CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, June 9, 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 May 12, 2025 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. PZFLU2025-00002
   Future Land Use Map Amendment and Zoning Atlas Map Amendment - Moore's Creek Model Block Redevelopment
   Parcel ID(s): 2410-604-0107-000-9, 2410-604-0112-000-7, 2410-604-0115-000-8 and 2410-601-0207-000-1

7. **NEW BUSINESS**

   a. PZANN2024-00003
   Annexation - Tall Pines
   Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

b. PD2024-00005
Master Plan Development - Tall Pines
Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

c. PD2024-00009
Final Planned Development- Symphony Lakes Planned Development
4300 Selvitz Road
Parcel ID(s): 2432-211-0006-000-3, 2432-211-0005-000-6,
2432-343-0001-000-4

d. 23-07000006
Site Plan and Conditional Use - Okeechobee Road Flex Space
Parcel ID(s): 2419-122-0001-040-6 and 2419-122-0001-050-9

8. **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.

9. **DIRECTOR'S REPORT**

10. **BOARD COMMENTS**

11. **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: 06/09/2025

Re: Planning Board Minutes 5/12/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the May 12, 2025 meeting

Attachments

Planning Board Minutes 5/12/25

Form Review

Form Started By: Alicia Rosenthal Started On: 05/16/2025 02:04 PM

Final Approval Date: 05/19/2025

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, May 12, 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

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

4. CONSIDERATION OF ABSENCES

Ms. Carter and Mr Collins were excused.

5. APPROVAL OF MINUTES

a. Minutes from the April 14, 2025 meeting

Motion was made by Alexander Edwards, and seconded by Nichelle Clemons to approve the minutes from the April 14, 2025 meeting.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair Anton Kreisl

Passed

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

Mr. Freeman gave an overview of the application. The application proposes 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building on approximately 17.58 acres. The density proposed is 6.37 dwelling units per acre. Proposed amenities include a lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community. The zoning is PD and the Future Land Use is Low Density Residential. Staff recommends approval with 14 conditions. Mr. Freeman answered questions from the Board about when the density, building and lot coverage will be finalized. Mr. Freeman noted that an ordinance and development agreement is needed for Final Planned Development approval.

Leslie Olson, applicant representative from the District Planning Group, gave a PowerPoint presentation to the Board. She said the location of Sunset Gardens is close to I-95 and the turnpike on ramps and close to the industrial job corridor. Ms. Olson said there are not a lot of townhouse options in Fort Pierce. She noted the development will not touch any of the flood plain areas; it will be retained and protected as environmentally sensitive land. Ms. Olson said the site is organized around a centralized lake with a fountain and recreation center. She said a living wall buffer would be planted between the townhomes and the neighbors to the east and west. Ms. Olson noted there will be an observation platform to view the wetlands, along with a small community park, a pool, cabana and a large unprogrammed community green open space for residents. Ms. Olson answered questions from the Board on the wetland, buffers, traffic and townhouse management.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward 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:
    - A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
    - Proposed lot lines and other divisions of land for management, use or allocation purposes.
    - The location, size and height of present and proposed buildings and structures.
    - The existing and proposed vehicular circulation system, including off-street parking, and loading areas
    - The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    - 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.

AYE: Christopher Widing, Clayton Johnson, Nichelle Clemons, Alexander Edwards, Chair Anton Kreisl

Passed

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

Mr. Freeman gave an overview of the application. The application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (3.5 units per acre). 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 to the east is a Florida Department of Transportation (FDOT) building, both with industrial zoning. Mr. Freeman stated FDOT provided a comment that a masonry wall be included on the boundary line due to the noise being created. Staff recommended approval with 12 conditions. Mr. Feeman noted that any amendments to the PD would require an amendment that would need to go to the Planning Board and City Commission for approval. He also said the wall will need to be shown on the site plan before the Final Planned Development can go to the City Commission. Mr. Freeman said the applicant has had discussions with the School Board of St. Lucie County regarding the bus stop location.

Mr. Freeman answered questions from the Board on open space percentage, zoning height limit, the bus stop location, and sidewalks. Mr. Freeman stated the applicant is able to reduce some of the parameters when creating the PD, but the height and density cannot be increased.

Ms. Fogarty stated there is currently a bus stop at Bell Avenue and there would be another bus stop at Sunrise Lakes. A sidewalk, bike rack and school bus waiting area have been

requested in communication with the applicant.

Blaine Bergstresser, applicant representative, KMA Engineering and Surveying, stated the development is similar to Oleander Oaks in lot size, houses, architecture and layout. He said the development is a for-sale community, not rentals. Mr. Bergstresser said there would be a small park with enhanced landscaping and a pocket park near the entrance. He also mentioned a bio swale in the middle of the community, which will filter into the dry retention ponds. Mr. Bergstresser said the proposed wall would be a minimum of 6 feet, either precast or concrete masonry. He noted they have coordinated with St. Lucie County on the traffic report and the 10-foot right-of-way was approved, which will give Sunrise Lakes established drainage and a sidewalk on the western side of the project. Mr. Bergstresser said since the community is not gated, the school bus can come onto the property and loop around to pick up the school kids before exiting the property. He mentioned they are halfway through the permitting with South Florida Water Management on water drainage, and they are coordinating with FPUA on capacity.

The Board expressed concerns about the school bus going around the entire loop of the development or stopping on Sunrise Boulevard, with the amount of traffic during early morning and late afternoon.

Ms. Fogarty stated it adds time to pickup and drop off if the bus has to go around the full loop of the development. She stated there was not enough room at the entrance for the bus to turn in and the bus would have to stop on Sunrise Boulevard. Chair Kreisl asked Ms. Fogarty if she could speak to St. Lucie County to use the right-of-way buffer to allow sufficient space for the bus to pull off the roadway. Ms. Fogarty stated she would provide direction to the transportation department that it is strongly encouraged to move the bus stop into the development. Ms. Fogarty encouraged drivers to follow the law and stop when a bus has its flashers and stop signs showing. She noted there are cameras on the buses and tag numbers are taken when someone drives around a bus. She highlighted the ultimate goal is picking up kids safely and providing the education they deserve.

Mr. Bergstresser stated he is in communication with the county, and he will work with staff and the school district for a bus stop location before submitting a permit application.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward the Sunrise Lakes Final Planned Development to the City Commission with a recommendation of approval, subject to the following 12 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.
11. Add a 6-foot minimum solid concrete wall on the border between the development and Florida Department of Transportation.
12. 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.

AYE: Clayton Johnson, Nichelle Clemons, Alexander Edwards, Christopher Widing, Chair Anton Kreisl

Passed

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

Mr. Freeman gave an overview of the application. Atlantic Coast recycling is proposing to make a modification to the existing Conditional Use approval granted to the 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 years or so. There are no changes in use on the property that would otherwise require reconsideration of the previously recognized property status. The site is approximately 4.22 acres. The zoning is Planned Development and the Future Land Use is Low Density Residential. Staff recommends approval.

Mr. Freeman answered questions from the Board on the reason for the Conditional Use, code enforcement issues, and landscaping. He said the landscaping exceeds what is required for an industrial property, but the Board could recommend additional landscaping be added. Ms. Clemons noted the longtime eyesore of the business in a mostly residential area.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval to the City Commission for the Conditional Use for Atlantic Recycling located at 3301 Avenue D with the following condition:

1. Add landscaping to the frontage and left side of the fence.

AYE: Nichelle Clemons, Alexander Edwards, Christopher Widing, Clayton Johnson, Chair Anton Kreisl

Passed

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

Mr. Gilmore gave an overview of the application and answered questions from the Board. He stated the applicant is proposing to develop a single-story duplex with enhanced landscaping, architectural designs and an outdoor common area for its residents. The site location is approximately 0.31 acres and the Future Land Use is Low Density Residential, RL, and the zoning is Single-Family Moderate Density, R-3. Each unit will have four bedrooms and 3 bathrooms with a front and rear porch.

Mr. Freeman stated the initiative from the Innovative Community Development for this application was to enable redevelopment of property that would not normally allow a duplex. The Innovative Community Development allows flexibility in setbacks, landscaping, stormwater and also allows accessory dwelling units. The density is maintained with the future land use.

Andre Baxam, applicant from A-Ok Construction, stated this is his second development in Fort Pierce, and he wants to continue to develop in Fort Pierce utilizing the Innovative Community Development.

Motion was made by Nichelle Clemons, and seconded by Clayton Johnson to forward a recommendation of approval of the minor site plan with the following condition:
1. 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.

AYE: Nichelle Clemons, Alexander Edwards, Christopher Widing, Clayton Johnson, Chair Anton Kreisl

Passed

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

Mr. Gilmore gave an overview of the application. He stated the request was to construct a four-story, one-hundred and twenty-two (122) room hotel, grossing approximately 48,100 square feet with associated site improvements. The site is approximately 3.39 acres and the Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3). Mr. Gilmore said 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. He noted 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). Mr. Gilmore said the design intent for the project was to provide an attractive site design with aesthetically pleasing and modern architecture. 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. He stated access to the site will be facilitated off South Jenkins Road.

Mr. Gilmore answered questions from the Board about what is being built on the outparcel, fencing material, height of the hotel, and sidewalk improvements.

Nelson Mojarena, Civil Engineer, from Woolpert, stated he will be coordinating the architectural details on the screening material to be used; either masonry or wood fencing.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval of the requested site plan with the following seven (7) 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 an 8-foot 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.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair Anton Kreisl

Passed

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

Mr. Freeman gave an overview of the application and answered questions from the Board. The request is to subdivide the 107.41-acre Kings Highway Commerce Park into 3 lots. The site is zoned Commercial Parkway with a Commercial General/Mixed Use Development Future Land Use. He stated Parcel-I is 26.82 acres. Parcel-II is 21.18 acres. Parcel-III is the same as previously approved as Kings Highway Commerce Park. Mr. Freeman stated the Engineering department will do a more final review of the final plat. Once all the issues are resolved, the final plat will go to the City Commission.

Jeff Iravani, applicant, representing Scannell Properties, stated that on the southeast corner is General RV, and they are in the site plan process. He said the White Road and Peters Road right-of-way acquisition with the county should get approved by the end of the month.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons forward the Kings Highway Commerce Park (KHCP) Preliminary Plat to the City Commission with a recommendation of approval subject to the following two (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.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman gave an overview of the Causeway Cove Live Local Act application. He stated there are requirements and obligations that need to be met and there are things the city can and can't do. The city cannot hold public hearings on the Live Local Act application; informational presentations can be given. Mr. Freeman said the zoning district is multifamily R5 and the application must meet the comprehensive plan. He stated there are 1,063 units and 40% has to be affordable. Mr. Freeman noted there are a number of outstanding things the project needs to meet.

Chair Kreisl asked how AMI is tallied and monitored. Mr. Freeman said the AMI is based on the metropolitan service area, which would be St. Lucie County. He said the numbers are higher because Port St. Lucie is included. After approval, the applicant will have to provide a mechanism to monitor that for the next 30 years affordable housing is provided. Mr. Freeman said there are state agencies in place that can do the monitoring. The mechanism chosen will need to be done sufficiently and legally. Mr. Freeman stated the number would need to be met each year and the number is based on inflation and earnings potential.

Chair Kreisl said density and height restrictions were a big miss in drafting the regulations. Chair Kreisl said the Technical Review Committee meeting is extremely important in reviewing the density impacts and traffic and making sure nothing is missed. Mr. Freeman said everything needs to be in the correct order and signed off by all entities that need to sign off. Mr. Johnson said the traffic is not going to work.

Mr. Freeman said the state housing initiative has the criteria for the breakdown or rent per bedroom. He said an example of the 2025 rent limits for the St. Lucie County metropolitan area on a 2-bedroom unit with 3 people residing there would be $2,559 per month.

Chair Kreisl said he has concerns about the location and density. Mr. Freeman said he would provide monthly updates to the Technical Review Committee comments. Staff will be reviewing the application to the city's code.

Mr. Johnson asked if the downtown code had been looked at to curtail or forecast what could be coming. Mr. Freeman explained that the legislation for the code was in play at the time of the Live Local Act. If the code is amended, the state says it's too late, the city has to go back to whatever was in place in 2023. It was designed to avoid proactive adjustments to the code to negate certain type of development. He noted the reason the code came forward is that

certain types of development are not permitted in appropriate locations. Mr. Freeman said real planning should encourage planning in the downtown and not on the outskirts of the city.

Mr. Kreisl said he fears the fundamental breakdown and putting an undue burden on the city.

9. BOARD COMMENTS

Ms. Clemons asked about the timeline for the waste water treatment plant being decommissioned.

Mr. Widing said he is not sure the state met the intent of affordable housing.

Chair Kreisl said he is very interested in any other Live Local Act developments that have been brought forward in the state since 2023.

10. ADJOURNMENT

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

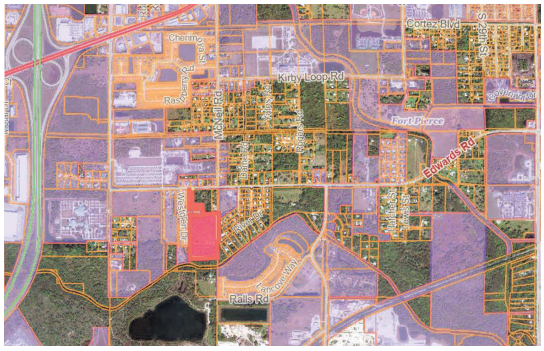
SUMMARY

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.

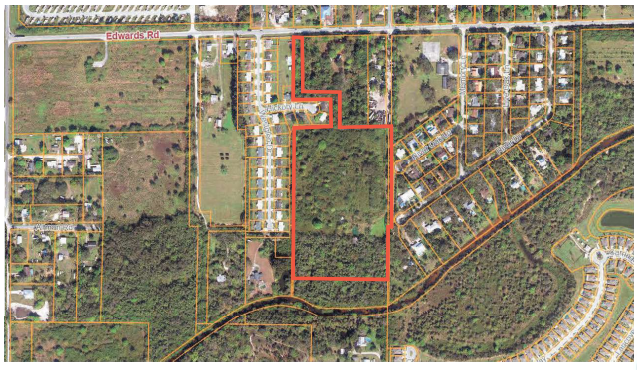
SITE LOCATION

SITE AREA +/- 17.58 Acres



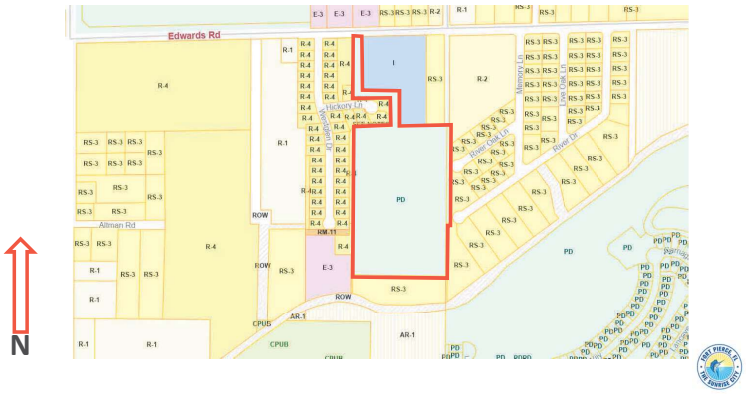
N

SITE LOCATION SITE AREA +/- 17.58 Acres

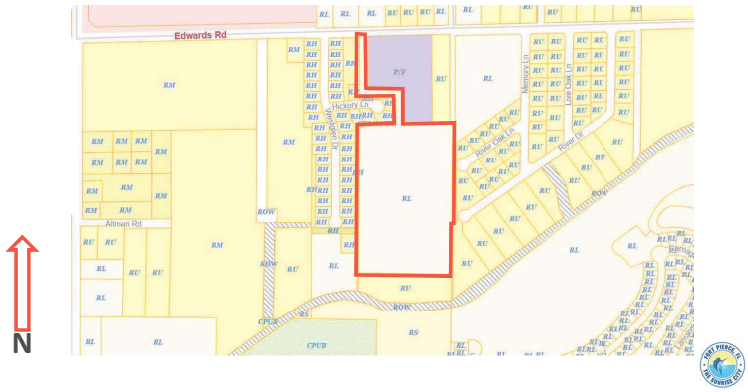


N

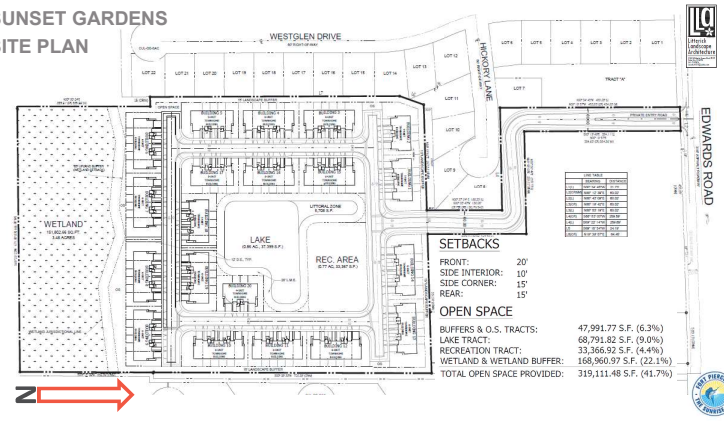
EXISTING ZONING - PD



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

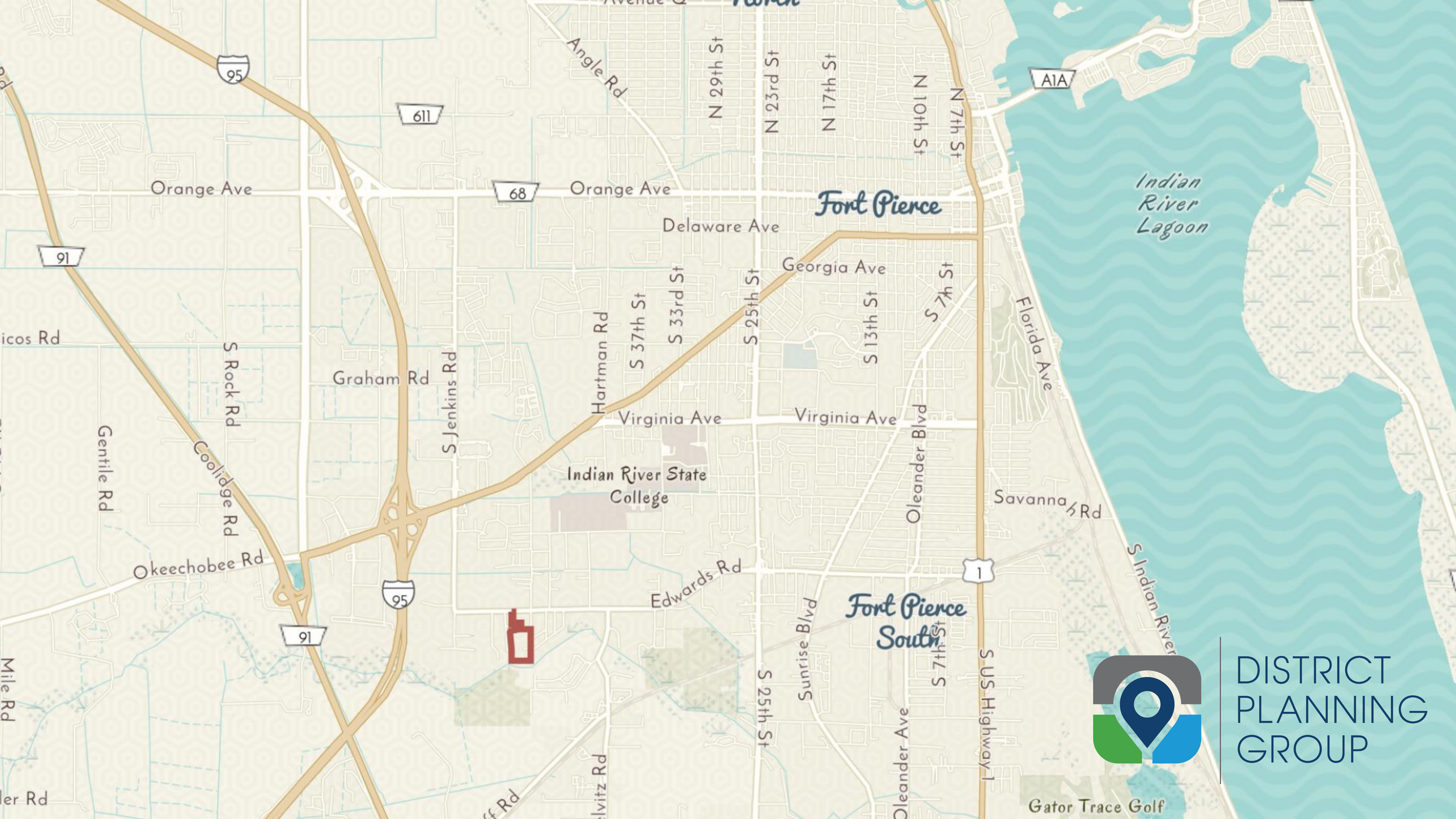
Disapprove

Sunset Gardens
Planned Development
Master Development Plan

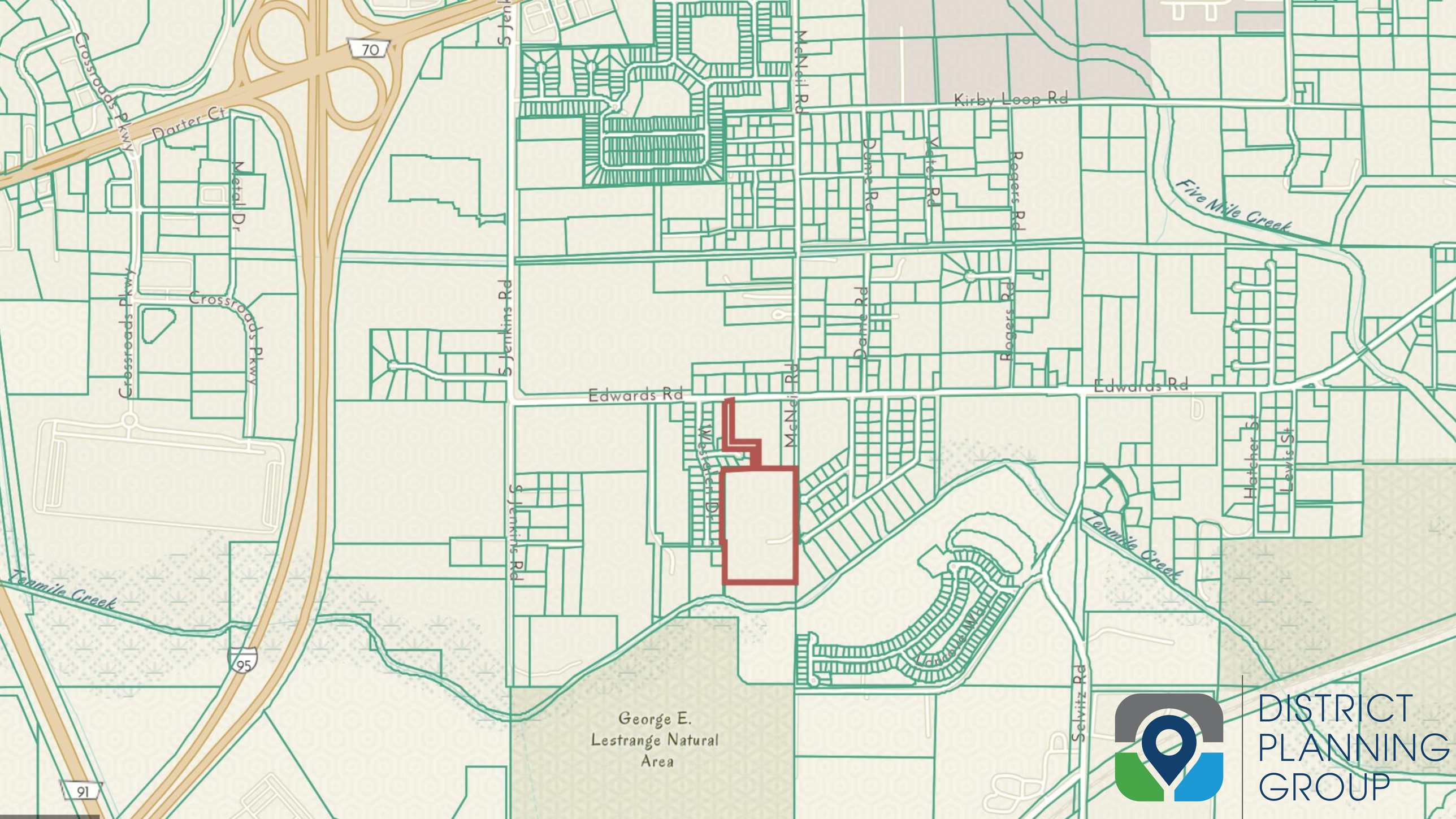
- City of Fort Pierce Planning Board
- May 12, 2025

Applicant: **Golden Arrow Development LLC**
Agent: **Leslie Olson, AICP**

DISTRICT PLANNING GROUP

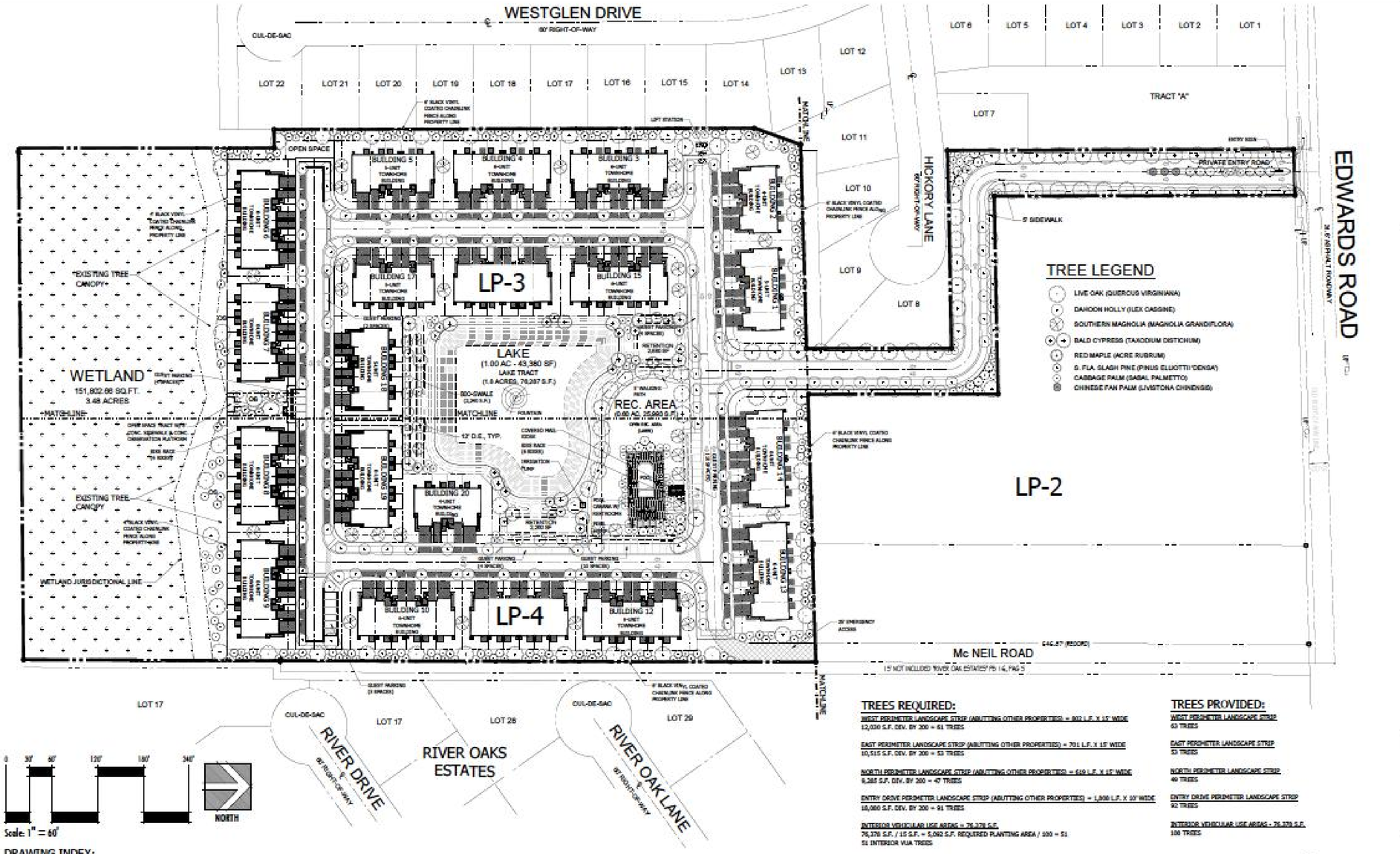


DISTRICT PLANNING GROUP



DISTRICT
PLANNING
GROUP





TREE LEGEND

- LIVE OAK (QUERCUS VIRGINIANA)
- DAHOON HOLLY (ILEX CASSINE)
- SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
- BALD CYPRESS (TAXODIUM DISTICHUM)
- RED MAPLE (ACRE RUBRUM)
- S. FLA. SLASH PINE (PINUS ELLIOTTII 'DENSA')
- CABBAGE PALM (SAGAL PALMETTO)
- CHINESE FAN PALM (LIVISTONA CHINENSIS)

TREES REQUIRED:

WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 802 L.F. X 15' WIDE
12,030 S.F. DEV. BY 200 = 61 TREES

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 701 L.F. X 15' WIDE
10,515 S.F. DEV. BY 200 = 53 TREES

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 619 L.F. X 15' WIDE
9,285 S.F. DEV. BY 200 = 47 TREES

ENTRY DRIVE PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 1,800 L.F. X 10' WIDE
18,000 S.F. DEV. BY 200 = 91 TREES

INTERIOR VEHICULAR USE AREAS = 76,378 S.F.
76,378 S.F. / 15 S.F. = 5,092 S.F. REQUIRED PLANTING AREA / 100 = 51
51 INTERIOR VUA TREES

TOTAL TREES REQUIRED: 303 TREES

TREES PROVIDED:

WEST PERIMETER LANDSCAPE STRIP
63 TREES

EAST PERIMETER LANDSCAPE STRIP
53 TREES

NORTH PERIMETER LANDSCAPE STRIP
49 TREES

ENTRY DRIVE PERIMETER LANDSCAPE STRIP
92 TREES

INTERIOR VEHICULAR USE AREAS - 76,378 S.F.
108 TREES

TOTAL TREES PROVIDED: *365 TREES

SHRUBS REQUIRED:

WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 802 L.F.
CONTINUOUS HEDGE @ 36" O.C. = 268 SHRUBS

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 701 L.F.
CONTINUOUS HEDGE @ 36" O.C. = 234 SHRUBS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 619 L.F.
CONTINUOUS HEDGE @ 36" O.C. = 207 SHRUBS

ENTRY DRIVE PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 1,800 L.F.
CONTINUOUS HEDGE @ 36" O.C. = 603 SHRUBS

TOTAL SHRUBS REQUIRED: 1,312 SHRUBS

SHRUBS PROVIDED:

WEST PERIMETER LANDSCAPE STRIP
268 SHRUBS

EAST PERIMETER LANDSCAPE STRIP
234 SHRUBS

NORTH PERIMETER LANDSCAPE STRIP
207 SHRUBS

ENTRY DRIVE PERIMETER LANDSCAPE STRIP
603 SHRUBS

TOTAL SHRUBS PROVIDED: 1,312 SHRUBS

DRAWING INDEX:

LP-1	OVERALL LANDSCAPE PLAN & LANDSCAPE DATA
LP-2 - LP-4	DETAIL LANDSCAPE PLANS
LP-5	TYPICAL UNIT LANDSCAPE PLANS
LP-6	LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

Overall Landscape Plan

SEE SHEETS LP-2 THRU LP-4 FOR DETAIL LANDSCAPE PLANS
SEE SHEETS LP-5 FOR TYPICAL UNIT LANDSCAPE PLANS
REFER TO SHEET LP-6 FOR PLANT LIST, PLANTING DETAILS & LANDSCAPE SPECIFICATIONS

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3836
JanetLA1677@yahoo.com

Project Name
Sunset Gardens
4945 Edwards Road
Ft. Pierce, Florida

Landscape Architectural Board

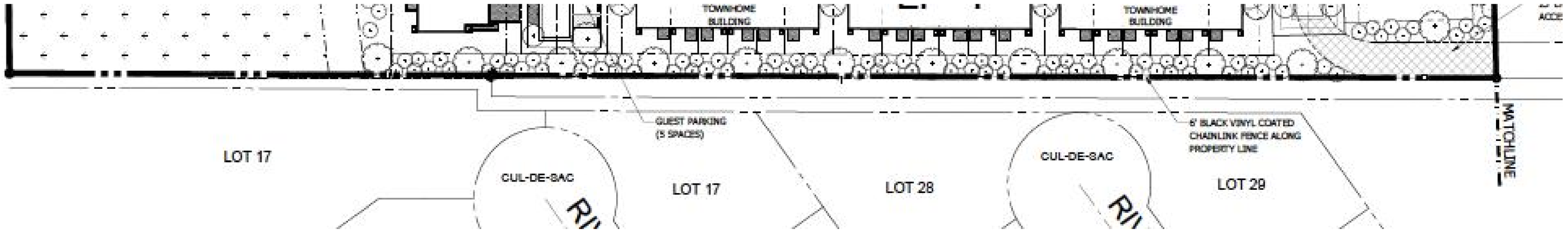
Scale: 1" = 60'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	7/14/25
Job no.	
Revisions:	

Sheet No.
LP-1

DISTRICT PLANNING GROUP

Neighbors: East



TREE LEGEND

- LIVE OAK (QUERCUS VIRGINIANA)
- DAHOON HOLLY (ILEX CASSINE)
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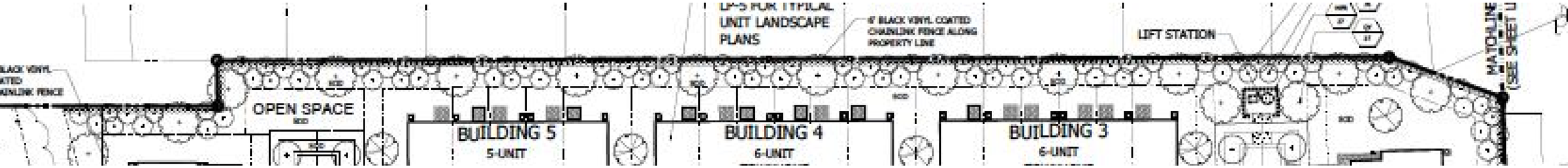
- S. FLA. SLASH PINE (PINUS ELLIOTTII 'DENSA')
- CABBAGE PALM (SABAL PALMETTO)
- CHINESE FAN PALM (LIVISTONA CHINENSIS)

Eastern Landscape Buffer:

- *53 Trees: Live Oak, Dahoon Holly, Slash Pine*
- *234 Shrubs: Simpson Stopper*

DISTRICT PLANNING GROUP

Neighbors: West



TREE LEGEND

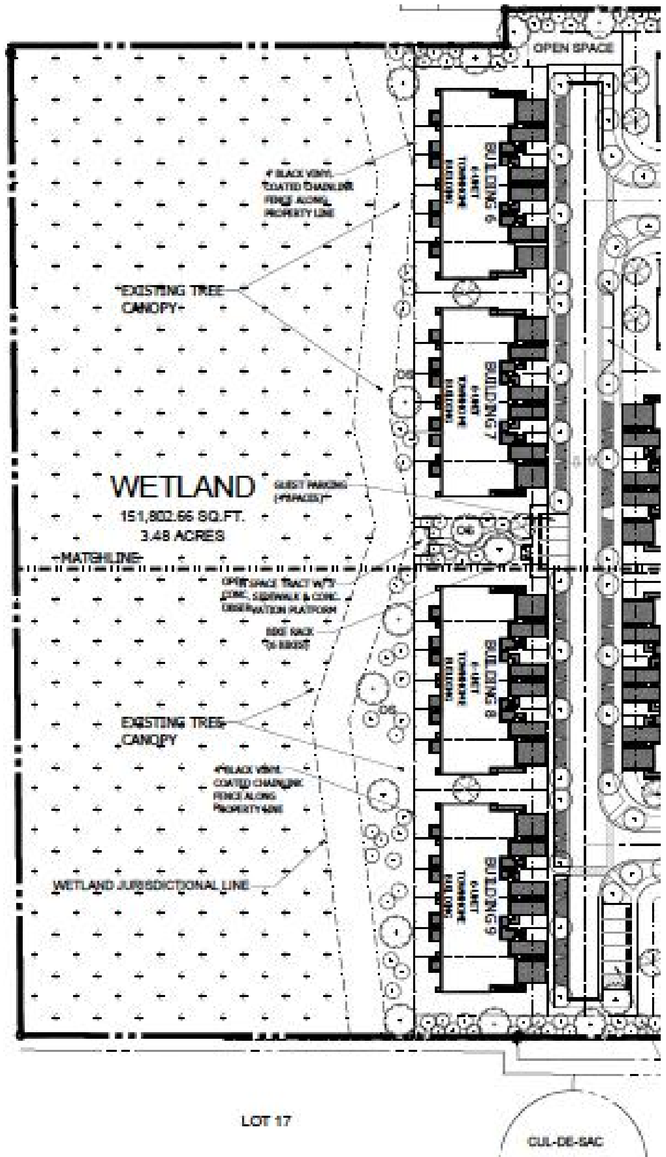
- LIVE OAK (QUERCUS VIRGINIANA)
- DAHOON HOLLY (ILEX CASSINE)
- SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
- BALD CYPRESS (TAXODIUM DISTICHUM)
- RED MAPLE (ACRE RUBRUM)
- S. FLA. SLASH PINE (PINUS ELLIOTTII 'DENSA')
- CABBAGE PALM (SABAL PALMETTO)
- CHINESE FAN PALM (LIVISTONA CHINENSIS)

Western Landscape Buffer:

- *61 Trees: Live Oak, Dahoon Holly, Slash Pine*
- *268 Shrubs: Simpson Stopper*

DISTRICT PLANNING GROUP

Environmentally Sensitive Lands

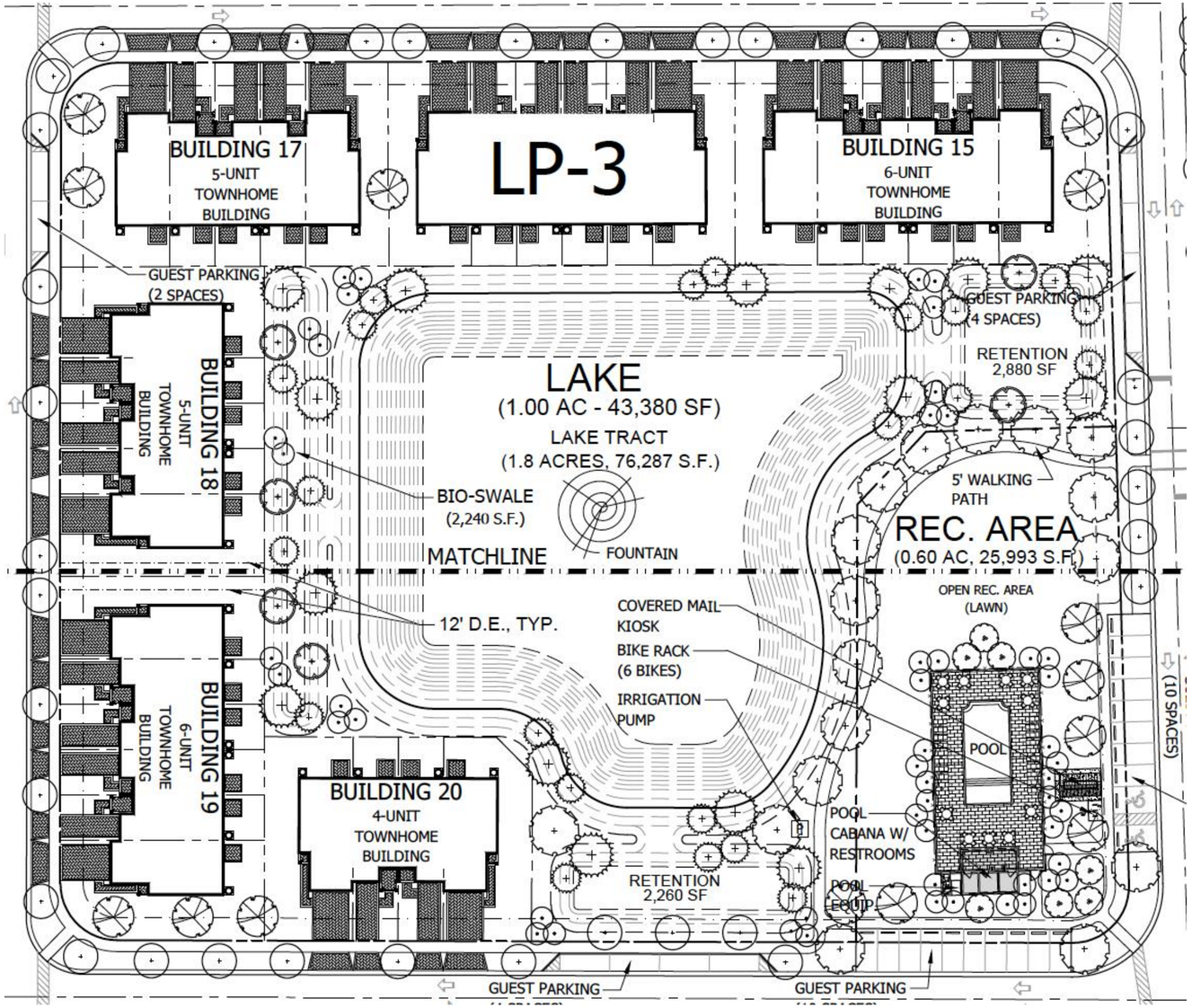


Wetlands and Flood Plain Protection

- All Wetlands Preserved with upland buffer
- 3.5 acres in preservation
- Activated with small community park and observation platform

DISTRICT PLANNING GROUP

Community Amenities



Community Center

- *Recreation center includes:*
- Community pool
- Cabana
- Community Lawn/Sports Field

DISTRICT
PLANNING
GROUP

St. Lucie Commerce Center
Planned Development
Master Development Plan

- City of Fort Pierce Planning Board

DISTRICT PLANNING GROUP

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

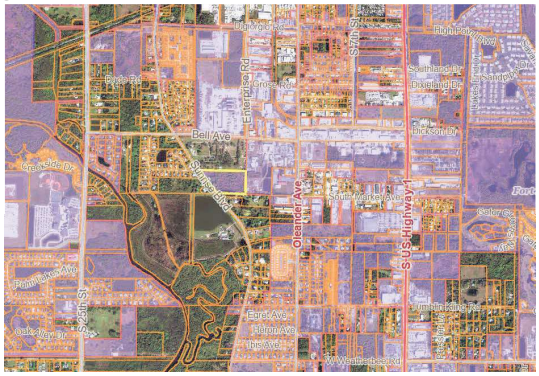
PARCEL ID #:

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



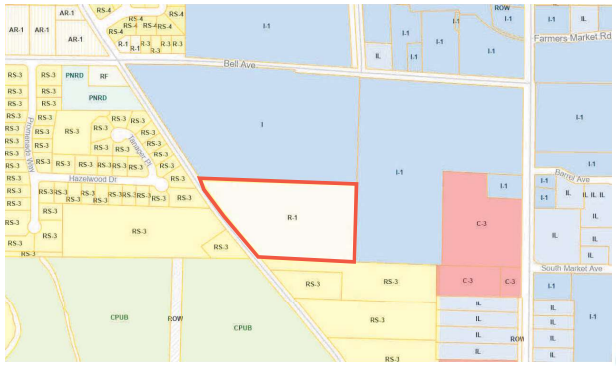
N

SITE LOCATION SITE AREA +/- 11.54 Acres



N

EXISTING ZONING – R-1 PROPOSED ZONING – FINAL PD



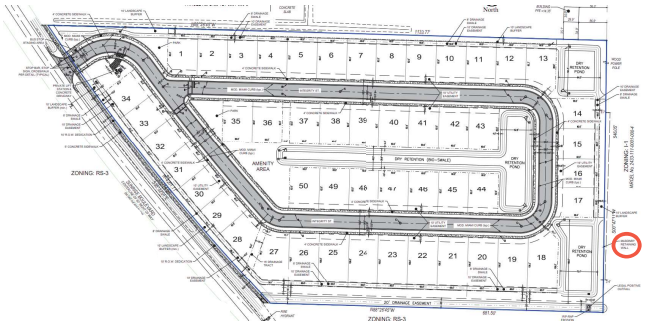
N

EXISTING FLU – LOW DENSITY RESIDENTIAL



N

SUNRISE LAKES – SITE PLAN



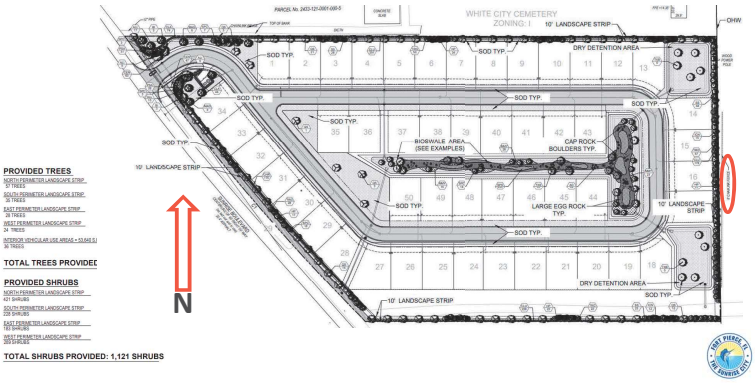
N

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

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

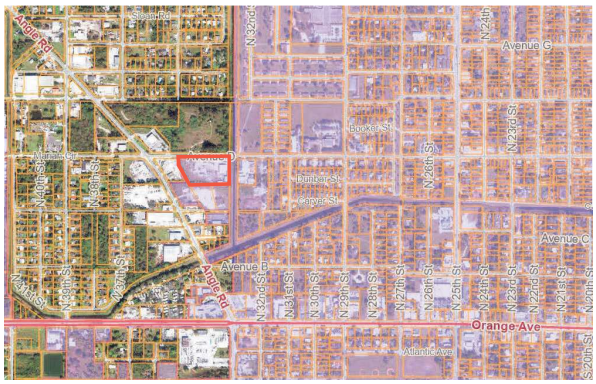
SUMMARY

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

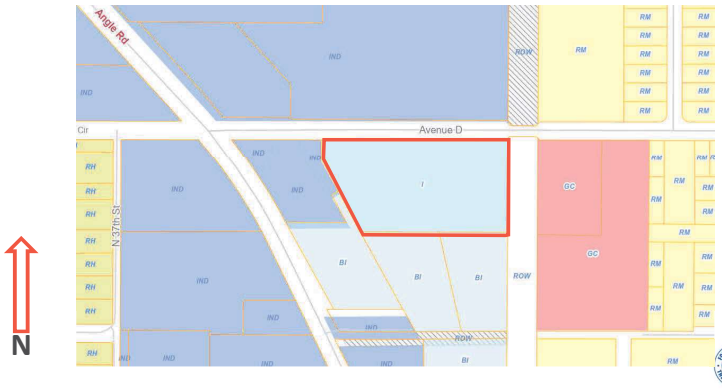


© Google Earth

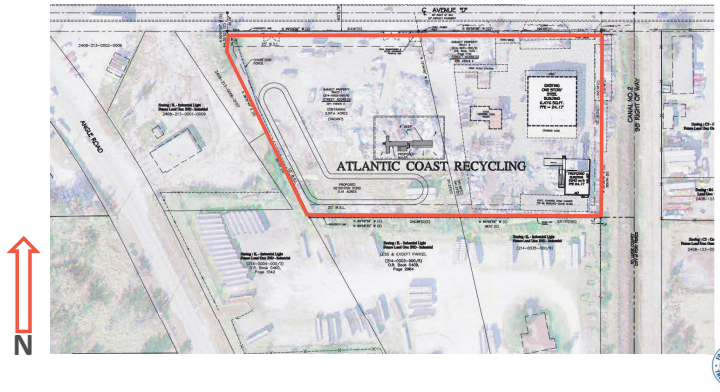
EXISTING ZONING - PD



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

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

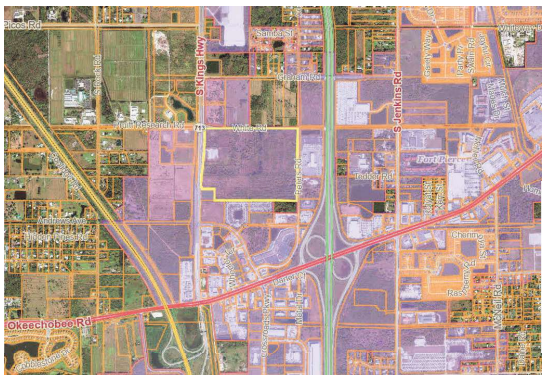
APPLICANT
Jeff Iravani
Jeff H Iravani Inc for
Scannell Properties #533 LLC

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



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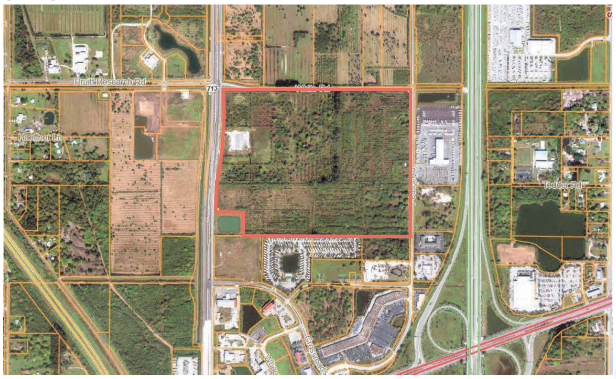
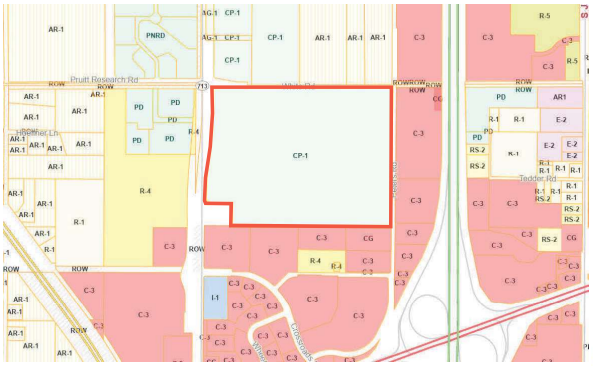
SITE LOCATION SITE AREA +/- 107.4 Acres

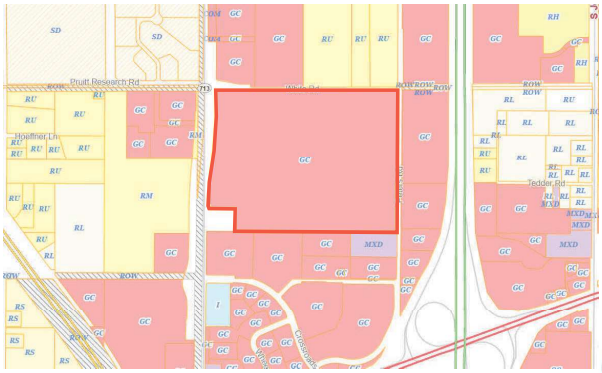


N

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

Causeway Cove

LIVE LOCAL APPLICATION


Seaway Dr
Binney Dr
Carlton Ct
Bayshore Dr
Thumb Point
Harbour Isle Dr W
N US Highway 1
Dixie Hwy
N 10th St
N 2nd St
Avenue H
N 8th St
N 7th St
Douglas Ct
N 11th St
Dundas Ct
Cedar Pl
Avenue D
Indian River Dr
Avenue B
Avenue A
Boston Ave
1

LIVE LOCAL (GENERALLY)

Is state-mandated and provides land use entitlements for eligible affordable housing developments in areas zoned for commercial, industrial, and mixed-use.

