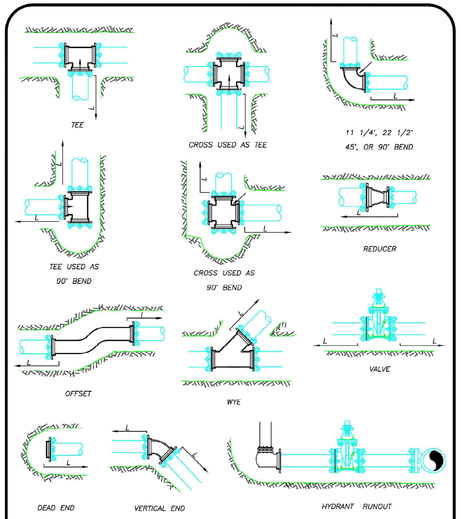


BACKFILLING REQUIREMENTS
N.T.S.

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.

BACKFILLING REQUIREMENTS	M-2
02-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE:	
SLL APPROVED: DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
02-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE:	
SLL APPROVED: 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.

MECHANICAL JOINT RESTRAINT NOTES	M-4
02-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE:	
SLL APPROVED: DATE: 2015	SHEET 1 OF 1

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO: 10016919
DATE ISSUED: 09/06/24
DESIGNED BY: NP
DRAWN BY: NP
CHECKED BY: GM

SHEET NAME:
DETAILS

SHEET NO:
C-801

Layout Tab Name: C-801 DETAILS
Last Saved By:pitzen, 1/8/2024 1:10:39 PM
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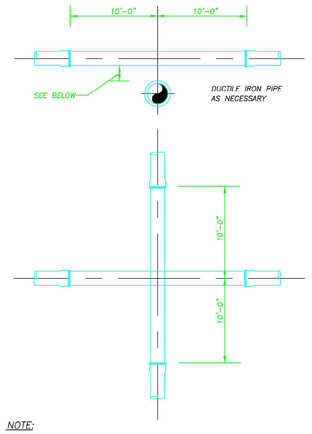
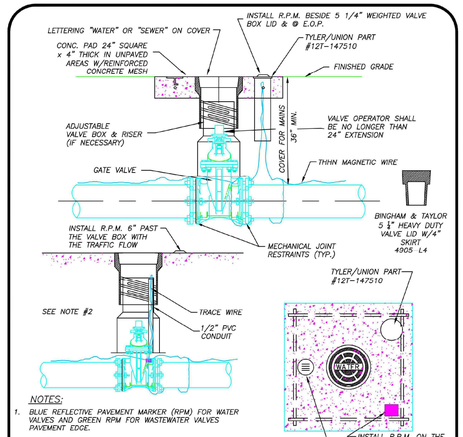


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1

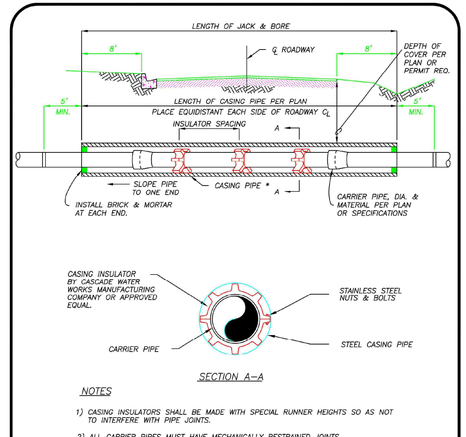


NOTES:

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
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1



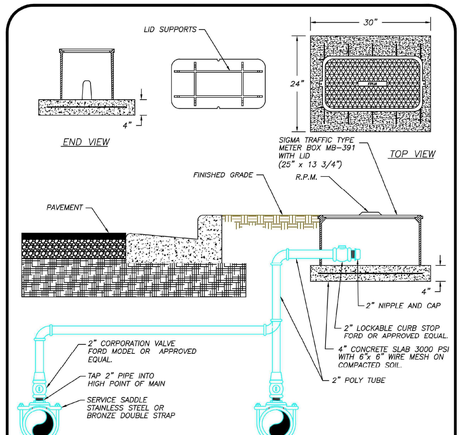
SECTION A-A

NOTES

1) CASING INSULATORS SHALL BE MADE WITH SPECIAL RUNNER HEIGHTS SO AS NOT TO INTERFERE WITH PIPE JOINTS.
2) ALL CARRIER PIPES MUST HAVE MECHANICALLY RESTRAINED JOINTS.
3) INSULATOR SPACING SHALL BE AS REQUIRED BY THE MANUFACTURER, HOWEVER, NO LESS THAN THREE (3) CASING INSULATORS SHALL BE INSTALLED PER LENGTH OF PIPE.
4) CASING LENGTH SHALL EXTEND A MINIMUM OF 8 FEET BEYOND THE EDGE OF PAVEMENT OR CURBING.

JACK & BORE DETAIL
N.T.S.

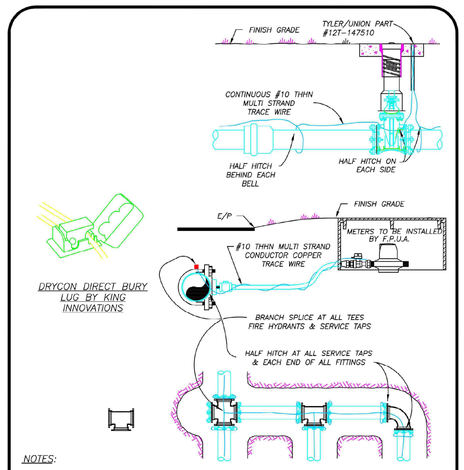
JACK & BORE DETAIL	M-7
03-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1



MANUAL AIR RELEASE VALVE
N.T.S.

NOTE:
1. BLUE RPM FOR WATER AIR RELEASE GREEN RPM FOR WASTEWATER AIR RELEASE.
2. CONCRETE SLAB TO BE 3000 PSI WITH 6" X 6" WIRE MESH.

MANUEL AIR RELEASE VALVE	M-9
03-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1

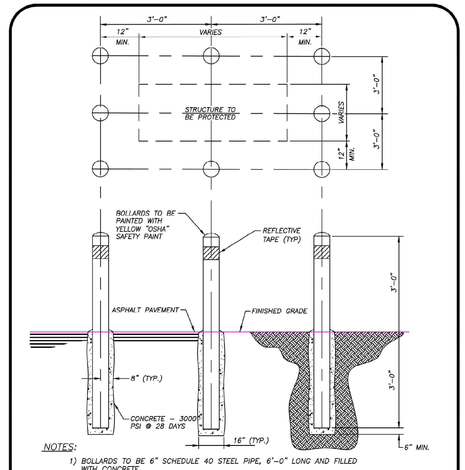


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
03-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1



NOTES:

1) BOLLARDS TO BE 6" SCHEDULE 40 STEEL PIPE, 6'-0" LONG AND FILLED WITH CONCRETE.
2) BOLLARDS ON SIDE NOT ACCESSIBLE TO VEHICLES MAY BE OMITTED BY THE APPROVING AGENCY.
3) PLACE 6" WIDE YELLOW CLASS 4 REFLECTIVE TAPE 4" DOWN FROM TOP FOR FULL DIAMETER ON ALL BOLLARDS.
4) CONTRACTOR TO ASSURE THAT BOLLARDS ARE PLACED TO ALLOW FULL ACCESS TO THE PROTECTED FACILITY.

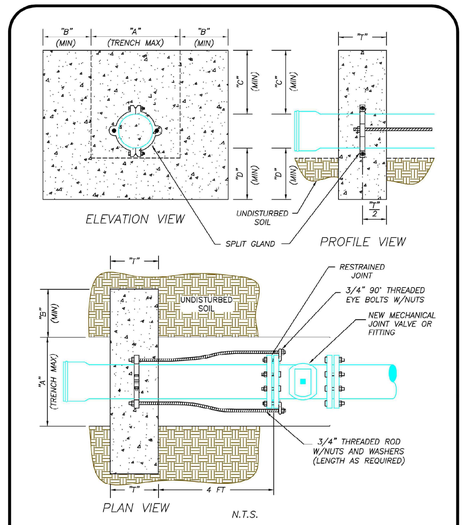
BOLLARD DETAIL	M-12
03-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)
2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.
3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.
4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.
5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.
6) HARDWARE – 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS
7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

MATERIAL UPGRADE NOTES	M-13
03-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1



DEAD-MAN RESTRAINT BLOCK	M-14A
03-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING
JLC MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	
JLC 2015	SHEET 1 OF 1

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

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ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

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DATE ISSUED: 09/06/24
DESIGNED BY: NP
DRAWN BY: NP
CHECKED BY: GM

SHEET NAME:
DETAILS

SHEET NO:
C-802

Layout Tab Name: C-802 DETAILS
Last Saved By:pitzen, 1/8/2024 1:10:39 PM
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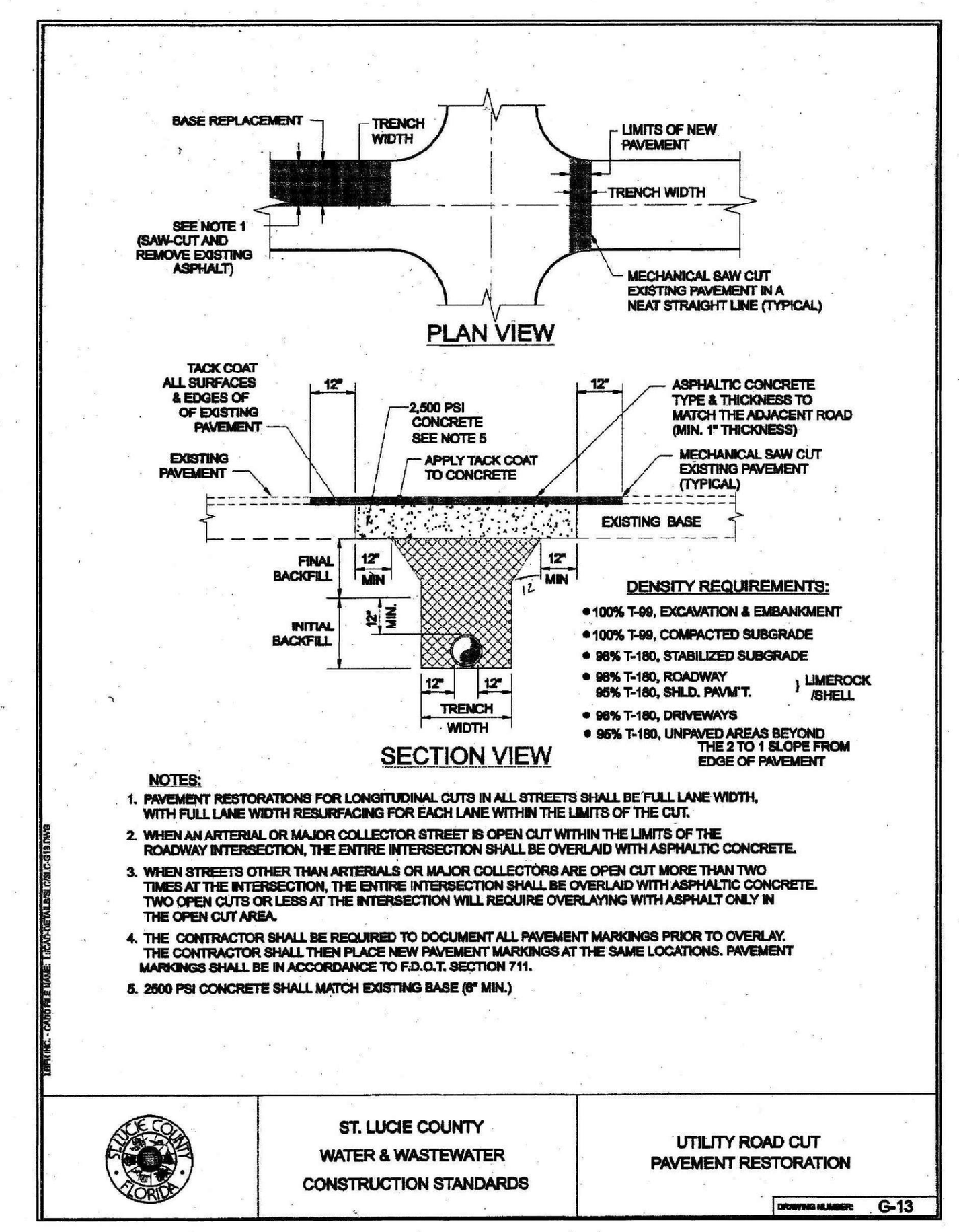
PIPE SIZE (in)	AVERAGE O.D. (in)	PRESSURE (lb/in²)	CALCULATED THRUST (lbf)	"A" (ft–in)	"B" (ft–in)	"C" (ft–in)	"D" (ft–in)	"T" (ft–in)	CONCRETE (yd³)
6	6.9	100	3739	2'–0"	1'–0"	1'–0"	1'–3"	2'–6"	1.00
8	9.05	100	6433	2'–0"	1'–6"	1'–0"	1'–6"	3'–0"	1.75
10	11.1	100	9677	2'–6"	1'–6"	1'–6"	1'–10"	3'–0"	2.57
12	13.2	100	13685	2'–6"	2'–0"	1'–6"	1'–9"	4'–0"	3.95
16	17.4	100	23779	3'–0"	2'–0"	1'–6"	2'–6"	5'–0"	6.49
18	19.5	100	29865	3'–0"	2'–0"	1'–6"	2'–6"	6'–0"	8.09
20	21.6	100	36644	3'–0"	2'–6"	1'–6"	2'–6"	6'–6"	9.98
24	25.8	100	52279	3'–0"	2'–6"	2'–0"	2'–9"	7'–6"	14.00

NOTES:

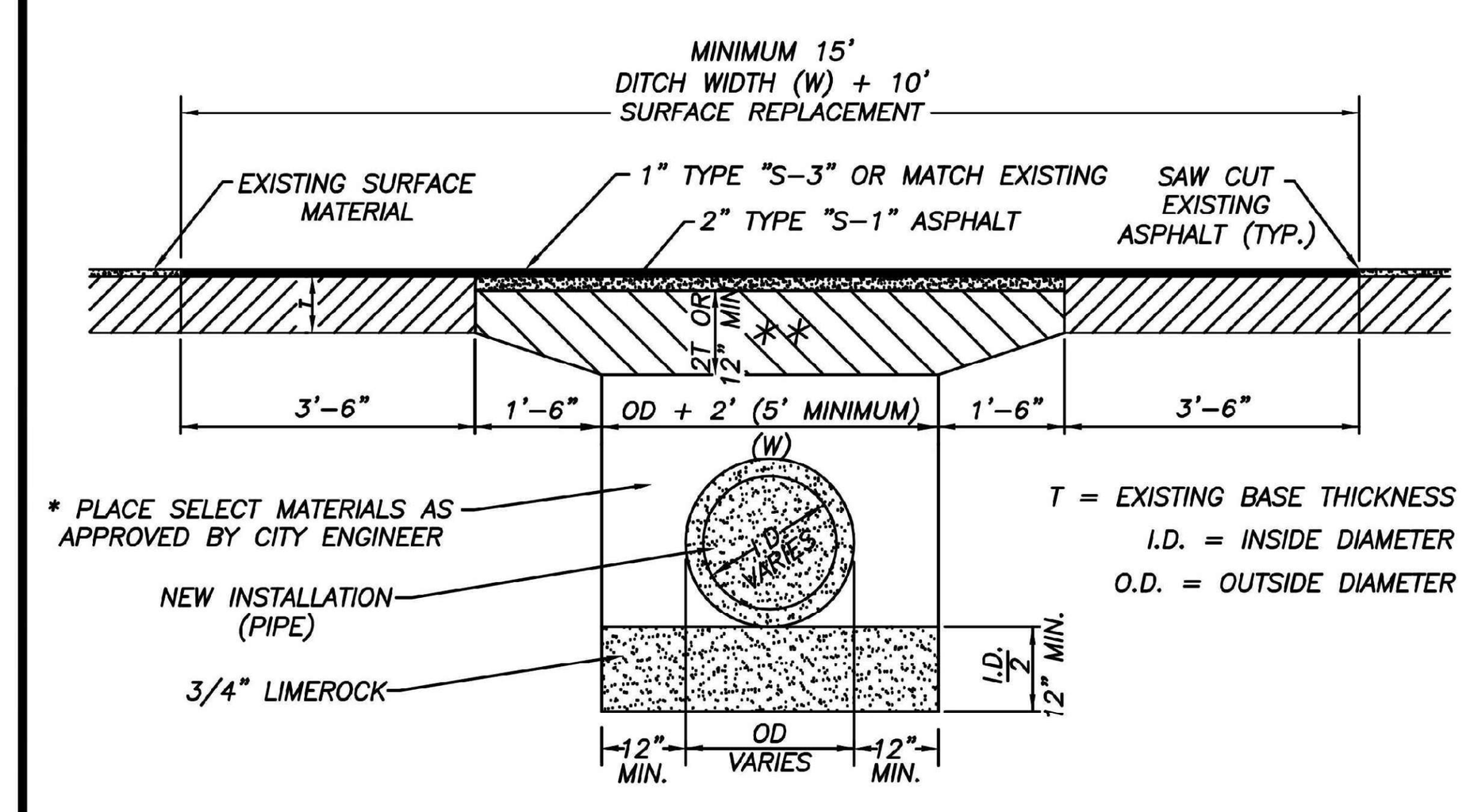
1. THE USE OF RESTRAINT BLOCKS SHALL BE LIMITED TO SITUATIONS WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE OR AS DIRECTED BY FPUA ENGINEER.
2. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND RESTRAINT BLOCK TO UNDISTURBED MATERIAL.
3. RESTRAINT BLOCK SHALL BE INSTALLED A MINIMUM OF 4 FEET FROM ANY PIPE JOINT, FITTING OR VALVE. AT NO TIME SHALL A PIPE JOINT, FITTING OR VALVE BE ENCASED IN THE RESTRAINT BLOCK.
4. CONCRETE SHALL HAVE MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

DEAD–MAN
RESTRAINT BLOCK — M–14B
03–09 CONCRETE SLAB SLL JLC
DATE: REVISION: BY: APPD:
DESIGNED: JLC — COMPUTER FILE #: MISC DETAILS 200602.DWG
DRAWN BY: SLL — SCALE:
APPROVED: JLC — DATE: 2015
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



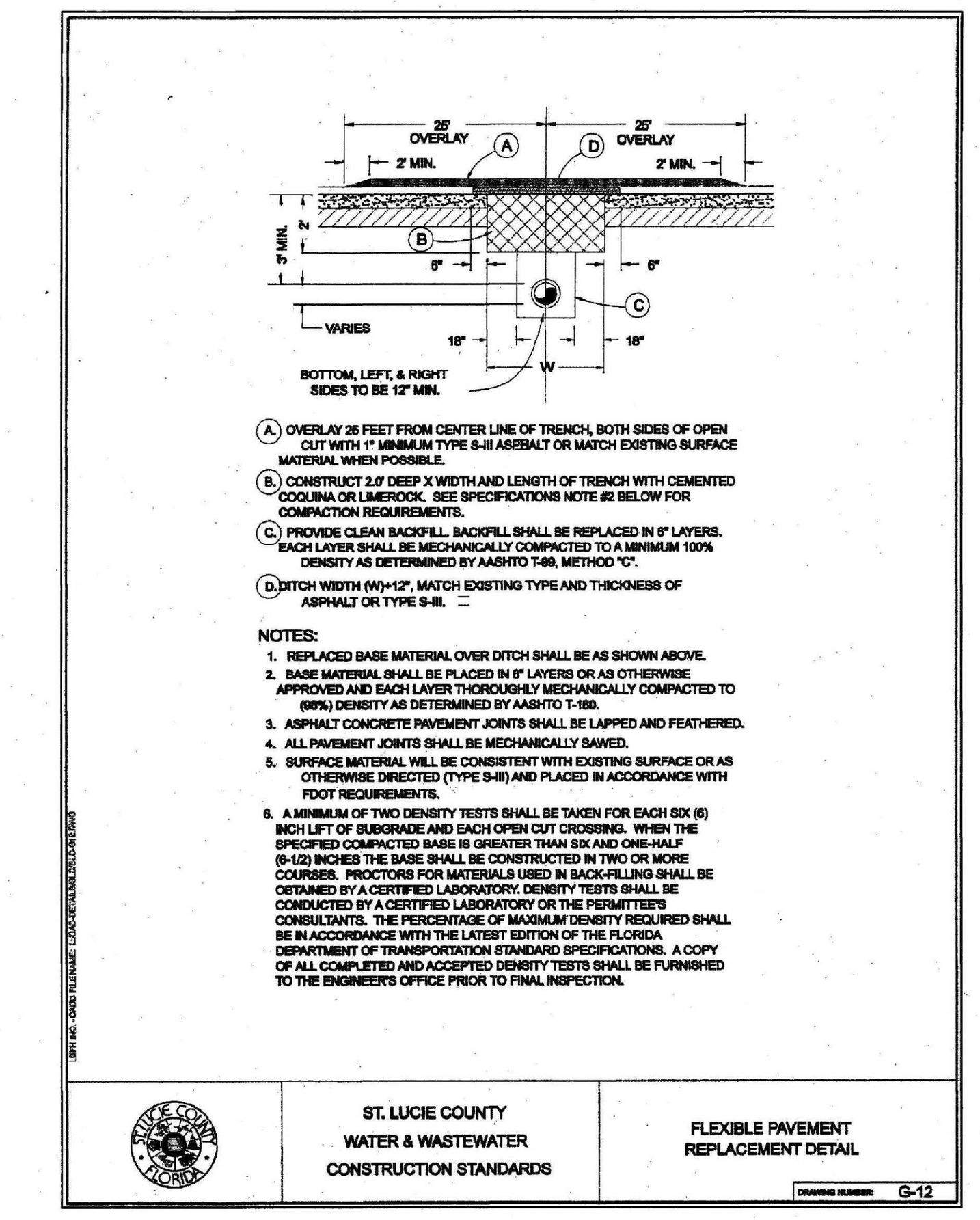
PAVEMENT RESTORATION
(COUNTY) — R–2
DATE: REVISION: BY: APPD:
DESIGNED: JJM — COMPUTER FILE #: MISC DETAILS 200602.DWG
DRAWN BY: JJM — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–99. UPPERMOST 12" BE COMPACTED TO 98% OF T–99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–180

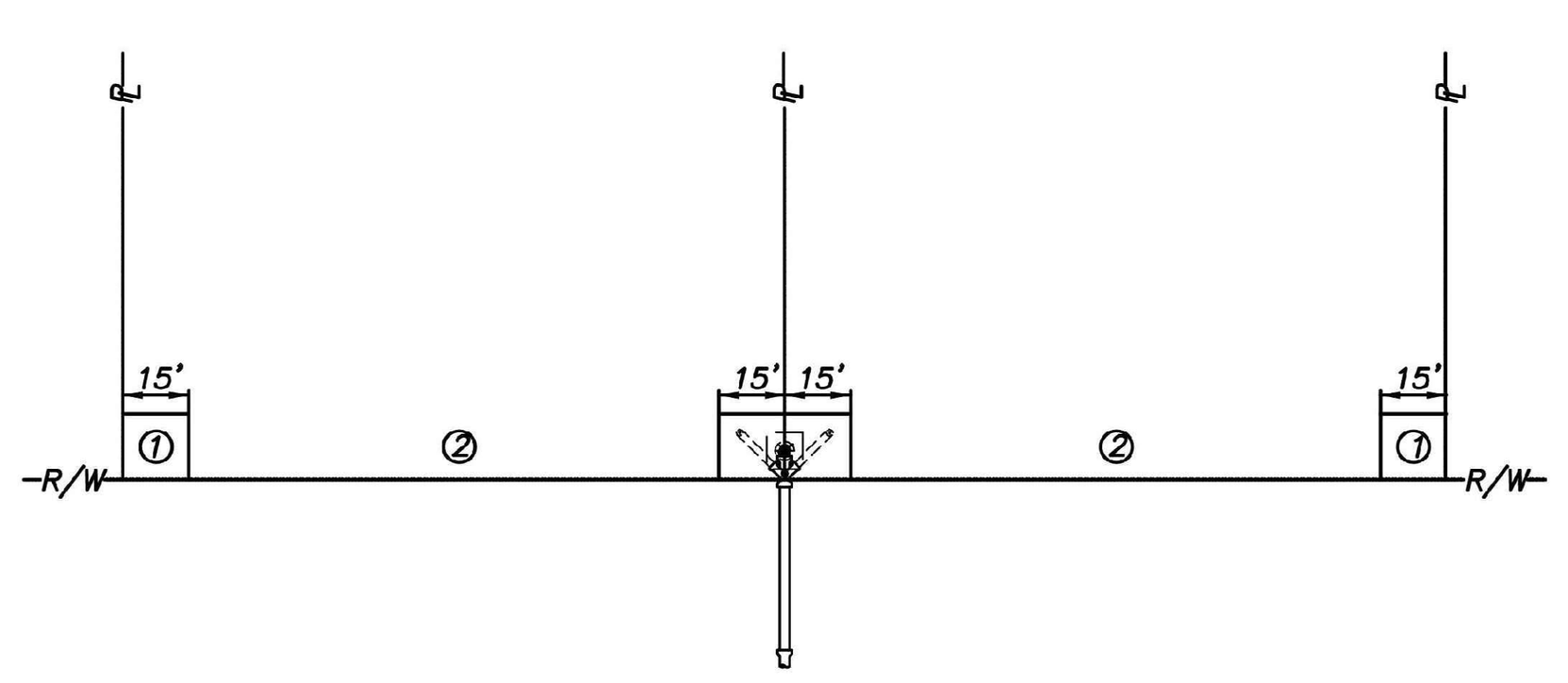
PAVEMENT RESTORATION DETAIL WITH TRENCH
CITY REQUIREMENTS — R–3
DATE: REVISION: BY: APPD:
DESIGNED: JLC — COMPUTER FILE #: MISC DETAILS 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



FLEXIBLE PAVEMENT
REPLACEMENT DETAIL — R–4
DATE: REVISION: BY: APPD:
DESIGNED: JJM — COMPUTER FILE #: MISC DETAILS 200602.DWG
DRAWN BY: JJM — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

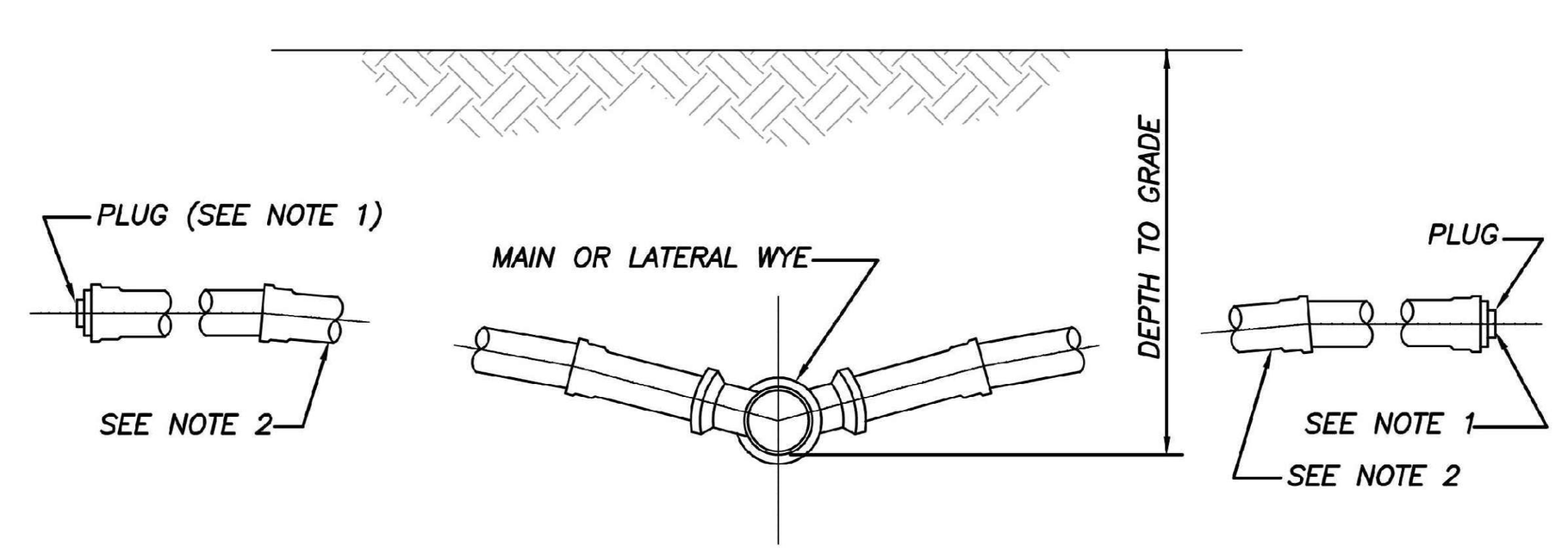


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT–OF–WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

WASTEWATER SERVICE
PLACEMENT POLICY — S–1
02–06 02–15 SLL
DATE: REVISION: BY: APPD:
DESIGNED: JJM — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

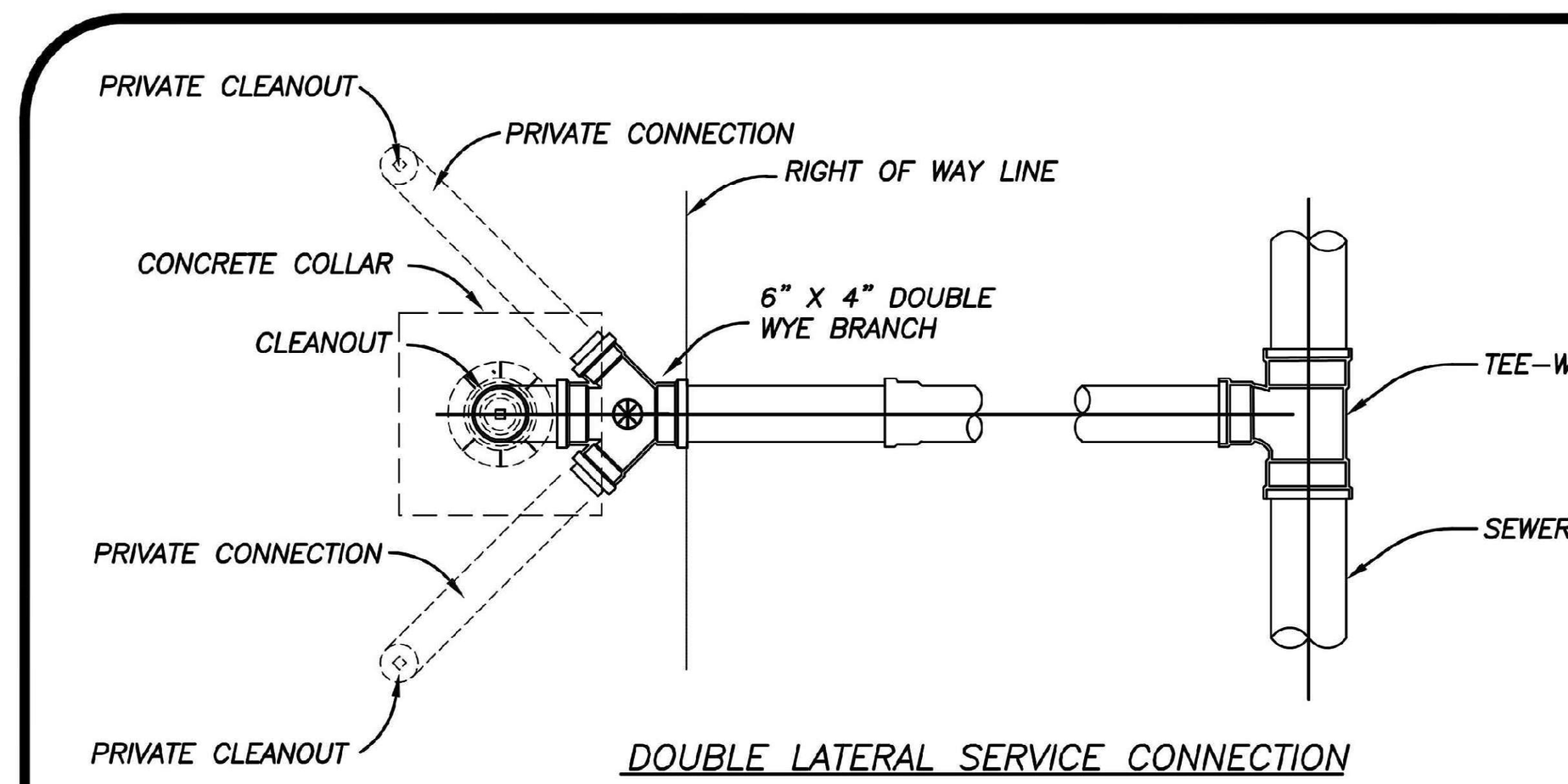


NOTES:

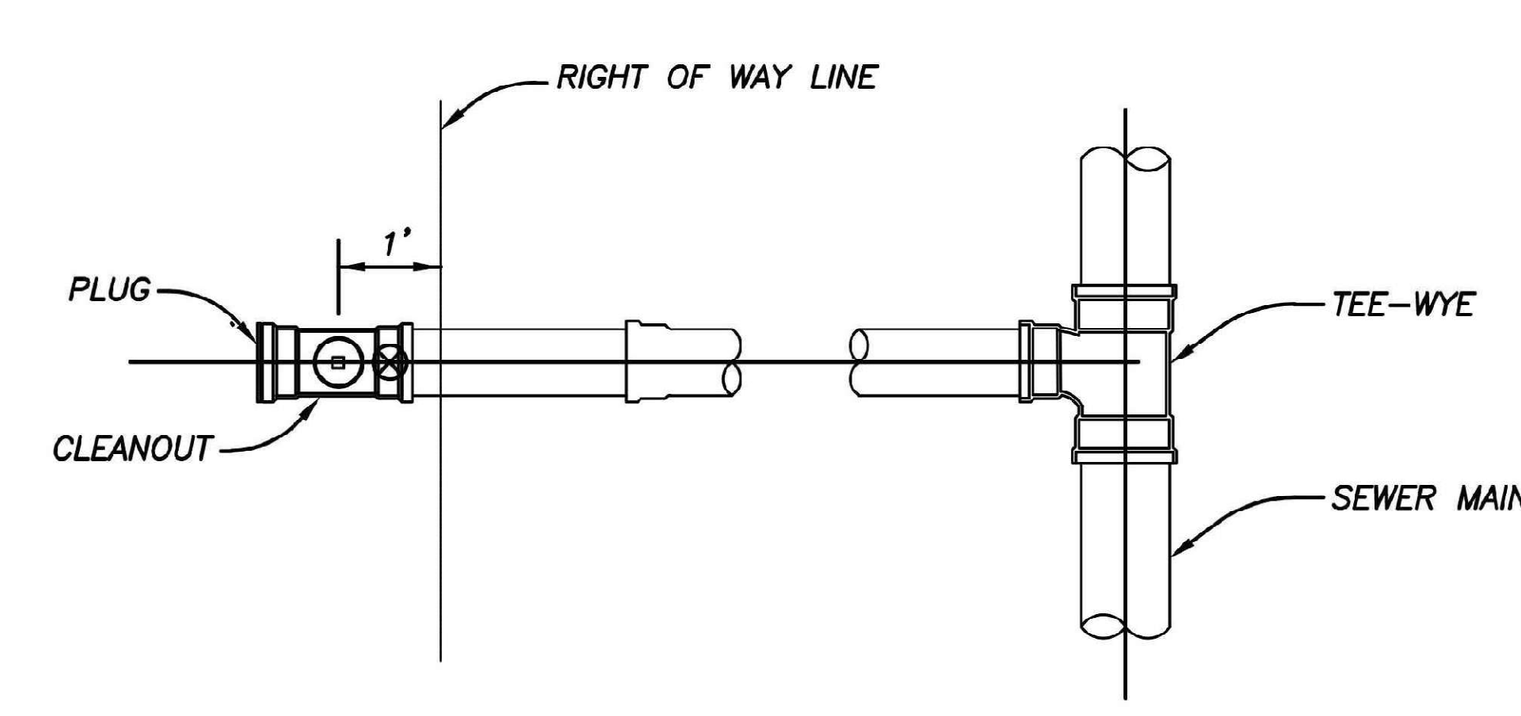
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S–1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION
WASTEWATER — S–2
02–06
DATE: REVISION: BY: APPD:
DESIGNED: JLC — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2015
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



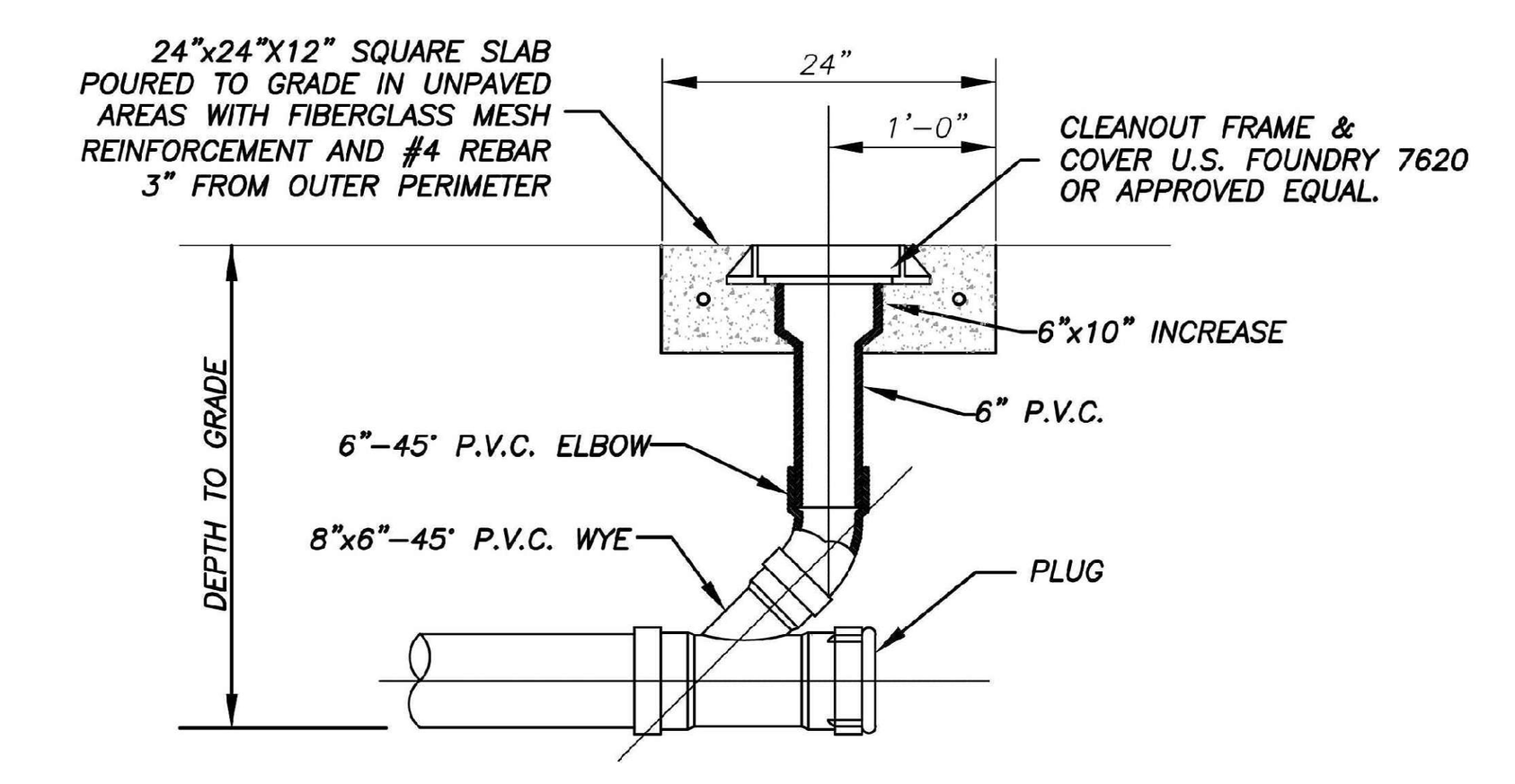
SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT BALL BY 3M CORP. OR APPROVED EQUAL

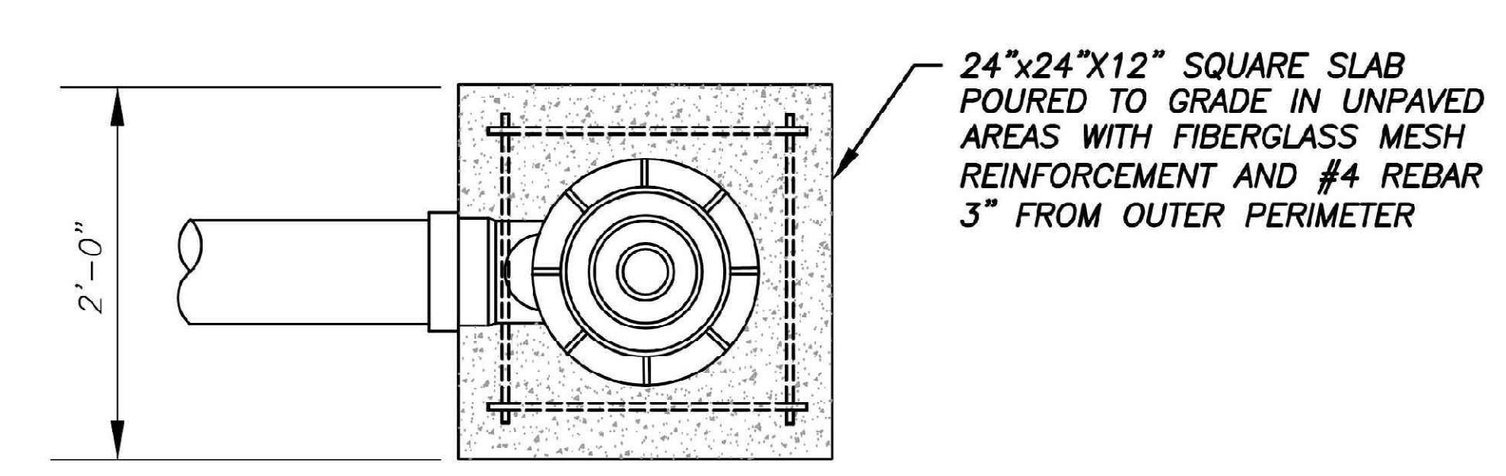
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION
WASTEWATER — S–3
02–06
DATE: REVISION: BY: APPD:
DESIGNED: JLC — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



SECTION



PLAN

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL
WASTEWATER — S–4B
10–06 RBE
DATE: REVISION: BY: APPD:
DESIGNED: JLC — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 2 OF 3

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

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ISSUANCE SCHEDULE
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FT. PIERCE, FL 34947

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CHECKED BY: GM

SHEET NAME:
DETAILS

SHEET NO:
C-803

Layout Tab Name: C–803 DETAILS
Last Saved By:pitzen, 1/8/2024 1:10:39 PM
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Layout Tab Name: C-804 DETAILS
Last Saved By:pitzen, 1/8/2024 1:10:39 PM
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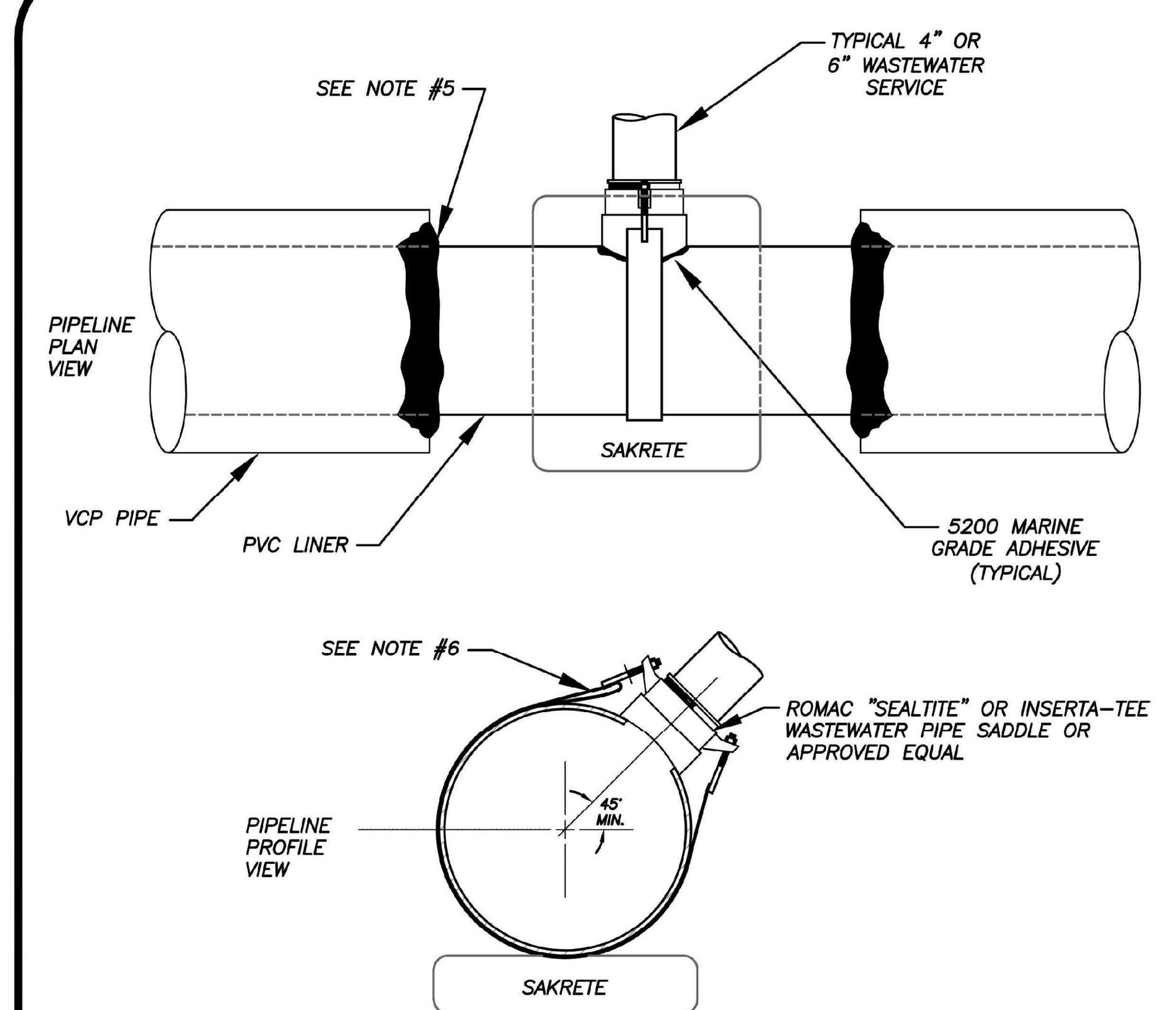
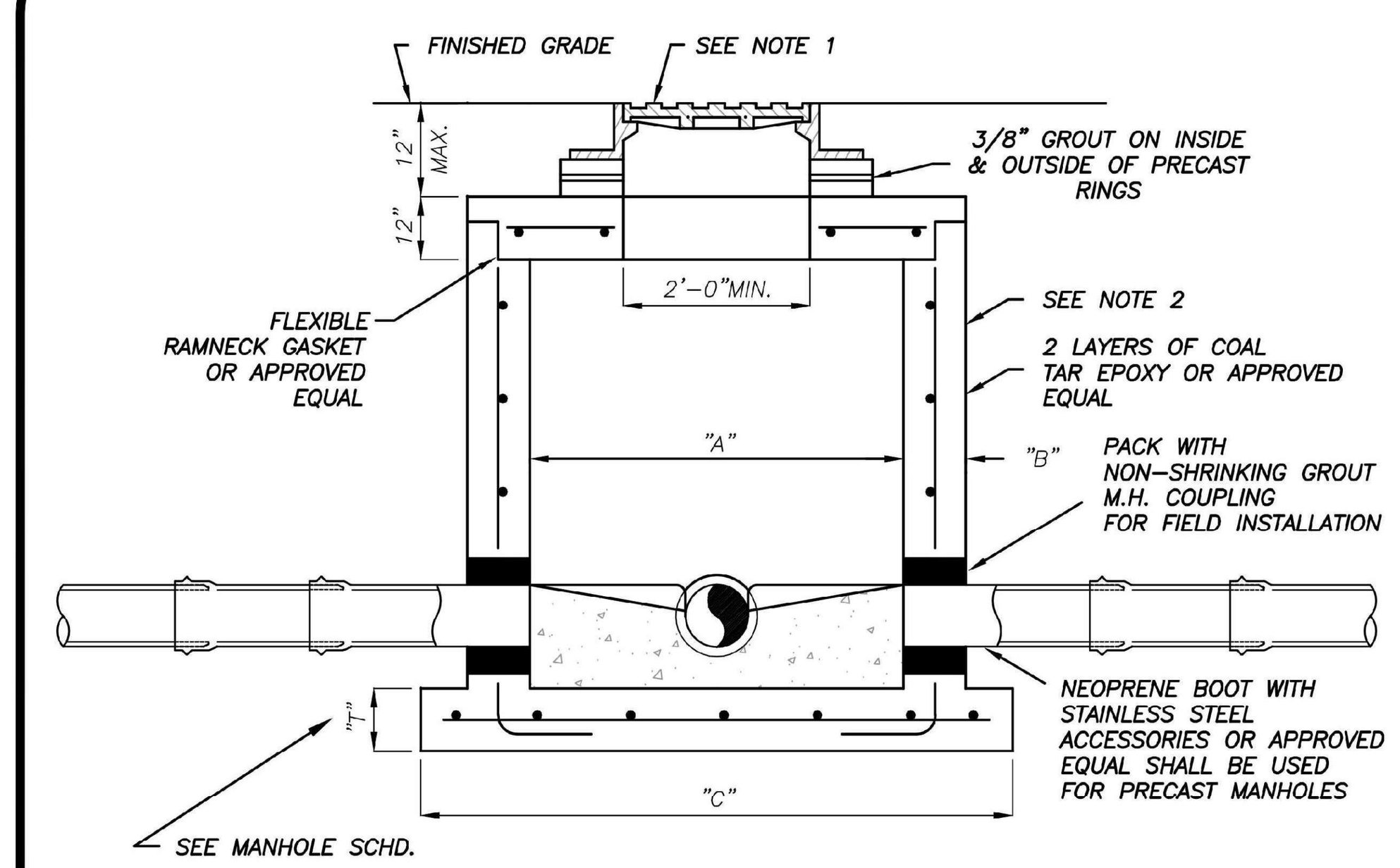


NOTE:

1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN) — S-5
06-2012 | JLC | Dept. — DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"8"	76"	8"
30"-36"	5'-0"	"8"	88"	10"
42"-48"	6'-0"	"8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.