To be eligible for these entitlements, a proposed project must set aside at least**40 percent of its total units as affordable rental units to income-eligible households (at or below 120 percent AMI)** for a period of at least 30 years.

The City is required to allow multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed-use and are also subject to statutory parameters regarding density, height, floor area ratio, administrative approval, and certain parking standards.

USE: Developments may be multifamily or mixed-use with multifamily allowance in commercial, industrial, or mixed-use zones without zoning or land use change.

DENSITY: Set at the highest density allowed on any land in City or County where residential development is allowed. The current maximum is 30 units per acre. Density bonuses are not allowed.

HEIGHT: The highest currently allowed height for commercial or residential development within 1 mile of the proposed development or 3 stories, whichever is higher. That is currently 200ft in High-Density and Downtown Locations.

EXCEPTION: If a proposal is on two or more sides adjacent to single-family-zoned property within a single-family-zoned development with at least 25 contiguous singlefamily homes, a municipality may limit the height to certain criteria.

PARKING: the City must “consider” reducing parking requirements for eligible proposed projects that would be located within ¼ mile of a transit stop.

FLOOR AREA RATIO: The City is prohibited from limiting the FAR below 4.5 (150% of existing FAR)

APPROVAL PROCEDURE: A development proposal must be administratively approved if the proposal satisfies the land development regulations and is otherwise consistent with the comprehensive plan excepting density, FAR, height, and use.


N Causeway Dr
Seaway Dr
Fort Pierce Inlet State Park
Fort Pierce Beach
Tropical Beach
A1A
Mariner Way
Surfside
Ocean V
Fiesta
N 23rd St
N 21st St
N 17th St
N 22nd St
N 13th St
N 10th St
N 8th St
N 7th St
N 14th St
N 2nd St
Avenue O
Avenue M
Avenue E
Avenue D
Avenue B
Fort Pierce
Sample Oaks District
River's Edge District
S 22nd St
S 17th St
S 12th St
S 6th St
Georgia Ave
1



TOTAL NUMBER OF BUILDINGS	5
TOTAL NUMBER OF PARKING SPACES (INC. SURFACE PARKING)	2,316
TOTAL NUMBER OF HOTEL ROOMS	204
TOTAL NUMBER OF UNITS	1,063
TOTAL BUILDING GROSS AREA SF	3,075,226
TOTAL COMMERCIAL AREA SF	52,728
TOTAL AMENITIES AREA SF	94,160
TOTAL NUMBER OF BOAT SLIPS	198 slips + 10 moorings











Planning Board **6. a.**

Meeting Date: 06/09/2025

Re: Moore's CreekFuture Land Use Map Amendment

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

PZFLU2025-00002
Future Land Use Map Amendment and Zoning Atlas Map Amendment - Moore's Creek Model Block Redevelopment
Parcel ID(s): 2410-604-0107-000-9, 2410-604-0112-000-7, 2410-604-0115-000-8 and 2410-601-0207-000-1

SUMMARY:

Consideration of a Future Land Use Map Amendment for four (4) parcels of land to change the future land use designations from RM, Medium Density Residential, to GC, General Commercial and allocate zoning categories of C-3. Said parcels are generally located on the east side of N 8 th Street and north of Avenue C, in Fort Pierce, Florida. Parcel ID(s): 2410-604-0107-000-9, 2410-604-0112-000-7, 2410-604-0115-000-8 & 2410-601-0207-000-1. The proposal is being considered with respect to securing the compatibility of the lots with respect to a proposal and in response to a successful request for a proposal to create the Moore's Creek Model Block redevelopment project.
The legal descriptions of the four (4) parcels are as follows:

1.BENJ HOGG`S ADDN. BLK F E 1/2 OF LOTS 10 AND 13 (MAP 24/10D) (OR 718-1285)
2. BENJ HOGG`S ADDN. BLK F LOT 14 (MAP 24/10D) (OR 718-1282)
3. BENJ HOGG`S ADDN. BLK F LOT 17 (MAP 24/10D) (OR 749-2860)
4. FEE AND MAY`S RE-S/D BLK N LOT 11 (MAP 24/10C) (OR 837-1818)

In April 2023, the City of Fort Pierce, Fort Pierce Redevelopment Agency (FPRA), and St. Lucie County entered into an interlocal agreement to collaboratively develop the Avenue D Model Block. This agreement defines the responsibilities and processes involved in the redevelopment of the property located at Avenue D and 7th Street, which includes parcels owned by the City of Fort Pierce, FPRA, and St. Lucie County. The project's vision is detailed in the 2020 FPRA Redevelopment Plan, which identifies this site as a model block, proposing a mixed-use redevelopment that includes apartment housing and commercial spaces.

In February 2025, the City Commission approved the award of the RFP to Pinnacle Communities, who propose a total of 157 residential units to be developed in two phases, offering 85 units of affordable rental housing for families, and 72 units of affordable rental housing for seniors. Additionally, the proposal includes four live work units facing 7th Street.

The properties are required to be designated as a Commercial FLU and Zoning to allow the

use of the 'LIVE LOCAL ACT' both for project design and financing.

RECOMMENDATION:

Staff recommend that the Planning Board move the small-scale Future Land Use and Zoning amendment to City Commission with a recommendation of **APPROVAL**. (Two separate motions will be required).

ALTERNATIVES:

Recommend Approval with amendments

or

Recommend Denial

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee.
Shyanne Harnage, **Community and Economic Development Director**

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Presentation-Report

Maps

County Approval

Form Review

Inbox	Reviewed By	Date
City Manager	Alicia Rosenthal	06/04/2025 12:11 PM

Form Started By: Kev Freeman
Started On: 06/04/2025 10:54 AM
Final Approval Date: 06/04/2025

CITY OF FORT PIERCE

PLANNING BOARD

JUNE 9, 2025

MOORE'S CREEK
FUTURE LAND USE AND ZONING AMENDMENT

APPLICATION

Future Land Use Map Amendment and Zoning reclassification

APPLICANT

City of Fort Pierce

ADDRESS

East side of N 8th Street and north of Avenue C

PARCEL ID(s) #:

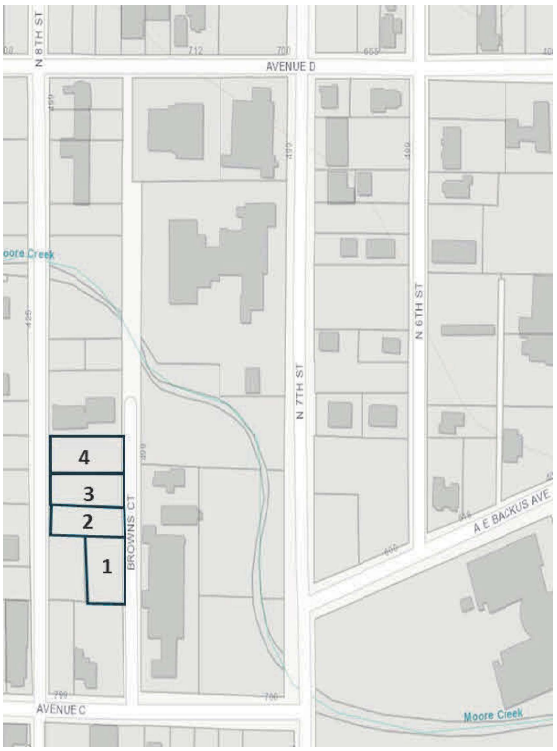
2410-604-0107-000-9,
2410-604-0112-000-7,
2410-604-0115-000-8,
&
2410-601-0207-000-1.

SUMMARY

In April 2023, the City of Fort Pierce, Fort Pierce Redevelopment Agency (FPRA), and St. Lucie County entered into an interlocal agreement to collaboratively develop the Avenue D Model Block. This agreement defines the responsibilities and processes involved in the redevelopment of the property located at Avenue D and 7th Street, which includes parcels owned by the City of Fort Pierce, FPRA, and St. Lucie County.

Part of that responsibility is to deliver a site which is suitable for redevelopment.

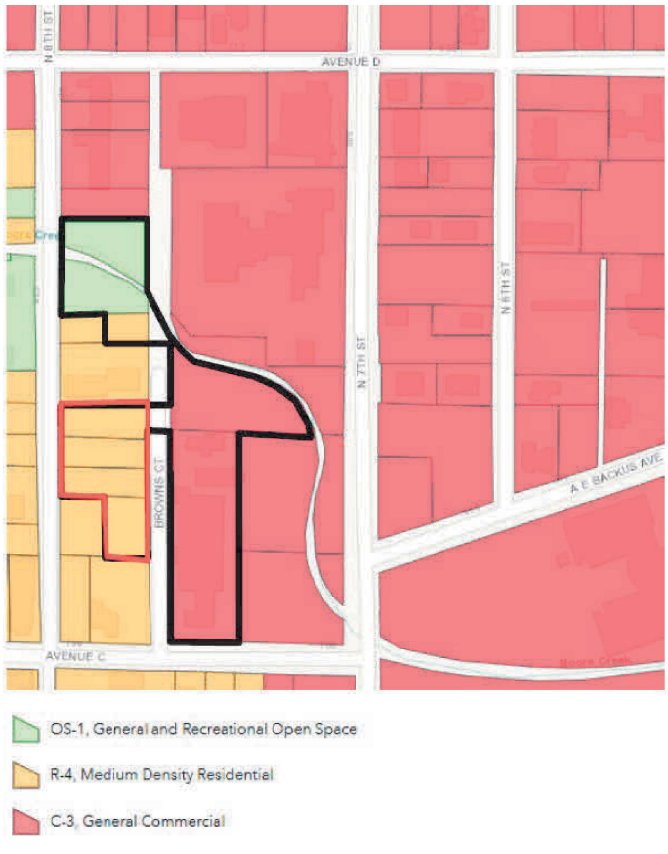
SITE LOCATION



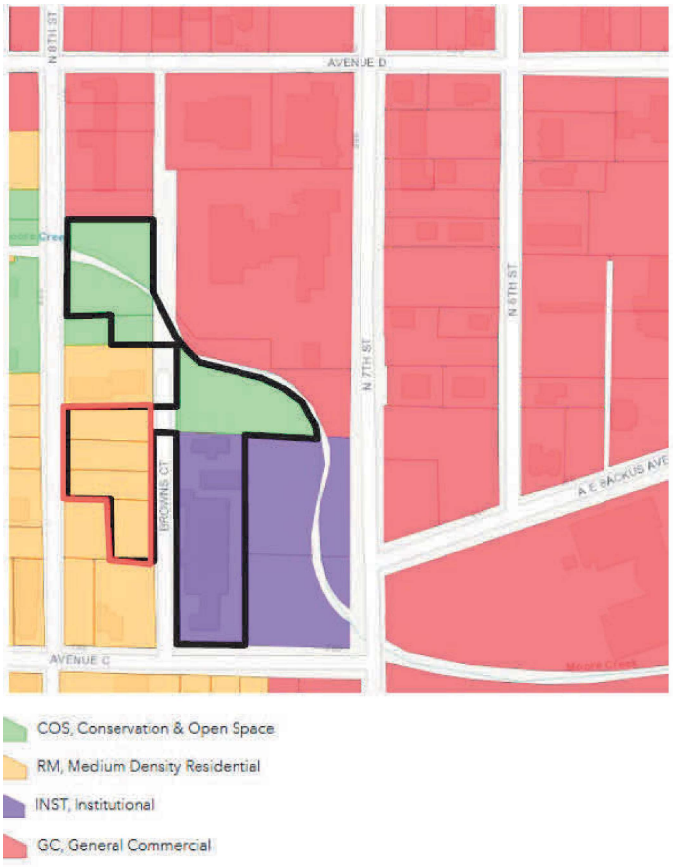
	Parcel ID	Legal	Zoning	FLU	Area
1	2410-604-0107-000-9	BENJ HOGG`S ADDN. BLK F E 1/2 OF LOTS 10 AND 13 (MAP 24/10D)(OR 718-1285)	R-4	RM	0.18
2	2410-604-0112-000-7	BENJ HOGG`S ADDN. BLK F LOT 14 (MAP 24/10D)(OR 718-1282)	R-4	RM	0.17
3	2410-604-0115-000-8	BENJ HOGG`S ADDN. BLK F LOT 17 (MAP 24/10D) (OR 749-2860)	R-4	RM	0.18
4	2410-601-0207-000-1	FEE AND MAY`S RE-S/D BLK N LOT 11 (MAP 24/10C) (OR 837-1818)	R-4	RM	0.17

EXISTING ZONING





EXISTING FLU



N

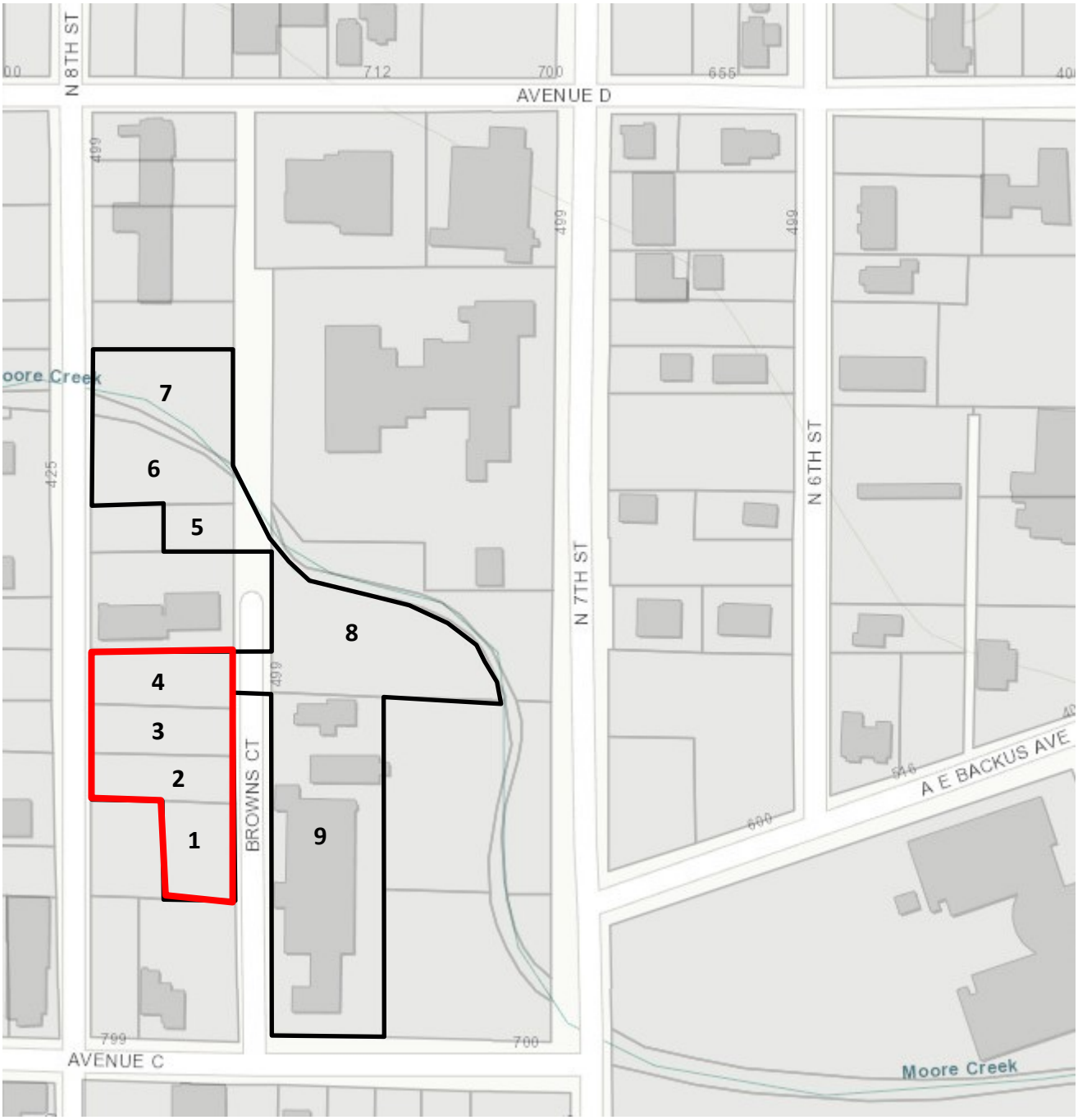
RECOMMENDATION

Staff recommend that the Planning Board move the proposed Small-Scale Amendment of the Future Land Use Map and Rezoning to the City Commission with a recommendation of **APPROVAL**.

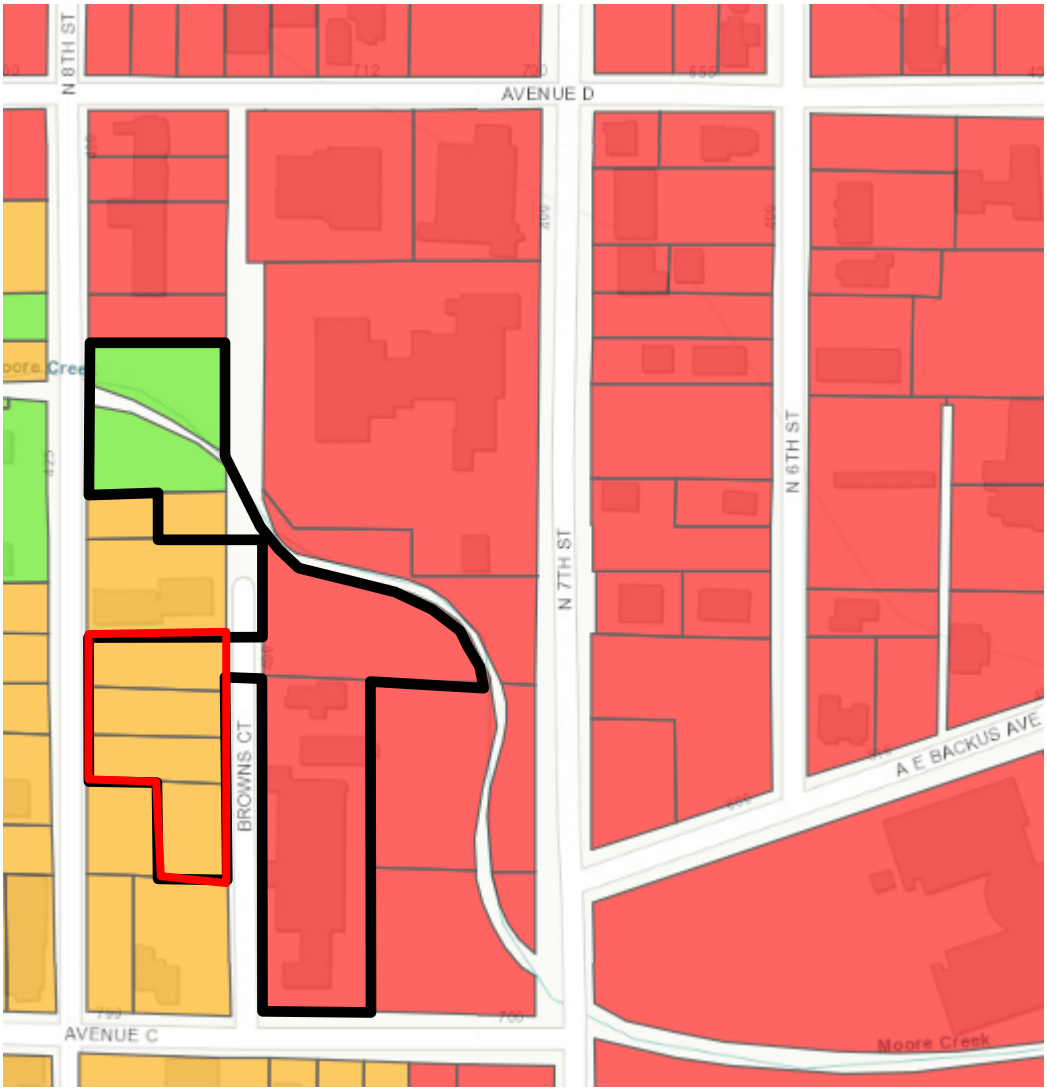
ALTERNATIVE RECOMMENDATION

Approval with amendments
or
Disapproval

LOCATION PLAN (Parcel Reference #’s)



ZONING

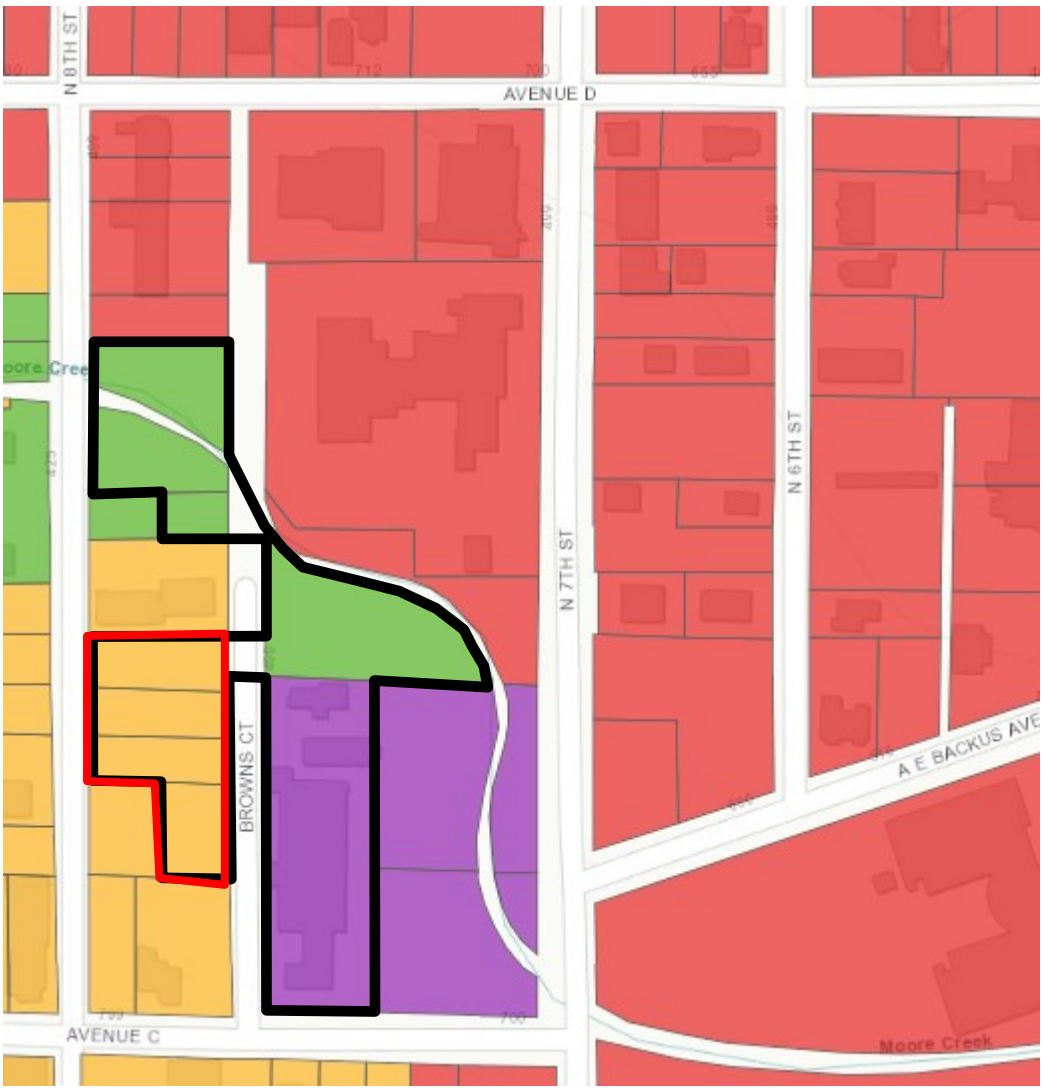


OS-1, General and Recreational Open Space

R-4, Medium Density Residential

C-3, General Commercial

FUTURE LAND USE



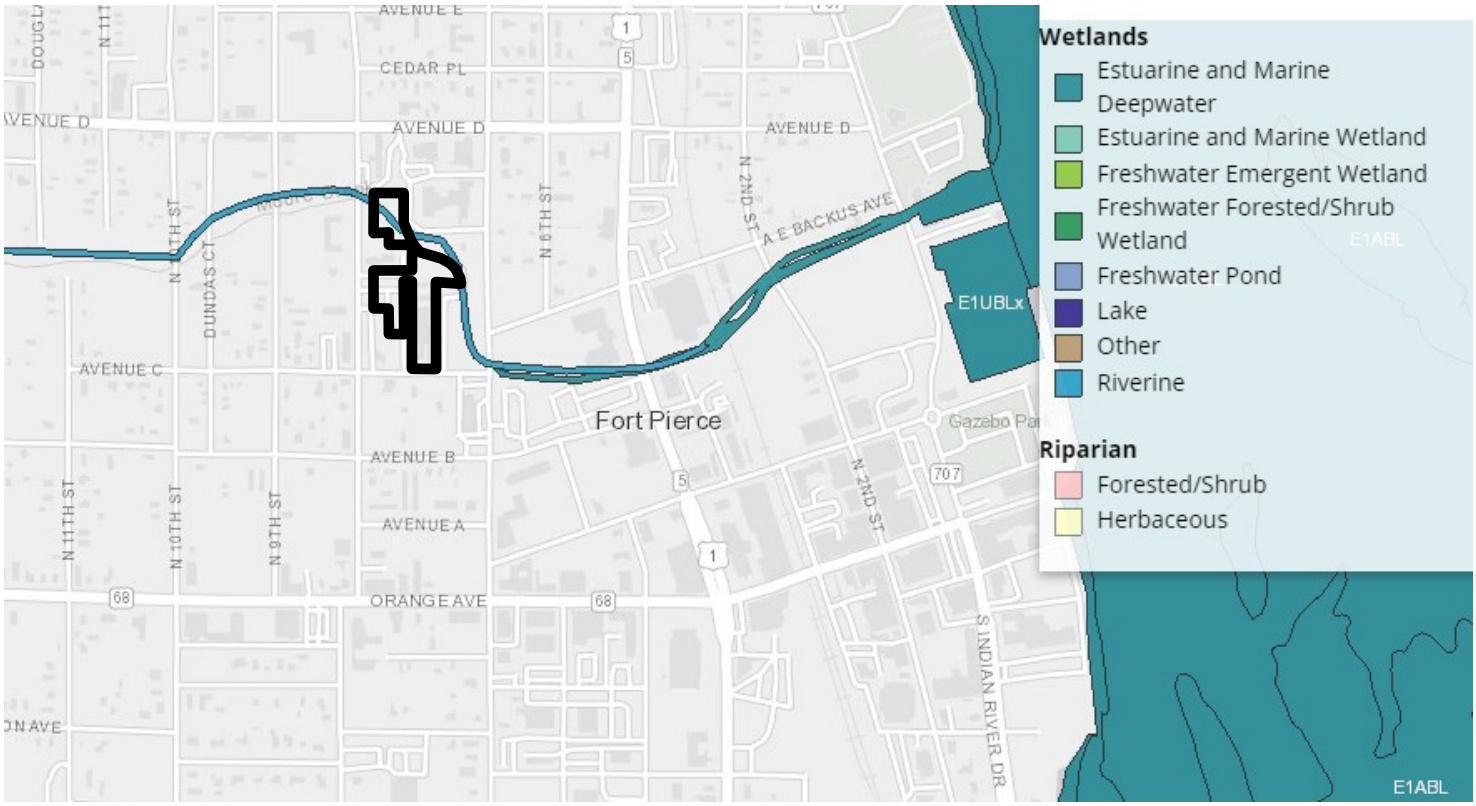
COS, Conservation & Open Space

RM, Medium Density Residential

INST, Institutional

GC, General Commercial

NATIONAL WETLANDS INVENTORY



System **Riverine (R)** : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Class **Unconsolidated Bottom (UB)** : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Subsystem **Lower Perennial (2)** : This Subsystem is characterized by a low gradient. There is no tidal influence, and some water flows all year, except during years of extreme drought. The substrate consists mainly of sand and mud. Oxygen deficits may sometimes occur. The fauna is composed mostly of species that reach their maximum abundance in still water, and true planktonic organisms are common. The gradient is lower than that of the Upper Perennial Subsystem and the floodplain is well developed.

Special Modifier **Excavated (x)** : This Modifier is used to identify wetland basins or channels that were excavated by humans.

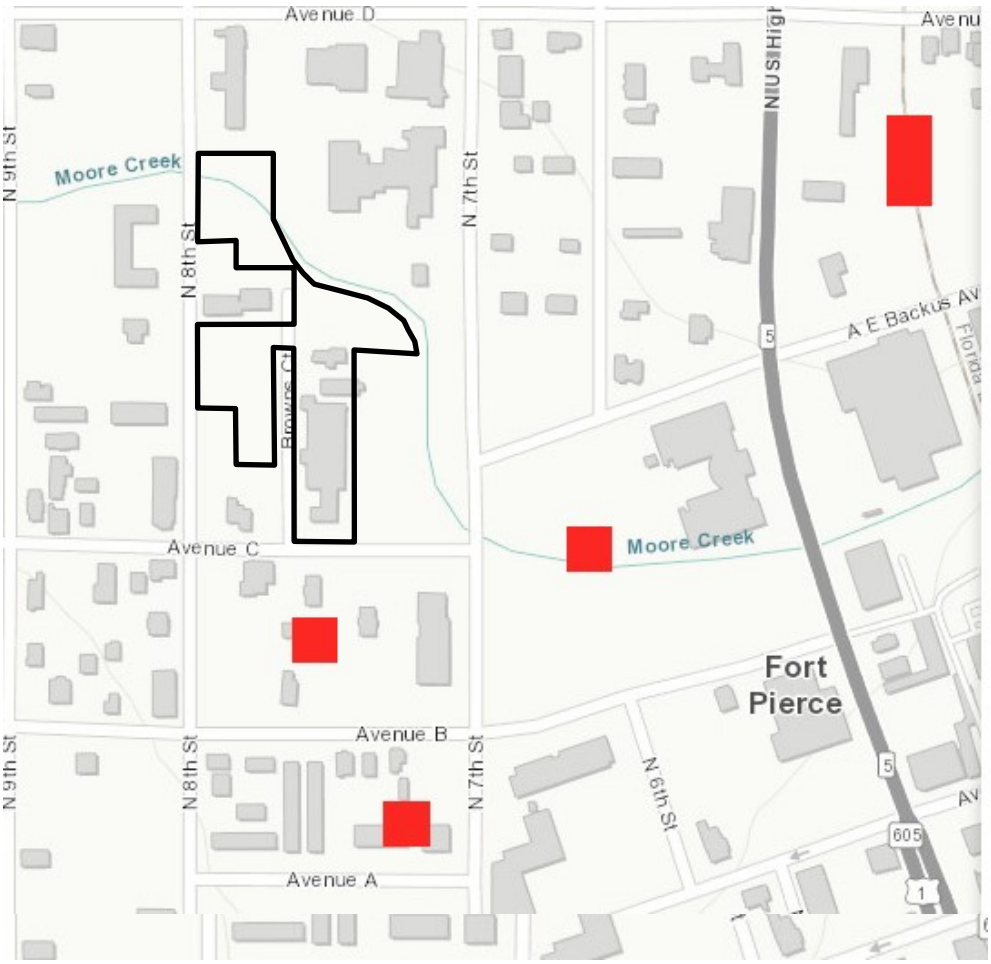
Water Regime **Permanently Flooded (H)** : Water covers the substrate throughout the year in all years.

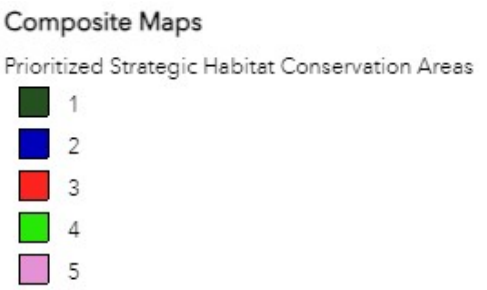


FWC—LAND COVER; HIGH IMPACT URBAN

FDOT—100 Urban and built-up land consists of areas of intensive use with much of the land occupied by man-made structures. Included in this category are cities, towns, villages, strip developments along highways such areas as those occupied by malls, shopping centers, industrial and commercial complexes and institutions that may, in some instances, are isolated from urban areas. This definition is for topographic and descriptive purposes and differs from the AASHTO (American Association of State Highway officials) definition. As urban expansion progresses, small blocks of land of less intensive or nonconforming use may become isolated in the midst of built-up regions. Such occurrences will generally be incorporated into this land use category. However, agricultural, forest or water areas fringing upon urban and built-up areas will not be included in the Urban and Built-Up class except where they are an integral component of low-density urban development. The Urban and Built-Up category takes precedence over other categories when the criteria for more than one land use/cover class are met. For example, residential areas that have sufficient tree canopy cover to satisfy the Upland Forest (class 420) criteria will still be classified as Residential in the Urban or Built-Up category. FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM HANDBOOK FDOT 1999

CRITICAL HABITAT MAP

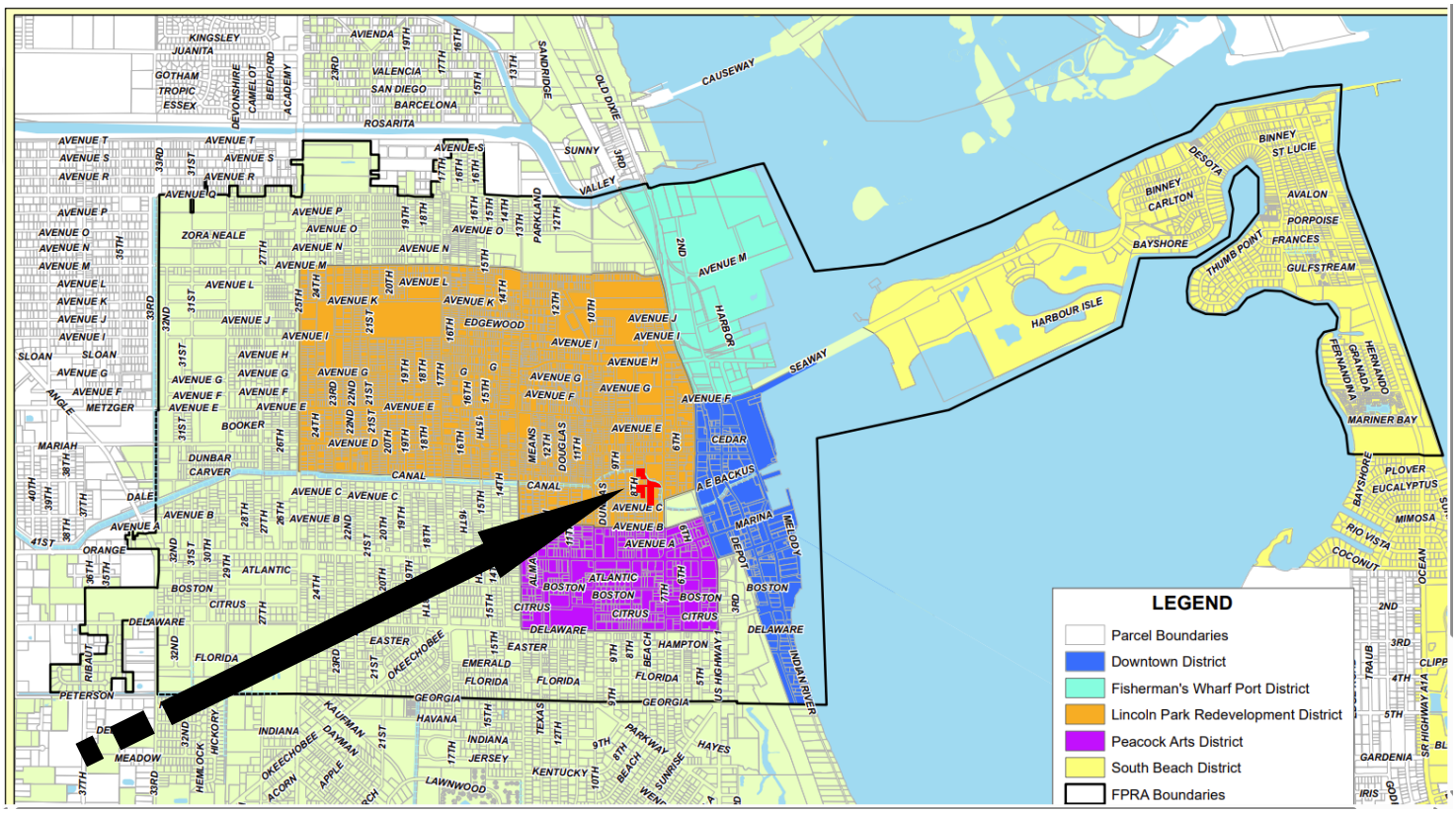




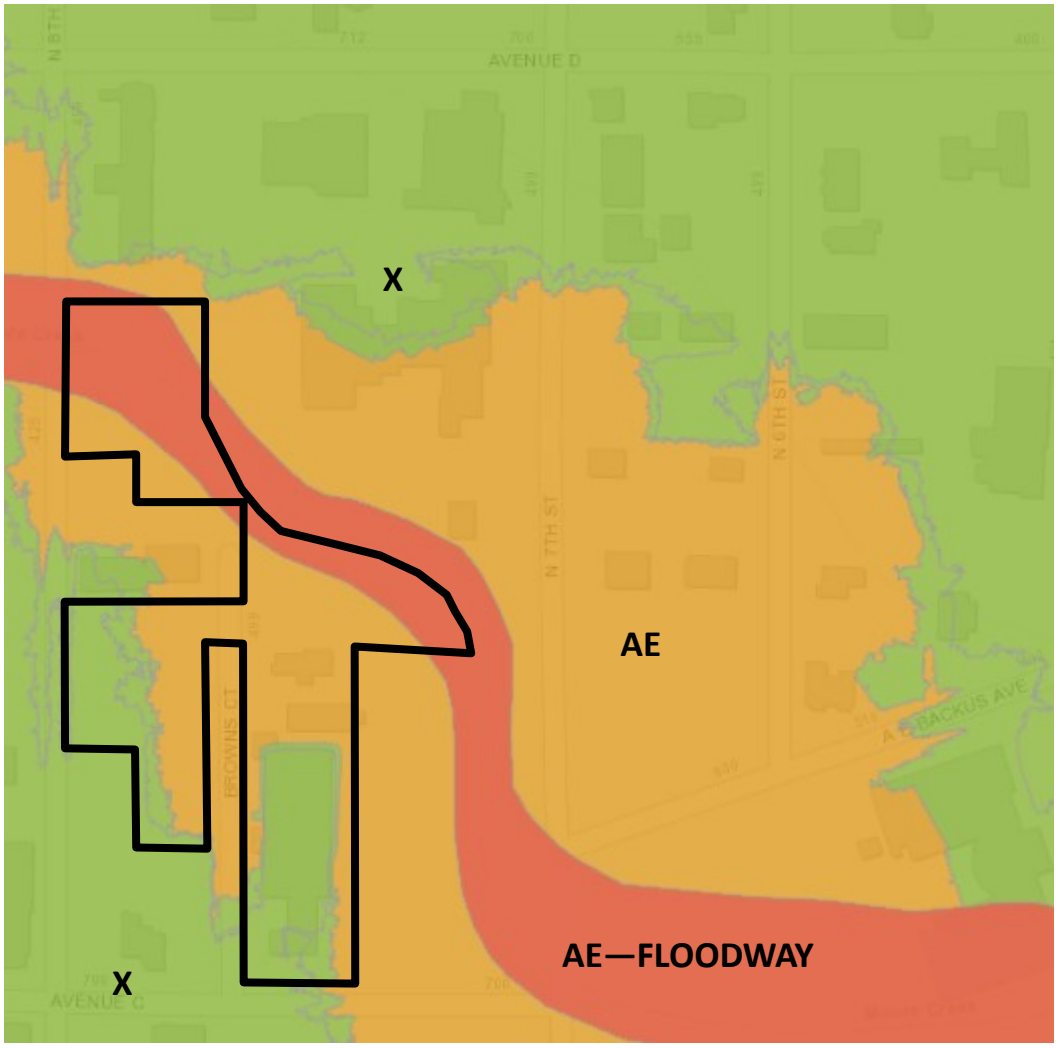
A critical habitat designation does not necessarily restrict further development. It is a reminder to Federal agencies of their responsibility to protect the important characteristics of these areas.

Only activities that involve a Federal permit, license, or funding, and are likely to destroy or adversely modify critical habitat will be affected. If this is the case, we will work with the Federal agency and landowners— including private landowners—to amend their project to enable it to proceed without adversely affecting critical habitat. Most Federal projects are likely to go forward, but some may be modified to minimize harm.

FORT PIERCE REDEVELOPMENT AREA



FLOOD ZONES



ST. LUCIE COUNTY FLORIDA

Board of County Commissioners

Chris Dzadovsky
DISTRICT 1

Larry Leet
DISTRICT 2

Linda Bartz
DISTRICT 3
Vice-Chair

Jamie Fowler
DISTRICT 4

Cathy Townsend
DISTRICT 5
Chair

Administration

George Landry
COUNTY ADMINISTRATOR

Dan McIntyre
COUNTY ATTORNEY

August 26, 2024

City of Fort Pierce Planning Department
Attention: Kevin Freeman, Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Re: Avenue D Model Block-Support for Future Land Use Map Amendment and Potential Rezoning

Dear Mr. Freeman,

On behalf of St. Lucie County, this letter is to confirm that the County, as the property owner of the parcels referenced below, fully supports the proposed Future Land Use Map Amendment (FLUMA) to the City of Fort Pierce's designation of General Commercial. This amendment is a key component in facilitating the use of the 'Live Local Act' to support the development of much-needed affordable housing within the city.

Additionally, should the project require a rezoning, the County is also in support of such action. We recognize the critical importance of both the FLUMA and any necessary rezoning in advancing affordable housing opportunities for our community, and we are committed to working collaboratively with the City of Fort Pierce to ensure the success of this initiative.

By amending the land use designation and potential rezoning, we believe this effort will create a vital pathway toward addressing housing challenges in our area.

Parcel 1: 2410-604-0102-000-4
Parcel 2: 2410-601-0207-000-1
Parcel 3: 2410-604-0115-000-8
Parcel 4: 2410-604-0112-000-7
Parcel 5: 2410-604-0107-000-9

We appreciate your attention to this matter and look forward to the City's approval of the Future Land Use Map Amendment and any related rezoning. Should you require any further information or assistance, please do not hesitate to contact staff.

Sincerely,

George Landry
County Administrator

George Landry | County Administrator | Administration slayk@stlucieco.org
2300 Virginia Avenue | Fort Pierce, FL 34982 (772) 462-1156 (772) 462-1428 (772) 462-2131 www.stlucieco.gov

Planning Board **7. a.**

Meeting Date: 06/09/2025

Re: PZANN2024-00003 - Annexation - Tall Pines Parcel IDs: 1433-210-0003-000-9 and 1433-310-0002-000-9

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

PZANN2024-00003
Annexation - Tall Pines
Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

SUMMARY:

THIS ITEM WAS PULLED BY THE APPLICANT AT THE DECEMBER 9th, 2024 PLANNING BOARD MEETING

Request for review of an application for an of two (2) parcels into the City, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.

The subject properties have a St. Lucie County Future Land Use Designation of RM, Residential Medium, and a St. Lucie County Zoning designation of RMH-5, Residential, Mobile Home – 5/du. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-1, Single Family Low-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the properties are located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $10,607,900. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

RECOMMENDATION:

Staff recommends that the Planning Board recommend approval of the proposed Annexation to the City Commission.

ALTERNATIVES:

- Approval with alternative recommendations
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Staff Report and Supporting Documents
Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 05/30/2025 03:47 PM
Final Approval Date: 06/02/2025

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: TALL PINES ANNEXATION – PROJECT #: PZANN2024-00003

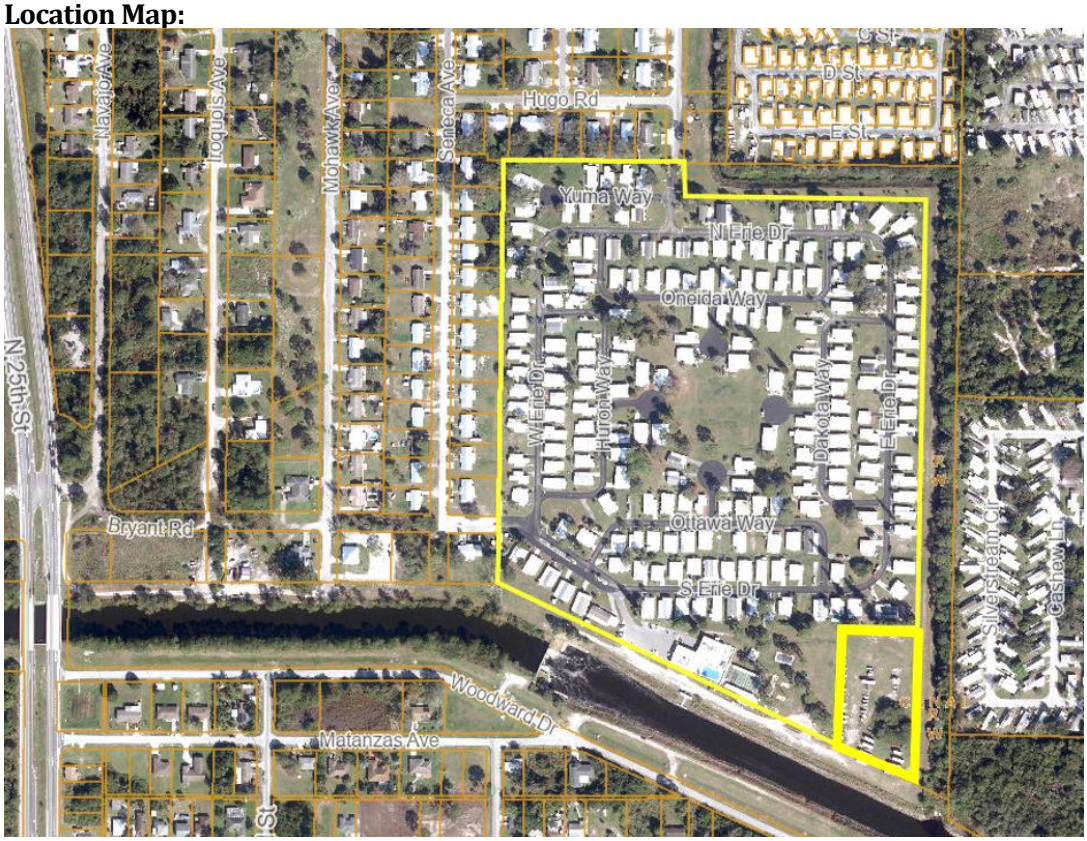
REVIEWER: VENNIS GILMORE, SENIOR PLANNER

DATE: JUNE 9, 2025

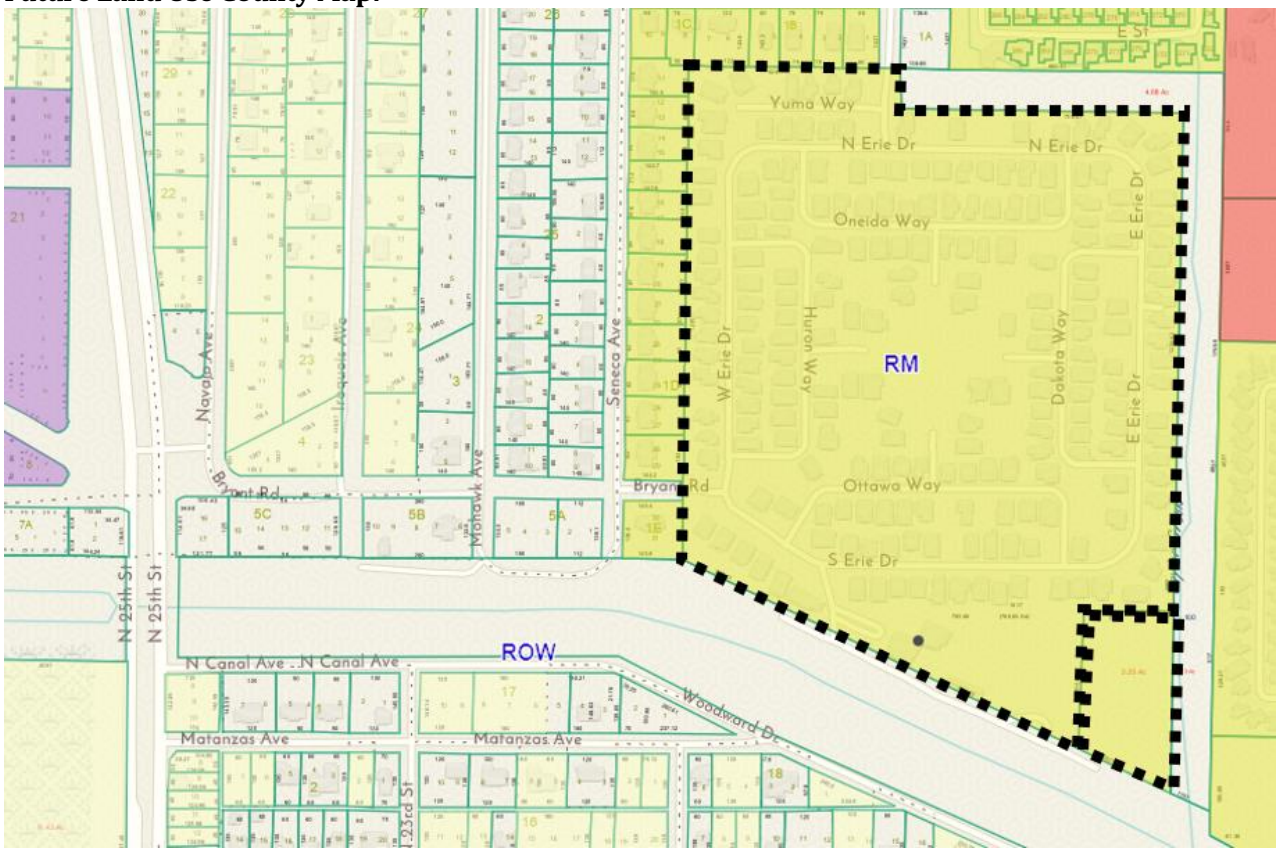
STAFF REPORT

Owner:	Jonathan Mauldin, Granite Tall Pines, LLC
Applicant/Representative:	Raquel Samaroo, WGI, Inc. Jerrod Purser, WGI, Inc.
Requested Action:	Review of an application for an annexation of two (2) parcels into the City, with a City Future Land Use of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.
Location:	At or near 314 S. Erie Drive
Parcel IDs:	1433-210-0003-000-9 & 1433-310-0002-000-9
Current SLC Zoning:	RMH-5, Residential, Mobile Home – 5/du
Proposed Zoning:	R-1, Single Family Low-Density Zone
Current SLC Future Land Use:	RM, Residential Medium
Proposed Future Land Use:	RL, Low Density Residential

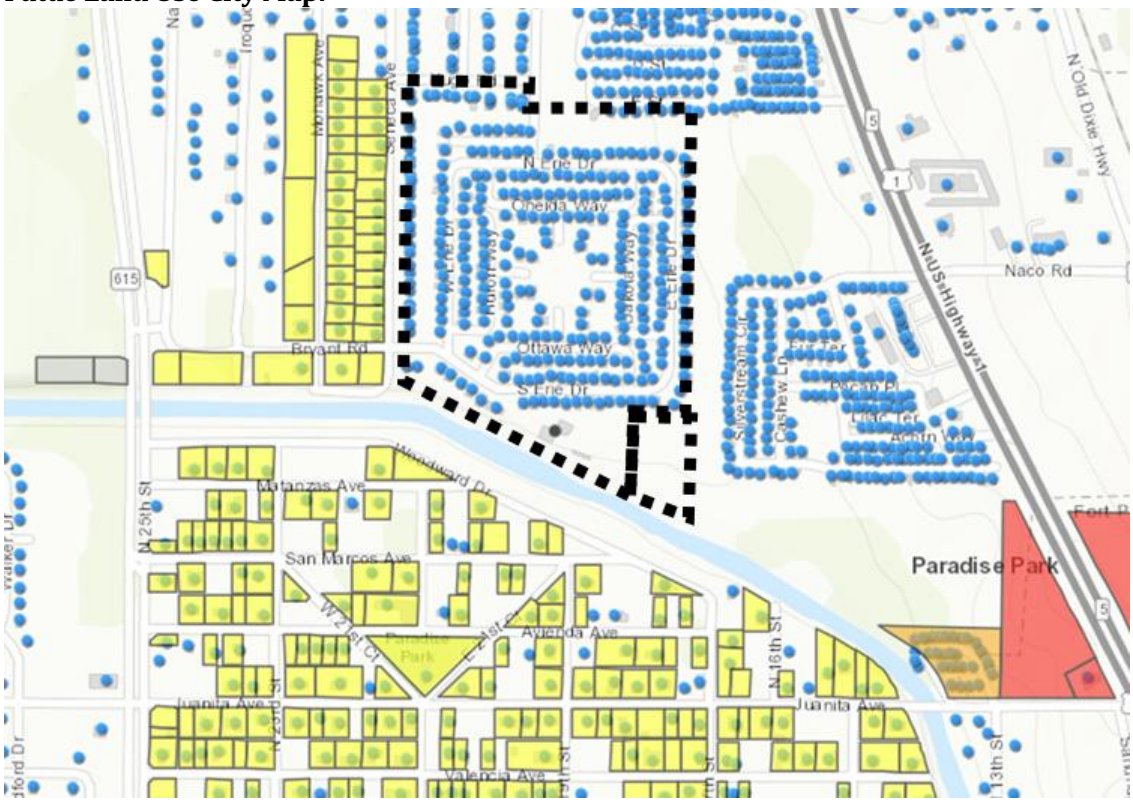
Location Map:



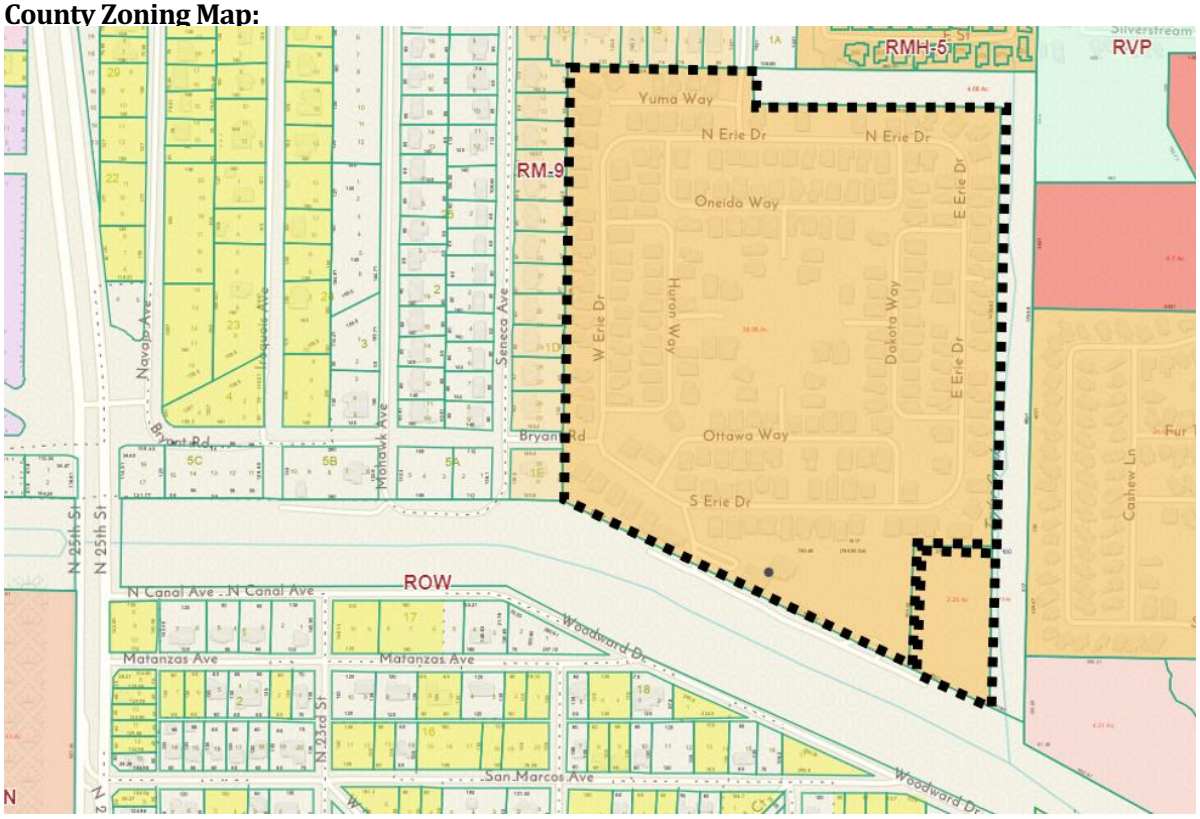
Future Land Use County Map:



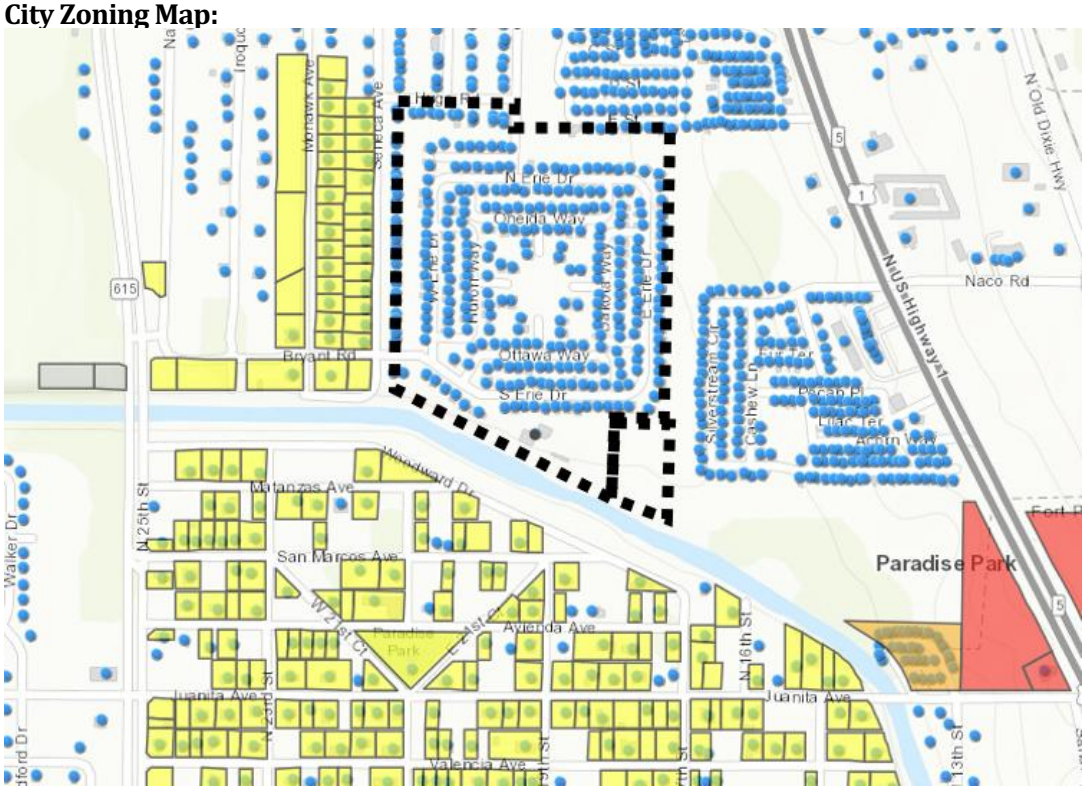
Futue Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
RM-9/RMH-5 (SLC)	RVP/CG/RMH -5 (SLC)	RS-4 (SLC)/R-1 (COFP)	RM-9 (SLC)

Surrounding Future Land Use:

North	East	South	West
RM (SLC)	COM/RM (SLC)	RU (SLC)/RL (COFP)	RM (SLC)/RL (COFP)

Site Area: **+/-** 41.63 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for an of two (2) parcels into the City, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.

The subject properties have a St. Lucie County Future Land Use Designation of RM, Residential Medium, and a St. Lucie County Zoning designation of RMH-5, Residential, Mobile Home – 5/du. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-1, Single Family Low-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the properties are located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $10,607,900. Should the Application for Annexation be approved, and future development of the land occur, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
Currently the land is an existing 55-plus Mobile Home Community with a County Future Land Use of RM, Residential Medium, and a County Zoning of RMH-5, Residential, Mobile Home – 5/du (5 units per acre).

Stormwater Retention & Landscaping
Stormwater retention, drainage and landscaping requirements are to be met when permits are submitted for building on the parcel.

Comprehensive Plan
Staff have reviewed the Comprehensive Plan and find that the proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The properties are within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;

2. The ability of the City to provide public services at the City's adopted levels of service;

3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

The subject property will be designated as a City Future Land Use of Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject property will be classified with a City Zoning of R-1, Single-Family Low-Density Zone. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

Summary of Technical Review Committee
All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Staff Recommendation:
Staff recommends that the Planning Board recommend approval of the proposed Annexation to the City Commission.

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

September 17, 2024

PROJECT: **Annexation - Tall Pines Master PD - (2) Parcels**

REF: PZANN2024-00003

TO: Vennis Gilmore

FROM: Grant Chambers

Corrections:

1. St. Lucie County-Public Works has no comments regarding the Annexation.
2. Advisory: The city should consider taking over ownership and maintenance responsibilities of Cherokee Avenue and Seneca Avenue.

Technical Review Committee meeting

September 19, 2024

Case #: PZANN202400003

Planner: City of Ft. Pierce Planning Department.

Annexation

314 S. Erie Dr., Ft. Pierce (Tall Pines Mobile Home Park)

Comments:

Regarding the annexation and proposed additions to the Tall Pines Mobile Home Park (MHP) the total added dwelling units upon the City of Fort Pierce is anticipated at 262. In addition, there will be the 33 RV spots as well. Please keep in mind the impact it may have upon the police department with regards to calls for service. 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		262
Average number of people per household	x	2.5
total proposed population increase		655
	/1000	0.78
	x	2.9
Additional Officers Necessary		1.9

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 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # PZANN2024-00003

Annexation - Tall Pines Master PD (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

Comments

W/WW Engineering: The TRC application for Tall Pines Annexation is approved as noted:

Applicant to submit 3 sets of utility construction plans to the water/wastewater engineering Dept. for review and approval.

Please note that FPUA will require that the onsite sewer system and the lift station are in good repair before allowing the proposed homes to be discharged into FPUA's sewer system. FPUA's inspection of the onsite system will be required. Please contact 772-466-1600 Ext. 3428 should you have any questions.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

Gas: Approved.

FPUAnet Fiber: FPUAnet Approves

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

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

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

1. Address: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946

2. Legal description of real property for which annexation is being requested:
See attachment for legal descriptions.

Property Tax ID: 1433-210-0003-000-9 & 1433-310-0002-000-9

3. Size of described property: 41.63 ACRES

4. Project description: The existing use of the property is for manufactured homes and outdoor storage. The proposed development program includes eight additional manufactured home lots and 33 recreational vehicle parking spaces.

5. Current St. Lucie County Future Land Use Designation: Residential Medium (RM)

6. Current St. Lucie County Zoning: Residential, Mobile Home - 5 (RMH-5)

7. Is this a Historic property? No

8. Appraised value: $10,607,900

9. Name of Owner(s): Granite Tall Pines, LLC c/o Inspire Communities, LLC

Signature of Owner(s):
Mailing Address: 4742 N 24th St Suite 325
City Phoenix State AZ Zip 85016
Phone 646-991-6950
E-mail: jmauldin@inspirecommunities.com

10. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)

Signature of representative:
Mailing Address: 2575 E. Camelback Rd, Suite 1100
City) Phoenix State AZ Zip 85016
Phone (602) 717-9979
E-mail: rqjarvis@gmail.com

Legal Description

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

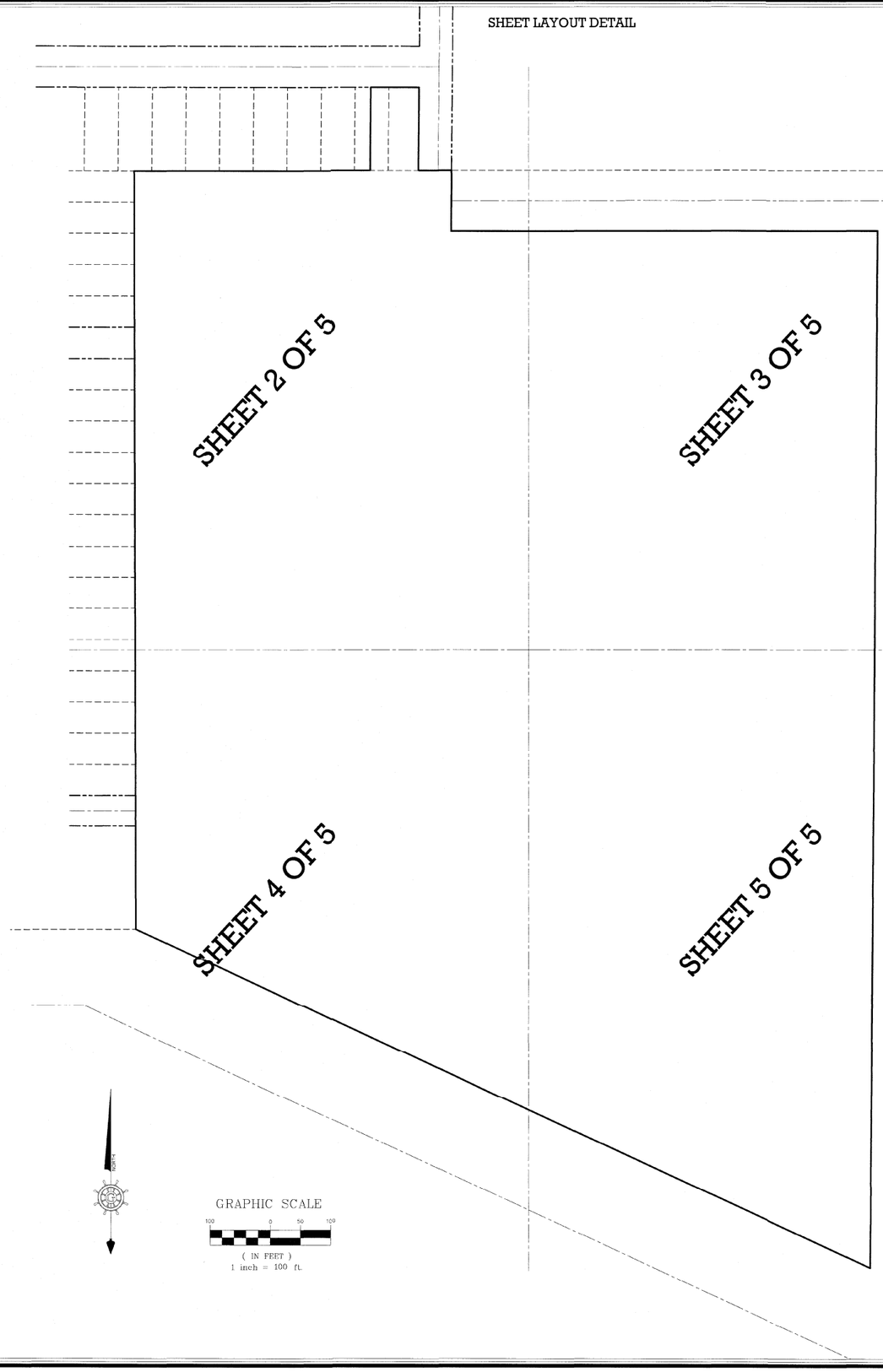
AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

SHEET LAYOUT DETAIL



PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:
LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

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CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE : 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #3945

05/20/24
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM3945
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
P.T.	POINT OF TANGENT
F.N.D.	FOUND NAIL & DISK
O.R.	OFFICIAL RECORD
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
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- TRANSFORMER
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- TELEPHONE BOX
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- TOWER
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- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- POINT OF ACCESS

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REVISIONS

1	
2	
3	
4	
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LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM3945	RCP	REINFORCE CONCRETE PIPE	F.I.R.	FOUND IRON ROD
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	PVC	POLYVINYL CHLORIDE PIPE	F.I.P.	FOUND IRON PIPE
NAVD 88	NORTH AMERICAN VERTICAL DATA	B.F.P.	BACK FLOW PREVENTOR	C.L.F.	CHAIN LINK FENCE
S.N.D.	SET NAIL & DISK STAMPED PSM3945	(P)	AS RECORDED ON PLAT	CB=	CHORD BEARING=
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945	(D)	AS RECORDED ON DEED	P.C.	POINT OF CURVE
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT	(F)	AS MEASURED IN FIELD	F.C.	FENCE CORNER
C.B.S.	CONCRETE BLOCK STRUCTURE	(C)	AS CALCULATED	F.I.P.	FOUND 1/2" PIPE
P.C.C.	POINT OF COMPOUND CURVE	F.I.R.	FOUND 1/2" IRON ROD	R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT	P.O.B.	POINT OF BEGINNING	ELEV.=	ELEVATION=
P.R.C.	POINT OF REVERSE CURVE	NO ID	NO IDENTIFICATION	F.L.	FENCE LINE
(PRO)	PRORATED MEASUREMENT	P.T.	POINT OF TANGENT	CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE	F.N.D.	FOUND NAIL & DISK	P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE	O.R.	OFFICIAL RECORD	R=	RADIUS=

POINT OF ACCESS

L=	LENGTH=	PG	PAGE
D=	DELTA=		
CH=	CHORD=		
SQ.	SQUARE		
FT	FEET		

- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
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LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | VACATED LOWELL ROAD | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 9

G. 57

SAN LUCIE PLAZA SUBDIVISION, P.B. 5, PG. 57

N0°07'44"W 1248.42' (F)

P.O.B.
N.E. CORNER OF LOT 11

FCM 4"X4" WITH NO ID BENCHMARK #1 ELEV. = 12.10'

F.C. 0.5' S & 0.4' E

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

BLOCK 1-C

BLOCK 1-B

SAN LUICE PLAZA UNIT ONE P.B. 5, PG. 57

VACATED ROAD

53.0' | 53.0'

HUGO ROAD
66' PUBLIC RIGHT OF WAY

N89°59'42"E 391.27' (F)

A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

FIR 1/2" WITH NO ID

N0°30'16"E 138.01' (F)

30' (D) | 30' (D) | 30' (D) |

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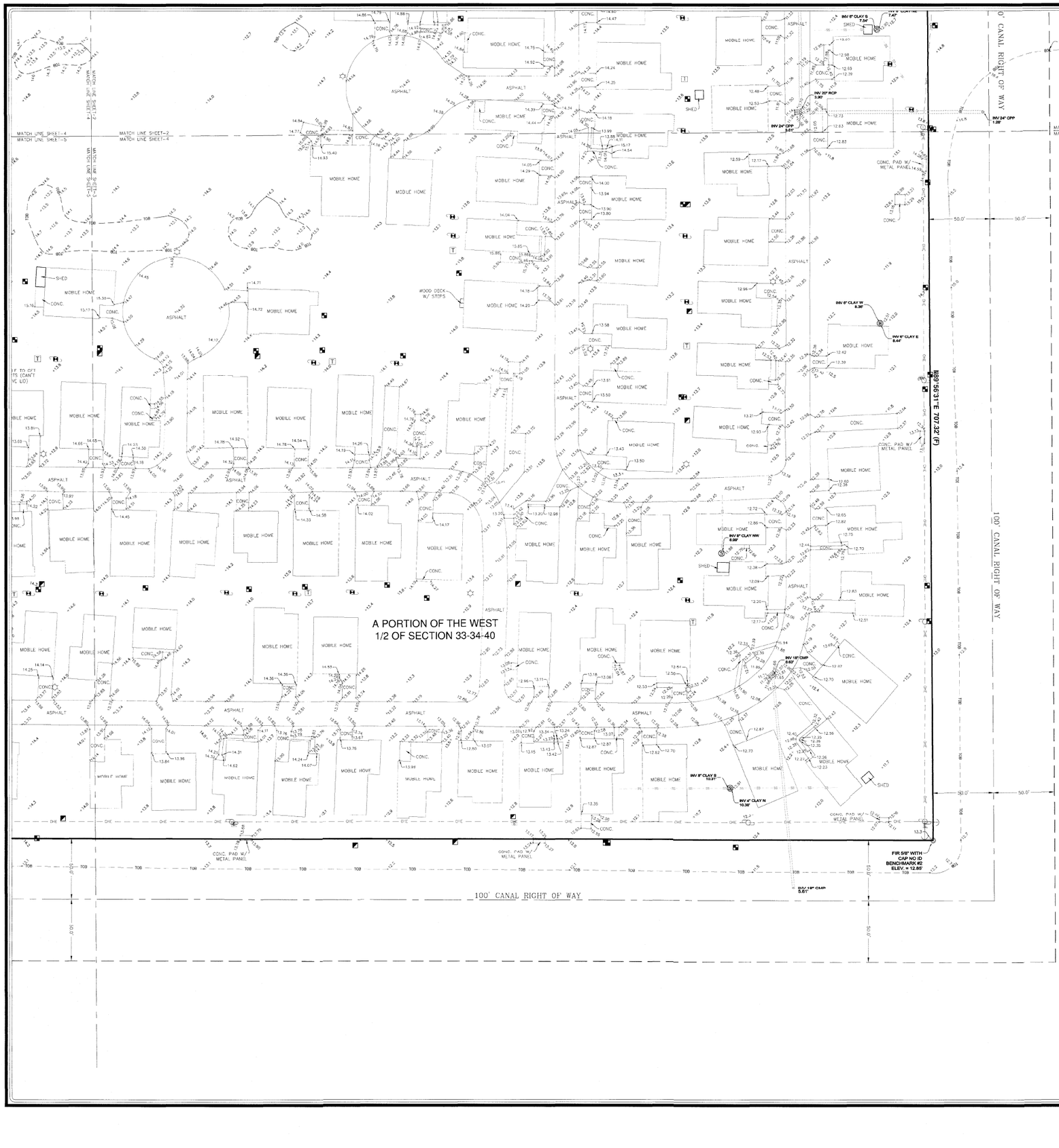

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

LEGEND OF SYMBOLS & ABBREVIATIONS

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SQ.	SQUARE
FT.	FEET
PG	PAGE

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CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK

R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- SIGNAL LIGHT
- POINT OF ACCESS
- SIGNAL LIGHT POLE
- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE BOX
- CABLE BOX
- TOWER
- VAULT
- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX

LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

GRAPHIC SCALE

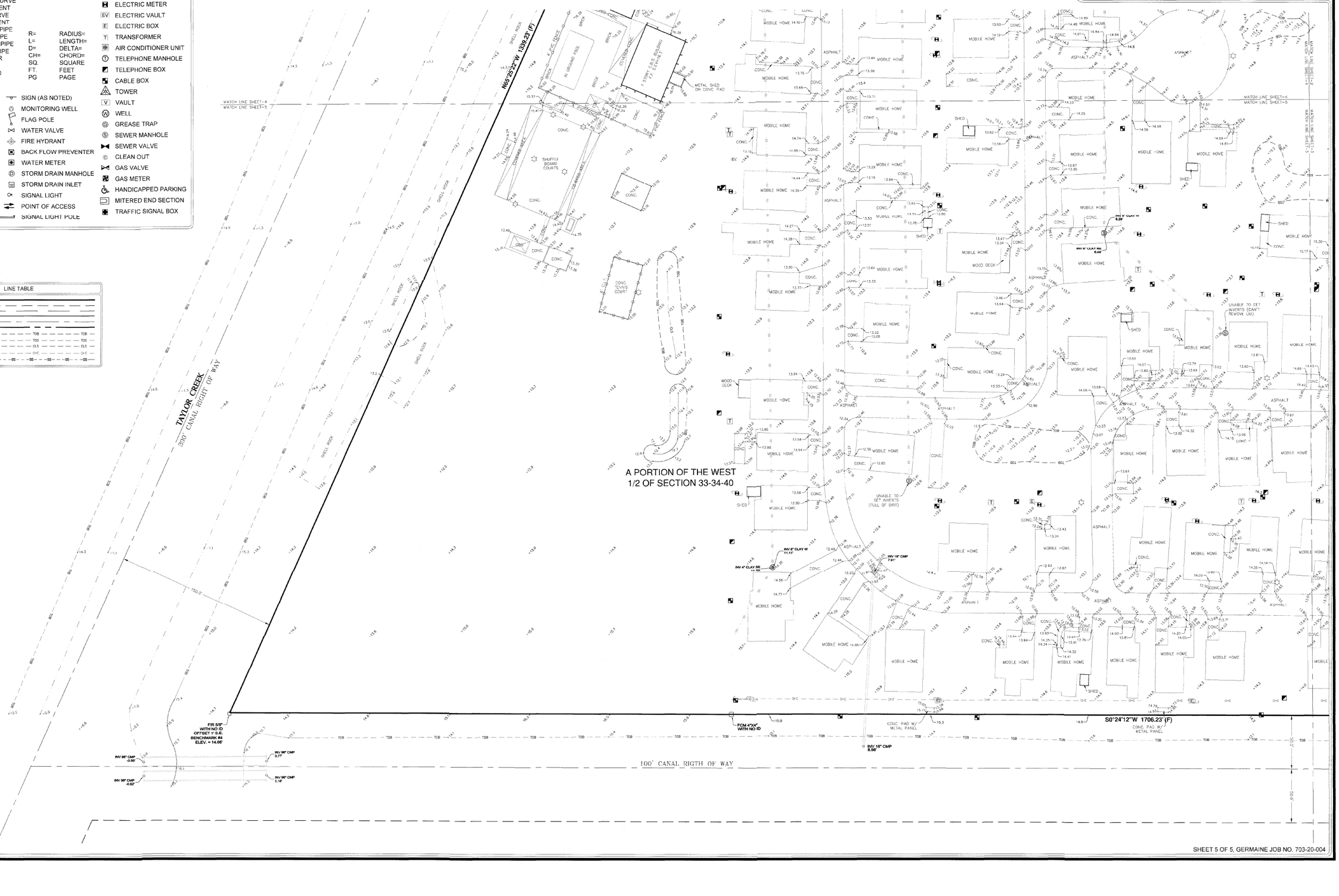
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4827362 OR BOOK 4566 PAGE 299, Recorded 03/05/2021 12:39:22 PM Doc Tax: $84583.80

This Instrument Was Prepared By:
Rosenberg & Estis, P.C.
733 Third Avenue
New York, NY 10017
Attention: David Horn, Esq.

Record and Return to:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, IL 60611
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:
Parcel/ID # 1428-702-0003-000/3;
Parcel/ID # 1433-210-0003-000/9; and
Parcel/ID # 1433-310-0002-000/9.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57th Street, 43rd Fl, New York, New York 10019.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Signature of Witness

Patricia D. Cleary
Printed Name of Witness

Signature of Witness

Leah Evans
Printed Name of Witness

GRANTOR:

BEDROCK TALL PINES LLC,
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,
a Delaware limited partnership,
its sole member

By: Bedrock MHC Partners (GP) LLC,
a Delaware limited liability company,
its general partner

By:
Name: Paul Gojkovich III
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24th day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

Notary Public, State and County Aforesaid

Print Name:

My commission expires:

(NOTARIAL SEAL)

JOHN J. FRANCO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01FR6411890
Qualified in Nassau County
Commission Expires December 07, 2024

EXHIBIT A

Legal Description

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South 88°33'54" West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South 00°37'56" East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

EXHIBIT B

Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.

2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.

3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.

4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.

5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)

6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)

7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)

8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)

10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)

11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)

12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)

13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)

14. Any matters shown on the Survey.

15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of $7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2081, in the original principal amount of $8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.

Planning Board **7. b.**

Meeting Date: 06/09/2025

Re: PD2024-00005 - Rezoning - Tall Pines Master PD - (2) Parcels: 1433-210-0003-000-9 & 1433-310-0002-000-9

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

PD2024-00005
Master Plan Development - Tall Pines
Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

SUMMARY:

THIS ITEM WAS PULLED BY THE APPLICANT AT THE DECEMBER 9th, 2024 PLANNING BOARD MEETING

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

The Tall Pines development is primarily surrounded by residential uses including two mobile home parks, duplexes, and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by Taylor Creek are two mobile home parks – Colony Club Mobile Home Park and Ridge Coast Mobile Home Park – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the PUP self-storage facility, and the PUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce.

EXISTING

Tall Pines is currently a 55-plus mobile home community that consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. While Bryant Road on the west does connect to the subject site, an existing fence limits access to the park.

PROPOSED

The Master PD Zoning application proposes the addition of a recreational vehicle (RV) park

consisting of 33 spaces on the southeast portion of the subject site, replacing the existing outdoor storage area in that location. The access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and keypad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from using the north access along Cherokee Avenue. Personal vehicles are anticipated to be towed with many of the RV users to allow them to travel to local destinations such as the store, beach, etc., without unhooking the RV. These personal vehicles will be restricted to access on Cherokee Avenue for travel to and from the development. The anticipated length of stay for RV users is a minimum of 4 months, with a typical stay of 4 – 6 months (usually during the season, November – late March). Additional amenities, including a new pool and cabana building with restrooms and showers, are proposed adjacent to the existing clubhouse amenity area for use by the manufactured home residents and RV park users. The existing pickleball and bocce courts are being relocated and re-oriented to better serve the residents. Additionally, eight manufactured homes are proposed in the center of the existing development.

STATEMENT OF PD BENEFITS

The PD zoning designation allows the applicant to propose a mix of uses (low density residential and limited commercial) on the subject site. Additionally, as the original Tall Pines development was constructed in the 1970s per St. Lucie County Property Appraiser, the zoning designation allows the development to waive standards not in compliance with current standards due to the characteristics of the existing development.

In addition, the overall development will be enhanced by the proposed amenity improvements and the replacement of an existing outdoor storage area with the proposed RV parking use. Connectivity will be improved by the implementation of the Bryant Road access for the RV park and the addition of pedestrian walkways from the access to the central amenity features and RV parking. The Bryant Road access and the pedestrian walkways, as well as the new amenity package are all offered in response to requests by the existing residents of Tall Pines. Approval of this request will facilitate a general upgrade to the aesthetics and economic viability of Tall Pines.

RECOMMENDATION:

Based on the submittal, staff recommends **APPROVAL** of the proposed Master Planned Development Zone with one (1) condition.

Conditions of Approval:

1. ***The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.***

ALTERNATIVES:

- Recommend APPROVAL of the proposed (Master Planned Development) with the associated development plan with changes and/or alternative conditions.
- Recommend DENIAL of the proposed (Master Planned Development) with the associated development plan.

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 05/30/2025 04:13 PM

Final Approval Date: 06/02/2025

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **TALL PINES PLANNED DEVELOPMENT – ZONING ATLAS MAP AMENDMENT (MASTER DEVELOPMENT PLAN) – PROJECT #: PD2024-00005**

REVIEWER: **VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR**

DATE: **5/30/2025**

STAFF REPORT

Owner: Jonathan Mauldin, Granite Tall Pines, LLC

Applicant: Raquel Samaroo, WGI, Inc.
Jerrod Purser, WGI, Inc.

Requested Action: A review of an application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the Zoning classification from Low-Density Residential Zone (R-1) to Tall Pines Planned Development (PD) with an associated Master Development Plan.

Location: Generally located at or near 314 S. Erie Drive in Fort Pierce, FL.

Parcel IDs: 1433-210-0003-000-9 & 1433-310-0002-000-9

Site Area: 41.63 +/- Acres

Current SLC Zoning: Residential, Mobile Home – 5/du

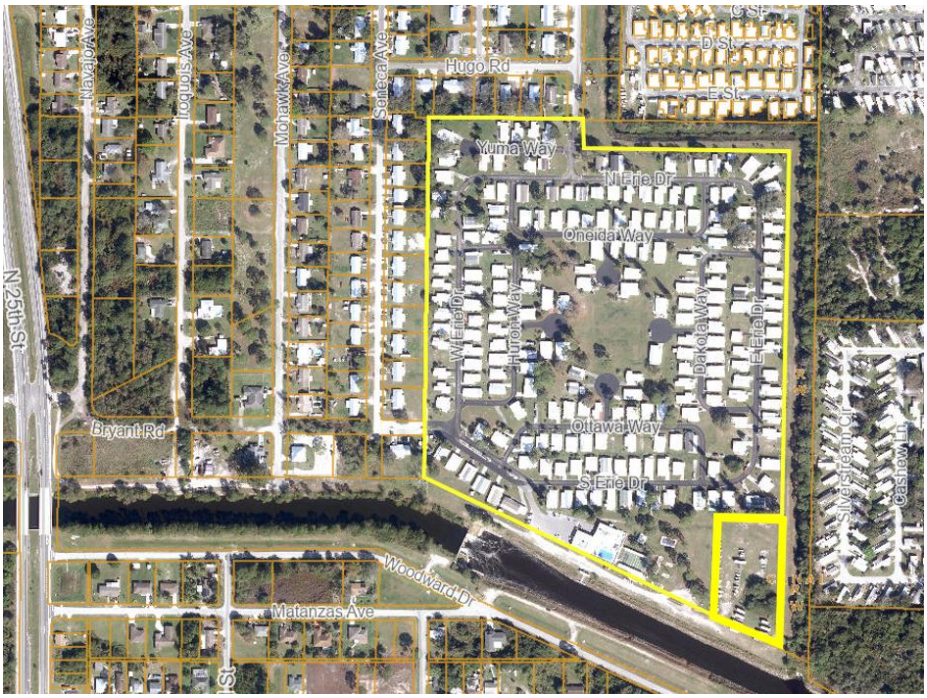
Current SLC Future Land Use: MXD, Mixed-Use Development

Proposed FP Zoning: PD, Planned Development Zone

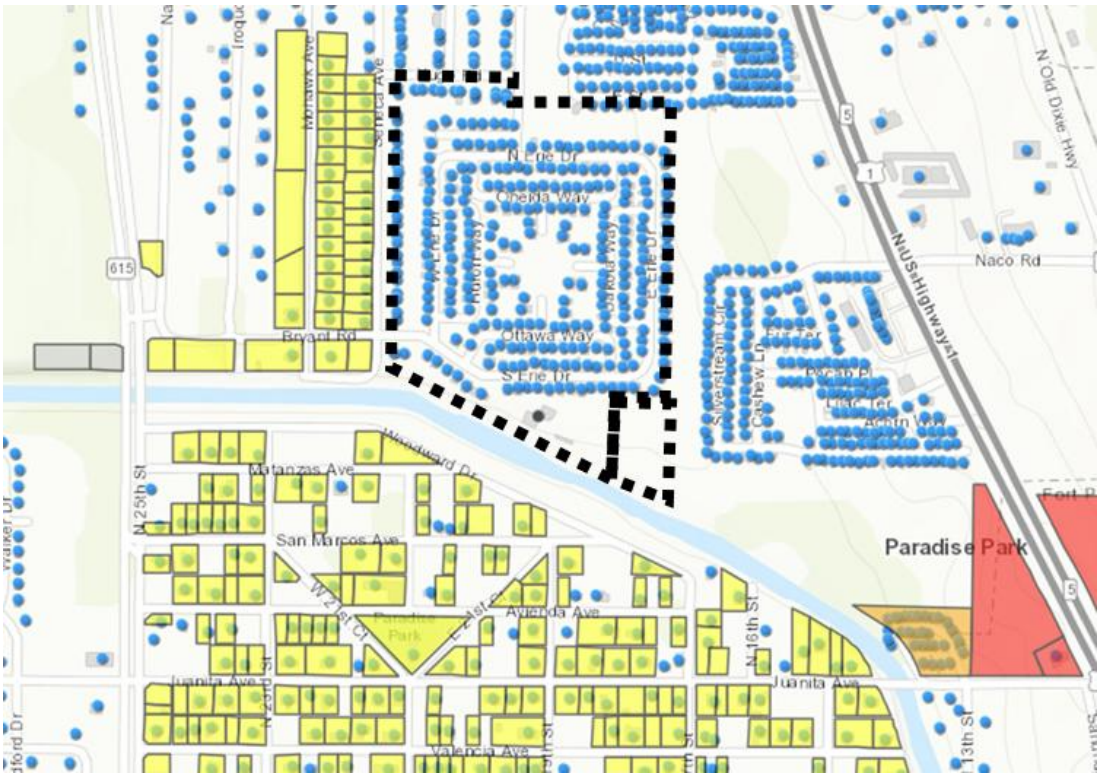
Proposed FP Future Land Use: RL, Low-Density Residential

Utilities: Located within FPUA Service Area

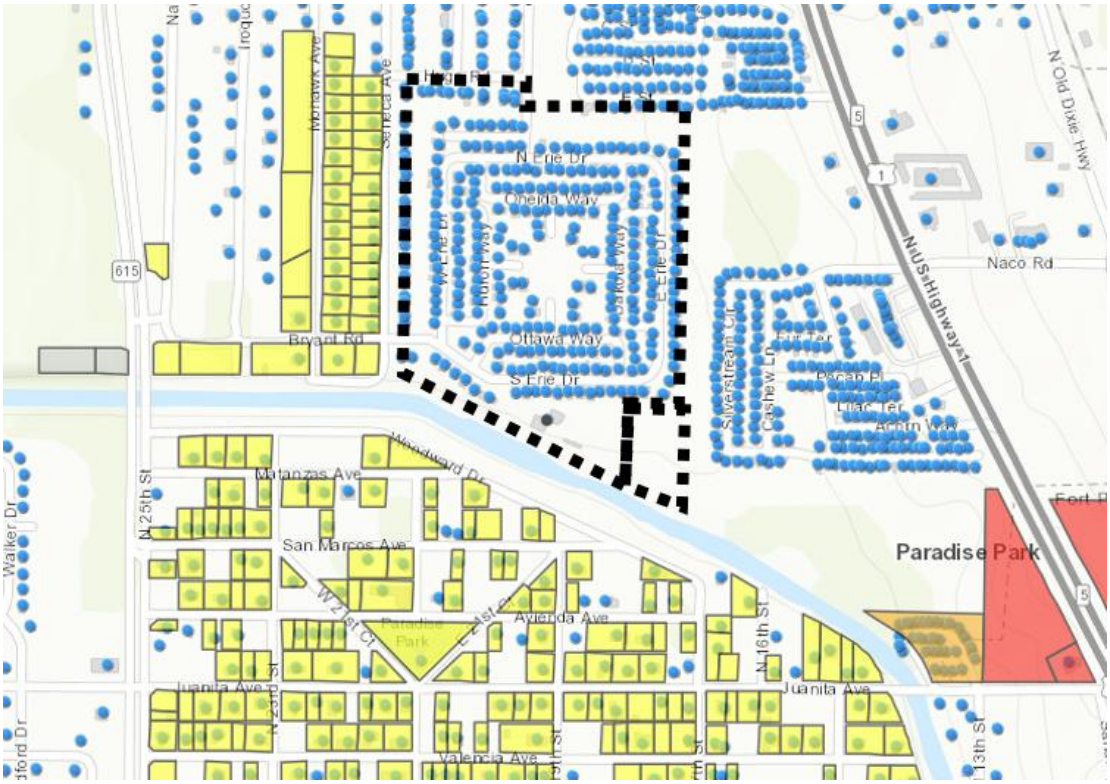
Location Map:



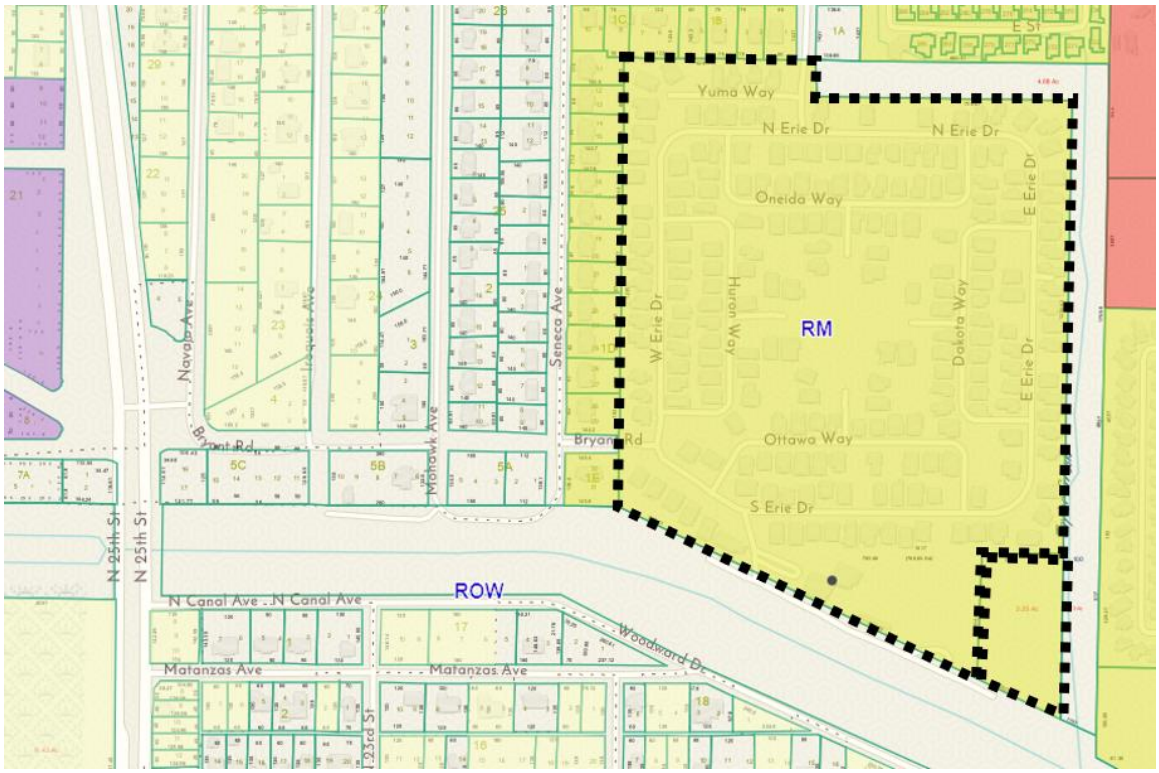
FP Future Land Use Map:



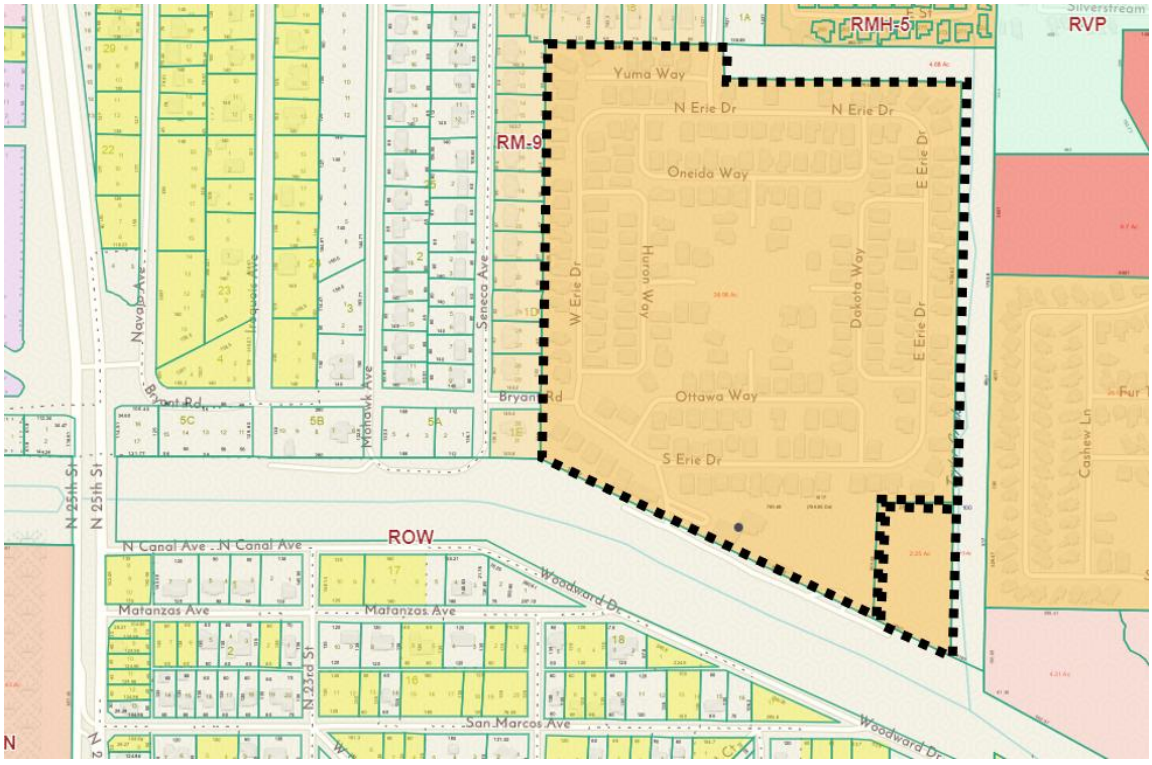
FP Zoning Map:



SLC Future Land Use Map:



SLC Zoning Map:



Staff Analysis

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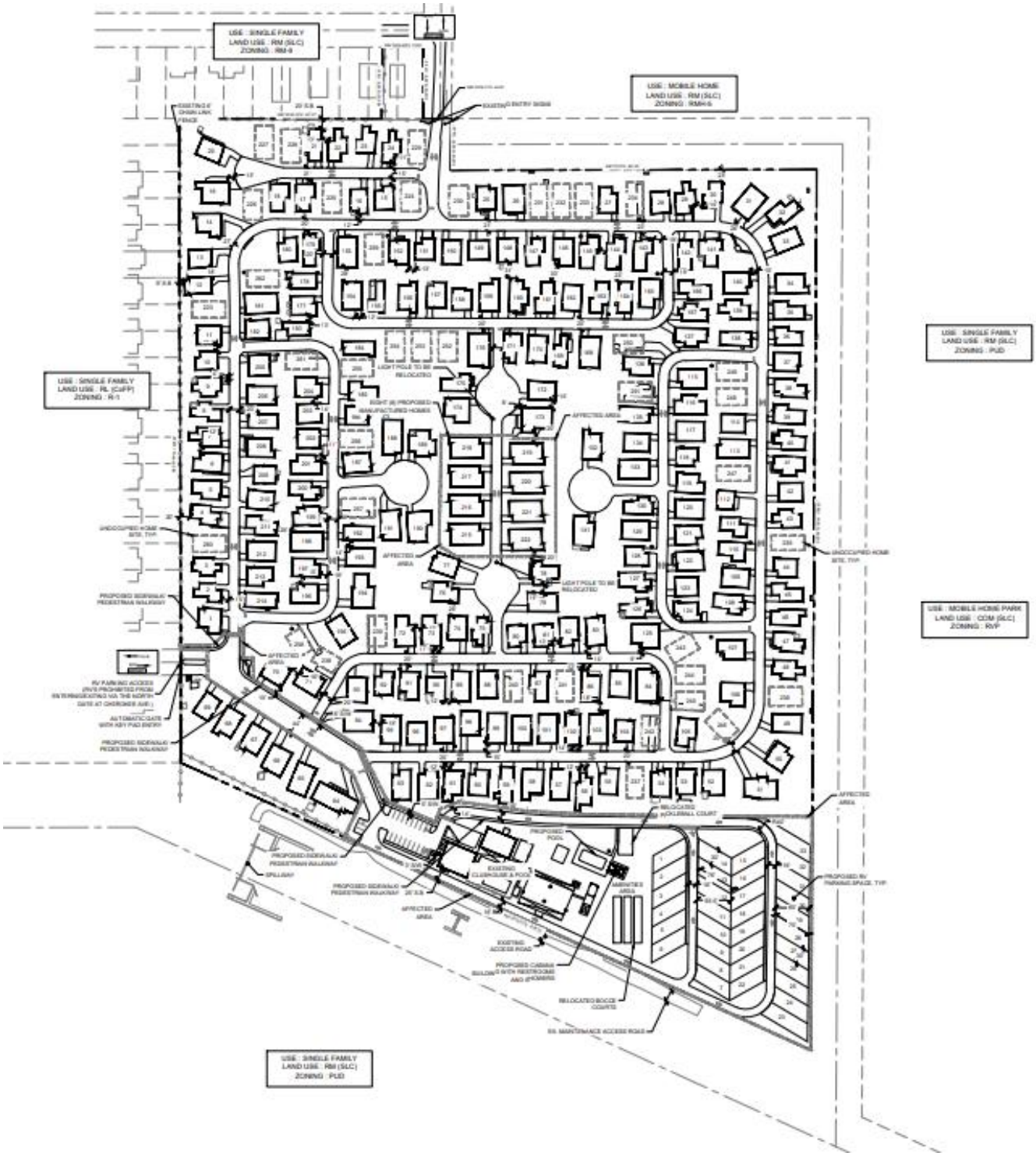
Proposed Planned Development
Recreational Vehicle Park (to replace Storage Area): 33 RV spaces

Mobile/Manufactured Home Lots: 262 Units
TOTAL UNITS: 262 Units (Approximately 6.1 units/Acre) (RL Future Land Use allows up to 270 units)



Traffic Analysis & Trip Generation Methodology:

The purpose of the vehicular trip generation estimate is to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, employee, etc.) during a selected time. The proposed Project will add 48 manufactured homes and 33 RV camping spots.

The Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition was applied for the trip generation analysis because of its widely accepted methodology. The land use "Campground/Recreational Vehicle Park" (ITE land use 416, based on occupied campsites) was applied for both AM and PM peak hours for the proposed RV camping spots. The land use "Mobile Home Park" (ITE land use 240, based on dwelling units) was applied for both AM and PM peak hours for the proposed manufactured homes.

Table 1 summarizes the trip generation rates and provides the estimated trip generation for the proposed Project for a typical weekday and the AM and PM peak hours. As shown in Table 1, the Project is estimated to generate 442 daily vehicle trips, with 26 of those trips occurring during the AM peak hour, and 37 trips occurring during the PM peak hour upon full buildout of the Project. It is important to note that no pass-by or internal capture reduction rate was applied for this development due to the land uses not being eligible for either reduction.