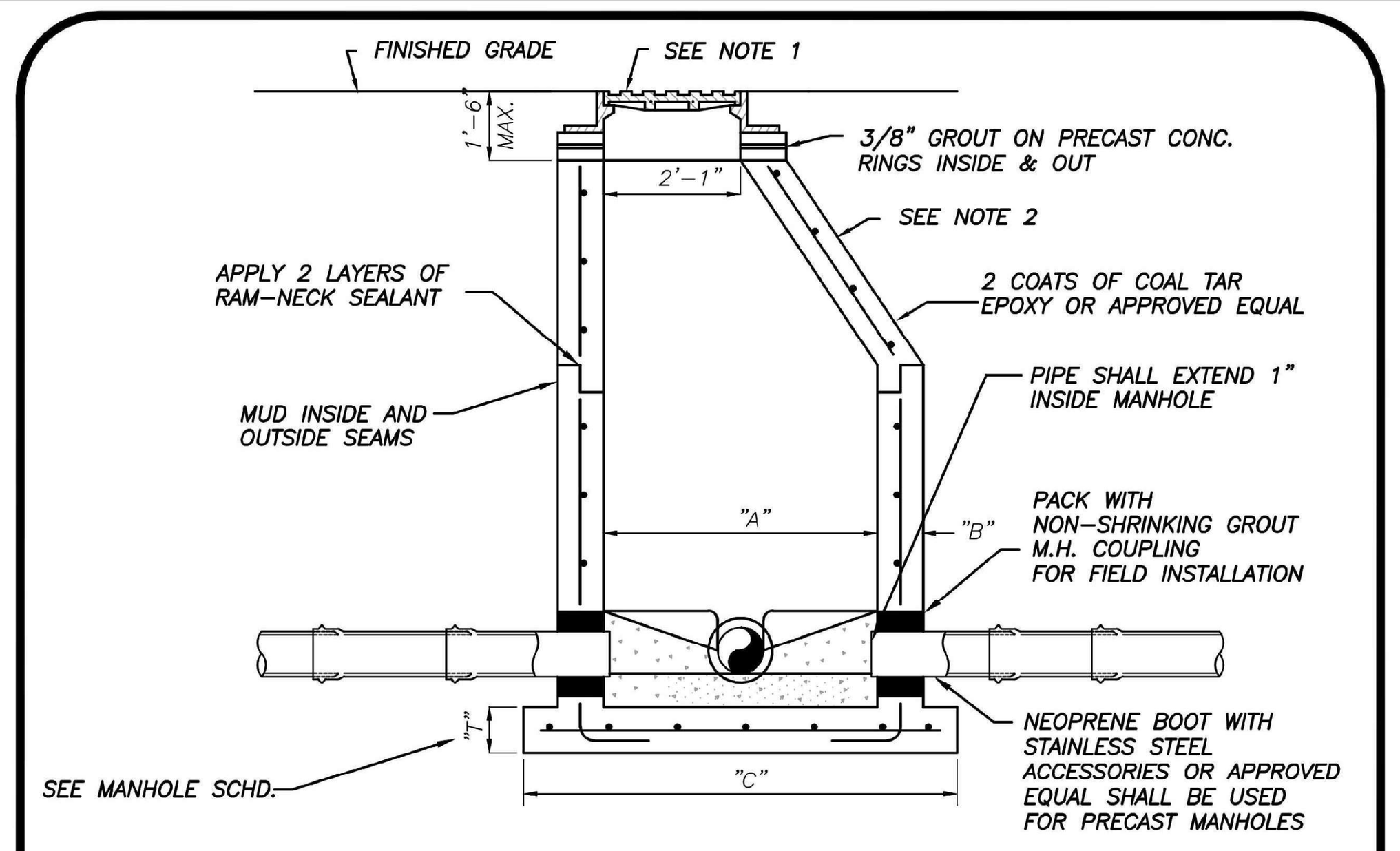
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.

3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.

4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0" — S-6
02-06 — DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"8"	76"	8"
30"-36"	5'-0"	"8"	88"	10"
42"-48"	6'-0"	"8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.

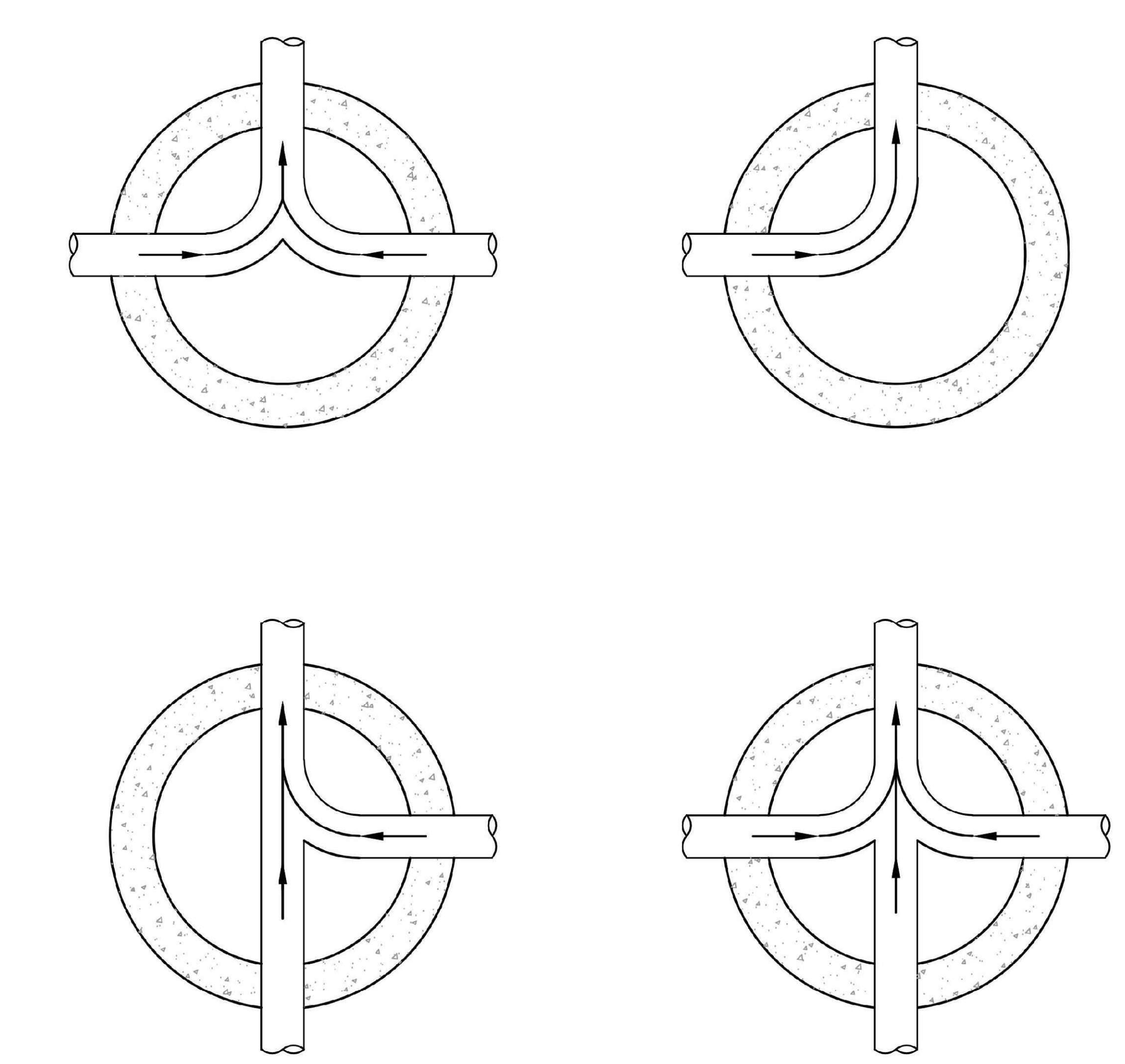
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.

3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.

4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
PRECAST MANHOLE DEPTH 5'- 0" & GREATER — S-7
02-06 — DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

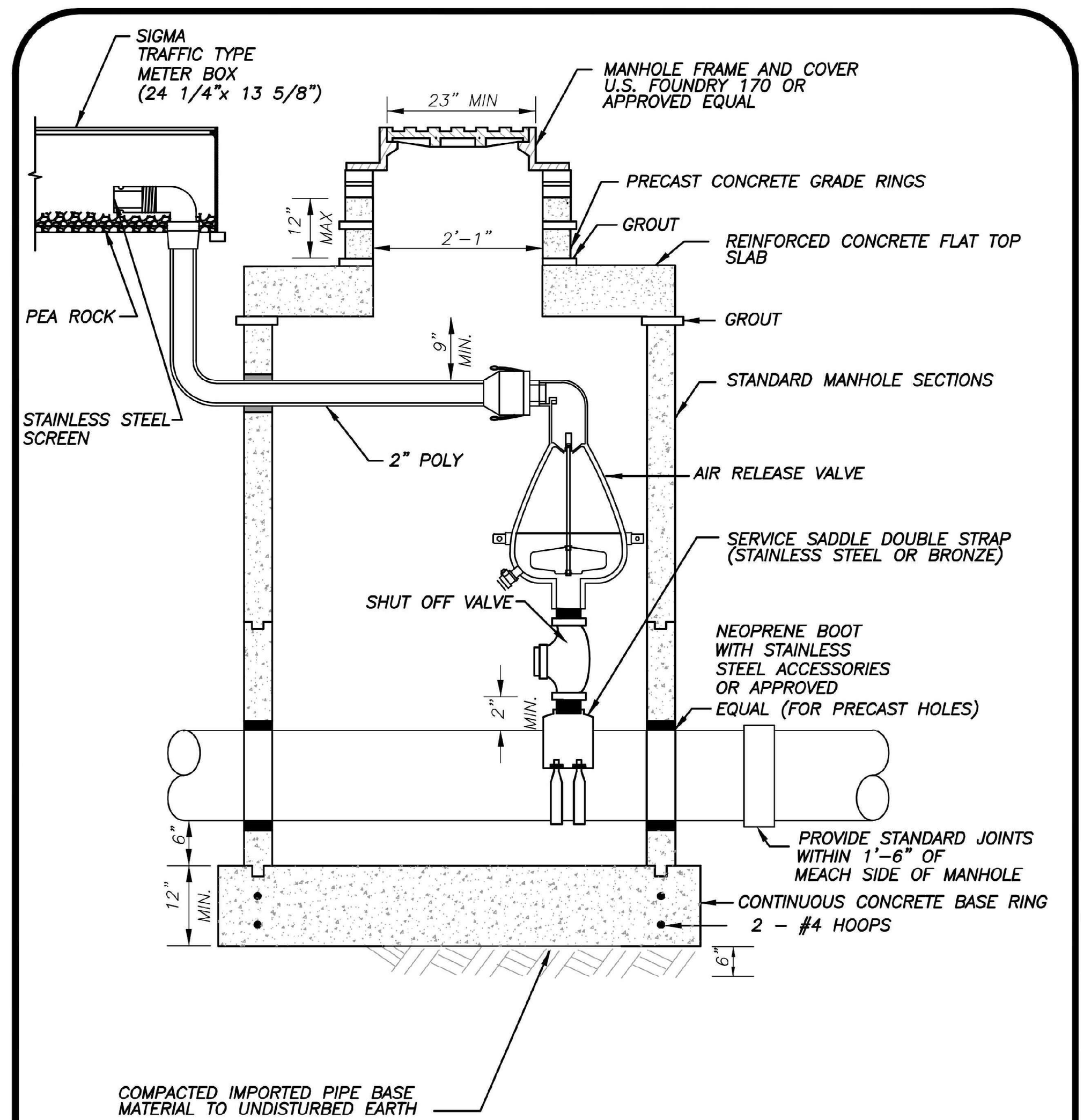


NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.

2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
FLOW PATTERNS FOR INVERT CHANNELS — S-12
DATE: | REVISION: | BY: | APPD:
DESIGNED: JJM — COMPUTER FILE #: SEWER DETAIL 200602.DWG
DRAWN BY: JJM — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



NOTES:

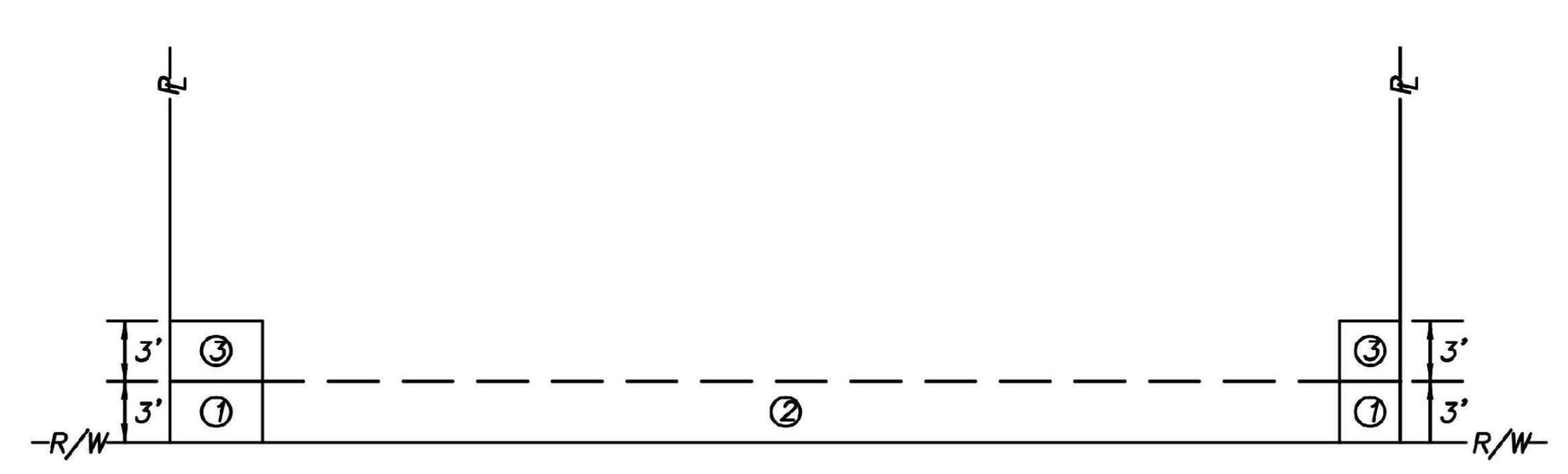
1. MANHOLE FRAME AND COVER WITH THE WORD WATER CAST IN THE COVER.

AUTOMATIC AIR RELEASE VALVE ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
AUTOMATIC AIR RELEASE VALVE ASSEMBLY — S-15
03-09 | DESIGN | SLL | JLC — DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC — COMPUTER FILE #: COMPUTER#
DRAWN BY: SLL — SCALE: N.T.S. SCALE
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ③.

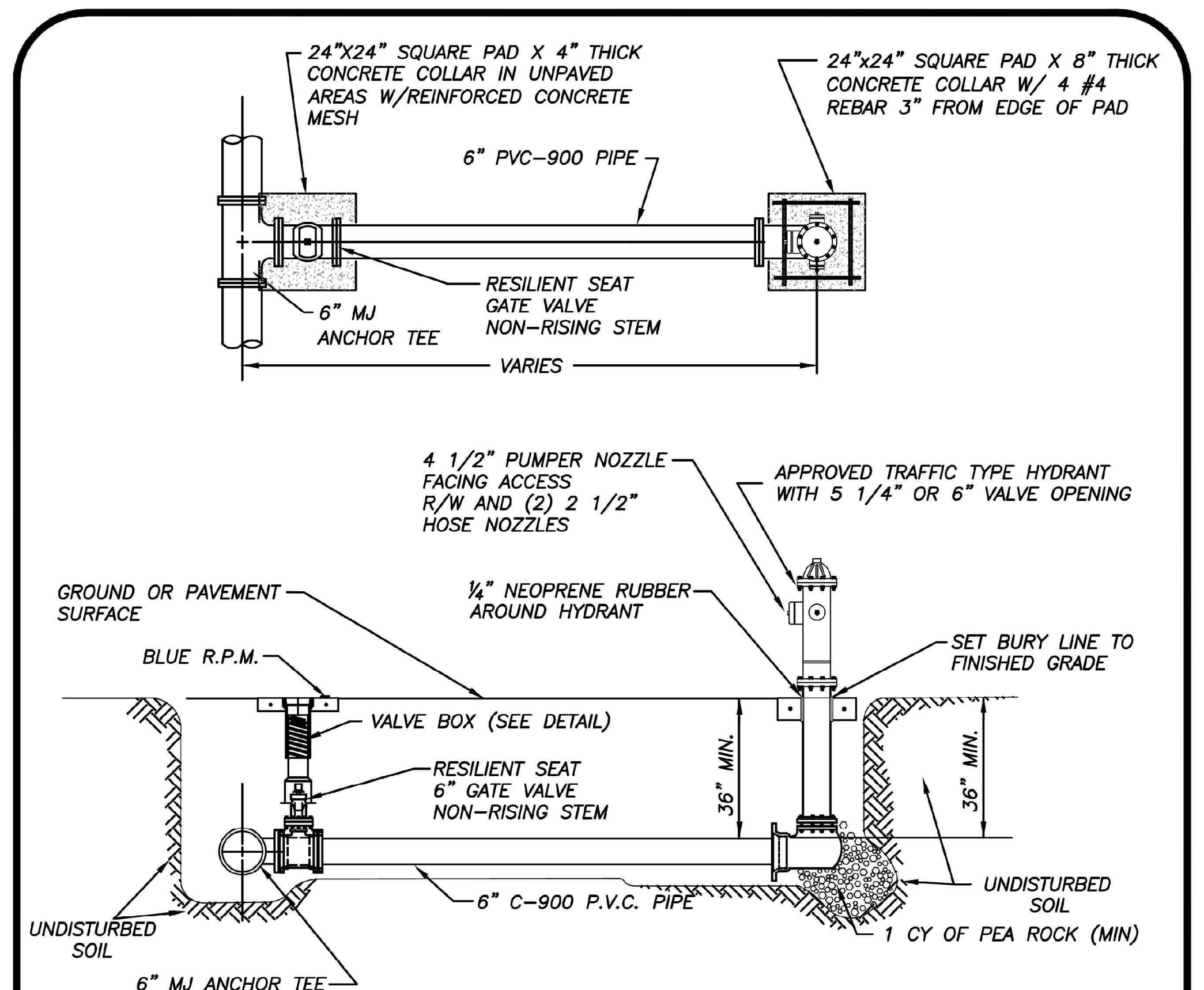
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.

4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.

5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
WATER METER PLACEMENT POLICY — W-1
03-09 | 02-15 | SLL — DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC — COMPUTER FILE #: WATER DETAILS 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

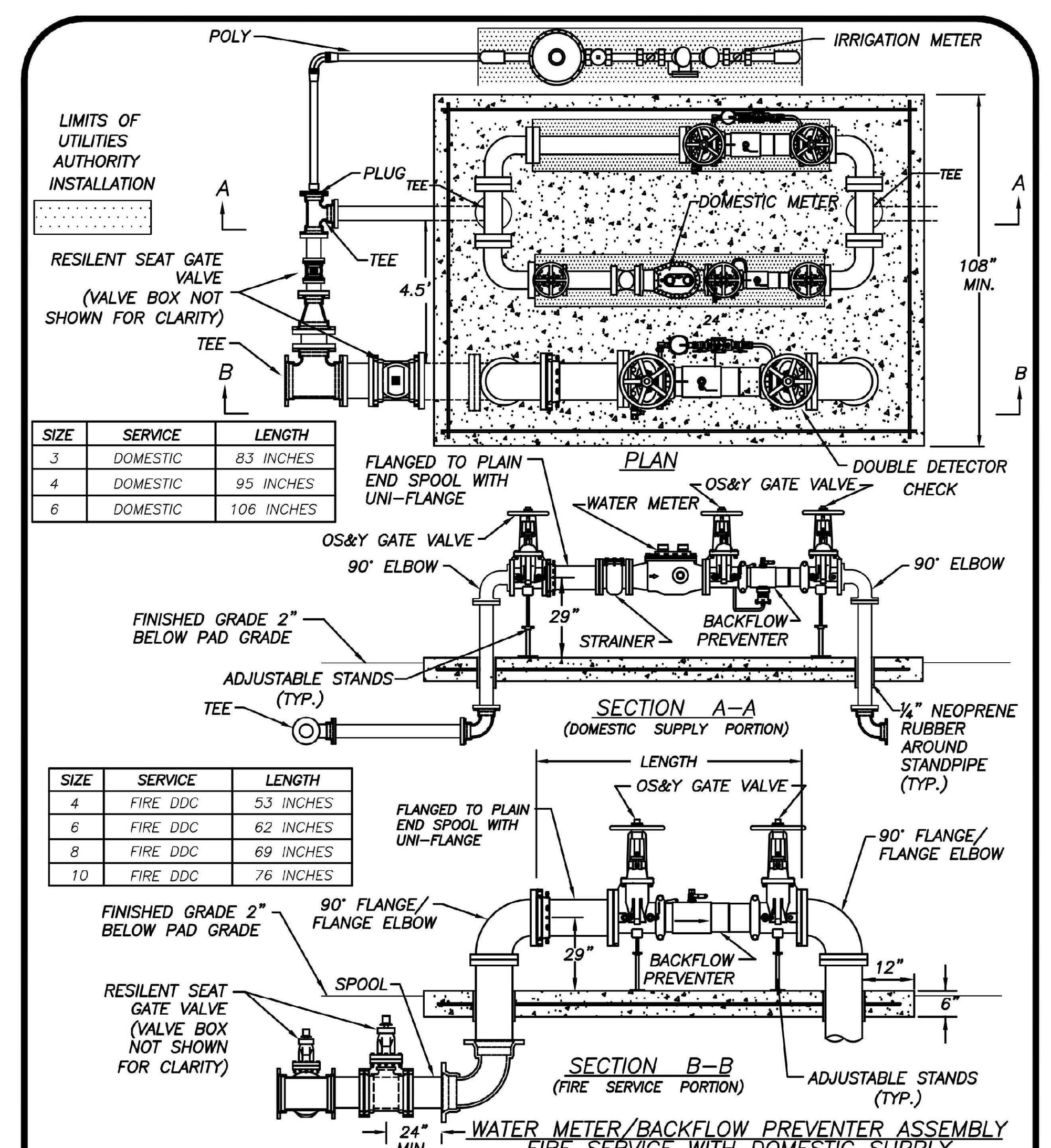


NOTES:

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.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
TYPICAL FIRE HYDRANT ASSEMBLY — W-5
03-09 | DESIGN | SLL | JLC — DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC — COMPUTER FILE #: WATERDETAIL.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600
WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY PLUS IRRIGATION — W-11A
03-09 | DDC VALVE | SLL | JLC — DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC — COMPUTER FILE #: WATER DETAILS 200602.DWG
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

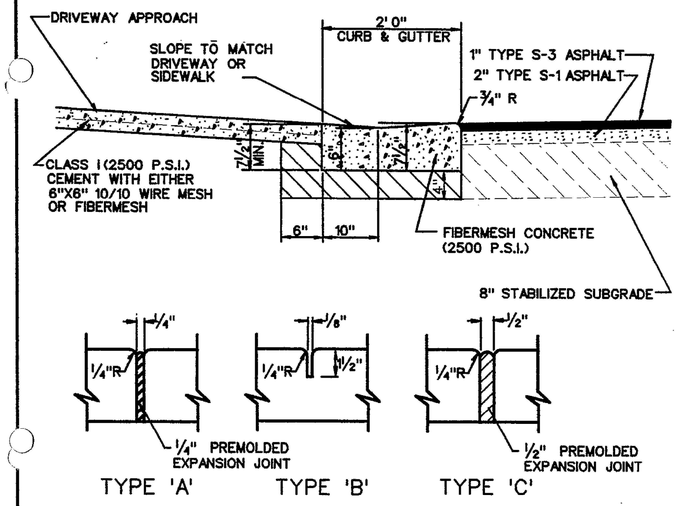
ISSUANCE SCHEDULE
NUMBER | DATE | DESCRIPTION

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

PROJECT NO: 10016919
DATE ISSUED: 09/06/24
DESIGNED BY: NP
DRAWN BY: NP
CHECKED BY: GM

SHEET NAME:
DETAILS

SHEET NO:
C-804



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

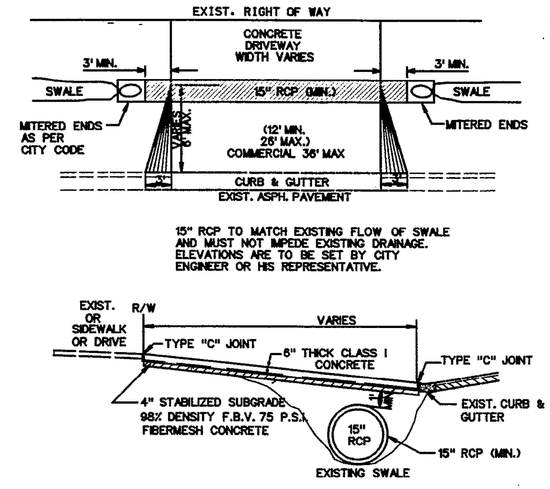
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CONCRETE DRIVEWAY CURB WITH JOINT DETAILS

REVISIONS

SHEET No. D2

SCALE: N.T.S. | ISSUED AUGUST 1998



GENERAL DRIVEWAY CONSTRUCTION NOTES:

1. CONCRETE STRENGTH TO BE 2500 P.S.I. AT 28 DAYS.
2. SUBBASE TO BE 98% DENSITY - F.B.V. 75 P.S.I.
3. THE CONCRETE SHALL BE GIVEN A BROOM FINISH.
4. 15" RCP MINIMUM PIPE SIZE TO BE USED, AND MUST BE 1' BELOW DRIVEWAY.
5. SEE MITERED END DETAILS FOR SPECIFICATIONS ON MITERED ENDS (REQUIRED BY CITY CODE).

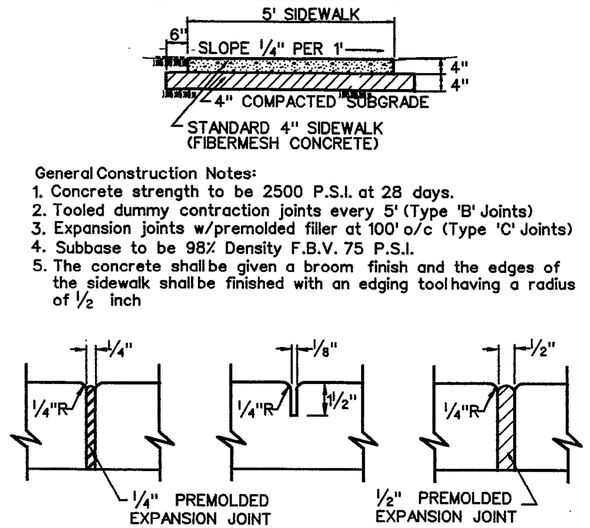
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

DRIVEWAY DETAILS

REVISIONS

SHEET No. D3

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of ½ inch

'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

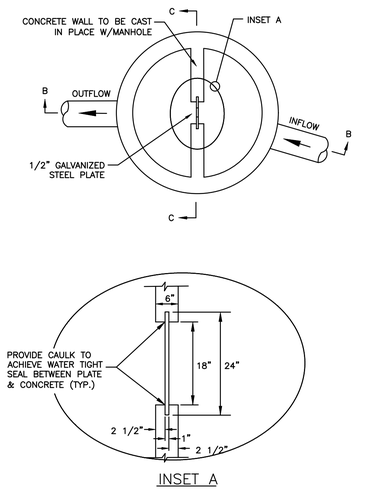
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL 4" SIDEWALK DETAIL

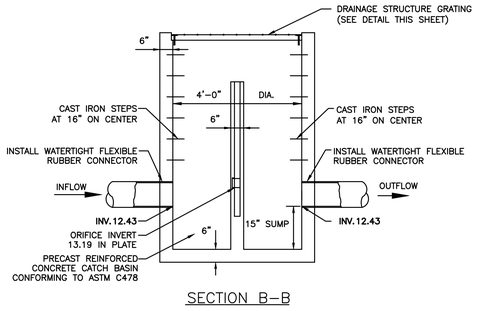
REVISIONS

SHEET No. SW2

SCALE: N.T.S. | ISSUED AUGUST 1998



INSET A

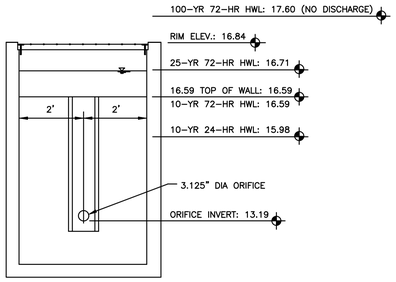


SECTION B–B

NOTES:

ALL CONNECTIONS TO EXISTING AND PROPOSED MANHOLES WATERTIGHT AND CONFORM TO ASTM C-923.

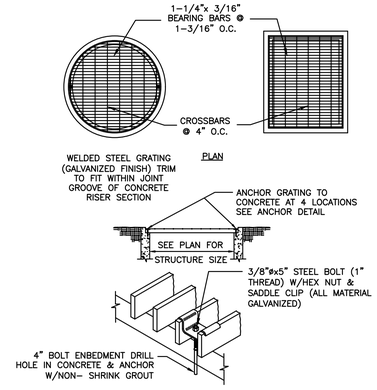
STRUCTURES WITH DEPTHS GREATER THAN 5' (FROM RIM TO INVERT) REQUIRE MANHOLE STEPS (16" C/C) ON EITHER SIDE OF THE RESTRICTOR PLATE



SECTION C–C

RIM ELEV.	16.84
TOP OF WALL	16.59
100 YEAR HWL	17.60
ORIFICE INVERT	13.19
ORIFICE DIAMETER	3.125"

OUTLET CONTROL STRUCTURE
NTS



ANCHOR DETAIL

OUTLET CONTROL STRUCTURE GRATING
NTS

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

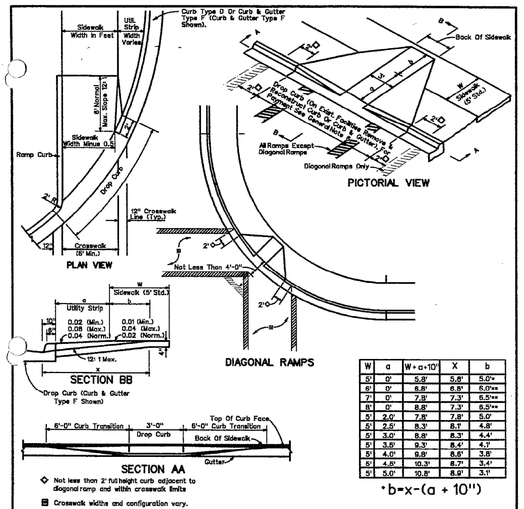
PHMI GROUP
WOODSPRING SUITES - FT. PIERCE
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
DETAILS

SHEET NO:
C-805

Layout Tab Name: C-805 DETAILS
Last Saved By:tzen, 1/8/2024 1:10:39 PM
W:\Sivil\BL\Dayton\10016919.00_WSS PHMI Group\10016919.04&.06_Ft Pierce, FL\4.0 Design Disciplines\4.03 CIVIL\Cadd\Cd\10016919-C801-DET.dwg Plotted By:Wachowski, Grace Plotted:September 5, 2024, 9:23:52 AM



W	a	W+a+10"	X	b
5'	0'	5.8'	5.8'	5.0'*
6'	0'	6.8'	6.8'	6.0'*
7'	0'	7.8'	7.3'	6.5'**
8'	0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

*b=x-(a + 10")

◇ Not less than 2' full height curb adjacent to diagonal ramp and width crosswalk limits

▣ Crosswalk widths and configuration vary.

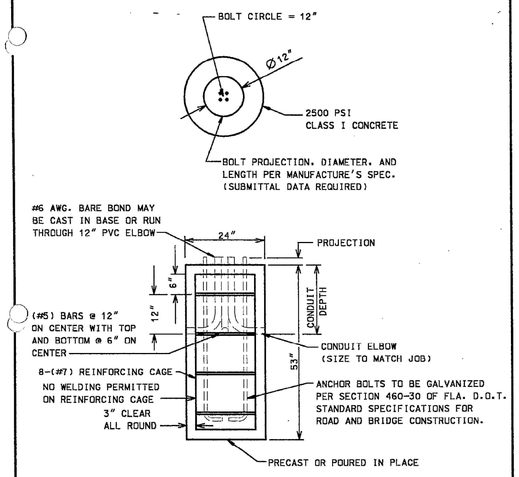
b=Distance from front edge of sidewalk to back point of 12:1 slope.
*=Back of sidewalk drop required for all sidewalk slopes.
**=Back of sidewalk drop required for sidewalk slopes 0.04 and part 0.02.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAP RAMPS

REVISIONS: BAR 4/10/01

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. SW5

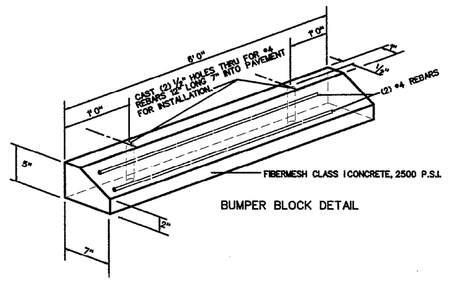


CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

DECORATIVE POLE CONCRETE FOUNDATION DETAIL

REVISIONS

SCALE: N.T.S. | ISSUED OCTOBER 2000 | SHEET No. SW8



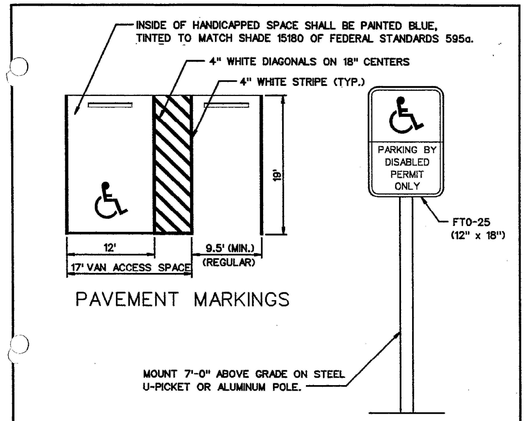
BUMPER BLOCK DETAIL

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. PL1



PAVEMENT MARKINGS

HANDICAPPED PARKING SIGN

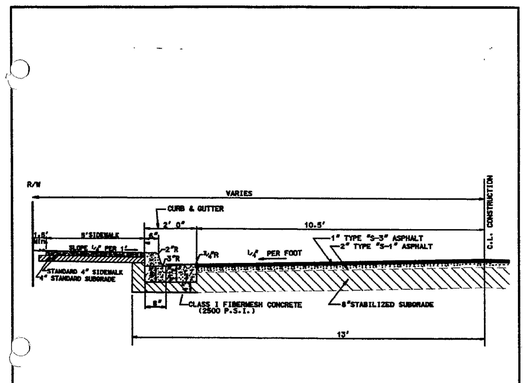
NOTE:
FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. PL2

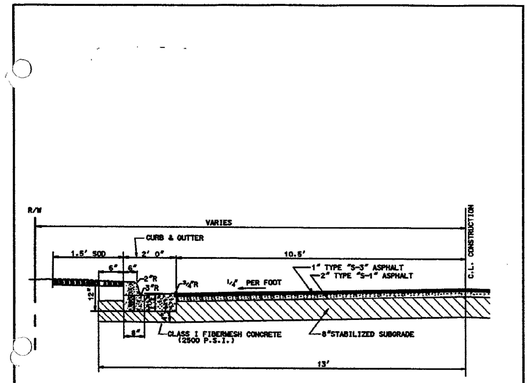


CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

PAVEMENT WITH CURB & GUTTER AND SIDEWALK

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. PV2



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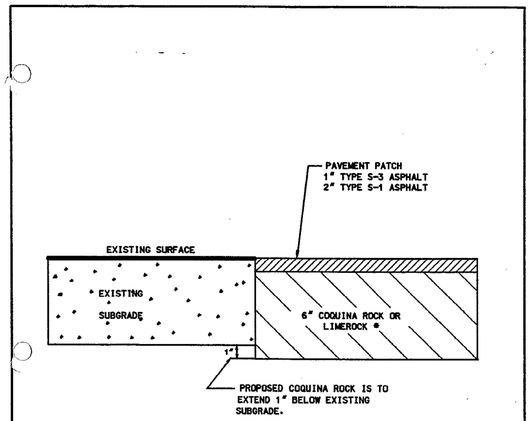
TECHNICAL SPECIFICATIONS AND DETAILS

PAVEMENT WITH CURB & GUTTER

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. PV3



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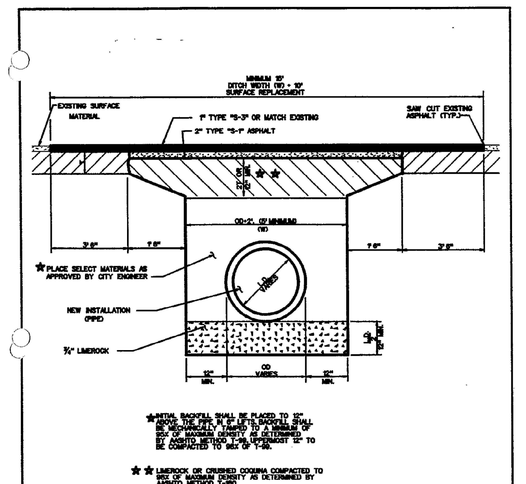
TECHNICAL SPECIFICATIONS AND DETAILS

PAVEMENT PATCHING

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. PV4



CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

PAVEMENT RESTORATION DETAIL WITH TRENCH

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. PV7

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

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ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
DETAILS

SHEET NO:
C-806

Layout Tab Name: C-806 DETAILS
Last Saved By:pitzen, 1/8/2024 1:10:39 PM
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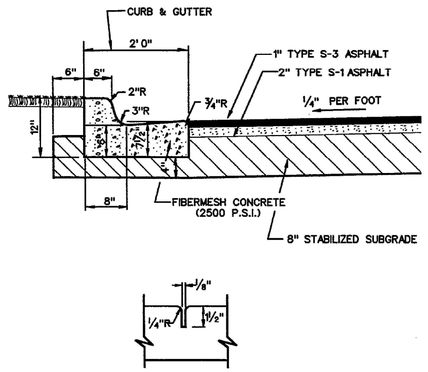


10' center to center on new curb and gutter

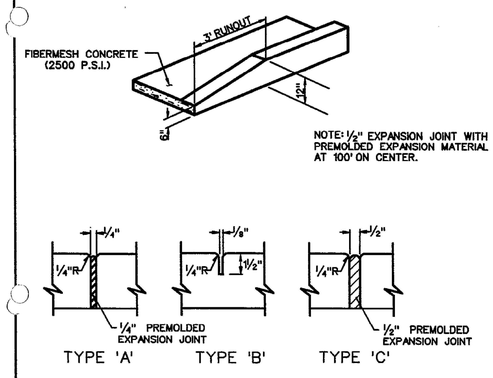
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE F CURB & GUTTER WITH JOINT DETAILS

REVISIONS

SHEET No. CG3

SCALE: N.T.S. | ISSUED AUGUST 1998



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

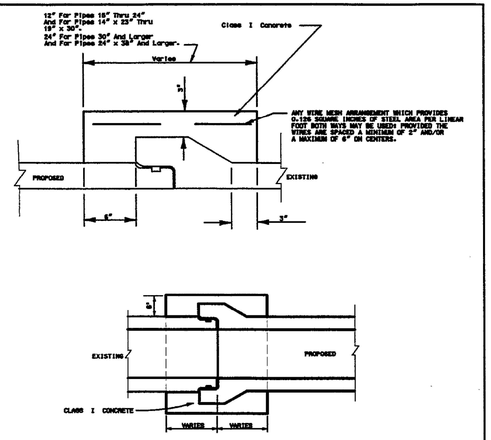
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS

SHEET No. CG4

SCALE: N.T.S. | ISSUED AUGUST 1998



(ALL PIPE SIZES)

BELL AND SPIGOT

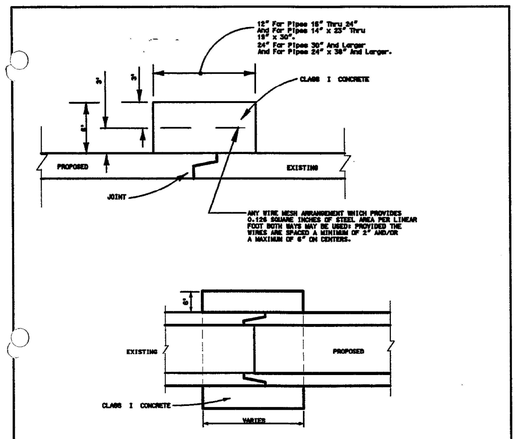
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BELL AND SPIGOT JOINT DETAIL

REVISIONS

SHEET No. DRA 1

SCALE: N.T.S. | ISSUED AUGUST 1998



TONGUE & GROOVE

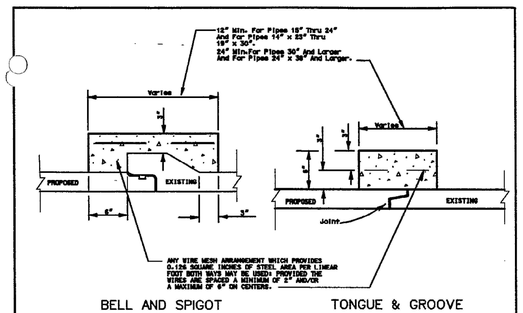
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TONGUE AND GROOVE JOINT DETAIL

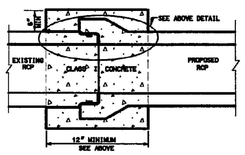
REVISIONS

SHEET No. DRA 2

SCALE: N.T.S. | ISSUED AUGUST 1998



BELL AND SPIGOT TONGUE & GROOVE



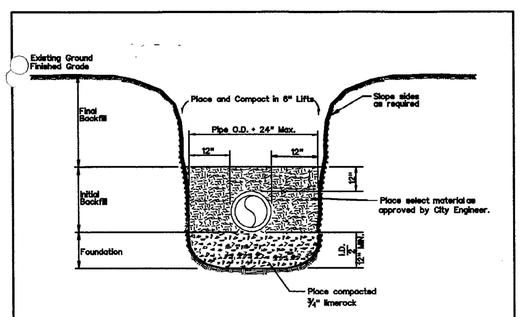
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CONCRETE COLLAR JOINT DETAIL

REVISIONS

SHEET No. DRA 3

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation -¾" LIMEROCK a minimum of 12" in depth.
3. Initial backfill - The material placed to 12" above the pipe shall be placed in six inch layers and compacted with mechanical tampers to at least 95% maximum density as determined by AASHTO T-99.
4. Final Backfill - To be placed in layers not to exceed one foot in thickness and compacted with appropriate equipment to at least 95% maximum density as determined by AASHTO T-99

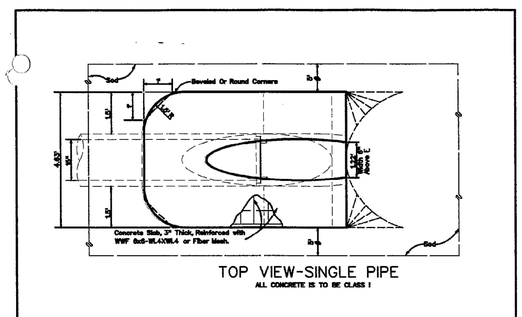
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TRENCH DETAIL

REVISIONS

SHEET No. DRA 4

SCALE: N.T.S. | ISSUED AUGUST 1998



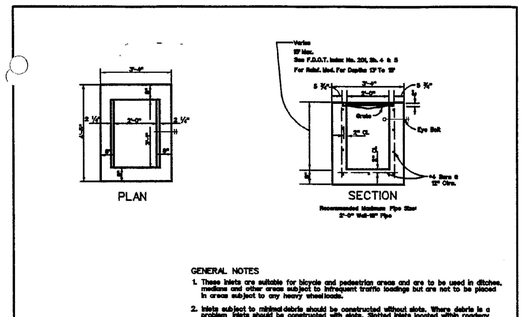
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

MITERED END DETAIL

REVISIONS

SHEET No. DRA 5

SCALE: N.T.S. | ISSUED AUGUST 1998



CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "C" INLET

REVISIONS

SHEET No. DRA 6

SCALE: N.T.S. | ISSUED AUGUST 1998

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

WOODSPRING SUITES - FT. PIERCE

PROJECT NO: 10016919
DATE ISSUED: 09/06/24
DESIGNED BY: NP
DRAWN BY: NP
CHECKED BY: GM

SHEET NAME:
DETAILS

SHEET NO:
C-807

Layout Tab Name: C-807 DETAILS
Last Saved By:jtzen, 1/8/2024 1:10:39 PM
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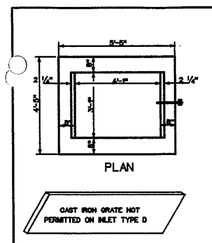
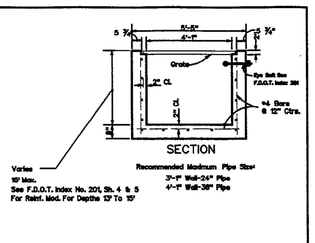




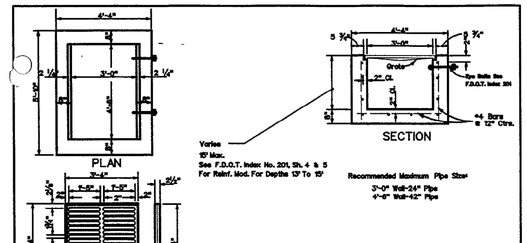
GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheelloads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "D" INLET	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 7



GENERAL NOTES

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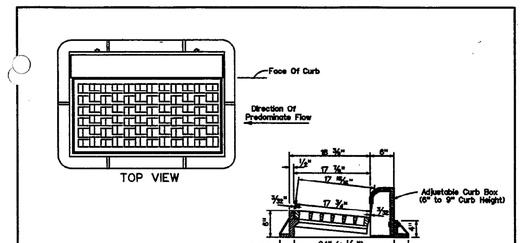
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

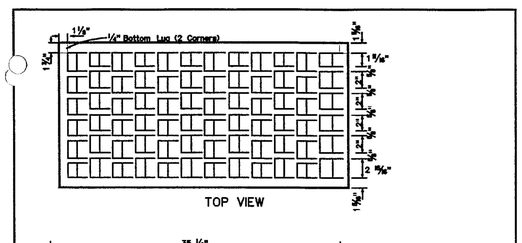
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" INLET	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 8



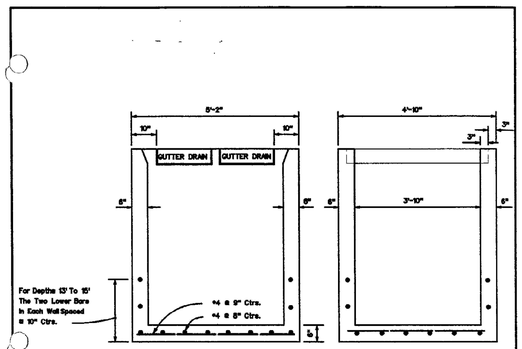
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CURB INLET FRAME AND GRATE DETAIL	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 9



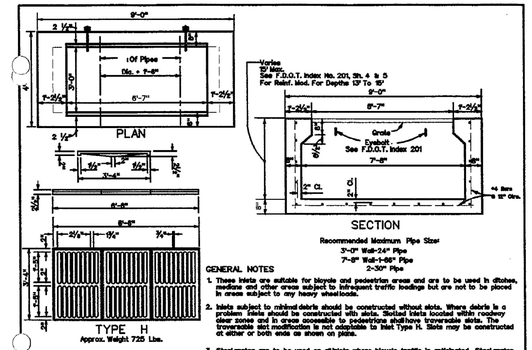
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CURB INLET GRATE DETAIL	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 10



CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE B INLET BOTTOM	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 11



GENERAL NOTES

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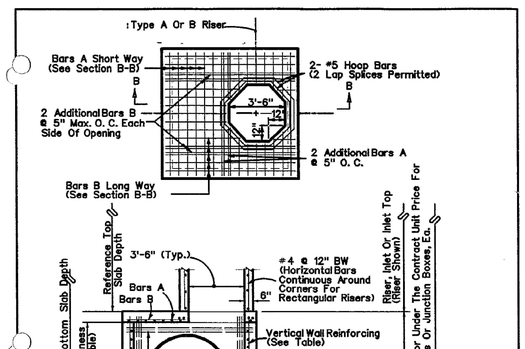
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

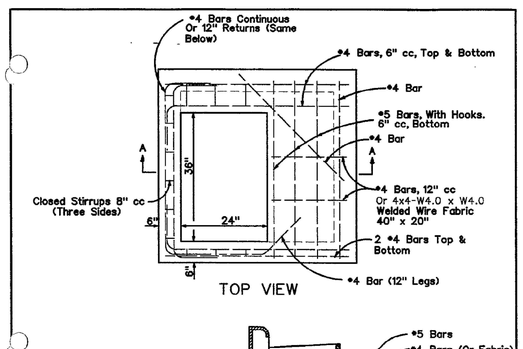
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "H" INLET	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 12



CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE J AND P STRUCTURES SHEET 1 OF 4	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 13



CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE J AND P STRUCTURES SHEET 2 OF 4	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 14

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

WOODSPRING SUITES - FT. PIERCE

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
DETAILS

SHEET NO:
C-808

Layout Tab Name: C-808 DETAILS
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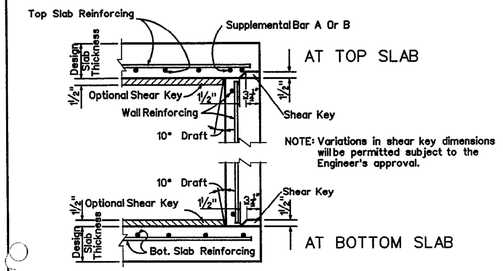


SLAB TO WALL DETAILS

FOR PRECAST ALTERNATE

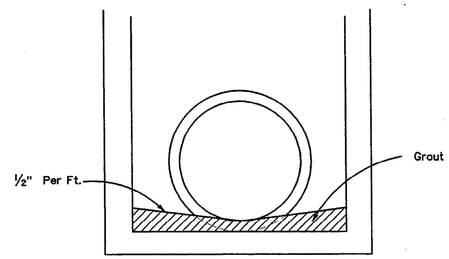
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE J AND P STRUCTURES SHEET 3 OF 4		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 15

1. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with either A.S.T.M. C-478 (up to 96" diameter) or A.S.T.M. C-76, Class III, B Wall, modified where the elliptical steel cage area is placed in the center one-third of the wall.
2. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class II concrete. Concrete as specified in A.S.T.M. C-478 (4000 psi) may be used in lieu of Class I and Class II concrete in precast items manufactured in plants which are under the 'Standard Operating Procedures' for the inspection of precast drainage products.
3. All reinforcement shall be A.S.T.M. A615, Grade 60 or 65 KSI welded wire fabric, either smooth or deformed.
4. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
5. Except when ACI hooks are specifically required, embedment hooks in the top and bottom slabs may be replaced with straight embedments or peripheral reinforcement in accordance with the reinforcement detail shown under 'Rebar Straight End Embedment Or Peripheral Reinforcement In Lieu of ACI Standard Hooks For Top And Bottom Slabs'.
6. All steel bars shall have 1 1/2" minimum cover unless otherwise shown. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
7. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers, inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with 2- #5 bars.
8. Structures with depths over 14' are to be checked for floatation by designer of project drainage.
9. Units larger than specified standard may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the CITY. Larger Alternate A units cannot replace Alternate B units without approval of the Engineer.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

NOTES FOR TYPE J AND P STRUCTURES SHEET 4 OF 4		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 16



Note: Grout to consist of 3:1 Sand-Cement Mixture or any Class Concrete.

FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

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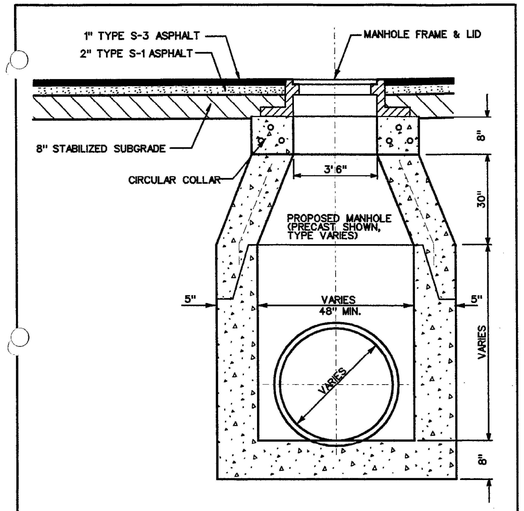
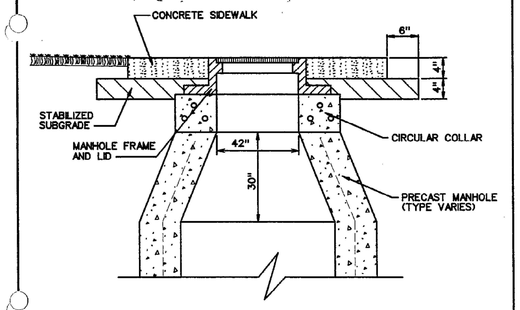
TECHNICAL SPECIFICATIONS AND DETAILS

DRAINAGE STRUCTURE INVERT		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 20



CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

STORM SEWER MANHOLE IN ROAD-WAY		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 23



NOTE:
IF EXTENSION RING IS REQUIRED, WORK THIS DETAIL TOGETHER WITH EXTENSION RING DETAIL. (SEE DETAIL *)

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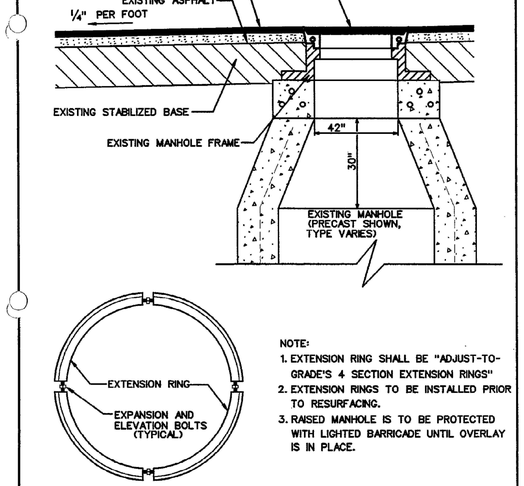
TECHNICAL SPECIFICATIONS AND DETAILS

MANHOLE IN SIDEWALK DETAIL		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 24



NOTE:
1. EXTENSION RING SHALL BE "ADJUST-TO-GRADE'S 4 SECTION EXTENSION RINGS"
2. EXTENSION RINGS TO BE INSTALLED PRIOR TO RESURFACING.
3. RAISED MANHOLE IS TO BE PROTECTED WITH LIGHTED BARRICADE UNTIL OVERLAY IS IN PLACE.

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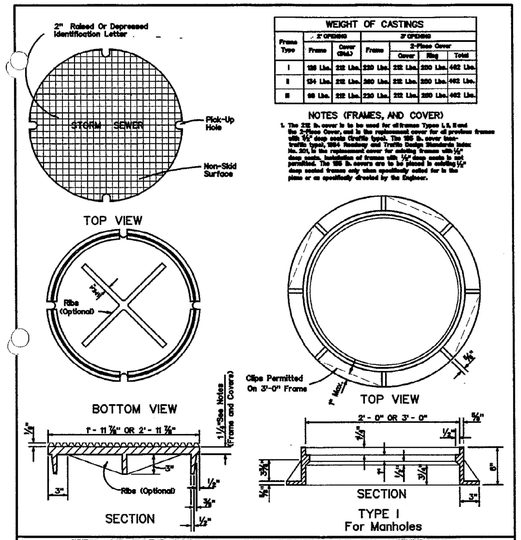
TECHNICAL SPECIFICATIONS AND DETAILS

EXTENSION RING DETAIL		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 25



WEIGHT OF CASTINGS					
Frame Type	2' OPENING		3' OPENING		
	Frame	Cover (Slab)	Frame	3-Piece Cover	
				Cover	Ring	Total
I	198 Lbs.	212 Lbs.	329 Lbs.	212 Lbs.	329 Lbs.	482 Lbs.
II	134 Lbs.	212 Lbs.	360 Lbs.	212 Lbs.	329 Lbs.	482 Lbs.
III	98 Lbs.	212 Lbs.	250 Lbs.	212 Lbs.	329 Lbs.	482 Lbs.

NOTES (FRAMES, AND COVER)
1. The 22¾ lb cover is to be used for all types Type I, II, and the 3-Piece Cover, and is the replacement cover for all previous frames with 3/4" deep seats Oraflo type). The 155 lb. cover (solid-type), 654 Tamkoy and Traffic Design Materials (also No. 210.1) for replacement cover for 3072's frames with 1/2" deep seats. Inserts or frames with 3072's seats to be replaced. The 155 lb. cover is to be used with existing 654 frames only. A cover of a new or modified profile to be approved and is subject to the approval of the Engineer.

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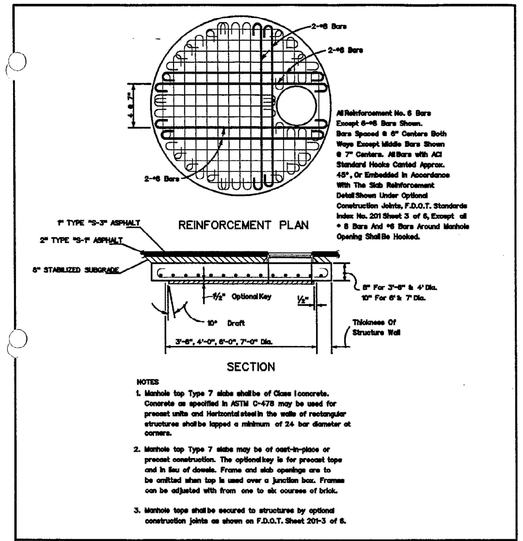
TECHNICAL SPECIFICATIONS AND DETAILS

MANHOLE COVER DETAIL		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 26



All Reinforcement No. 6 Bars Except 6-#6 Bars Shown. Bars Spaced 6" Centers Both Ways Except Middle Bars Shown @ 7" Centers. All Bars with ACI Standard Hooks Canted Approx. 45°, Or Embedded In Accordance With The Slab Reinforcement Detail Shown Under Optional Construction Joints, F.D.O.T. Standards Index No. 201 Sheet 3 of 5, Except all * 5 Bars And *6 Bars Around Manhole Opening Shall Be Hooked.

NOTES
1. Manhole top Type 7 slabs shall be of Class I concrete. Concrete as specified in ASTM C-478 may be used for precast units and Horizontal steel in the walls of rectangular structures shall be lapped a minimum of 24 bar diameter at corners.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box. Frames can be adjusted with from one to six courses of brick.
3. Manhole tops shall be secured to structures by optional construction joints as shown on F.D.O.T. Sheet 201-3 of 6.

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TECHNICAL SPECIFICATIONS AND DETAILS

MANHOLE TOP TYPE 7 (TRAFFIC)		REVISIONS
SCALE: N.T.S.	ISSUED AUGUST 1998	SHEET No. DRA 27

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ARCHITECTURE | ENGINEERING | GEOSPATIAL
3333 Warrenville Road, Suite 200
Lisle, IL 60532
800.414.1045

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

WOODSPRING SUITES - FT. PIERCE

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
DETAILS

SHEET NO:
C-809

Layout Tab Name: C-809 DETAILS
Last Saved By:pitzen, 1/8/2024 1:10:39 PM
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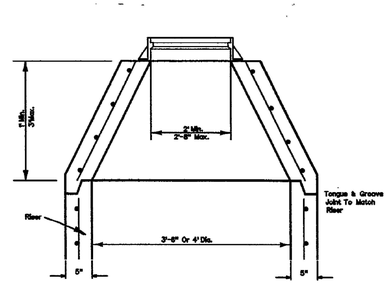


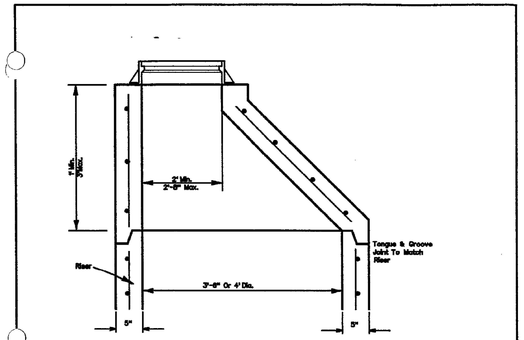
PRECAST CONCENTRIC CONE

NOTES

1. Manhole top Type S may be of cast-in-place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
2. Manhole tops shall be secured to structures by optional construction joints as shown on F.D.O.T. Standards Index 201 Sheet 3 of 6.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "8" MANHOLE TOP PRECAST CONCENTRIC CONE	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 28



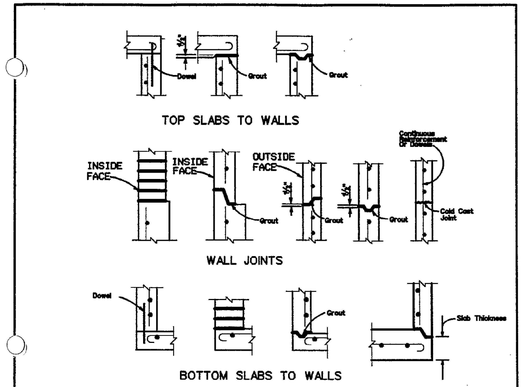
PRECAST ECCENTRIC CONE

NOTES

1. Manhole top Type S may be of cast-in-place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
2. Manhole tops shall be secured to structures by optional construction joints as shown on F.D.O.T. Standards 201 Sheet 3 of 6.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

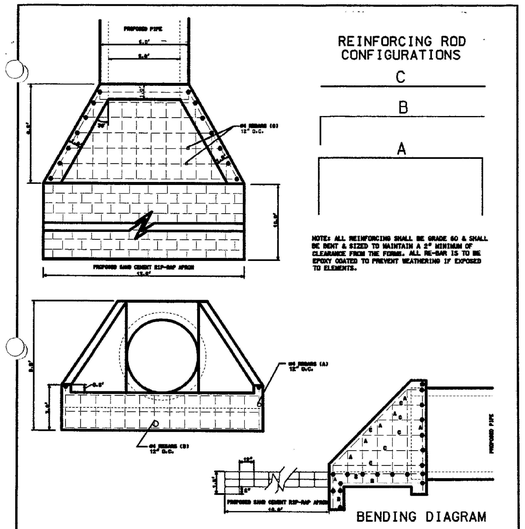
TYPE "8" MANHOLE TOP PRECAST ECCENTRIC CONE	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 29



1. One or more types of joints may be used in a single structure, except brick wall structure. Brick wall construction is permitted on circular units only.
2. All grouted joints are to have a maximum thickness of 1".
3. Keyways are to be a minimum of 5/8"deep.
4. Joint dowels are to be #4 bars, 12" long with a minimum of 6 bars per joint for circular structures approximately evenly spaced, and, 2 bars per side at approximate quarter points for rectangular structures.
5. Minimum cover on reinforcing bars is 3/4".
6. Joints between wall segments and between wall segments and top or bottom slabs may be sealed either by preformed plastic gasket material using the procedures given in Section 430-7.3 or by grout.
7. Approved product inserts may be used in lieu of dowel embedment.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

MANHOLE JOINT DETAILS	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 32



NOTE: ALL REINFORCING SHALL BE GRADE 60 & SHALL BE BENT & SIZED TO MAINTAIN A 2" MINIMUM OF CLEARANCE FROM THE FORMS. ALL RE-BAR IS TO BE EPOXY COATED TO PREVENT WEATHERING IF EXPOSED TO ELEMENTS.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CONCRETE HEADWALL DETAIL	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 39

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ARCHITECTURE | ENGINEERING | GEOSPATIAL
3333 Warrenville Road, Suite 200
Lisle, IL 60532
800.414.1045

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
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CHECKED BY:	GM

SHEET NAME:
DETAILS

SHEET NO:
C-810

vertex AQUATIC SOLUTIONS
A Kentokit Company

GeyserJet™ Series



CHECK EITHER WITH OR WITHOUT LIGHTS

Fountain Only																					
With LED Lights																					
Motor HP	2	2	2	3	3	3	5	5	5	7.5	7.5	7.5	10	10	10	15	15	15	20	20
Volts	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208	230	208
Phase	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	3	3
AMP	14	8	9	17	10	13	28	17	21	42	25	28	51	32	37	72	47	54	61	70
HT. A	8'	8'	8'	12'	12'	12'	18'	18'	18'	22'	22'	22'	25'	25'	25'	28'	28'	28'	30'	30'
Dia. B	4'	4'	4'	4'	4'	4'	5'	5'	5'	6'	6'	6'	6'	6'	6'	8'	8'	8'	8'	8'
45W LED Lights	2	2	2	2	2	2	3	3	3	4	4	4	4	4	4	5	5	5	6	6
Total Watts	86	86	86	86	86	86	129	129	129	172	172	172	172	172	172	215	215	215	258	258
AMP Draw	0.8	0.8	0.8	0.8	0.8	0.8	1.1	1.1	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.8	1.8	1.8	2.2	2.2

Drawings are for illustration only and not to scale. Installation of fountain equipment shall be in accordance with manufacturers specifications.

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GeyserJet™ Specs

FLOTATION SYSTEM
Rotocast polypropylene with ultraviolet inhibitors added for extended protection against warping/cracking. Each seamless, watertight section is equipped with threaded brass insert and expanding type fill-plug to add water ballast and leveling control.

PUMP/MOTOR
____HP, _____Volt, _____ Phase stainless steel, sealed UL listed submersible motor. Submersible turbine pump shall be of 100% 304 stainless steel construction, with driveshaft of 416 stainless steel and equipped with sand collars for maximum protection against abrasives. Pump and motor are water cooled and lubricated. *Use of oil-filled motors/pumping systems are not acceptable due to need for regular replacement of oil, O-rings, and seals.*

INTAKE SCREEN
Type 304, 18ga stainless steel, protects against foreign material entering pumping system.

FRAMEWORK
Type 304 stainless steel with welded joints and stainless steel fastenings.

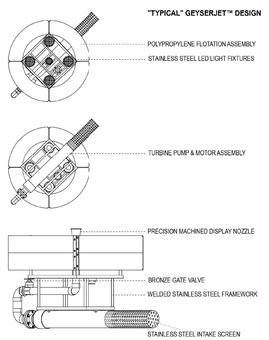
LIGHTING FIXTURES
___ 43Watt, 120V clear, stainless steel LED light fixtures with tempered lens and neoprene gaskets, mounting brackets and fastenings of stainless steel. See specification chart for suggested lighting package. ETL listed.

DISPLAY HEAD
Head are water-level sensitive Geyser nozzle of 100% brass construction, producing a heavy, active, and highly aerated display. Display heads of plastics, PVC and/or "thermoplastics" are unacceptable.

UNDERWATER ELECTRICAL CABLES
STW-A rated, stamped "water resistant". _____' of _____ga-pump, _____' of _____ga-lights

FOUNTAIN CONTROL PANEL
- Steel NEMA 3R enclosure
- Surge/Lightning Protection
- Capacitive motor starter (single phase units)
- 2 – 24 hour time clocks
- Phase loss protection (3-phase units)
- Circuit breaker – pump
- Circuit breaker – lights (if equipped)
- GFI protection – pump
- GFI protection – lights (if equipped)

WARRANTY (PARTS)
- Fountain - 4 years
- Light Fixtures (excludes bulbs) - 2 years
- Controls - 1 year



*Vertex reserves the right to improve and change designs and/or specifications without notice or obligation.

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Fountain Install

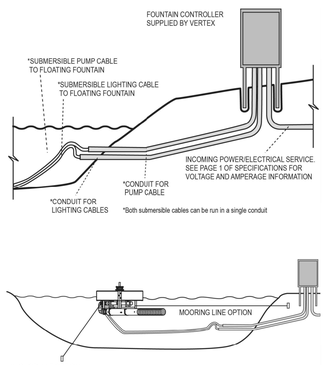
FOUNTAIN CONTROL PANEL
Warning - The fountain control panel must be installed by licensed electrician in accordance with article 682 of national electrical code.

Panel location is above any and all possible high water levels. Submergence of panel poses serious risk of electrical shock and damage of fountain system. Failure may result in potentially hazardous conditions and/or failure of electrical inspection.

Consult authorities having jurisdiction (ahj) for specific local codes/restrictions. Vertex Aquatic Solutions accepts/assumes no responsibility for installations not in accordance with local and/or national electrical codes.

SCOPE OF WORK - ELECTRICIAN
1. Mount NEMA 3R panel enclosure in accordance with NEC 682 following any additional local codes and/cr restrictions that exist.
2. Trench and bury sufficiently sized conduit(s) from fountain panel to water's edge, extending conduit(s) far enough into water to ensure no submersible cable is exposed should low water conditions arise.
3. Bring incoming power from power source into the fountain panel.
   Incoming voltage must match with specifications of fountain panel or failure will result, damaging the system and voiding the warranty.
4. Pull submersible cable(s) from fountain through conduit to control panel and perform final connections

See Fountain Owner's Manual for details on installing the fountain in your lake.



IMPORTANT NOTES
Do not operate fountain and lights until fountain installation has been completed and lights are fully submerged.

Operating light(s) out of water will result in damage to bulb(s) and lens(es), voiding manufacturer's warranty.

Connect only 120V to light(s)
Higher voltage will result in immediate damage or failure of bulb(s).

Drawings are for illustration only and not to scale. Installation of fountain equipment shall be in accordance with manufacturers specifications.

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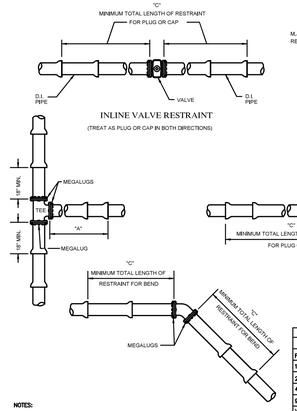
RESTRAINED JOINT STANDARDS



2" PVC – PIPE RESTRAINT (LF)		
FITTING SIZE –	TEE "A"	REDUCER "B"
2 x 2	11	
4 x 2	8	USE LARGE PIPE, DEAD-END/PLUG/CAP FOOTAGE
6 x 2	8	
8 x 2	9	
10 x 2	0	

D.I. PIPE RESTRAINT – (LF)		
FITTING SIZE –	TEE "A"	REDUCER "B"
4 x 4	38	0
6 x 4	56	37
6 x 6	56	0
8 x 4	74	68
8 x 6	75	54
8 x 8	75	0
10 x 4	93	78
10 x 6	93	69
10 x 8	74	32
10 x 10	91	0
12 x 4	29	98
12 x 6	51	82
12 x 8	73	60
12 x 10	90	33
12 x 12	108	0
16 x 4	14	104
16 x 6	34	95
16 x 8	51	82
16 x 10	66	67
16 x 12	81	48
16 x 16	107	0
20 x 4	8	128
20 x 6	30	122
20 x 8	49	112
20 x 10	64	100
20 x 12	79	85
20 x 16	108	48
20 x 20	131	0
24 x 6	26	148
24 x 8	45	140
24 x 10	61	130
24 x 12	76	117
24 x 16	104	87
24 x 20	130	48
24 x 24	154	0

MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

DUCTILE IRON PIPE RESTRAINT "C" (LF)									PVC PIPE
FITTING	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	2"
11-1/4°	2	3	4	4	5	5	6	7	9	10'	1
22-1/2°	4	6	8	9	11	11	13	15	18	20'	1
45° OFFSET	9	12	16	19	22	22	26	31	36	42'	3
90°	21	29	38	46	53	53	64	74	88	101'	6
VALVE/PLUG/CAP	44	61	80	96	113	112	136	159	191	221'	13

MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

NOTES:
1. ALL FITTINGS SHALL HAVE APPROPRIATE MECHANICAL THRUST RESTRAINT (WEDGE-ACTION OR FULL CIRCUMFERENCE ARTICULTING WEDGE, EQUAL TO 1100 SERIES MEGALUG OR STAR-GRIP)
2. ALL COMPONENTS OF RESTRAINING MECHANISMS FOR PUSH-ON OR MECHANICAL JOINTS SHALL BE OF CORROSION RESISTANT MATERIAL OR SUITABLY PROTECTED AGAINST CORROSION.
3. THE PIPE LENGTHS IMMEDIATELY ON EITHER SIDE OF A FITTING SHALL BE ADEQUATELY TIED TOGETHER USING PROPRIETARY LOCKING GASKETS SUCH AS FIELD LOC OR FIELD STOP GASKETS.
4. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
5. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH RESTRAINED PIPE. ALL ROAD CROSSINGS SHALL BE RESTRAINED AT EACH JOINT.
6. THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
7. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" SIXTH EDITION 2006 AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   THE MAXIMUM TEST PRESSURE IS 150 P.S.I.
   THE TRENCH CONDITION IS TYPE 4 (UNCOMPACTED TO TOP OF PIPE) DIPRA STD 27
   ALL BENDS ARE INSTALLED HORIZONTALLY
   THE PIPE IS DUCTILE IRON PIPE.
   DEPTH OF COVER IS ASSUMED TO BE 3 FEET FOR 12" AND SMALLER WATER MAINS AND 4 FEET FOR 16" AND LARGER WATER MAINS
   SOIL TYPE OF THE PIPE IS POLYWRAPPED.
8. FOR PVC PIPE (4") MULTIPLY THE DUCTILE IRON FOOTAGE BY 1.1.
9. ALL EXISTING PIPE SHALL BE RESTRAINED AS NEEDED AT EACH NEW CONNECTION.

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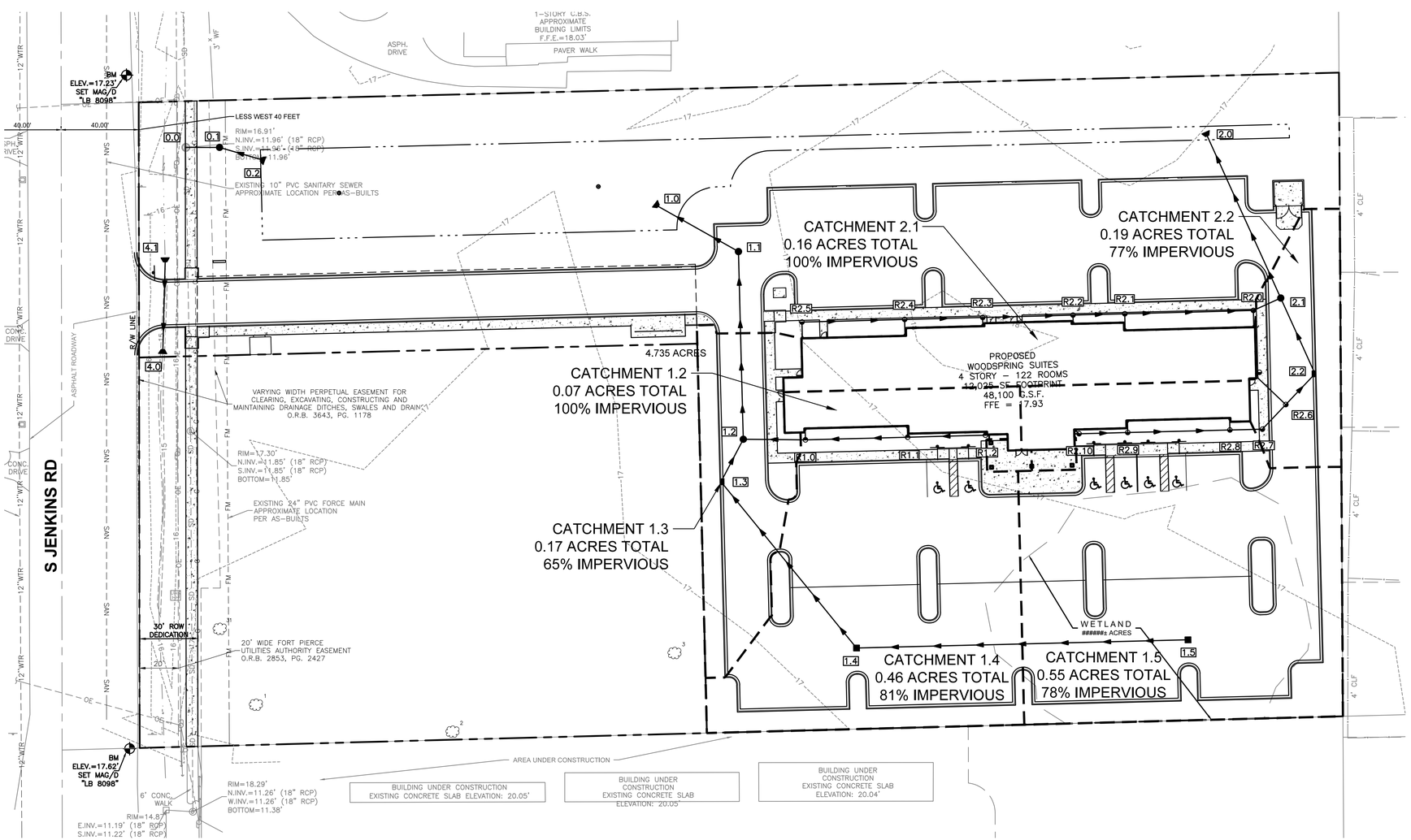

LEGEND

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

NOTES

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

N

0 30 60 90
GRAPHIC SCALE IN FEET

Sunshine811

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

NOT FOR CONSTRUCTION

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

PROJECT NO:	10016919
DATE ISSUED:	09/06/24
DESIGNED BY:	NP
DRAWN BY:	NP
CHECKED BY:	GM

SHEET NAME:
TRIBUTARY EXHIBIT

SHEET NO:
EXH-1

Layout Tab Name: EXH-1 TRIBUTARY EXHIBIT
Last Saved By:pitzen, 12/5/2023 3:03:22 PM
W:\Srvin\BL\Dayton\10016919.00_WSS PHMI Group\10016919.04&.06_Ft Pierce, FL\4.0 Design Disciplines\4.03 CIVIL\Cadd\Cd\10016919-EXH -Trib.dwg Plotted By:Wachowski, Grace Plotted:September 5, 2024, 9:24:31 AM

Kimley»Horn

To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning and Development Services

From: Alex Memering, P.E. ARM
Kimley-Horn and Associates, Inc.

Alex Campano, E.I. ADC
Kimley-Horn and Associates, Inc.

Date: August 20, 2024

Re: **Woodspring Suites**
Traffic Impact Analysis Review

Kimley-Horn has reviewed the Site Analysis report (dated May 2024) prepared by Woolpert related to the above-mentioned project. Review comments are provided below pertaining to the development's impacts to adjacent transportation facilities:

1. Please evaluate the site using the most recent St. Lucie County TPO Standardized Transportation Impact Studies Methodology and Procedures.

2. Please evaluate the need for ingress turn lanes and required turn lane lengths at the project driveway.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

WOOLPERT

WOODSPRING SUITES℠

AN EXTENDED STAY HOTEL

WoodSpring Suites

Fort Pierce, FL

Stormwater Report

November 29, 2023

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1 Introduction

This report outlines the storm water management system to serve the WoodSpring Suites development in Fort Pierce, FL within St. Lucie County. The development is located at 2480 South Jenkins Road. The WoodSpring Suites development consists of one four-story 12,025 SF hotel building with associated parking and other infrastructure improvements. The total site area is 4.735 acres.

The proposed development is located within Fort Pierce City limits and will be governed by Fort Pierce Stormwater Ordinances and North St. Lucie River Water Control District (NSLRWCD). The stormwater facilities have been designed in accordance with the requirements of these agencies.

2 Existing Conditions

The site currently consists of undeveloped land. The site is bordered to the North and East by residential properties. The site is bordered to the South by Extra Space Storage and to the West by South Jenkins Road. A location map can be found in Exhibit 1.

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

Per FEMA map number 12111C0167J the site is in two separate flood classification areas. The first and majority of the site (approximately 60%) is located in the “Other Flood Areas” region, Zone X, which are areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The remainder of the site (approximately 40%) is located in the “Other Areas” region, Zone X, which are areas determined to be outside of the 0.2% annual chance floodplain. The FEMA flood map can be seen in Exhibit 3.

The National Wetland Inventory (NWI) shows the site does not have a wetland on site. However, a Formal Wetland Determination was completed on May 12, 2023 which determined that one wetland was present in the Southeast corner of the property. A NWI map and a copy of the Formal Wetland Determination can be seen in Exhibit 4. The existing Wetland will be mitigated as part of this development.

The U.S. Department of Agriculture, Soil Conservation Service identifies the watershed to contain one soil classification. The identified soil is Nettles and Oldsmar sands. A copy of the Natural Resources Conservation Service (NRCS) can be seen in Exhibit 5.

3 Proposed Conditions

The proposed development includes stormwater management for the developed 4.735 acres.

Stormwater management for the site incorporates a wet detention basin. The stormwater management design provides the storage and treatment required by the ordinance.

Grading plans for the proposed development can be found in Exhibit 2.

Rainfall values used for design purposes were taken from the SFWMD Isohyetal maps.

3.1 Storm Sewer

The proposed storm sewer is designed to convey the 100-year storm event. Calculations for storm sewer are based on the rational method via Hydraflow using rainfall information from NOAA Data which can be found in Exhibit 6. A drainage area exhibit for each proposed structure can be found in Appendix A1.

Catchment area C-values were calculated per the stormwater ordinance for each storm structures contributing catchment area. These calculations can be found in Appendix A2. The HGL was calculated using Hydraflow for the 100-year storm event for the storm sewer networks. The Hydraflow reports with HGL profiles for the storm sewer networks can be found in Appendix A3. As calculated in the Hydraflow report for the 100-year storm event the HGL remains within the structures.

3.2 Water Quality

Stormwater quality is provided within the detention basin. Stormwater quality pretreatment is provided by retaining 0.5 inches of stormwater. As the site discharges to an impaired watershed, the pretreatment volume is required to be increased by 50%, for a total of 0.26 ac-ft. The pretreatment volume will slowly infiltrate and evaporate. Stormwater quality was provided by determining the volume control of the larger of a 1 inch of volume across the site, or 2.5 inches of volume across the impervious area. As shown in the calculations, the larger of the two is the 2.5 inches of volume across the impervious area, at 0.569 ac-ft. As required by NSLRWCD and Fort Pierce Stormwater Ordinances, nutrient loading from the proposed development was reduced to be no greater than existing conditions. The outlet control for the stormwater quality is set at the maximum water surface elevation of the pretreatment volume. As shown in the attached calculations, the water quality will be controlled with a 3-1/8” orifice in the outlet control structure.

3.3 Stormwater Detention

The proposed stormwater detention requirements are designed to satisfy the discharge criteria of NSLRWCD which dictate that the proposed installation must limit stormwater runoff to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period for the 10-yr 72-hr duration rainfall. This requirement limits the developed

property to an allowable discharge rate of 30,294 cf. The proposed 24-hour discharge for the 10-yr 72-hr event is 30,048 cf.

For design purposes of the detention requirements, the time of concentration was assumed to be 5 minutes.

Curve number calculations for the existing and proposed conditions for the WoodSpring Suites project area can be found in Appendix B1.

To determine the wet detention basin and outlet control structure characteristics for the WoodSpring Suites basin, Storm & Sanitary Analysis 2023 (SSA) was utilized to model the proposed detention basin for the various design storms. Calculations can be found in Appendix B2.

The proposed detention basin has a capacity of 2.14 ac-ft which is measured from the normal water level elevation of 12.65 to the 10-year 72-hr high water elevation of 16.59, which is the perimeter elevation of the development site. These calculations can be found in Appendix B3. An overflow weir is proposed within the outlet control structure to bypass storm events or should the primary restrictor become blocked.

To calculate the outlet control structure design parameters for the 10-year 72-hour storm event an iterative approach was taken modifying the orifice diameter and the weir elevation in SSA so that the proposed discharge is less than the allowable discharge as discussed previously. The outlet control structure calculations can be found in Appendix B2.

All other design storm events were then modeled through SSA to determine the HWL and set the pavement, perimeter, and building elevations. A summary of these findings can be found below and within the SSA calculations.

Below can be found a summary of the WoodSpring Suites wet detention basin as calculated using Storm & Sanitary Analysis.

WOODSPRING SUITES WET DETENTION BASIN
Bottom of basin: 4.65
Normal Water Level: 12.65
Orifice: 3.125 in. dia. @ elev 13.19
Weir elev: 16.59
Weir Length: 4 ft
100-yr 72-hr: WSL = 17.60 (no discharge, min FFE)
10-yr 24-hr: WSL = 15.98 (Min Pavement Elevation)
10-yr 72-hr: WSL = 16.59 (Perimeter Grade)
25-yr 72-hr: WSL = 16.71; Allowable Q = 8.69cfs, actual Q = 1.01 cfs

24-hr volume discharge for the 10-yr 72-hr is 30,048.03 cf (30,294.23 cf Allowable)

4 Conclusion

The proposed stormwater management system adequately conveys the runoff from the proposed WoodSpring Suites development in accordance with the City of Fort Pierce Stormwater Ordinance and the North St. Lucie River Water Control District.

Exhibit 1 – Location Map

Exhibit 2 – Grading Plans

Exhibit 3 – FEMA Flood Panel

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Transverse Mercator State Plane Florida East FIPS 0901. The **horizontal datum** was NAD83 HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by St. Lucie County and the Florida Geographic Data Library.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

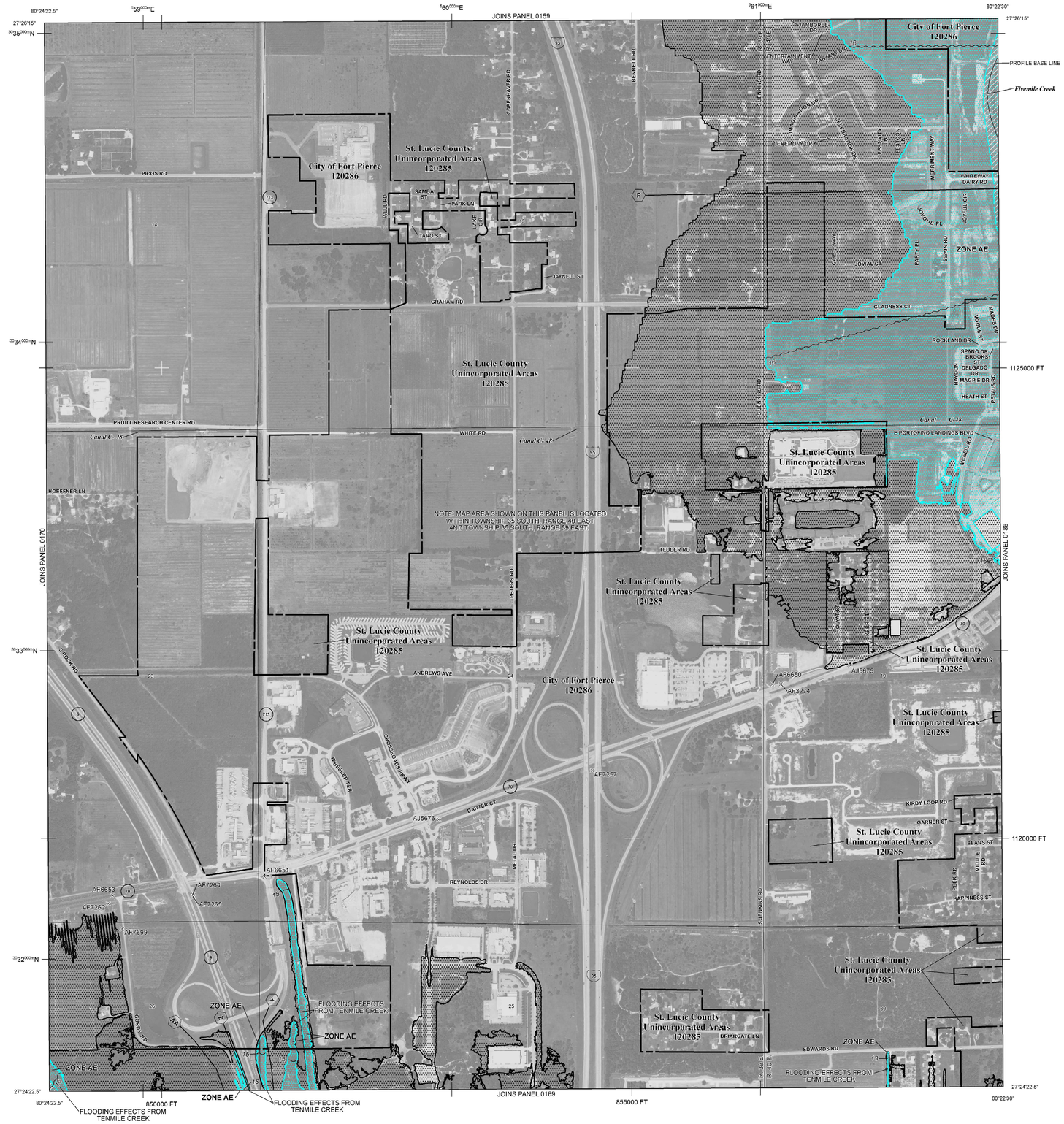
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information eXchange (FMIX)** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FMIX may also be reached at its website at http://msc.fema.gov/

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip/.

The **"profile base lines"** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line", in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4475000mE — 1000-meter Universal Transverse Mercator grid ticks, zone 17
- 6000000 FT — 5000-foot grid values: Florida State Plane coordinate system, East Zone (FIPSZONE = 0901), Transverse Mercator projection
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 19, 1991

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 4, 1992

June 30, 1999

February 16, 2012 - to update corporate limits, to add Base Flood Elevations, to add Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to update the effects of wave action, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 250 500 750 1,000 FEET
150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0167J

FIRM

FLOOD INSURANCE RATE MAP

ST. LUCIE COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 167 OF 420

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT PIERCE, CITY OF	120286	0167	J
ST. LUCIE COUNTY	120285	0167	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12111C0167J

MAP REVISED
FEBRUARY 16, 2012

Federal Emergency Management Agency

Exhibit 4 – National Wetlands Inventory Map / Formal Wetland Determination

U.S. Fish and Wildlife Service
National Wetlands Inventory

WSS Ft. Pierce



June 22, 2023

Wetlands_Alaska

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 12, 2023

** Delivered via email*

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

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

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

This action is subject to:

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

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

CERTIFICATE OF SERVICE

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

Sincerely,

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

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

Project Name:	22-378 - PMHI Hotels
Petitioner:	Larry Bielski Prime Hospitality Management, LLC 60 Service Lane Ringgold, GA 30736
Application No.	230116-37200
Location:	St Lucie County, See Exhibit 1
Acres:	4.75
Expiration Date:	May 12, 2028
Type:	Certified Survey

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

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

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

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

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

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

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

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

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

Distribution List

Drew Liddick, EDC, Inc *

Anthony Adams, EDC, Inc *

Florida Department of Environmental Protection SLERC *

St. Lucie County Planning and Development Services *

FDEP, Port St. Lucie Branch Office *

Florida Department of Environmental Protection - Environmental Administrator *

Exhibits

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

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Wetland Map

NOTICE OF RIGHTS

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

RIGHT TO REQUEST ADMINISTRATIVE HEARING

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

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

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

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

FILING INSTRUCTIONS

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

Additional filing instructions are as follows:

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

INITIATION OF ADMINISTRATIVE HEARING

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

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

MEDIATION

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

RIGHT TO SEEK JUDICIAL REVIEW

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

Exhibit 5 – NRCS Soils Report

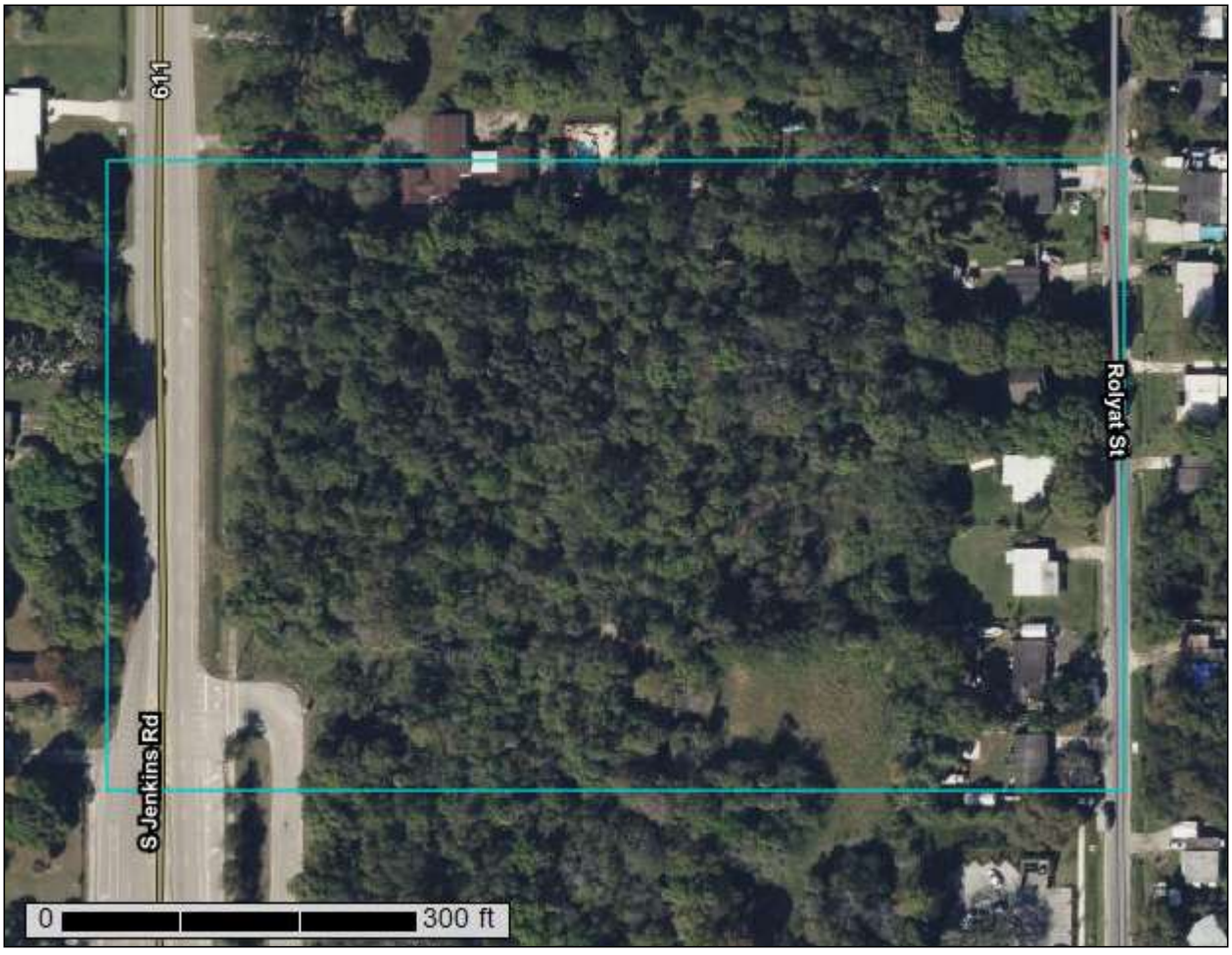
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida



June 22, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

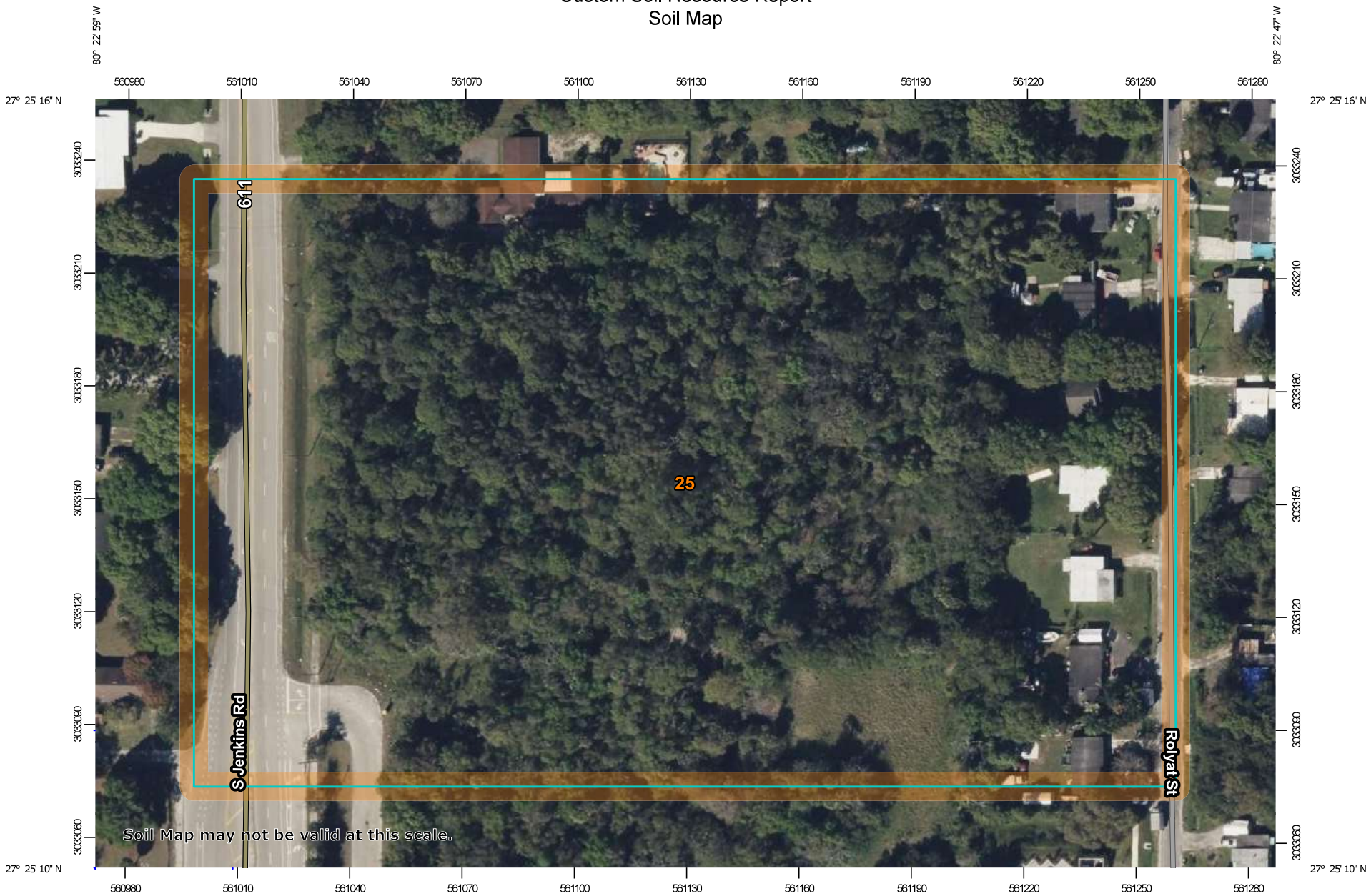
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,440 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 16, Sep 2, 2022