Table 1: Trip Generation Rates

Description	Land Use	ITE Code	Density	Units	Daily Total	Weekday AM Peak			Weekday PM Peak		
						In	Out	Total	In	Out	Total
[1]Recreational	RV Park	416	33	Occupied Campsites	100	3	4	7	6	3	9
[2]Residential	Mobile Home Park	240	48	Dwelling Units	342	4	15	19	17	11	28
Total External Net New Vehicle Trips					**442**	**7**	**19**	**26**	**23**	**14**	**37**

Notes:
1. ITE Land Use 416 Campground/Recreational Vehicle Park:
Daily T= PM Peak Hour/.09
AM Peak Hour T = 0.21*(X) (36% entering, 64% exiting)
PM Peak Hour T = 0.27*(X) + 20.55 (65% entering, 35% exiting)
2. ITE Land Use 240 Mobile Home Park:
Daily T= 7.12*(X)
AM Peak Hour T = 0.39*(X) (21% entering, 79% exiting)
PM Peak Hour T = 0.58*(X) (62% entering, 38% exiting)
Source: WGI, 2024.

According to St. Lucie County Standardized Traffic Impact Studies Methodology and Procedures criteria, "the area to be studied will be based on the New External Trip Generation of the proposed development." According to the table given, the generation of 201-500 new external daily trips correlates to a radius of influence of 0.5 miles. Since this development generates 442 new external daily trips, a 0.5-mile radius of influence will be studied. Figure 2 below depicts the half-mile radius of influence.



Figure 2: Half-Mile Radius

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to St. Lucie Boulevard. The AADT Volumes were derived from the FDOT Traffic Online. The project distribution can be seen below in Table 2.

Table 2: Directional Distribution

Roadway	AADT	Distribution %
St. Lucie Blvd. (W)	5900	7%
St. Lucie Blvd. (E)	5200	7%
N 25th Street (N)	9100	11%
N 25th Street (S)	13200	17%
US 1 (N)	24000	30%
US 1 (S)	22500	28%
Total	**79900**	**100%**

Source: WGI, 2024.

Figures 3 and 4 below show the directional distribution and assignment throughout the study roadway network.

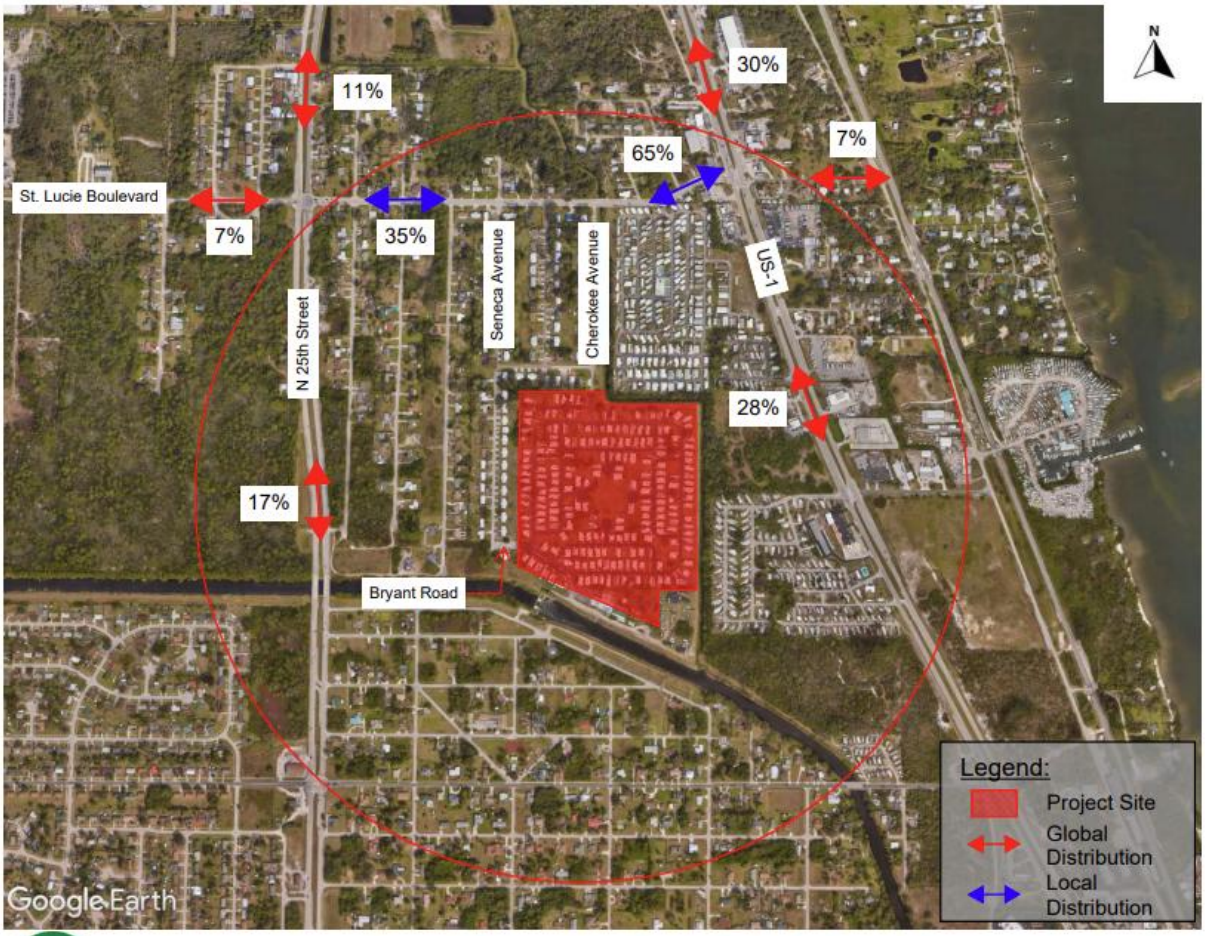


Figure 3: Traffic Distribution

Stormwater Retention & Landscaping
The storm water and conceptual drainage plans have been submitted for review.

Summary of Technical Review Committee
All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Master Planned Development (Rezoning with associated Master Development Plan). 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

Based on the submittal, staff recommends **APPROVAL** of the proposed Master Planned Development Zone with one (1) condition.

Alternative Planning Board Action

- Recommend APPROVAL of the proposed (Master Planned Development) with the associated development plan with the one (1) condition.

- Recommend APPROVAL of the proposed (Master Planned Development) with the associated development plan with changes and/or alternative conditions.

- Recommend DENIAL of the proposed (Master Planned Development) with the associated development plan.

Conditions of Approval:

1. ***The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.***

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : File

From : Tracy Telle, Engineering Manager TST

Re : 314 S. Erie Drive – Tall Pines Master PD

Date : September 17, 2024

This is to advise you that we have completed the review of the following documents as received by this office on September 4, 2024:

- [x] Master 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

- [x] Recommend w/ conditions
- [ ] Do Not Recommend

- [ ] Site Plan 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 engineering conditions of approval

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

ENGINEERING CONDITIONS OF APPROVAL:

1. Provide a minimum 10' landscape buffer as measured from the southern property line to the proposed 16' project access roadway.
2. The plans fail to indicate the dimensions for the proposed parking stalls and access aisles. All parking lot dimensions and aisles shall adhere to the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

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Jerrod Purser, WGI, Inc.
3230 W. Commercial Boulevard
Fort Lauderdale, FL 33309

Re: Master Planned Development – Tall Pines

Dear Jerrod Purser,

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):

1. 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.

(See attached Landscape Maintenance Agreement

2. 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.

3. Per City Code Section 125-317. – Sidewalks (b) Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

(4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

(d) *Where required.* Sidewalks and sidewalk linkages shall be installed in the following areas:
(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the state accessibility code shall connect buildings to parking areas and adjacent rights-of-way.

(3) In addition to the requirements of subsection (d)(2) of this section, internal sidewalk interconnection between adjacent properties shall be provided for properties that front on arterial roads.

Please provide pedestrian sidewalks along all private roadways, sidewalk linkages at ingress and egress access areas, stop sign, and stop bars throughout the proposed Master Planned Community.

4. Per City Code Section 125-314. – Design Review (9) Signs. – **Please consider installing a landscaped area around the existing monument signs or proposed monument signs base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover, trees at a minimum height of 15 feet and shrubs, hedges, or similar vegetative materials.**
5. Please provide architectural renderings and proposed landscaping plans.

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

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: # PD2024-00005
Tall Pines PD - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

Comments

W/WW Engineering: The TRC application for Tallpines PD is approved as noted:

Applicant to submit 3 sets of utility construction plans to the water/wastewater engineering Dept. for review and approval.

Please note that FPUA will require that the onsite sewer system and the lift station are in good repair before allowing the proposed homes to be discharged into FPUA's sewer system. FPUA's inspection of the onsite system will be required. Please contact 772-466-1600 Ext. 3428 should you have any questions.

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.

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

Gas: Approved.

(Con't pg 2)

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service **– Can Be 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

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

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

Technical Review Committee meeting

September 19, 2024

Case #: PD202400005

Planner: City of Ft. Pierce Planning Department.

Master Planned Development

314 S. Erie Dr., Ft. Pierce (Tall Pines Mobile Home Park)

Comments:

Regarding the annexation and proposed additions to the Tall Pines Mobile Home Park (MHP) the total added dwelling units upon the City of Fort Pierce is anticipated at 262. In addition, there will be the 33 RV spots as well. Please keep in mind the impact it may have upon the police department with regards to calls for service. 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.

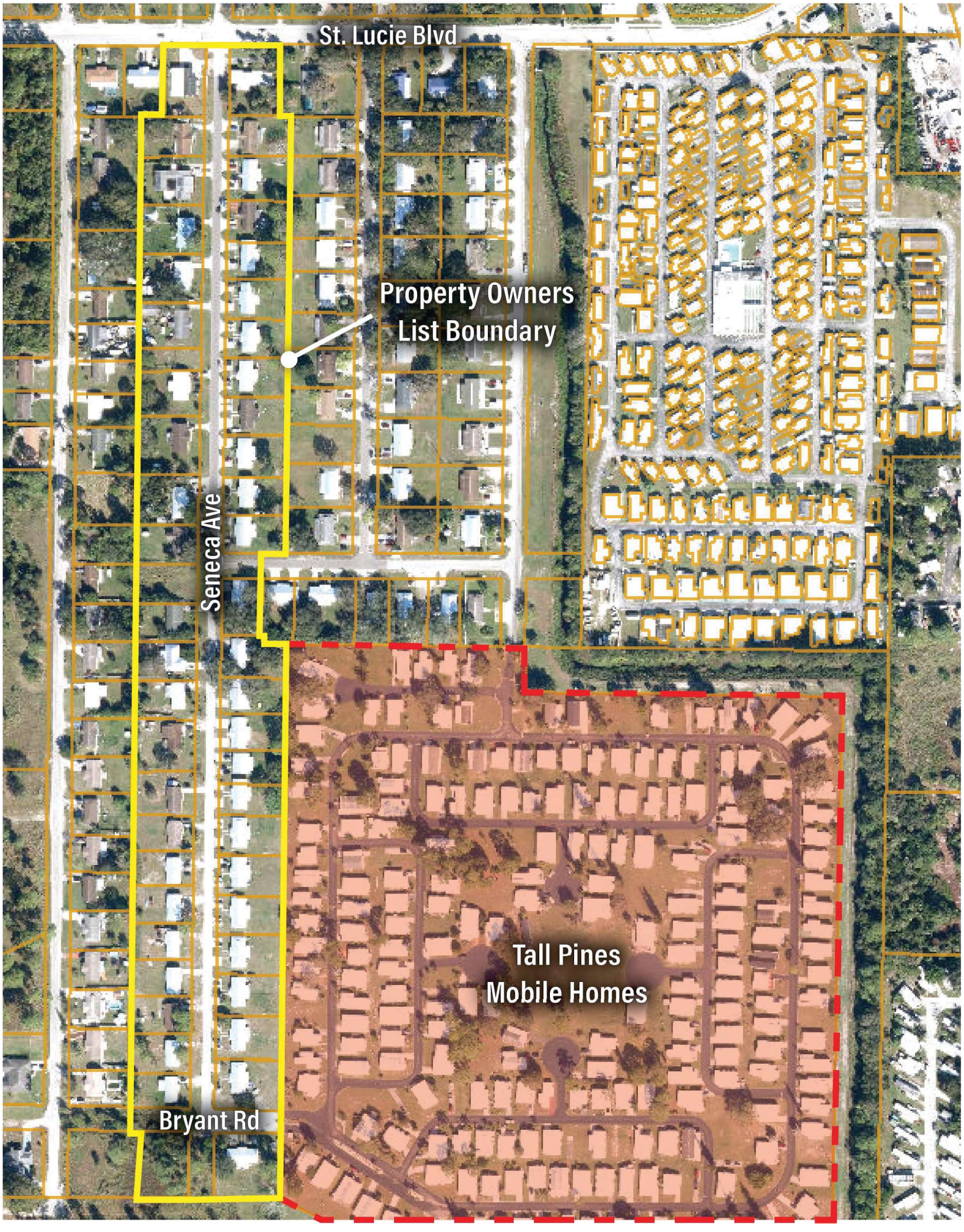
Thank you for your attention and consideration.

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		262
Average number of people per household	x	2.5
total proposed population increase		655
	/1000	0.78
	x	2.9
Additional Officers Necessary		1.9

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.


St. Lucie Blvd
Property Owners
List Boundary
Seneca Ave
Tall Pines
Mobile Homes
Bryant Rd

Tall Pines Mobile Home Park
Surrounding Property Owners List
The following is a list of property owners for all properties on Seneca Avenue from Bryant Road to St Lucie Boulevard.

1428-702-0032-000-5 FG Florida Group LLC 2734 SE Eagle DR Port St Lucie, FL 34984-8913	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1E (2100, 2102 BRYANT RD) LOTS 30 AND 31 (MAP 14/33N)
1428-702-0031-000-8 TREASURE COAST LAND 93 LLC 865 S Kings HWY Fort Pierce, FL 34945-3016	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 12 FT OF LOT 27 AND ALL OF LOTS 28 AND 29 (0.36 AC - 15,682 SF)
1428-702-0030-000-1 Diego Alejandro Villegas Sierra 631 SW 111th LN, Unit Apt 102 Pembroke Pines, FL 33025-7006	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 6 FT OF LOT 25 AND ALL OF LOT 26 AND N 38 FT OF LOT 27 (0.30 AC - 13,068 SF)
1428-702-0029-000-1 Gowcharran Singh 2125 Blackrock AVE Bronx, NY 10472-6201	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 47 FT OF LOT 24 AND N 44 FT LOT 25 (0.29 AC - 12,632 SF)
1428-702-0028-000-4 Roadrunner Property Solutions Inc 2240 Johnson ST, Unit Apt 108 Hollywood, FL 33020-3960	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 35 FT OF LOT 22 AND ALL OF LOT 23 AND N 3 FT OF LOT 24 (0.29 AC - 12,632 SF) (OR 4729-1379: 4755-2361)
1428-702-0026-000-0 ROADRUNNER PROPERTY SOLUTIONS INC 2240 Johnson ST, Unit Apt 108 Hollywood, FL 33020-3960	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 19 FT OF LOT 20 AND ALL OF LOT 21 AND N 15 FT OF LOT 22 (0.28 AC - 12,441 SF)
1428-702-0024-000-6 ROADRUNNER PROPERTY SOLUTIONS INC 2240 Johnson ST, Unit Apt 108 Hollywood, FL 33020-3960	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 9 FT OF LOT 18 AND ALL OF LOT 19 AND N 31 FT OF LOT 20 (0.30 AC - 13,068 SF)
1428-702-0022-000-2 Elisabetta Bell 5000 SW 69th PL Miami, FL 33155-5601	SANLUCIE PLAZA S/D-UNIT ONE- BLK 1D S 46 FT OF LOT 17 AND N 41 FT OF LOT 18 (0.29 AC - 12.584 SF)

1428-702-0020-000-8
AHT Properties, LLC
1606 SE 145th CT
Vancouver, WA 98683-8418

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D (2536, 2542 SENECA AV) S 54.6 FT LOT 16 AND N 14 FT LOT 17 (0.23 AC - 10,019 SF) (MAP 14/33N)

1428-702-0017-000-4
AHT Properties, LLC
1606 SE 145th CT
Vancouver, WA 98683-8418

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2548, 2554 SENECA AV) S 12.6 FT LOT 15 AND 54 FT VAC LOWELL RD LYG BTW BLKS 1C AND 1D AND BLK 1D N 4.6 FT LOT 16 (MAP 14/33N)

1428-702-0016-000-7
Three Castles LLC
125 NW Madison CT
Port St Lucie, FL 34986-3587

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2560, 2566 SENECA AV) S 42 FT OF LOT 14 AND N 39.4 FT LOT 15 (MAP 14/33N)

1428-702-0014-000-3
FG Florida Group LLC
2734 SE Eagle DR
Port St Lucie, FL 34984-8913

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2572, 2578 SENECA AV) S 30 FT OF LOT 12, ALL LOT 13 AND N 8FT OF LOT 14 (MAP 14/33N)

1428-702-0013-000-6
FG Florida Group LLC
2734 SE Eagle DR
Port St Lucie, FL 34984-8913

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2584, 2590 SENECA AV) S 20 FT OF LOTS 9 AND 10 AND ALL LOT 11 AND N 20 FT OF LOT 12 (MAP 14/33N)

1428-702-0011-000-2
AHT Properties LLC
1606 SE 145th CT
Vancouver, WA 98683-8418

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2602, 2608 SENECA AV) W 34 FT OF LOT 9 AND ALL LOT 10-LESS 20 FT- (MAP 14/33N)

1428-702-1072-000-4
Anton Zherelyev
2837 SW 34th AVE
Miami, FL 33133-3403

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2614, 2620 SENECA AV) LOT12 AND S 35 FT LOT 13 (MAP 14/33N)

1428-702-1074-000-8
Lazaro Perez Salazar
16233 SW 305th ST
Homestead, FL 33033-4140

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2626, 2632 SENECA AV) N 15 FT LOT 13 AND ALL LOT 14 AND S 20FT LOT 15 (MAP 14/33N)

1428-702-1076-000-2
Treasure Coast Land 93 LLC
865 S Kings HWY
Fort Pierce, FL 34945-3016

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2638, 2644 SENECA AV) N 30 FT LOT 15 AND ALL LOT 16 AND S 6 FT LOT 17 (MAP 14/33N)

1428-702-1078-000-6
Treasure Coast Land 93 LLC
865 S Kings HWY
Fort Pierce, FL 34945-3016

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2650, 2656 SENECA AV) N 44 FT LOT 17 AND S 43 FT LOT 18 (MAP 14/33N)

1428-702-1080-000-3
Alain Gabriel Perez
2662 Seneca AVE
Fort Pierce, FL 34946-6668

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2662, 2668 SENECA AV) N 7FT LOT 18 AND ALL LOT 19 AND S 30 FT LOT 20 (MAP 14/33N)

1428-702-1081-000-0
Wedgewood Rentals LLC
PO Box 771
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2700, 2706 SENECA AV) N 20 FT LOT 20 AND ALL LOT 21 AND S 16FT LOT 22 (MAP 14/33N) (OR 3898-2155)

1428-702-1082-000-7
Wedgewood Rentals LLC
PO Box 771
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2712, 2718 SENECA AV) N 34 FT LOT 22 AND ALL VAC SHELLY RDADJ ON N (MAP 14/33N) (OR 3898-2155)

1428-702-1053-000-5
Wedgewood Rentals LLC
PO Box 771
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 (2724, 2730 SENECA AV) LOT13 AND S 35 FT LOT 14 (MAP 14/33N) (OR 3898-2155)

1428-702-1055-000-9
Melissa Unlimited Investments LLC
5080 N Alexa TER
Crystal River, FL 34428-6510

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 (2736, 2742 SENECA AV) N 15 FT LOT 14 AND ALL LOT 15 AND S 22 FT LOT 16 (MAP 14/33N) (OR 3702-1913)

1428-702-1057-000-3
Wedgewood Rentals LLC
PO Box 771
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 (2748, 2754 SENECA AV) N 28 FT LOT 16 AND ALL LOT 17 AND S 19FT LOT 18 (MAP 14/33N) (OR 3898-2155)

1428-702-1059-000-7
Two in One LLC
PO Box 2869
Jackson, WY 83001-2869

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 N 31 FT OF LOT 18 AND ALL LOT 19 (MAP 14/33N)

1428-702-1041-000-8
Infinite Network Solutions LLC
14359 Miramar PKWY, Unit # 500
Miramar, FL 33027-4134

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 LOTS 1 AND 2 (MAP 14/33N)

1428-702-0063-000-1 Fort Pierce Consulting LLC 200 Bridlewood WAY Fort Pierce, FL 34945-3421	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5A LOTS 1 AND 2 (MAP 14/33N) (OR 4130-1185)
1428-702-0041-000-1 Dennis J Noelke LLC 5305 Deer Run DR Fort Pierce, FL 34951-3349	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419 SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP 14/33N)
1428-702-0040-000-4 Wedgewood Rentals LLC PO Box 771 Loxahatchee, FL 33470-0771	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431 SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT LOT 8 (MAP 14/33N) (OR 3898-2155)
1428-702-0039-000-4 Laguercia Family LP 491 NW Boundary DR Port St Lucie, FL 34986-2234	SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443 SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP 14/33N)
1428-702-0038-000-7 Wedgewood Rentals LLC PO Box 771 Loxahatchee, FL 33470-0771	SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455 SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT LOT 5 (MAP 14/33N) (OR 3898-2155)
1428-702-0037-000-0 Wedgewood Rentals LLC PO Box 771 Loxahatchee, FL 33470-0771	SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467 SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N) (OR 3898-2155)
1428-702-0036-000-3 Dennis J Noelke LLC 5305 Deer Run DR Fort Pierce, FL 34951-3349	SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507 SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N)
1428-702-0034-000-9 Wedgewood Rentals LLC PO Box 771 Loxahatchee, FL 33470-0771	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519 SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG BTW (MAP 14/33N) (OR 3898-2155)

1428-702-0396-000-4 Mattie Martin 9541 Windrift CIR Fort Pierce, FL 34945-3306	SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 3909-2515)
1428-702-0395-000-7 2543 SENECA AVENUE LLC 6445 NW Hope CT Port St Lucie, FL 34986-3812	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 TH, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N)
1428-702-0409-000-9 Michael Leon Sams 2555 Seneca Ave Fort Pierce, FL 34946-6663	SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N)
1428-702-0408-000-2 Tina Wirt 2567 Seneca AVE Fort Pierce, FL 34946-6663	SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N)
1428-702-0407-000-5 Debbie Lasley 2579 Seneca AVE Fort Pierce, FL 34946-6663	SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N)
1428-702-0406-000-8 Melissa S Phillips-Hill 2601 Seneca Ave Fort Pierce, FL 34946	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)
1428-702-0404-000-4 Evna Ana Eliacin (TR) 2188 SW Algiers ST Port St Lucie, FL 34953-5739	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N)

1428-702-0402-000-0
Tammy W Hall
2613 Seneca Ave
Fort Pierce, FL 34946

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 12.5 FT OF LOT 2 ALL LOT 3 AND N 22.5 FT LOT 4 (MAP 14/33N) (OR 2448-598)

1428-702-0400-000-6
Florention Suar
PO Box 612
Fort Pierce, FL 34954-0612

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 1 AND S 1/2 OF VAC HAWTHORNE RD ADJ ON N AND N 37.5 FT LOT 2 (0.37 AC) (MAP 14/33N)

1428-702-1024-000-3
2645 Seneca LLC
12100 SW Martin HWY
Palm City, FL 34990-5486

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 19 AND 20 AND NLY 1/2 VAC HAWTHORNE RD ADJ ON S (MAP 14/33N) (OR 3202-1959)

1428-702-1022-000-9
NOLA Magnolia LLC
108 Paradise Harbour BLVD, Unit Apt 314
North Palm Beach, FL 33408-5015

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 17 AND 18 (MAP 14/33N)

1428-702-1021-000-2
Elizabeth B Thomas
2707 Seneca Ave
Fort Pierce, FL 34946-6651

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOT 16 (MAP 14/33N) (OR 271-1443)

1428-702-1019-000-5
Gordon A Thomas
30025 Rainey RD
Sorrento, FL 32776-8799

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 14 AND 15 (MAP 14/33N) (OR 186-1430)

1428-702-1017-000-1
Travis Watters
2719 Seneca AVE
Fort Pierce, FL 34946-6667

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 12 AND 13 (MAP 14/33N)

1428-702-1015-000-7
Peggy Sue Quandt
2731 SENECA AVE
Fort Pierce, FL 34946-6667

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 10 AND 11 (MAP 14/33N)

1428-702-1013-000-3
Evelyn McPherson
2743 Seneca AVE
Fort Pierce, FL 34946-6667

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 8 AND 9 (MAP 14/33N) (OR 3673-1445)

1428-702-1011-000-9 Janet M Fuller 2759 Seneca AVE Fort Pierce, FL 34946-6667	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 6 AND 7 (MAP 14/33N) (OR 2666-1679: 2798-1411: 2800-2550)
1428-702-1009-000-2 2315 Saint Lucie Blvd LLC 2706 Danforth TER Wellington, FL 33414-3418	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 E 25 FT OF LOT 4 AND ALL OF LOT 5 (MAP 14/33N)

Dear Neighbor,

This letter is intended to notify you of a planned upgrade to the Tall Pines community, located to the south and east of your property. The owner of Tall Pines is proposing to annex Tall Pines into the City of Fort Pierce, and to obtain Planned Development zoning for it, to accommodate the addition of 8 new Manufactured Home spaces and 33 new RV spaces in Tall Pines. (Please see the proposed preliminary Site Plan enclosed with this letter.) You will note that the new MH spaces will be in the center of Tall Pines, whereas the new RV spaces will be in the southeast corner of Tall Pines.

Whereas all MH owners and tenants use the north entrance of Tall Pines, the RV's will use the west gate of Tall Pines, as noted on the Site Plan. The west gate will be operated with a keypad, to ensure it is only used for that purpose. As Tall Pines is not a campground, but a resort living community, it is not anticipated that RV traffic will be substantial. Once parked and hooked up to utilities, RV's will remain in place until the tenants depart the community. Typically, RV tenants will bring passenger vehicles with their RV's and those vehicles will use the north entrance of Tall Pines.

You will also see that various upgrades will be installed at Tall Pines as part of this redevelopment: a second pool and a new cabana will be added, the bocce courts and the pickle ball court will be relocated, and the old RV and boat storage area will be removed. There will be no more such storage accommodated at Tall Pines.

The revenues anticipated from this redevelopment will assist the owner in future maintenance and upgrades at Tall Pines. We believe this redevelopment will increase the value, aesthetics, and viability of Tall Pines, which will benefit the general area of Tall Pines as well. We hope you will agree. Please let us know if you have any comments or questions by emailing or calling Mr. Rodney Q. Jarvis, of Gallagher & Kennedy, representative of the Owner of Tall Pines, at rqjarvis@gmail.com or 602-717-9979.

Thank you for your consideration and interest in this matter.

Sincerely,

Rodney Q. Jarvis, Of Counsel
Gallagher & Kennedy
2575 E. Camelback Rd, Suite 1100
Phoenix, AZ 85016

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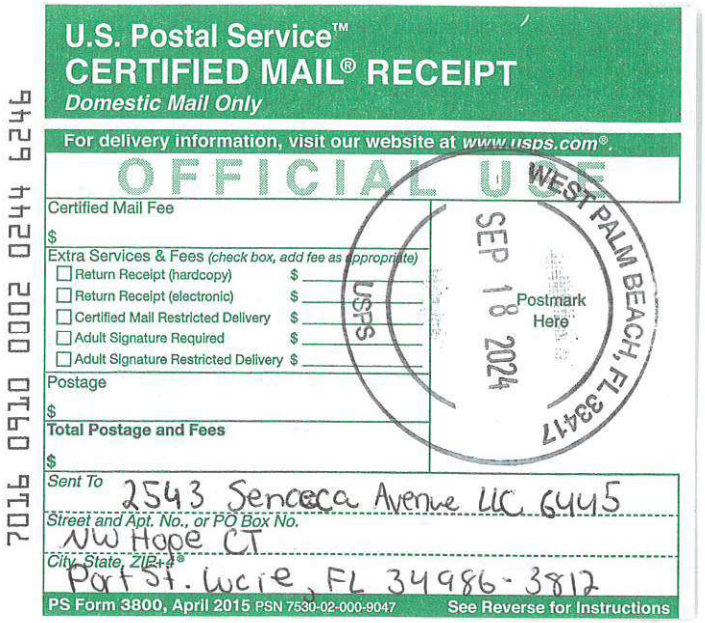
Sent To: 2315 Saint Lucie Blvd LLC
Street and Apt. No., or PO Box No.: 2706 Danforth TER
City, State, ZIP+4®: Wellington, FL 33414-3418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS Postmark Here: SEP 18 2024 WEST PALM BEACH, FL 33417

7014 0910 0002 0244 4420 0249



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Street and Apt. No., or PO Box No.: NW Hope CT
City, State, ZIP+4®: Port St. Lucie, FL 34986-3812

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Sent To: Lazaro Perez Salazar
Street and Apt. No., or PO Box No.: 16233 SW 305th St.
City, State, ZIP+4®: Homestead, FL 33033-4140

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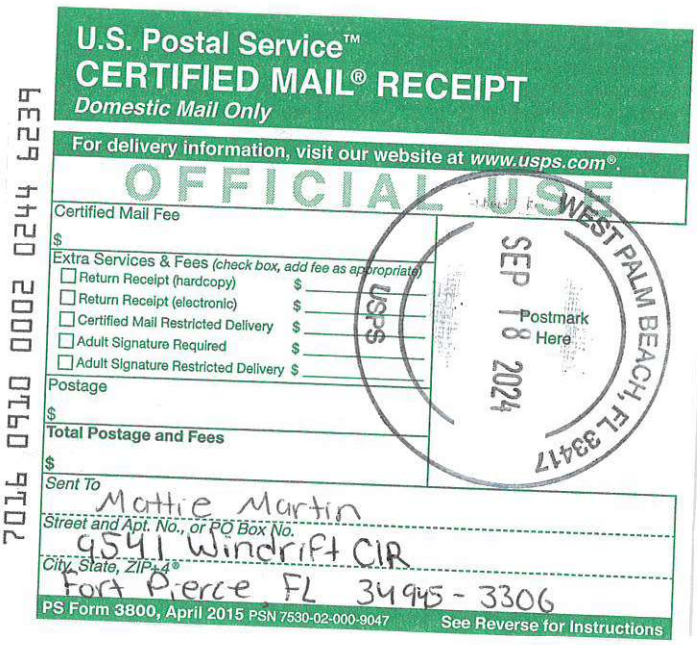

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Sent To: Mattie Martin
Street and Apt. No., or PO Box No.: 9541 Windrift CIR
City, State, ZIP+4®: Fort Pierce, FL 34945-3306

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Sent To: Three Castles LLC
Street and Apt. No., or PO Box No.: #125 NW Madison CT
City, State, ZIP+4®: PSL, FL 34986-3587

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Sent To: Anton Zherelyev
Street and Apt. No., or PO Box No.: 2837 SW 34th Ave
City, State, ZIP+4®: Miami, FL 33133-3403

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Sent To: Elisabetta Bell
Street and Apt. No., or PO Box No.: 5000 SW 69th Pl.
City, State, ZIP+4®: Miami, FL 33155-5601

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Sent To: AHT Properties LLC
Street and Apt. No., or PO Box No.: 1606 SE 145th Ct
City, State, ZIP+4®: Vancouver, WA 98683-8418

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Sent To: Gowcharran Singh
Street and Apt. No., or PO Box No.: 2125 Blackrock Ave
City, State, ZIP+4®: Bronx, NY 10472-6201

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Sent To: Roadrunner Property Solutions, Inc
Street and Apt. No., or PO Box No.: 2240 Johnson St, Unit Apt 108
City, State, ZIP+4®: Hollywood, FL 33020-3960

USPS WEST PALM BEACH, FL 33417 SEP 18 2024 Postmark Here

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Sent To: Treasure Coast Land 93 LLC
Street and Apt. No., or PO Box No.: 865 S. Kings Highway
City, State, ZIP+4®: Ft. Pierce, FL 34945-3016

USPS WEST PALM BEACH, FL 33417 SEP 18 2024 Postmark Here

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Sent To: Diego Alejandro Villegas Sierra
Street and Apt. No., or PO Box No.: 631 SW 111th Ln, Unit Apt 102
City, State, ZIP+4®: Pembroke Pines, FL 33025-7006

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Sent To FG Florida Group LLC
Street and Apt. No., or PO Box No. 2734 SE Eagle Dr.
City, State, ZIP+4® PSL, FL 34984-8913

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USPS
WEST PALM BEACH FL 334
SEP 18 2024
Postmark Here

7076 0910 0002 0244 4321

From: Jerrod Purser
To: Vennis Gilmore
Cc: Lilyann Linehan
Subject: Re: Tall Pines PD - Master PD Application
Date: Friday, September 27, 2024 3:16:45 PM
Attachments: Outlook-WGI.png
Outlook-LinkedIn.png
Outlook-Facebook.png
Outlook-Instagram.png
Outlook-YouTube.png
Outlook-WGI.png
Outlook-LinkedIn.png
Outlook-Facebook.png
Outlook-Instagram.png
Outlook-YouTube.png
image988442.png
image962083.png
image335715.png
image998573.png
image153071.png
Property Owners List Boundary.png
Tall Pines_Adjacent Property Owners List.pdf
2024-09-18 Certified Mail Receipts.pdf
Neighborhood Letter.pdf
Site Plan.pdf

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

Vennis,

Also following discussion at TRC, please find attached documents for the letters that were sent to the neighbors along Seneca Avenue. These include the list of property owners and corresponding exhibit of their location, the certified mail receipts, the letter that was mailed and the PD site plan that was also included.

Please confirm we're on the agenda for 10/14 Planning Board and let us know if any noticing requirements.

Thank you.

Jerrod Purser, PLA
Senior Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309
954.660.1660 (office) | **561.537.4533** (direct) | **904.874.3483** (cell)



From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, September 25, 2024 3:23 PM
To: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Cc: Lilyann Linehan <Lilyann.Linehan@wginc.com>
Subject: Re: Tall Pines PD - Master PD Application

Good afternoon Vennis,

Please find attached, updated narrative with the additional RV use information. The word file has the additional language highlighted on page 3 for reference. Also attached are the requested images, including recent improvements to the development and images of the new manufactured home models.

We'll get these uploaded to the portal. Let me know if anything else is needed and please confirm we're on the agenda for the 10/14 Planning Board meeting.

Thank you!
Jerrod

Jerrod Purser, PLA
Senior Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309
954.660.1660 (office) | **561.537.4533** (direct) | **904.874.3483** (cell)



From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Tuesday, September 24, 2024 4:55 PM
To: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Cc: Lilyann Linehan <Lilyann.Linehan@wginc.com>
Subject: Tall Pines PD - Master PD Application

Good afternoon Vennis,

I just want to let you know we're finalizing the updated Master PD narrative and proposed MH product images, based on our discussion at the TRC meeting. We'll have these updates to you by tomorrow.

Thanks.
Jerrod

Jerrod Purser, PLA
Senior Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309
954.660.1660 (office) | **561.537.4533** (direct) | **904.874.3483** (cell)




Tall Pines
Mobile Home
Community
PRIVATE PROPERTY
NO
TRESPASSING
PATROLLED BY
SHERIFF'S DEPARTMENT
OF ST. LUCIE COUNTY
PUBLIC HEARING
(772) 467-3737
10/07/2024 10:58 AM


Welcome
Tall Pines
COMMUNITIES
15 MPH - CAUTION SPEED BUMPS PRIVATE PROPERTY NO TRESPASSING - NO SOLICITING
55+ COMMUNITY
PRIVATE PROPERTY
NO SOLICITING
PUBLIC HEARING
A REZONING application has been received for this property.
For more information:
(772) 467-3737
10/07/2024 10:51 AM



Tall Pines

LOCATION MAP

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4827362 OR BOOK 4566 PAGE 299, Recorded 03/05/2021 12:39:22 PM Doc Tax: $84583.80

This Instrument Was Prepared By:
Rosenberg & Estis, P.C.
733 Third Avenue
New York, NY 10017
Attention: David Horn, Esq.

Record and Return to:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, IL 60611
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:
Parcel/ID # 1428-702-0003-000/3;
Parcel/ID # 1433-210-0003-000/9; and
Parcel/ID # 1433-310-0002-000/9.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57th Street, 43rd Fl, New York, New York 10019.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Signature of Witness

Patricia D. Cleary
Printed Name of Witness

Signature of Witness

Leah Evans
Printed Name of Witness

GRANTOR:

BEDROCK TALL PINES LLC,
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,
a Delaware limited partnership,
its sole member

By: Bedrock MHC Partners (GP) LLC,
a Delaware limited liability company,
its general partner

By:
Name: Paul Gojkovich III
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24th day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

Notary Public, State and County Aforesaid

Print Name:

My commission expires:

(NOTARIAL SEAL)

JOHN J. FRANCO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01FR6411890
Qualified in Nassau County
Commission Expires December 07, 2024

EXHIBIT A

Legal Description

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South 88°33'54" West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South 00°37'56" East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

EXHIBIT B

Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.

2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.

3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.

4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.

5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)

6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)

7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)

8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)

10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)

11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)

12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)

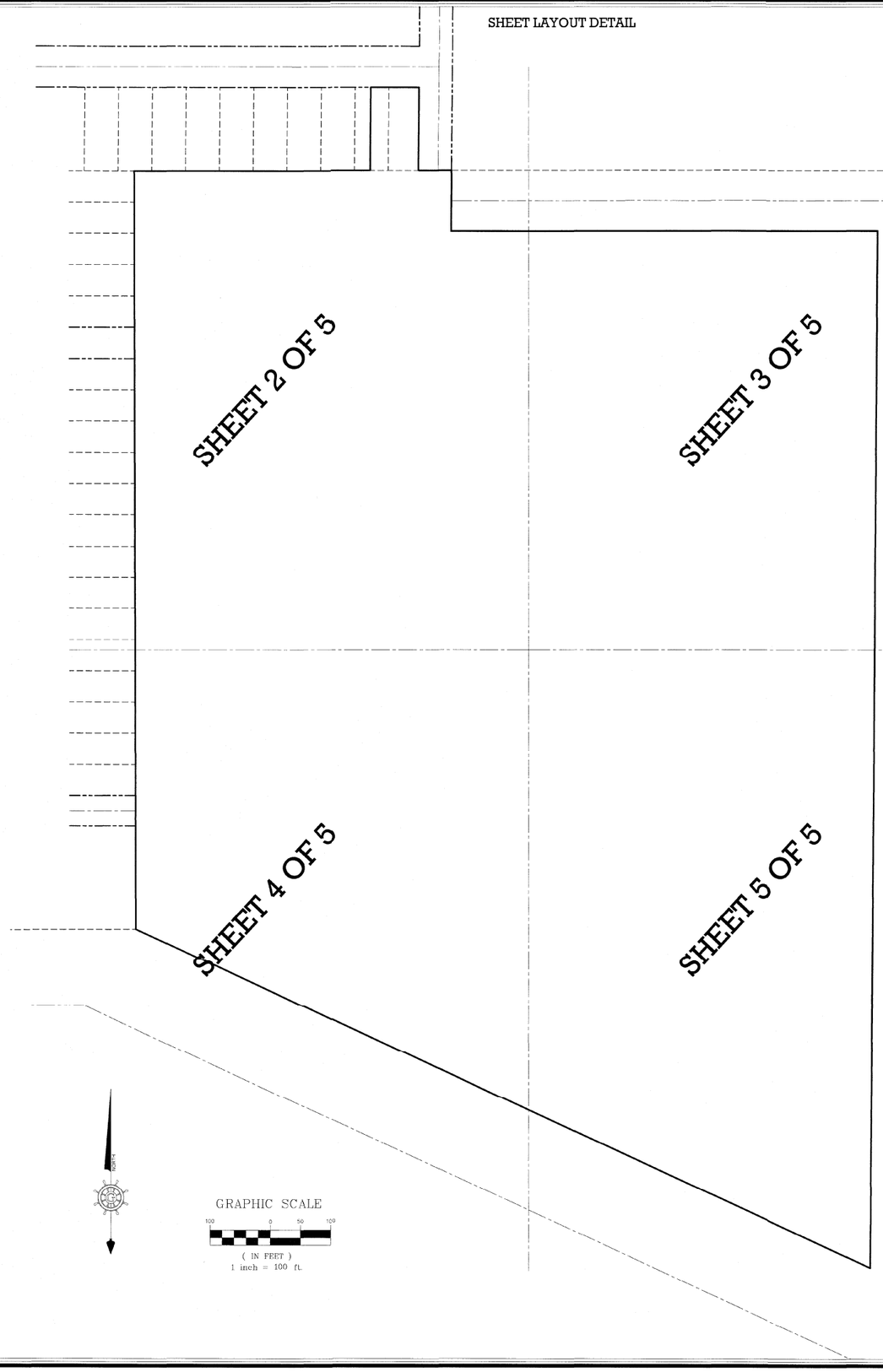
13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)

14. Any matters shown on the Survey.

15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of $7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2081, in the original principal amount of $8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.

SHEET LAYOUT DETAIL



PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:
LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE : 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #3945

05/20/24
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM3945
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945
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C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
P.T.	POINT OF TANGENT
F.N.D.	FOUND NAIL & DISK
O.R.	OFFICIAL RECORD
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
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- ELECTRIC METER
- ELECTRIC VAULT
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- TELEPHONE BOX
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- TOWER
- VAULT
- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- POINT OF ACCESS

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REVISIONS

1	
2	
3	
4	
5	

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S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM3945	RCP	REINFORCE CONCRETE PIPE	F.I.R.	FOUND IRON ROD
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	PVC	POLYVINYL CHLORIDE PIPE	F.I.P.	FOUND IRON PIPE
NAVD 88	NORTH AMERICAN VERTICAL DATA	B.F.P.	BACK FLOW PREVENTOR	C.L.F.	CHAIN LINK FENCE
S.N.D.	SET NAIL & DISK STAMPED PSM3945	(P)	AS RECORDED ON PLAT	CB=	CHORD BEARING=
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945	(D)	AS RECORDED ON DEED	P.C.	POINT OF CURVE
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT	(F)	AS MEASURED IN FIELD	F.C.	FENCE CORNER
C.B.S.	CONCRETE BLOCK STRUCTURE	(C)	AS CALCULATED	F.I.P.	FOUND 1/2" PIPE
P.C.C.	POINT OF COMPOUND CURVE	F.I.R.	FOUND 1/2" IRON ROD	R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT	P.O.B.	POINT OF BEGINNING	ELEV.=	ELEVATION=
P.R.C.	POINT OF REVERSE CURVE	NO ID	NO IDENTIFICATION	F.L.	FENCE LINE
(PRO)	PRORATED MEASUREMENT	P.T.	POINT OF TANGENT	CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE	F.N.D.	FOUND NAIL & DISK	P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE	O.R.	OFFICIAL RECORD	R=	RADIUS=

POINT OF ACCESS

L=	LENGTH=	PG	PAGE
D=	DELTA=		
CH=	CHORD=		
SQ.	SQUARE		
FT	FEET		

- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
- TRANSFORMER
- AIR CONDITIONER UNIT
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- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
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- MONITORING WELL
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GERMAINE SURVEYING INC.

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LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | VACATED LOWELL ROAD | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 9

G. 57

SAN LUCIE PLAZA SUBDIVISION, P.B. 5, PG. 57

N0°07'44"W 1248.42' (F)

P.O.B.
N.E. CORNER OF LOT 11

FCM 4"X4" WITH NO ID BENCHMARK #1 ELEV. = 12.10'

F.C. 0.5' S & 0.4' E

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

BLOCK 1-C

BLOCK 1-B

SAN LUICE PLAZA UNIT ONE P.B. 5, PG. 57

VACATED ROAD

53.0' | 53.0'

HUGO ROAD
66' PUBLIC RIGHT OF WAY

N89°59'42"E 391.27' (F)

A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

FIR 1/2" WITH NO ID

N0°30'16"E 138.01' (F)

30' (D) | 30' (D) | 30' (D) |

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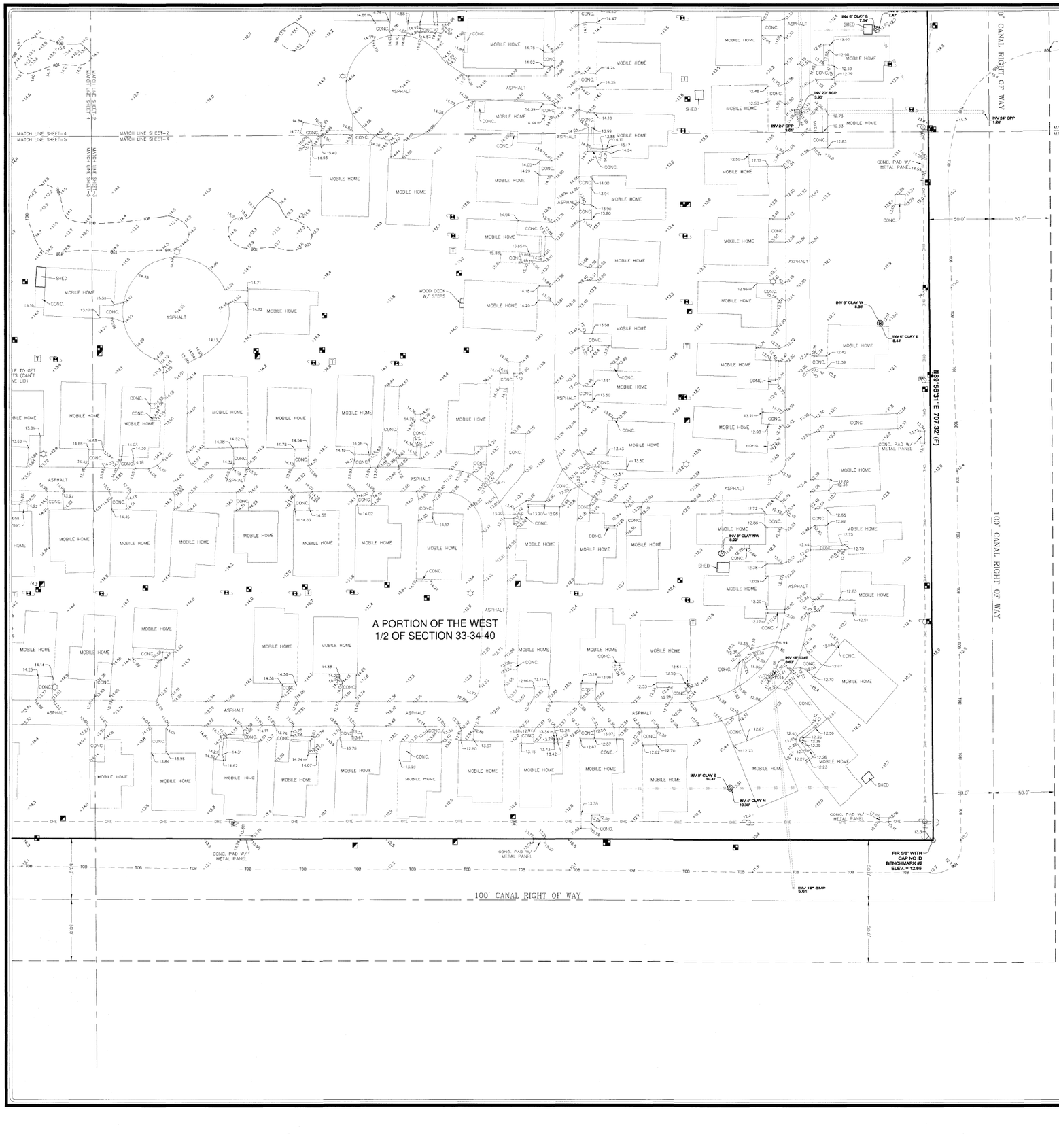

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

LEGEND OF SYMBOLS & ABBREVIATIONS

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D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

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- GREASE TRAP
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- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX

LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

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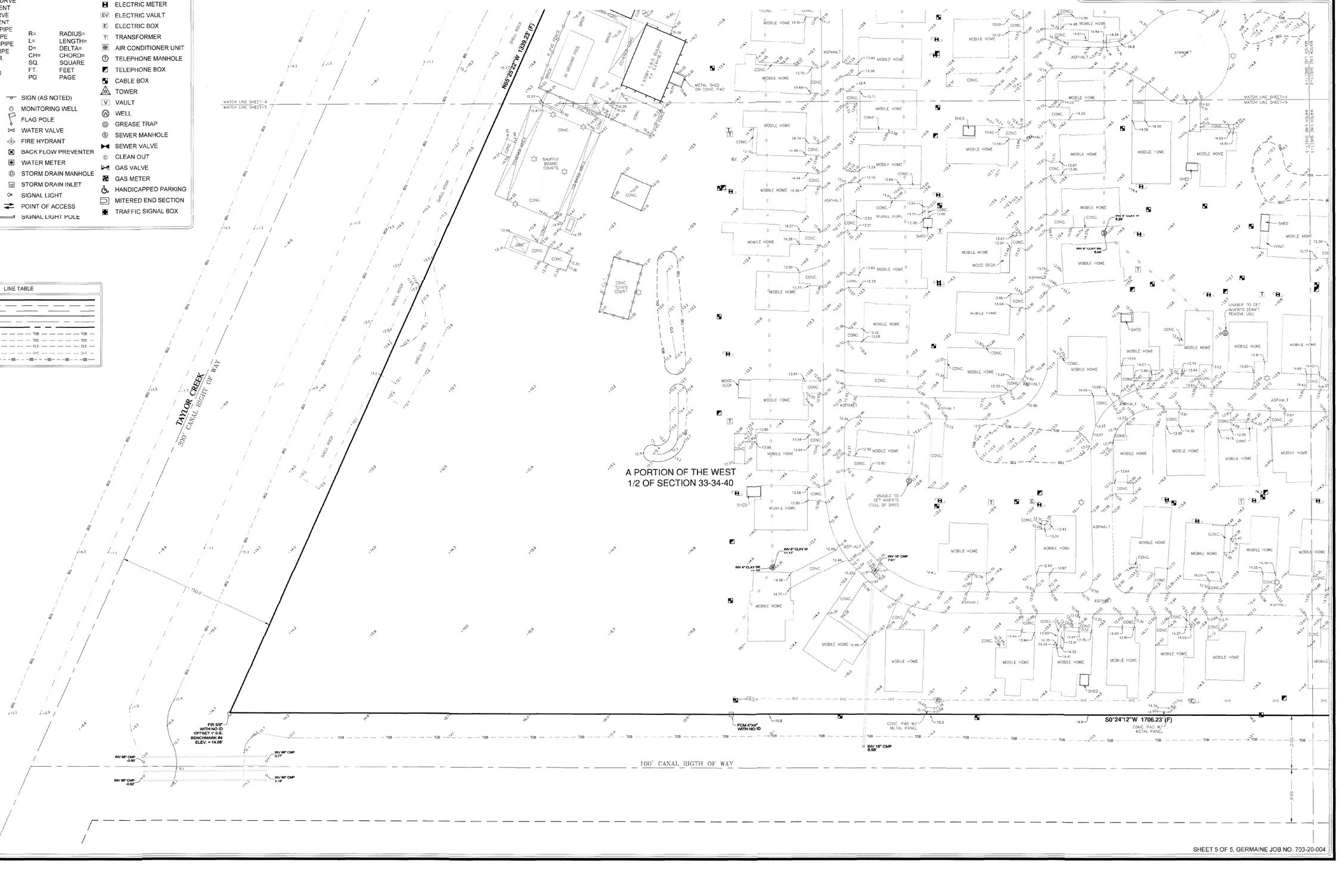