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
25	Nettles and Oldsmar sands	10.5	100.0%
Totals for Area of Interest		**10.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

25—Nettles and Oldsmar sands

Map Unit Setting

National map unit symbol: 1jpvl
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Nettles and similar soils: 41 percent
Oldsmar and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nettles

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 33 inches: sand
Bh1 - 33 to 39 inches: sand
Bh2 - 39 to 55 inches: sand
Btg - 55 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 32 inches: sand
Bh - 32 to 42 inches: sand
Btg - 42 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Oldsmar

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Swamps and Marshes
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Ankona

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Pepper

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

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Exhibit 6 – NOAA Atlas Point Precipitation Frequency Estimates

NOAA Atlas 14, Volume 9, Version 2
Location name: Fort Pierce, Florida, USA*
Latitude: 27.4529°, Longitude: -80.3894°
Elevation: 16 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.536** (0.428-0.675)	**0.611** (0.488-0.771)	**0.739** (0.588-0.935)	**0.848** (0.671-1.08)	**1.00** (0.768-1.32)	**1.13** (0.842-1.51)	**1.25** (0.905-1.72)	**1.39** (0.959-1.96)	**1.57** (1.04-2.28)	**1.71** (1.10-2.53)
10-min	**0.784** (0.627-0.988)	**0.895** (0.715-1.13)	**1.08** (0.861-1.37)	**1.24** (0.982-1.58)	**1.47** (1.12-1.94)	**1.65** (1.23-2.21)	**1.84** (1.32-2.52)	**2.03** (1.40-2.87)	**2.30** (1.52-3.34)	**2.50** (1.62-3.70)
15-min	**0.956** (0.765-1.20)	**1.09** (0.872-1.38)	**1.32** (1.05-1.67)	**1.51** (1.20-1.92)	**1.79** (1.37-2.36)	**2.01** (1.50-2.69)	**2.24** (1.62-3.08)	**2.48** (1.71-3.50)	**2.80** (1.86-4.08)	**3.05** (1.97-4.51)
30-min	**1.46** (1.17-1.84)	**1.66** (1.33-2.10)	**2.01** (1.60-2.54)	**2.30** (1.82-2.92)	**2.72** (2.08-3.59)	**3.06** (2.28-4.09)	**3.40** (2.46-4.67)	**3.76** (2.60-5.32)	**4.26** (2.83-6.20)	**4.65** (3.00-6.87)
60-min	**1.92** (1.53-2.42)	**2.19** (1.75-2.77)	**2.65** (2.11-3.35)	**3.03** (2.39-3.85)	**3.56** (2.72-4.67)	**3.97** (2.96-5.29)	**4.38** (3.16-6.00)	**4.81** (3.32-6.78)	**5.38** (3.57-7.81)	**5.81** (3.76-8.59)
2-hr	**2.38** (1.91-2.97)	**2.72** (2.19-3.40)	**3.29** (2.64-4.12)	**3.75** (2.99-4.73)	**4.39** (3.38-5.70)	**4.88** (3.67-6.44)	**5.36** (3.89-7.28)	**5.85** (4.07-8.18)	**6.50** (4.34-9.36)	**6.98** (4.55-10.3)
3-hr	**2.60** (2.11-3.23)	**3.00** (2.42-3.73)	**3.63** (2.93-4.53)	**4.16** (3.33-5.21)	**4.86** (3.76-6.28)	**5.40** (4.08-7.10)	**5.93** (4.32-8.01)	**6.46** (4.51-8.99)	**7.15** (4.80-10.3)	**7.67** (5.02-11.2)
6-hr	**2.99** (2.44-3.68)	**3.46** (2.83-4.27)	**4.26** (3.46-5.26)	**4.92** (3.98-6.12)	**5.86** (4.58-7.55)	**6.59** (5.03-8.63)	**7.34** (5.40-9.87)	**8.10** (5.72-11.2)	**9.14** (6.20-13.1)	**9.93** (6.56-14.4)
12-hr	**3.40** (2.80-4.16)	**3.97** (3.27-4.86)	**4.97** (4.07-6.09)	**5.86** (4.78-7.22)	**7.18** (5.70-9.28)	**8.28** (6.40-10.8)	**9.44** (7.04-12.7)	**10.7** (7.64-14.8)	**12.4** (8.54-17.8)	**13.9** (9.23-20.0)
24-hr	**3.88** (3.22-4.70)	**4.59** (3.80-5.56)	**5.85** (4.83-7.10)	**7.00** (5.75-8.54)	**8.73** (7.00-11.2)	**10.2** (7.95-13.3)	**11.7** (8.84-15.7)	**13.4** (9.70-18.5)	**15.8** (11.0-22.5)	**17.8** (11.9-25.5)
2-day	**4.50** (3.77-5.40)	**5.38** (4.50-6.46)	**6.91** (5.76-8.32)	**8.26** (6.85-10.0)	**10.3** (8.26-13.0)	**11.9** (9.34-15.3)	**13.6** (10.3-18.0)	**15.5** (11.2-21.1)	**18.0** (12.6-25.4)	**20.1** (13.6-28.6)
3-day	**5.04** (4.24-6.01)	**5.96** (5.01-7.12)	**7.55** (6.32-9.04)	**8.94** (7.45-10.8)	**11.0** (8.89-13.9)	**12.7** (9.98-16.2)	**14.4** (11.0-19.0)	**16.3** (11.9-22.1)	**18.9** (13.2-26.4)	**20.9** (14.2-29.7)
4-day	**5.52** (4.66-6.56)	**6.45** (5.44-7.67)	**8.04** (6.76-9.60)	**9.44** (7.89-11.3)	**11.5** (9.33-14.4)	**13.2** (10.4-16.8)	**14.9** (11.4-19.6)	**16.8** (12.3-22.7)	**19.3** (13.6-27.0)	**21.4** (14.6-30.3)
7-day	**6.74** (5.73-7.95)	**7.68** (6.52-9.07)	**9.29** (7.86-11.0)	**10.7** (9.00-12.7)	**12.7** (10.4-15.8)	**14.4** (11.5-18.2)	**16.1** (12.4-21.0)	**18.0** (13.3-24.2)	**20.5** (14.6-28.5)	**22.6** (15.5-31.8)
10-day	**7.77** (6.63-9.12)	**8.75** (7.47-10.3)	**10.4** (8.87-12.3)	**11.9** (10.1-14.1)	**14.0** (11.5-17.3)	**15.7** (12.6-19.8)	**17.5** (13.5-22.7)	**19.4** (14.4-25.9)	**22.0** (15.7-30.4)	**24.1** (16.7-33.8)
20-day	**10.5** (9.05-12.2)	**11.8** (10.1-13.7)	**13.9** (11.9-16.2)	**15.7** (13.4-18.4)	**18.3** (15.1-22.3)	**20.3** (16.4-25.3)	**22.4** (17.5-28.7)	**24.6** (18.4-32.6)	**27.6** (19.8-37.8)	**29.9** (20.9-41.7)
30-day	**12.7** (11.0-14.7)	**14.3** (12.4-16.5)	**16.8** (14.5-19.6)	**19.0** (16.3-22.2)	**22.0** (18.2-26.6)	**24.3** (19.7-30.0)	**26.7** (20.9-33.9)	**29.1** (21.8-38.3)	**32.3** (23.3-44.0)	**34.8** (24.4-48.3)
45-day	**15.5** (13.5-17.9)	**17.5** (15.2-20.1)	**20.6** (17.9-23.8)	**23.2** (20.0-26.9)	**26.6** (22.2-32.0)	**29.3** (23.8-35.9)	**31.9** (25.0-40.3)	**34.5** (26.0-45.1)	**37.9** (27.4-51.3)	**40.5** (28.6-55.9)
60-day	**18.0** (15.7-20.6)	**20.2** (17.7-23.2)	**23.8** (20.7-27.4)	**26.7** (23.1-30.9)	**30.6** (25.4-36.5)	**33.4** (27.2-40.7)	**36.2** (28.5-45.4)	**38.9** (29.3-50.5)	**42.3** (30.7-56.9)	**44.8** (31.8-61.8)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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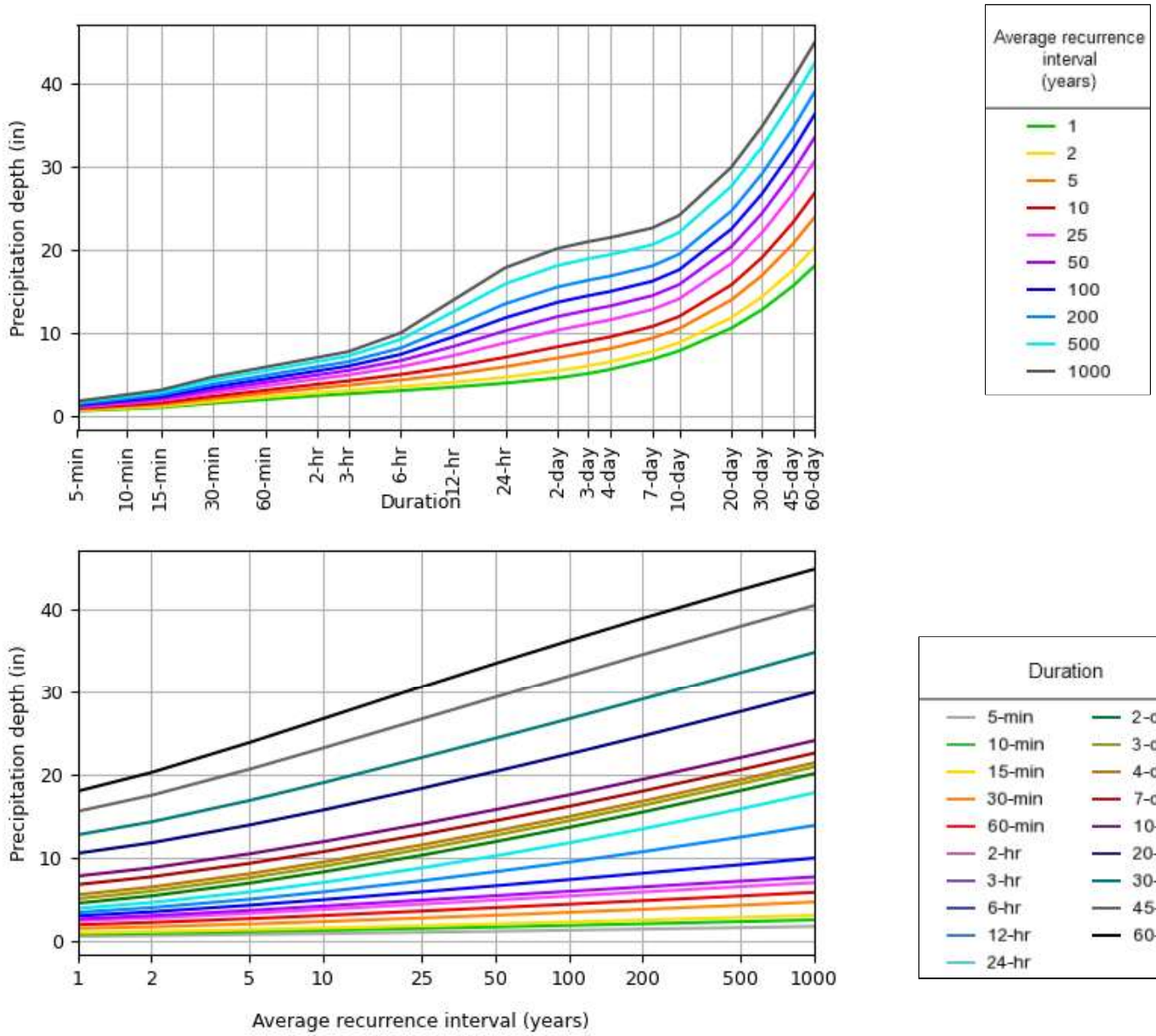
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 27.4529°, Longitude: -80.3894°



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Created (GMT): Mon Oct 30 14:58:45 2023

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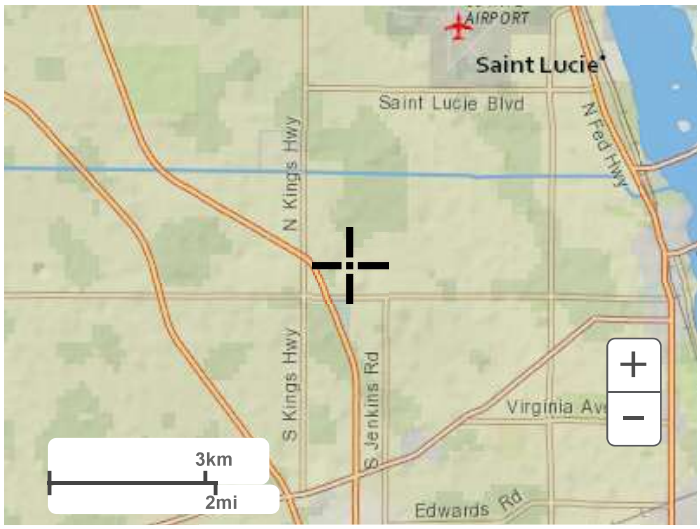
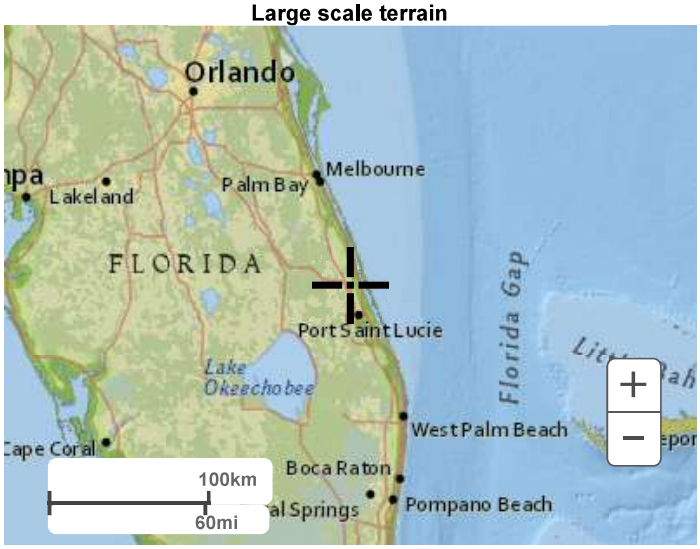
Maps & aerials

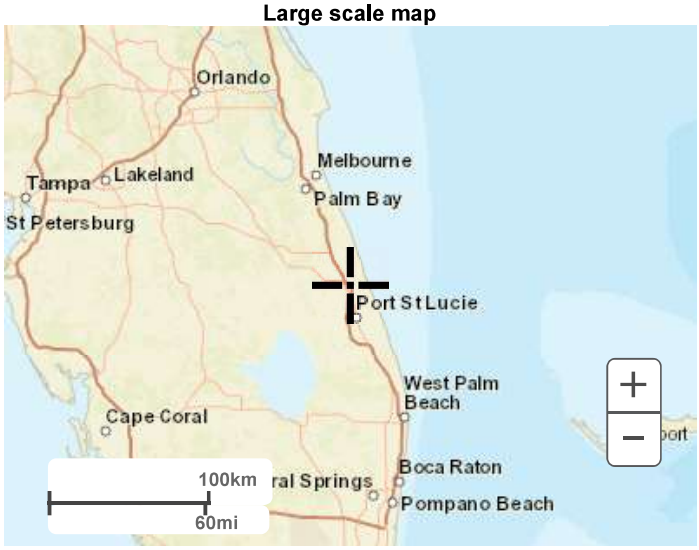
Small scale terrain



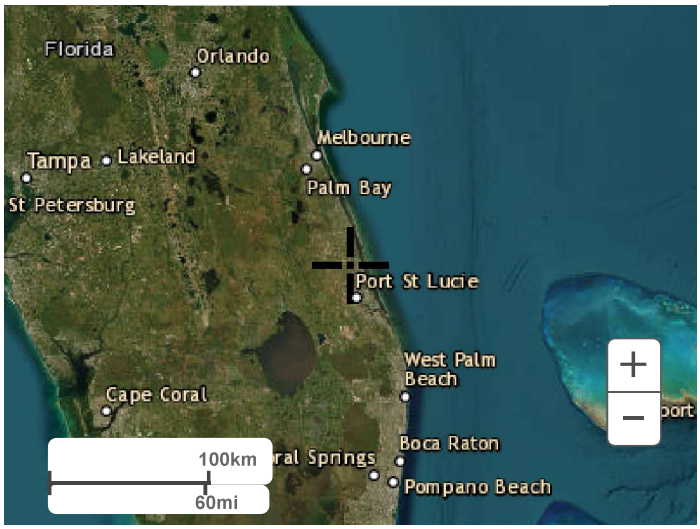
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Appendix A1 – Storm Sewer Sizing Calculations and Exhibits

Appendix A2 – C Value Calculations

Name: NJP
Date: 11/8/2023
Location: Ft. Pierce, FL 10-yr
Catchments: 6

C Values	
Grass	0.10
Gravel	0.00
Impervious	0.95

C-Values from Florida Administrative Code

Hydraflow Line Number	#	Catchment Data									
		Areas								Weighted C Value	Percent Impervious
		Total Area, A		Grass		Gravel		Impervious			
		(sq ft)	(acre)	(sq ft)	(acre)	(sq ft)	(acre)	(sq ft)	(acre)		
4	**1.2**	2,971.50	**0.07**	0.00	0.00	0.00	0.00	2,971.50	0.07	**0.95**	**1.00**
5	**1.3**	7,263.20	**0.17**	2,528.90	0.06	0.00	0.00	4,734.30	0.11	**0.65**	**0.65**
6	**1.4**	20,146.20	**0.46**	3,837.10	0.09	0.00	0.00	16,309.10	0.37	**0.79**	**0.81**
7	**1.5**	23,809.98	**0.55**	5,330.05	0.12	0.00	0.00	18,479.93	0.42	**0.76**	**0.78**
1	**2.1**	7,027.97	**0.16**	0.00	0.00	0.00	0.00	7,027.97	0.16	**0.95**	**1.00**
2	**2.2**	8,271.49	**0.19**	1,908.56	0.04	0.00	0.00	6,362.93	0.15	**0.75**	**0.77**

Name: NJP
Date: 11/8/2023
Location: Ft. Pierce, FL 25-yr
Catchments: 6

C Values	
Grass	0.11
Gravel	0.00
Impervious	1.00

C-Values from Florida Administrative Code

Hydraflow Line Number	#	Catchment Data									
		Areas								Weighted C Value	Percent Impervious
		Total Area, A		Grass		Gravel		Impervious			
		(sq ft)	(acre)	(sq ft)	(acre)	(sq ft)	(acre)	(sq ft)	(acre)		
4	**1.2**	2,971.50	**0.07**	0.00	0.00	0.00	0.00	2,971.50	0.07	**1.00**	**1.00**
5	**1.3**	7,263.20	**0.17**	2,528.90	0.06	0.00	0.00	4,734.30	0.11	**0.69**	**0.65**
6	**1.4**	20,146.20	**0.46**	3,837.10	0.09	0.00	0.00	16,309.10	0.37	**0.83**	**0.81**
7	**1.5**	23,809.98	**0.55**	5,330.05	0.12	0.00	0.00	18,479.93	0.42	**0.80**	**0.78**
1	**2.1**	7,027.97	**0.16**	0.00	0.00	0.00	0.00	7,027.97	0.16	**1.00**	**1.00**
2	**2.2**	8,271.49	**0.19**	1,908.56	0.04	0.00	0.00	6,362.93	0.15	**0.79**	**0.77**

Name: NJP
Date: 11/8/2023
Location: Ft. Pierce, FL 100-yr
Catchments: 6

C Values	
Grass	0.13
Gravel	0.00
Impervious	1.00

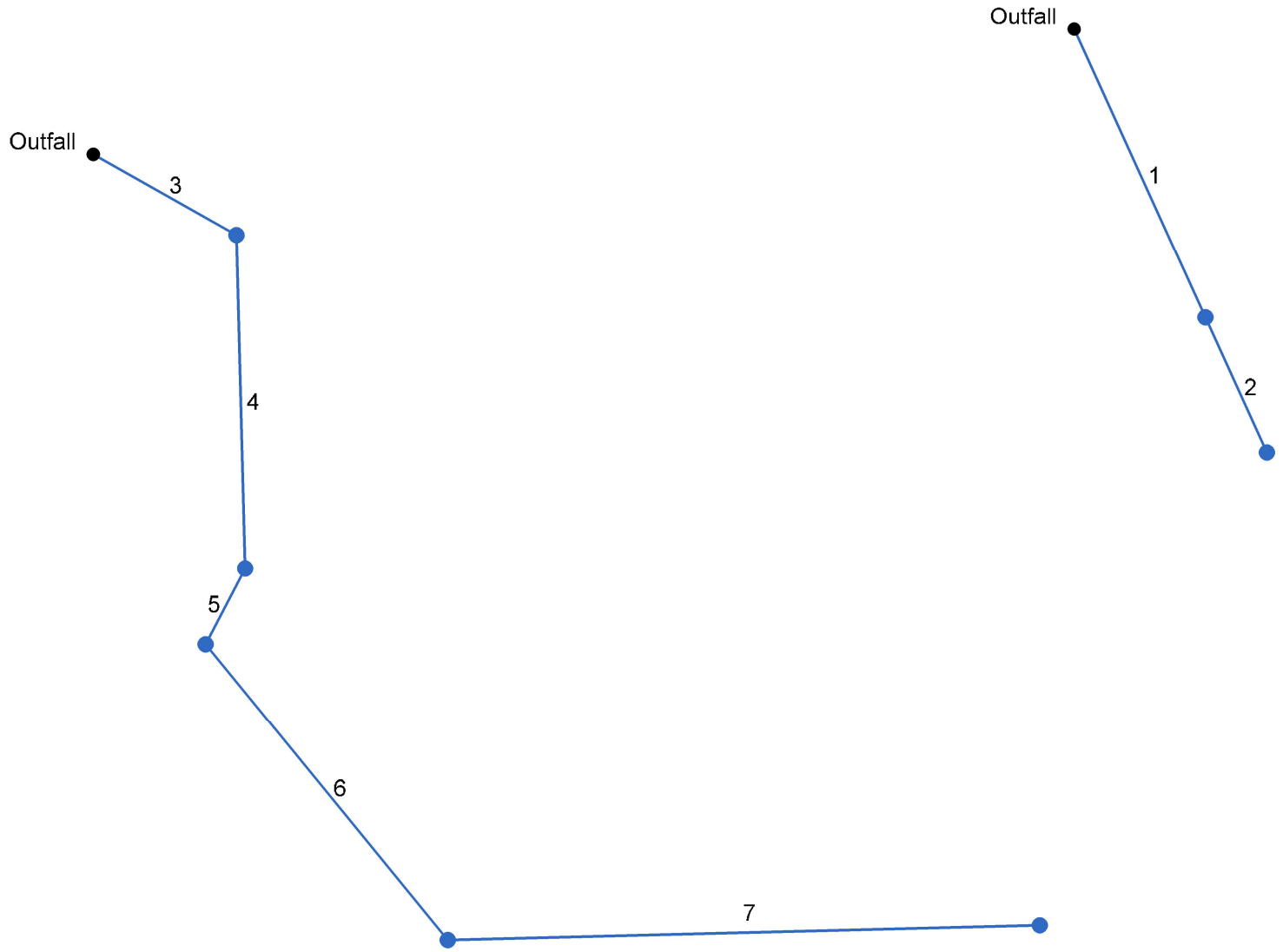
These C-Values were used for modeling purposes.

C-Values from Florida Administrative Code

Hydraflow Line Number	#	Catchment Data									
		Areas								Weighted C Value	Percent Impervious
		Total Area, A		Grass		Gravel		Impervious			
		(sq ft)	(acre)	(sq ft)	(acre)	(sq ft)	(acre)	(sq ft)	(acre)		
4	**1.2**	2,971.50	**0.07**	0.00	0.00	0.00	0.00	2,971.50	0.07	**1.00**	**1.00**
5	**1.3**	7,263.20	**0.17**	2,528.90	0.06	0.00	0.00	4,734.30	0.11	**0.70**	**0.65**
6	**1.4**	20,146.20	**0.46**	3,837.10	0.09	0.00	0.00	16,309.10	0.37	**0.83**	**0.81**
7	**1.5**	23,809.98	**0.55**	5,330.05	0.12	0.00	0.00	18,479.93	0.42	**0.80**	**0.78**
1	**2.1**	7,027.97	**0.16**	0.00	0.00	0.00	0.00	7,027.97	0.16	**1.00**	**1.00**

Appendix A3 – Hydraflow Storm Sewers Report

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan

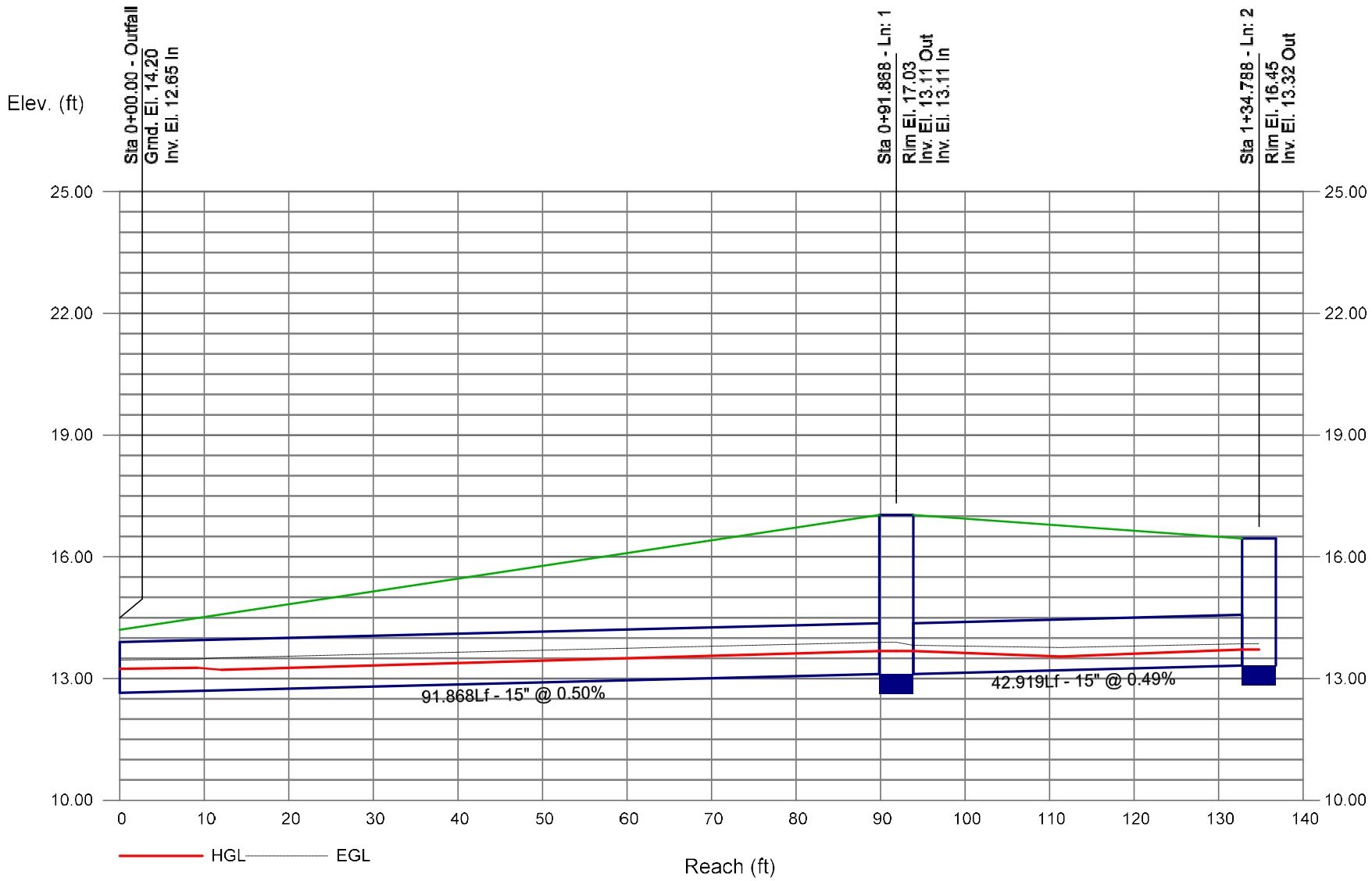


10-YEAR STORM

Project File: Storm Sizing.stm	Number of lines: 7	Date: 12/1/2023

Storm Sewer Profile

Proj. file: Storm Sizing.stm



Storm Sewer Profile

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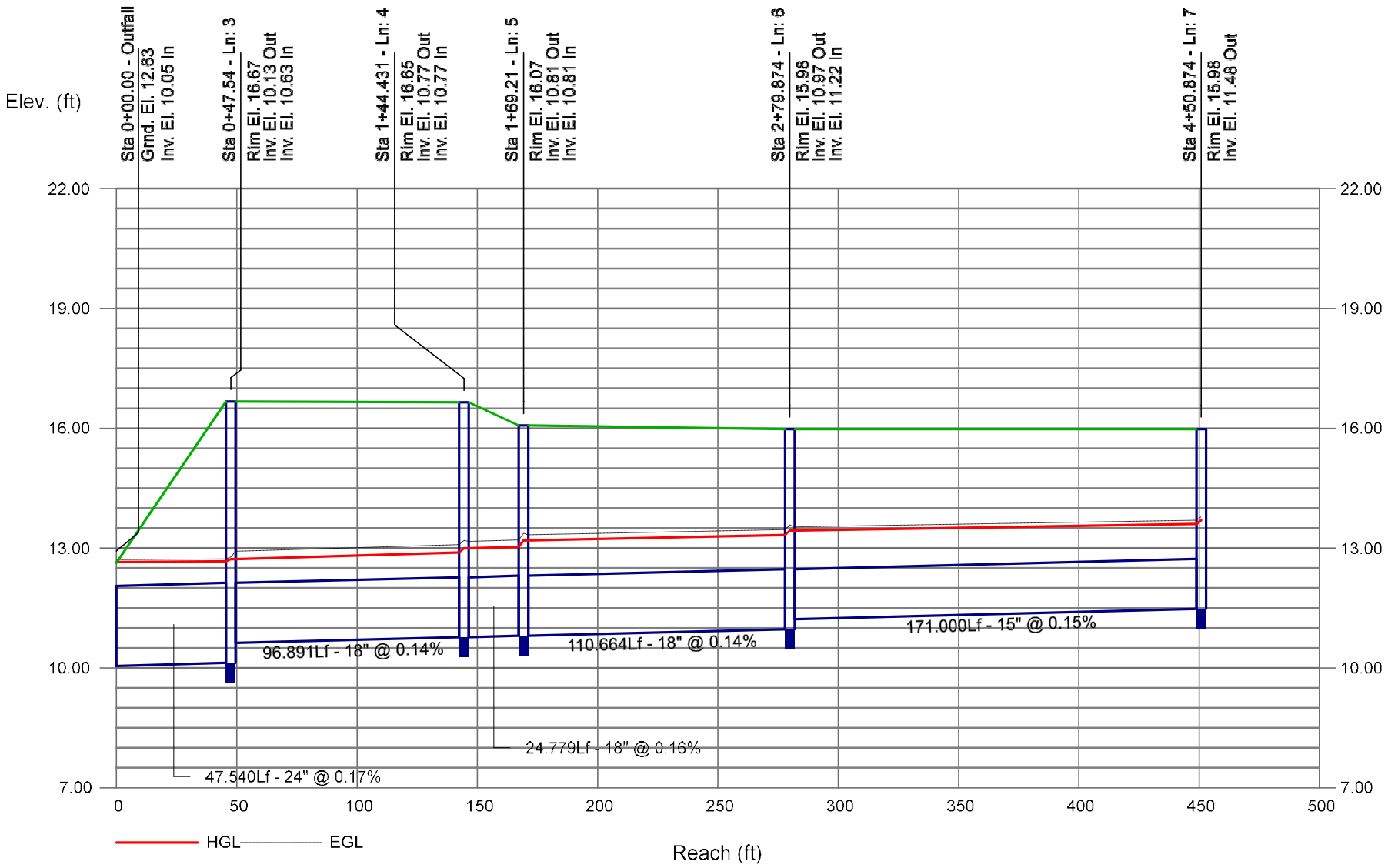


Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (3) (1)	2.01	15	Cir	91.868	12.65	13.11	0.501	13.24	13.67	n/a	13.67 j	End	Manhole
2	Pipe - (3)	1.01	15	Cir	42.919	13.11	13.32	0.489	13.67	13.71	n/a	13.71 j	1	Manhole
3	Pipe - (8)	6.24	24	Cir	47.540	10.05	10.13	0.168	12.65*	12.67*	0.05	12.72	End	Manhole
4	Pipe - (7)	6.32	18	Cir	96.891	10.63	10.77	0.144	12.72*	12.89*	0.11	13.00	3	Manhole
5	Pipe - (6) (1)	5.90	18	Cir	24.779	10.77	10.81	0.161	13.00*	13.03*	0.16	13.20	4	Manhole
6	Pipe - (6)	5.25	18	Cir	110.664	10.81	10.97	0.145	13.20*	13.33*	0.11	13.44	5	Manhole
7	Pipe - (5)	2.92	15	Cir	171.000	11.22	11.48	0.152	13.44*	13.61*	0.09	13.70	6	Manhole

Project File: Storm Sizing.stm | Number of lines: 7 | Run Date: 12/1/2023

NOTES: Return period = 10 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 12/1/2023
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 10 yrs
					Incre-ment (ac)	Sub-Total (ac)	Sum CA					Q		Elev of Invert Up	Down	Fall	Size	Slope	Vel	Cap	Proj: Storm Sizing.stm
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	MH	0.009	91.868	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.87	0.91	6.45	0.31	0.00 2.01	17.03	13.67 14.36 13.11	13.24 13.90 12.65	0.43 0.46	15 15 Cir	0.47 0.50	3.64 5.38	2.01 6.60	Pipe - (3) (1)
2	1	MH	0.009	42.919	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.00	0.87	6.63	0.15	0.00 1.01	16.45	13.71 14.57 13.32	13.67 14.36 13.11	0.04 0.21	15 15 Cir	0.09 0.49	2.45 5.32	1.01 6.52	Pipe - (3)
3	End	MH	0.009	47.540	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	17.39	0.40	6.17	1.01	0.00 6.24	16.67	12.67 12.13 10.13	12.65 12.05 10.05	0.02 0.08	24 24 Cir	0.04 0.17	1.99 4.27	6.24 13.40	Pipe - (8)
4	3	MH	0.009	96.891	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	16.94	0.45	6.25	1.01	0.00 6.32	16.65	12.89 12.27 10.77	12.72 12.13 10.63	0.17 0.14	18 18 Cir	0.17 0.14	3.58 3.26	6.32 5.77	Pipe - (7)
5	4	MH	0.009	24.779	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	16.81	0.12	6.27	0.94	0.00 5.90	16.07	13.03 12.31 10.81	13.00 12.27 10.77	0.04 0.04	18 18 Cir	0.15 0.16	3.34 3.45	5.90 6.09	Pipe - (6) (1)
6	5	MH	0.009	110.664	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	16.20	0.62	6.39	0.82	0.00 5.25	15.98	13.33 12.47 10.97	13.20 12.31 10.81	0.13 0.16	18 18 Cir	0.12 0.14	2.97 3.26	5.25 5.77	Pipe - (6)
7	6	MH	0.009	171.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.00	1.20	6.63	0.44	0.00 2.92	15.98	13.61 12.73 11.48	13.44 12.47 11.22	0.17 0.26	15 15 Cir	0.10 0.15	2.38 2.96	2.92 3.64	Pipe - (5)

NOTES: Intensity = 57.85 / (Inlet time + 6.90) ^ 0.70 (in/hr) ; Time of flow in section is based on full flow.

Project File: Storm Sizing.stm

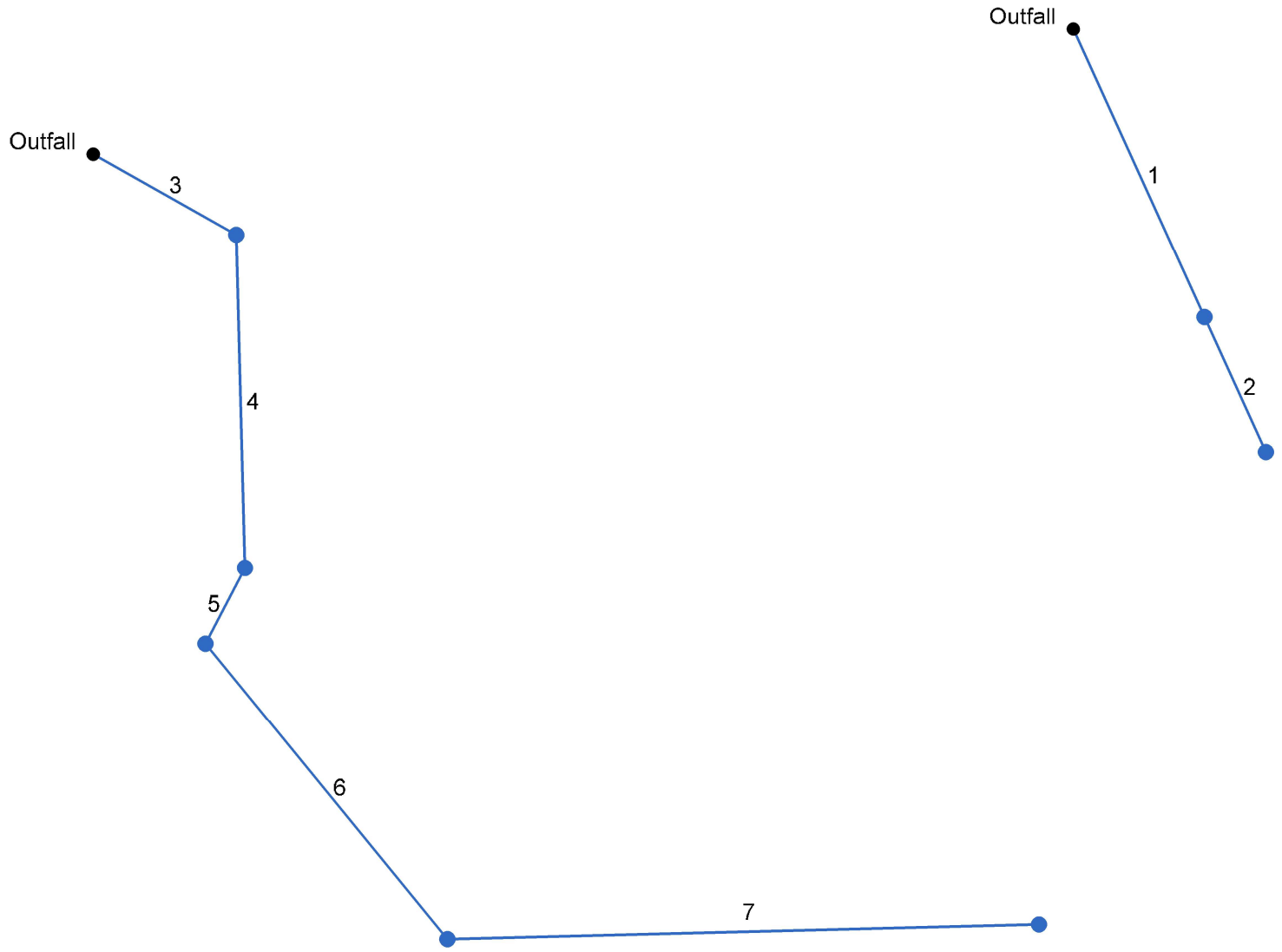
Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)
1	15	2.01	12.65	13.24	0.59	0.54	3.53	0.22	13.46	0.000	91.868	13.11	13.67 j	0.56**	0.54	3.74	0.22	13.89	0.000	0.000	n/a	0.15	n/a
2	15	1.01	13.11	13.67	0.56	0.33	1.87	0.14	13.82	0.000	42.919	13.32	13.71 j	0.39**	0.33	3.04	0.14	13.86	0.000	0.000	n/a	1.00	n/a
3	24	6.24	10.05	12.65	2.00	3.14	1.99	0.06	12.71	0.036	47.540	10.13	12.67	2.00	3.14	1.98	0.06	12.73	0.036	0.036	0.017	0.88	0.05
4	18	6.32	10.63	12.72	1.50	1.77	3.58	0.20	12.92	0.174	96.891	10.77	12.89	1.50	1.77	3.58	0.20	13.09	0.174	0.174	0.168	0.54	0.11
5	18	5.90	10.77	13.00	1.50	1.77	3.34	0.17	13.17	0.151	24.779	10.81	13.03	1.50	1.77	3.34	0.17	13.21	0.151	0.151	0.038	0.93	0.16
6	18	5.25	10.81	13.20	1.50	1.77	2.97	0.14	13.33	0.120	110.664	10.97	13.33	1.50	1.77	2.97	0.14	13.47	0.120	0.120	0.133	0.82	0.11
7	15	2.92	11.22	13.44	1.25	1.23	2.38	0.09	13.53	0.098	171.000	11.48	13.61	1.25	1.23	2.38	0.09	13.70	0.098	0.098	0.167	1.00	0.09

Project File: Storm Sizing.stm | Number of lines: 7 | Run Date: 12/1/2023

Notes: ; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan

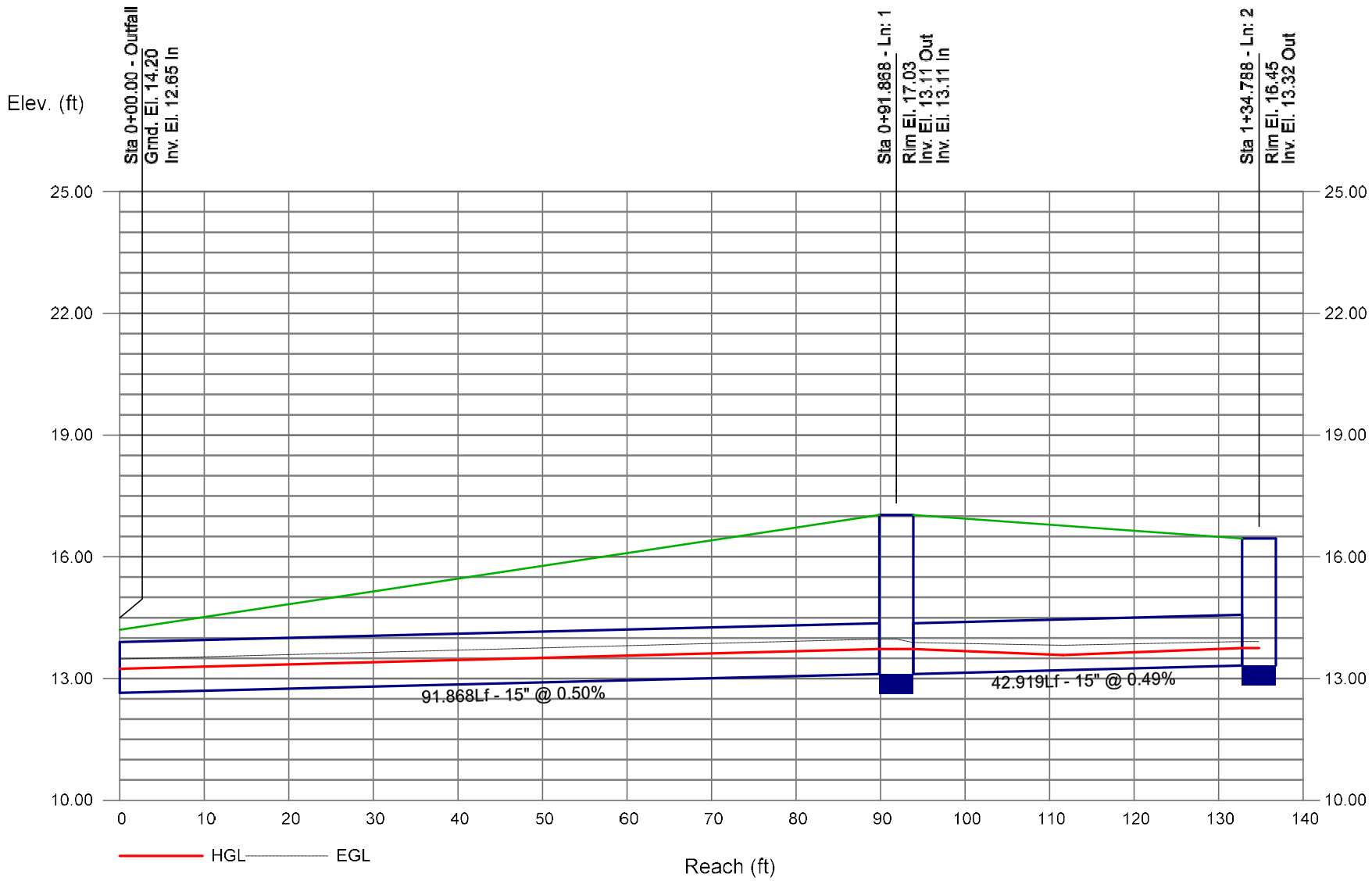


25-YEAR STORM

Project File: Storm Sizing.stm	Number of lines: 7	Date: 12/1/2023

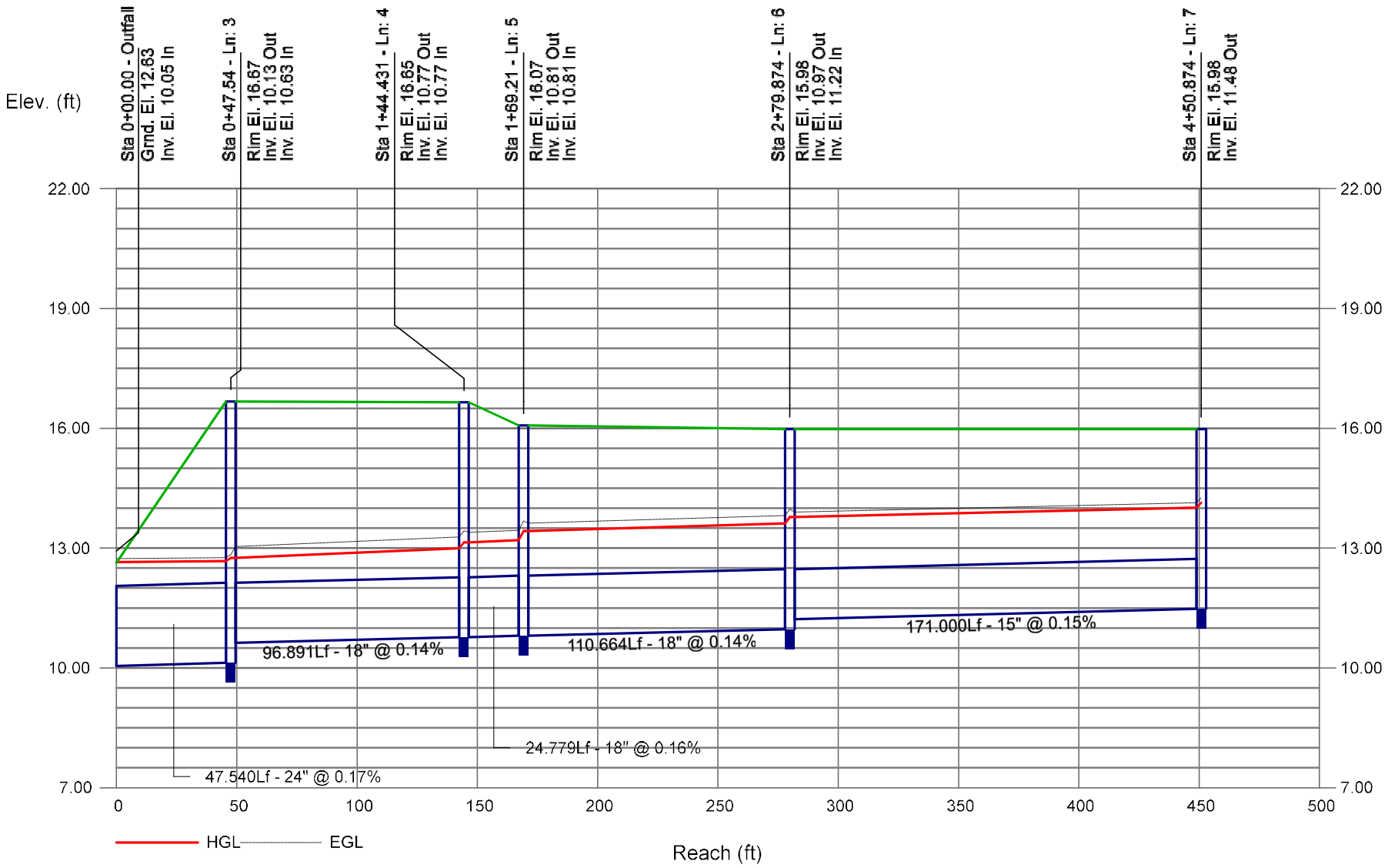
Storm Sewer Profile

Proj. file: Storm Sizing.stm



Storm Sewer Profile

Proj. file: Storm Sizing.stm



Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (3) (1)	2.40	15	Cir	91.868	12.65	13.11	0.501	13.24	13.73	n/a	13.73	End	Manhole
2	Pipe - (3)	1.19	15	Cir	42.919	13.11	13.32	0.489	13.73	13.75	n/a	13.75 j	1	Manhole
3	Pipe - (8)	7.47	24	Cir	47.540	10.05	10.13	0.168	12.65*	12.67*	0.08	12.75	End	Manhole
4	Pipe - (7)	7.55	18	Cir	96.891	10.63	10.77	0.144	12.75*	12.99*	0.15	13.15	3	Manhole
5	Pipe - (6) (1)	7.05	18	Cir	24.779	10.77	10.81	0.161	13.15*	13.20*	0.23	13.43	4	Manhole
6	Pipe - (6)	6.26	18	Cir	110.664	10.81	10.97	0.145	13.43*	13.62*	0.16	13.78	5	Manhole
7	Pipe - (5)	3.46	15	Cir	171.000	11.22	11.48	0.152	13.78*	14.01*	0.12	14.14	6	Manhole

Project File: Storm Sizing.stm | Number of lines: 7 | Run Date: 12/1/2023

NOTES: Return period = 25 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 12/1/2023
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 25 yrs
														Elev of Invert							Proj: Storm Sizing.stm
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	MH	0.009	91.868	0.00	0.00	0.00	15.73	0.77	7.68	0.31	0.00	17.03	13.73	13.24	0.49	15	0.53	4.08	2.40	Pipe - (3) (1)
					0.00	0.00	0.00					2.40		14.36	13.90		15	0.50	5.38	6.60	
					0.00	0.00	0.00							13.11	12.65	0.46	Cir				
2	1	MH	0.009	42.919	0.00	0.00	0.00	15.00	0.73	7.86	0.15	0.00	16.45	13.75	13.73	0.02	15	0.05	2.58	1.19	Pipe - (3)
					0.00	0.00	0.00					1.19		14.57	14.36		15	0.49	5.32	6.52	
					0.00	0.00	0.00							13.32	13.11	0.21	Cir				
3	End	MH	0.009	47.540	0.00	0.00	0.00	17.01	0.34	7.39	1.01	0.00	16.67	12.67	12.65	0.02	24	0.05	2.38	7.47	Pipe - (8)
					0.00	0.00	0.00					7.47		12.13	12.05		24	0.17	4.27	13.40	
					0.00	0.00	0.00							10.13	10.05	0.08	Cir				
4	3	MH	0.009	96.891	0.00	0.00	0.00	16.63	0.38	7.47	1.01	0.00	16.65	12.99	12.75	0.24	18	0.25	4.27	7.55	Pipe - (7)
					0.00	0.00	0.00					7.55		12.27	12.13		18	0.14	3.26	5.77	
					0.00	0.00	0.00							10.77	10.63	0.14	Cir				
5	4	MH	0.009	24.779	0.00	0.00	0.00	16.53	0.10	7.50	0.94	0.00	16.07	13.20	13.15	0.05	18	0.22	3.99	7.05	Pipe - (6) (1)
					0.00	0.00	0.00					7.05		12.31	12.27		18	0.16	3.45	6.09	
					0.00	0.00	0.00							10.81	10.77	0.04	Cir				
6	5	MH	0.009	110.664	0.00	0.00	0.00	16.01	0.52	7.61	0.82	0.00	15.98	13.62	13.43	0.19	18	0.17	3.54	6.26	Pipe - (6)
					0.00	0.00	0.00					6.26		12.47	12.31		18	0.14	3.26	5.77	
					0.00	0.00	0.00							10.97	10.81	0.16	Cir				
7	6	MH	0.009	171.000	0.00	0.00	0.00	15.00	1.01	7.86	0.44	0.00	15.98	14.01	13.78	0.24	15	0.14	2.82	3.46	Pipe - (5)
					0.00	0.00	0.00					3.46		12.73	12.47		15	0.15	2.96	3.64	
					0.00	0.00	0.00							11.48	11.22	0.26	Cir				

NOTES: Intensity = 74.85 / (Inlet time + 7.60) ^ 0.72 (in/hr) ; Time of flow in section is based on full flow.

Project File: Storm Sizing.stm

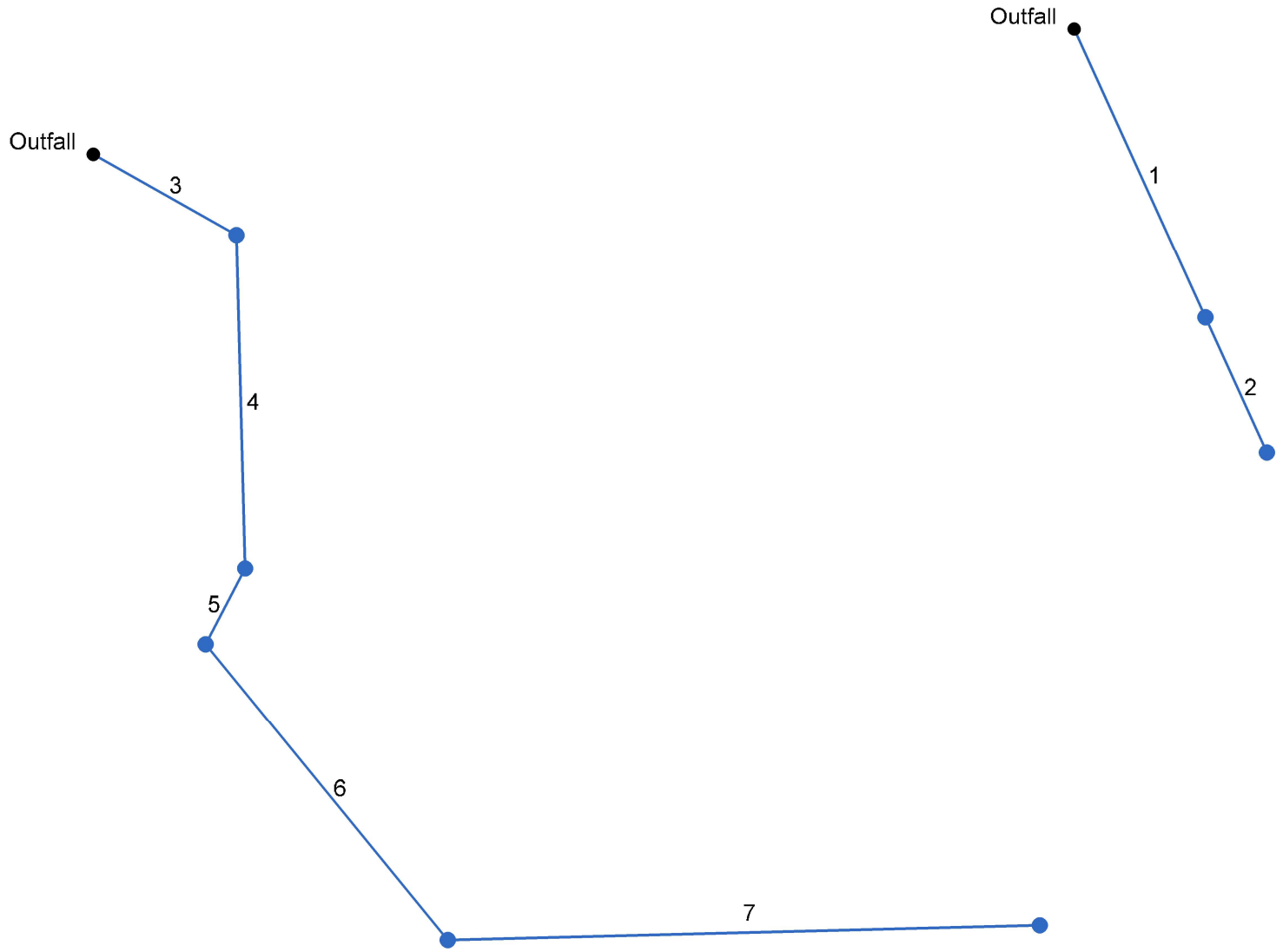
Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)
1	15	2.40	12.65	13.24	0.59	0.57	4.20	0.24	13.48	0.000	91.868	13.11	13.73	0.62**	0.61	3.95	0.24	13.97	0.000	0.000	n/a	0.15	n/a
2	15	1.19	13.11	13.73	0.62	0.37	1.97	0.16	13.89	0.000	42.919	13.32	13.75 j	0.43**	0.37	3.19	0.16	13.91	0.000	0.000	n/a	1.00	n/a
3	24	7.47	10.05	12.65	2.00	3.14	2.38	0.09	12.74	0.052	47.540	10.13	12.67	2.00	3.14	2.38	0.09	12.76	0.052	0.052	0.025	0.88	0.08
4	18	7.55	10.63	12.75	1.50	1.77	4.28	0.28	13.04	0.248	96.891	10.77	12.99	1.50	1.77	4.27	0.28	13.28	0.248	0.248	0.240	0.54	0.15
5	18	7.05	10.77	13.15	1.50	1.77	3.99	0.25	13.39	0.216	24.779	10.81	13.20	1.50	1.77	3.99	0.25	13.45	0.216	0.216	0.054	0.93	0.23
6	18	6.26	10.81	13.43	1.50	1.77	3.54	0.20	13.63	0.170	110.664	10.97	13.62	1.50	1.77	3.54	0.19	13.81	0.170	0.170	0.188	0.82	0.16
7	15	3.46	11.22	13.78	1.25	1.23	2.82	0.12	13.90	0.138	171.000	11.48	14.01	1.25	1.23	2.82	0.12	14.14	0.137	0.137	0.235	1.00	0.12

Project File: Storm Sizing.stm | Number of lines: 7 | Run Date: 12/1/2023

Notes: ; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan

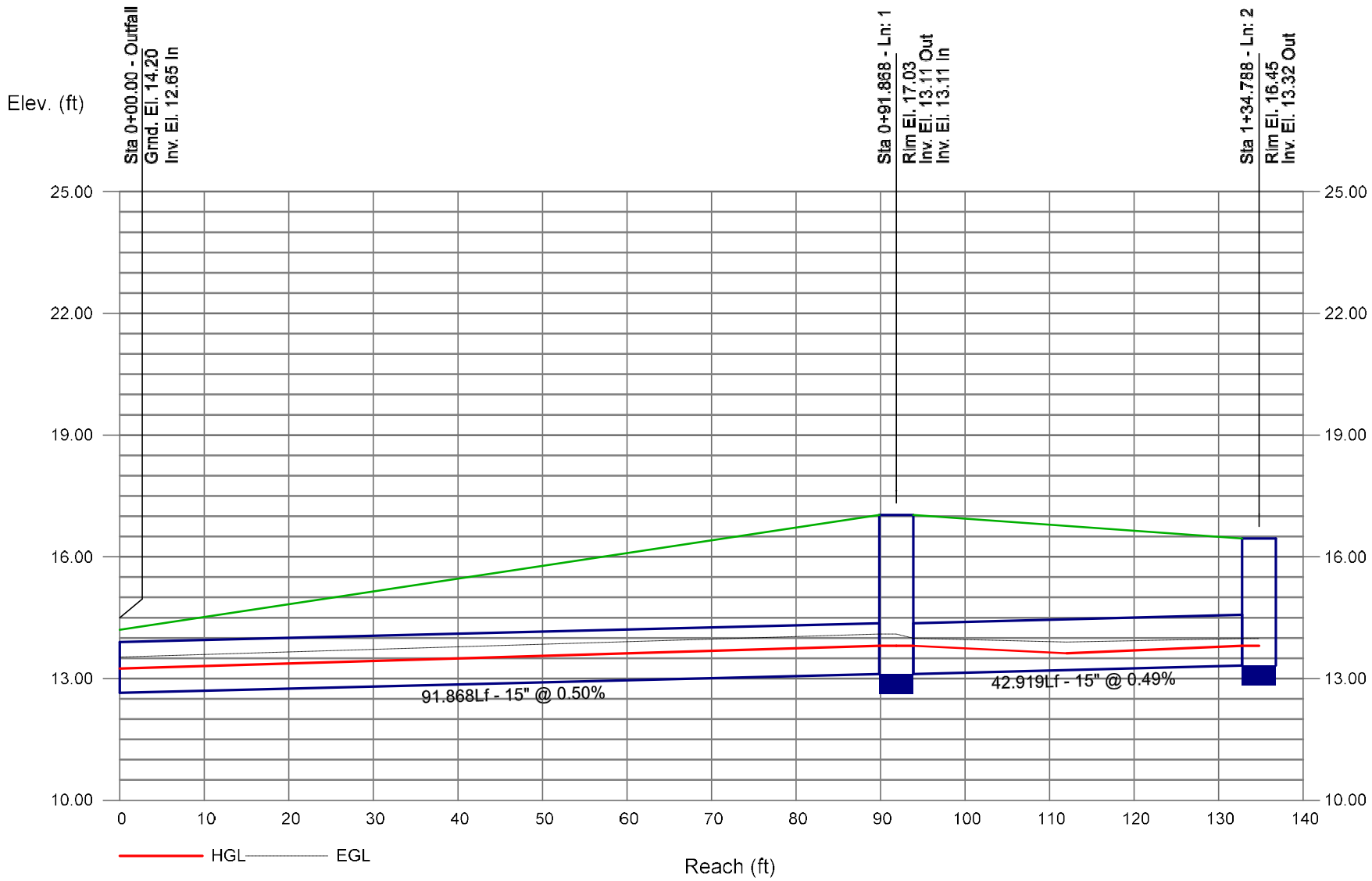


100-YEAR STORM

Project File: Storm Sizing.stm	Number of lines: 7	Date: 12/1/2023

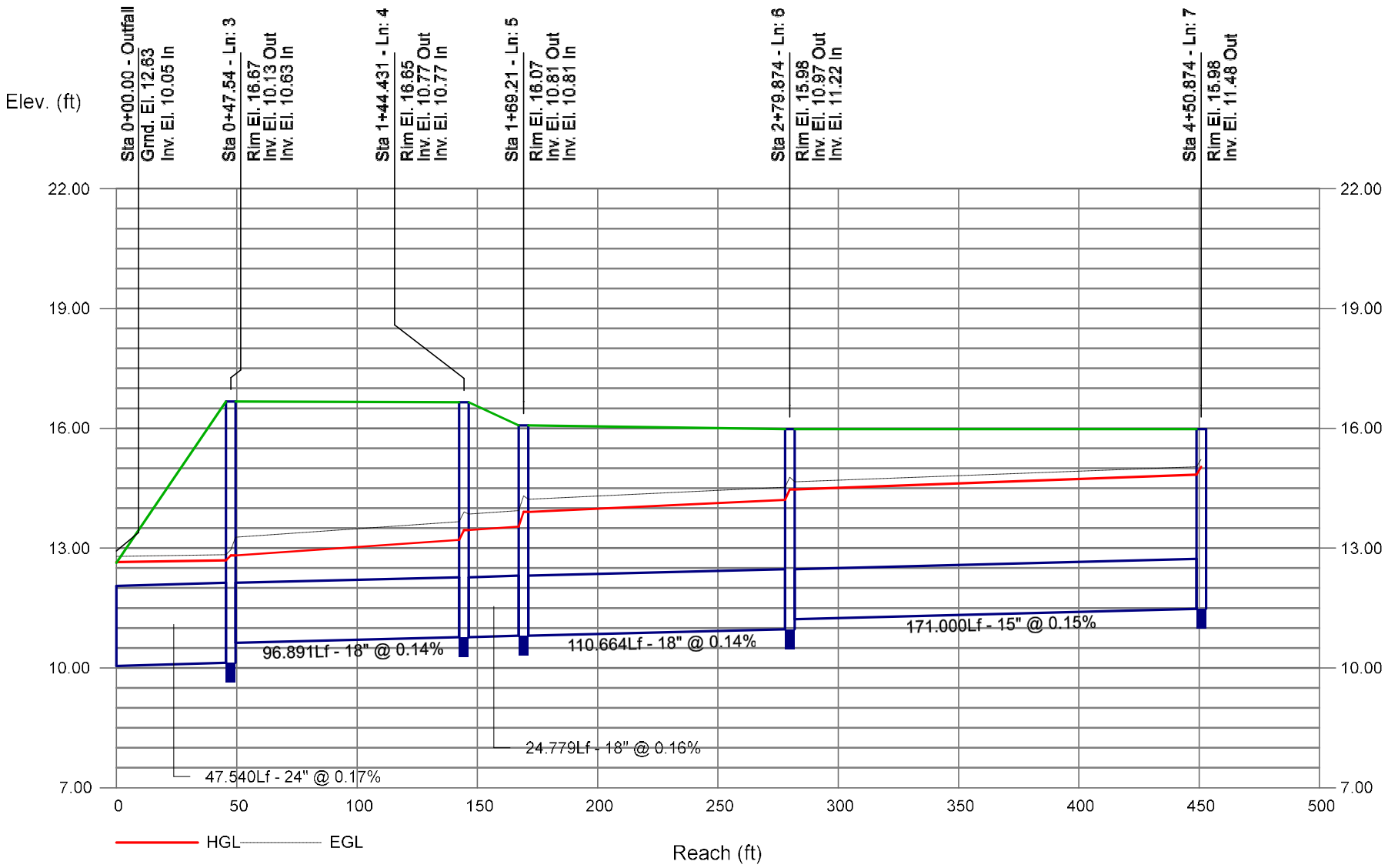
Storm Sewer Profile

Proj. file: Storm Sizing.stm



Storm Sewer Profile

Proj. file: Storm Sizing.stm



Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (3) (1)	3.03	15	Cir	91.868	12.65	13.11	0.501	13.24	13.81	0.04	13.81	End	Manhole
2	Pipe - (3)	1.50	15	Cir	42.919	13.11	13.32	0.489	13.81	13.81	n/a	13.81 j	1	Manhole
3	Pipe - (8)	9.51	24	Cir	47.540	10.05	10.13	0.168	12.65*	12.69*	0.13	12.82	End	Manhole
4	Pipe - (7)	9.60	18	Cir	96.891	10.63	10.77	0.144	12.82*	13.20*	0.25	13.45	3	Manhole
5	Pipe - (6) (1)	8.95	18	Cir	24.779	10.77	10.81	0.161	13.45*	13.54*	0.37	13.91	4	Manhole
6	Pipe - (6)	7.92	18	Cir	110.664	10.81	10.97	0.145	13.91*	14.21*	0.26	14.47	5	Manhole
7	Pipe - (5)	4.35	15	Cir	171.000	11.22	11.48	0.152	14.47*	14.84*	0.20	15.03	6	Manhole

Project File: Storm Sizing.stm | Number of lines: 7 | Run Date: 12/1/2023

NOTES: Return period = 100 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 12/1/2023
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 100 yrs
														Elev of Invert							Proj: Storm Sizing.stm
					Incre-ment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	MH	0.009	91.868	0.00	0.00	0.00	15.58	0.61	9.71	0.31	0.00	17.03	13.81	13.24	0.56	15	0.61	4.77	3.03	Pipe - (3) (1)
					0.00	0.00	0.00					3.03		14.36	13.90		15	0.50	5.38	6.60	
					0.00	0.00	0.00							13.11	12.65	0.46	Cir				
2	1	MH	0.009	42.919	0.00	0.00	0.00	15.00	0.58	9.89	0.15	0.00	16.45	13.81	13.81	0.00	15	-0.01	2.77	1.50	Pipe - (3)
					0.00	0.00	0.00					1.50		14.57	14.36		15	0.49	5.32	6.52	
					0.00	0.00	0.00							13.32	13.11	0.21	Cir				
3	End	MH	0.009	47.540	0.00	0.00	0.00	16.60	0.27	9.41	1.01	0.00	16.67	12.69	12.65	0.04	24	0.08	3.03	9.51	Pipe - (8)
					0.00	0.00	0.00					9.51		12.13	12.05		24	0.17	4.27	13.40	
					0.00	0.00	0.00							10.13	10.05	0.08	Cir				
4	3	MH	0.009	96.891	0.00	0.00	0.00	16.30	0.30	9.49	1.01	0.00	16.65	13.20	12.82	0.39	18	0.40	5.43	9.60	Pipe - (7)
					0.00	0.00	0.00					9.60		12.27	12.13		18	0.14	3.26	5.77	
					0.00	0.00	0.00							10.77	10.63	0.14	Cir				
5	4	MH	0.009	24.779	0.00	0.00	0.00	16.22	0.08	9.52	0.94	0.00	16.07	13.54	13.45	0.09	18	0.35	5.07	8.95	Pipe - (6) (1)
					0.00	0.00	0.00					8.95		12.31	12.27		18	0.16	3.45	6.09	
					0.00	0.00	0.00							10.81	10.77	0.04	Cir				
6	5	MH	0.009	110.664	0.00	0.00	0.00	15.80	0.41	9.64	0.82	0.00	15.98	14.21	13.91	0.30	18	0.27	4.48	7.92	Pipe - (6)
					0.00	0.00	0.00					7.92		12.47	12.31		18	0.14	3.26	5.77	
					0.00	0.00	0.00							10.97	10.81	0.16	Cir				
7	6	MH	0.009	171.000	0.00	0.00	0.00	15.00	0.80	9.89	0.44	0.00	15.98	14.84	14.47	0.37	15	0.22	3.55	4.35	Pipe - (5)
					0.00	0.00	0.00					4.35		12.73	12.47		15	0.15	2.96	3.64	
					0.00	0.00	0.00							11.48	11.22	0.26	Cir				

NOTES: Intensity = 114.60 / (Inlet time + 9.00) ^ 0.77 (in/hr) ; Time of flow in section is based on full flow.

Project File: Storm Sizing.stm

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)
1	15	3.03	12.65	13.24	0.59	0.58	5.26	0.29	13.53	0.000	91.868	13.11	13.81	0.70**	0.71	4.29	0.29	14.10	0.000	0.000	n/a	0.15	0.04
2	15	1.50	13.11	13.81	0.70	0.44	2.13	0.18	13.99	0.000	42.919	13.32	13.81 j	0.49**	0.44	3.41	0.18	13.99	0.000	0.000	n/a	1.00	n/a
3	24	9.51	10.05	12.65	2.00	3.14	3.03	0.14	12.79	0.085	47.540	10.13	12.69	2.00	3.14	3.03	0.14	12.83	0.085	0.085	0.040	0.88	0.13
4	18	9.60	10.63	12.82	1.50	1.77	5.43	0.46	13.27	0.400	96.891	10.77	13.20	1.50	1.77	5.43	0.46	13.66	0.400	0.400	0.388	0.54	0.25
5	18	8.95	10.77	13.45	1.50	1.77	5.07	0.40	13.85	0.349	24.779	10.81	13.54	1.50	1.77	5.07	0.40	13.94	0.348	0.349	0.086	0.93	0.37
6	18	7.92	10.81	13.91	1.50	1.77	4.48	0.31	14.22	0.273	110.664	10.97	14.21	1.50	1.77	4.48	0.31	14.52	0.273	0.273	0.302	0.82	0.26
7	15	4.35	11.22	14.47	1.25	1.23	3.55	0.20	14.66	0.218	171.000	11.48	14.84	1.25	1.23	3.54	0.20	15.03	0.218	0.218	0.372	1.00	0.20

Project File: Storm Sizing.stm | Number of lines: 7 | Run Date: 12/1/2023

Notes: ; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

Appendix B1 – Curve Number Calculations

Woodpsring Suites | Ft. Pierce, FL

Curve Number Calculations

Designed by: NP
Date: 10/30/2023

EXISTING CURVE NUMBER CALCULATIONS

Cover Type	HSG *	Description	CN	Area (ac.)
Woods	C/D	Good Hydrologic Condition	70 **	4.74
			Total Area =	4.74

**HSG determinations are per NRCS Custom Soil Resource Report for this project.*
***Curve Numbers are per TR-55 NRCS*

Weighted CN = 70.00

PROPOSED CURVE NUMBER CALCULATIONS (Total Site)

Cover Type	HSG *	Description	CN	Area (ac.)
Pervious	C/D	Good Condition (Grass cover >75%)	74 **	1.30
Impervious	C/D	Paved parking lots, roofs, driveways, etc.	98 **	3.43
			Total Area =	4.73

**HSG determinations are per NRCS Custom Soil Resource Report for this project.*
***Curve Numbers are per TR-55 NRCS*

Weighted CN = 91.40
Rounded Weighted CN for Design = 92

PROPOSED CURVE NUMBER CALCULATIONS (Woodspring Parcel)

Cover Type	HSG *	Description	CN	Area (ac.)
Pervious	C/D	Good Condition (Grass cover >75%)	74 **	0.89
Impervious	C/D	Paved parking lots, roofs, driveways, etc.	98 **	2.50
			Total Area =	3.39

**HSG determinations are per NRCS Custom Soil Resource Report for this project.*
***Curve Numbers are per TR-55 NRCS*

Weighted CN = 91.70
Rounded Weighted CN for Design = 92

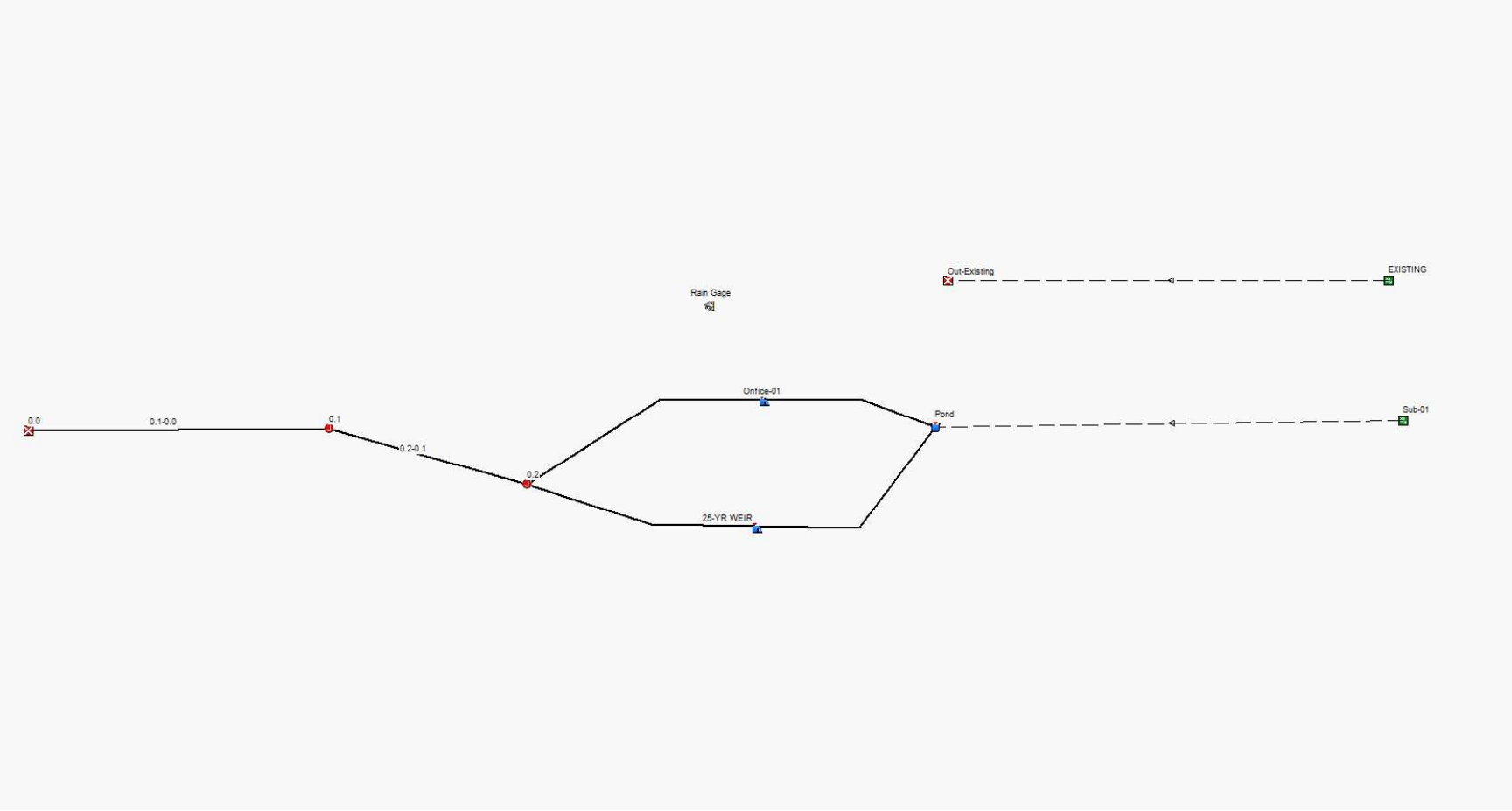
PROPOSED CURVE NUMBER CALCULATIONS (Outlot Parcel)

Cover Type	HSG *	Description	CN	Area (ac.)
Pervious	C/D	Good Condition (Grass cover >75%)	74 **	0.41
Impervious	C/D	Paved parking lots, roofs, driveways, etc.	98 **	0.93
			Total Area =	1.34

**HSG determinations are per NRCS Custom Soil Resource Report for this project.*
***Curve Numbers are per TR-55 NRCS*

Weighted CN = 90.66
Rounded Weighted CN for Design = 91

Appendix B2 – SSA Model Network


Out-Existing
EXISTING
Rain Gage
Orifice-01
0.0
0.1-0.0
0.1
Pond
Sub-01
0.2-0.1
0.2
25-YR WEIR

Appendix B3 – SSA Output – 10-year 24-hour

Project Description

File Name	Ft Pierce.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-20
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	3	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	2
Nodes	5
Junctions	2
Outfalls	2
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	4
Channels	0
Pipes	2
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage	Time Series	10 - 24 Hour	Cumulative	inches	Florida	St. Lucie	10.00	6.00	SFWMD 24-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	EXISTING	4.73	256.00	70.00	6.00	2.81	13.27	4.94	0 00:39:04
2	Sub-01	4.74	256.00	92.00	6.00	5.07	24.03	19.85	0 00:06:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)
1	0.1	Junction	12.43	16.76	0.00	16.76	0.00	0.43	12.69	0.00	0 00:00
2	0.2	Junction	12.65	16.75	0.00	16.75	0.00	0.43	12.91	0.00	0 00:00
3	0	Outfall	11.96					0.43	11.96		
4	Out-Existing	Outfall	0.00					4.93	0.00		
5	Pond	Storage Node	12.65	17.00	0.00		0.00	19.79	15.98		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	0.1-0.0	Pipe	0.1	0	17.00	12.43	12.26	1.0000	15.000	0.0150	0.43	5.60	0.08	2.47	0.25	0.20
2	0.2-0.1	Pipe	0.2	0.1	22.00	12.65	12.43	1.0000	15.000	0.0150	0.43	5.60	0.08	2.28	0.26	0.21
3	Orifice-01	Orifice	Pond	0.2		12.65	12.65		3.130		0.43					
4	25-YR WEIR	Weir	Pond	0.2		12.65	12.65				0.00					

Subbasin Hydrology

Subbasin : EXISTING

Input Data

Area (ac) 4.73
Peak Rate Factor 256
Weighted Curve Number 70
Rain Gage ID ..... Rain Gage

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	4.73	-	70
Composite Area & Weighted CN	4.73		70

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	130	0	0
Slope (%) :	1	0	0
2 yr, 24 hr Rainfall (in) :	5.25	0	0
Velocity (ft/sec) :	0.08	0	0
Computed Flow Time (min) :	27.29	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	424	0	0
Slope (%) :	0.14	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	0.6	0	0
Computed Flow Time (min) :	11.78	0	0

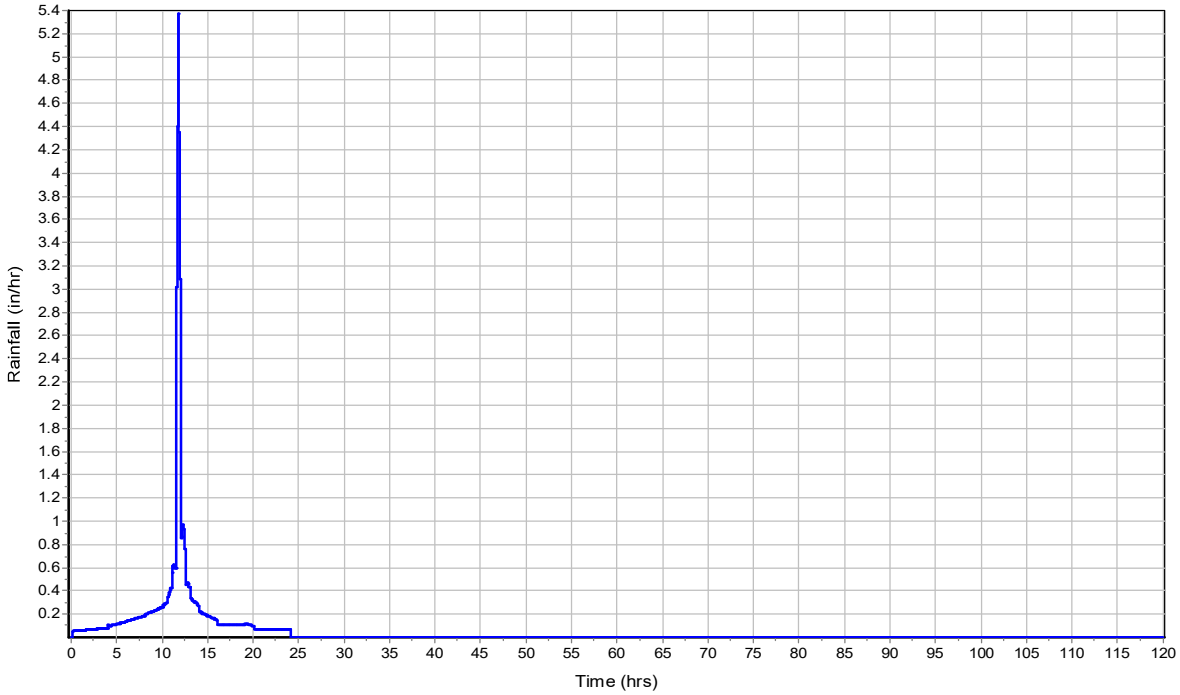
Total TOC (min) 39.07

Subbasin Runoff Results

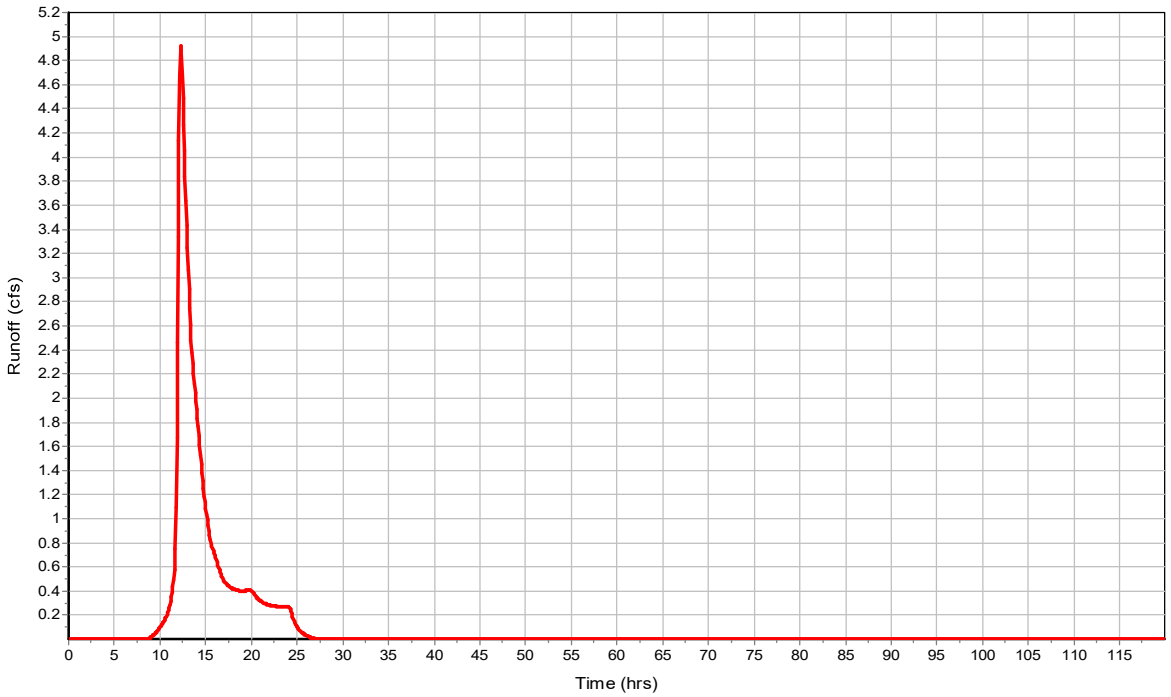
Total Rainfall (in)	6
Total Runoff (in)	2.81
Peak Runoff (cfs)	4.94
Weighted Curve Number	70
Time of Concentration (days hh:mm:ss)	0 00:39:04

Subbasin : EXISTING

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Sub-01

Input Data

Area (ac)	4.74
Peak Rate Factor	256
Weighted Curve Number	92
Rain Gage ID	Rain Gage

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	4.73	-	92
Composite Area & Weighted CN	4.73		92

Time of Concentration

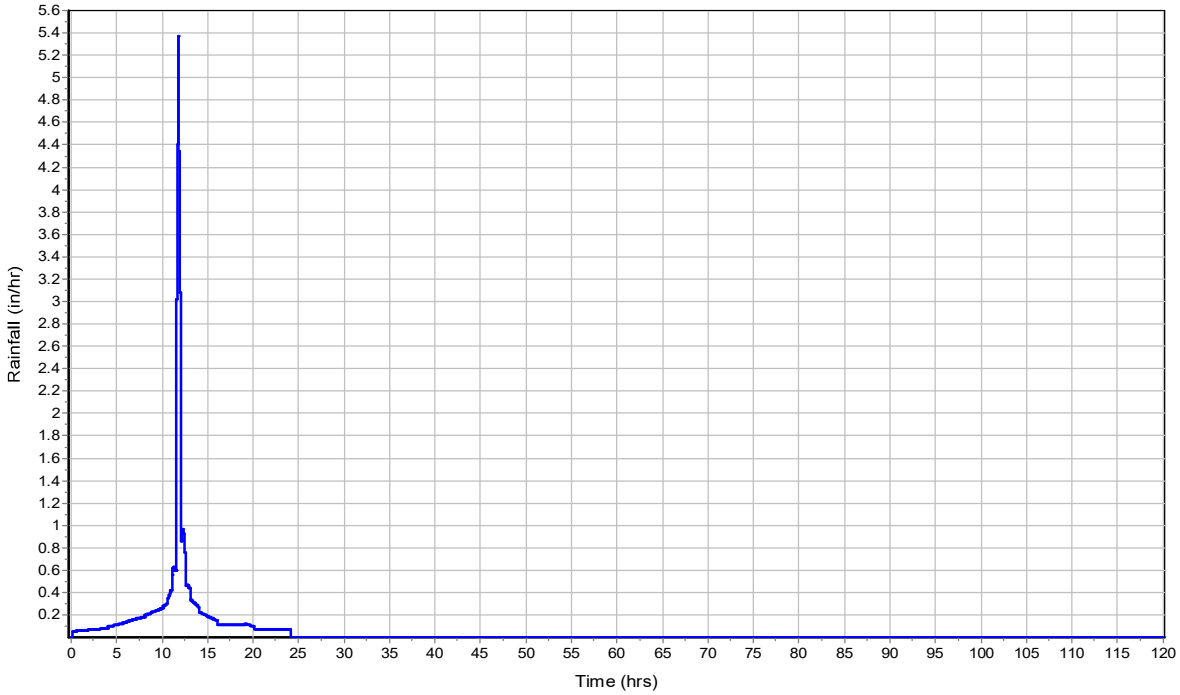
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

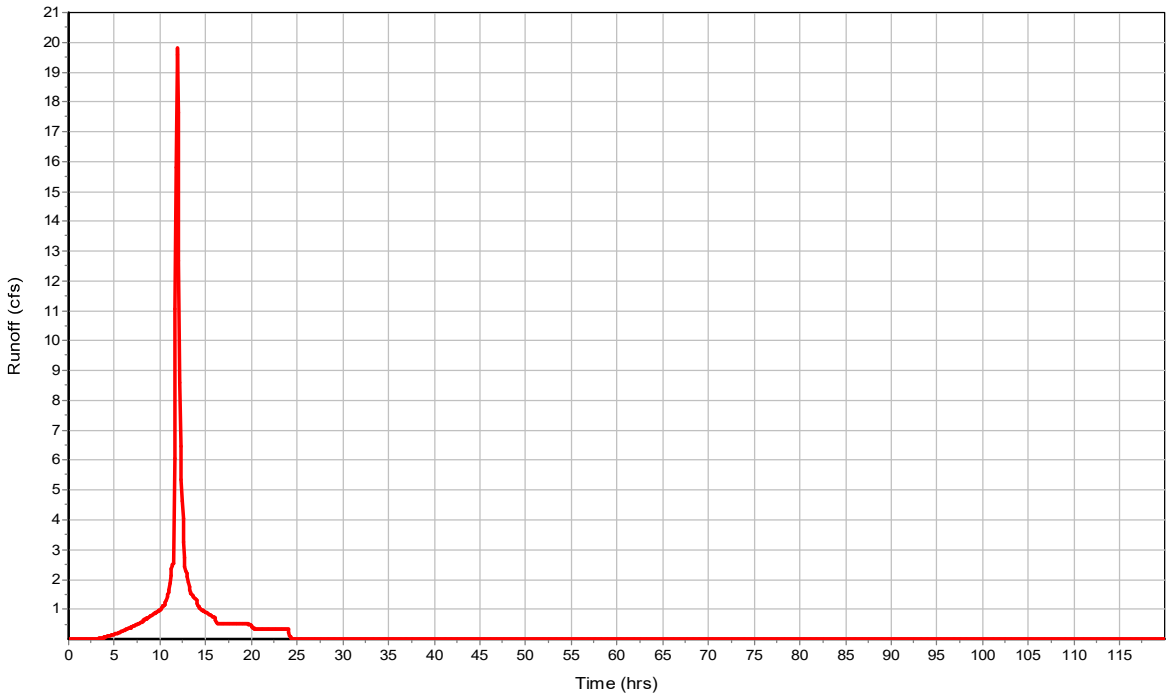
Total Rainfall (in)	6
Total Runoff (in)	5.07
Peak Runoff (cfs)	19.85
Weighted Curve Number	92
Time of Concentration (days hh:mm:ss)	0 00:05:00

Subbasin : Sub-01

Rainfall Intensity Graph



Runoff Hydrograph



Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft^2)	Minimum Pipe Cover (in)
1	0.1	12.43	16.76	4.33	0.00	-12.43	16.76	0.00	0.00	0.00
2	0.2	12.65	16.75	4.10	0.00	-12.65	16.75	0.00	0.00	0.00

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)
1	0.1	0.43	0.00	12.69	0.26	0.00	4.07	12.58	0.15	0 20:09	0 00:00
2	0.2	0.43	0.00	12.91	0.26	0.00	5.68	12.80	0.15	0 20:09	0 00:00

Pipe Input

SN	Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)					(cfs)
1	0.1-0.0	17.00	12.43	0.00	12.26	0.30	0.17	1.0000	CIRCULAR	15.000	15.000	0.0150	0.5000	0.5000	0.0000	0.00
2	0.2-0.1	22.00	12.65	0.00	12.43	0.00	0.22	1.0000	CIRCULAR	15.000	15.000	0.0150	0.5000	0.5000	0.0000	0.00

Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)	
1	0.1-0.0	0.43	0 20:09	5.60	0.08	2.47	0.11	0.25	0.20
2	0.2-0.1	0.43	0 20:09	5.60	0.08	2.28	0.16	0.26	0.21

Storage Nodes

Storage Node : Pond

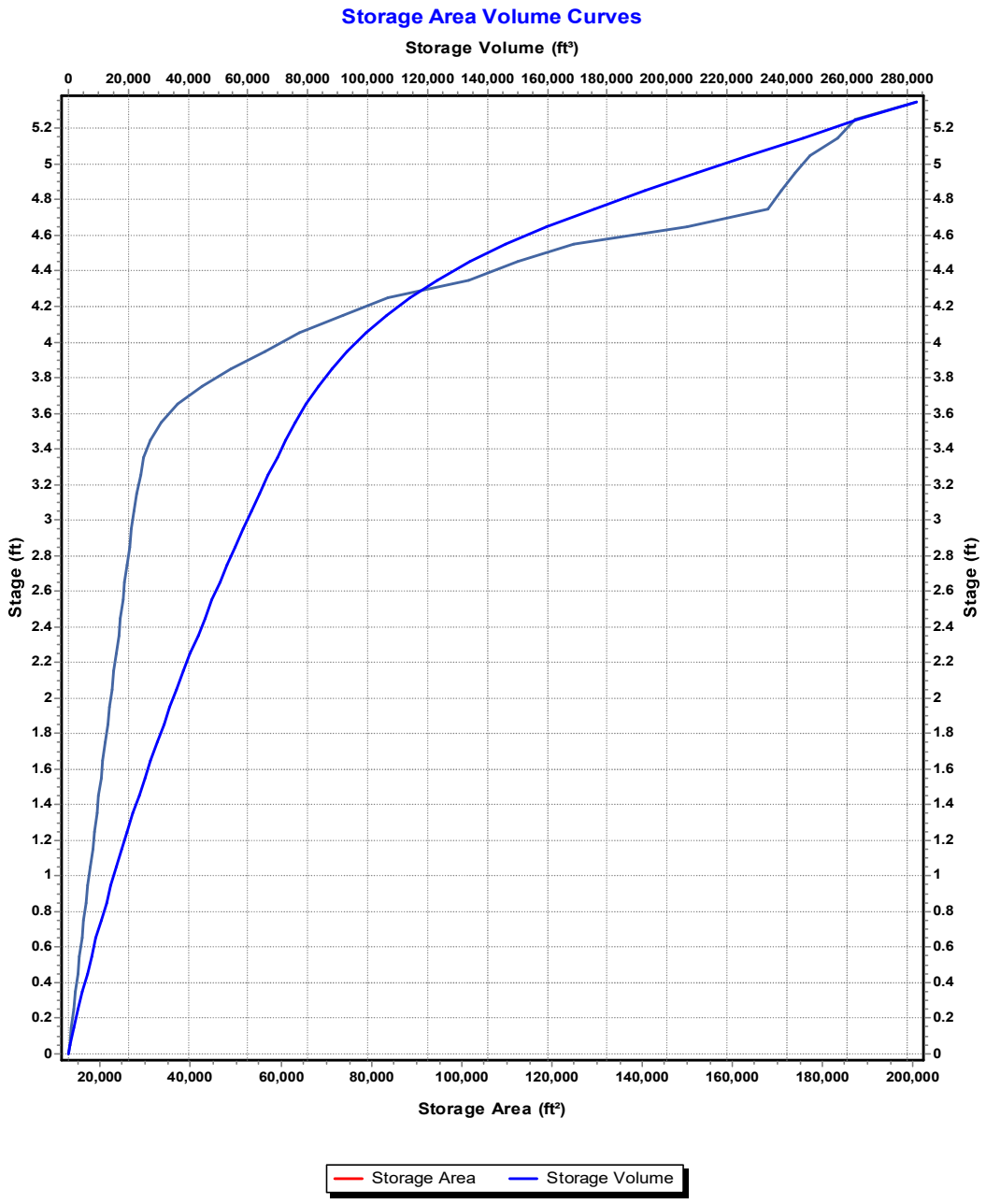
Input Data

Invert Elevation (ft)	12.65
Max (Rim) Elevation (ft)	17.00
Max (Rim) Offset (ft)	4.35
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-12.65
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Pond

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	12883.67	0
0.05	13111.23	649.87
0.15	13567.31	1983.8
0.25	14024.71	3363.4
0.35	14483.42	4788.81
0.45	14943.46	6260.15
0.55	15404.82	7777.56
0.65	15867.5	9341.18
0.75	16331.5	10951.13
0.85	16796.82	12607.55
0.95	17263.46	14310.56
1.05	17736.53	16060.56
1.15	18206.64	17857.72
1.25	18678.02	19701.95
1.35	19150.66	21593.38
1.45	19624.56	23532.14
1.55	20099.72	25518.35
1.65	20576.14	27552.14
1.75	21053.83	29633.64
1.85	21532.78	31762.97
1.95	22012.98	33940.26
2.05	22499.05	36165.86
2.15	22981.8	38439.9
2.25	23465.65	40762.27
2.35	23950.6	43133.08
2.45	24436.64	45552.44
2.55	24923.77	48020.46
2.65	25412	50537.25
2.75	25901.33	53102.92
2.85	26391.74	55717.57
2.95	26883.26	58381.32
3.05	27471.15	61099.04
3.15	28157.68	63880.48
3.25	28849.06	66730.82
3.35	29563.4	69651.44
3.45	30920.65	72675.64
3.55	33343.51	75888.85
3.65	37262.96	79419.17
3.75	42634.55	83414.05
3.85	48990.24	87995.29
3.95	56579	93273.75
4.05	64213.39	99313.37
4.15	73699.47	106209.01
4.25	83863.58	114087.16
4.35	101741.52	123367.42
4.45	112657.48	134087.37
4.55	124962.3	145968.36
4.65	150061.31	159719.54
4.75	168131.49	175629.18
4.85	170952.17	192583.36
4.95	174045.41	209833.24
5.05	177258.27	227398.42
5.15	183510.15	245436.84
5.25	187343.32	263979.51
5.35	201043.16	283398.83