Legal Description

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

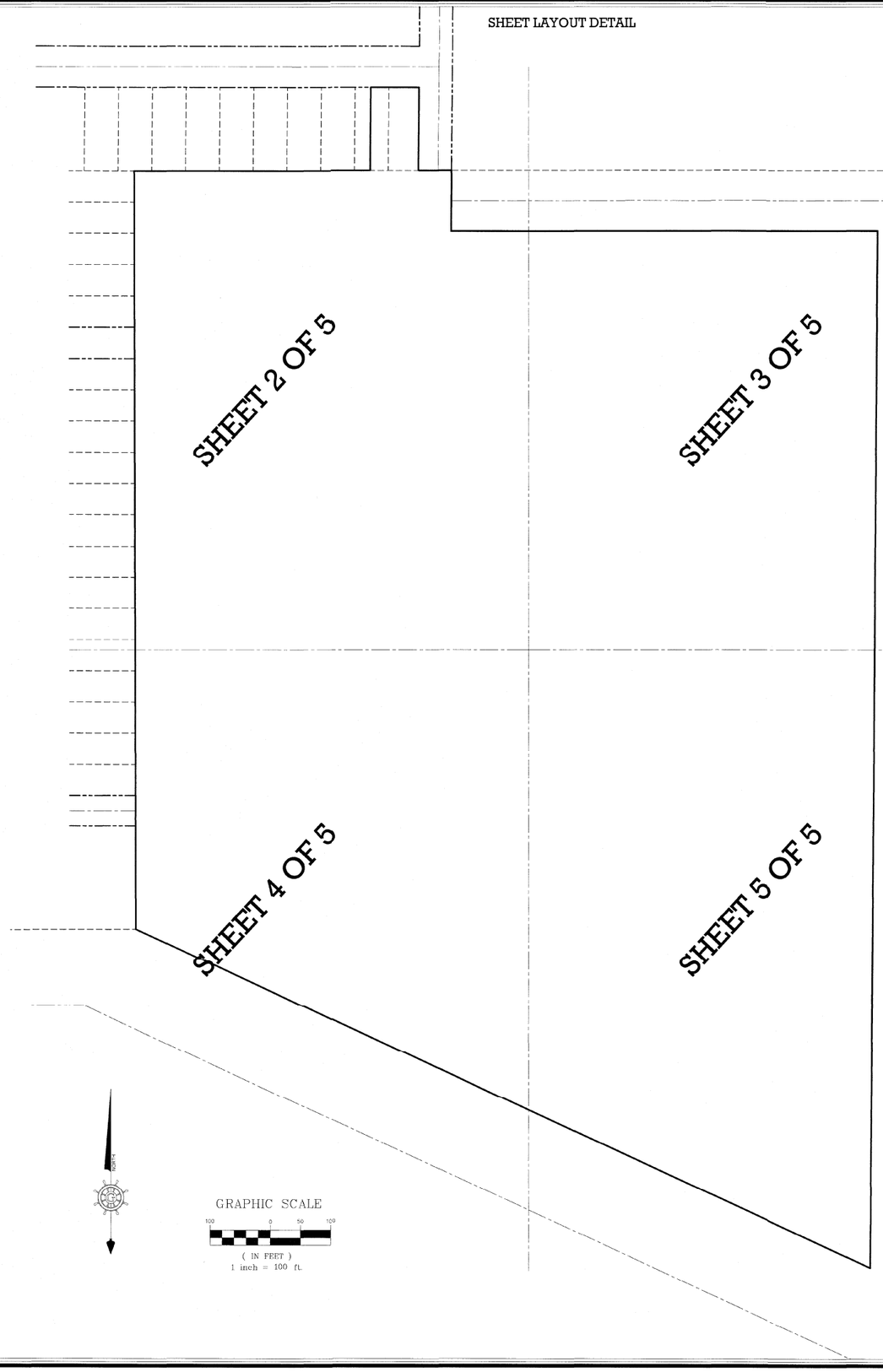
AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

SHEET LAYOUT DETAIL



PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:
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CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.
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EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE : 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #3945

05/20/24
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM3945
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
P.T.	POINT OF TANGENT
F.N.D.	FOUND NAIL & DISK
O.R.	OFFICIAL RECORD
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLAG POLE
- WATER VALVE
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- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- POINT OF ACCESS

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REVISIONS

1	
2	
3	
4	
5	

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM3945	RCP	REINFORCE CONCRETE PIPE	F.I.R.	FOUND IRON ROD
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	PVC	POLYVINYL CHLORIDE PIPE	F.I.P.	FOUND IRON PIPE
NAVD 88	NORTH AMERICAN VERTICAL DATA	B.F.P.	BACK FLOW PREVENTOR	C.L.F.	CHAIN LINK FENCE
S.N.D.	SET NAIL & DISK STAMPED PSM3945	(P)	AS RECORDED ON PLAT	CB=	CHORD BEARING=
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945	(D)	AS RECORDED ON DEED	P.C.	POINT OF CURVE
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT	(F)	AS MEASURED IN FIELD	F.C.	FENCE CORNER
C.B.S.	CONCRETE BLOCK STRUCTURE	(C)	AS CALCULATED	F.I.P.	FOUND 1/2" PIPE
P.C.C.	POINT OF COMPOUND CURVE	F.I.R.	FOUND 1/2" IRON ROD	R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT	P.O.B.	POINT OF BEGINNING	ELEV.=	ELEVATION=
P.R.C.	POINT OF REVERSE CURVE	NO ID	NO IDENTIFICATION	F.L.	FENCE LINE
(PRO)	PRORATED MEASUREMENT	P.T.	POINT OF TANGENT	CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE	F.N.D.	FOUND NAIL & DISK	P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE	O.R.	OFFICIAL RECORD	R=	RADIUS=

POINT OF ACCESS

L=	LENGTH=	PG	PAGE
D=	DELTA=		
CH=	CHORD=		
SQ.	SQUARE		
FT	FEET		

- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
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LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | VACATED LOWELL ROAD | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 9

G. 57

SAN LUCIE PLAZA SUBDIVISION, P.B. 5, PG. 57

N0°07'44"W 1248.42' (F)

P.O.B.
N.E. CORNER OF LOT 11

FCM 4"X4" WITH NO ID BENCHMARK #1 ELEV. = 12.10'

F.C. 0.5' S & 0.4' E

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

BLOCK 1-C

BLOCK 1-B

SAN LUICE PLAZA UNIT ONE P.B. 5, PG. 57

VACATED ROAD

53.0' | 53.0'

HUGO ROAD
66' PUBLIC RIGHT OF WAY

N89°59'42"E 391.27' (F)

A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

FIR 1/2" WITH NO ID

N0°30'16"E 138.01' (F)

30' (D) | 30' (D) | 30' (D) |

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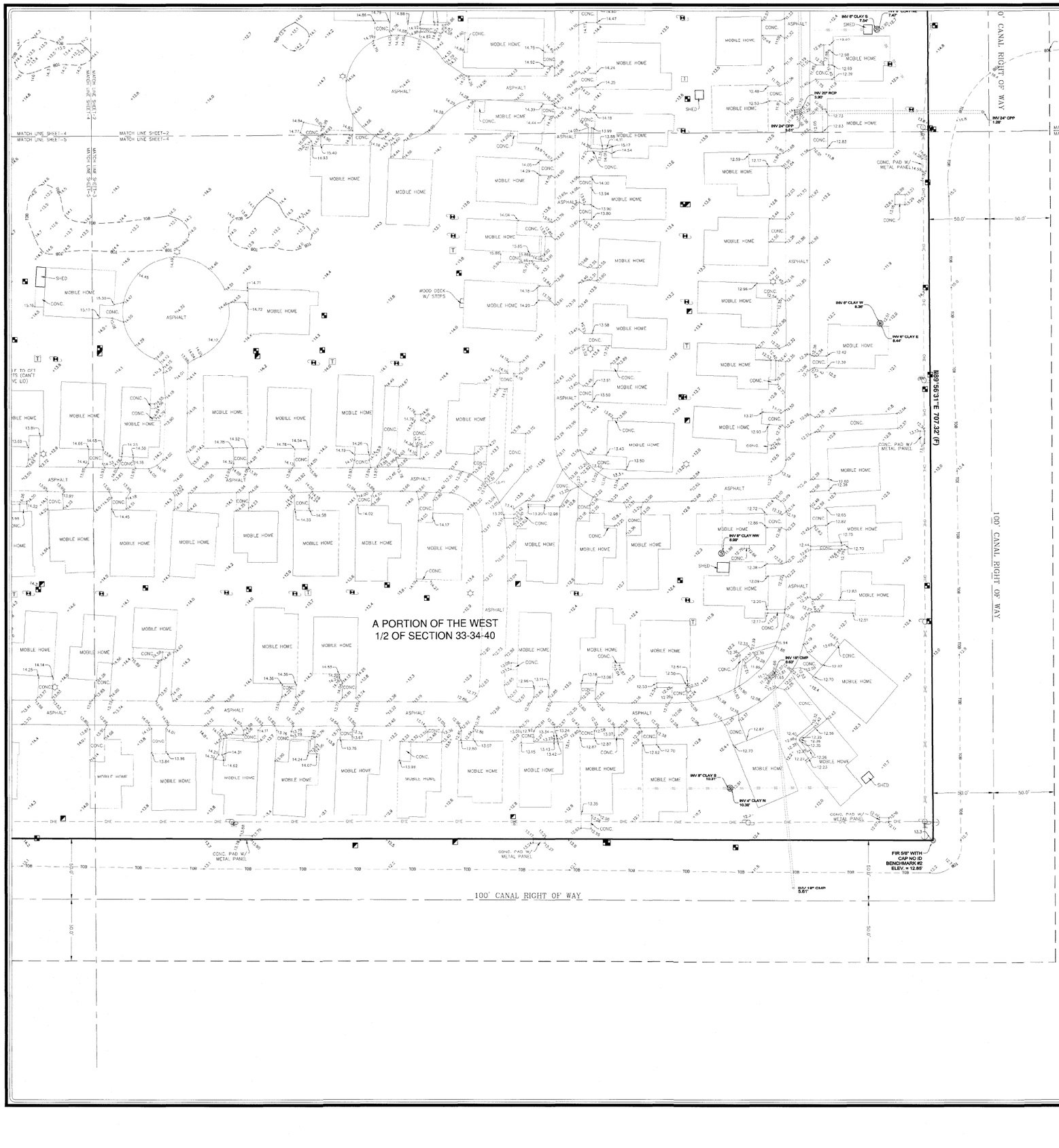

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

LEGEND OF SYMBOLS & ABBREVIATIONS

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S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM 3945
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RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NORTH

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM



LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM 3945
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM 3945
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
P.T.	POINT OF TANGENT
F.N.D.	FOUND NAIL & DISK
O.R.	OFFICIAL RECORD
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK

R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- SIGNAL LIGHT
- POINT OF ACCESS
- SIGNAL LIGHT POLE
- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE BOX
- CABLE BOX
- TOWER
- VAULT
- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX

LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

GRAPHIC SCALE

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(IN FEET)
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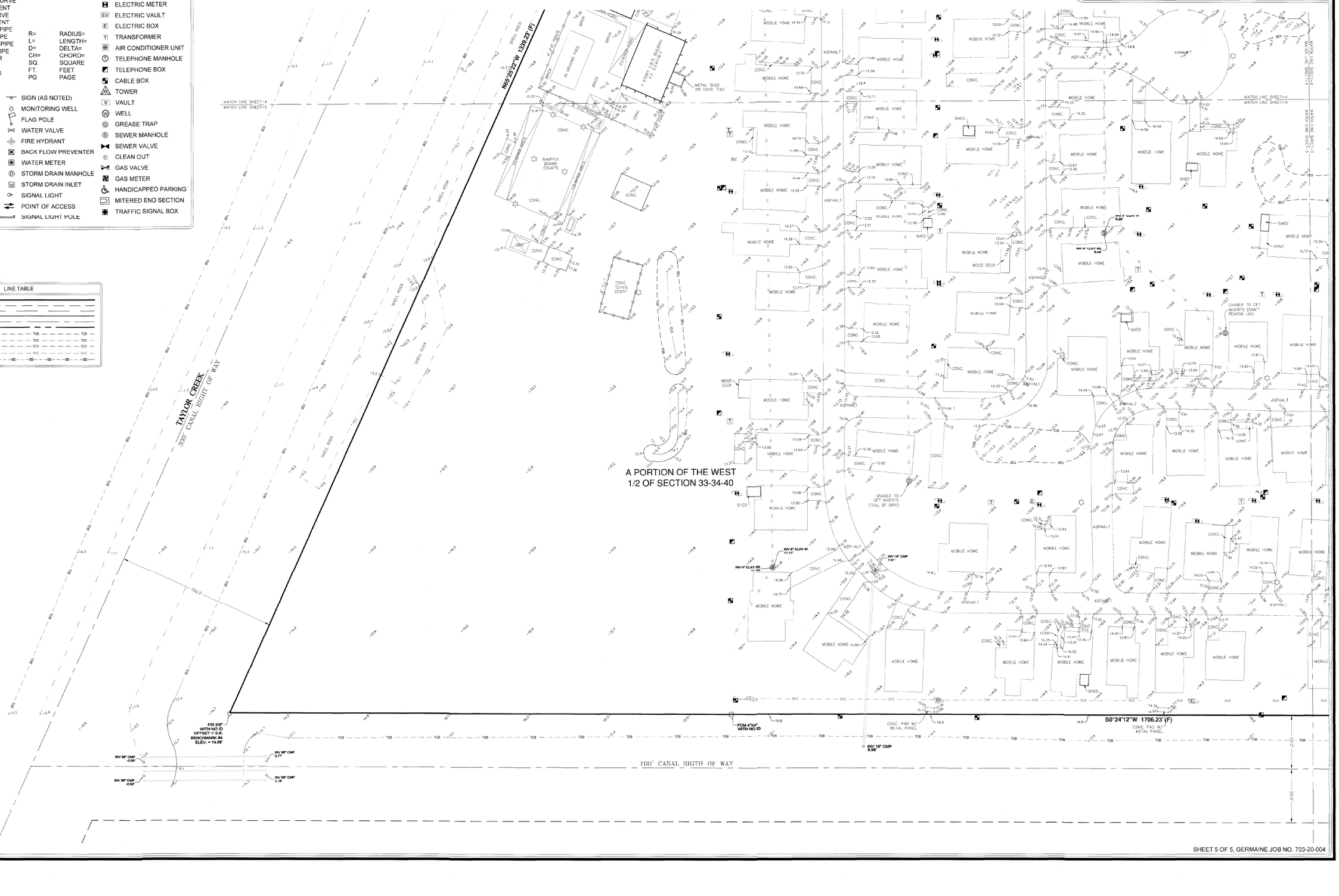

PROJECT NARRATIVE
TALL PINES PD
City of Fort Pierce
Initial Submittal: August 16, 2024

REQUEST

On behalf of the applicant, WGI respectfully requests the following:

- **Master PD Zoning Application** to rezone from Residential, Mobile Home – 5 (RMH-5) (St. Lucie County) to Planned Development (PD) (Fort Pierce) and to approve a 33-lot recreational vehicle park, and the addition of eight (8) manufactured homes in the center of the existing 254-lot development.

This application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.

SITE CHARACTERISTICS

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

Subject Site Aerial



SURROUNDING PROPERTIES

The Tall Pines development is primarily surrounded by residential uses including two mobile home parks, duplexes, and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by Taylor Creek are two mobile home parks – Colony Club Mobile Home Park and Ridgecoast Mobile – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the storagePUP self-storage facility, and the coolPUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce. **Table 1** below details the surrounding uses, including FLU, zoning, and jurisdiction.

Table 1. Surrounding Uses

	Jurisdiction	FLU	Zoning District	Existing Use
Subject Site	St. Lucie County	Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Manufactured Home Park
North	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Duplex
				Single-family
			Residential, Mobile Home-5 (RMH-5)	Mobile Home
East	St. Lucie County	Commercial (COM)	Commercial General (CG)	Vacant
				Automobile Sales & Rental
				Self-Storage
				Business Center
			Recreational Vehicle Park (RVP)	Mobile Home Park
		Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Mobile Home Park
			Planned Unit Development (PUD)	Vacant
South	St. Lucie County	Residential Urban (RU)	Residential, Single-Family-4 (RS-4)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single-Family Low Density (R-1)	
				Public Park
West	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single Family Low Density (R-1)	

DEVELOPMENT HISTORY

Table 2 below summarizes the Planning and Zoning approval history of the subject site.

Table 2. Approval History				
Date	**Petition No.**	**Request**	**Action**	**Resolution/ Ordinance No.**
04/18/1972	-	Zoning Comprehensive Text Amendment	Adopted	R 72-48
05/02/1972	229833	Rezoning	Adopted	-
09/30/1976	346587	Zoning Comprehensive Plan Amendment	Adopted	R 76-96
06/05/1990	1052950	Major Site Plan Review	Denied	R 90-119
03/07/1994	-	Minor Site Plan Revision	Approved	-

DEVELOPMENT PROGRAM

EXISTING

Tall Pines consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. While Bryant Road on the west does connect to the subject site, an existing fence limits access to the park.

PROPOSED

The Master PD Zoning application proposes the addition of a recreational vehicle (RV) park consisting of 33 spaces on the southeast portion of the subject site, replacing the existing outdoor storage area in that location. The access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and key pad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from using the north access along Cherokee Avenue. Additional amenities, including a new pool and cabana building with restrooms and showers, are proposed adjacent to the existing clubhouse amenity area for use by the manufactured home residents and RV park users. The existing pickleball and bocce courts are being relocated and re-oriented to better serve the residents. Additionally, eight manufactured homes are proposed in the center of the existing development.

STATEMENT OF PD BENEFITS

The PD zoning designation allows the applicant to propose a mix of uses (low density residential and limited commercial) on the subject site. Additionally, as the original Tall Pines development was constructed in the 1970s per St. Lucie County Property Appraiser, the zoning designation allows the development to waive standards not in compliance with current standards due to the characteristics of the existing development. **Table 3** below lists non-conformities of the development program based on the R-3 zoning standards.

Table 3. Non-Conformity Chart

Code Section	Required	Provided	Existing Non-Conformity
SEC. 125-193.(b)(2)a. - YARD SETBACKS	25'	20’	5’

In addition, the overall development will be enhanced by the proposed amenity improvements and the replacement of an existing outdoor storage area with the proposed RV parking use. Connectivity will be improved by the implementation of the Bryant Road access for the RV park and the addition of pedestrian walkways from the access to the central amenity features and RV parking. The Bryant Road access and the pedestrian walkways, as well as the new amenity package, are all offered in response to requests by the existing residents of Tall Pines. Approval of this request will facilitate a general upgrade to the aesthetics and economic viability of Tall Pines.

This section is intentionally blank.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The development program is consistent with the following goals, objectives, and policies of the City of Fort Pierce Comprehensive Plan.

- ***Policy 6.1.6*: "The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups."**

- ***Objective 6.3*: "The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households."**

- ***Policy 6.3.4*: "The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with F.S. §§ 320.8285 and 553.382, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes."**

  The development program consists of an age-restricted manufactured home development. This assists the City in achieving *Policies 6.1.6* and *6.3.4* and *Objective 6.3* of the Comprehensive Plan in providing a variety of housing types including manufactured homes for retirement-age groups that are affordable for a range of lower income households.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

The development program is consistent with the following regulations and standards of the City of Fort Pierce Land Development Regulations.

- ***Sec. 125-212.(c) General standards for approval.***

  The development program proposes the addition of an RV park, a commercial use, near the existing manufactured home park (residential) on the 41.63-acre subject site. Per the "Consistency with the Comprehensive Plan" section of this narrative, the development is consistent with the comprehensive plan per *Sec. 125-212.(c)(1) Comprehensive plan consistency*.

  Per *Sec. 125-212.(c)(2) Density*, the development program proposes a maximum density of up to 6.5 dwelling units per acre, meeting the density requirements of the RL FLU.

  Due to the layout of the existing manufactured home development, there are existing conditions that do not comply with current standards. These are proposed to remain as existing non-conformities within the proposed Planned Development. A minimum ten-foot-wide perimeter setback cannot be met along all property boundaries, a factor that is considered in *Sec. 125-212(c)(3)b Perimeter setbacks*.

The development program provides approximately 52% open space within the development. This open space includes all areas of the subject site free of manufactured homes, unoccupied home sites, RV parking spaces, asphalt, sidewalks, and amenities as described in *Sec. 125-212.(c)(4) Open space*.

- ***Sec. 125-212.(d) Application requirements.***

  The following have been provided with the PD zoning application for Master PD (MPD) as required by *Sec. 125-212.(d) Application requirements*.
  - Approved Site Plan
  - PD Site Plan
  - Boundary Survey
  - Topographic Survey
  - Project Narrative
  - Recorded Deed
  - Legal Description
  - Statement of PD Benefits
  - Site Location Map
  - Master Stormwater Report
  - Traffic Impact Analysis – **to be provided upon approval of traffic methodology**.
  - Environmental Assessment

- ***Sec. 125-249. Combined mobile home and recreational vehicle parks***

  The development program proposes an RV park within an existing manufactured home development. Per *Sec. 125-249.(2)a. General layout standards*, RV park spaces are collocated and clustered on the southeast of the subject site, and an improved roadway buffers the RV park from the manufactured home park per *Sec. 125-249.(2)b.2. Implementation*.

CONCLUSION

The application request is for a Master PD Zoning application to rezone from St. Lucie County's Residential, Mobile Home – 5 (RMH-5) zoning district to the City of Fort Pierce's Planned Development (PD) zoning district, and propose the addition of a recreational vehicle park and eight additional manufactured homes in the existing development. The RV park consists of 33 spaces, and access from Bryant Road will be utilized to isolate RV traffic to one portion of the development. The existing and proposed manufactured homes bring the total potential unit count to 262 dwelling units for a gross density of up to 6.5 units per acre, consistent with the density range of the proposed Low-Density Residential (RL) future land use. This Master PD Zoning application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.

Sincerely,



WGI, Inc.
Jerrod Purser, PLA
Senior Project Manager



Granite Tall Pines

Recent Improvements and Manufactured Home Products

314 S Erie Dr and Dakota Way
Ft. Pierce, FL 34946



Recent Upgrades – Entrance





Recent Upgrades – Clubhouse Interior





Recent Upgrades – Fishing Pier



Recent Upgrades – Paving



Recent Upgrades – Outdoor Kitchen

The manufactured home units at Tall Pines will be high quality units. Units as pictured in the following pages will be sold to fill currently vacant spaces, and over time, to replace much older units currently in place in Tall Pines. These units are well built and well appointed, attractive and energy efficient.

Home Design



Home Design – Exterior



Home Design – Exterior



Home Design – Exterior



Home Design – Exterior



Home Design – Exterior





Home Design – Interior

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946
2. Property Tax ID(s): 1433-210-0003-000-9 & 1433-310-0002-000-9
3. Total Acreage: 41.63 ACRES
4. Existing Future Land Use Designation: Residential Medium (RM) (St Lucie County)
5. Existing Zoning Classification: Residential, Mobile Home - 5 (RMH-5) (St Lucie County)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Annexation and FLU Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The existing use of the property includes manufactured homes and outdoor storage. Amenities include a clubhouse, pool, athletic courts, and fishing pier.

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

10. The reason for making this request: This application is being submitted concurrent with an Annexation and Future Land Use Amendment Application. The property must be rezoned to be compatible with the City's Comprehensive Plan and Land Development Ordinances.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes,	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
Proposed	RL	PD	6.5 du/ac	41.63	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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	**Total gallons per day** +21,060 gallons

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person 76,700 gallons (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	**Total gallons per day** +21,060 gallons

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	895.67	898.16	2.49
Urban District	5 acres per 1,000 people	223.92	224.54	0.62
Community	2.5 acres per 1,000 people	111.96	112.27	0.31
Neighborhood	1.36 acres per 1,000 people	60.91	61.08	0.17

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)

Tall Pines is age-restricted, therefore there will be no change in demand for public schools.

	K-8	High
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
Change in Demand	0	0

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum RV lots were included in this calculation.
Current Zoning	28.5 yards
Proposed Zoning	39.33 yards
Change in Demand	+10.83 yards

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

Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

III. Transportation Analysis

G. Traffic Traffic is in progress and will be provided at a later time

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Granite Tall Pines, LLC c/o Inspire Communities, LLC
Mailing Address: 4742 N 24th St Suite 325
City Phoenix State AZ Zip 85016
Phone # 646-991-6950
E-mail: jmauldin@inspirecommunities.com

13. Name of Applicant: Jerrod Purser (WGI, Inc.) on behalf of Granite Tall Pines, LLC
Mailing Address: 3230 W Commercial Blvd, Suite 300
City Fort Lauderdale State FL Zip 33309
Phone # (954) 660-1660 Fax #
E-mail: Jerrod.Purser@wginc.com

14. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)
Mailing Address: 2575 E. Camelback Rd, Suite 1100
City Phoenix State AZ Zip 85016
Phone # (602) 717-9979 Fax #
E-mail: rqjarvis@gmail.com

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

I certify that: (Check One)

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

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

Applicant's Signature Date

3230 W Commercial Blvd, Suite 300, Fort Lauderdale	FL	33309
Address	State	Zip

(954) 660-1660		Jerrod.Purser@wginc.com
Phone	Fax	E-mail Address

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

Jonathan Mauldin Granite Tall Pines, LLC c/o Inspire Communities, LLC	646-991-6950
Property Owner's Name (Please Print)	Phone

4742 N 24th St Suite 325, Phoenix	AZ	85016
Address	State	Zip

Property Owner's Signature — Date: 8/16/2024

STATE OF FLORIDA) Louisiana
ST LUCIE COUNTY) St. Tammany

The foregoing instrument was acknowledged before me this 16th day of August, 2024, by Johnathan Mauldin who is personally known to me or has produced Louisiana Drivers License as id

Signature of Notary

MARGARET V. BURCK
Notary Public
State of Louisiana
St. Tammany Parish
Notary ID# 175729
My Commission is for Life
(Seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

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****Proposed**	RL	PD	6.5 du/ac	41.63	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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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	895.67	896.08	0.41
Urban District	5 acres per 1,000 people	223.92	224.02	0.10
Community	2.5 acres per 1,000 people	111.96	112.01	0.05
Neighborhood	1.36 acres per 1,000 people	60.91	60.93	0.02

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)

Tall Pines is age-restricted, therefore there will be no change in demand for public schools.

	K-8	High
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	0	0

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) RV lots were included in this calculation.

Demand Analysis	Maximum
Current Zoning/FLU	28.5 yards
****Proposed Zoning/FLU**	39.33 yards
***Change in Demand**	+10.83 yards

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

Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

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 Traffic is in progress and will be provided at a later time		
	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) Mobile Homes	Phase I - Total	262	41.63	TBD	TBD

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
RV Park	Phase I - Total	33 lots	41.63	TBD	TBD

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: None

** Complete section if requesting a change in zoning, future land use, or expanding



The purpose of this adjustment is to add one 28 X 64 mobile home for a managers office.

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN
MINOR REVISION (S)
APPROVED
DATE: 3-7-94
SPTRC REP. D.P.K.

TALL PINES

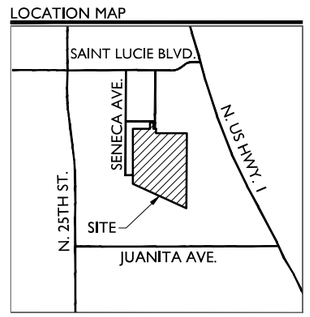
RECEIVED
FEB 15 1994
COMMUNITY DEVELOPMENT
ST. LUCIE CO., FL

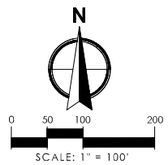
THE BOUNDARY HUNTER™

JAMES A. FOWLER
LAND SURVEYING COMPANY
929 7 TH AVENUE - 32960
P.O. BOX 1677 - VERO BEACH, FL.
(407) 562-4744



LOCATION MAP





SITE DATA

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES[1] (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

PROPERTY DEVELOPMENT REGULATIONS

PUD (BASED ON R3)	LOT DIMENSIONS		MAX HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH			FRONT	SIDE	CORNER	REAR
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'
PROPOSED	1,232'	1,706'	28'	23%*	20'[2]	9'	N/A	25'

NOTES*
1. UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
2. 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
3. PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

LEGEND

AC. = ACRES
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WGL.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION REVISIONS	BY

CAD 72800_PL_SITE	
JOB NO.	10497.00
DRAWN BY	RR
CHECK BY	SP
DATE	2024-08-16

TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

Models Exhibit P:\72800\726.87 Fort Pierce Mobile Home\PLANS\72800426-SITE.dwg --- Model 8/16/2024 1:58:21 PM Brandt 8/16/2024 1:57:12 PM

PD ZONING DEVELOPMENT AGREEMENT DRAFT

A. LEGAL DESCRIPTION

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

B. Owners

Owned by Granite Tall Pines, LLC

C. Duration of Agreement
To be finalized in Final PD

D. Development Timeline
To be finalized in Final PD

E. Phasing Requirements
The proposed improvements will be developed in one phase.

F. Permitted Uses and Regulations
Uses on the planned development are limited to manufactured homes and recreational vehicle parking spaces. The maximum allowed density with the proposed RL, Residential Low future land use is 6.5 dwelling units per acre.

G. Public Facilities
To be finalized in Final PD

H. Land Dedication
There is no land dedicated for public purposes

I. Local Development Permits
To be finalized in Final PD

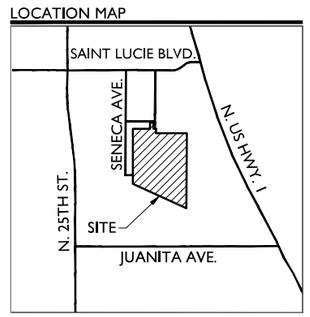
J. Consistency with the Comprehensive Plan and Land Development Code
The proposed development is consistent with the City of Fort Pierce's Comprehensive Plan and Land Development Code

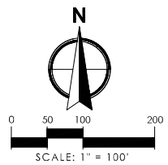
K. Conditions
To be finalized in Final PD

L. Statement of Compliance
Failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.



LOCATION MAP





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TALL PINES PD
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PD SITE PLAN

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PSP-1

Models Exhibit P:\72800\726.87 Fort Pierce Mobile Home\PLANS\72800426-SITE.dwg --- Model 8/16/2024 1:58:21 PM Brandt 8/16/2024 1:57:12 PM

ENVIRONMENTAL IMPACT REPORT
TALL PINES PROPERTY
CITY OF FT. PIERCE, FLORIDA

PREPARED BY:
WGI, Inc.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
561-687-2220

PREPARED FOR:
INSPIRE COMMUNITIES, LLC.

August 2, 2024

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SOIL SURVEY	EXHIBIT B
EXISTING LAND USE MAP	EXHIBIT C
ADJACENT SURFACE WATERS MAP	EXHIBIT D
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ENVIRONMENTAL IMPACT REPORT
TALL PINES PROPERTY
City of Ft. Pierce, FL
August 2, 2024

INTRODUCTION

The intent of this environmental impact report is to provide a preliminary assessment of the natural features within the below identified property including wetlands, upland habitat, protected trees and other vegetation, and the potential for threatened and endangered species. Based upon the preliminary assessment of these natural features, WGI discusses the types of environmental permits that may apply and provides an opinion on the feasibility of obtaining the environmental permits.

The subject property consists of approximately 41.63 acres and is located west of US Highway 1 and north of the Taylor Creek Canal in the City of Ft. Pierce, St. Lucie County, Florida (folio number 1433-210-0003-000-9). Single family residences are located to the north of the subject property, to the east is a mobile home community. South of the subject property is the Taylor Creek Canal and then multi-family residences. To the west are single family residences. Please refer to Exhibit A (Location Map) for details.

SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie County, Florida, 1980;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4th ed. (Hurt et. al. 2007)
- U.S. Fish and Wildlife Service (FWS), Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979; 2013)
- Florida Natural Areas Inventory (FNAI)
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- FWS, South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- FWS Critical habitat for threatened and endangered species mapper
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3rd ed., January 1999
- St. Lucie County Property Appraiser's Website; https://www.paslc.org/
- South Florida Water Management District ePermitting Website; https://my.sfwmd.gov/ePermitting/MainPage.do
- City of Ft. Pierce, Code of Ordinances; https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances

SITE DESCRIPTION

Prior to the field review, the approximate boundaries of upland and surface waters within the property were mapped on true color aerial photographs. Each community type was classified using FLUCFCS (FDOT 1999).

WGI scientists familiar with Florida natural communities conducted a field review on July 25, 2024. During this review, each vegetative community type was walked and visually inspected to verify community boundaries, dominant vegetation, and the presence or potential for occurrence of threatened and endangered species. Based on in-house and the field review, one upland land use/ cover type was present. There were no surface waters or wetland habitat types that were determined to be present within the project area. Each of these habitat types, as well as soils within the property, are described below.

SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, Florida, four soil types are mapped within the property. A soils map is included as Exhibit B. Listed below are the soil types found within the property and general descriptions of their characteristics.

(5) Arents, 45-65 percent slopes - The natural drainage class is well drained. This component is on fills, ridges on marine terraces on coastal plains. This soil type is the result of heavy impact by human activity. These soils have typically been turned over, mixed, and compacted by development activities. The water table is typically at a depth of 80 inches or greater.

(21) Lawnwood and Myakka sands - This poorly drained, nearly level soil is in marine terraces on flatwoods. The water table is at a depth of 6 to 18 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

(29) Pendarvis and Pomello sands, 0 to 5 percent slopes – This moderately well drained, slowly permeable soil is found on low ridges and knolls in the flatwoods. The water table is at a depth of 24 to 42 inches during a typical year Vegetation consists of scattered longleaf pine and sand pine with a dense understory of myrtle oak, chapman oak, sand live oak, saw palmetto, and running oak. The most common native grass is Pineland threeawn.

(50) Waveland and Immokalee fine sands - This is a very poorly drained, nearly level soil is on broad areas on flatwoods and depressions. The water table is at a depth of 24 to 42 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

EXISTING LAND USE

Within the subject property, land use consists of a mobile home community. The subject property has been developed and features mobile home units and paved residential streets. Vegetation within the subject property consists of exotic and invasive vegetation. Species observed include Brazilian pepper, cogon grass, and Norfolk pines. Native vegetation includes slash pine, oaks, and St. Augustine grass. The subject property contains mobile home units throughout the parcel. Land use adjacent to the subject property consists of a mixture of single-family residential uses and a mobile home community.

Existing land uses and natural habitats within the subject property were classified using the

FLUCFCS (1999). A total of one upland land use/cover type and no surface water types were observed within the subject property. A map depicting the existing land use and habitat type encountered within the property is attached as Exhibit C (Existing Land Use Map). General descriptions of the land use and habitat type encountered within the subject property are provided in the following subsection.

UPLAND COMMUNITIES

The property consists entirely of a mobile home residential community and is best described as Residential, medium density (2 to 5 units per acre), mobile home units. The subject property has paved residential streets, amenity areas, and an open space in which residents appear to use as an area to park boats and RV's.

The following description of the upland habitat within the subject property is provided below.

122 – Residential, medium density, 2 to 5 units per acre – Mobile Home Units (41.63 acres)
This code describes the entire property.

The following is a list of the dominant native and non-native plant species identified in the uplands on the property during the field review:

Common Name	Scientific Name	Designation
Live oak	*Quercus virginiana*	Native
Cabbage palm	*Sabal palmetto*	Native
Slash pine	*Pinus elliottii*	Native
St. Augustine grass	*Stenotaphrum secundatum*	Native
Brazilian pepper	*Schinus terebinthifolia*	Non-native
Australian pine	*Casuarina equisetifolia*	Non-native
Norfolk pine	*Araucaria heterophylla*	Non-native
Cogon grass	*Imperata cylindrica*	Non-native
Schefflera	*Heptapleurum*	Non-native
Bottlebrush	*Melaleuca viminalis*	Non-native

WETLANDS AND SURFACE WATERS

WGI scientists familiar with Florida wetland communities conducted a field review of the subject property on July 25, 2024. The purpose of the field review was to delineate the limits of, and gather pertinent information about, existing onsite wetlands and surface waters. These features were delineated in accordance with the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (ERDC/EL TR-10-20), and Chapter 62-340 Florida Administrative Code (F.A.C.), Delineation of the Landward Extent of Wetlands and Surface Waters. During the field review, the lowest elevation location on the property according to the topographic survey was inspected for hydrologic indicators. No signs of hydrology, hydric soils, or hydrophytic vegetation were observed.

The field review identified no surface waters or wetlands located within the property.

THREATENED AND ENDANGERED SPECIES

In order to determine federal and state listed protected plant and animal species that have the potential to occur within the property, available site-specific data was collected and evaluated. In addition, a field review was conducted by WGI scientists on July 25, 2024. The purpose of the field review was to identify any listed species present within the subject property, to assess the potential for the occurrence of protected species within the subject property, and to identify any critical

habitat that might be located within or adjacent to the subject property. During the field review, the property was canvassed for direct observations of listed species or signs of their presence, including trails, tracks, scats, nests (cavity or stick), burrows, or calls.

The FWC wading bird rookery database was searched for active wading bird rookeries within one mile of the project area. According to this FWC database, there are no active wading bird rookeries within one mile of the project area. The closest known wading bird rookery is located 1.2 miles east of the subject property.

The FWC eagle nest locator website was searched for bald eagle nests within one mile of the project area. According to the FWC database, there are no active bald eagle nests within one mile of the project area. The closest known bald eagle nest (SL014) is located 1.7 miles northeast of the subject property.

The following species have FWS consultation areas that overlap with the subject property.

Wood Stork

The FWS wood stork colony website was searched for active wood stork colonies located within 15 miles of the project area. This 15-mile distance corresponds to the core foraging area (CFA) established by the FWS for the wood stork in the South Florida region. According to the FWS wood stork colony website, the project area is not located within the 15-mile CFA of a wood stork nesting colony. According to the Wood Stork Effect Determination Key prepared by FWS and the USACE, this project is not likely to adversely affect with a key path of A →"*no effect*".

Everglades Snail Kite

The following habitat description has been copied from the Multi-Species Recovery Plan for South Florida. Snail kite habitat consists of freshwater marshes and the shallow vegetated edges of lakes (natural and man-made) where apple snails can be found. These habitats occur in humid, tropical ecoregions (Bailey 1978) of peninsular Florida and are characterized as palustrine-emergent, long-hydroperiod wetlands (Cowardin et al. 1979) often on an organic peat substrate overlying oolitic limestone or sand or directly on limestone or marl (Davis 1946). Suitable foraging habitat for the snail kite is typically a combination of low profile (< 3 m) marsh with an interdigitated matrix of shallow (0.2-1.3 m deep) open water, which is relatively clear and calm. The marsh vegetation is dominated by spike rush (*Eleocharis cellulosa*), maidencane (*Panicum hemitomon*), sawgrass (*Cladium jamaicense*), and/or cattails (*Typha* spp.). The shallow open-water areas are with or without sparse vegetation, such as white-water lily (*Nymphaea odorata*), arrowhead (*Sagittaria lancifolia*), pickerel weed (*Pontederia lanceolata*), and floating heart (*Nymphoides aquatica*). Giant bulrush (*Scirpus validus*) often grows at the deep-water edge of marshes in the lakes. Low trees and shrubs also are often interspersed with the marsh and open water. These often include willow (*Salix caroliniana*), dahoon holly (*Ilex cassine*), pond apple (*Annona glabra*), bald cypress (*Taxodium distichum*), pond cypress (*Taxodium ascendens*), wax myrtle (*Myrica cerifera*), buttonbush (*Cephalanthus occidentalis*), and Melaleuca, an invasive exotic species. Snail kites require foraging areas that are relatively clear and open in order to visually search for apple snails. Therefore, dense growth of herbaceous or woody vegetation is not conducive to efficient foraging. The interspersed emergent vegetation enables apple snails to climb near the surface to feed, breathe, and lay eggs. Nearly continuous flooding of wetlands for > 1 year is needed to support apple snail populations that in turn sustain foraging by the snail kite (Sykes 1979, Beissinger 1988).

No nesting or foraging habitat is available on the subject project for the snail kite.

Audubon's Crested Caracara

The following habitat description has been copied from the FWS Crested Caracara Draft Survey Protocol (2017). The Florida caracara population commonly occurs on dry or wet prairies with scattered cabbage palms (*Sabal palmetto*). It may also be found in lightly wooded areas. Scattered saw palmetto (*Serenoa repens*), scrub oaks (*Quercus geminate, Q. minima, Q. pumila*), and cypress (*Taxodium* spp.) may also be present. Widespread changes in land use may have caused a change in habitat use in this species. Morrison and Humphrey (2001) found a strong association of caracara home ranges with improved pasture. The presence of seasonal wetlands, which may serve as foraging habitat, is an important factor in the attractiveness of these pastures to caracaras (Service 1999). Therefore, today we recognize caracara foraging habitat (and nesting territories) as those areas with short herbaceous vegetation. This includes native wet and dry prairies, but also improved, unimproved, and woodland pastures, sod farms, row crops, levees, and rangeland. Juvenile caracaras may also use citrus and tree farms.

The primary nesting substrate is cabbage palm, although there have been rare reports of nesting in slash pine (pers. Obs.), cypress, oak, red cedar (Morrison 2007), Australian pine (*Casuarina* spp.), saw palmetto, and black gum (*Nyssa sylvatica*), and even more atypical locations such as an electrical substation, radio tower, and billboard (Dwyer and DallaRosa 2015).

The subject property does not contain suitable foraging or nesting habitat for the caracara as it is described above. Impacts to the caracara are not anticipated for the proposed activity within the subject property.

Florida Scrub Jay

The following habitat description has been copied from the FWS Species Conservation Guidelines for the Florida Scrub Jay (2004). Suitable habitats for the scrub jay are not only the more "classic" xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub, but also include: improved, unimproved, and woodland pastures (211-213); citrus groves (221); rangeland (310-330); pine flatwoods (411); longleaf pine xeric oak (412); sand pine (413); sand pine plantations (4411); forest regeneration areas (443); sand other than beaches (720); disturbed rural land in transition without positive indicators of intended activity (741); and disturbed burned areas (745). The presence of scrub oaks, no matter how sparsely distributed, is a key indicator of scrub habitat. Fitzpatrick et al. (1991) defined three classes of scrub jay habitat:

Type I – any upland plant community in which the percent cover of the substrate by scrub oak species is 15 percent or more.

Type II – any plant community, not meeting the definition of type I habitat, in which one or more scrub oak species is represented.

Type III – any upland or seasonally dry wetland within 400 m (0.25 mi) of any area designated as Type I or Type II habitats.

The subject property does not fall within any of the three classes of scrub jay habitat. There are no scrub oak species present on the property and there are none within a quarter mile.

Eastern Indigo Snake

According to the Eastern Indigo Snake Programmatic Effect Determination Key, the proposed project should be considered as not likely to adversely affect (NLAA) the Eastern Indigo Snake. The key path is A → B → C → D → NLAA.

The applicant is willing to follow the Standard Protection Measures and as such, this project should

be a NLAA finding.

Gopher Tortoise

A preliminary 15% gopher tortoise burrow survey was performed on July 25, 2024 by an Authorized Gopher Tortoise Agent covering the most likely places within the property to contain tortoise burrows. No burrows or evidence of gopher tortoise presence was observed during the survey.

Based upon the information collected, as well as a site-specific field review, federal or state listed protected plant and animal species were identified as occurring or having the potential to occur within the property. The potential of occurrence for each species was ranked as Low, Moderate, or High based on the habitat requirements for each species, the presence of habitat within the property and documented occurrences of the species within one mile of the property. A Low ranking indicates that preferred habitat for that species was found within the project area, but the species has not been documented within one mile of the project area. A Moderate ranking indicates that suitable habitat exists, and the species has been documented within one mile of the project area. A High ranking indicates that suitable habitat exists, and the species was observed during field reviews.

The following table lists the protected species, their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence On-Site
	FWS	FWC	DOACS		
FAUNA					
REPTILIAN / AMPHIBIAN					
Eastern indigo snake *Drymarchon corais couperi*	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise *Gopherus polyphemus*		T		Xeric oak, sandhills, scrub habitats, dry pine flatwoods, old fields, pastures, and roadsides	Low
AVIAN					
Audubon's Crested Caracara *Polyborus plancus*	T			Dry or wet prairies with scattered cabbage palms.	Low
Everglades Snail Kite *Rostrhamus socialbilis plumbeus*	E			Relatively shallow wetland vegetation, either within extensive marsh systems, or in lake littoral zones. Emergent aquatic vegetation are important because they allow apple snails to occupy the area.	Low
Eastern Black Rail *Laterallus jamaicensis spp. jamaicensis*	T			Favors very shallow water, or damp soil with scattered puddles. Natural habitats include Tidal marshes and grassy inland marshes: Found in dense stands of spartina and other marsh grasses, salicornia, rushes, and sedges.	Low
Florida Scrub Jay *Aphelocoma coerulescens*	T			Xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub. The presence of scrub oak is a key indicator.	Low
Wood stork *Mycteria Americana*	T			Fresh- and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Low
MAMMALS					

Florida Panther *Puma (=Felis) concolor coryi*	E			Sandhills (high pine), pine flatwoods, and pastures and other open, ruderal habitats with scattered pines and oaks.	Low
Southeastern Beach Mouse *Peromyscus polionotus niveiventris*	T			Inhabits sand dunes along the Atlantic Coast from Volusia to Martin County, Florida. They feed on primarily the seeds of dune plant species and insects.	Low

Legend:
FWS = United States Fish and Wildlife Service
FWC = Florida Fish and Wildlife Conservation Commission
DOACS = Florida Department of Agriculture & Consumer Services
E = Endangered
T = Threatened
SSC = Species of Special Concern
(S/A) = Threatened/Similarity of Appearance
Low = Preferred habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.
Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.
High = Suitable habitat exists and species was observed within the project area during field reviews.
*Observed onsite during the field reconnaissance.
**Wading birds were not observed onsite, and there is little to no suitable habitat for nesting and therefore no significant restriction to development is expected.

FINDINGS AND DISCUSSION

Based on the above findings, there are natural features present on the property that are regulated by either federal, state, or local agencies which may require permits as part of the entitlement process. The following is a summary of the processes and environmental permits required for each component of this subject property.

Wetlands and Surface Waters

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500, Section 404) as further defined in the USACE regulatory program (33 CFR 320-330).

The State of Florida Department of Environmental Protection (FDEP) has established the Environmental Resource Program (ERP) under Chapter 62-330, F.A.C. that governs the "construction, alteration, operation, maintenance, repair, abandonment, and removal of stormwater management systems, dams, impoundments, reservoirs, appurtenant works, and works (including docks, piers, structures, dredging, and filling located in, on or over wetlands or other surface waters, as defined and delineated in chapter 62-340, F.A.C.)". The FDEP has delegated authority for certain ERP activities to the South Florida Water Management District (SFWMD) and this includes large scale residential developments.

It is the opinion of WGI that there are no wetlands or surface water features present on the property. An ERP from the SFWMD related to impacts to wetland and/or surface waters is not anticipated.

An ERP permit application with the SFWMD would still be required for the stormwater management system associated with new development of the property. WGI performed a records search on the SFWMD epermitting website for any previous permits related to the subject property. WGI found no previously issued ERP permits. However, one record (891024-10) was discovered. Further investigation of the listed record revealed that the permit application expired or was cancelled. There were no further records or documents available on the listing.

Threatened and Endangered Species

Listed species are afforded special protective status by federal and state agencies. This special protection is federally administered by the United States Department of the Interior, FWS pursuant to the Endangered Species act of 1973 (as amended). The FWS administers the federal list of animal species (50 CFR 17.11) and plant species (50 CFR 17.12). Federal protection of marine species is the responsibility of the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS).

The State of Florida affords special protection to animal species designated as State designated threatened or species of special concern, pursuant to Chapter 68A-27, F.A.C., which is administered by the FWC. In November 2010, a revision to the FWC threatened species rules changed the designation of federal listed species that occur in Florida to federally designated endangered or federally designated threatened species. Those species that are only state listed are now designated as State threatened or State species of special concern.

The State of Florida also protects and regulates plant species designated as endangered, threatened or commercially exploited as identified on the Regulated Plant Index (5B-40.0055, F.A.C.), which is administered by the Florida Department of Agriculture and Consumer Services (DOACS), Division of Plant Industry, pursuant to Chapter 5B-40, F.A.C.

All listed species with defined consultation areas that overlap the subject property have been discussed in the Threatened and Endangered Species section. None of the species are expected to

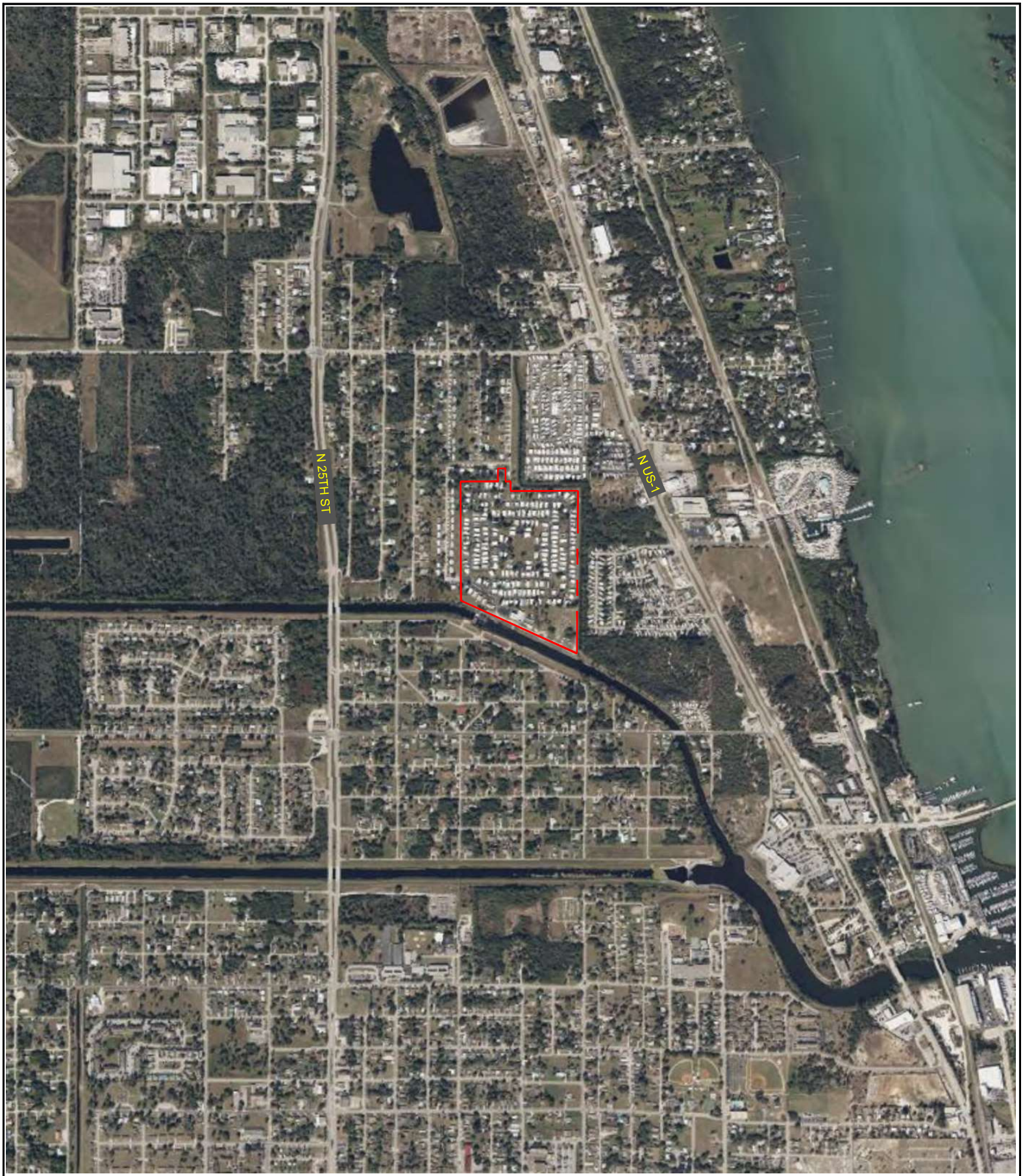
utilize the site as there is no suitable habitat available.