Storage Area Volume Curves
Storage Volume (ft³)
0
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
220,000
240,000
260,000
280,000
Stage (ft)
0
0.2
0.4
0.6
0.8
1
1.2
1.4
1.6
1.8
2
2.2
2.4
2.6
2.8
3
3.2
3.4
3.6
3.8
4
4.2
4.4
4.6
4.8
5
5.2
Storage Area (ft²)
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
Storage Area
Storage Volume

Storage Node : Pond (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	25-YR WEIR	Rectangular	No	16.59	3.94	4.00	2.00	3.33

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-01	Side	CIRCULAR	No	3.13			13.19	0.61

Output Summary Results

Peak Inflow (cfs)	19.79
Peak Lateral Inflow (cfs)	19.79
Peak Outflow (cfs)	0.43
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	15.98
Max HGL Depth Attained (ft)	3.33
Average HGL Elevation Attained (ft)	14.16
Average HGL Depth Attained (ft)	1.51
Time of Max HGL Occurrence (days hh:mm)	0 20:09
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Appendix B4 – SSA Output – 10-year 72-hour

Project Description

File Name	Ft Pierce.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-20
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	3	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	2
Nodes	5
Junctions	2
Outfalls	2
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	4
Channels	0
Pipes	2
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage	Time Series	10 - 72 Hours	Cumulative	inches	Florida	St. Lucie	10.00	8.50	SFWMD 72-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	EXISTING	4.73	256.00	70.00	8.49	4.89	23.13	7.47	0 00:39:04
2	Sub-01	4.74	256.00	92.00	8.49	7.53	35.69	21.52	0 00:06:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)
1	0.1	Junction	12.43	16.76	0.00	16.76	0.00	0.48	12.71	0.00	0 00:00
2	0.2	Junction	12.65	16.75	0.00	16.75	0.00	0.48	12.93	0.00	0 00:00
3	0	Outfall	11.96					0.48	11.96		
4	Out-Existing	Outfall	0.00					7.47	0.00		
5	Pond	Storage Node	12.65	17.00	0.00		0.00	21.40	16.59		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	0.1-0.0	Pipe	0.1	0	17.00	12.43	12.26	1.0000	15.000	0.0150	0.48	5.60	0.09	2.54	0.26	0.21
2	0.2-0.1	Pipe	0.2	0.1	22.00	12.65	12.43	1.0000	15.000	0.0150	0.48	5.60	0.09	2.33	0.28	0.22
3	Orifice-01	Orifice	Pond	0.2		12.65	12.65		3.130		0.48					
4	25-YR WEIR	Weir	Pond	0.2		12.65	12.65				0.00					

Subbasin Hydrology

Subbasin : EXISTING

Input Data

Area (ac) 4.73
Peak Rate Factor 256
Weighted Curve Number 70
Rain Gage ID ..... Rain Gage

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	4.73	-	70
Composite Area & Weighted CN	4.73		70

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	130	0	0
Slope (%) :	1	0	0
2 yr, 24 hr Rainfall (in) :	5.25	0	0
Velocity (ft/sec) :	0.08	0	0
Computed Flow Time (min) :	27.29	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	424	0	0
Slope (%) :	0.14	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	0.6	0	0
Computed Flow Time (min) :	11.78	0	0

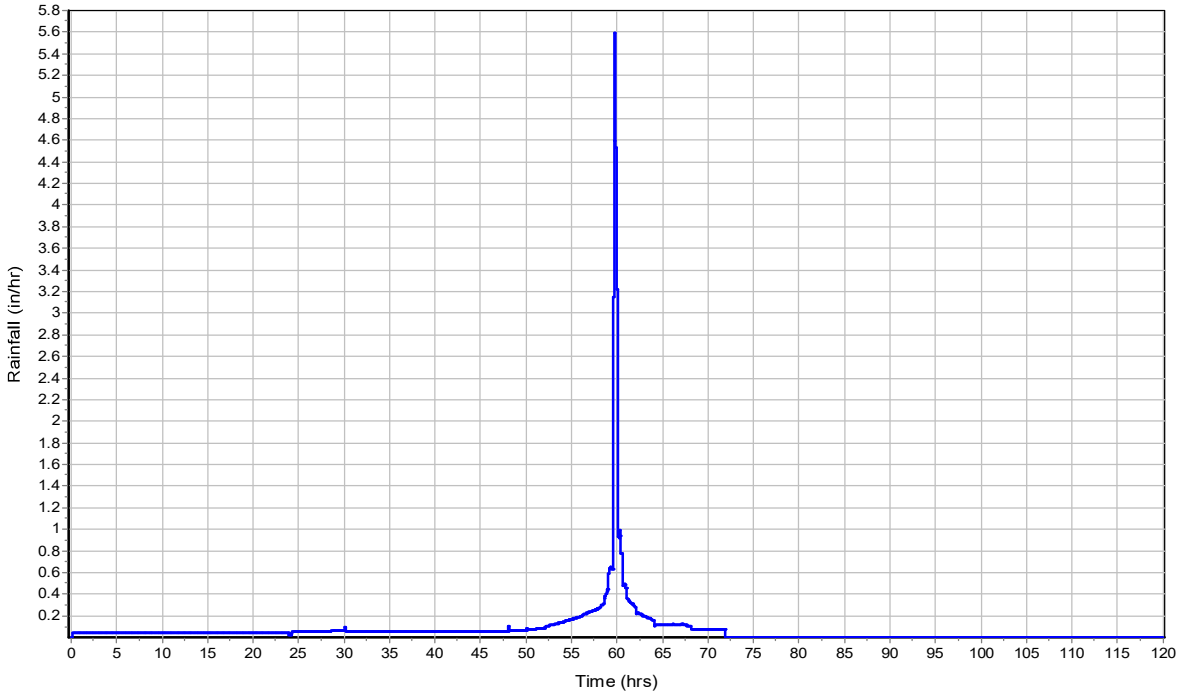
Total TOC (min) 39.07

Subbasin Runoff Results

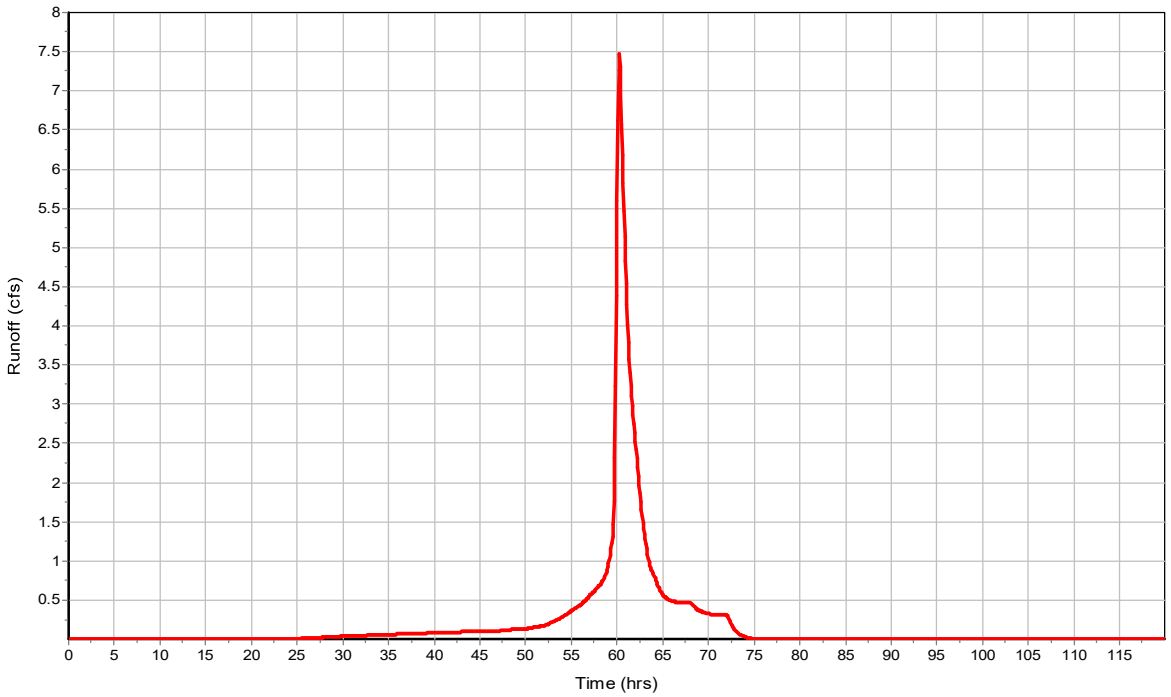
Total Rainfall (in)	8.49
Total Runoff (in)	4.89
Peak Runoff (cfs)	7.47
Weighted Curve Number	70
Time of Concentration (days hh:mm:ss)	0 00:39:04

Subbasin : EXISTING

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Sub-01

Input Data

Area (ac) 4.74
Peak Rate Factor 256
Weighted Curve Number 92
Rain Gage ID ..... Rain Gage

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	4.73	-	92
Composite Area & Weighted CN	4.73		92

Time of Concentration

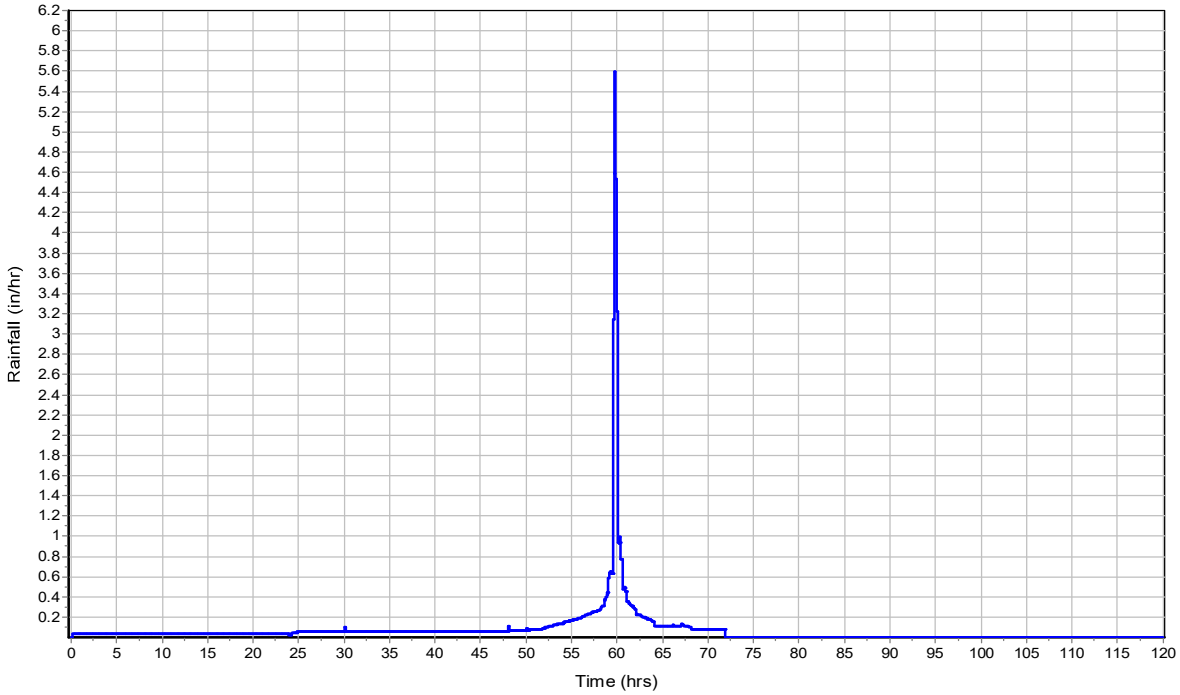
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

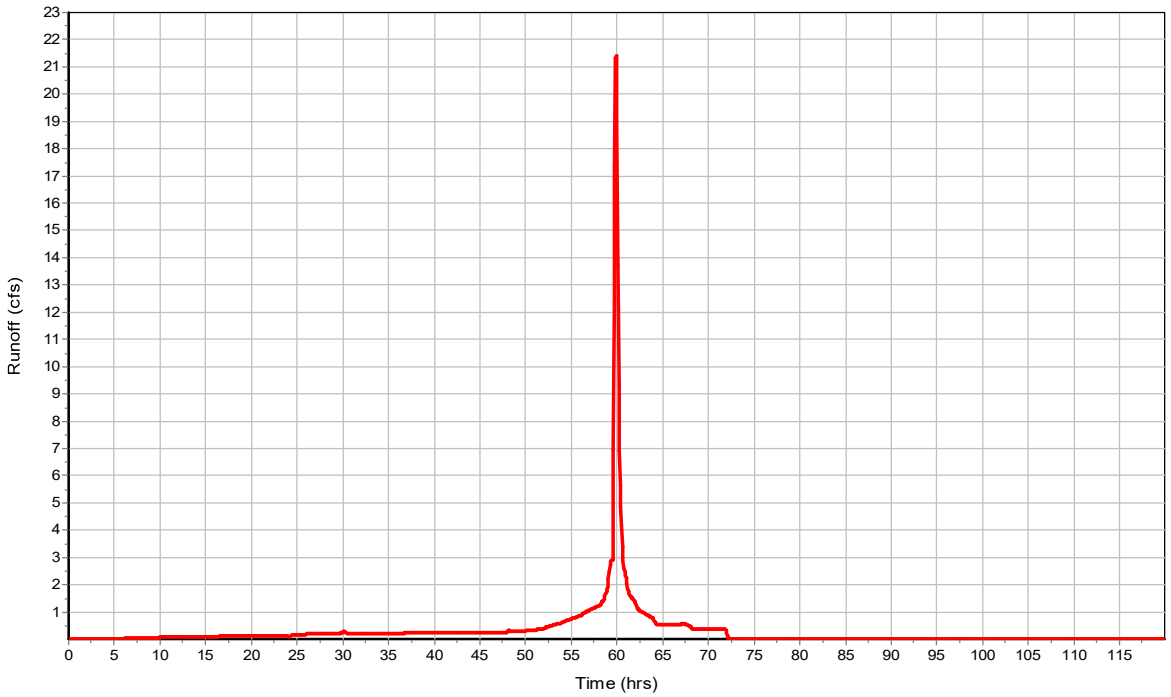
Total Rainfall (in) 8.49
Total Runoff (in) 7.53
Peak Runoff (cfs) 21.52
Weighted Curve Number 92
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Sub-01

Rainfall Intensity Graph



Runoff Hydrograph



Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft^2)	Minimum Pipe Cover (in)
1	0.1	12.43	16.76	4.33	0.00	-12.43	16.76	0.00	0.00	0.00
2	0.2	12.65	16.75	4.10	0.00	-12.65	16.75	0.00	0.00	0.00

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)
1	0.1	0.48	0.00	12.71	0.28	0.00	4.05	12.60	0.17	2 20:06	0 00:00
2	0.2	0.48	0.00	12.93	0.28	0.00	5.66	12.82	0.17	2 20:06	0 00:00

Pipe Input

SN	Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)					(cfs)
1	0.1-0.0	17.00	12.43	0.00	12.26	0.30	0.17	1.0000	CIRCULAR	15.000	15.000	0.0150	0.5000	0.5000	0.0000	0.00
2	0.2-0.1	22.00	12.65	0.00	12.43	0.00	0.22	1.0000	CIRCULAR	15.000	15.000	0.0150	0.5000	0.5000	0.0000	0.00

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	0.1-0.0	0.48	2 20:06	5.60	0.09	2.54	0.11	0.26	0.21
2	0.2-0.1	0.48	2 20:06	5.60	0.09	2.33	0.16	0.28	0.22

Storage Nodes

Storage Node : Pond

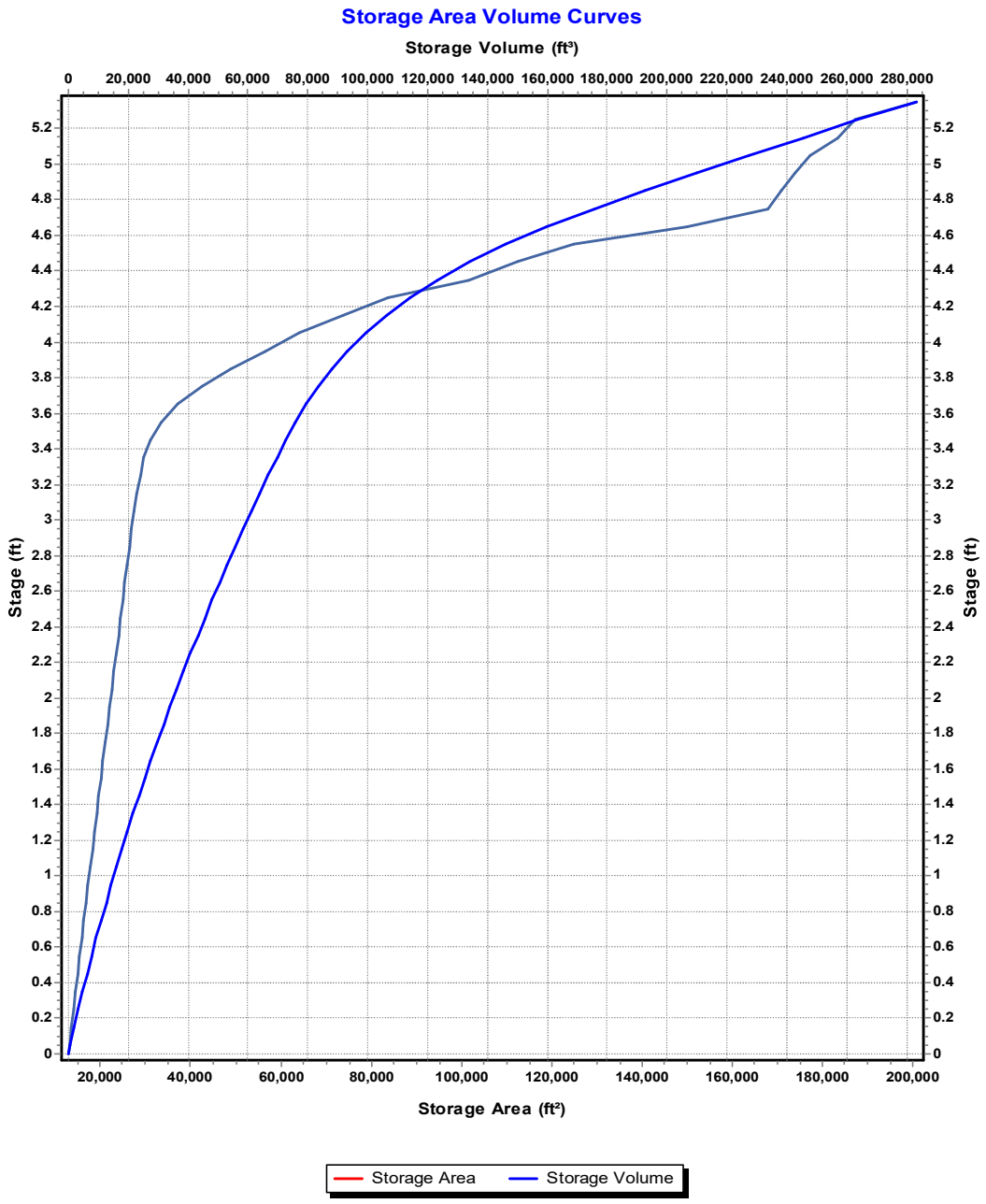
Input Data

Invert Elevation (ft)	12.65
Max (Rim) Elevation (ft)	17.00
Max (Rim) Offset (ft)	4.35
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-12.65
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Pond

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	12883.67	0
0.05	13111.23	649.87
0.15	13567.31	1983.8
0.25	14024.71	3363.4
0.35	14483.42	4788.81
0.45	14943.46	6260.15
0.55	15404.82	7777.56
0.65	15867.5	9341.18
0.75	16331.5	10951.13
0.85	16796.82	12607.55
0.95	17263.46	14310.56
1.05	17736.53	16060.56
1.15	18206.64	17857.72
1.25	18678.02	19701.95
1.35	19150.66	21593.38
1.45	19624.56	23532.14
1.55	20099.72	25518.35
1.65	20576.14	27552.14
1.75	21053.83	29633.64
1.85	21532.78	31762.97
1.95	22012.98	33940.26
2.05	22499.05	36165.86
2.15	22981.8	38439.9
2.25	23465.65	40762.27
2.35	23950.6	43133.08
2.45	24436.64	45552.44
2.55	24923.77	48020.46
2.65	25412	50537.25
2.75	25901.33	53102.92
2.85	26391.74	55717.57
2.95	26883.26	58381.32
3.05	27471.15	61099.04
3.15	28157.68	63880.48
3.25	28849.06	66730.82
3.35	29563.4	69651.44
3.45	30920.65	72675.64
3.55	33343.51	75888.85
3.65	37262.96	79419.17
3.75	42634.55	83414.05
3.85	48990.24	87995.29
3.95	56579	93273.75
4.05	64213.39	99313.37
4.15	73699.47	106209.01
4.25	83863.58	114087.16
4.35	101741.52	123367.42
4.45	112657.48	134087.37
4.55	124962.3	145968.36
4.65	150061.31	159719.54
4.75	168131.49	175629.18
4.85	170952.17	192583.36
4.95	174045.41	209833.24
5.05	177258.27	227398.42
5.15	183510.15	245436.84
5.25	187343.32	263979.51
5.35	201043.16	283398.83


Storage Area Volume Curves
Storage Volume (ft³)
0
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
220,000
240,000
260,000
280,000
Stage (ft)
0
0.2
0.4
0.6
0.8
1
1.2
1.4
1.6
1.8
2
2.2
2.4
2.6
2.8
3
3.2
3.4
3.6
3.8
4
4.2
4.4
4.6
4.8
5
5.2
Storage Area (ft²)
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
Storage Area
Storage Volume

Storage Node : Pond (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	25-YR WEIR	Rectangular	No	16.59	3.94	4.00	2.00	3.33

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-01	Side	CIRCULAR	No	3.13			13.19	0.61

Output Summary Results

Peak Inflow (cfs)	21.4
Peak Lateral Inflow (cfs)	21.4
Peak Outflow (cfs)	0.48
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	16.59
Max HGL Depth Attained (ft)	3.94
Average HGL Elevation Attained (ft)	14.56
Average HGL Depth Attained (ft)	1.91
Time of Max HGL Occurrence (days hh:mm)	2 20:06
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Appendix B5 – SSA Output – 25-year 72-hour

Project Description

File Name	Ft Pierce.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-20
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	3	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	2
Nodes	5
Junctions	2
Outfalls	2
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	4
Channels	0
Pipes	2
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage	Time Series	25 - 72 Hour	Cumulative	inches	Florida	St. Lucie	25.00	9.50	SFWMD 72-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	EXISTING	4.73	256.00	70.00	9.49	5.77	27.29	8.69	0 00:39:04
2	Sub-01	4.74	256.00	92.00	9.49	8.52	40.39	24.15	0 00:06:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)
1	0.1	Junction	12.43	16.76	0.00	16.76	0.00	1.01	12.85	0.00	0 00:00
2	0.2	Junction	12.65	16.75	0.00	16.75	0.00	1.01	13.08	0.00	0 00:00
3	0	Outfall	11.96					1.01	11.96		
4	Out-Existing	Outfall	0.00					8.69	0.00		
5	Pond	Storage Node	12.65	17.00	0.00		0.00	24.00	16.71		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	0.1-0.0	Pipe	0.1	0	17.00	12.43	12.26	1.0000	15.000	0.0150	1.01	5.60	0.18	3.06	0.39	0.31
2	0.2-0.1	Pipe	0.2	0.1	22.00	12.65	12.43	1.0000	15.000	0.0150	1.01	5.60	0.18	2.72	0.43	0.34
3	Orifice-01	Orifice	Pond	0.2		12.65	12.65		3.130		0.48					
4	25-YR WEIR	Weir	Pond	0.2		12.65	12.65				0.52					

Subbasin Hydrology

Subbasin : EXISTING

Input Data

Area (ac) 4.73
Peak Rate Factor 256
Weighted Curve Number 70
Rain Gage ID ..... Rain Gage

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	4.73	-	70
Composite Area & Weighted CN	4.73		70

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	130	0	0
Slope (%) :	1	0	0
2 yr, 24 hr Rainfall (in) :	5.25	0	0
Velocity (ft/sec) :	0.08	0	0
Computed Flow Time (min) :	27.29	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	424	0	0
Slope (%) :	0.14	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	0.6	0	0
Computed Flow Time (min) :	11.78	0	0

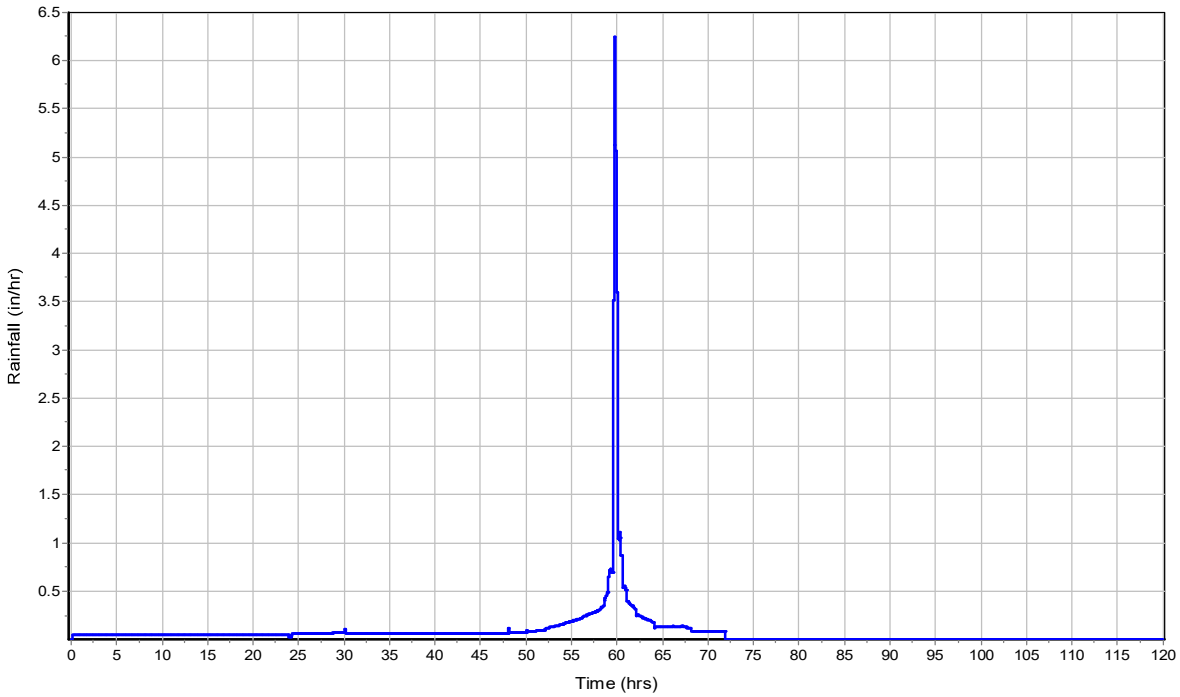
Total TOC (min) 39.07

Subbasin Runoff Results

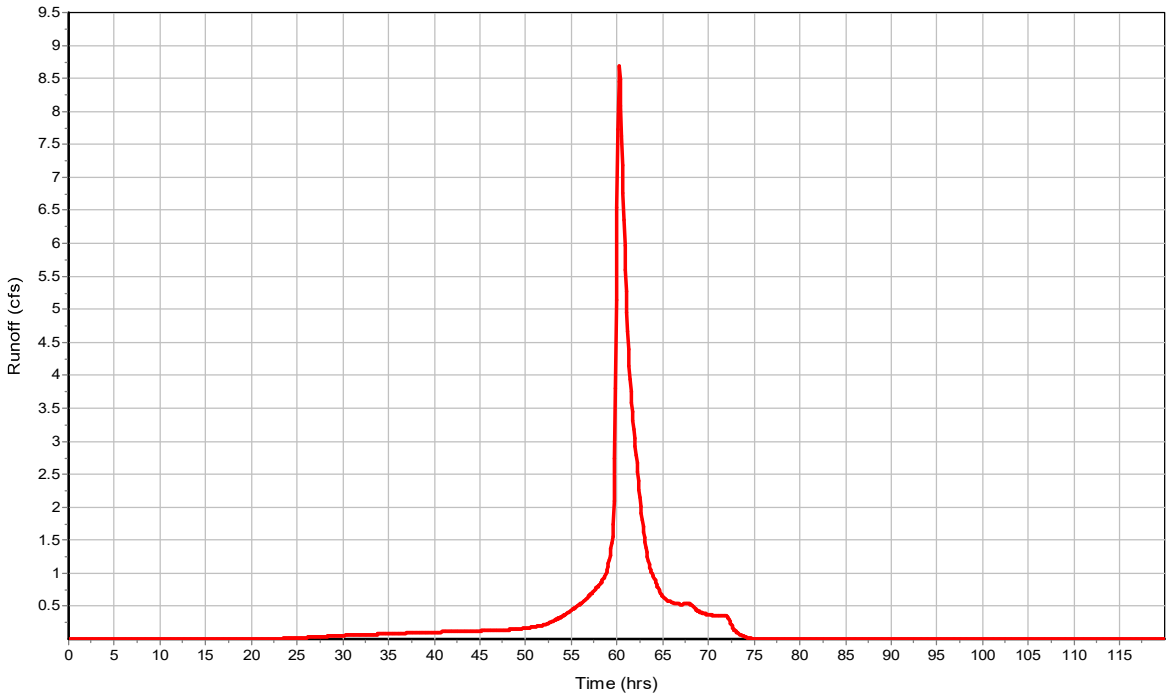
Total Rainfall (in)	9.49
Total Runoff (in)	5.77
Peak Runoff (cfs)	8.69
Weighted Curve Number	70
Time of Concentration (days hh:mm:ss)	0 00:39:04

Subbasin : EXISTING

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Sub-01

Input Data

Area (ac) 4.74
Peak Rate Factor 256
Weighted Curve Number 92
Rain Gage ID ..... Rain Gage

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	4.73	-	92
Composite Area & Weighted CN	4.73		92

Time of Concentration

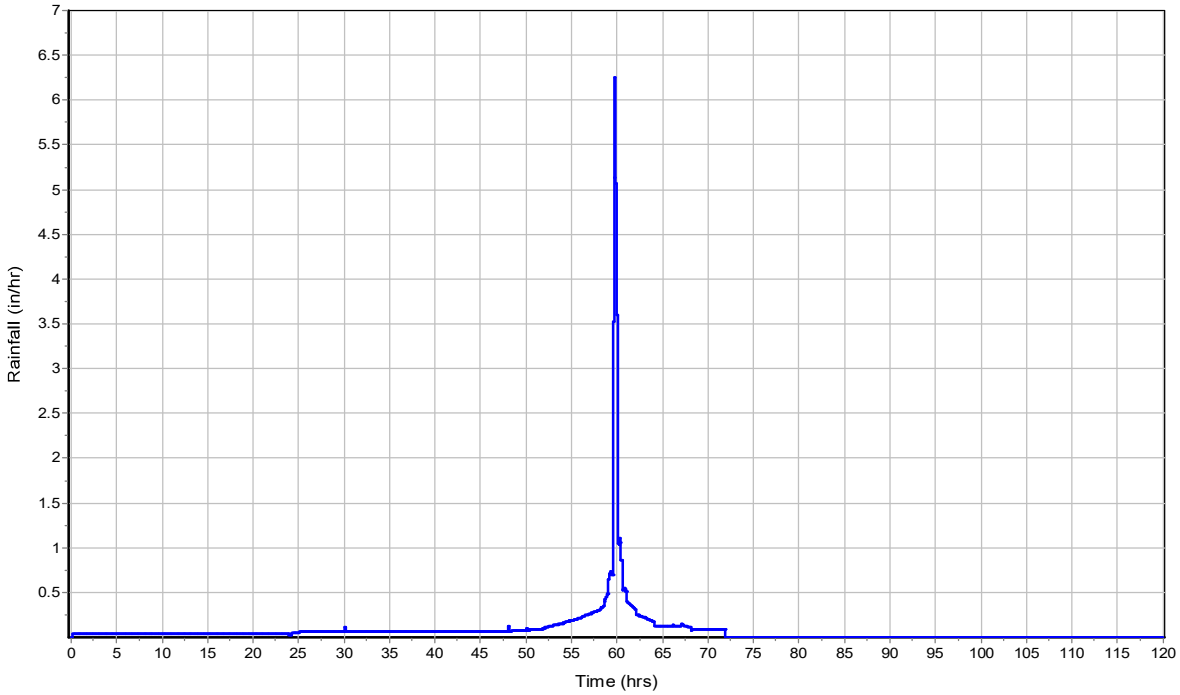
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

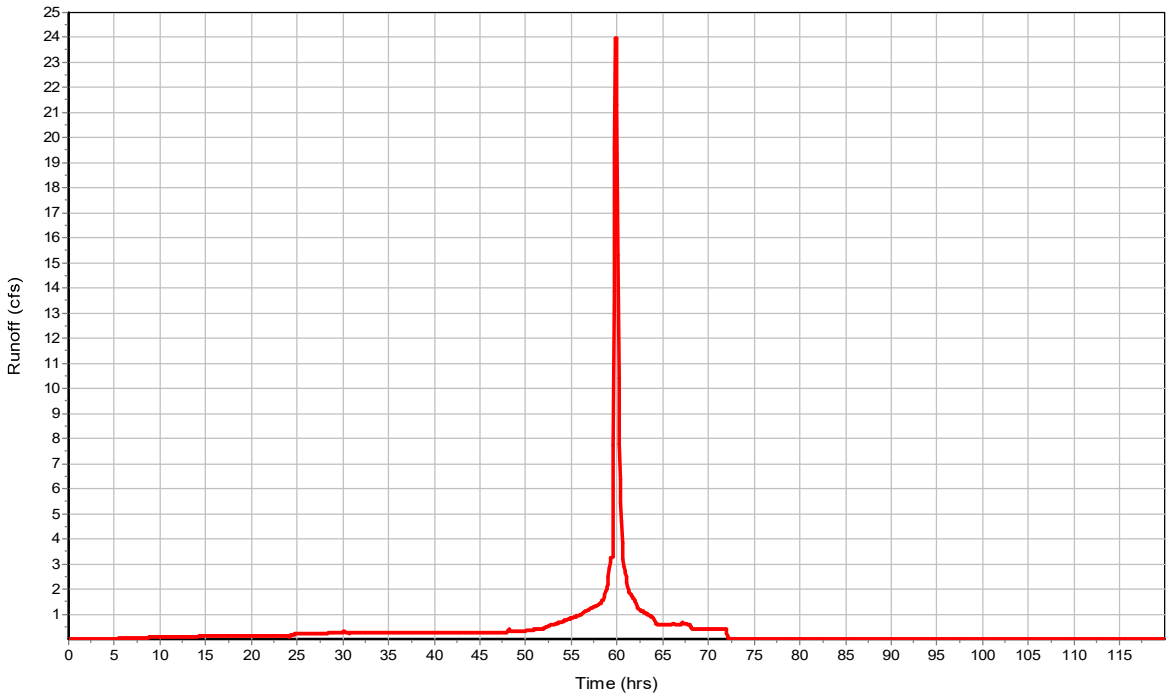
Total Rainfall (in) 9.49
Total Runoff (in) 8.52
Peak Runoff (cfs) 24.15
Weighted Curve Number 92
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Sub-01

Rainfall Intensity Graph



Runoff Hydrograph



Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft^2)	Minimum Pipe Cover (in)
1	0.1	12.43	16.76	4.33	0.00	-12.43	16.76	0.00	0.00	0.00
2	0.2	12.65	16.75	4.10	0.00	-12.65	16.75	0.00	0.00	0.00

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)
1	0.1	1.01	0.00	12.85	0.42	0.00	3.91	12.62	0.19	2 15:21	0 00:00
2	0.2	1.01	0.00	13.08	0.43	0.00	5.51	12.84	0.19	2 15:20	0 00:00

Pipe Input

SN	Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)					(cfs)
1	0.1-0.0	17.00	12.43	0.00	12.26	0.30	0.17	1.0000	CIRCULAR	15.000	15.000	0.0150	0.5000	0.5000	0.0000	0.00
2	0.2-0.1	22.00	12.65	0.00	12.43	0.00	0.22	1.0000	CIRCULAR	15.000	15.000	0.0150	0.5000	0.5000	0.0000	0.00

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	0.1-0.0	1.01	2 15:21	5.60	0.18	3.06	0.09	0.39	0.31
2	0.2-0.1	1.01	2 15:21	5.60	0.18	2.72	0.13	0.43	0.34

Storage Nodes

Storage Node : Pond

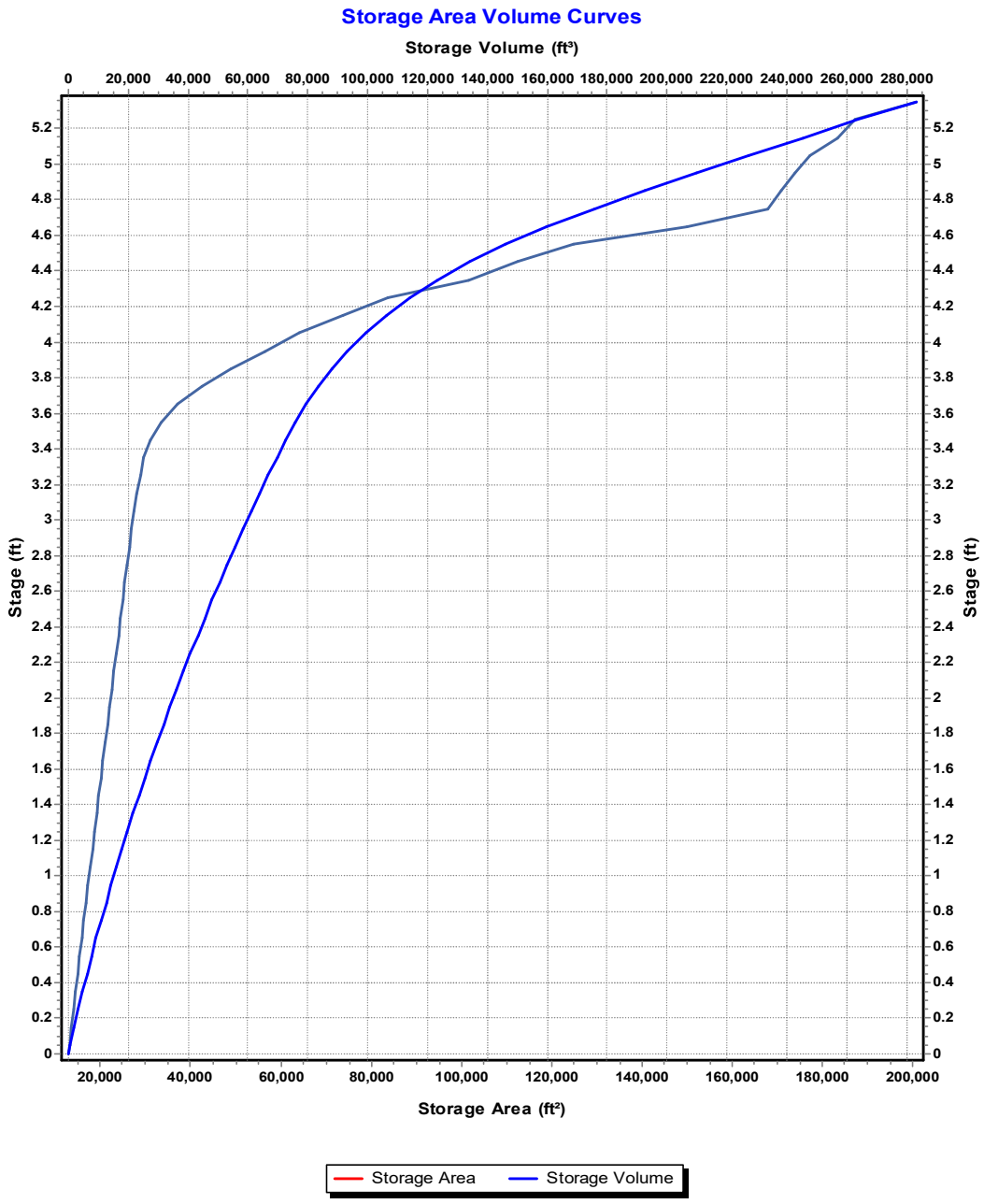
Input Data

Invert Elevation (ft)	12.65
Max (Rim) Elevation (ft)	17.00
Max (Rim) Offset (ft)	4.35
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-12.65
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Pond

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	12883.67	0
0.05	13111.23	649.87
0.15	13567.31	1983.8
0.25	14024.71	3363.4
0.35	14483.42	4788.81
0.45	14943.46	6260.15
0.55	15404.82	7777.56
0.65	15867.5	9341.18
0.75	16331.5	10951.13
0.85	16796.82	12607.55
0.95	17263.46	14310.56
1.05	17736.53	16060.56
1.15	18206.64	17857.72
1.25	18678.02	19701.95
1.35	19150.66	21593.38
1.45	19624.56	23532.14
1.55	20099.72	25518.35
1.65	20576.14	27552.14
1.75	21053.83	29633.64
1.85	21532.78	31762.97
1.95	22012.98	33940.26
2.05	22499.05	36165.86
2.15	22981.8	38439.9
2.25	23465.65	40762.27
2.35	23950.6	43133.08
2.45	24436.64	45552.44
2.55	24923.77	48020.46
2.65	25412	50537.25
2.75	25901.33	53102.92
2.85	26391.74	55717.57
2.95	26883.26	58381.32
3.05	27471.15	61099.04
3.15	28157.68	63880.48
3.25	28849.06	66730.82
3.35	29563.4	69651.44
3.45	30920.65	72675.64
3.55	33343.51	75888.85
3.65	37262.96	79419.17
3.75	42634.55	83414.05
3.85	48990.24	87995.29
3.95	56579	93273.75
4.05	64213.39	99313.37
4.15	73699.47	106209.01
4.25	83863.58	114087.16
4.35	101741.52	123367.42
4.45	112657.48	134087.37
4.55	124962.3	145968.36
4.65	150061.31	159719.54
4.75	168131.49	175629.18
4.85	170952.17	192583.36
4.95	174045.41	209833.24
5.05	177258.27	227398.42
5.15	183510.15	245436.84
5.25	187343.32	263979.51
5.35	201043.16	283398.83


Storage Area Volume Curves
Storage Volume (ft³)
0
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
220,000
240,000
260,000
280,000
Stage (ft)
0
0.2
0.4
0.6
0.8
1
1.2
1.4
1.6
1.8
2
2.2
2.4
2.6
2.8
3
3.2
3.4
3.6
3.8
4
4.2
4.4
4.6
4.8
5
5.2
Storage Area (ft²)
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
Storage Area
Storage Volume

Storage Node : Pond (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	25-YR WEIR	Rectangular	No	16.59	3.94	4.00	2.00	3.33

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-01	Side	CIRCULAR	No	3.13			13.19	0.61

Output Summary Results

Peak Inflow (cfs)	24
Peak Lateral Inflow (cfs)	24
Peak Outflow (cfs)	1.01
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	16.71
Max HGL Depth Attained (ft)	4.06
Average HGL Elevation Attained (ft)	14.67
Average HGL Depth Attained (ft)	2.02
Time of Max HGL Occurrence (days hh:mm)	2 15:20
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Appendix B6 – Pond Volume Calculations

STORMWATER CALCULATIONS

GIVEN:

ACREAGES

ENTIRE SITE (WOODSRPING PARCEL & OUTLOT PARCEL)

		SF	ACRES
TOTAL SITE		206,264.9	4.74
IMPERVIOUS			
	BUILDING ROOF	17,447.8	0.40
	PAVEMENT	107,488.5	2.47
POND WS		24,499.5	0.56
PERVIOUS		56,829.1	1.30
% IMPERVIOUS		72.45%	

WOODSPRING PARCEL

		SF	ACRES
TOTAL		147,833.8	3.39
IMPERVIOUS			
	BUILDING ROOF	12,447.8	0.29
	PAVEMENT	71,913.3	1.65
POND WS		24,499.5	0.56
PERVIOUS		38,973.2	0.89
% IMPERVIOUS		73.64%	

OUTLOT PARCEL (ASSUMED 80% IMPERVIOUS FOR BUILDABLE AREA)

TOTAL BUILDABLE AREA & FRONTAGE AREA

		SF	ACRES
TOTAL		58,431.1	1.34
IMPERVIOUS			
	BUILDING ROOF	5,000.0	0.11
	PAVEMENT	35,575.2	0.82
POND WS		0.0	0.00
PERVIOUS		17,855.9	0.41
% IMPERVIOUS		69.44%	

BUILDABLE AREA

		SF	ACRES
TOTAL		49,208.0	1.13
IMPERVIOUS			
	BUILDING ROOF	5,000.0	0.11
	PAVEMENT	34,366.4	0.79
POND WS		0.0	0.00
PERVIOUS		9,841.6	0.23
% IMPERVIOUS		80.00%	

FRONTAGE AREA

		SF	ACRES
TOTAL		9,223.1	0.21
IMPERVIOUS			
	BUILDING ROOF	0.0	0.00
	PAVEMENT	1,208.8	0.03
POND WS		0.0	0.00
PERVIOUS		8,014.3	0.18
% IMPERVIOUS		13.11%	

STORMWATER SUMMARY

ALLOWABLE DISCHARGE RATE
25 YEAR - 72 HOUR PREDEVELOPED CONDITIONS

RAINFALL =	**8.5**	INCHES
Q =	**8.69**	CFS

BUILDING FINISH FLOOR ELEVAITON
100 YEAR - 72 HOURS

			No Release Volume
RAINFALL =	**12.23**	INCHES	4.83 ac-ft
PEAK STAGE =	**17.6**	NGVD- MINIMUM ELEVATION	

PARKING LOT ELEVATION
10 YEAR - 24 HOUR

RAINFALL =	**6**	INCHES
PEAK STAGE =	**15.98**	NGVD- MINIMUM ELEVATION

PERIMETER BERM
10 YEAR - 72 HOUR

RAINFALL =	**8.5**	INCHES
PEAK STAGE =	**16.59**	NGVD- MINIMUM ELEVATION

ZONING:

COMMERCIAL

DESIGN STORM RAINFALL AMOUNTS (per NOAA Atlas 14, Vol. 9, Ver. 2)

ROADS (10-YR 24-HR)	6.0	in.
DETENTION (10-YR 72-HR)	8.5	in.
DESIGN (25-YR 72-HR)	9.5	in.
FLOORS (100-YR 72-HR)	12.23	in.

ALLOWABLE DISCHARGE:

Per the NSLRWCD's allowable discharge criteria, the proposed installation must limit stormwater runoff to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period for the 10YR/72HR duration rainfall.

10-year 72-hour Storm Event

$$2\ in\ x\ (TOTAL\ SITE\ -POND\ WS)\ x\ \frac{1\ ft}{12\ in}$$

0.6955 ac-ft **Allowable Volume Discharged in a 24-Hour Window**
30,294 cf

30,048 cf **Design Max Volume Released in a 24-Hour Window**

25-year 72-hour Peak Discharge

8.69 cfs, Max allowable predeveloped peak 25-yr 3 day

DESIGN CRITERIA

QUALITY

- FOR WET DETENTION THE GREATER OF:
  THE FIRST INCH OF RUNOFF FROM THE ENTIRE SITE.
  THE AMOUNT OF 2.5 INCHES TIMES THE PERCENTAGE OF IMPERVIOUSNESS.
- ANY DETENTION SYSTEM SHALL BE DESIGNED TO DISCHARGE NOT MORE THAN 0.5 INCH OF THE DETAINED VOLUME PER DAY. A V-SHAPED CONFIGURATION IS DESIRABLE.
- BECAUSE THE SITE ZONING IS "COMMERCIAL" AT LEAST 0.5 INCH OF DRY DETENTION OR RETENTION PRETREATMENT SHALL BE PROVIDED.

FORMULA: $0.5\ in\ x\ TOTAL\ SITE\ (ac)\ x\ \frac{1\ ft}{12\ in}$

TOTAL SITE: 4.74 acres

ANSWER: **0.197 ac-ft**
8,594 cf

COMPUTATIONS

QUALITY

COMPUTE THE FIRST INCH OF RUNOFF FROM THE DEVELOPED PROJECT:

FORMULA: $1\ in\ x\ TOTAL\ SITE\ (ac)\ x\ \frac{1\ ft}{12\ in}$

TOTAL SITE: 4.74 acres

ANSWER: **0.395 ac-ft**
17,189 cf
FOR THE FIRST INCH OF RUNOFF

COMPUTE 2.5 INCHES TIMES THE PERCENTAGE OF IMPERVIOUSNESS:

SITE AREA FOR WATER QUALITY PERVIOUS/IMPERVIOUS CALCULATIONS ONLY

FORMULA: $TOTAL\ SITE\ -(POND\ WS + ROOF)$

TOTAL SITE:	4.74	acres
POND WS:	0.56	acres
ROOF:	0.40	acres

ANSWER: 3.77 acres

IMPERVIOUS AREA FOR WATER QUALITY PERVIOUS/IMPERVIOUS CALCULATIONS ONLY

FORMULA: $(SITE\ AREA\ FOR\ WATER\ QUALITY\ PERVIOUS\backslash IMPERVIOUS) - PERVIOUS$

PERVIOUS:	1.30	acres

ANSWER: 2.47 acres

PERCENTAGE OF IMPERVIOUSNESS FOR WATER QUALITY

FORMULA: $\frac{IMPERVIOUS\ AREA\ FOR\ WATER\ QUALITY}{SITE\ AREA\ FOR\ WATER\ QUALITY}\ x\ 100$

ANSWER: 65 % IMPERVIOUS

FOR 2.5 INCHES TIMES THE PERCENTAGE OF IMPERVIOUS

FORMULA: $2.5"\ x\ PERCENTAGE\ IMPERVIOUS$

ANSWER: 1.64 in TO BE TREATED

COMPUTE VOLUME REQUIRED FOR QUALITY DETENTION

FORMULA: $INCHES\ TO\ BE\ TREATED\ x\ (TOTAL\ SITE\ -POND\ WS)\ x\ \frac{1\ in}{12\ ft}$

ANSWER: **0.569 ac-ft**
24,771 cf

DETERMINE WHICH VOLUME CONTROLS (GREATER OF)

1" OVER SITE:	0.395	ac-ft
2.5" x % IMPERVIOUS:	0.569	ac-ft

ANSWER: 0.569 ac-ft 24,771 cf

(THE SYSTEM PROPOSED IS WET DETENTION SO NO VOLUME REDUCTIONS ARE POSSIBLE.)