Protected Tree Species

The City of Ft. Pierce (City) has regulations for tree removal. All native trees with a diameter at breast height (DBH) of 14 inches and larger and native palms greater than 10 feet in clear trunk height are protected under Section 22-194 of the City's Code of Ordinances. The city will require a tree removal permit in order to remove any existing protected vegetation. Each protected tree removed must be replaced at a 1:1 ratio of DBH inches. Protected palms must be replaced on a palm for palm basis. The minimum size of planted replacement tree is 12' tall. Mitigation in the form of a payment in lieu of replacement may be accepted if replacement is not an option. The payment amount is based on a price per inch DBH removed.

CONCLUSION

- Wetlands and Surface Waters: It is WGI's opinion that there are no jurisdictional wetlands or surface waters on the subject property.
- An ERP permit from the SFWMD will be needed for the stormwater management system of the proposed development.
- Vegetation: A Tree Removal permit will be required by the City for the removal of existing protected vegetation prior to any site development that may impact existing native tree species.
- Listed Species: WGI did not observe protected species, their habitat, or signs of their presence within the subject property that would present a significant limitation on site development.



SOURCE: GOOGLE EARTH PRO

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

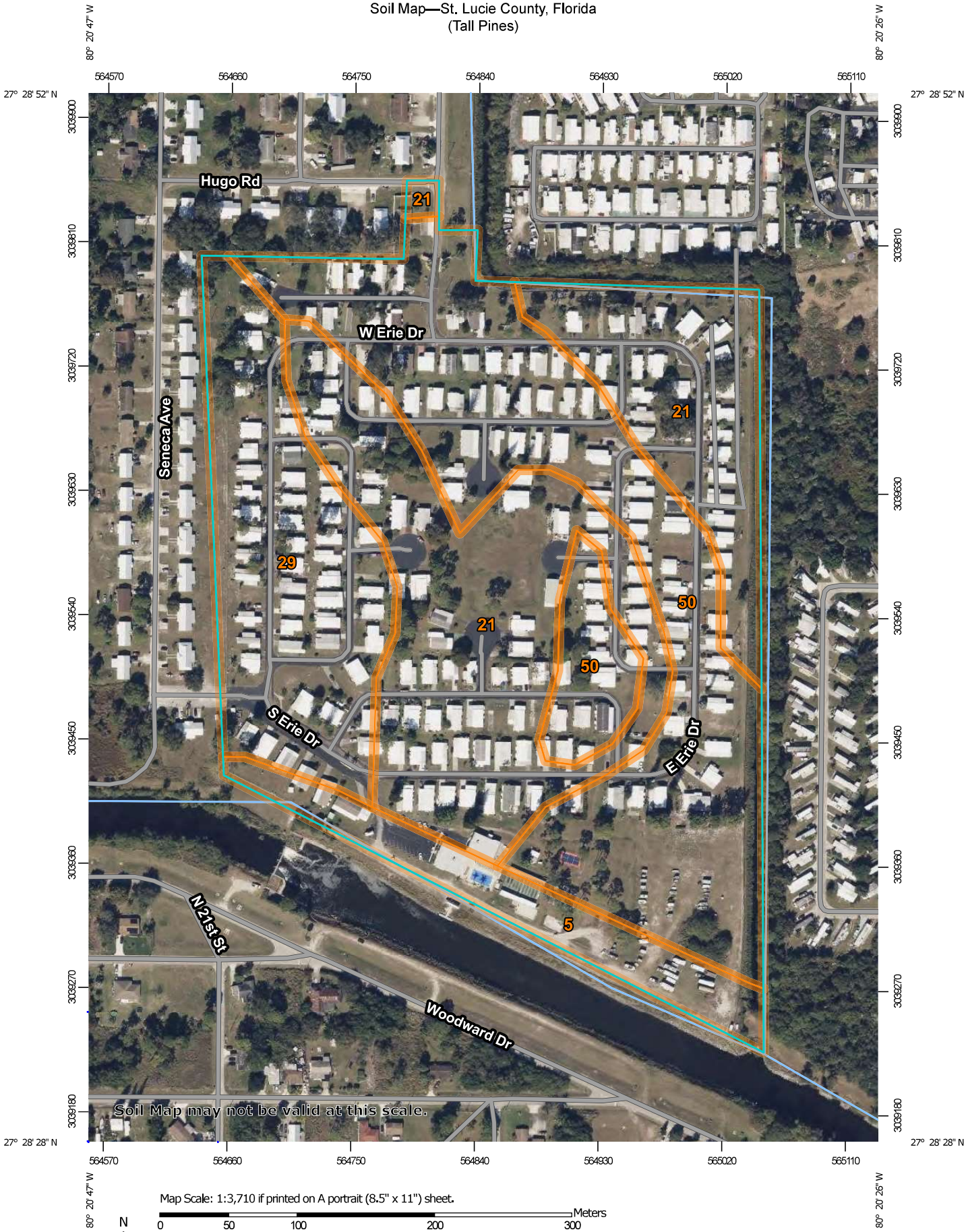
LOCATION MAP
EXHIBIT A

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Soil Map—St. Lucie County, Florida
(Tall Pines)



Map Scale: 1:3,710 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	3.4	7.4%
21	Lawnwood and Myakka sands	17.2	37.2%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	8.6	18.6%
50	Waveland and Immokalee fine sands	17.0	36.8%
Totals for Area of Interest		**46.3**	**100.0%**



LEGEND
122 - MOBILE HOME UNITS - 41.63 AC

0 220 440 Feet

SOURCE: FDOT AERIALS GIS

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

LAND USE MAP
EXHIBIT C

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



SOURCE: GOOGLE EARTH PRO

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

ADJACENT SURFACE WATERS
EXHIBIT D

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Exhibit E
Site Photographs



Photo 1: View from center of site towards the southeast.



Photo 2: View from center of the site looking south.



Photo 3: View within the subject property.



Photo 4: View along western property line looking east. Photo credit: Google StreetView



Photo 5: View of southern property line facing north from Woodward Drive.
Photo credit: Google StreetView

This Instrument Prepared By:
Rodney Q. Jarvis
2575 E. Camelback Rd,
Suite 1100
Phoenix, Arizona 85016

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this_day of ____, 2024 (the "Effective Date"), by Granite Tall Pines, LLC, a Florida limited liability company (henceforth referred to as the "Developer"), whose mailing address is 314 South Erie Drive, Fort Pierce, FL 34946, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

WITNESSETH:

WHEREAS, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereafter referred to as the "Property"); and

WHEREAS, the owner of the Property obtained approval of a Minor Site Plan Amendment for Tall Pines by St. Lucie County on March 7, 1994.

WHEREAS, on ____, the City Commission of the City of Fort Pierce approved the Final Planned Development of the Tall Pines PD, through which the Developer intends to complete the development of the Property ("Project"); and

WHEREAS, on ____, the Technical Review Committee, in its review of the proposed Final Planned Development, required the Developer to provide this Agreement which sets forth the Developer's obligations to provide a letter of credit in an amount sufficient to secure the Developer's obligation to complete the installation of certain improvements as described in the engineer's cost estimate, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the City has determined that entering into this Agreement with respect to the development of the Property is in the best interest of the citizens of the City of Fort Pierce; and

WHEREAS, the City and the Developer desire to set forth certain terms, conditions and agreements with respect to the development of the Project upon the Property; and

WHEREAS, the proposed Project is consistent with the general purpose, goals, objectives and standards of the City of Fort Pierce Comprehensive Plan and the City of Fort Pierce land development code; and

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by reference.

2. Consideration and Conditions. In further consideration of the forgoing and of the terms and covenants set forth herein, the parties hereto agree that final plat approval for the Project by the City Commission of the City of Fort Pierce, is and shall be specifically conditioned upon the Developer obtaining a letter of credit, or cash, or such other security as may be approved by the City (the "Approved Security") in an amount sufficient to secure the Developer's obligations as shown in Exhibit "B", with respect to the following:

a. Sidewalks. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with the Approved Security to secure the Developer's obligation to complete the installation of sidewalks along the entrance road of the Project (the "Sidewalks").

b. Parking. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of new parking within the Project (the "Parking").

c. Water and Sewer. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of all sewer and water connections for the development of RV spaces, new MH spaces, and new buildings within the Project (the "Connections"). Prior to the completion of each building or new RV or new MH space within the Project, the Developer shall install the required Connections for each new building or new space, and no new building nor new space shall be issued a C.O. unless the required Connections for such building have been installed.

3. Surety. The Surety provided by Developer to the City to secure Developer's obligation to construct improvements as set forth in Paragraph 2 above, shall be the Approved Security in an amount equal to 110% of the estimated cost of constructing the improvements, as set forth in Exhibit "B", and in a form with conditions as approved by the City Attorney. Upon representation by Developer that the required improvements are completed, an inspection shall be made by the City. Upon satisfactory completion of each of the required improvements described above in Sections 2.a.,b.,c., the City shall release the portion of the Letter of Credit securing each by the cost amount shown in Exhibit B. In the event Developer fails to timely complete the required improvements, the City shall be entitled to draw, utilize and apply to its account the security provided by the Developer for the purposes as herein described. In the event Developer fails to timely make or complete the improvements, and the City chooses to make or complete the required improvements, Developer grants the City and/or its designated agent(s) right of entry in order to complete the improvements, and Developer hereby agrees to indemnify and hold harmless the City, its employees, officers and agent(s) from an against any claims related to such entry. In no event shall the City have any obligation to complete the improvements.

4. Notices. Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager
100 North U.S. 1
Fort Pierce, FL 34950

With a copy to:

City Attorney
100 North U.S. 1
Fort Pierce, FL 34950

Developer:
Granite Tall Pines, LLC
314 South Erie Drive
Fort Pierce, FL 34946

With a copy to:
Rodney Q. Jarvis
2575 E. Camelback Rd., Suite 1100
Phoenix, AZ 85016

This foregoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

5. Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

6. Counterparts. This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, 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.

7. Governing Law. This Agreement and the construction and the enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

8. Binding Effect. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.

9. Laws. Ordinances and Codes. The Developer shall comply with all federal, state and local, laws, codes, ordinances and regulations governing the permitting and construction of the Project.

10. Covenant with Respect to Engineer's Certification. The Developer hereby covenants and warrants that to the best of the Developer's knowledge and belief, the engineer's cost estimate, attached hereto and made a part hereof as Exhibit "B". is an accurate and complete estimate of the cost to complete the installation of all uncompleted subdivision improvements the Developer is required to install in the Project pursuant to this Agreement.

11. Permits, Conditions. Terms or Restrictions. The failure of this Agreement to address a particular permit, condition, term or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the Jaw governing permitting requirements, conditions, terms or restrictions.

12. Amendments. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

13. Further Documentation. The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

14. Remedies. The City and the Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.

15. Entire Agreement. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.

16. Disclaimer of Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

[Signature page follows]

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

ATTEST:

CITY:

CITY OF FORT PIERCE, FLORIDA

By: _____
City Clerk

By: _____
Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
City Clerk

DEVELOPER:

Granite Tall Pines, LLC

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

EXHIBIT "B"

ENGINEER'S ESTIMATE OF CONSTRUCTION COST

To be finalized with Final Planned Development Agreement.

EXHIBIT "C"

PD SITE PLAN



PD ZONING DEVELOPMENT AGREEMENT DRAFT

A. LEGAL DESCRIPTION

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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B. Owners

Owned by Granite Tall Pines, LLC

C. Duration of Agreement
To be finalized in Final PD

D. Development Timeline
To be finalized in Final PD

E. Phasing Requirements
The proposed improvements will be developed in one phase.

F. Permitted Uses and Regulations
Uses on the planned development are limited to manufactured homes and recreational vehicle parking spaces. The maximum allowed density with the proposed RL, Residential Low future land use is 6.5 dwelling units per acre.

G. Public Facilities
To be finalized in Final PD

H. Land Dedication
There is no land dedicated for public purposes

I. Local Development Permits
To be finalized in Final PD

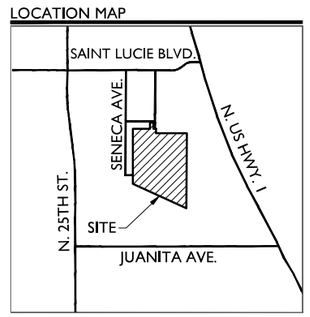
J. Consistency with the Comprehensive Plan and Land Development Code
The proposed development is consistent with the City of Fort Pierce's Comprehensive Plan and Land Development Code

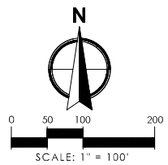
K. Conditions
To be finalized in Final PD

L. Statement of Compliance
Failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.



LOCATION MAP





SITE DATA

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES[1] (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

PROPERTY DEVELOPMENT REGULATIONS

PUD (BASED ON R3)	LOT DIMENSIONS		MAX HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH			FRONT	SIDE	CORNER	REAR
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'
PROPOSED	1,232'	1,706'	28'	23%*	20'[2]	9'	N/A	25'

NOTES*
1. UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
2. 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
3. PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

LEGEND

AC. = ACRES
BBL = BASE BUILDING LINE
C = COMPACT SPACE
CMPT. = COMPACT
CoFP = CITY OF FORT PIERCE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
F.P. = FOUNDATION PLANTING
GUE = GENERAL UTILITY EASEMENT
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O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
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R/W = RIGHT-OF-WAY
S.B. = SETBACK
S.F. = SQUARE FEET
SLC = ST. LUCY COUNTY
S/W = SIDEWALK
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT

WGL.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION REVISIONS	BY

CAD 72800_PL_SITE	
JOB NO.	10497.00
DRAWN BY	RR
CHECK BY	SP
DATE	2024-08-16

TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

Models Exhibit P:\72800\726.87 Fort Pierce Mobile Home\PLANS\72800426-SITE.dwg --- Model 8/16/2024 1:58:21 PM Brandt 8/16/2024 1:57:12 PM

PHASING PLAN STATEMENT
TALL PINES PD
City of Fort Pierce

PHASING PLAN

- There is no phasing proposed for the project, as the proposed improvements are to be developed in one phase.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946
2. Property Tax ID(s): 1433-210-0003-000-9 & 1433-310-0002-000-9
3. Total Acreage: 41.63 ACRES
4. Existing Future Land Use Designation: Residential Medium (RM) (St Lucie County)
5. Existing Zoning Classification: Residential, Mobile Home - 5 (RMH-5) (St Lucie County)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Annexation and FLU Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The existing use of the property includes manufactured homes and outdoor storage. Amenities include a clubhouse, pool, athletic courts, and fishing pier.

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

10. The reason for making this request: This application is being submitted concurrent with an Annexation and Future Land Use Amendment Application. The property must be rezoned to be compatible with the City's Comprehensive Plan and Land Development Ordinances.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes,	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
Proposed	RL	PD	6.5 du/ac	41.63	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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	**Total gallons per day** +21,060 gallons

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person 76,700 gallons (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	**Total gallons per day** +21,060 gallons

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	895.67	898.16	2.49
Urban District	5 acres per 1,000 people	223.92	224.54	0.62
Community	2.5 acres per 1,000 people	111.96	112.27	0.31
Neighborhood	1.36 acres per 1,000 people	60.91	61.08	0.17

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)

Tall Pines is age-restricted, therefore there will be no change in demand for public schools.

	K-8	High
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
Change in Demand	0	0

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum RV lots were included in this calculation.
Current Zoning	28.5 yards
Proposed Zoning	39.33 yards
Change in Demand	+10.83 yards

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

Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

III. Transportation Analysis

G. Traffic Traffic is in progress and will be provided at a later time

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Granite Tall Pines, LLC c/o Inspire Communities, LLC
Mailing Address: 4742 N 24th St Suite 325
City Phoenix State AZ Zip 85016
Phone # 646-991-6950
E-mail: jmauldin@inspirecommunities.com

13. Name of Applicant: Jerrod Purser (WGI, Inc.) on behalf of Granite Tall Pines, LLC
Mailing Address: 3230 W Commercial Blvd, Suite 300
City Fort Lauderdale State FL Zip 33309
Phone # (954) 660-1660 Fax #
E-mail: Jerrod.Purser@wginc.com

14. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)
Mailing Address: 2575 E. Camelback Rd, Suite 1100
City Phoenix State AZ Zip 85016
Phone # (602) 717-9979 Fax #
E-mail: rqjarvis@gmail.com

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

I certify that: (Check One)

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

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

Applicant's Signature Date

3230 W Commercial Blvd, Suite 300, Fort Lauderdale	FL	33309
Address	State	Zip

(954) 660-1660		Jerrod.Purser@wginc.com
Phone	Fax	E-mail Address

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

Jonathan Mauldin Granite Tall Pines, LLC c/o Inspire Communities, LLC	646-991-6950
Property Owner's Name (Please Print)	Phone

4742 N 24th St Suite 325, Phoenix	AZ	85016
Address	State	Zip

Property Owner's Signature — Date: 8/16/2024

STATE OF FLORIDA) Louisiana
ST LUCIE COUNTY) St. Tammany

The foregoing instrument was acknowledged before me this 16th day of August, 2024, by Johnathan Mauldin who is personally known to me or has produced Louisiana Drivers License as id

Signature of Notary

MARGARET V. BURCK
Notary Public
State of Louisiana
St. Tammany Parish
Notary ID# 175729
My Commission is for Life
(Seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Traffic Impact Analysis will be provided at a later date.

August 20, 2024

Kevin Freeman

kfreeman@cityoffortpierce.com

Re: Tall Pines Transportation Impact Analysis Methodology

This letter outlines the proposed methodology for the Tall Pines development in Fort Pierce, St. Lucie County, Florida. The Tall Pines methodology statement is being prepared for Granite Tall Pines LLC. The purpose of this study is to examine the traffic impacts of the manufactured home and RV camping spots development on the surrounding network. The proposed development will add 48 manufactured homes and 33 RV camping spots to the existing Tall Pines Mobile Home Park located off of Bryant Road approximately 2,000 feet southeast of the intersection of St. Lucie Boulevard and N 25th Street. The buildout for the project is expected in 2025.

PROJECT DESCRIPTION

The proposed Project will add 48 manufactured homes and 33 RV camping spots to the existing 214 manufactured home units located in Tall Pines Mobile Home Park. The site plan of the proposed Project is shown in **Figure 1**. The proposed site plan includes two access points, one on the northern portion at Cherokee Ave and another on the western portion with Bryant Road. RV Camping trips will only be permitted to access the site from Bryant Road. Per the City of Fort Pierce Municipal Code, the traffic study will follow St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria.

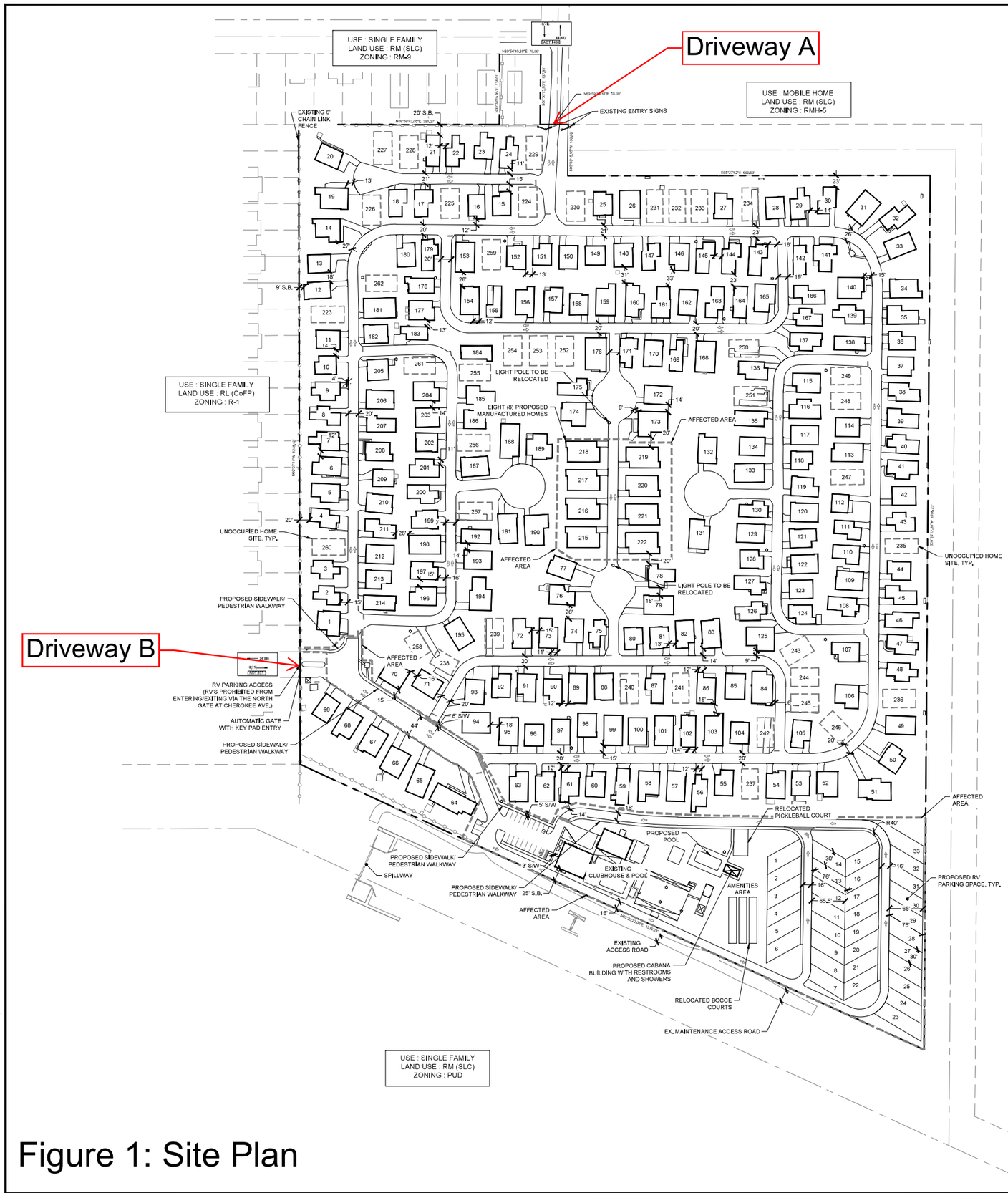
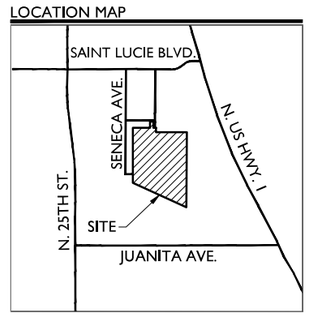
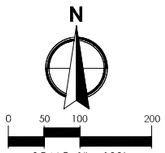


Figure 1: Site Plan

LOCATION MAP





SITE DATA

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PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
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REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
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PROPERTY DEVELOPMENT REGULATIONS

PUD (BASED ON R3)	LOT DIMENSIONS		MAX HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH			FRONT	SIDE	CORNER	REAR
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'
PROPOSED	1,232'	1,706'	28'	23%*	20'[2]	9'	N/A	25'

NOTES*
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2. 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
3. PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

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WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD 72800_PL_SITE	
JOB NO.	10497.00
DRAWN BY	RR
CHECK BY	SP
DATE	2024-08-16

TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

TRIP GENERATION METHODOLOGY

The purpose of the vehicular trip generation estimate is to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, employee, etc.) during a selected time period. The proposed Project will add 48 manufactured homes and 33 RV camping spots.

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, *11th Edition* was applied for the trip generation analysis because of its widely accepted methodology. The land use "Campground/Recreational Vehicle Park" (ITE land use 416, based on occupied campsites) was applied for both AM and PM peak hours for the proposed RV camping spots. The land use "Mobile Home Park" (ITE land use 240, based on dwelling units) was applied for both AM and PM peak hours for the proposed manufactured homes.

Table 1 summarizes the trip generation rates and provides the estimated trip generation for the proposed Project for a typical weekday and the AM and PM peak hours. As shown in **Table 1**, the Project is estimated to generate 442 daily vehicle trips, with 26 of those trips occurring during the AM peak hour, and 37 trips occurring during the PM peak hour upon full buildout of the Project. It is important to note that no pass-by or internal capture reduction rate was applied for this development due to the land uses not being eligible for either reduction.

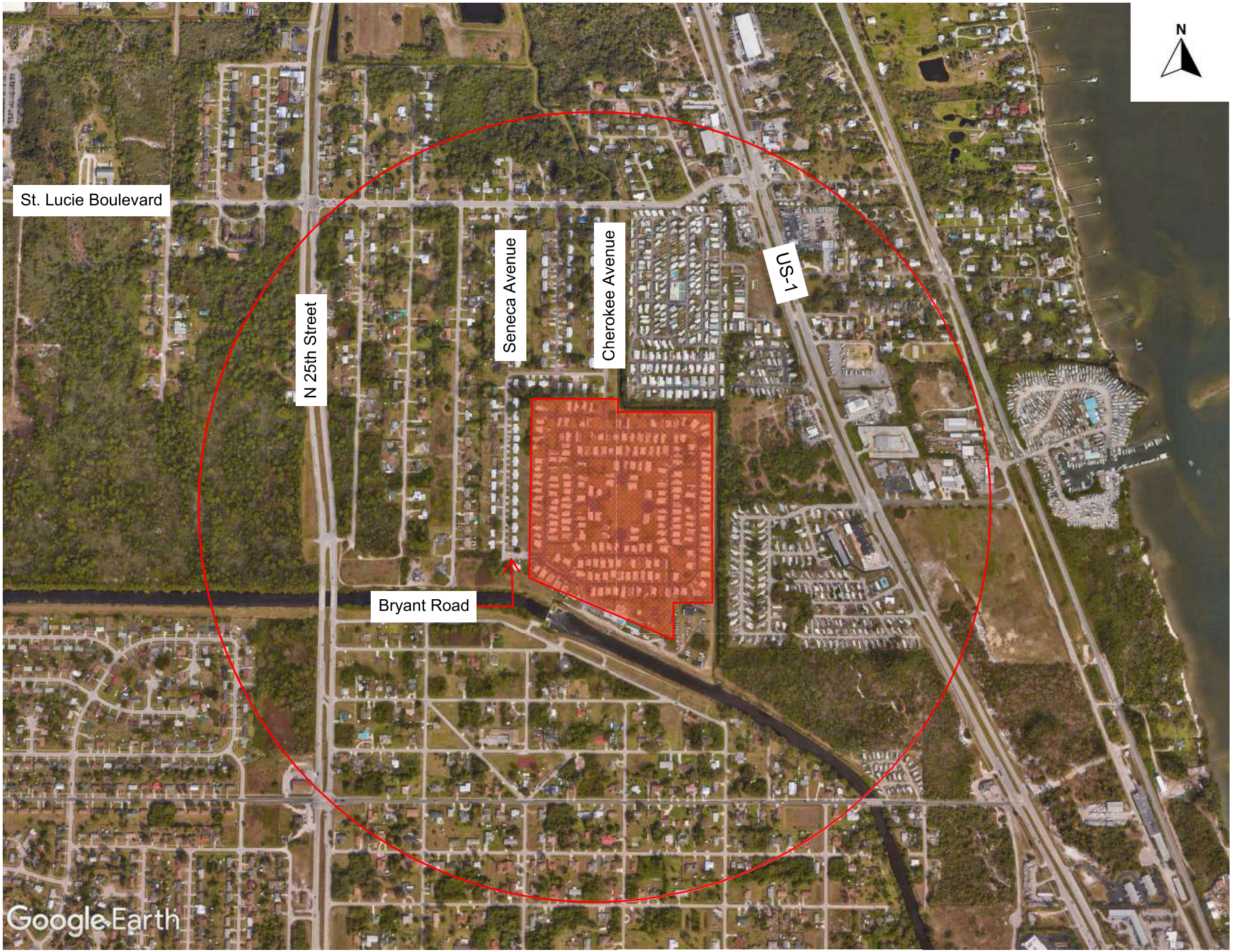
Table 1: Trip Generation Rates

Description	Land Use	ITE Code	Density	Units	Daily Total	Weekday AM Peak			Weekday PM Peak		
						In	Out	Total	In	Out	Total
[1]Recreational	RV Park	416	33	Occupied Campsites	100	3	4	7	6	3	9
[2]Residential	Mobile Home Park	240	48	Dwelling Units	342	4	15	19	17	11	28
Total External Net New Vehicle Trips					**442**	**7**	**19**	**26**	**23**	**14**	**37**

Notes:
1. ITE Land Use 416 Campground/Recreational Vehicle Park:
Daily T= PM Peak Hour/.09
AM Peak Hour T = 0.21*(X) (36% entering, 64% exiting)
PM Peak Hour T = 0.27*(X) + 20.55 (65% entering, 35% exiting)
2. ITE Land Use 240 Mobile Home Park:
Daily T= 7.12*(X)
AM Peak Hour T = 0.39*(X) (21% entering, 79% exiting)
PM Peak Hour T = 0.58*(X) (62% entering, 38% exiting)

Source: WGI, 2024.

According to St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria, "the area to be studied will be based on the New External Trip Generation of the proposed development." According to the table given, the generation of 201-500 new external daily trips correlates to a radius of influence of 0.5 miles. Since this development generates 442 new external daily trips, a 0.5-mile radius of influence will be studied. **Figure 2 below** depicts the half-mile radius of influence.



Project Site

Half-Mile Radius

Figure 2: Half-Mile Radius

TRIP DISTRIBUTION AND ASSIGNMENT

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to St. Lucie Boulevard. The AADT Volumes were derived from the FDOT Traffic Online**.** The project distribution can be seen below in **Table 2.**

Table 2: Directional Distribution

Roadway	AADT	Distribution %
St. Lucie Blvd. (W)	5900	7%
St. Lucie Blvd. (E)	5200	7%
N 25th Street (N)	9100	11%
N 25th Street (S)	13200	17%
US 1 (N)	24000	30%
US 1 (S)	22500	28%
Total	**79900**	**100%**

Source: WGI, 2024.

Figures 3 and 4 below show the directional distribution and assignment throughout the study roadway network.

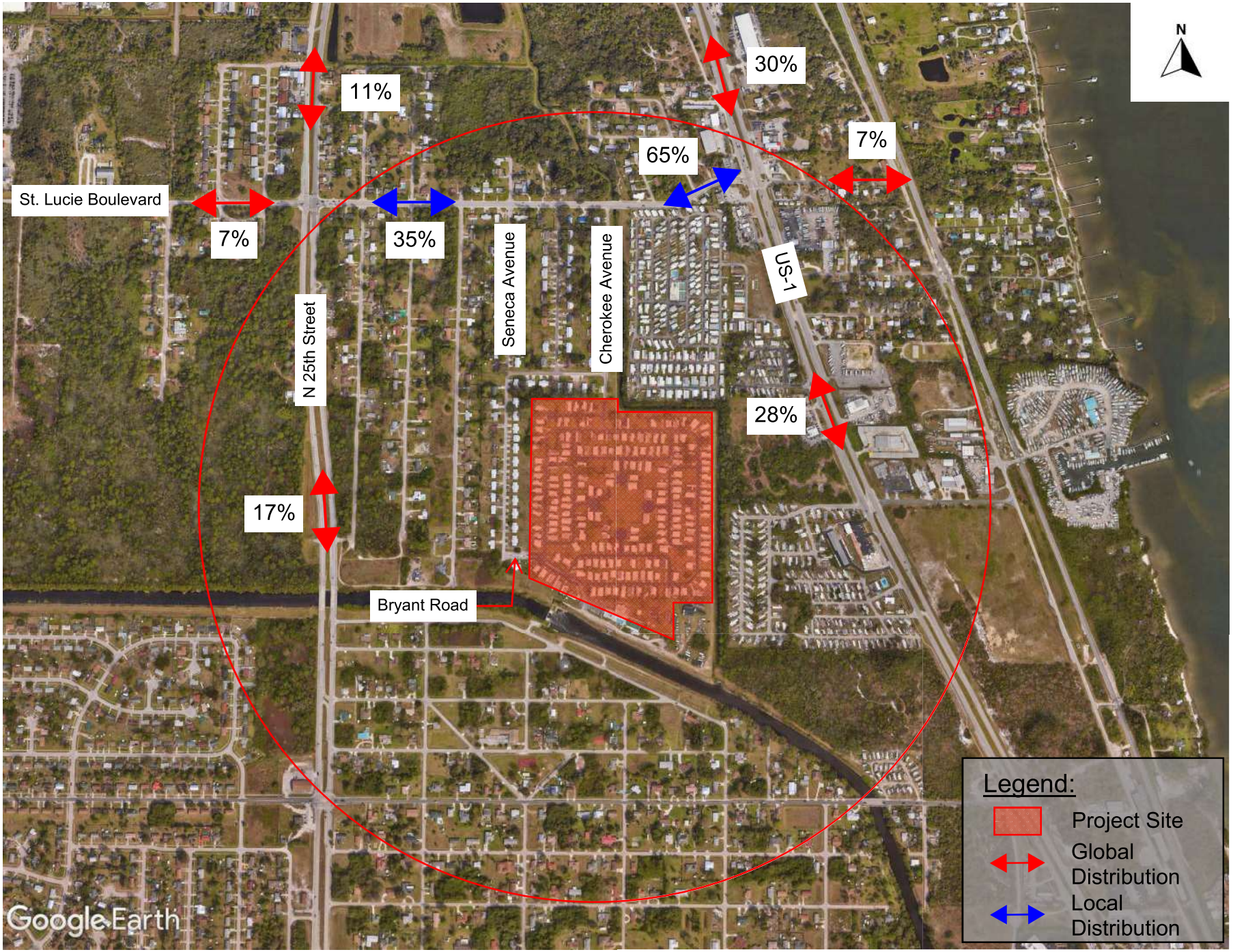


Figure 3: Traffic Distribution

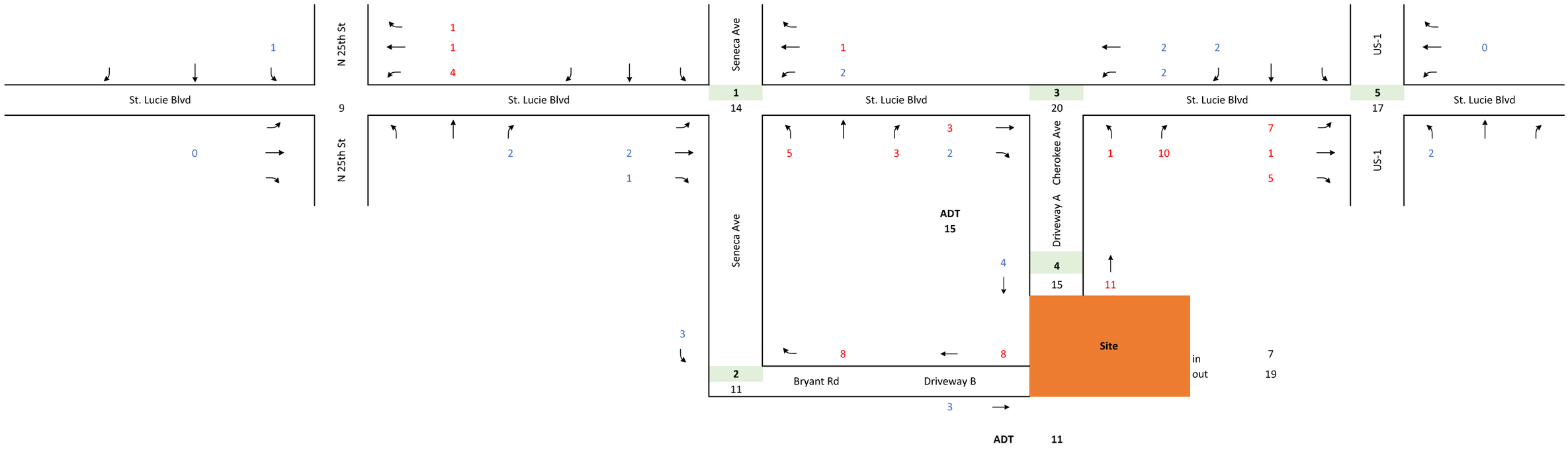


Figure 4: Trip Assignment AM

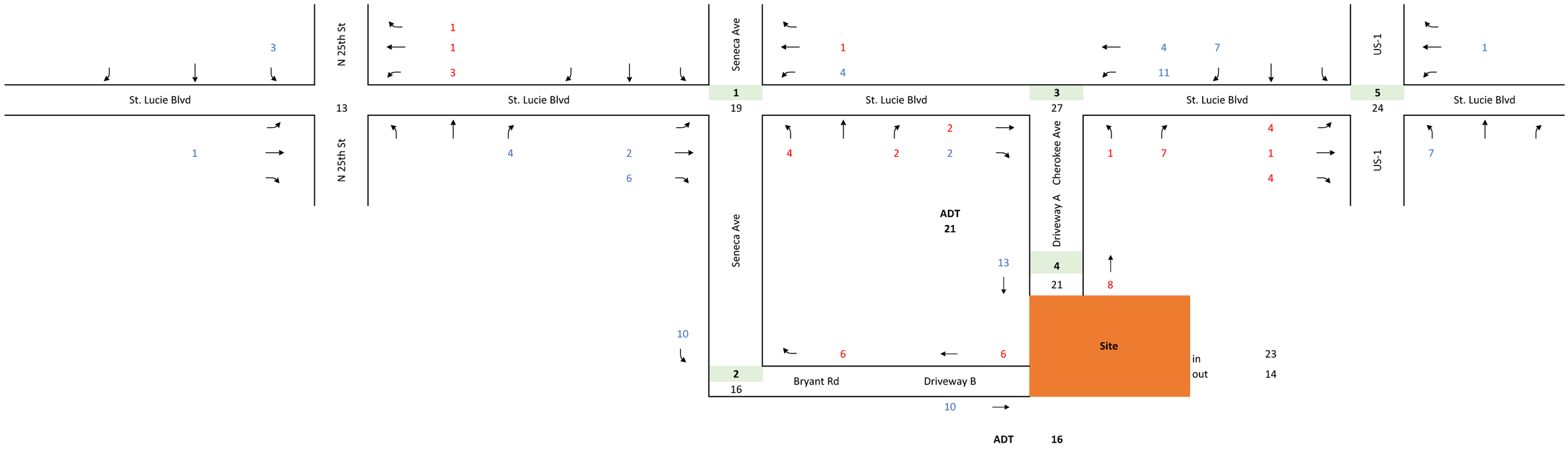


Figure 4: Trip Assignment PM

STUDY AREA

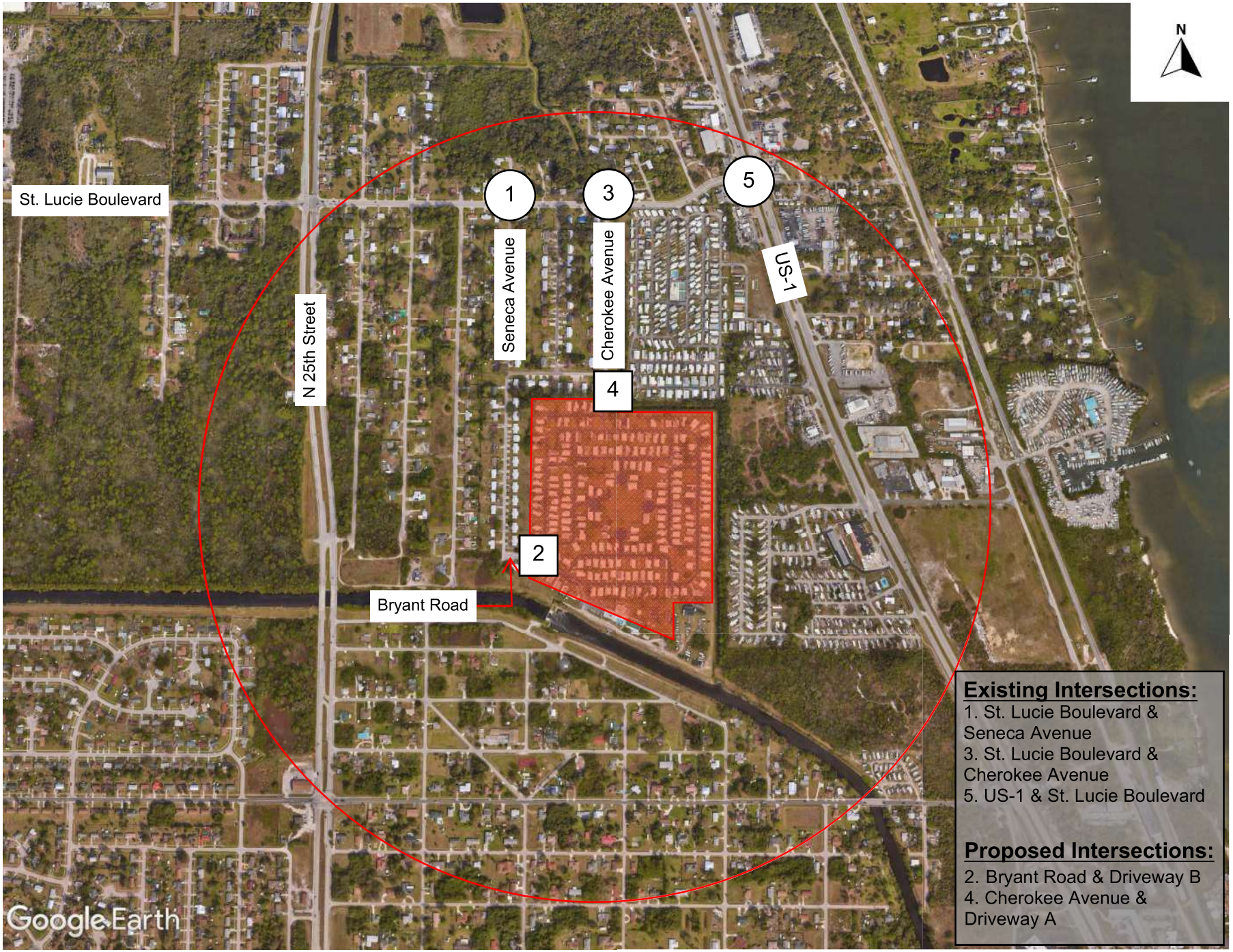
The following major intersections and roadway segments will be included in the traffic analysis:

Intersections:

- US-1 and St. Lucie Blvd.
- St. Lucie Blvd. and Seneca Ave.
- St. Lucie Blvd. and Cherokee Ave.
- Cherokee Ave and Driveway A
- Bryant Road and Driveway B

As per the *Standardized Traffic Impact Studies (TIS) Methodology and Procedures, Section 3: Impacted Roadways/ Intersections*, included in **Appendix B**, these study intersections were chosen because the peak hour traffic is more than 1% of the two-way peak-hour service capacity. The two-way peak-hour service capacity was found using the latest version of the Generalized Service Volumes tables from Florida Department of Transportation, which are based on Context classification area and number of lanes. **Appendix B** includes the significance test used to determine the study area and roadways. As seen in **Appendix B,** the intersections that connect the site to the major roadway network, St. Lucie Blvd. and Seneca Ave. and St. Lucie Blvd. and Cherokee Ave., will need to be analyzed. The intersection of US-1 and St. Lucie Blvd. from Cherokee Ave. to US-1 exceeds the 1% threshold, and therefore will be included in the intersection analysis as well. It should be noted that the available capacity on St. Lucie Blvd. changes directly adjacent to the site due to the context area transitioning from C2 to C4 directly in front of the site.

Figure 5 shows the study area intersections for this development.



(#) Study Intersection [#] Proposed Driveway

Figure 5: Study Area Intersections

BACKGROUND GROWTH

Five (5) years (2019-2023) AADTs from FDOT Florida Traffic Online were used to calculate the background growth. The background growth calculations are shown in **Table 3**. The average annual cumulative growth rate is 1.1% therefore a growth rate of **1%** will be assumed.

Table 3: Background Growth Calculation

Roadway	AADT		Annual Growth
	2019	2023	
N 25th Street North	9,800	9,100	-1.8%
N 25th Street South	11,800	13,200	2.8%
St. Lucie Blvd West	4,800	5,900	5.3%
St. Lucie Blvd East	5,600	5,200	-1.8%
US-1 North	24,500	24,000	-0.5%
US-1 South	20,500	22,500	2.4%
Average Annual Growth Rate			**1.1%**

Source: WGI, 2024.

DATA COLLECTION

The A.M. (7:00 A.M. to 9:00 A.M.) and the P.M. (4:00 P.M. to 6:00 P.M.) peak period turning movement counts will be collected at the study intersections. All traffic counts will be adjusted to peak season conditions using the appropriate FDOT peak season category factors. Turning movement counts will be collected in 15-minute intervals during the two (2) peak periods. Turning movement counts will also include pedestrians and bicyclists. Signal timing information will be obtained from St. Lucie County Traffic Engineering Division. All traffic data collected will be provided in the Appendix of the traffic impact study.

CAPACITY ANALYSIS

Capacity analyses will be conducted for the A.M. and P.M. peak hours at the study intersections and the driveways. Intersection analyses will be performed using *Synchro 11* traffic engineering analysis software which applies the Transportation Research Board's (TRB's), *Highway Capacity Manual* (HCM), 2000, 2010, and 6th Editions. Capacity analyses will be conducted for existing and future conditions, and potentially for future conditions with mitigations, if needed. A build-out year of 2025 will be used in the analysis.

Documentation

The results of the traffic analysis will be summarized in a report. The report will include supporting documents including signal timings, lane geometry, and software output sheets. The report will include appropriate text and graphics necessary to summarize the analysis and conclusions.

Should you have any questions regarding this traffic study methodology please contact me via email at Ravali.Kosaraju@wginc.com or via telephone at (512) 582-5569 if you have any questions.

Respectfully submitted,

WGI, Inc.

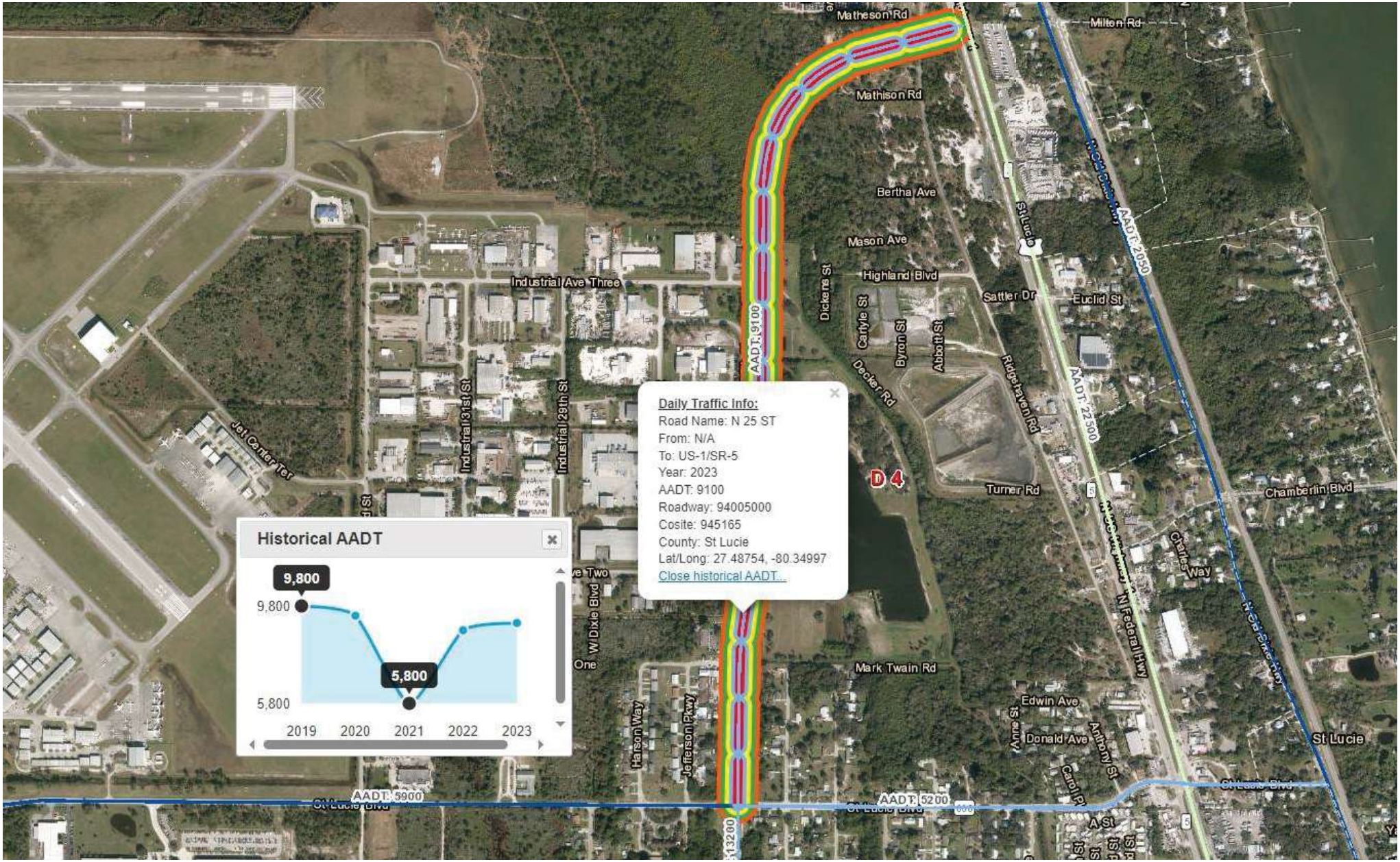


Ravali Kosaraju, P.E. (TX)

Appendix A: Historical AADT Data

Appendix B: Significance Testing

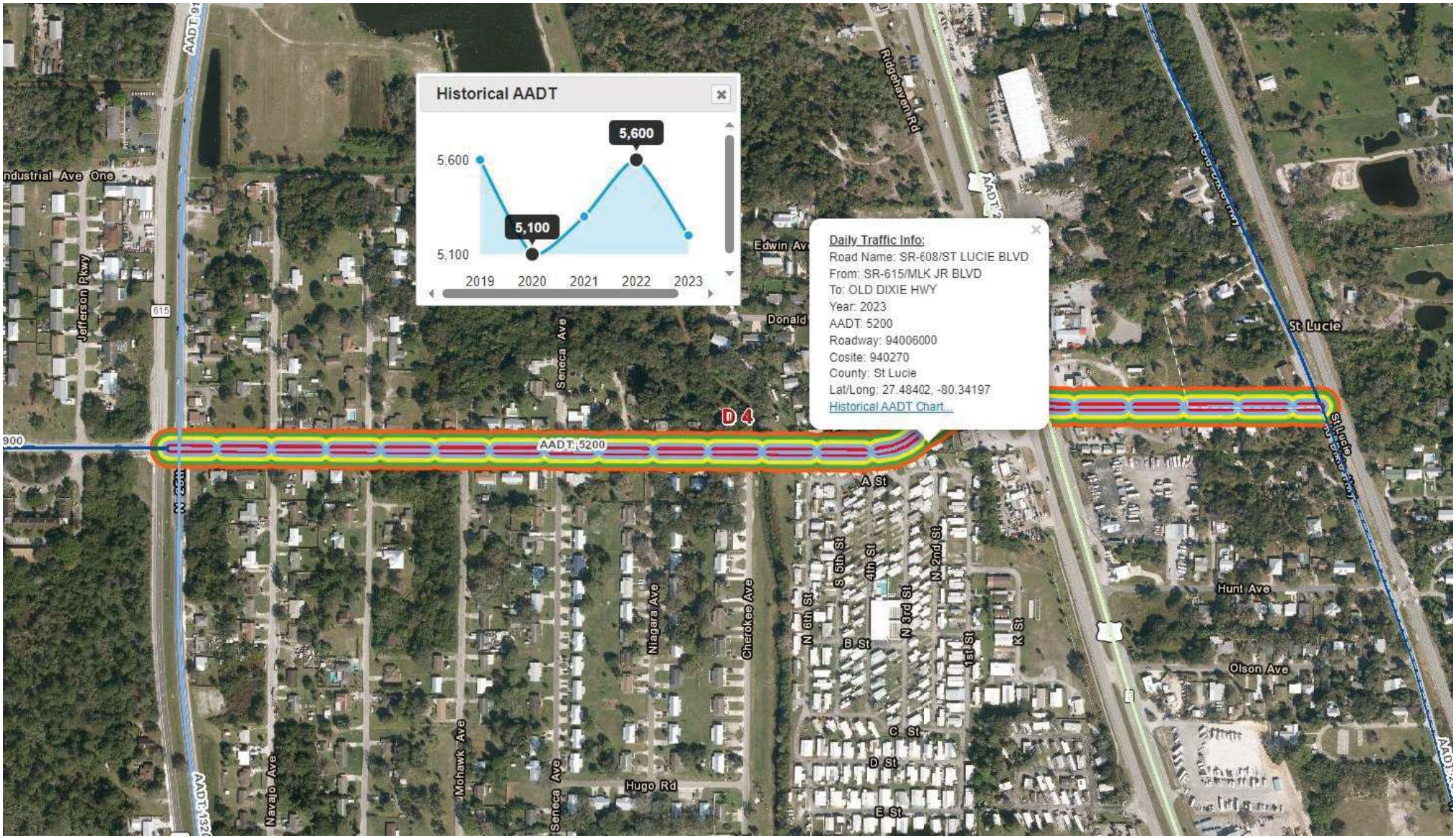
APPENDIX A: HISTORICAL AADT DATA



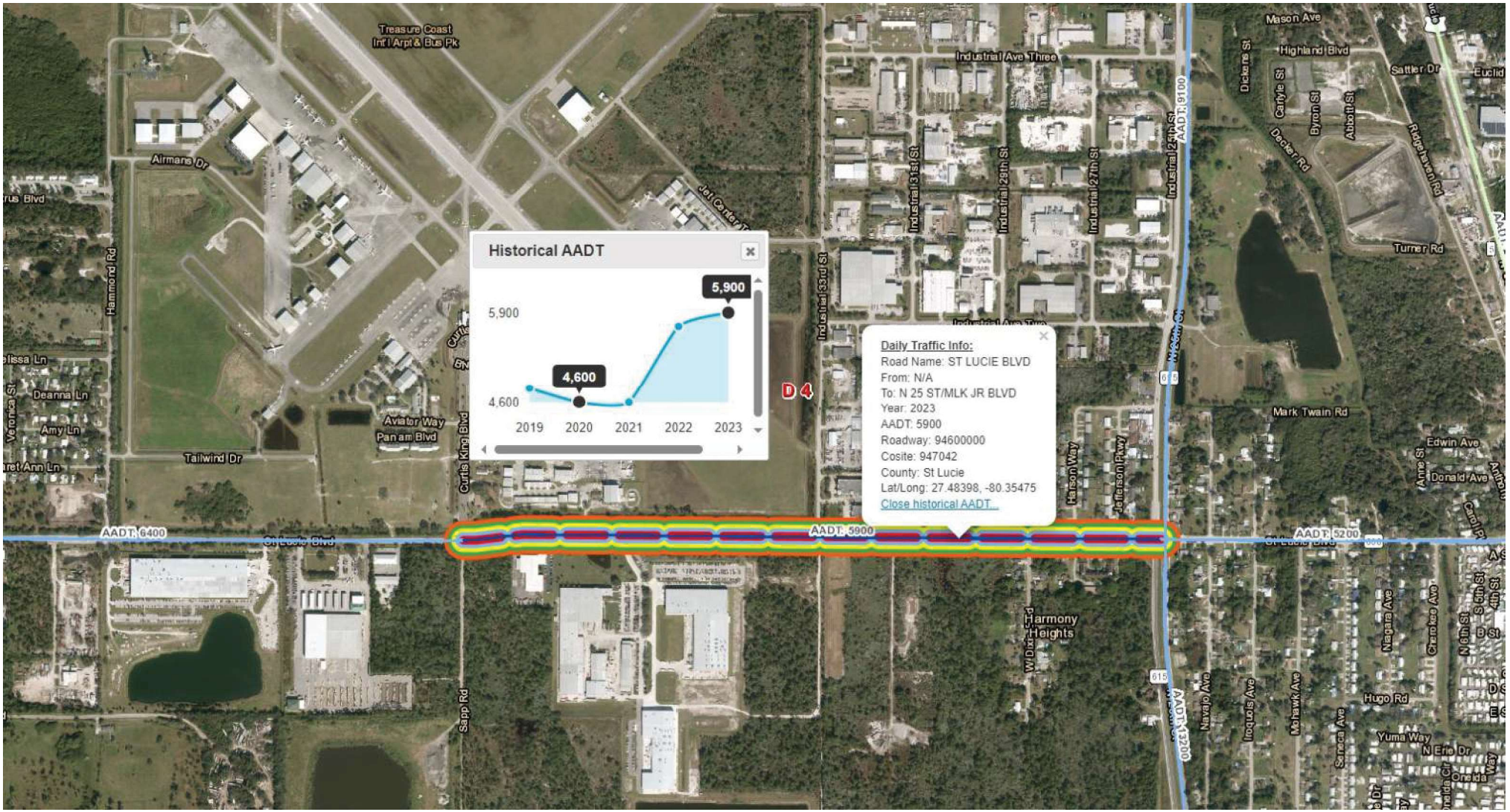
Appendix A
Historical AADT Data



Appendix A
Historical AADT Data



Appendix A
Historical AADT Data



Appendix A
Historical AADT Data



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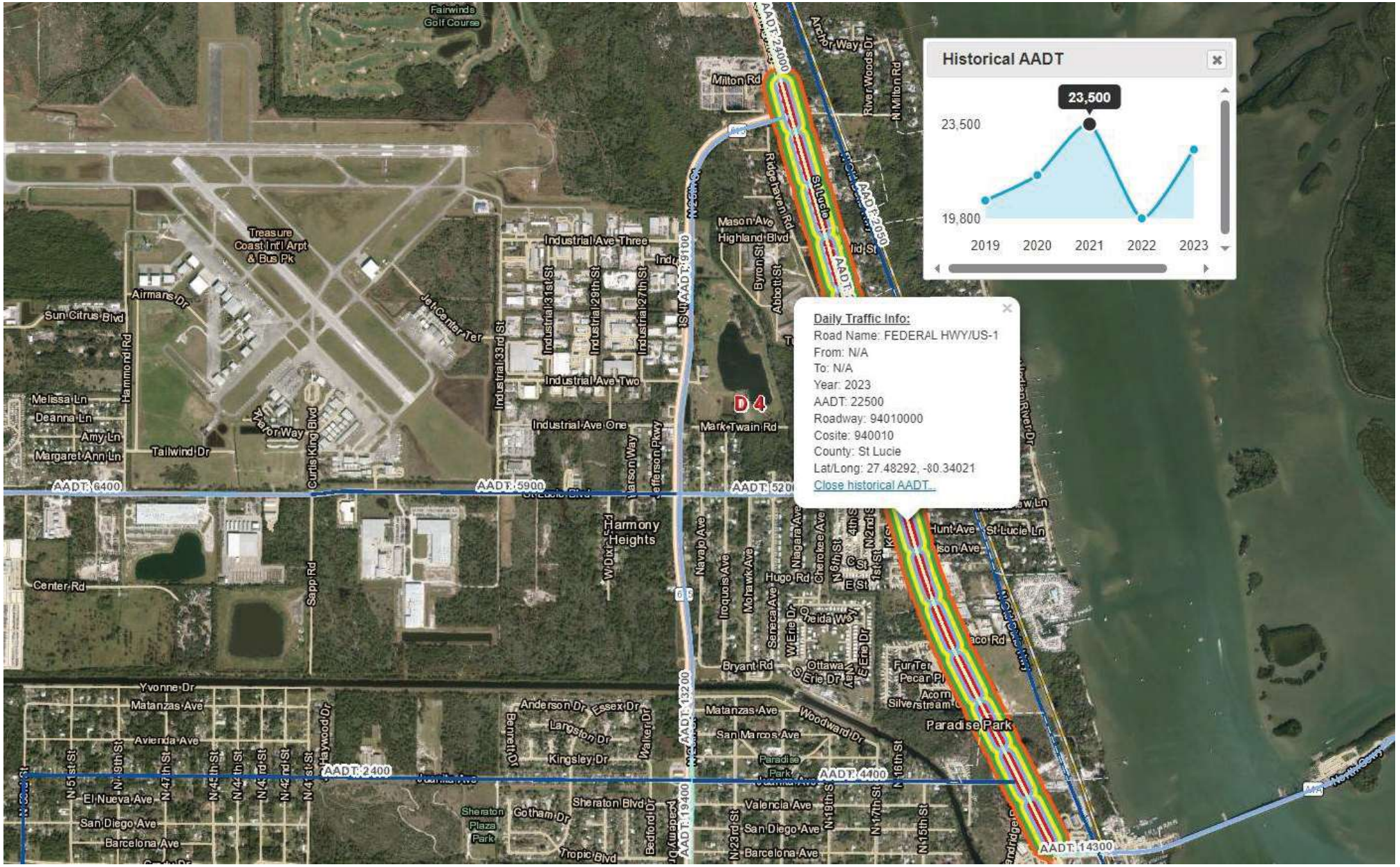
Historical AADT Data



Appendix A
Historical AADT Data

APPENDIX B: SIGNIFICANCE TESTING

Roadway Segment	Number of Lanes	LOS D Service Volumes	Project Trips											
			% Assignment	AM Peak Hour					PM Peak Hour					
				Trips		% Impact			Trips		% Impact			
				Enter	Exit	Total Added Trips	Total %	Significance	Enter	Exit	Enter	Significance	Total %	Significance
Saint Lucie Boulevard	2U	1330	7%	0	1	1	0.1%	NO	1	1	2		0.2%	NO
From: Center Road To: North 25th Street														
Saint Lucie Boulevard	2U	1580	35%	3	6	9	0.6%	NO	8	5	13		0.8%	NO
From: North 25th Street To: Seneca Avenue														
Saint Lucie Boulevard	2U	1580	24%	4	4	8	0.5%	NO	6	3	9		0.6%	NO
From: Seneca Avenue To: Cherokee Avenue														
Saint Lucie Boulevard	2U	1580	65%	4	13	17	1.1%	YES	15	9	24		1.5%	YES
From: Cherokee Avenue To: US-1														
Saint Lucie Boulevard	2U	1580	7%	0	1	1	0.1%	NO	1	1	2		0.1%	NO
From: US-1 To: Old Dixie Highway														
Cherokee Avenue	2U	1330	59%	4	11	15	1.1%	YES	13	8	21		1.6%	YES
From: Driveway A To: Saint Lucie Boulevard														
Seneca Avenue	2U	1330	41%	3	8	11	0.8%	NO	10	6	16		1.2%	YES
From: Bryant Road To: Saint Lucie Boulevard														

Note: Significance Level 1% LOS D for any road segment to which development traffic makes its first connection to the Major Road Network.
Significance level 5% LOS D for all other major road segments per St Lucie TPO Standardized TIS Methodology & Procedures.

1. PURPOSE AND APPLICABILITY

The purpose is to provide a generally uniform methodology for identifying potential traffic impacts of new development and redevelopment on the transportation system and developing mitigation strategies to offset those impacts. However, the need to perform a Traffic Impact Study (TIS) will be determined in accordance with the applicable local government requirements and provisions.

The TIS is to be signed and sealed by a registered professional engineer licensed to practice in Florida.

Any reference to the "Local Government" in these guidelines shall mean the City of Ft. Pierce, City of Port St. Lucie, St. Lucie County, their consultants, sub-consultants, contractors, or employees, as applicable. Any reference to the "Applicant" in these guidelines shall mean the person or party making application to the Local Government, to include the Applicant's consultants, sub-consultants, and contractors.

Unless otherwise agreed to in an approved Methodology Statement, the procedures of this unified methodology document will be followed.

2. METHODOLOGY STATEMENT

Prior to conducting any study, a Methodology Statement shall be prepared by the Applicant and submitted to the Local Government for review and approval. The purpose of the Methodology Statement is to establish agreed upon methodologies and assumptions prior to the start of the study. The methodology shall address the following minimum elements:

- Description of land uses, site location, build-out schedule, and phasing
- Preliminary site plan
- Trip Generation
- Internal Capture
- Background Traffic Growth Procedure
- Distribution and Assignment
- Committed Network

It shall be the Applicant's responsibility to ensure that a traffic study is not prepared or submitted without an approved Methodology Statement signed by the Local Government.

3. IMPACTED ROADWAYS/INTERSECTIONS

At a minimum, the following impacted roadway segments and intersections shall be analyzed in the TIS:

a. Any Road Segment to which development traffic makes its first connection to the Major Road Network, provided the development traffic consumes one percent or more of the existing or committed two-way peak-hour service capacity,

b. Major Road Segment on which the two-way peak-hour project traffic consumes 5 (five) percent or more of the existing or committed two-way peak-hour service capacity,

c. Site driveway connections to public roads. In addition, if the development has no direct connection to the Major Road Network, the intersections of the local/non-major roads (that provides access to the development) with the Major Road Network shall be analyzed, and

d. Major Intersections that are part of the impacted roadways.

To determine whether peak-hour development traffic consumes one percent or five percent or more of the existing service capacity of a road, the generalized roadway service volumes from the latest version of the Generalized Service Volumes tables of the Florida Department of Transportation (FDOT) shall be used. Roadway functional classification shall be based on the St. Lucie TPO's Federal Functional Classification Map and, for roads that are not contained on the map, it shall be based on the Local Government's Comprehensive Plan.

An alternative study network identification methodology can be followed by the Applicant; this methodology is described in Appendix B. Agreement on the use of the alternative study network methodology shall be reached during the methodology phase and its use acceptance is at the Local Government's discretion.

4. ANALYSIS SCENARIOS

The Applicant shall be required to provide an analysis of the following scenarios:

e. **Existing scenario** is defined as the analysis of existing traffic on the Existing Network.

f. **Background scenario** is defined as the analysis of existing traffic plus background traffic on the committed network.

g. **Background scenario with mitigation** is defined as the analysis of existing traffic plus background traffic on the committed network with the inclusion of any other improvements that are required to restore a facility to its adopted level of service standard.

h. **Future scenario** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network.

i. **Future Scenario with mitigation** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network with the inclusion of any other improvements (if needed) that are required to restore a facility to its adopted level of service standard.

A detailed definition of the analysis scenarios is included in Appendix A.

Planning Board **7. c.**

Meeting Date: 06/09/2025

Re: PD2024-00009 Symphony Lakes - Final PD phase 1

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

PD2024-00009
Final Planned Development- Symphony Lakes Planned Development
4300 Selvitz Road
Parcel ID(s): 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

SUMMARY:

Review and approval of a Final Planned Development of the Symphony Lakes Planned Development. The property is located at 4300 Selvitz Road, east of Selvitz Road and North of Devine Road. Parcel #'s 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4.

The 122.8-acre site was approved for a Mixed-Use Future Land Use on April 1, 2024, under Ordinance number 23-057.
Subsequently, the property was rezoned to Planned Development (Master Site Plan) on June 3, 2024, under Ordinance 23-058. The overall master plan proposed 625 units which generate a gross density of 5.1 du/ac.

This application proposes a Final Site Plan for Pod 1.
Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes. The Selvitz Road development is a gated community with two access points to this site, which are both proposed on Selvitz Road. There is an entrance provided for emergency services use only along Christensen Road. This entrance is not to be used by residents or visitors at any time. Additionally, no entrance is present on Devine Road.
The proposed Pod 1 Final Site Plan is consistent with the Pod 1 master site plan. The plan is approximately 88 acres, and its primary use is residential. Pod 1 provides the site with 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre.
A 20% minimum of lake/open space located within Pod 1 has been approved by the City of Ft. Pierce per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1.

Pod 1 provides an amenity center. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood. In addition, the Symphony Lakes development dedicated 3.8 acres of Pod 1 to an existing conservation easement. These 3.8 acres of preservation are located in the northeast area of the site.

The northern edge of the entire site borders a canal, separating the proposed development

from the industrial use area north of this site. An existing 20-foot buffer exists on the industrial side of the 45-foot canal. In addition, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. This provides 200 feet between the residential properties and the buffer on the industrial site.

The project proposes traffic improvements, which have been agreed with St. Lucie County and consist of 60-foot and 80-foot / 50-foot access roads off Selvitz Road as shown on the Master Site Plan that will provide access to the Pods and shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the City's approved plans.

RECOMMENDATION:

Staff recommend that the Planning Board move the application to the City Commission with a recommendation of **APPROVAL** subject to the stated conditions, and development Agreement.

ALTERNATIVES:

Approve with amendment(s).

or

Denial.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Techical Review Committee.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Draft Development Agreement
Applicant Narrative
General Location Map
Survey
Warranty Deed
Property Appraiser Record Card
Concurrency Review
Site Plan
Landscape Plan

Stormwater - Drainage
Environmental Impact Report
Traffic Impact Report
Construction Plans
Lighting Plans
Phasing Plan
Tree Mitigation
SFWMD Conservation Easement
Design Review Form
Rendering
Design Narrative
TRC Comments Received
Response Letter

Form Review

Form Started By: Kev Freeman
Started On: 06/04/2025 12:04 PM
Final Approval Date: 06/04/2025

Record and Return To:
This Instrument Prepared By:
Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
2300 SE Monterey Road, Ste 201
Stuart, Florida 34996
File No. ST294-0003

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PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into this _____ day of _____, 2025, (the "**Effective Date**") by and between SELVITZ I, LLC, a Florida limited liability company, SELVITZ II, LLC, a Florida limited liability company, and SELVITZ III, LLC, a Florida limited liability company (collectively the "**Applicant**"), and the CITY OF FORT PIERCE, a political subdivision of the State of Florida (the "**City**"). The Applicant and the City each sometimes each referred to as a "**Party**" and collectively as the "**Parties**."

WITNESSETH:

WHEREAS, Applicant 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 "A"** (the "**Property"**); and

WHEREAS, Applicant intends to develop a Planned Development ("**PD**") to be known as "Symphony Lakes" as more particularly set forth on that certain site plan approved by the Fort Pierce City Commission on June 3, 2024, together with twenty-three (23) development conditions set in Ordinance 23-058 (collectively the "**Site Plan**"), and consisting of 122.80 acres, including 625 dwelling units ("**DU**s") on 107.05 acres, and comprised of multi-family apartments, townhomes, villas/duplex/triplex/cottages/quadraplex and single-family homes, and 15.74 acres of light industrial (collectively the "**Project**"); and

WHEREAS, the Project shall be constructed in four (4) separate pods, as shown and more particularly described on the Site Plan, which pods shall consist of (a) 300 single-family homes on 88.05 acres ("**Pod 1**"), (b) 325 of multi-family apartments, townhomes, villas/duplex/triplex/cottages/quadraplex on 19.00 acres ("**Pod 3**"), (c) RV & Boat storage on 4.98 acres ("**Pod 4**"), and (d) light industrial on 10.76 acres ("**Pod 5**") (Pod 1, Pod 3, Pod 4 and Pod 5 each individually being referred to as a "Pod"); and

WHEREAS, Section 125-212 of the Code of Ordinances of the City requires that the Applicant enter into this Agreement with the City as a condition of approval of the Project.

NOW, THEREFORE, the Parties do hereby agree as follows:

1. **Unified Control.** Applicant hereby warrants that it has, as a result of fee simple ownership, unified ownership of all of the Property included in this Agreement.

2. **Term.** The Term of this Agreement shall be twenty (20) 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.

3. **Development Timeline.** All development shall be consistent with the development timeline provided herein. Pod 1 shall be substantially completed within five (5) years of the Effective Date ("**First Pod Completion Date**"). A second Pod shall be substantially completed within five (5) years of the First Pod Completion Date ("**Second Pod Completion Date**"). A third Pod shall be substantially completed within five (5) years of the Second Pod Completion Date ("**Third Pod Completion Date**"). The fourth, and final, Pod shall be substantially completed within five (5) years of the Third Pod Completion Date ("**Final Pod Completion Date**") (the First Pod Completion Date, Second Pod Completion Date, Third Pod Completion Date and Final Pod Completion Date each individually and collectively sometimes referred to as the "**Pod Completion Date**"). Any Pod Completion Date may be extended for a period of up to five (5) years after approval by the City of Fort Pierce City Commission (the "**Commission**") at a public hearing, unless an instrument has been recorded agreeing to release, amend or modify this Agreement in whole, or in part, as provided below. The foregoing notwithstanding, if any Pod Completion Date of any development approvals associated with this Agreement or with the Property are ever extended to a date that is later than such Pod Completion Date, each individual Pod Completion Date thereafter shall automatically extend to a later date consistent with the time periods set forth herein. A proposed timeline of development is specified on **Exhibit "B"**, attached hereto and by this reference incorporated herein (the "**Development Timeline**"). For purposes of this Agreement, the term "substantially completed" shall mean all required improvements within an individual Pod are completed, including, as applicable, roads, sidewalks, stormwater and drainage facilities, utilities, landscaping, and recreational amenities.

4. **Traffic Improvements.** Applicant agrees that traffic contribution improvements ("**Traffic Improvements**"), should they be required by the Site Plan or St. Lucie County, shall be undertaken and carried out in accordance with **Exhibit "C"** attached hereto and made a part hereof.

5. **Phasing and Phasing Requirements.** All phasing and requirements shall be consistent with the below and the Development Timeline set forth on **Exhibit "B"** to this Agreement. The Project shall be constructed in four (4) phases, consisting of Pod 1, Pod 3, Pod 4 and Pod 5, provided, however, and notwithstanding anything to the contrary in this Agreement, the phases do not need to be constructed in any particular order and may be constructed simultaneously with other phases or in any order deemed appropriate by the Applicant.

6. **Permitted Uses; Densities; Height.** The Project shall conform to the requirements and standards set forth in this Agreement and on the Site Plan, including but in no way limited to permitted uses, densities and height requirements.

7. **Public Facilities.** The Project shall construct and be served by the following public facilities:

A. **Fort Pierce Water and Sewer Authority (FPUA);**

B. **St. Lucie County Road Infrastructure -** Selvitz Road and Christensen Road provide access to the site.

C. **North St. Lucie River Water Control District (NSLRWCD)**- Existing canal on north end of property and internal improvements in the Project provide sufficient drainage outfall to accommodate the Project.

D. **St. Lucie County School District** - capacity in the School District is available to serve the Project.

8. **Development Permits**. All required development permits and approvals shall be obtained before commencing construction, which shall include, but are not limited to:

A. City of Ft. Pierce Building Permit;

B. Fort Pierce Utility Authority Permit;

C. South Florida Water Management District (SFWMD) Environmental Resource Permit;

D. North St. Lucie Water Control District Connection Permit;

E. Florida Department of Environmental Protection Water Main Extension Permit; and

F. Florida Department of Environmental Protection Domestic Wastewater Collection/Transmission System Permit.

9. **Comprehensive Plan and Land Development Regulation Compliance.** The Project, as proposed, is consistent with the City's Comprehensive Growth Management Plan and Land Development Regulations.

10. **Public Health, Safety and Welfare Conditions.** The Project shall conform to the requirements and standards set forth in this Agreement, on the Site Plan, and City's Land Development Regulations for matters relating to public health, safety and welfare conditions.

11. **Failure to Address Requirements.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Applicant of the necessity of complying with any law, ordinance, rule, regulation, or legal requirement governing said permitting requirements, conditions, term, or restriction.

12. **Breach of Agreement.**

A. Development of the Project and the proposed improvements shall at all times be in compliance with this Agreement and any approved Development Orders. In the event that Applicant 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 Property, including any associated phases. In the event that Applicant 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.

B. 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.

C. Any person, including the Commission, or any member of the City Commission, may file 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.

D. 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 Applicant, or its successors-in-interest, fail to abide by the provisions of this Agreement.

13. **Vested Rights.**

A. Applicant shall have the right to construct the proposed improvements in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders ("**Development Orders**").

B. Applicant, its successors, assigns, shall have no vested rights in any expired Development Orders for this Project.

14. **Destruction.** In the event that all or a portion of the Development should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

15. **Changes or Amendments.**

A. 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.

B. Notwithstanding the above, Applicant, 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.

16. **Governing Law; Jurisdiction.** This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St. Lucie, Florida.

17. **Hold Harmless.** The City shall be held harmless and indemnified by Applicant from any and all liability stemming from any disputes between Applicant, its successors, assigns, predecessors in title or other property owners regarding any development under this Agreement.

18. **Successors and Assigns.** This Agreement shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives. This Agreement may only be assigned by Applicant after notice to the City. The obligations of this Agreement run with the Property.

19. **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:

APPLICANT:

SELVITZ I, LLC
Attn: Donald W. Stevenson
631 U.S. Highway One, Suite 409
North Palm Beach, FL 33408

SELVITZ II, LLC
Attn: Donald W. Stevenson
631 U.S. Highway One, Suite 409
North Palm Beach, FL 33408

SELVITZ III, LLC
Attn: Donald W. Stevenson
631 U.S. Highway One, Suite 409

North Palm Beach, FL 33408

With required copy to: FOX MCCLUSKEY BUSH ROBISON, PLLC
Attn: Tyson Waters, Esq.
2300 SE Monterey Road, Suite 201
Stuart, FL 34996

CITY: CITY OF FORT PIERCE
Attn: City Manager
100 N US Highway 1
Fort Pierce, FL 34950

With required copy to: CITY OF FORT PIERCE
Attn: City Attorney
100 N US Highway 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 day of actual delivery if by overnight courier; or on the date upon which the return receipt is signed, or delivery is refused if by registered or certified mail. Either Party may change its address for the purpose of this Section by written notice to the other Party given in accordance with the provisions of this Section.

20. **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.

21. **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

22. **Rights of Assignment to Lender**. All rights of the Applicant hereunder may be collaterally assigned to any lender for the Property as security for any loan or construction loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Applicant hereunder.

23. **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:

_____
Print Name: _____
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

APPLICANT

SELVITZ I LLC, a Florida limited liability company

By: _____
Name: _____
Its: _____

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 Selvitz I, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [ ] who has produced _____ as identification.

_____
Notary Public, State of _____
Print or Stamp Name: _____
My commission expires: _____

NOTARY SEAL

WITNESSES:

APPLICANT

SELVITZ II 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 Selvitz II, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [ ] who has produced _____ as identification.

_____
Notary Public, State of _____
Print or Stamp Name: _____
My commission expires: _____

NOTARY SEAL

WITNESSES:

APPLICANT

SELVITZ III 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 Selvitz III, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [ ] who has produced _____ as identification.

_____
Notary Public, State of _____
Print or Stamp Name: _____
My commission expires: _____

NOTARY SEAL

CITY OF FORT PIERCE

ATTEST:

BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____
Print Name: _____
City Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

_____
City Attorney

EXHIBIT "A"
[LEGAL DESCRIPTION OF THE PROPERTY]

SELVITZ I, LLC

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST,

A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

EXHIBIT "B"
[DEVELOPMENT TIMELINE]

- Pod 1: to be substantially completed within five (5) years of the Effective Date of this Agreement, as same may be modified per the terms of the Agreement;

- Second Pod: to be substantially completed within five (5) years of the First Pod Completion Date, as same may be modified per the terms of the Agreement;

- Third Pod: to be substantially completed within five (5) years of the Second Pod Completion Date, as same may be modified per the terms of the Agreement; and

- Final Pod: to be substantially completed within five (5) years of the Third Pod Completion Date, as same may be modified per the terms of the Agreement.

EXHIBIT "C"
[TRAFFIC IMPROVEMENTS]

The 60-foot and 80-foot / 50-foot access roads off Selvitz Road shown on the Site Plan to provide access to the Pods shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the City's approved plans.

Roadway improvements required by St. Lucie County, if any, shall be constructed consistent with St. Lucie County standards.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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

May 08, 2025

Kevin Freeman
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Narrative

On behalf of the applicant Selvitz I LLC, Selvits II LLC, and Selvitz III LLC, please accept this narrative as a part of the Site plan application for the proposed mixed-use development on the NE corner of Devine Rd and Selvitz Rd. This 122.8-acre site was approved for a MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058. The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site providing the development with a conservation area as well as multiple lakes. The Selvitz Road development is a gated community with two access points to this site, which are both proposed on Selvitz Road. There is an entrance provided for EMS use only along Christensen Road, this entrance is not to be used by residents or visitors at any time. Additionally, no entrance is present on Devine Road.

The proposed Pod 1 Site Plan is consistent with the Pod 1 conceptual plan that was carefully crafted and approved at the June 3rd City Commission hearing. This pod has approximately 88 acres and its primary use is residential. Pod 1 provides the site with 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved by the City of Ft. Pierce per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

In addition, the Symphony Lakes development dedicated 3.8 acres of Pod 1 to an existing conservation easement. These 3.8 acres of preservation are located in the northeast area of the site. The north edge of the entire site borders a canal, separating the proposed development from the Industrial use area north of this site. There is already an existing 20-foot buffer on the Industrial side of the 45-foot canal. In addition to the existing buffer on the industrial parcel and the canal, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. There is a total of 200 feet between the back of house and the edge of the northern edge of the buffer on the industrial site.

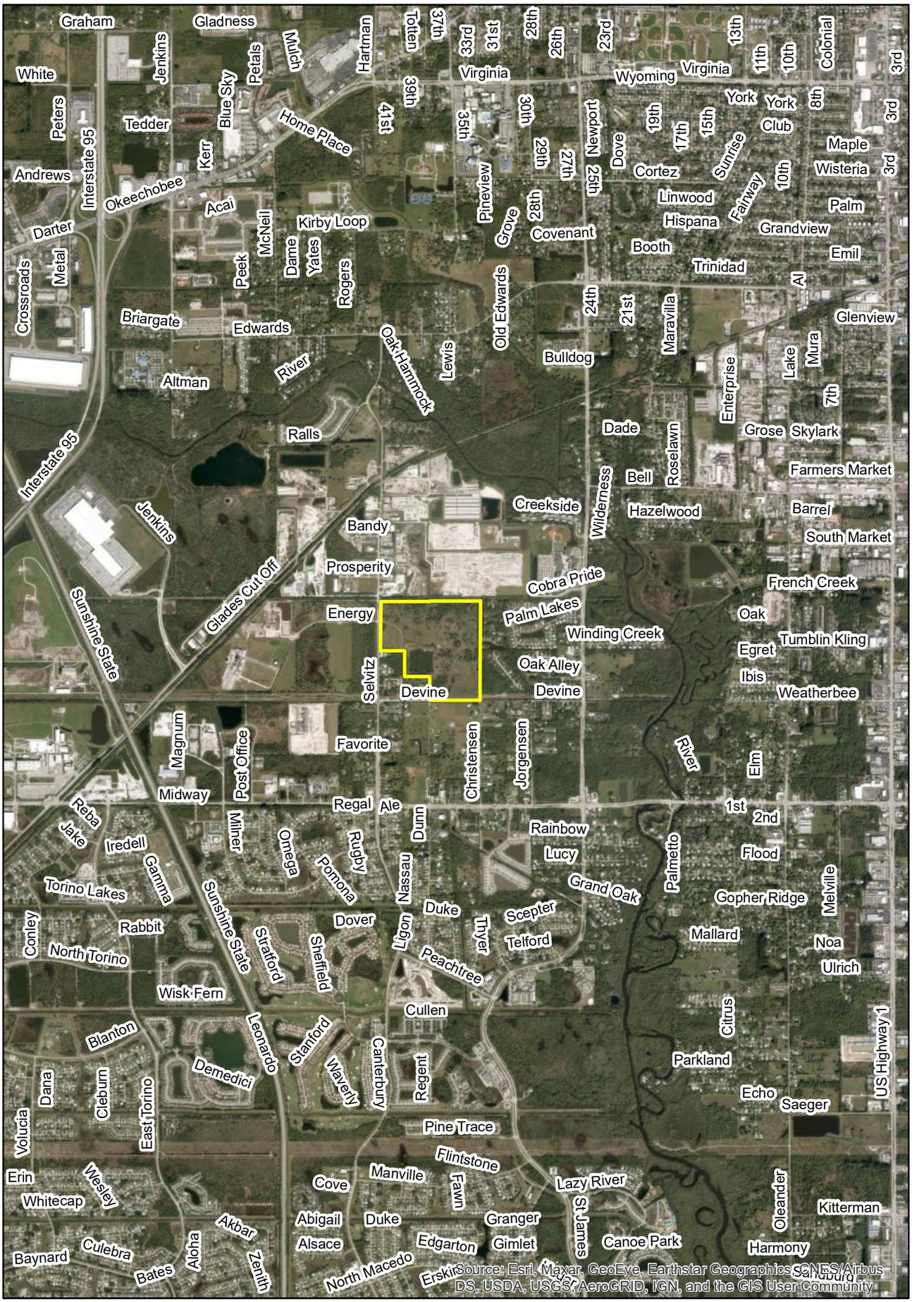
The PD concept plan and subsequent Pod 1 site plan were carefully designed and curated to ensure that the gated community has minimal impacts on the surrounding neighbors. While the PD approval incorporates a significant portion of preservation, the 625 residential units comply with the PD's conservation requirements respectfully.

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

Sincerely,



Leah Heinzelmann
Partner, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



Symphony Lakes Location Map

N
W E
S

0 0.25 0.5 1 1.5 2 Miles

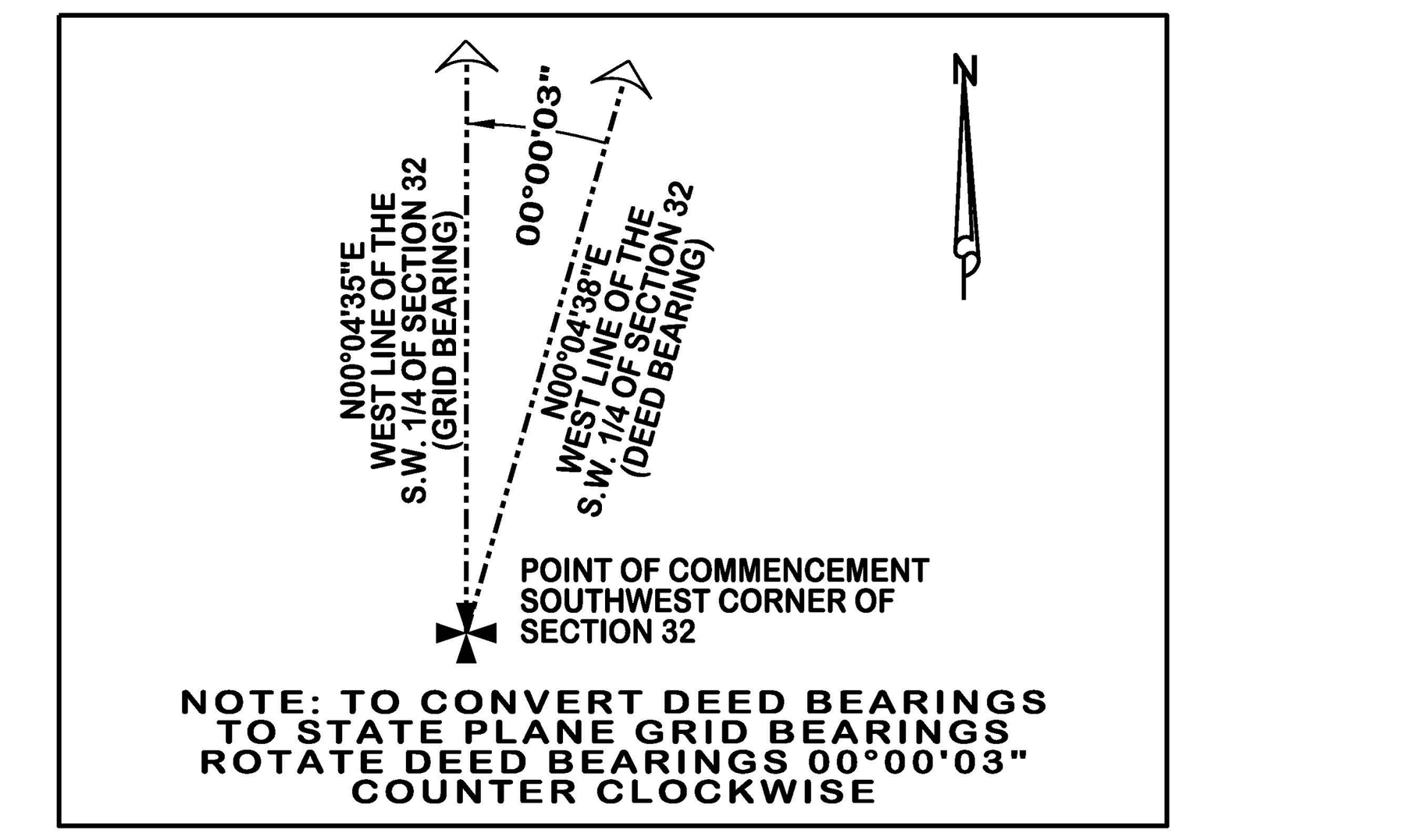
Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OF6-8933765 DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM	SURVEYOR COMMENTS
				I . General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that woul d be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●		●		7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
●			●	8. Subject to that certain mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671 , Page 1135, Public Records of St. Lucie County, Florida..	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OF6-8933749 DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●		●		7. Drainage Easement in favor of St. Lucie County recorded in O.R. Book 183, Page 908, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I & SELVITZ II
●			●	8. Subject to that certain Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671, Page 1190, Public Records of St. Lucie County, Florida.	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OF6-8933737 DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●		●		7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I ONLY
●			●	8. Subject to Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O.R. 4671 , Page 1247, Public Records of St. Lucie County, Florida.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	ATTORNEYS' TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770 DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM	SURVEYOR COMMENTS
●		●		1. Deed of Conservation Easement in favor of South Florida Water Management District recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
●			●	2. Right of Way Agreement with the St. Lucie County Board of County Commissioners recorded in O.R. Book 4178, Page 2502, Public Records of Saint Lucie County, Florida.- Parcel 2	EXPIRED NO LATER THAN 08/27/2020
				3. Note: The subject property appears to border on a body of water.	
				4. Rights of the lessees under unrecorded leases.	



LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

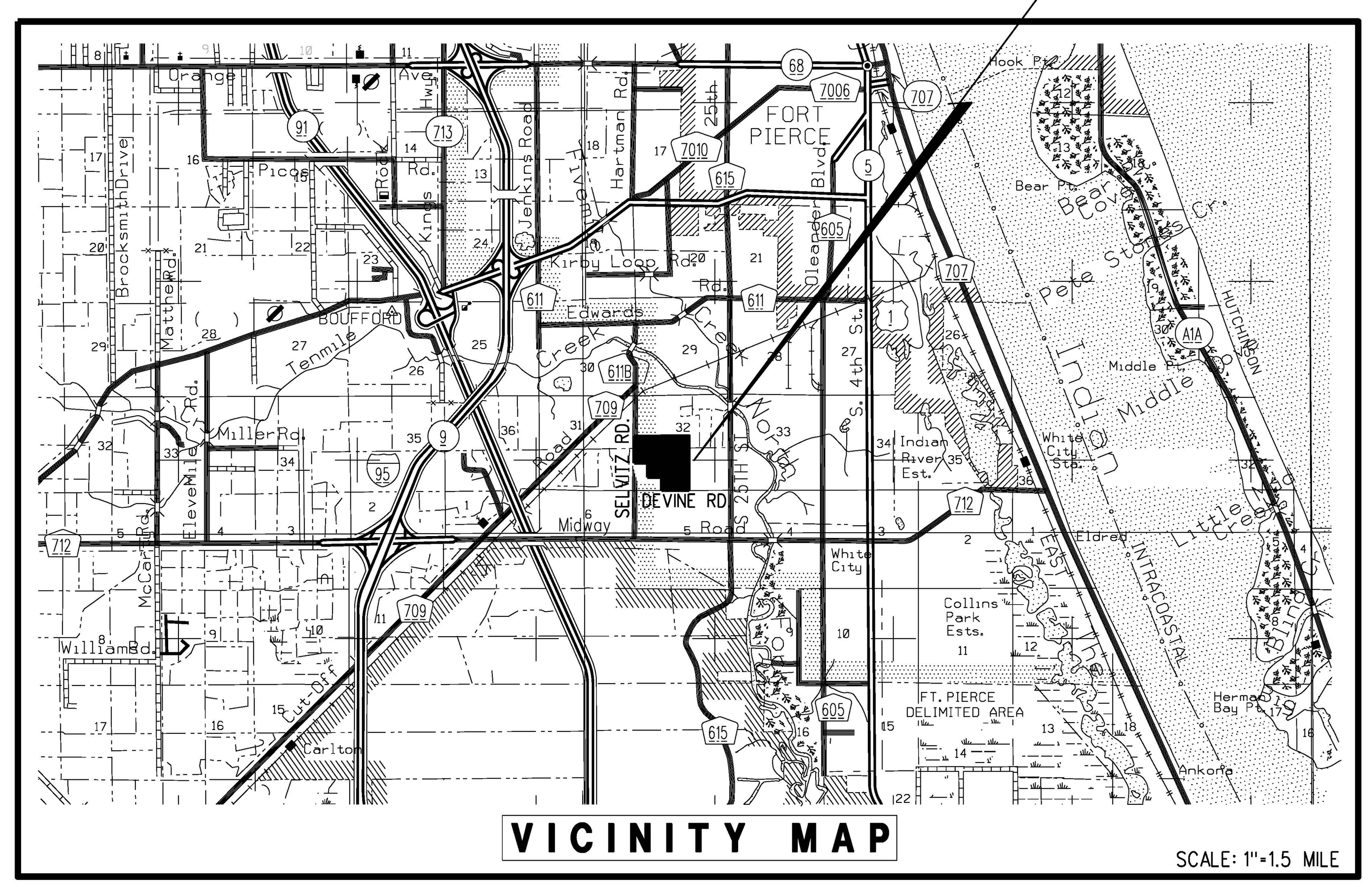
ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

SUBJECT PROPERTY



VICINITY MAP

SCALE: 1"=1.5 MILE

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS IN OFFICIAL RECORD BOOK 4671, PAGE 1132; OFFICIAL RECORD BOOK 4671, PAGE 1187 AND OFFICIAL RECORD BOOK 4671, PAGE 1245 AND THE TITLE INSURANCE POLICIES LISTED HEREON.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INSURANCE RATE MAP NO.: 12111C0188K MAP REVISED: FEBRUARY 19, 2020.

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS.

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8933765, DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8933749, DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8933737, DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM;
ATTORNEYS' TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770, DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT: AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM.

7. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.

8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO ST LUCIE COUNTY BENCHMARKS "JAMES", EL. 14.82 NAVD88 AND FRANK EL. 15.63 NAVD88.

9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SELVITZ I, LLC SELVITZ II, LLC SELVITZ III, LLC.

10. © COPYRIGHT 2024 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

TO SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

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 NO ITEMS OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 18, 2024
DATE OF PLAT OR MAP: OCTOBER 18, 2024

LIDBERG LAND SURVEYING, INC.

Kenneth J Buchanan
Digitally signed by Kenneth J Buchanan DN: c=US, o=LIDBERG LAND SURVEYING, dnQualifier=A01410D0000018DD[illegible] 000063635, cn=Kenneth J Buchanan Date: 2024.10.24 09:38:51 -04'00'

KENNETH J. BUCHANAN LICENSE NUMBER LS7202 STATE OF FLORIDA Professional Surveyor and Mapper

BY:
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202

ABBREVIATIONS:

(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
(M) = MEASURED
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MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

DATE:	REVISIONS:	BY:
10/18/2024	UPDATE SURVEY - 13-040-104A - FB846/31 (PRINT) K.F.	R.J.W.
09/11/2024	TOPO LAKE W/3 SECTIONS - 13-040-105 - FB846/18 K.F.	R.J.W.
07/30/2021	UPDATE SURVEY 13-040-104 (in office)	L.J.C.
06/20/18	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	L.J.C.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB:683 PG:77 PC:J.S. WO:13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-20-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
FLD. J.P.	FB. 638	PG. 78-80	JOB 13-040-101
OFF. CASASUS			DATE APRIL 16, 2013
CKD. D.C.L.	SHEET 1	OF 3	DWG. D13-040

k:\ust\323540\13-040\13-040-101\13-040-101.dgn 10/24/2024 9:28:18 AM

N.W. CORNER SECTION 32-35-40
FND. 3/4" IRON PIPE & CAP
(UNABLE TO READ)

N00° 04'35"E
2659.86'

POINT OF BEGINNING
O.R.B. 3906, PG. 573
FND. 5/8" IRON ROD
& CAP "LB 443"
ALSO
FND. 4"X4" CONC. MON.
(NO NUMBER; TOP BROKEN)
0.50'S, 0.19'W

FND. 5/8" IRON ROD
(NO ID)
0.15'S, 0.05'W

WEST 1/4 CORNER
SECTION 32
(NOT FOUND)

N87° 30'24"E 2619.07'
NORTH LINE OF SECTION 32-35-40
(SURVEY BEARING BASE)

NOT PLATTED

NSLRWCD CANAL NO. 101
SHOWN ON MAP PREPARED BY
MUSICK-FOWLER LAND SURVEYING COMPANY

PRECAST SPECIALTIES
(P.B. 73, PGS 37-38)

NSLRWCD CANAL NO. 101
SHOWN ON MAP PREPARED BY
MUSICK-FOWLER LAND SURVEYING COMPANY

N87° 30'24"E
2766.49'

NORTH 1/4 CORNER
SECTION 32
(NOT FOUND)

N.E. CORNER
SECTION 32-35-40
FND. PK NAIL & DISK
"LB 4266"

S00° 06'41"E
2775.35'

FND. 4"X4" CONC. MON.
W/ DISK "PRM LB 4266"
0.42'S, 0.54'W

FND. 4"X4" CONC. MON.
W/ DISK "PRM LB 3300"
0.05'S, 0.99'E

FND. 5/8" IRON ROD
& CAP "LB 7056"

FND. 5/8" IRON ROD &
CAP "LB 7056"

72"C.M.P.
CULVERT

HEADWALL

24" RCP

INLET

METAL GATE

TOB

NORTH LINE OF THE S.W. 1/4 OF SECTION 32

1312.77'

S89° 57'58"E 1262.85'

SOUTH CANAL R/W LINE

BARBED WIRE FENCE

S89° 57'58"E 2625.54'

N00° 01'02"W
11.00'

393.59'(D)

S89° 57'58"E 1287.83'

SOUTH CANAL R/W LINE

1312.77'

24"C.M.P.

BARBED WIRE FENCE

33.50'

42.50'

SELVITZ II, LLC
PCN: 2432-211-0005-000-6
S89° 58'17"E 2007.17'

FENCE (2.5'E. OF LINE)

GUY ANC.

W.P.P. (20.4'E. OF LINE)

W.P.P. (0.4'E. OF LINE)

FENCE CORNER
(17.5'S. & 7.3'W. OF LINE)

GUY ANC.

W.P.P. (6.4'E. OF LINE)

FENCE (12.7'W. OF LINE)

FENCE (5.0'S. OF LINE)

FENCE (11.3'S. OF LINE)

FND. 5/8" IRON ROD
& CAP "LB 4266"

50.00'

25' R/W PER D.B. 140, PG. 207

25' R/W PER D.B. 140, PG. 553

150.00'
S89° 58'17"E

N45° 01'43"E
42.43'

50.00' 50.00'

TREASURE COAST
BUSINESS PARK
(P.B. 64, PGS. 36 - 42)

LOT 1

ASPHALT PAVEMENT

SAN MH

WEST LINE OF SECTION 32-35-40

OVERHEAD POWERLINE 20'E. OF LINE
(ABANDONED - USE?)

BARBED WIRE FENCE
OVERHEAD LINES

W.P.P. (23.1'E. OF LINE)

REMAINING WOOD POLE
(ON LINE)

ST. LUCIE COUNTY
30' DRAINAGE EASEMENT
(O.R.B. 183, PG. 908)
CAVEAT TO ALLOW
RELOCATION IF NEEDED

S00° 08'08"E 407.78'
(DEED)

POINT OF BEGINNING
O.R.B. 3906, PG. 573

S.F.W.M.D.
CONSERVATION
EASEMENT
(O.R.B. 3906, PG. 573)
3.800 ACRES (D)
3.080 ACRES (C)

FND. 5/8" IRON ROD
(NO ID)
0.29'S, 0.19'E

W.P.P.
(6.4'E. OF LINE)

FND. 5/8" IRON ROD
(NO ID)
0.36'S, 0.03'E

EAST LINE OF THE S.W. 1/4 OF SECTION 32

100 50 0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

NOT PLATTED

CHRISTENSEN ROAD

10' U.E. (P)

ENERGY DRIVE

80' R/W PER
(P.B. 64, PGS. 36-42)

N00° 04'35"E 2654.95'

SELVITZ ROAD (STATE ROAD S-611B)

N00° 04'35"E 1273.91'

EAST R/W LINE

109.67'

S00° 07'08"E 1563.08'

NOT PLATTED

24' FPL EASEMENT
(O.R.B. 236, PG. 128)

30' ORIGINAL R/W
(D.B. 140, PG. 531)

20' ADDITIONAL R/W
(O.R.B. 103, PG. 114)

W.P.P.
(18.8'E. OF LINE)

OVERHEAD POWERLINE 19'E. OF LINE
(APPARENT USE?)