COMPUTE 0.5 INCH OF PRETREATMENT (WHICH SHALL INCLUDE ROOF AREAS)

FORMULA: $0.5\ in\ x\ (TOTAL\ SITE\ -POND\ WS)x\ \frac{1\ in}{12\ ft}$

ANSWER: **0.17 ac-ft**
7,574 cf REQUIRED FOR PRETREATMENT

THIS VOLUME IS REQUIRED, REGARDLESS OF WHETHER DRY DETENTION OR RETENTION IS UTILIZED. IT CAN BE CONSIDERED AS AVAILABLE STORAGE FOR THE ROAD, ALLOWABLE DISCHARGE, AND MINIMUM FLOOR STORMS ONLY IF IT IS ACHIEVED BY A DETENTION SYSTEM, OR EXFILTRATION TRENCH, OR IF THE APPLICANT CAN DEMONSTRATE THAT THE SITE HAS EXCELLENT SOIL PERCOLATION RATES WHICH WILL REMAIN EXCELLENT FOR AN INDEFINITE PERIOD OF TIME.

WATERSHED IMPAIRMENT REQUIRED 150% TREATMENT VOLUME

FORMULA: 0.5" PRETREATMENT VOLUME X 150%

ANSWER: **0.26 ac-ft** / **11,360 cf** REQUIRED FOR PRETREATMENT

MINIMUM WATER QUALITY VOLUME = **0.26 ac-ft** / **11,360 cf**

COMPUTE REQUIRED POND VOLUME

FORMULA: $TOTAL\ REQUIRED\ DETENTION\ -\ PRETREATMENT$

ANSWER: **0.395 ac-ft** / **17,198 cf** REQUIRED POND VOLUME

NUTRIENT LOADING VOLUME CALCULATIONS

NUTRIENT LOADING
TN AND TP CONCENTRATIONS
TN CONCENTRATION = 1.48 mg/L
TP CONCENTRATION = 0.24 mg/L

PREDEVELOPED

SITE AREA =	4.74	AC	DCIA = Directly Connected Impervious Area
HSG =	D		
CN =	82	FROM TR-55 FOR WOODED AREAS IN FAIR CONDITION	
IMPERVIOUS =	65	%	
ZONE =	2		
ANNUAL RAINFALL =	55		
c =	0.128	UNDEVELOPED - TABLE 4-24 (PG 78)	
V = c x A x R =	2.778	AC-FT/YR	
TN CONCENTRATION =	1.18	MG/L (TABLE 4-17, PG 65)	8.01 KG/AC-YR
TP CONCENTRATION =	0.179	MG/L (TABLE 4-17, PG 65)	1.151 KG/AC-YR
TN =	4.05	KG/YR	
TP =	0.61	KG/YR	

DEVELOPED

c =	0.653	UNDEVELOPED - TABLE 4-24 (PG 78)
V = c x A x R =	14.172	AC-FT/YR
TN =	20.65	KG/YR
TP =	3.13	KG/YR

	PRE	POST	REMOVAL EFFICIENCY %
TN	4.05	20.65	80%
TP	0.61	3.13	80%

STORMWATER TREATMENT MUST PROVIDE 80% REMOVAL

TREATMENT DEPTH, D, 95% REMOVAL =	2.582	IN (TABLE 6-4, PG 146)
V = D x A x 1/12 =	1.019	AC-FT
	44,381	**CF**

ORIFICE ELEVATION = **15.20** **FT**

* AUTODESK STORM AND SANITARY ANALYSIS WAS UTILIZED TO CALCULATED PEAK DISCHARGES AND WATER SURFACE ELEVATIONS FOR PREDEVELOPED AND DEVELOPED CONDITIONS

STAGE STORAGE TABLE							
ELEV	DEPTH	AREA (sq. ft.)	DEPTH (ft)	INCREMENTAL (cf)	TOTAL (cf)	TOTAL (ac-ft)	COMMENT
12.65	0	12,883.67	0	0	0	-	
12.7	0.05	13,111.23	0.05	650	650	0.015	
12.8	0.15	13,567.31	0.1	1334	1,984	0.046	
12.9	0.25	14,024.71	0.1	1380	3,363	0.077	
13	0.35	14,483.42	0.1	1425	4,789	0.110	
13.1	0.45	14,943.46	0.1	1471	6,260	0.144	
13.2	0.55	15,404.82	0.1	1517	7,778	0.179	
13.3	0.65	15,867.50	0.1	1564	9,341	0.214	
13.4	0.75	16,331.50	0.1	1610	10,951	0.251	
13.5	0.85	16,796.82	0.1	1656	12,608	0.289	
13.6	0.95	17,263.46	0.1	1703	14,311	0.329	
13.7	1.05	17,736.53	0.1	1750	16,061	0.369	
13.8	1.15	18,206.64	0.1	1797	17,858	0.410	
13.9	1.25	18,678.02	0.1	1844	19,702	0.452	
14	1.35	19,150.66	0.1	1891	21,593	0.496	
14.1	1.45	19,624.56	0.1	1939	23,532	0.540	
14.2	1.55	20,099.72	0.1	1986	25,518	0.586	
14.3	1.65	20,576.14	0.1	2034	27,552	0.633	
14.4	1.75	21,053.83	0.1	2081	29,634	0.680	
14.5	1.85	21,532.78	0.1	2129	31,763	0.729	
14.6	1.95	22,012.98	0.1	2177	33,940	0.779	
14.7	2.05	22,499.05	0.1	2226	36,166	0.830	
14.8	2.15	22,981.80	0.1	2274	38,440	0.882	
14.9	2.25	23,465.65	0.1	2322	40,762	0.936	
15	2.35	23,950.60	0.1	2371	43,133	0.990	
15.1	2.45	24,436.64	0.1	2419	45,552	1.046	
15.2	2.55	24,923.77	0.1	2468	48,020	1.102	
15.3	2.65	25,412.00	0.1	2517	50,537	1.160	
15.4	2.75	25,901.33	0.1	2566	53,103	1.219	
15.5	2.85	26,391.74	0.1	2615	55,718	1.279	
15.6	2.95	26,883.26	0.1	2664	58,381	1.340	
15.7	3.05	27,471.15	0.1	2718	61,099	1.403	
15.8	3.15	28,157.68	0.1	2781	63,881	1.466	
15.9	3.25	28,849.06	0.1	2850	66,731	1.532	
16	3.35	29,563.40	0.1	2921	69,651	1.599	
16.1	3.45	30,920.65	0.1	3024	72,676	1.668	
16.2	3.55	33,343.51	0.1	3213	75,889	1.742	
16.3	3.65	37,262.96	0.1	3530	79,419	1.823	
16.4	3.75	42,634.55	0.1	3995	83,414	1.915	
16.5	3.85	48,990.24	0.1	4581	87,995	2.020	
16.6	3.95	56,579.00	0.1	5278	93,274	2.141	**10 YEAR - 24 HOUR**
16.7	4.05	64,213.39	0.1	6040	99,313	2.280	
16.8	4.15	73,699.47	0.1	6896	106,209	2.438	
16.9	4.25	83,863.58	0.1	7878	114,087	2.619	
17	4.35	101,741.52	0.1	9280	123,367	2.832	
17.1	4.45	112,657.48	0.1	10720	134,087	3.078	**10 YEAR - 72 HOUR**
17.2	4.55	124,962.30	0.1	11881	145,968	3.351	
17.3	4.65	150,061.31	0.1	13751	159,720	3.667	
17.4	4.75	168,131.49	0.1	15910	175,629	4.032	
17.5	4.85	170,952.17	0.1	16954	192,583	4.421	**100 YEAR - 72 HOURS**
17.6	4.95	174,045.41	0.1	17250	209,833	4.817	
17.7	5.05	177,258.27	0.1	17565	227,398	5.220	
17.8	5.15	183,510.15	0.1	18038	245,437	5.634	
17.9	5.25	187,343.32	0.1	18543	263,980	6.060	**17.93 FFE**
18	5.35	201,043.16	0.1	19419	283,399	6.506	

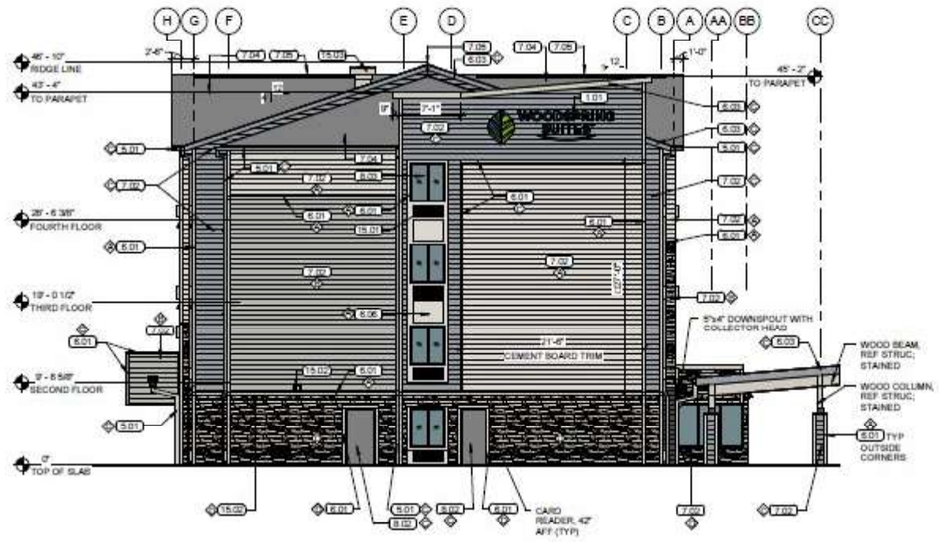
Time (hrs)	Total Inflow (cfs)	Incremental Volume (cf)	Total Volume (cf)	24-Hour Volume (cf)
0	0.000	**0**	**0**	
1	0.000	0.00	0.00	
2	0.000	0.00	0.00	
3	0.000	0.00	0.00	
4	0.000	0.00	0.00	
5	0.000	0.00	0.00	
6	0.000	0.00	0.00	
7	0.000	0.00	0.00	
8	0.000	0.00	0.00	
9	0.000	0.00	0.00	
10	0.000	0.00	0.00	
11	0.000	0.00	0.00	
12	0.000	0.00	0.00	
13	0.000	0.00	0.00	
14	0.000	0.00	0.00	
15	0.000	0.00	0.00	
16	0.000	0.00	0.00	
17	0.000	0.00	0.00	
18	0.000	0.00	0.00	
19	0.000	0.00	0.00	
20	0.000	0.00	0.00	
21	0.000	0.00	0.00	
22	0.000	0.00	0.00	
23	0.000	0.00	0.00	
24	0.000	0.00	0.00	0.00
25	0.000	0.00	0.00	0.00
26	0.000	0.00	0.00	0.00
27	0.000	0.00	0.00	0.00
28	0.007	12.41	12.41	12.41
29	0.020	47.86	60.27	60.27
30	0.036	99.58	159.85	159.85
31	0.053	160.36	320.20	320.20
32	0.070	221.32	541.53	541.53
33	0.085	278.41	819.93	819.93
34	0.098	330.41	1150.35	1150.35
35	0.107	369.85	1520.20	1520.20
36	0.115	399.14	1919.33	1919.33
37	0.121	424.94	2344.27	2344.27
38	0.127	448.03	2792.30	2792.30
39	0.133	468.98	3261.28	3261.28
40	0.138	488.16	3749.44	3749.44
41	0.143	505.84	4255.28	4255.28
42	0.147	522.23	4777.52	4777.52
43	0.151	537.50	5315.02	5315.02
44	0.155	551.81	5866.83	5866.83
45	0.159	565.26	6432.09	6432.09
46	0.162	577.94	7010.03	7010.03
47	0.165	589.93	7599.96	7599.96
48	0.169	601.27	8201.23	8201.23
49	0.173	606.79	8808.02	8808.02
50	0.177	630.57	9438.59	9438.59
51	0.183	647.47	10086.06	10086.06
52	0.189	668.41	10754.47	10742.06
53	0.198	695.69	11450.16	11389.90
54	0.209	732.42	12182.58	12022.74
55	0.223	777.88	12960.47	12640.26
56	0.238	830.62	13791.08	13249.56
57	0.256	890.34	14681.43	13861.49
58	0.276	957.13	15638.55	14488.20
59	0.299	1033.72	16672.27	15152.08
60	0.399	1255.57	17927.84	16008.51
61	0.462	1550.30	19478.15	17133.88
62	0.470	1677.88	21156.03	18363.73
63	0.473	1696.96	22852.99	19591.71
64	0.475	1706.43	24559.42	20809.98
65	0.475	1710.84	26270.27	22014.98
66	0.476	1712.24	27982.50	23204.99
67	0.476	1713.21	29695.72	24380.70
68	0.479	1719.95	31415.67	25548.84
69	0.476	1719.75	33135.42	26703.33
70	0.475	1712.29	34847.71	27837.68
71	0.475	1710.21	36557.92	28957.96
72	0.474	1708.11	38266.03	30064.80
73	0.472	1703.25	39969.28	31161.25
74	0.470	1694.98	41664.26	32225.67
75	0.467	1685.84	43350.11	33264.04
76	0.464	1676.25	45026.35	34271.88
77	0.461	1666.15	46692.50	35242.34
78	0.458	1655.49	48347.99	36165.41
79	0.455	1644.25	49992.24	37031.78
80	0.452	1632.36	51624.60	37833.52
81	0.448	1619.82	53244.42	38562.99
82	0.444	1606.64	54851.05	39212.50
83	0.441	1592.86	56443.91	39771.64
84	0.436	1578.57	58022.48	40094.64
85	0.432	1563.85	59586.33	40108.18
86	0.428	1548.79	61135.12	39979.09
87	0.424	1533.46	62668.58	39815.59
88	0.419	1517.94	64186.52	39627.10
89	0.415	1502.21	65688.73	39418.47
90	0.411	1486.28	67175.01	39192.51
91	0.406	1470.14	68645.16	38949.44
92	0.402	1453.80	70098.95	38683.29
93	0.397	1437.26	71536.21	38400.79
94	0.392	1420.53	72956.74	38109.03
95	0.388	1403.64	74360.38	37802.46
96	0.383	1386.58	75746.96	37480.93
97	0.378	1378.01	77124.96	37155.69
98	0.373	1351.94	78476.91	36812.65
99	0.368	1334.36	79811.27	36461.17
100	0.363	1316.61	81127.88	36101.53
101	0.358	1298.67	82426.55	35734.05
102	0.353	1280.54	83707.09	35359.10
103	0.348	1262.24	84969.33	34977.08
104	0.343	1243.74	86213.06	34588.46
105	0.338	1225.04	87438.11	34193.69
106	0.332	1206.16	88644.26	33793.21
107	0.327	1187.07	89831.33	33387.42
108	0.322	1167.78	90999.12	32976.63
109	0.316	1148.29	92147.41	32561.08
110	0.311	1128.60	93276.01	32140.89
111	0.305	1108.69	94384.70	31716.12
112	0.300	1088.57	95473.26	31286.74
113	0.294	1068.23	96541.49	30852.76
114	0.288	1047.67	97589.17	30414.15
115	0.282	1026.90	98616.06	29970.91
116	0.276	1005.90	99621.96	29523.01
117	0.271	984.68	100606.64	29070.43
118	0.265	963.23	101569.86	28613.12
119	0.259	941.55	102511.41	28151.03
120	0.252	919.64	103431.05	27684.09

10-year 72-hour Storm Event

Max Volume Released in a 24-Hour Window **30,064.80**



Front Elevation



Left Elevation

A COLOR: SW9166 "DRIFT OF MIST"

B COLOR: SW7658 "GRAY CLOUDS"

C COLOR: SW9152 "LET IT RAIN"

D CULTURED STONE: CASTLE ROCK ENVIRONMENTAL STONEWORKS "CORTONA SOUTHERN LEDGESTONE" WITH GRAY MORTAR JOINTS

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER, UNDER SEPARATE PERMIT. COORDINATE BLOCKING WITH SIGN MANUFACTURER
5.01	ALUMINUM GUTTERS AND DOWNSPOUTS
6.01	CEMENT BOARD TRIM: 5/4"x4"/ EIFS TRIM: 2-1/2"x4"
6.03	CEMENT BOARD TRIM FASCIA
6.06	CEMENT BOARD PANEL
7.02	7" EXPOSURE CEMENT BOARD LAP SIDING: SEE COLOR SCHEDULE
7.04	COMPOSITION SHINGLES
7.05	RIDGE VENT: REF SHEET A1.3 FOR DETAILS
8.02	HOLLOW METAL DOOR
8.03	SLIDING WINDOW, TYP.: SEE SPECS
15.01	THRU-WALL PTAC
15.02	MECHANICAL LOUVERS: REF MECH. DWGS. PAINT TO MATCH ADJACENT
15.03	ELEVATOR VENT THRU ROOF, REF 4/A1.3

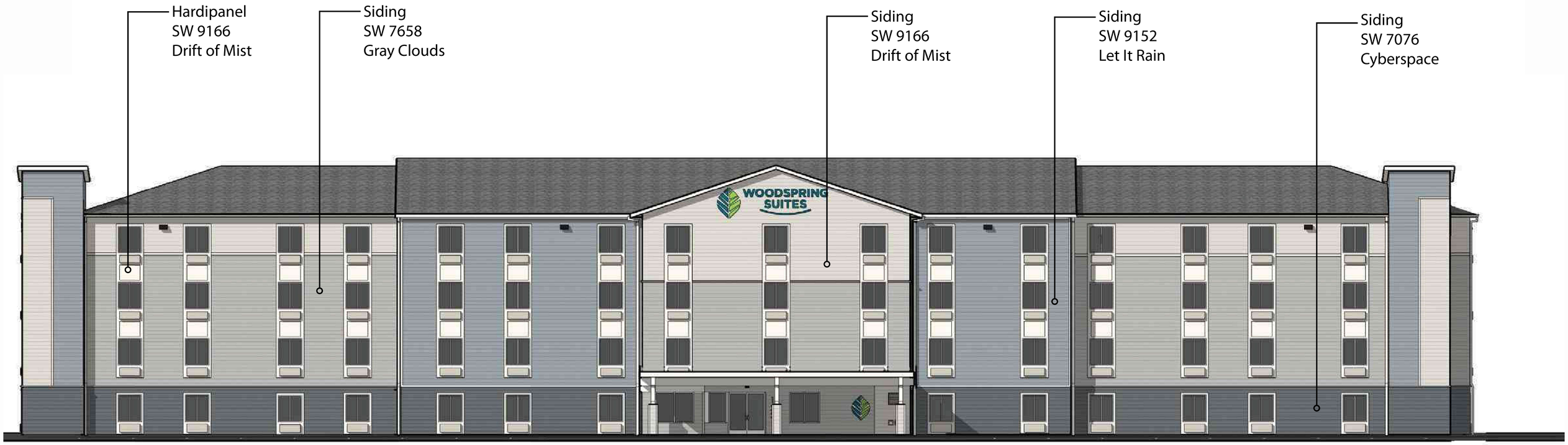


FORT PIERCE, FL

WOODSPRING SUITES

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

MAY 2024



Front Elevation



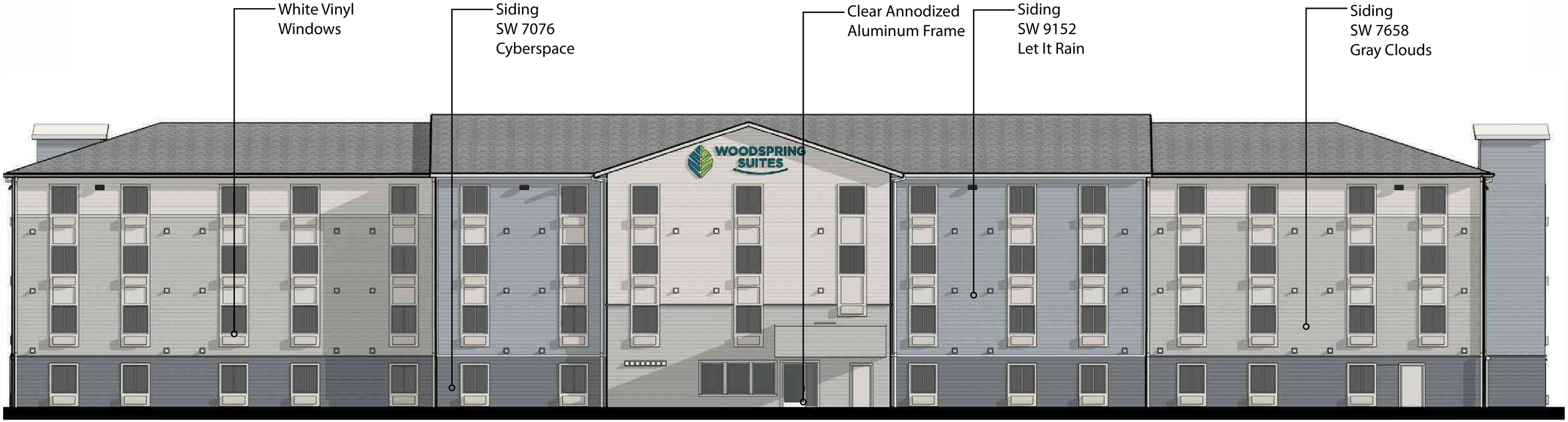
Left Elevation

FORT PIERCE, FL

WOODSPRING SUITES

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

MAY 2024



Rear Elevation



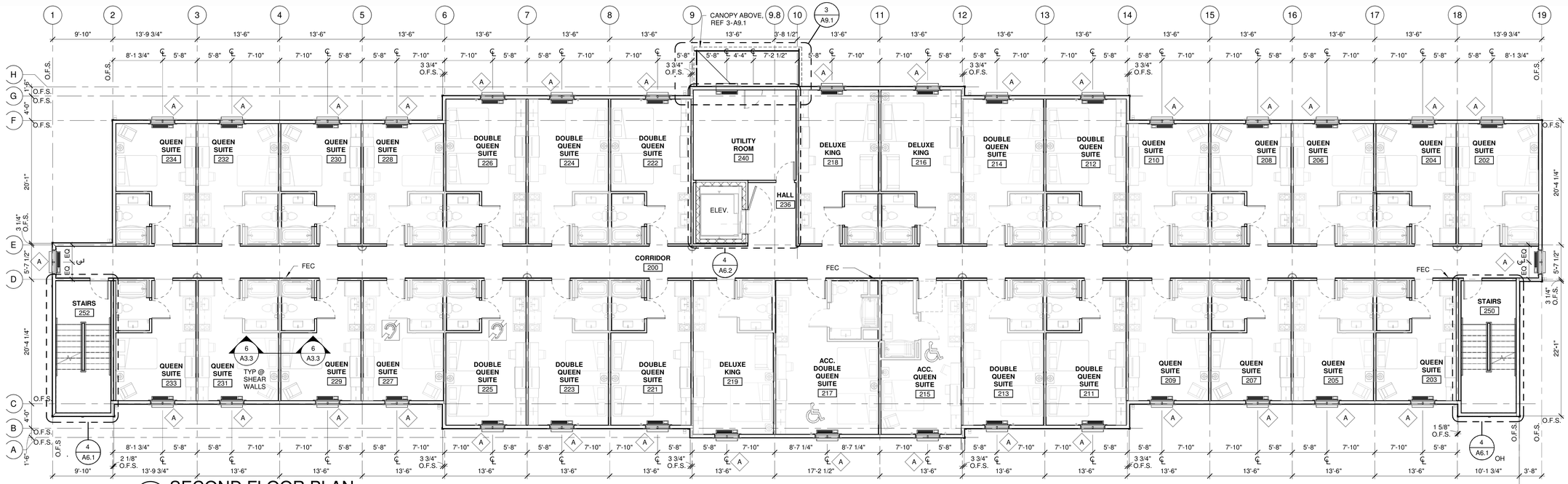
Right Elevation

FORT PIERCE, FL

WOODSPRING SUITES

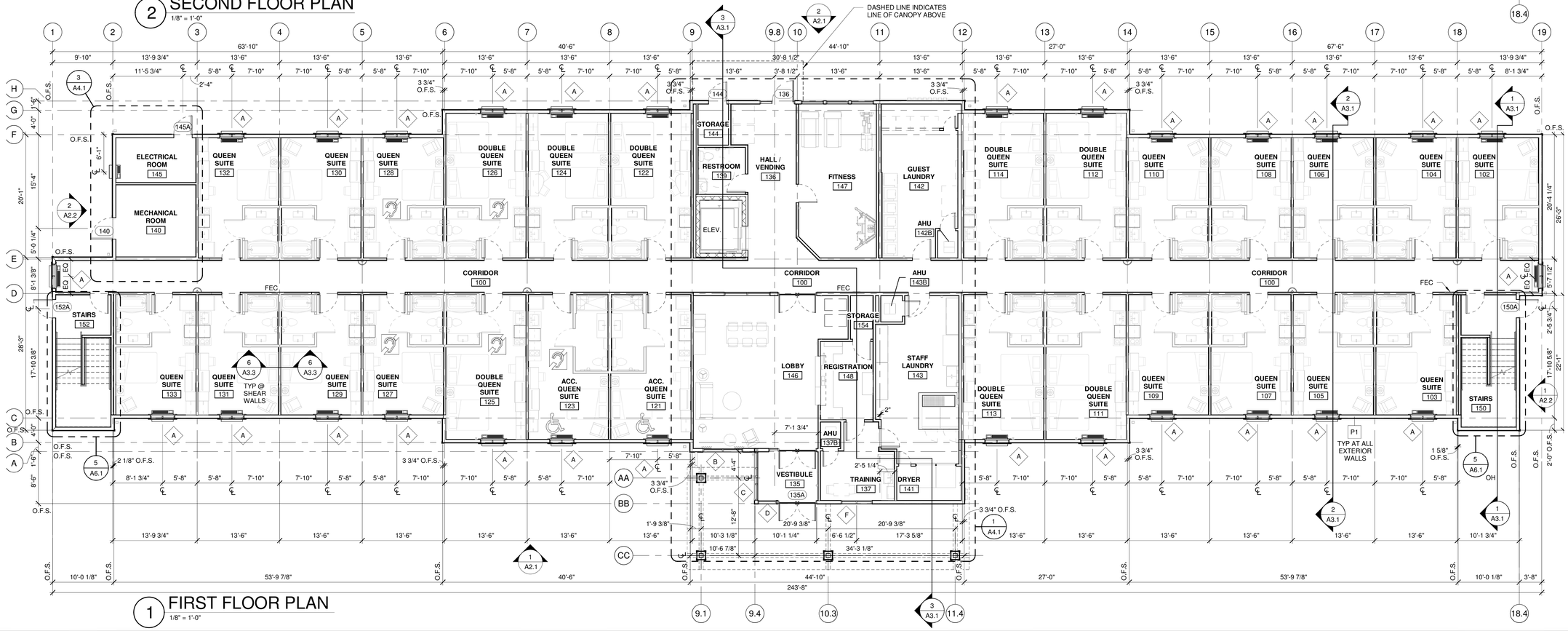
WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

MAY 2024



2 SECOND FLOOR PLAN

1/8" = 1'-0"



1 FIRST FLOOR PLAN

1/8" = 1'-0"

FORT PIERCE, FL

WOODSPRING SUITES

WOOLPERT
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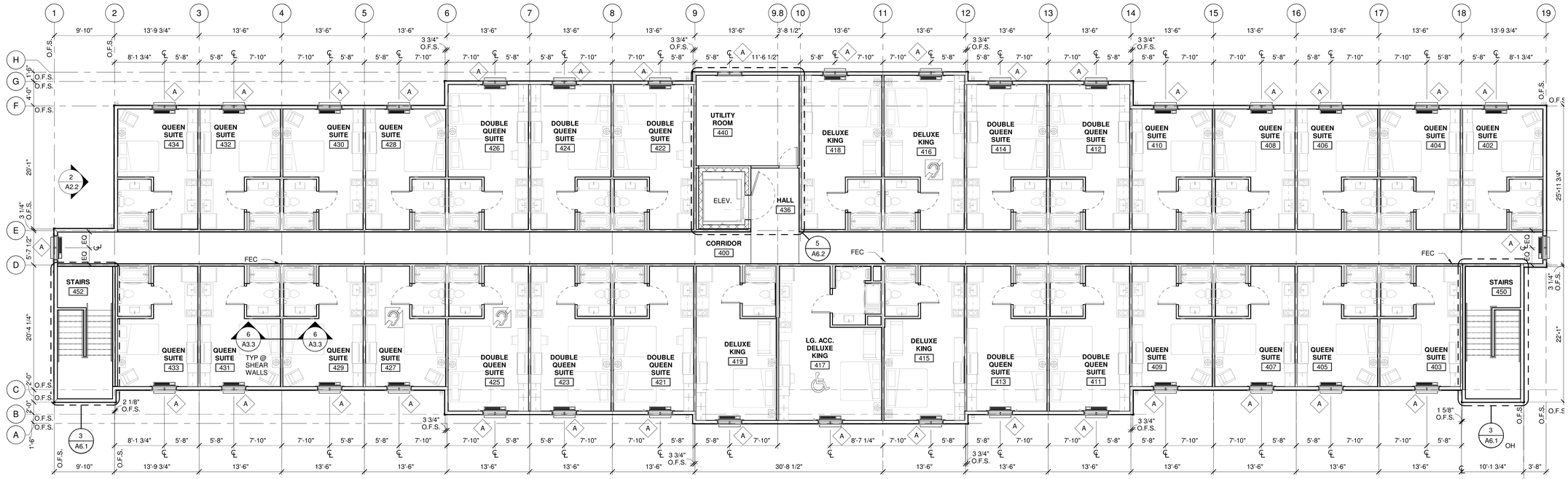
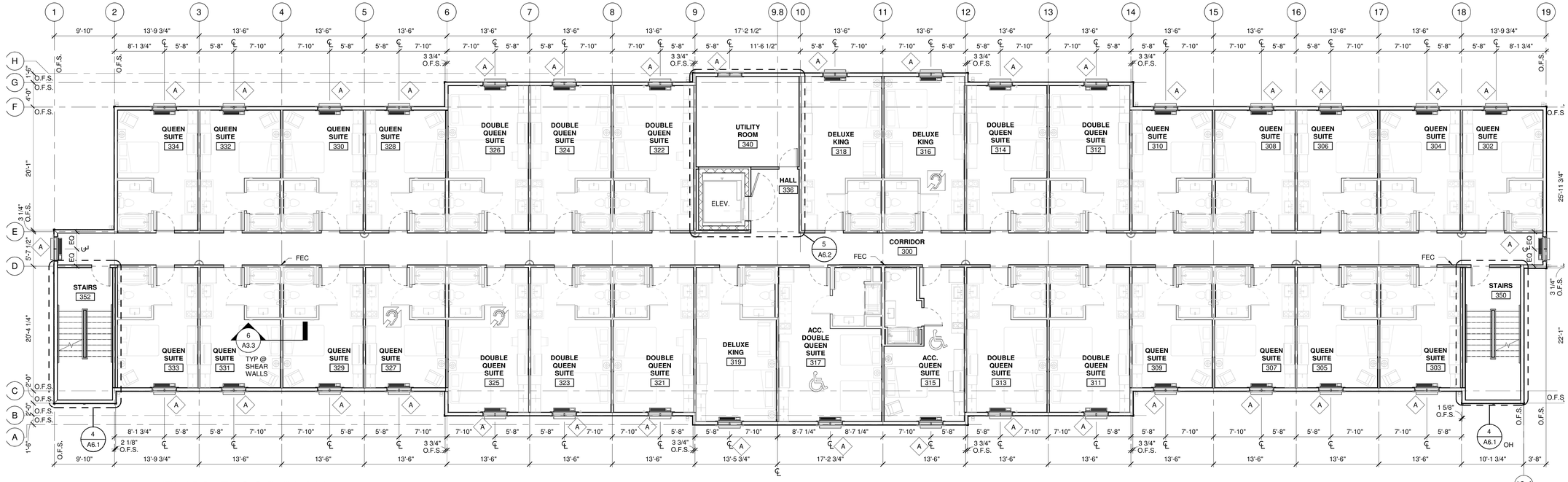
MAY 2024



2 FOURTH FLOOR PLAN
1/8" = 1'-0"



1 THIRD FLOOR PLAN
1/8" = 1'-0"

FORT PIERCE, FL

WOODSPRING SUITES

WOOLPERT
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MAY 2024

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5199485 OR BOOK 4997 PAGE 2817, Recorded 06/01/2023 08:59:53 AM Doc Tax: $8400.00

This instrument prepared by
and when recorded return to:

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

Signed, sealed, and delivered
in the presence of:

Harley Jean Scott
Signature of Witness 1

Harley-Jean Scott
Print Name of Witness 1

Jasmin Garcia
Signature of Witness 2

Jasmin Garcia
Print Name of Witness 2

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

STATE OF Florida)
COUNTY OF Hillsborough)

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

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

[AFFIX NOTARY SEAL]

EMILY FAUDOA
Notary Public - State of Florida
Commission # HH 283135
My Comm. Expires Jun 30, 2026
Bonded through National Notary Assn.

Signed, sealed, and delivered
in the presence of:

Harley Jean Scott
Signature of Witness 1

Harley Jean Scott
Print Name of Witness 1

Stephanie Figueroa
Signature of Witness 2

Jasmin Garcia
Print Name of Witness 2

GRANTOR:

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

STATE OF Florida)
COUNTY OF Hillsborough)

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

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

[AFFIX NOTARY SEAL]

EMILY FAUDOA
Notary Public - State of Florida
Commission # HH 283135
My Comm. Expires Jun 30, 2026
Bonded through National Notary Assn.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Jovanco Samson

Print Name of Witness 1

Signature of Witness 2

Emmanuel Auguste

Print Name of Witness 2

GRANTOR:

(SEAL)

Amir Khoshbin

STATE OF Florida)
COUNTY OF Palm Beach)

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

[AFFIX NOTARY SEAL]

Print name: Charles Stewart
Notary Public, State of FL at Large
My Commission expires: 04/18/2025

CHARLES STEWART
Notary Public - State of Florida
Commission # HH 118280
My Comm. Expires Apr 18, 2025
Bonded through National Notary Assn.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Thomas Caughman
Print Name of Witness 1

Signature of Witness 2

Luke Woolridge
Print Name of Witness 2

GRANTOR:

TYL, Inc.,
a Florida corporation

By:
Name: Adrian Fairclough
Title: President

STATE OF Florida)
COUNTY OF Palm Beach)

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 24th day of May, 2023, by Adrian Fairclough, as President of TYL, Inc., a Florida corporation, on behalf of thereof, who are personally known to me or have produced FLDL as identification.

[AFFIX NOTARY SEAL]

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

Notary Public State of Florida
Starr Marie Almeida
My Commission HH 317061
Expires 11/13/2026

EXHIBIT A

LEGAL DESCRIPTION

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

EXHIBIT B

PERMITTED EXCEPTIONS

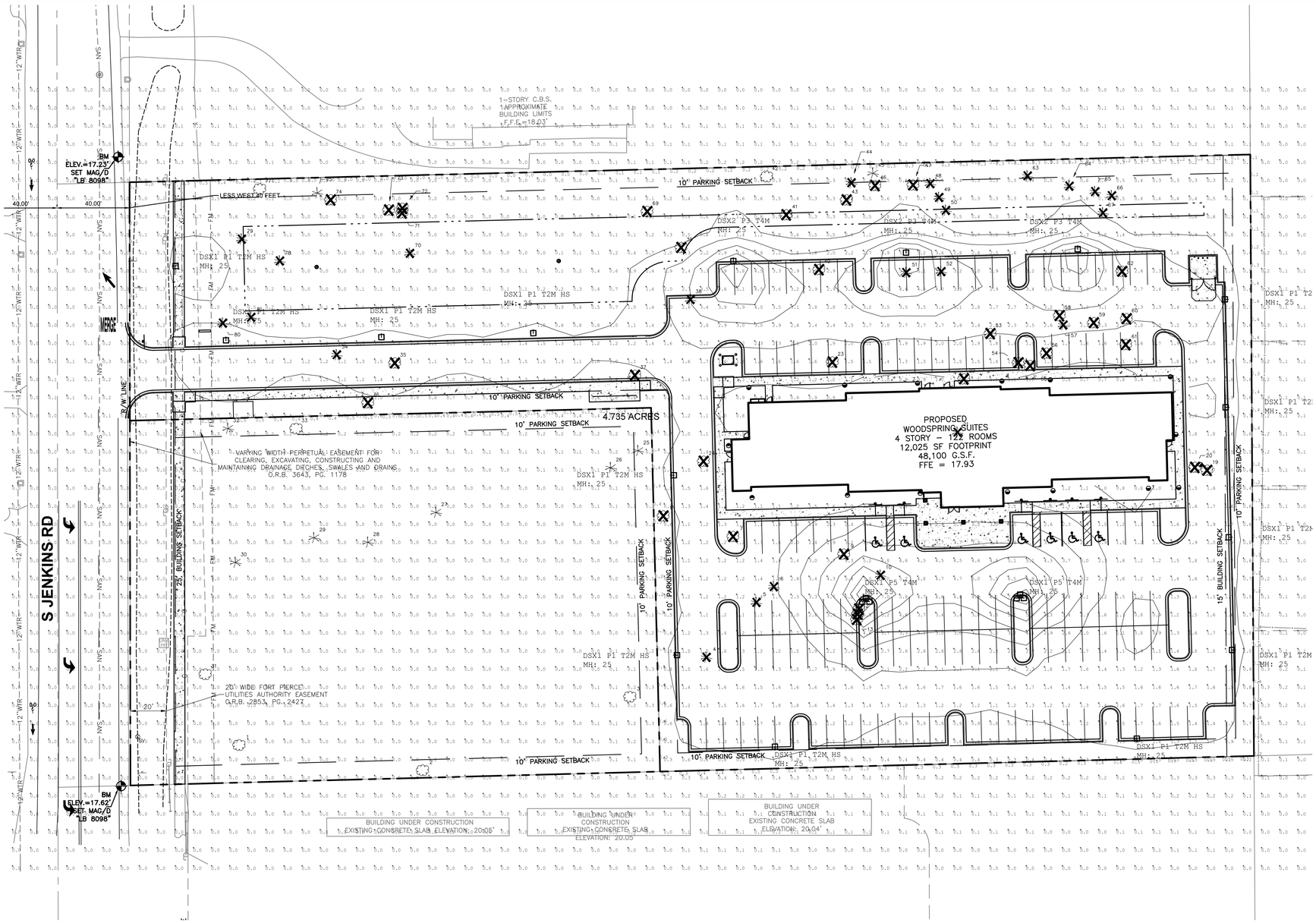
1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

2. Resolution No. 99-99 of the Board of County Commissioners of St. Lucie County, Florida, including terms and conditions thereof, as recorded in Official Records Book 1230, Page 742, and re-recorded in Official Records Book 1238, Page 2067, of the Public Records of St. Lucie County, Florida.

3. Ordinance No. K-351 of the City of Fort Pierce, Florida, including terms and conditions thereof, as recorded in Official Records Book 2297, Page 2161, of the Public Records of St. Lucie County, Florida.

4. Easement granted to City of Fort Pierce and Fort Pierce Utilities Authority, as more fully set forth in the document recorded in Official Records Book 2853, Page 2427, of the Public Records of St. Lucie County, Florida.

5. Perpetual Easement to State of Florida Department of Transportation, as more fully set forth in the document recorded in Official Records Book 3643, Page 1178, of the Public Records of St. Lucie County, Florida.



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

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

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.

HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

Sunshine811

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

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

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

SHEET NAME:
asd

SHEET NO:
C-701

Layout Tab Name: C-701 PHOTOMETRIC PLAN
Last Saved By:ptzen, 1/3/2024 11:51:32 AM
\\Woolpertinc.local\AL_Shares\Srvm\BL\Dayton\10016919.00_WSS PHMI Group\10016919.04&.06_Ft Pierce, FL\4.0 Design Disciplines\4.03 CIVIL\Cadd\Cd\10016919-C700-PHOTO.dwg Plotted By:Ptzen, Nick Plotted:May 8, 2024, 11:53:54 PM



D-Series Size 1

LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA: 1.01 ft² (0.09 m²)

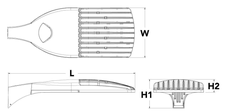
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T4FTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[3] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[16] PIRHN Network, high/low motion/ambient sensor[15] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[15,18] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[15,18] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[15,18] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[15,18] FAO Field adjustable output[17,19]	**Shipped included** HS House-side shield[20] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[5] **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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D-Series Size 2

LED Area Luminaire

Buy American

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA: 1.1 ft² (0.10 m²)

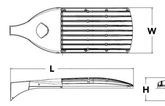
Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height 1: 7-1/4" (18.4 cm)

Height 2: (max): 3.5"

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5[1] P2 P6 P3 P7[1] P4 P8[1] **Rotated optics** P10[1] P13[1,2] P11[1] P14[1,2] P12[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T4FTM Forward Throw Medium T5VS Type V Very Short[1] T5S Type V Short[1] T5M Type V Medium[1] T5W Type V Wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT XVOLT (277V-480V)[4,5,6] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[11]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[11] PIRHN Network, Bi-Level motion/ambient sensor[14] PER NEMA twist-lock receptacle only (no controls)[11] PERS Five-wire receptacle only (no controls)[11,16] PER7 Seven-wire receptacle only (no controls)[11,16] DMG 0-10V dimming extend out back of housing for external control (no controls)[11] DS Dual switching[16,19]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[20] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20] FAO Field Adjustable Output[20]	**Shipped included** HS House-side shield[22] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[5] BAA Buy American(n) Act Compliant **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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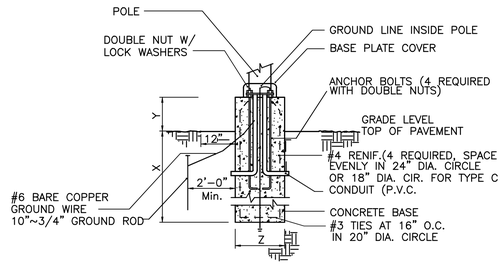

DIMENSION SCHEDULE

IF LIGHT POLE IS ADJACENT TO VEHICLE PARKING	IF LIGHT POLE IS WITHIN LANDSCAPING (NOT ADJACENT TO VEHICLE PARKING)
X 8'-0"	X 8'-0"
Y 2'-6"	Y 0'-6"
Z 2'-0"	Z 2'-0"

CONTRACTOR TO CONFIRM WITH MANUFACTURER THAT THE POLE AND BASE MEET WIND LOADING REQUIREMENTS FOR HURRICANES.

LIGHT POLE BASE DETAIL
NTS

4
C-702

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDB

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]		Options	Finish[10]
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex. 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KADXSE/KSE/KXR/KYF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/ HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting[3,9] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,9] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration dumper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[3,6] FDLxy Festoon outlet less electrical[7] CPL12/xy 1/2" coupling[1] CPL34/xy 3/4" coupling[1] CPL1/xy 1" coupling[1] NPL12/xy 1/2" threaded nipple[1] NPL34/xy 3/4" threaded nipple[1] NPL1/xy 1" threaded nipple[1] EHHxy Extra handhole[1,7] MAEX Match existing[8] USPOM United States point of manufacture[9] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes[11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20.
   The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 10 = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 3'-8", orientation C = CPL12/5-8C
6. Horizontal arm is 3.8" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794_5). Available by formal quote only, consult factory for details.

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

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

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

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

SHEET NAME:
PHOTOMETRIC DETAILS

SHEET NO:
C-702

Layout Tab Name: C-702 PHOTOMETRIC DETAILS
Last Saved By:ptizen, 1/3/2024 11:51:32 AM
\\Woolpertinc.local\All_Shares\Svin\BL\Dayton\10016919.00_WSS PHMI Group\10016919.04&.06_Ft Pierce, FL\4.0 Design Disciplines\4.03 CIVIL\Cadd\Cd\10016919-C700-PHOTO.dwg Plotted By:Ptizen, Nick Plotted:May 8, 2024, 11:53:58 PM

Planning Board **6. f.**

Meeting Date: 05/12/2025

Re: PZSUB2025-00001 (2300 S KINGS HWY Fort Pierce, FL 34945) Prelim Plat

---

Information

SUBJECT:

Preliminary Plat - Kings Highway Commerce Park - 2300 S. Kings Highway

SUMMARY:

(PZSUB2025-00001). Parcel ID: 2324-210-0000-000-6
equest to subdivide a 107.41 ac property commercial development into 3 lots. Kings Highway Commerce Park (KHCP) is a proposed 107.41 ac commercial development located between Kings Highway, Peters Rd and White Road approximately 1-mile north of Okeechobee Road (SR-70). This project site plan was approved with the ultimate build-out of 92 ksf of office and 1,416 ksf of warehouse totaling 1,508 ksf of building coverage and was to be developed in 3 phases The site is zoned CP-1 with a CG/MXD future land use. It's now proposed to subdivide the site into 3 parcels and amend the site plan. Parcel-I is for a 26.82 ac RV sales and service development with a 78,100-sf building and 16,840 sf of Mezzanine. This parcel is in the southeast corner of the site with the main access to Peters Road and optional access to King's Highway (SR-713). This development requires conditional use approval by the city. Parcel-II is 21.18 ac located on the southeast corner of the site w/ future development of 200 ksf of Office/warehouse. Parcel-III is the same as previously approved as KHCP PH-II with a minor decrease in ultimate build-out being reduced by 22,000 sq.f. The parking and loading layout remain the same as the KHCP PH-II layout with minor changes being the trailer storage area along the south side of the building eliminated.

RECOMMENDATION:

Staff recommend that the Planning Board forward the application of the Kings Highway Commerce Park (KHCP) Preliminary Plat to the City Commission with a recommendation of APPROVAL, subject to the following 2 conditions:

1. The applicant shall coordinate with St. Lucie County's ROW acquisition team on the proposed dedications to the County prior to approval of the Preliminary Plat.
2. The applicant shall address all the City of Fort Pierce Engineering Comments prior to approval of the Preliminary Plat.

ALTERNATIVES:

Approval with alternative/additional conditions
or
Disapproval

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:
Technical Review Committee.

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Prelim Plat
Survey
Deed
Concurrency Analysis
TRC Comments Planning
TRC Comments
Response Comments

Form Review

Form Started By: Kev Freeman
Started On: 05/07/2025 12:09 PM
Final Approval Date: 05/07/2025

CITY OF FORT PIERCE
PLANNING BOARD
MAY 12, 2025

Preliminary Plat - Kings Highway Commerce Park
PZSUB2025-00001

APPLICATION
PZSUB2025-00001
Preliminary Plat - Kings Highway Commerce Park

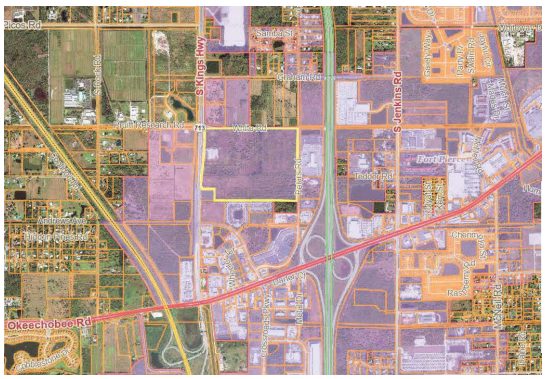
APPLICANT
Jeff Iravani
Jeff H Iravani Inc for
Scannell Properties #533 LLC

ADDRESS
2300 S. Kings Highway

PARCEL ID #(S):
2324-210-0000-000-6

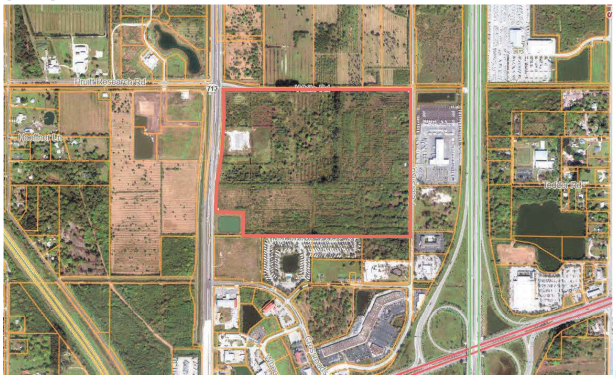
SUMMARY
Request to subdivide a 107.41 ac Kings Highway Commerce Park into 3 lots. The site is zoned CP-1 with a CG/MXD future land use. Parcel-I is for a 26.82 ac Parcel-II is 21.18 ac. Parcel-III is the same as previously approved as KHCP PH-II.

SITE LOCATION SITE AREA +/- 107.4 Acres



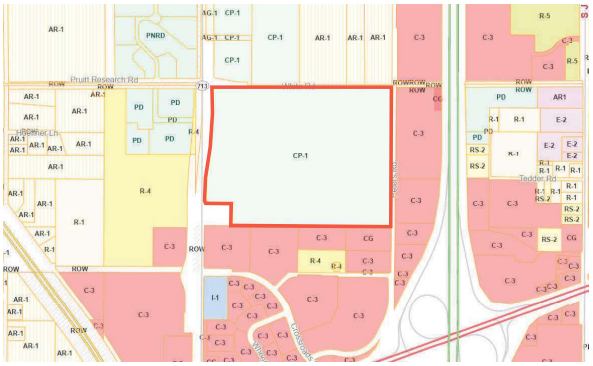
N

SITE LOCATION SITE AREA +/- 107.4 Acres

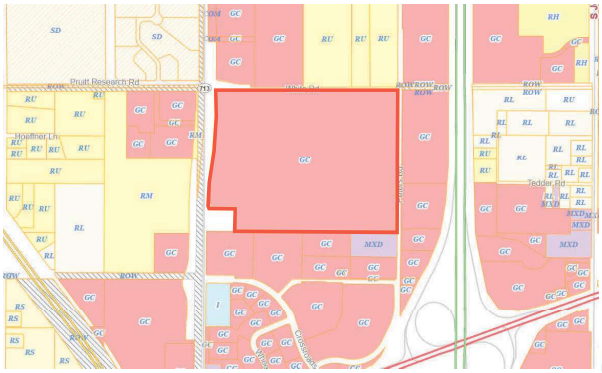


N

EXISTING ZONING – CP-1



EXISTING FLU – COMMERCIAL GENERAL



RECOMMENDATION

Staff recommend that the Planning Board forward the application of the Kings Highway Commerce Park (KHCP) Preliminary Plat to the City Commission with a recommendation of APPROVAL, subject to the following 2 conditions:

1. The applicant shall coordinate with St. Lucie County's ROW acquisition team on the proposed dedications to the County prior to approval of the Preliminary Plat.
2. The applicant shall address all the City of Fort Pierce Engineering Comments prior to approval of the Preliminary Plat.

ALTERNATIVE RECOMMENDATION

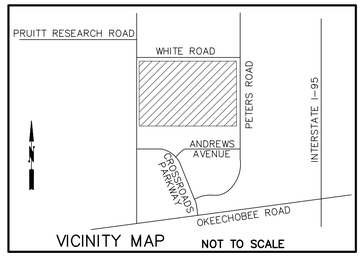
Approve with amended Conditions

Or

Disapprove

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE–QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



VICINITY MAP NOT TO SCALE

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SCANNELL PROPERTIES #533 , LLC, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND FL ST LUCIE 95, LLC, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "KINGS HIGHWAY COMMERCE PARK" BEING A PARCEL OF LAND LYING IN THE NORTH THREE–QUARTERS (N 3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND PROCEED NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 134.91 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 35 FEET TO THE SOUTH LINE OF WHITE ROAD AS DESCRIBED IN COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL TO SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 2495.37 FEET TO A POINT 25 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 24 AND A POINT ON THE WEST RIGHT–OF–WAY LINE OF PETERS ROAD AS LAID OUT AND IN USE; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1274.40 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE NORTH HALF OF LOT 9, OF THE NORTHWEST QUARTER, AS SHOWN ON BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT–OF–WAY OF PETERS ROAD, A DISTANCE OF 5.00 FEET, TO A POINT 30 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, PARALLEL TO AND 30 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE, A DISTANCE OF 267.34 FEET TO A POINT ON A LINE 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 9, NORTHWEST QUARTER, AS SHOWN SAID BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO A POINT 25 FEET WEST OF SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, PARALLEL AND 25 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 387.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH THREE QUARTERS, A DISTANCE OF 2220.28 FEET TO THE SOUTHEAST CORNER OF TAKING PARCEL NO. 111, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, ST. LUCIE COUNTY, PUBLIC RECORDS; THENCE NORTH 00 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 295.04 FEET TO THE NORTHEAST CORNER OF SAID TAKING PARCEL NO. 111; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID TAKING PARCEL NO 111, A DISTANCE OF 343.82 FEET TO THE EAST RIGHT–OF–WAY LINE OF KINGS HIGHWAY AS DESCRIBED IN SAID TAKING PARCEL NO. 111; THENCE ALONG THE EAST RIGHT–OF–WAY OF KINGS HIGHWAY FOR THE FOLLOWING 4 COURSES, BEING THE EAST LINE OF TAKING PARCELS NO. 111, 112 AND 113, DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, OFFICIAL RECORDS BOOK 3917, PAGE 899, OFFICIAL RECORDS BOOK 3917, PAGE 1057, ST. LUCIE COUNTY, PUBLIC RECORDS, RESPECTFULLY;

1)PROCEED ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8264.54 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 45.11 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 01 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.11 FEET;
2)SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.02 FEET;
3)THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8308.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 07 SECONDS, AN ARC DISTANCE OF 623.79 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 04 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 623.64 FEET TO A POINT OF REVERSE CURVATURE;
4)THENCE ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 8468.00 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 45 SECONDS, AN ARC DISTANCE OF 950.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 949.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.650 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

2. TRACTS "B" AND "C" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMISSIONERS OF ST. LUCIE FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. THE ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY OF THIS PLAT ARE HEREBY DEDICATED TO THE OF KINGS HIGHWAY COMMERCE PARK, PROPERTY OWNERS ASSOCIATION FOR ACCESS EASEMENT AND DRAINAGE EASEMENT PURPOSES AND OTHER UTILITY PURPOSES (INCLUDING CABLE TV SERVICES), AND AMENITIES SUCH AS GAZEBOS, BENCHES, LIGHT POLES AND OTHER AMENITIES APPROVED BY THE PROPERTY OWNERS ASSOCIATION AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNERS ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

4. THE WATER MANAGEMENT TRACT SHOWN HEREON IS DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR STORM WATER RETENTION PURPOSES, AND SHALL BE MAINTAINED AND REPARED BY THE PROPERTY OWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

5. THE CITY OF FORT PIERCE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC, AND PARKING AND ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE CITY DEEMS IT NECESSARY TO MAINTAIN ANY DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE CITY MAY REQUIRE THE PROPERTY OWNERS TO PAY AND ALL PART OF THE MAINTENANCE COST.

6. TRACT A IS HEREBY DEDICATED AND GRANTED FEE SIMPLE TO THE STATE OF FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT–OF–WAY PURPOSES

7. TRACTS B AND C ARE HEREBY DEDICATED AND GRANTED FEE SIMPLE TO THE COUNTY OF ST. LUCIE, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT–OF–WAY PURPOSES

IN WITNESS WHEREOF, THE OWNERS AND SUBDIVIDERS "SCANNELL PROPERTIES #533, LLC WHOSE ADDRESS IS 8801 RIVER CROSSING BOULEVARD, SUITE 300, INDIANNAPOLIS, INDIANA 46240 DOES HEREBY CAUSE THE PROPERTY DESCRIBED TO BE SURVEYED AND PLATTED. TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS _____ DAY OF _____, 2025

SCANNELL PROPERTIES #533, LLC
A FLORIDA CORPORATION

WITNESS: _____ BY: _____
ROBERT J. SCANNELL
MANAGING MEMBER

PRINT NAME _____

WITNESS: _____

PRINT NAME _____

AND BY,

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2025
BY _____ SCANNELL PROPERTIES, LLC
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE)
(SIGNATURE)
_____ – NOTARY PUBLIC
#_____

NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST.LUCIE

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SCANNELL PROPERTIES, LLC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL ST. LUCIE COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____

BY: _____
_____
FLORIDA BAR NO. #_____

MORTGAGEE'S CONCENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

_____, THE OWNER AND HOLDER OF THOSE CERTAIN INDEMNITY MORTGAGES, DATED_____ AND RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE IT MORTGAGE TO SUCH DEDICATIONS
DATED THIS _____ DAY OF _____, 2025

MORTGAGE COMPANY NAMEWITNESS 1
BY_____
PRINT NAME:_____PRINT NAME:_____
POSITION: _____WITNESS 2
_____
PRINT NAME:_____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2025
BY _____ SCANNELL PROPERTIES, LLC
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE)
(SIGNATURE)
_____ – NOTARY PUBLIC
#_____

NOTARY SEAL

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KINGS HIGHWAY COMMERCE PROPERTY OWNER ASSOCIATION, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESRVATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____2025

_____ _____ _____
SIGNED WITNESS WITNESS

POSITION _____

_____ _____ _____
PRINT NAME PRINT NAME PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2025
BY _____ SCANNELL PROPERTIES, LLC
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE)
(SIGNATURE)
_____ – NOTARY PUBLIC
#_____

NOTARY SEAL

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNTY COMMISSIONES OF ST. LUCIE COUNTY, FLORIDA

THIS ____DAY OF _____, 2025

BY: _____
JAMIE FOWLER
CHAIRMAN, BOARD OF COMMISSIONERS

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS PLAT IS APPROVED AS TO FORM.

BY: _____
DANIEL S. MCINTYRE _____
BAR NUMBER
COUNTY ATTORNEY
ST. LUCIE COUNTY

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

THIS _____DAY OF _____, 2025
BY: _____
SARA HEDGES
CITY ATTORNEY
CITY OF FORT PIERCE

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD

THIS_____ DAY OF _____, 2025

FORT PIERCE CITY COMMISSION

BY:_____
LINDA COX
CITY CLERK

SURVEYORS REVIEW CERTIFICATE

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

THSI _____ DAY OF _____, 2025

BY _____
FRANK VELDHUIS
PROFFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENT OF THE PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125–212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE:

THIS _____ DAY OF _____, 2025

BY _____
KEVIN FREEMAN
DIRECTOR OF PLANNING
CITY OF FORT PIERCE

SCANNELL PROPERTIES #533 , LLC | REVIEWING SURVEYOR | PLATTING SURVEYOR

PRELIMINARY PLAT

SURVEYORS & MAPPER'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 SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

DATE: _____

_____
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYOR & MAPPER'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE DATUM NAD 83 (1990 ADJUSTMENT) MEASURED GRID BEARING OF NORTH 00°07'" WEST ALONG WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
3. P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
7. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND'S 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.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FORT PIERCE ZONING REGULATIONS
9. DISTANCES ARE GROUND DISTANCES
   COORDINATES INFORMATION
   GRID DATUM – NAD 83, 1990 ADJUSTED
   ZONE – FLORIDA EAST ZONE
   LINEAR UNIT – U.S. SURVEY FOOT
   COORDINATE SYSTEM– 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
   SCALE FACTOR = 0.999987351

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458
APRIL 14, 2025
PROJECT NUMBER: 21–020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561–746–8745 FAX 561–746–9632 E–mail info@magellansurveying.com

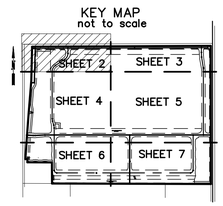
KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PRELIMINARY PLAT

-25 0 50 100
1" = 50'

KEY MAP
not to scale



WHITE ROAD

35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166

15' SEWER EASEMENT
ORB 2276, PAGE 2280

POINT OF COMMENCEMENT
FOUND RAILROAD SPIKE
NORTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

FOUND CONCRETE MONUMENT
34.94' SOUTH
25.53' EAST

134.91'
S00°05'32"E 25.00'
Δ=00°10'09" R=8468.00' A=25.00' chord bearing N00°04'55"W 25.00'
35'
N89°44'28"E
2655.40'

POINT OF BEGINNING

N89°44'28"E 2495.37'
2487.37'
TRACT "B" O.R.B. _____ PAGE _____
1.440 ACRES MORE OR LESS
62711 SQUARE FEET MORE OR LESS

43.00'
10' UTILITY EASEMENT
S89°44'28"W 392.93'
401.08'
N89°44'28"E 2455.27'
136.00'
S89°44'28"W
10' UTILITY EASEMENT
1883.33'
1888.73'

N39°14'59"W 54.04'
N43°24'22"E 50.83'
19.74' S00°15'32"E
31.57' S00°15'32"E
R=97.00' A=97.10' Δ=57°21'21"
R=110.00' A=110.12' Δ=57°21'21"
135.19' N57°05'49"E
167.70' N57°05'49"E
50' ACCESS EASEMENT
R=125.00' A=124.50' Δ=57°03'53"
R=75.00' A=74.70' Δ=57°03'53"

PARCEL-III
59.55 ACRES MORE OR LESS

MATCH LINE SEE SHEET 3

KINGS HIGHWAY
STATE ROAD 713

chord N03°02'53"E 949.69'
950.19'
chord bearing N01°32'15"E
A=503.81'
Δ=03°24'26"
R=8472.32'
0.473 ACRES MORE OR LESS
20589 SQUARE FEET MORE OR LESS
A=478.81'
chord bearing S01°37'23"W
Δ=03°14'23"
R=8468.00'
R=8468.00'
Δ=06°24'45"

TRACT "A"
O.R.B. _____
PAGE _____

43.08'
N89°44'39"E

812.19'
N0°01'56"E
714.49'
N0°01'56"E

MATCH LINE SEE SHEET 4

Page 2 of 7 | Scale 1"= 50 | Drawing Number 21-020

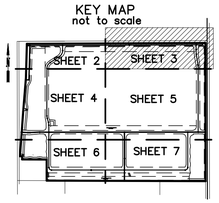
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS # 7971
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PRELIMINARY PLAT

KEY MAP
not to scale



-25 0 50 100
1" = 50'

15' SEWER EASEMENT
ORB 2276, PAGE 2280

WHITE ROAD
35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166

NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

N89°44'28"E 2495.37'

TRACT "B" O.R.B. _____ PAGE _____
1.440 ACRES MORE OR LESS
62711 SQUARE FEET MORE OR LESS

2487.37'
2455.27'
1883.33'
1888.73'

10' UTILITY EASEMENT

S45°10'15"E
45.34'
57.11'
57.03'

35'
25'
33'

MATCH LINE SEE SHEET 2

PARCEL-III
59.55 ACRES MORE OR LESS

TRACT "C"
8' ADDITIONAL RIGHT-OF-WAY
0.324 ACRES MORE OR LESS
14096 SQUARE FEET MORE OR LESS
O.R.B. _____, PAGE _____

1274.40'

2618.76'

1009.19'
1013.55'
1871.93'

MATCH LINE SEE SHEET 5

10' UTILITY EASEMENT

S00°04'58"E

S00°04'58"E

EAST LINE
NORTHWEST QUARTER
SECTION 24

ST PETERS ROAD
50' ROAD RIGHT-OF-WAY
AS LAID OUT AND IN USE
& EAST LINE
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

WEST RIGHT-OF-WAY LINE
PER ST. LUCIE COUNTY TAX MAP
AS LAID OUT AND IN USE

Scale 1"= 50
Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS # 7577
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-9632 FAX 561-746-8745 E-mail info@magellansurveying.com

MATCH LINE SEE SHEET 2

DETAIL: 1
PARCEL NO. 802
PERMANENT EASEMENT
ORB 3917, PAGE 899
ORB 3981, PAGE 1816

30.17'
S89°44'26"W

R=8468.00'
Δ=00°12'15"
A=30.175'

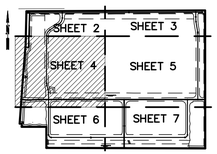
Δ=00°12'13"
R=8498.00'
A=30.21'

R=8468.00'
Δ=00°05'59"
A=14.74'

POINT OF REVERSE CURVATURE

30.19'
N89°44'26"E

KEY MAP
not to scale



TAKING PARCEL 113
ORB 3917, PAGE 1057
ORB 3969, PAGE 379

950.19'
R=8472.32'
A=503.81'
Δ=03°24'26"

TRACT "A"

R=8468.00' A=478.81'
Δ=031°4'23"

N89°44'39"E
43.08'

Δ=06°24'45"

chord N03°02'53"E 949.69'

A=400.81'

R=8468.00'

Δ=02°42'36"

812.19'

714.49'

50' ACCESS EASEMNET

S0°01'33"W

PERMANENT EASEMENT SEE DETAIL 1:

A=15.36'
Δ=00°06'14"

POINT OF REVERSE CURVATURE

N0°01'56"E

chord N04°06'39"E 623.64'

A=111.80'

Δ=00°46'16"

R=8308.00'

Δ=04°18'07"

A=623.79'

36.35'
N45°00'58"E

1187.85'

10'

316.87'

75.69'

795.29'

805.47'

20' DRAINAGE EASEMENT

N89°59'55"E

821.00'

TAKING PARCEL 112
(SOUTH PORTION)
ORB 3917, PAGE 899
ORB 3981, PAGE 1816

Δ=00°50'29"
A=122.00'

97.50'

173.79'

147.56'

117.72'

N90°00'00"W
113.59'

S41°02'03"E
33.34'

69.03'
S86°25'39"E

N89°40'02"E
184.38'

N45°00'58"E 74.14'

N0°01'56"E

ACCESS EASEMNET

N89°40'02"E
12.95'

40.46'
N47°03'49"E

S86°25'39"E
77.01'

N87°23'14"E
266.78'

Δ=00°46'48"
A=113.10'

20' DRAINAGE EASEMENT

N0°00'00"E

PARCEL—III
59.55 ACRES MORE OR LESS

PARCEL—II
21.18 ACRES MORE OR LESS

GPS MEASUREMENTS 2592.84' N00°06'58"W
2592.86' MEASURED 2592.85' CERTIFIED RECORDS
N00°07'30"W

WEST LINE
NORTHWEST QUARTER OF
SECTION 24

KINGS HIGHWAY
STATE ROAD 713

−25 0 50 100
1" = 50

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

KINGS HIGHWAY COMMERCE PARK

PRELIMNARY PLAT

BEING A PARCEL LYING IN THE NORTH THREE—QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Page 4 of 7	Scale 1"= 50	Drawing Number 21—020

MAGELLAN SURVEYING & MAPPING, INC.
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JUPITER, FLORIDA 33458
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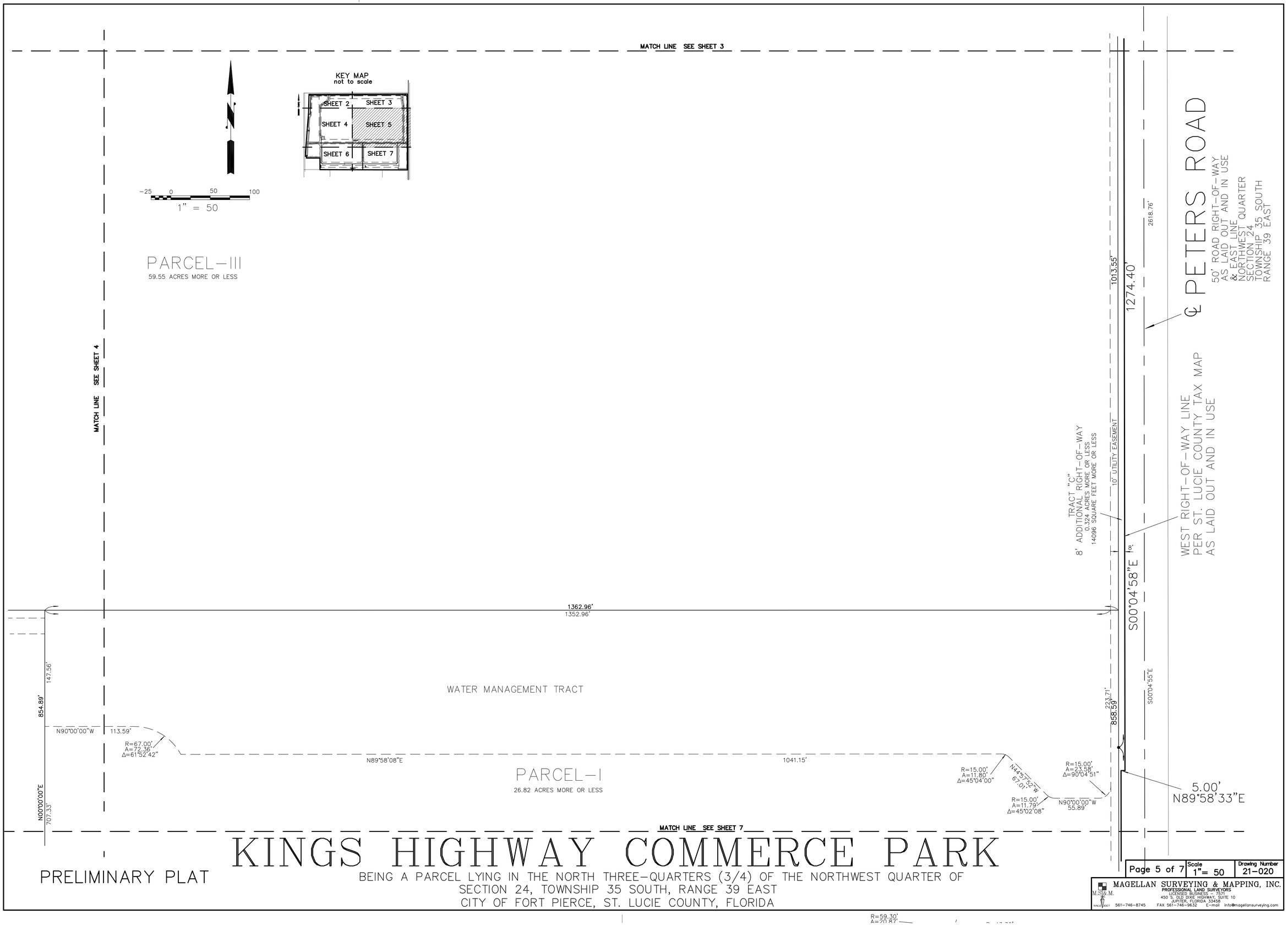

KINGS HIGHWAY COMMERCE PARK

PRELIMINARY PLAT

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Page 5 of 7	Scale 1"= 50	Drawing Number 21-020

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561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

STATE ROAD 713
KINGS HIGHWAY

OLD RIGHT-OF-WAY LINE

40.46'
N47°03'49"E
77.01'
S86°25'39"E
N87°23'14"E
266.78'
1.69'
26.31'
14.15'

A=623.79'
R=8308.00'
Δ=04°18'07"
A=246.94'
256.54'
274.34'
Δ=01°42'11"
N02°58'37"E
20' DRAINAGE EASEMENT
N02°58'37"E

MATCH LINE SEE SHEEET 2

S89°59'08"W
1056.04'

854.89'

MARCH LINE SEE SHEET 7

PERMANENT
EASEMENT
SEE DETAIL 2:

PARCEL-II
21.18 ACRES MORE OR LESS

S89°52'44"W
30.02'

Δ=00°18'46"
R=8264.54'
A=45.11'

N89°50'04"W 343.82'

NORTH LINE
PARCEL NO. 111

NORTHWEST
CORNER
PARCEL NO. 111

DETAIL 2:
PARCEL NO. 801
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1877

30.02'
N89°51'22"E

R=8308.00'
Δ=00°12'25"
A=60.01'
N02°03'48"E
60.01'

R=3533.17'
A=30.02'
Δ=00°29'13"
S86°05'29"W
7.08'

S89°52'44"W
30.02'

TAKING PARCEL NO. 111
ORB 3904, PAGE 1474

F.D.O.T. LAKE

N00°07'16"W 295.04'

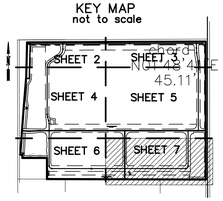
848.09'

N89°50'03"W 2220.28'

FOUND IRON
ROD & CAP
"ILLEGIBLE"

SET IRON
ROD & CAP
"LB 7571"

KEY MAP
not to scale



TREASURE COAST RV RESORT

PCN 2324-234-0000-000-0

OFFICIAL RECORDS BOOK 2355 PAGE 1059

PCN 2324-233-0000-000-7

OFFICIAL RECORDS BOOK 3176 PAGE 228
OFFICIAL RECORDS BOOK 3138 PAGE 1047

FOUND RAILROAD SPIKE
SOUTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
CERTIFIED RECORDS:
N1121732.613
E851098.852
GPS MEASURED
N1121732.623
E851099.141

CROSSROADS PARKWAY

N89°41'33"W

SOUTH LINE
NORTHWEST QUARTER
SECTION 24

-25 0 50 100
1" = 50

KINGS HIGHWAY COMMERCE PARK

PRELIMINARY PLAT

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Scale 1"= 50

Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

MATCH LINE SEE SHEET 5

MARCH LINE SEE SHEET 7

PARCEL–I

26.82 ACRES MORE OR LESS

TRACT "C"
8' ADDITIONAL RIGHT–OF–WAY
0.324 ACRES MORE OR LESS
14096 SQUARE FEET MORE OR LESS

10' UTILITY EASEMENT

858.59'

267.34'

2618.76'

S00°04'58"E

5.00'
S89°54'18"E

387.35'

S00°04'58"E

S00°04'51"E

8.00'

25.00'

25'

S00°04'58"E

922.14' calc & meas

WEST RIGHT–OF–WAY
PER ST. LUCIE COUNTY TAX MAP
AS LAID OUT AND IN USE

PETERS ROAD

50' ROAD RIGHT–OF–WAY
AS LAID OUT AND IN USE
& EAST LINE
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

1364.23'

N89°50'03"W

2220.28'

TREASURE COAST RV RESORT

PCN 2324–234–0000–000–0

OFFICIAL RECORDS BOOK 2355 PAGE 1059

PCN 2324–244–0001–000–8

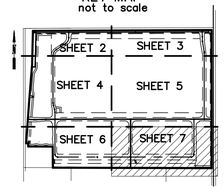
OFFICIAL RECORDS BOOK 3808 PAGE 2549

2653.85' meas
2653.77' calc

ANDREWS AVENUE

–25 0 50 100
1" = 50

KEY MAP
not to scale



SOUTHEAST CORNER
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
FOUND
NAIL & DISC
"ILLEGIBLE"

PRELIMINARY PLAT

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE–QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Page 7 of 7	Scale 1"= 50	Drawing Number 21–020

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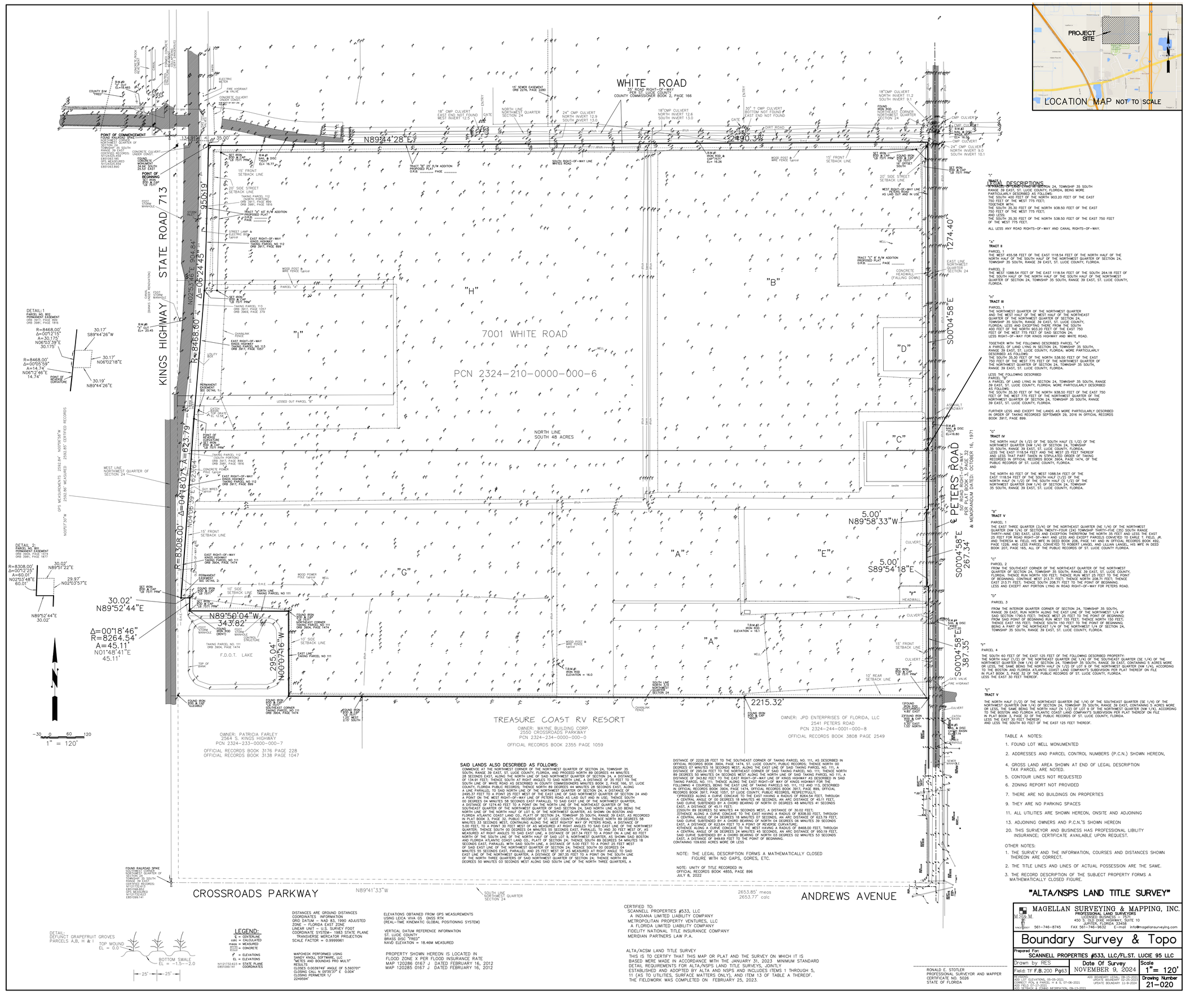

WHITE ROAD
35' ROAD RIGHT-OF-WAY
PER ST. LUCIE COUNTY
COUNTY COMMISSIONER BOOK 2, PAGE 166
N89°44'28"E
2490.36'
KINGS HIGHWAY - STATE ROAD 713
R=8468.00'
Δ=06°24'45"
950.19'
N02°53'46"E 904.84'
7001 WHITE ROAD
PCN 2324-210-0000-000-6
"H"
"I"
"B"
"D"
"C"
"A"
"E"
"G"
PARCEL "A"
NORTH LINE SOUTH 48 ACRES
1274.40'
S00°04'58"E
PETERS ROAD
PLAT BOOK 3, PAGE 12
& MEMORANDUM DATED: OCTOBER 16, 1971
5.00'
N89°58'33"W
5.00'
S89°54'18"E
S00°04'58"E
267.34'
S00°04'58"E
387.35'
2215.32'
N89°41'33"W
2653.85' meas
2653.77' calc
CROSSROADS PARKWAY
ANDREWS AVENUE
R=8308.00'
Δ=04°18'07"
A=623.79'
N04°08'39"E 623.64'
Δ=00°18'46"
R=8264.54'
A=45.11'
N01°48'41"E
45.11'
N89°50'04"W
343.82'
N00°07'47"W
295.04'
30.02'
N89°52'44"E
30.02'
N89°51'22"E
29.97'
N02°03'57"E
N02°03'48"E
60.01'
R=8468.00'
Δ=00°12'15"
A=30.17'
N06°03'39"E
30.175'
30.17'
S89°44'26"W
30.17'
N06°02'18"E
R=8468.00'
Δ=00°05'59"
A=14.74'
N06°12'46"E
14.74'
30.19'
N89°44'26"E
TRACT "A" 65' R/W ADDITION
PROPOSED PLAT
O.R.B. _____ PAGE _____
TRACT "B" 20' R/W ADDITION
PROPOSED PLAT
O.R.B. _____ PAGE _____
TRACT "C" 8' R/W ADDITION
PROPOSED PLAT
O.R.B. _____ PAGE _____
EAST RIGHT-OF-WAY
KINGS HIGHWAY
TAKING PARCEL NO. 112
ORB 3917, PAGE 899
TAKING PARCEL 113
ORB 3917, PAGE 1057
ORB 3969, PAGE 379
EAST RIGHT-OF-WAY
KINGS HIGHWAY
TAKING PARCEL NO. 113
ORB 3917, PAGE 1057
TAKING PARCEL 112
(NORTH PORTION)
ORB 3969, PAGE 379
ORB 3981, PAGE 1816
TAKING PARCEL 112
ORB 3969, PAGE 899
ORB 3981, PAGE 1816
EAST RIGHT-OF-WAY
KINGS HIGHWAY
TAKING PARCEL NO. 112
ORB 3917, PAGE 899
NORTH LINE
TAKING PARCEL NO 111
EAST LINE
TAKING PARCEL NO 111
SOUTH RIGHT-OF-WAY LINE
WHITE ROAD
TRACT "B" 20' R/W ADDITION
PROPOSED PLAT
O.R.B. _____ PAGE _____
WEST RIGHT-OF-WAY LINE
AS LAID OUT AND IN USE
EAST LINE
NORTHWEST
QUARTER
SECTION 24
WEST LINE
NORTHWEST QUARTER OF
SECTION 24
NORTH LINE
NORTHWEST QUARTER
SECTION 24
SOUTH LINE
NORTH 3/4
NORTHWEST
QUARTER
SECTION 24
SOUTH LINE
NORTHWEST QUARTER
SECTION 24
POINT OF COMMENCEMENT
FOUND RAILROAD SPIKE
NORTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
CERTIFIED RECORDS:
N1124325.459
E1809083.860
GPS MEASUREMENTS:
N1124325.659
E1809083.890
POINT OF
BEGINNING
FOUND
CONCRETE
MONUMENT
NO. SOUTH
25.15' EAST
"LB 7577"
B.M.#1
IRON ROD &
CAP "LB 7577"
EL= 16.26
B.M.#2
NAIL & DISC
"LB 7577"
EL= 16.77
B.M.#3
NAIL & DISC
7577
EL=16.80
B.M.#4
"X" CUT
EL= 20.45
SET IRON
ROD & CAP
"LB 7577 PRM"
FOUND IRON
ROD & CAP
"LB 7577"
16' OFFSET
SOUTH
FOUND IRON
ROD & CAP
"LB 7577"
FOUND IRON
ROD & CAP
"LB 7577"
0.4' EAST
FOUND IRON
ROD & CAP
"LB 7577"
2.5' SOUTH
FOUND IRON
ROD & CAP
"LB 7577"
SOUTHWEST CORNER
TAKING PARCEL NO. 111
ORB 3904, PAGE 1474
FOUND IRON
ROD & CAP
"LESSABLE"
SET IRON
ROD & CAP
"LB 7577 PRM"
IRON ROD
ELEVATION = 16.0
IRON ROD
ELEVATION = 16.1
NAIL & DISC
"4655"
ELEV= 7.29
NAIL & DISC
"4655"
ELEV= 10.59
NAIL & DISC
"4655"
ELEV= 10.1
NAIL & DISC
CATCH
BASIN
ELEV= 7.34
CATCH
BASIN
ELEV= 7.31
CATCH
BASIN
ELEV= 7.31
CATCH
BASIN
ELEV= 7.31

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4926335 OR BOOK 4688 PAGE 982, Recorded 09/21/2021 02:25:21 PM Doc Tax: $27358.80

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

Parcel No.: 2324-210-0000-000-6

Consideration: $3,908,314.10

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 15th day of September, 2021, by **KINGS HIGHWAY COMMERCE PARK, LLC,** a Florida limited liability company, having an address of 18860 Loxahatchee River Road, Jupiter, Florida 33548 (hereinafter, the "Grantor"), to **SCANNELL PROPERTIES #533, LLC,** an Indiana limited liability company, having an address of 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land (the "Property") lying and situate in St. Lucie County, Florida, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

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

Together with all buildings, fixtures and other improvements as presently located on the Property.

Together with all of Grantor's right, title and interest in and to all strips and gores, any existing or proposed streets, roadways, alleys and/or adjacent rights of way and any land lying in the bed of any street, road or alley, open or proses, adjoining the Property

TO HAVE AND TO HOLD the same in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

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

Witnesses:

Name: Heather Neville

Name: Kaylee Marsillo

GRANTOR:

KINGS HIGHWAY COMMERCE PARK, LLC,
a Florida limited liability company

By: _____
Edward Sasso, Managing Member

STATE OF New York
COUNTY OF Jefferson

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September, 2021 by Edward Sasso, as the Managing Member of **KINGS HIGHWAY COMMERCE PARK, LLC**, a Florida limited liability company. He ☐ is personally known to me; or ☒ produced Florida Driver License as identification.

(seal) Kelly Butcher
Notary Public, State of New York
Residing in Jefferson County
No. 01BU5075260
My Commission Expires Mar. 31 2023

Notary Public
State of Florida New York

Exhibit A
Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

The Northwest Quarter of the Northwest Quarter and the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; LESS AND EXCEPTING there from the South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet of said Section 24; LESS right-of-way for Kings Highway and White Road.

Together with the following described Parcel "A":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:
The South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Less the following described Parcel "B":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:
The South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Further LESS AND EXCEPT the lands as more particularly described in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Grant of Easement - Sewer recorded June 20, 2005 in Official Records Book 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, of the Public Records of St. Lucie County, Florida.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement in favor of Southern Bell Telephone and Telegraph Company, recorded October 30, 1956 in Deed Book 220, Page 436, with Subordination of Utility Interests recorded in Official Records Book 3837, Page 1758, as to Parcel 1.

3. Terms and conditions of Grant of Easement - Sewer by and between Graham Groves Development, LLC, a Florida limited liability company and Steven L. Craig, as Trustee under Trust Agreement dated May 17, 1985 and Christopher Cook, as Trustee under Trust Agreement dated May 17, 1985, recorded 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, as to Parcels 1 and 2.

4. Agreement for Right of Way Easement with Kirco Acquisition, LLC, recorded January 9, 2009 in Official Records Book 3050, Page 1234, as to Parcel 1.

5. Easements as set forth in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899, as to Parcel 1.

NOTE: Notice of Environmental Resource Permit recorded December 1, 2009 in Official Records Book 3149, Page 878.

NOTE: All recording references in this form shall refer to the public records of St. Lucie County, Florida, unless otherwise noted.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant/ AG	Com / RL / RU	AG-1 / AR-1 / R-1
South	Vacant / RV Park	GC/ MXD	C-3 / GC
East	Vacant, Lazy Day RV	GC	C-3
West	Vacant	RM	R4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	CP-1	1,508 ksf	107.41	X
****Proposed**	GC	CP-1	1,295 ksf	107.41	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 60,000 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 120,000
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day 0

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 60,000 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 120,000
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day 0

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	51,500 CY
****Proposed Zoning/FLU**	
***Change in Demand**	0

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

Impact	The project has an active SFWMD permit to develop 1,508 ksf of building. The proposed stormwater Utility shall meet the requirements of SFWMD, FDOT, NSLRWCD & City of Ft Pierce.

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	3,223	334/361
****Proposed Zoning/FLU**		
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	LOC-C or better @ 2030	

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): 1,295 ksf
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**
RV Sales & Service		94,940	26.82	June, 2025	June 2026
Office/Warehouse		1,200,000	80.59	2025	2027

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? n/a

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☒ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: APPLICANT/FILE

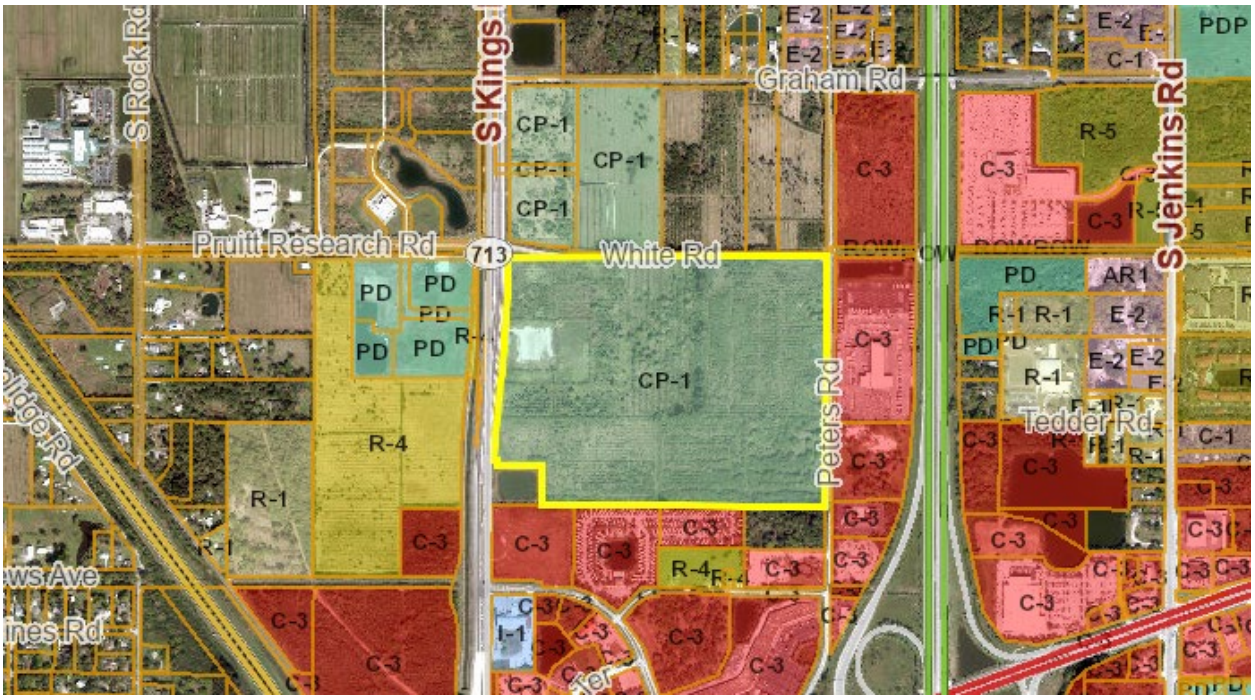
FROM: KEV FREEMAN, PLANNING DIRECTOR

RE: PZSUB2025-00001 2300 S KINGS HWY– TRC PLANNING COMMENTS

DATE: MARCH 18, 2025

General
An Application for a Preliminary Plat to subdivide 107.41 ac commercial development into 3 lots

Zoning/FLU: CP-1/GC
Sec. 125-187. - Allowed uses.
Vehicle Sales/Display is a Conditional Use



Sec. 125-207. - Commercial Parkway Zone (CP-1).

Purpose. The CP-l district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses.

The proposed subdivision meets the minimum lot size requirements of 20,000 sq.ft.

Engineering (see review comments from City Engineering Department)

Preliminary Plat Requirements are set out in City Code **Sec. 121-1. - Plat procedure. (recently revised and attached)**

NOTE:

Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I hope this message finds you well. I'm reaching out on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider, to share why FPUAnet is the perfect choice for your next development project.

Here's why developers choose FPUAnet:

- **Future-Ready Scalability**: Our fiber-optic network adapts to meet the growing demands of Fort Pierce, ensuring seamless connectivity for even the most advanced applications and devices.
- **Blazing Gigabit Speeds Everywhere**: Enjoy lightning-fast internet speeds across all areas we serve—bringing unparalleled performance wherever your project takes place.
- **Inclusive Connectivity**: We're committed to bridging the digital divide by delivering reliable internet to rural and underserved communities, empowering everyone to thrive in the digital economy.
- **Affordable and Faster**: Our competitive pricing, often more affordable than private ISPs, reflects our community-first approach. With no profit motives, we pass the savings directly to you.

In addition to exceptional service, FPUAnet takes pride in 24/7 customer support, provided by a team of experts ready to assist whenever you need it.

Let's discuss your project's specific needs in more detail. You can reach me directly at **peters@fpua.com** or **772-468-1697**.

Thank you for considering FPUAnet. I look forward to partnering with you to bring your projects to life.

Eric Peters
On behalf of FPUAnet

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSUB2025-00001
Kings Hwy Commerce Park-2300 S Kings Hwy

Comments

W/WW Engineering: Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 1701 S 37th Street, Fort Pierce, Florida.

For additional details or assistance, please contact John Biggs at 772-466-1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

New pad mount transformer lead time is up to 52 weeks.
Please contact Sal Scimeca for electric customer requirements and project coordination.
Before work begins.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: Approved. Natural gas is available for any energy needs.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service **– Available.**
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

March 19, 2025

PROJECT: Kings Highway Commerce Park

REF: PZSUB2025-00001

TO: Kev Freeman

FROM: Grant Chambers

The following comments are offered by SLC Public Works Department:

1. The leaders for White Road and the label appear to be separated on page 3. Please revise.
2. Please coordinate with the County's ROW acquisition team on the proposed dedications to the County.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kev Freeman, AICP, Planning Director

From : Tracy Telle, Engineering Manager TST

Thru : Mark Zrallack, P.E., City Engineer MZ

Re : Kings Highway Commerce Park Preliminary Plat
2300 S. Kings Highway
TRC No. PZSUB2025-00001

Date : March 19, 2025

This is to advise you that we have completed the review of the following documents as received by this office on February 28, 2025:

- [X] Preliminary Plat Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [X] Do Not Recommend

- [X] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [X] See attached for comments

Engineering Comments:

1. Provide a certified survey at a readable scale as the one provided was prepared at a scale of 1" = 120'.
2. Plat Sheet 1 of 7:
    a) The bearing (S00°04'58"E) noted as the eastern property boundary line of Parcel III, as identified under the "Dedication and Reservations", does not coincide with the bearing identified noted on Plat Sheet 3 of 7 (S00°04'55"E); please revise the plans accordingly.
    b) Please add the name and address of the owner of record in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(b).
    c) Please add the name and address of the subdivider in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(c).
    d) Please add the date the plat was drawn in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(d).
    e) Please add the date the plat was drawn in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(d).
3. Plat Sheet 2 of 7:
    a) Provide all distances and bearings for the parcel boundaries of Tract A.
4. Plat Sheet 3 of 7:
    a) The bearing (S00°04'55"E) noted as the eastern property boundary line of Parcel III does not match the bearing (S00°04'58"E) provided under the "Dedication and Reservations" on Plat Sheet 1 of 7; please revise the plans accordingly.
5. *The following comments shall be addressed at time of Final Plat submittal and are offered as advisory comments:*
    a) Correct the typo of the "Mortgagee's Consent" heading and update the year to 2025.
    a. Provide the appropriate "Acceptance of Dedication" and "Acknowledgement" for St. Lucie County signature as Tracts B and C are to be dedicated to the County.
    b. Provide the appropriate "Acceptance of Dedication" and "Acknowledgement" for FDOT signature as Tract A is proposed to be dedicated to the State of Florida.
    c. Revise the Reviewing Surveyor's Certificate to identify Frank Veldhuis, Florida Certificate No. 6582, as the reviewing surveyor.
    d. Under the Surveyor and Mapper's Certificate remove reference to County and add City as the applicable permitting agency.
    e. Plat Sheet 3 of 7 – Remove all overwriting within the limits of the Peters Road.
    f. Plat Sheet 6 of 7 identifies a Permanent Easement with a note referring to the detail shown on sheet 2, yet sheet 2 does not reflect a detail of the easement; please provide the appropriate information.
    g. Add the missing bearing and dimension for the west boundary line for the Access Easement and Drainage Easement.

Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to NorthStar Geomatics will be required prior to initiating any review.

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

April 15, 2025

St. Lucie County, FL

Attn: Kev Freeman
Planning Director

RE: 2300 Kings Highway

Dear Kev,

Please see below our responses to your comments:

Kings Highway Commerce Park Parcels I & III - 03/19/2025
City of Fort Pierce Permit #: PZSUB2025-00001

Engineering Comments:

1. Provide a certified survey at a readable scale as the one provided was prepared at a scale of 1" = 120'.
   Response: Please see revised survey

2. Plat Sheet 1 of 7:
   a) The bearing (S00°04'58"E) noted as the eastern property boundary line of Parcel III, as identified under the "Dedication and Reservations", does not coincide with the bearing identified noted on Plat Sheet 3 of 7 (S00°04'55"E); please revise the plans accordingly.
   b) Please add the name and address of the owner of record in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(b).
   c) Please add the name and address of the subdivider in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(c).
   d) Please add the date the plat was drawn in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(d).
   e) Please add the date the plat was drawn in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(d).
   Response: Please see revised Plat

3. Plat Sheet 2 of 7:
   a) Provide all distances and bearings for the parcel boundaries of Tract A.
   Response: Please see revised Plat

4. Plat Sheet 3 of 7:
   a) The bearing (S00°04'55"E) noted as the eastern property boundary line of Parcel III does not match the bearing (S00°04'58"E) provided under the "Dedication and Reservations" on Plat Sheet 1 of 7; please revise the plans accordingly.

Response: Please see revised Plat

5. The following comments shall be addressed at time of Final Plat submittal and are offered as advisory comments:
   a) Correct the typo of the "Mortgagee's Consent" heading and update the year to 2025.
   a. Provide the appropriate "Acceptance of Dedication" and "Acknowledgement" for St. Lucie County signature as Tracts Band Care to be dedicated to the County.
   b. Provide the appropriate "Acceptance of Dedication" and "Acknowledgement" for FDOT signature as Tract A is proposed to be dedicated to the State of Florida.
   c. Revise the Reviewing Surveyor's Certificate to identify Frank Veldhuis, Florida Certificate No. 6582, as the reviewing surveyor.
   d. Under the Surveyor and Mapper's Certificate remove reference to County and add City as the applicable permitting agency.
   e. Plat Sheet 3 of 7 -Remove all overwriting within the limits of the Peters Road.
   f. Plat Sheet 6 of 7 identifies a Permanent Easement with a note referring to the detail shown on sheet 2, yet sheet 2 does not reflect a detail of the easement; please provide the appropriate information.
   g. Add the missing bearing and dimension for the west boundary line for the Access Easement and Drainage Easement.

Response: Acknowledged.

Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review.

Response:

<u>Public Works Department:</u>

1. The leaders for White Road and the lapel appear to be separated on page 3. Please revise.
   Response: Please see revised Plat

2. Please coordinate with the County’s ROW acquisition team on the proposed dedications to the County.
   Response: The surveyor has been coordinating with county surveyor regarding the ROW acquisition.

April 15, 2025

FPUA:

W/WW Engineering: Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 1701 S 37th Street, Fort Pierce, Florida.
Response: Acknowledged.

Please feel free to contact me should you have any questions.
Sincerely,

J H Iravani

Jeff H. Iravani, P.E.
President