BARBED WIRE FENCE

ORIGINAL 30' R/W
PER D.B. 140, PG. 198

REMAINING WOOD POLE
(ON LINE)

W.P.P.
(17.7'E. OF LINE)

100' R/W F.D.O.T. R/W MAP
SECTION 94631-2605
P.B. 21, PGS. 11&11A

S89° 55'25"E
50.00'

POINT OF BEGINNING
SELVITZ I, LLC

S89° 57'21"W
140.01'

N45° 02'39"W
84.85'

S89° 57'21"W 577.30'

THE N.W. 1/4 OF THE
S.W. 1/4 OF SECTION 32
VACANT

SELVITZ I, LLC
O.R.B. 4671, PG. 1132
70.063 ACRES

PCN: 2432-211-0006-000-3

THE N.E. 1/4 OF THE
S.W. 1/4 OF SECTION 32
VACANT

N00°01'02"W 1325.77'
WEST LINE OF THE N.E. 1/4 OF THE
S.W. 1/4 OF SECTION 32

EAST LINE OF THE WEST HALF
OF THE S.W. 1/4 OF THE
OF SECTION 32

SELVITZ II, LLC
O.R.B. 4671, PG. 1187
34.459 ACRES

PCN: 2432-211-0005-000-6

S00° 06'41"E 2559.70'

WEST R/W LINE

FND. 5/8" IRON ROD
(NO ID)
0.38'S, 0.11'W

W.P.P.
(7.5'E. OF LINE)

PCN: 2432-211-0005-000-6

W.P.P.
(18.0'E. OF LINE)

FENCE (13.2'W. OF LINE)

FENCE GATE

24"C.M.P.

FENCE (10.7'W. OF LINE)

W.P.P.
(16.2'E. OF LINE)

FND. 5/8" IRON ROD
(NO ID)
0.20'N, 0.09'W

5' ADDITIONAL R/W
(P.B. 54, PGS. 26-30)

OAK ALLEY
(P.B. 54, PGS. 26-30)

FENCE (13.3'W. OF LINE)

W.P.P.
(16.3'E. OF LINE)

FENCE (13.5'W. OF LINE)

W.P.P.
(12.4'E. OF LINE)

FND. 5/8" IRON ROD
& CAP "LB 4266"
0.16'N, 0.32'E

FENCE
(ON LINE)

FENCE COR. LIES
0.7'N, 21.5'E.

FENCE LIES
0.3'N. OF LINE

50'

BARBED WIRE FENCE

S89° 57'34"W 607.47'

N89° 57'34"E 657.47'

N89° 57'34"E 1314.94'

NORTH LINE OF THE S.E. 1/4 OF THE
S.W. 1/4 OF SECTION 32

MATCH LINE - SEE SHEET 3

W.P.P.
60' ANCHOR

FND. 5/8" IRON ROD
& CAP "LB 4266"

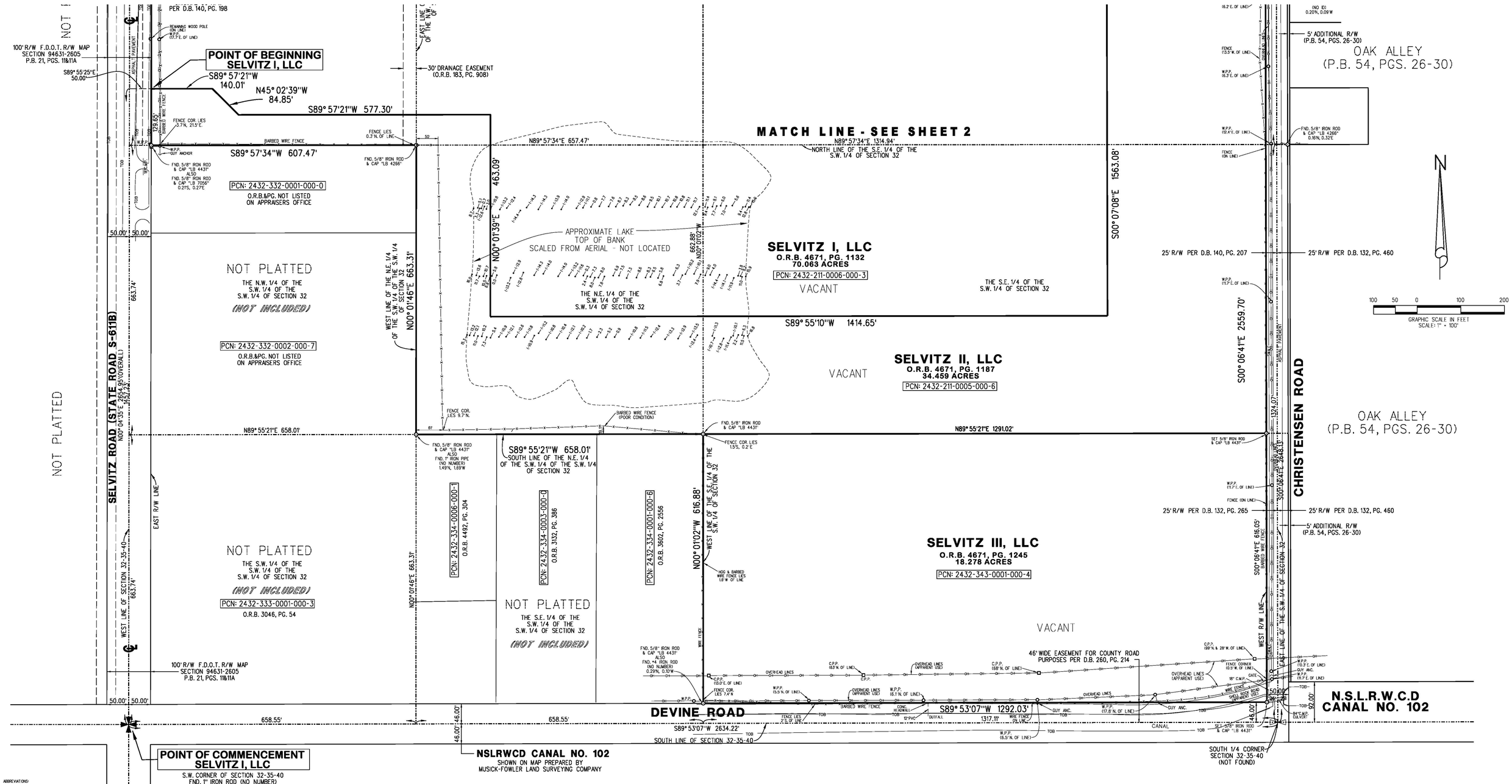
FND. 5/8" IRON ROD
& CAP "LB 4443"
ALSO
FND. 5/8" IRON ROD
& CAP "LB 7056"
0.21'S, 0.27'E

PCN: 2432-332-0001-000-0
O.R.B.&PG. NOT LISTED
ON APPRAISERS OFFICE

463.09'

L1 S1°02'39"E 50.00'
L2 S88°57'21"E 140.01'
L3 S1°02'39"E 84.85'
L4 S88°57'21"E 577.30'
L5 S1°02'39"E 463.09'
L6 N89°57'34"E 607.47'
L7 N89°57'34"E 657.47'
L8 N89°57'34"E 1314.94'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40



ABBREVIATIONS:

(C) - CALCULATED
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M.B. - COMMISSIONERS MINUTES BOOK
CMH - CONFLICT MANHOLE
CONC. - CONCRETE
D.B. - DEED BOOK
D.H. - DRILL HYDRANT
FND. - FOUND
F.P.L. - FLORIDA POWER & LIGHT
I.P. - IRON PIPE
INV. - INVERT
I.R. - IRON ROD
LB - LICENSE BUSINESS
LP - LIGHT POLE
LS - LICENSE SURVEY
(M) - MEASURED
MH - MANHOLE
M.H.W. - MEAN HIGH WATER
MON. - MONUMENT
N.S.L.R.W.C.D.-NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. - OFFICIAL RECORD BOOK
(P) - PLAT
P.B. - PLAT BOOK
P.C.M. - PERMANENT REFERENCE MONUMENT
R.O.W. - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
R.P.B. - ROAD PLAT BOOK
(S) - SURVEY
S.F.W.M.D. - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SIP - STEEL PIPE
SMH - STORM MANHOLE
SBTMH - SOUTHERN BELL TELEPHONE MANHOLE
STMH - STORM MANHOLE
TB - TRAFFIC BOX
TLP - TRAFFIC LIGHT POLE
TV - TELEVISION
U.E. - UTILITY EASEMENT
WP - WOOD POLE
WUP - WOOD UTILITY POLE
WV - WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
FLD. J.P.	FB.	PG.	JOB 13-040-101
OFF. CASASUS	638	75-80	DATE APRIL 16, 2013
CKD. D.C.L.	SHEET 3 OF 3		DWG. D13-040

k:\ust\323540\13-040\13-040-101\13-040-101.dgn 10/24/2024 9:28:58 AM

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913061 OR BOOK 4671 PAGE 1132, Recorded 08/23/2021 09:25:32 AM Doc Tax: $15867.60

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.739**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie, LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz I, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 2432-211-0006-000/3

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020** and matters known to Grantee or of record.

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

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913068 OR BOOK 4671 PAGE 1187, Recorded 08/23/2021 09:30:02 AM Doc Tax: $7964.60

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.740**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz II, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 2432-211-005-000/6

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020 and matters known to Grantee or of record.**

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913078 OR BOOK 4671 PAGE 1245, Recorded 08/23/2021 09:43:48 AM Doc Tax: $4168.50

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.741**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie, LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz III, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

Parcel Identification Number: 2432-343-0001-000/4

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

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

Property Identification

Site Address: 4300 SELVITZ RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0006-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 172971
Map ID: 24/32S
Zoning: Planned De

Ownership

SELVITZ I LLC
631 US Highway 1 Ste 409
North Palm Beach, FL 33408



Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB (69.59 AC)

Current Values

Just/Market Value:	$2,087,700
Assessed Value:	$19,137
Exemptions:	$0
Taxable Value:	$19,137

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):	69.59
Land Size (SF):	3,031,340

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Property Identification

Site Address: SELVITZ RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0005-000-6
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 140362
Map ID: 24/32S
Zoning: Planned De



Ownership

SELVITZ II LLC
631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 N 1/2 OF SW 1/4 AND E 3/4 OF N 1/2 OF S 1/2 OF SW 1/4-LESS RD AND CANAL RS/W AND ALSO LESS THAT PART MPDAF:BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB- (34.93 AC)

Current Values

Just/Market Value:	$1,047,900
Assessed Value:	$9,606
Exemptions:	$0
Taxable Value:	$9,606

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):	34.93
Land Size (SF):	1,521,551

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Property Identification

Site Address: TBD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-343-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 33009
Map ID: 24/32S
Zoning: Planned De



Ownership

SELVITZ III LLC
631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 S 1/2 OF SE 1/4 OF SW 1/4-LESS RD R/W- (18.28 AC) (12)

Current Values

Just/Market Value:	$748,478
Assessed Value:	$5,027
Exemptions:	$0
Taxable Value:	$5,027

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):	18.28
Land Size (SF):	796,276.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
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

SITE DATA

EXISTING LAND USE	MXD	**FLOOD ZONE**	X
EXISTING ZONING	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	122.80		
PARCEL IDENTIFICATION NUMBERS	2432-211-0006-000-3 , 2432-211-0005-000-6 , 2432-343-0001-000-4		

POD 1 DATA	3835423.97 SF	88.05 AC
DWELLING UNITS	286	
DU/AC	3.2	
OPEN SPACE/ PERVIOUS	20% MIN	
POD 3 DATA	827806.4 SF	19.00 AC
POD 4 DATA	217044.63 SF	4.98 AC
POD 5 DATA	468863.43 SF	10.76 AC

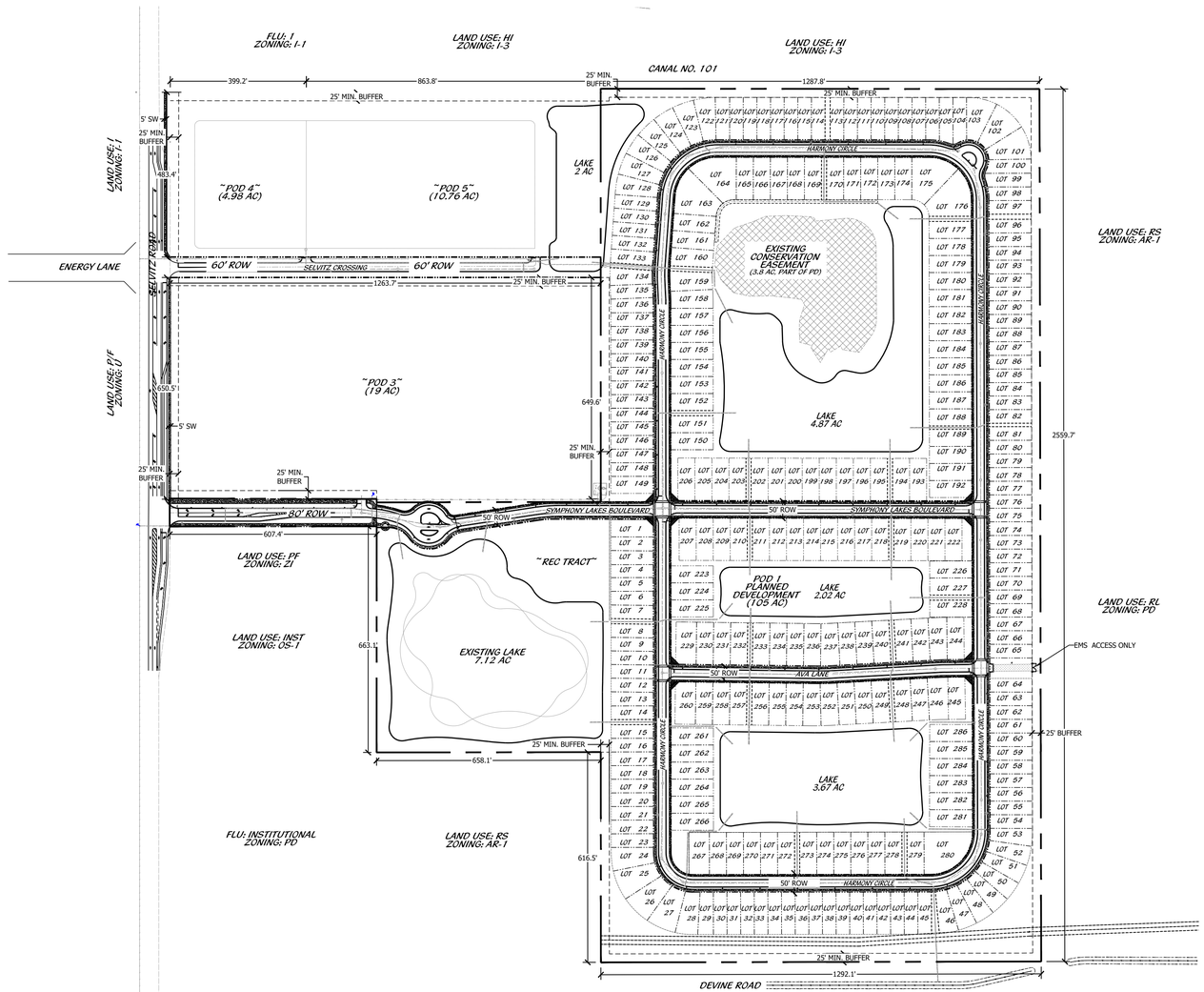
OPEN SPACE CALCULATIONS

REQUIRED (20%)	17.61 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.61 AC	MINIMUM

OPEN SPACE TABLE		(20% REQUIRED)
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	9.02	10.25%
RECREATION SPACE	2.51	2.85%
LANDSCAPE BUFFERS	4.47	5.08%
DRAINAGE EASEMENTS	0.77	0.87%
LME	3.94	4.47%
LAKES	14.10	16.02%
PRESERVE	3.08	3.50%
TOTAL AREA	37.90	43.04%

IMPERVEOUS SPACE TABLE		
TRACT	AREA (AC)	PROVIDED (%)
LOTS - SINGLE FAMILY	38.71	43.96%
ROADWAY ROW	11.45	19.31%
TOTAL AREA	50.15	56.96%
ASPHALT	4.62	5.25%
CONCRETE	2.17	2.47%

TOTAL UNITS	*286 DU*	
(40X125')	*149 LOTS*	
(50X125')	*137 LOTS*	



LEGAL DESCRIPTION

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCENORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

TRAFFIC STATEMENT

X

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

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

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

ENGINEER:
MILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACJ, FL 32960
772.226.7282

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET SP1 OF 12

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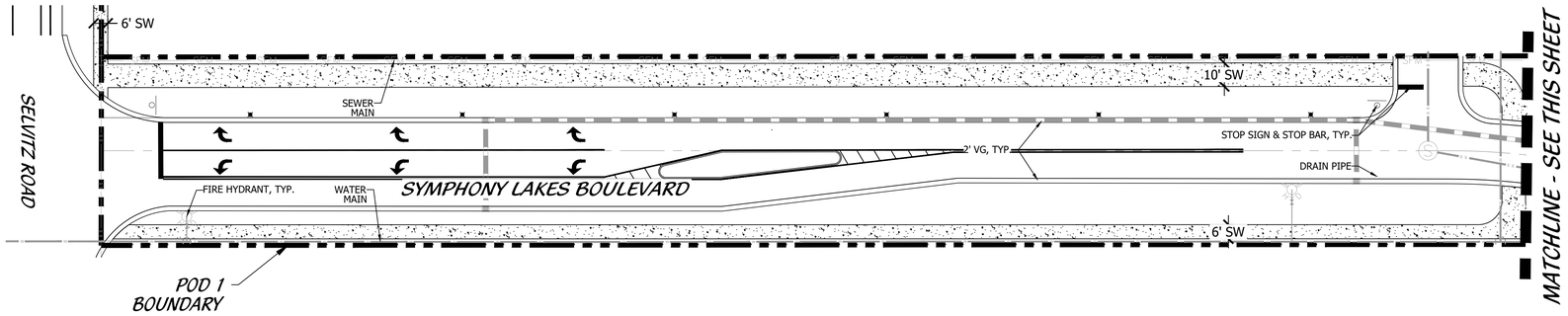
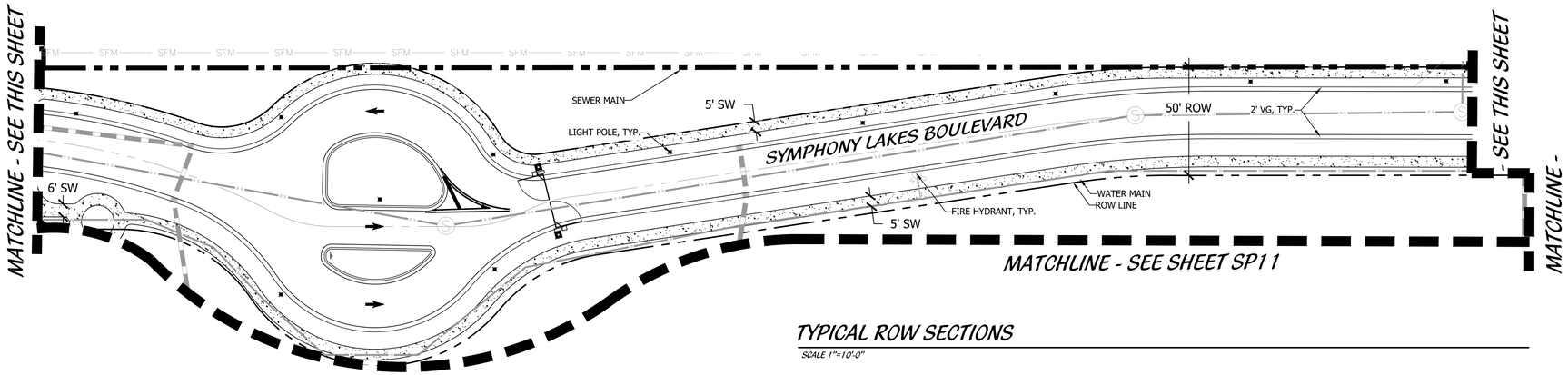
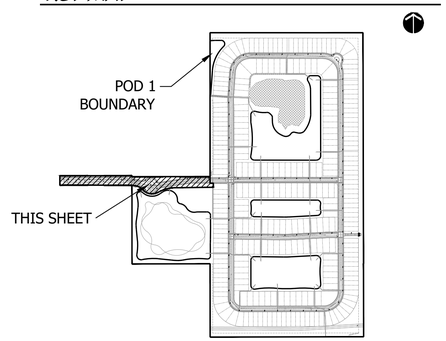




KEY MAP



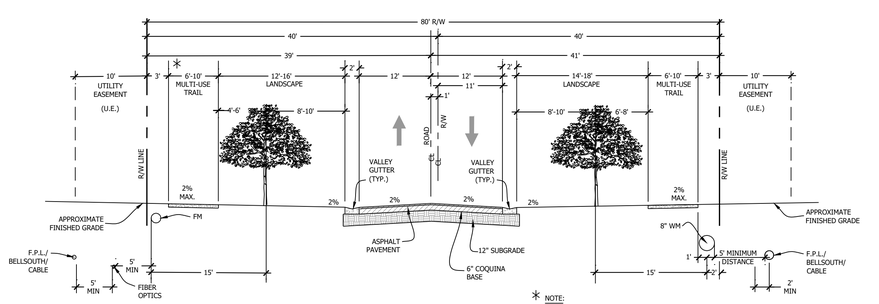
LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

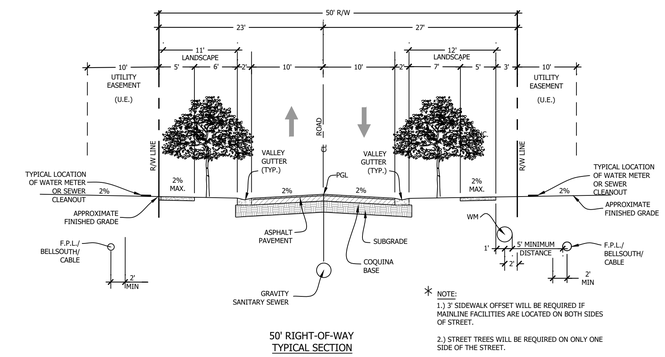
TYPICAL ROW SECTIONS

SCALE 1"=10'-0"



80' RIGHT-OF-WAY
TYPICAL SECTION

NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.



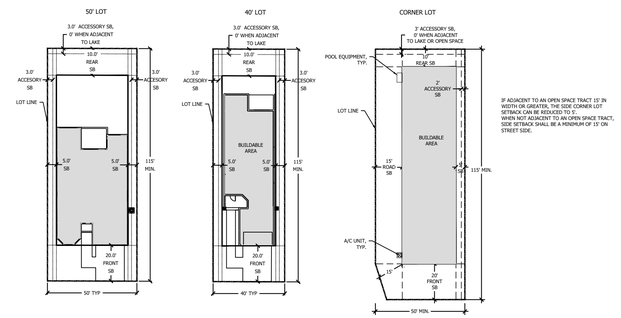
50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

NOTE:
1.) 3' SIDEWALK OFFSET WILL BE REQUIRED IF MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

2.) STREET TREES WILL BE REQUIRED ON ONLY ONE SIDE OF THE STREET.

TYPICAL LOT LAYOUTS

SCALE 1"=40'-0"



3' ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

DEVELOPMENT STANDARDS DATA

Table 1. DEVELOPMENT USED AND STANDARDS

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

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET SP2 OF 12

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MATCHLINE - SEE SHEET SP4

LOT 137
LOT 138
LOT 139
LOT 140
LOT 141
LOT 142
LOT 143
LOT 144
LOT 145
LOT 146
LOT 147
LOT 148
LOT 149

LOT 157
LOT 156
LOT 155
LOT 154
LOT 153
LOT 152
LOT 151
LOT 150

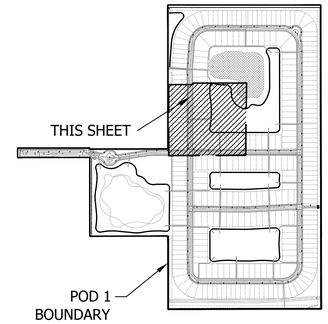
25' LB
5' SW
5' LS
8' LS
50' ROW
15' DE
HARMONY CIRCLE
POD 1 BOUNDARY
SEWER MAIN
WATER MAIN
LIGHT POLE, TYP.
LIFT STATION
STOP SIGN & STOP BAR, TYP.
25' SIGHT TRIANGLE, TYP.
LAKE 4.87 AC
DRAIN PIPE
20' LME
15' DE
5' SW
50' ROW
10' TRAVEL LANE
2' VG, TYP.

LOT 206 | LOT 205 | LOT 204 | LOT 203 | LOT 202 | LOT 201 | LOT 200

MATCHLINE - SEE SHEET SP6

MATCHLINE - SEE SHEET SP10

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET SP3 OF 12

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CANAL NO. 101

25' LB

LAKE
2 AC

20' LME

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127

5' SW

HARMONY CIRCLE

2' VG, TYP.

5' SW

LOT 164 | LOT 165 | LOT 166 | LOT 167 | LOT 168 | LOT 169

15' DE

MATCHLINE - SEE SHEET SP5

POD 1
BOUNDARY

LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

LIGHT POLE, TYP.
WATER MAIN

FIRE HYDRANT, TYP.
SEWER MAIN

LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

15' DE

15' DE

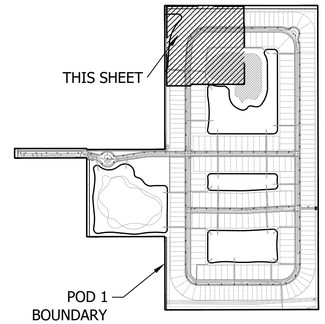
DRAIN PIPE

50'
ROW

EXISTING CONSERVATION
EASEMENT
(3.8 AC, PART OF PD)

MATCHLINE - SEE SHEET SP3

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
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SHEET SP4 OF 12

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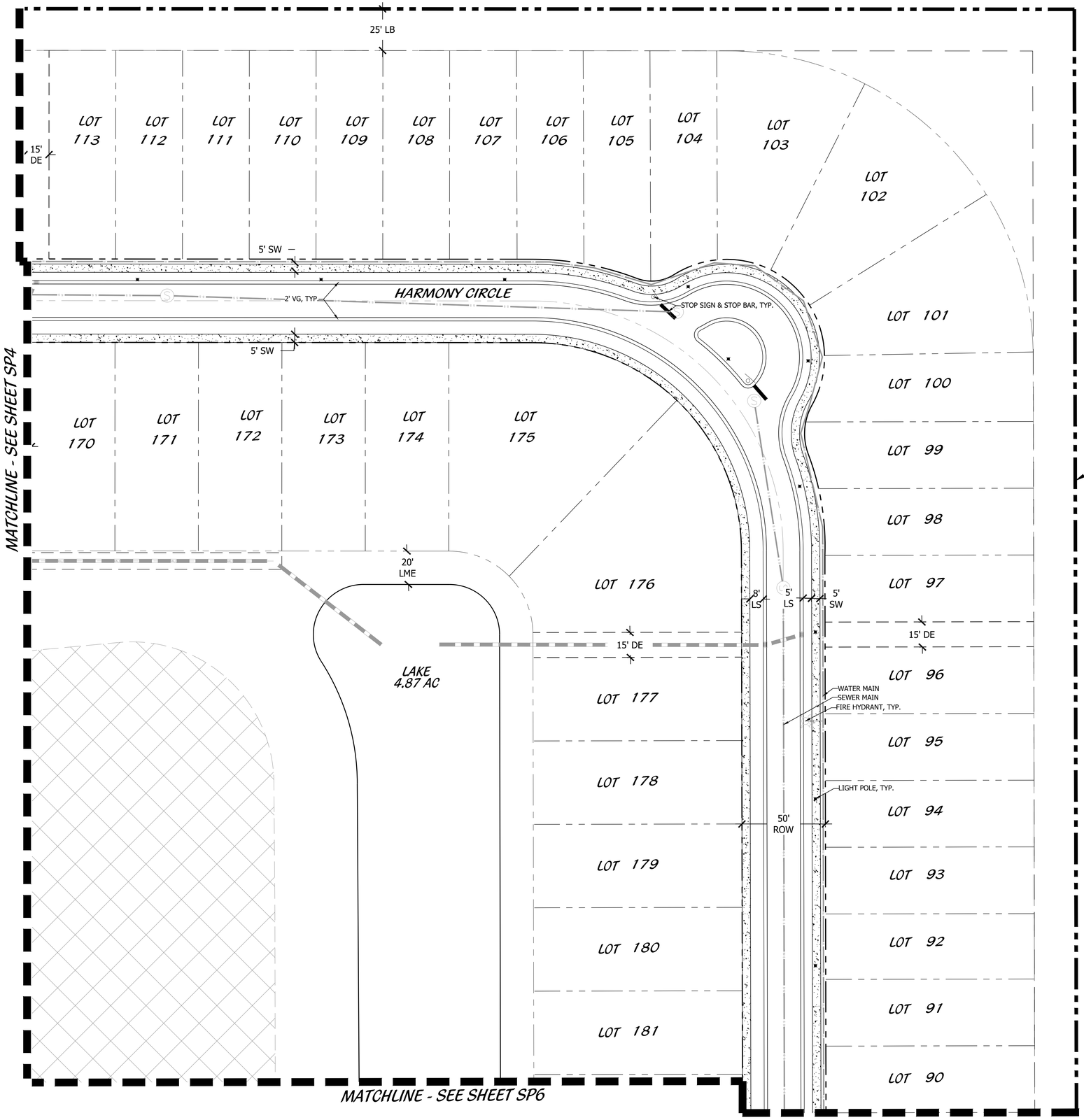
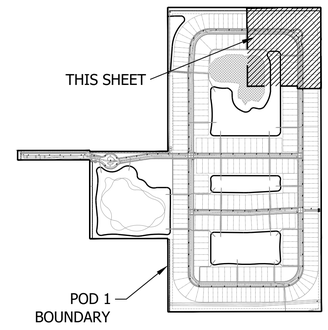


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET SP5 OF 12

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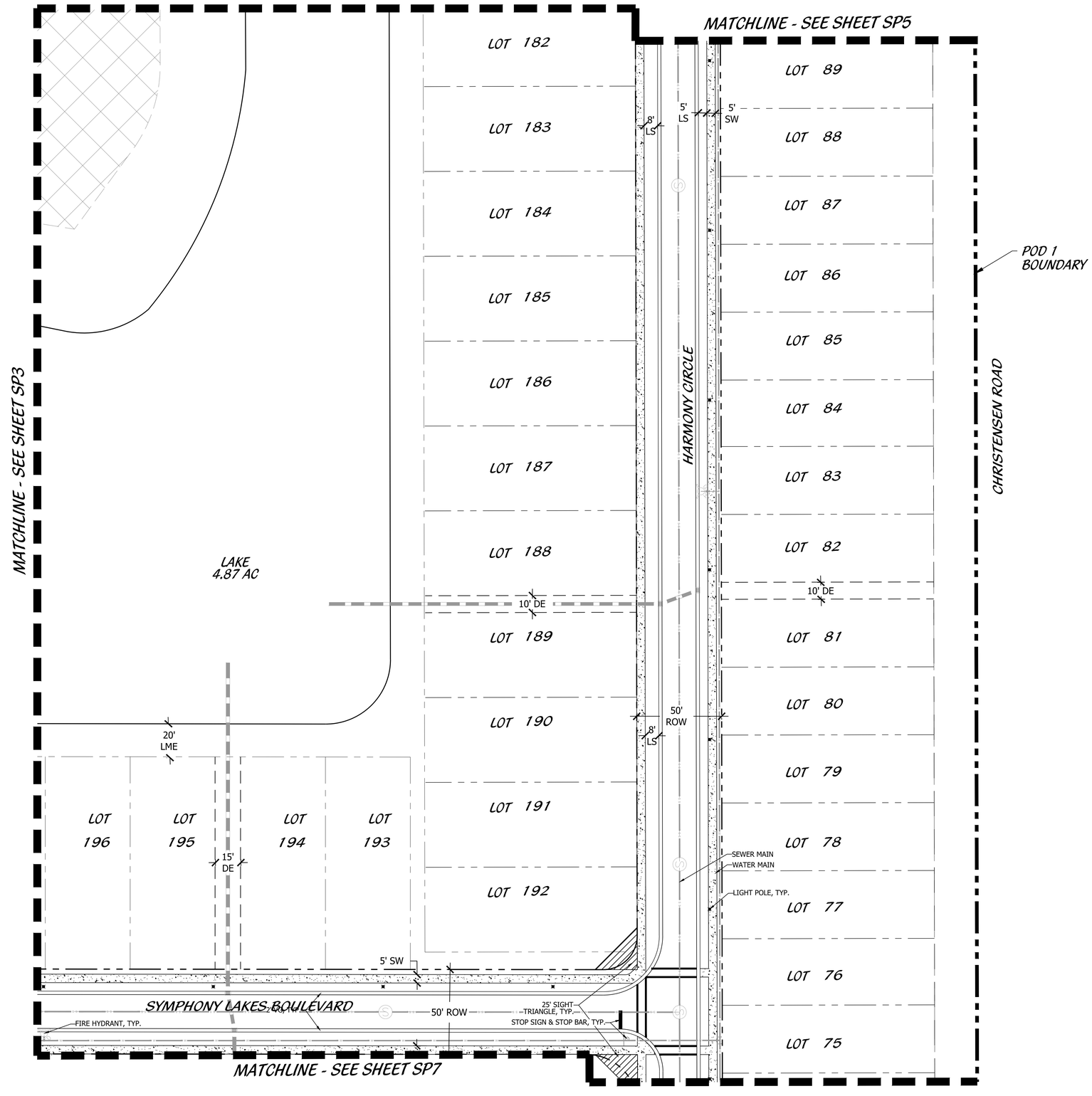

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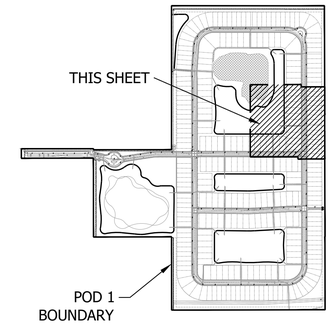

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

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DESIGNED	PRP
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SHEET SP6 OF 12

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MATCHLINE - SEE SHEET L6

MATCHLINE - SEE SHEET SP10

MATCHLINE - SEE SHEET SP8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60

LOT 226 | LOT 227 | LOT 228 | LOT 286

LAKE
2.02 AC

5' SW

15' DE

20' LME

50' ROW

AVA LANE

HARMONY CIRCLE

CHRISTENSEN ROAD

LIGHT POLE, TYP.

WATER MAIN

SEWER MAIN

FIRE HYDRANT, TYP.

POD 1 BOUNDARY

2' VG, TYP.

25' SIGHT TRIANGLE, TYP.

STOP SIGN & STOP BAR, TYP.

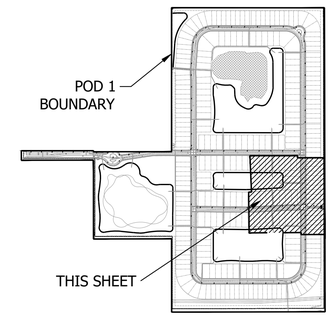
20' STABALIZED EMS

KNOX BOX FOR EMS ONLY

25' LB

DRAIN PIPE

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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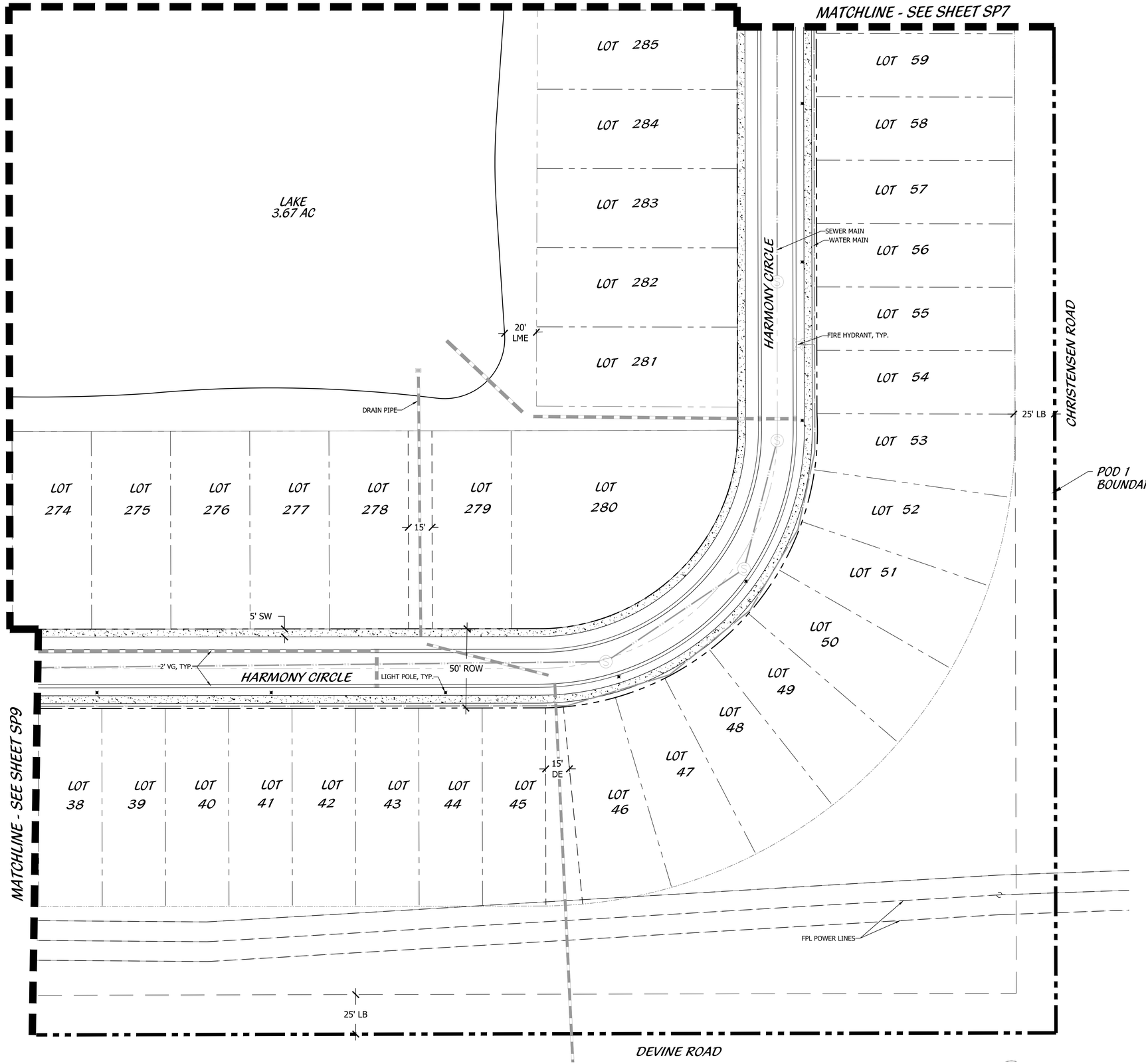

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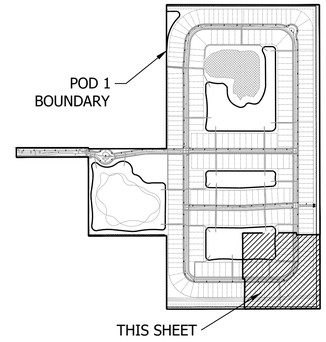

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

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SHEET SP8 OF 12

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MATCHLINE - SEE SHEET SP10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

LAKE
3.67 AC

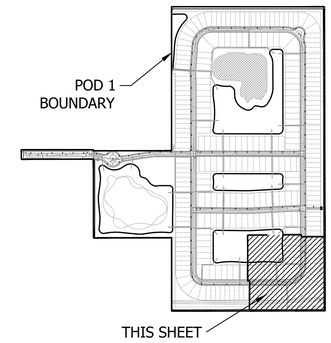
5' SW
5' LS
8' LS
HARMONY CIRCLE
25' LB
WATER MAIN
DRAIN PIPE
20' LME
15'
5' SW
2' VG, TYP.
HARMONY CIRCLE
LIGHT POLE, TYP.
50' ROW
FIRE HYDRANT, TYP.
5' SW
FPL POWER LINES

POD 1 BOUNDARY

MATCHLINE - SEE SHEET SP8

DEVINE ROAD

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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MATCHLINE - SEE SHEET L3

MATCHLINE - SEE SHEET SP11

MATCHLINE - SEE SHEET SP10

MATCHLINE - SEE SHEET SP9

HARMONY CIRCLE

AVA LANE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214
LOT 21

LOT 223
LOT 224
LOT 225

LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236

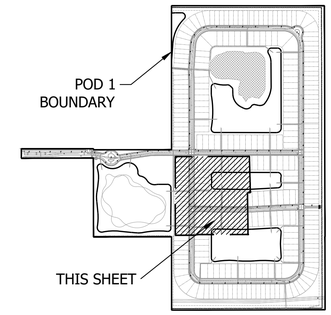
LOT 260
LOT 259
LOT 258
LOT 257
LOT 256
LOT 255
LOT 254
LOT 253

LOT 261

LAKE
2.02 AC

5' SW
15' DE
20' LME
DRAIN PIPE
WATER MAIN
LIGHT POLE, TYP.
25' SIGHT TRIANGLE, TYP.
STOP SIGN & STOP BAR, TYP.
LIGHT POLE, TYP
50' ROW
2' VG, TYP.
5' SW
5' LS
8' LS

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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MATCHLINE - SEE SHEET SP2

DRAIN PIPE

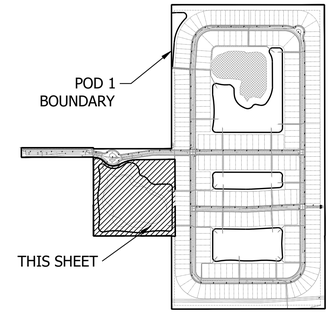
~REC TRACT~

EXISTING LAKE
7.12 AC

MATCHLINE - SEE SHEET SP10

POD 1 BOUNDARY

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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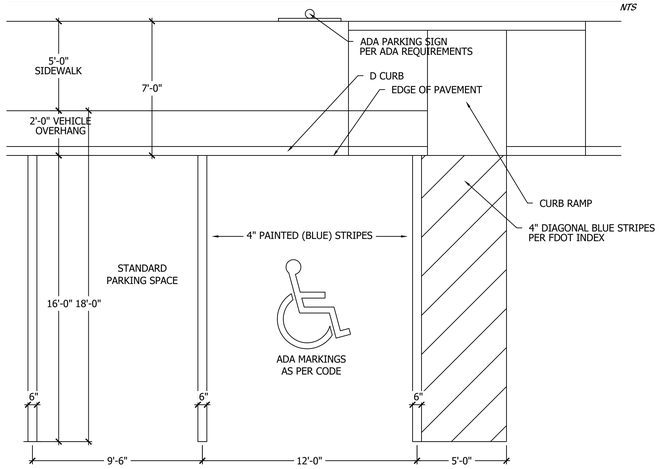
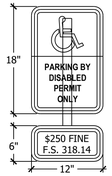
STANDARD AND ADA PARKING DETAIL

NTS



ADA SIGN DETAIL

NTS

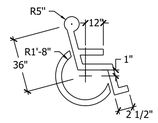


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA SYMBOL DETAIL

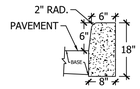
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS ; TYPICAL @ ALL ADA STALLS

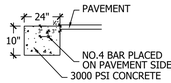
D CURB DETAIL

NTS



HEADER CURB DETAIL

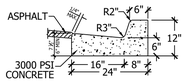
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

F CURB DETAIL

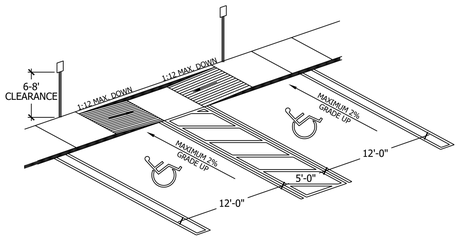
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

ADA RAMP DETAIL

NTS



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

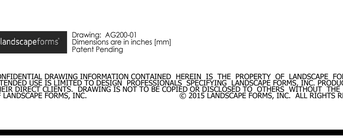
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

BIKE RACK DETAIL

NTS

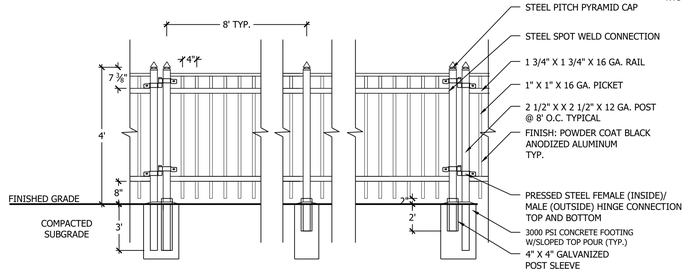
FGP Bike rack
Product Drawing
Date: 6/2/2015
www.landscapeforms.com Ph: 800.521.2546

SURFACE MOUNT OPTION DOES NOT INCLUDE ANCHORS.
EMBEDDED OPTION INCLUDES TWO EACH:
M12 x 1.75 THREADED RODS, 120mm LENGTH
M12 x 1.75 HEAVY HEX NUTS
M12 FLAT WASHERS
ALL CARBON STEEL WITH MAGNI-COAT



DECORATIVE FENCE / EMERGENCY ACCESS GATE DETAIL

NTS

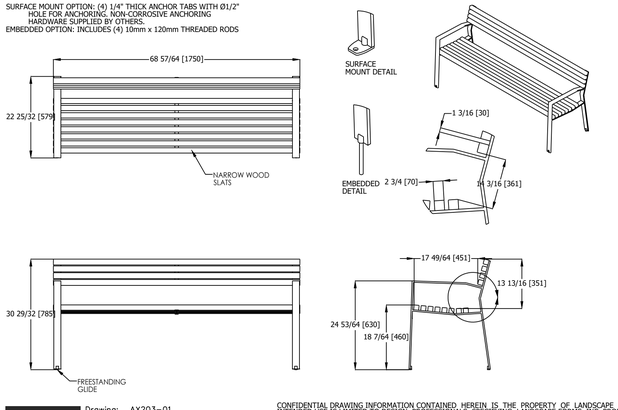


BENCH DETAIL

NTS

Harpo Backed bench, 69in length, narrow wood slats
Product Drawing
Date: 6/18/2014
www.landscapeforms.com Ph: 800.521.2546

SURFACE MOUNT OPTION: (4) 1/4" THICK ANCHOR TABS WITH Ø1/2" HOLE FOR ANCHORING. NON-CORROSIVE ANCHORING HARDWARE SUPPLIED BY OTHERS.
EMBEDDED OPTION: INCLUDES (4) 10mm x 120mm THREADED RODS



landscapeforms Drawing: AX203-01
Dimensions are in inches [mm]

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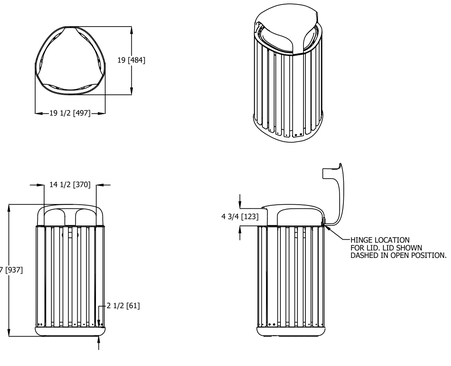
RECEPTACLE DETAIL

NTS

FGP Side opening litter receptacle, wood
Product Drawing
Date: 11/7/2016
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: AG200-01
Dimensions are in inches [mm]
Patent Pending

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PLANNED DEVELOPMENT
FINAL SITE DETAILS

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SHEET SP12 OF 12

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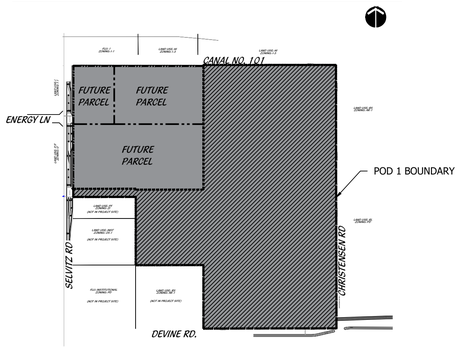
VICINITY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

LANDSCAPE DATA

TOTAL POD 1 SITE AREA 4,596,578.78 S.F. (105 ACRES)

STREET TREE REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
1 TREE PER 40' LF	9264.27	232	232
* 2 MIDSTORY TREES = 1 12' TREE			

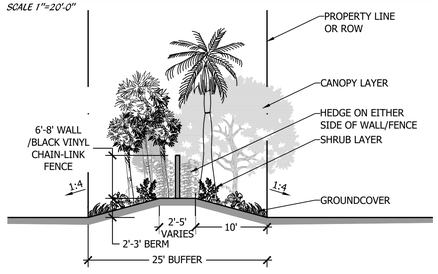
LANDSCAPE BUFFER REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
NORTH (CANAL NO. 101) (1 TREE PER 30' LF)	1287.80	32	39
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		515	516
EAST (CHRISTENSEN RD) (1 TREE PER 30' LF)	2559.70	64	71
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		1024	1024
SOUTH (DIVINE RD) (1 TREE PER 30' LF)	1292.10	32	10
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		517	512

TYPICAL BUFFER PLANT LIST

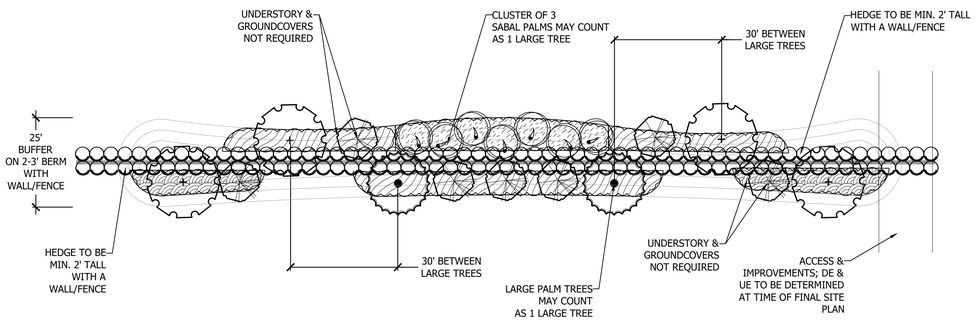
	TREES	BOTANICAL NAME	COMMON NAME	REMARKS
	LJ45	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	MULTI-STEM, LIMB UP 2.5`
	QV	QUERCUS VIRGINIANA	LIVE OAK	FULL CANOPY, 5` C.T. MIN.
	PALM TREES	BOTANICAL NAME	COMMON NAME	REMARKS
	RE	ROYSTONEA REGIA	ROYAL PALM	MATCHED, FLORIDA FANCY
	PALMS	BOTANICAL NAME	COMMON NAME	REMARKS
	SS2	SABAL PALMETTO	CURVED CABBAGE PALM	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
	SHRUBS	BOTANICAL NAME	COMMON NAME	REMARKS
	CLD7	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	FULL & THICK
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	REMARKS
	CG	CHRYSOBALANUS ICACO `GREEN TIP`	COCOPLUM	FULL & THICK
	FG	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	FULL & THICK
	TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	FULL & THICK

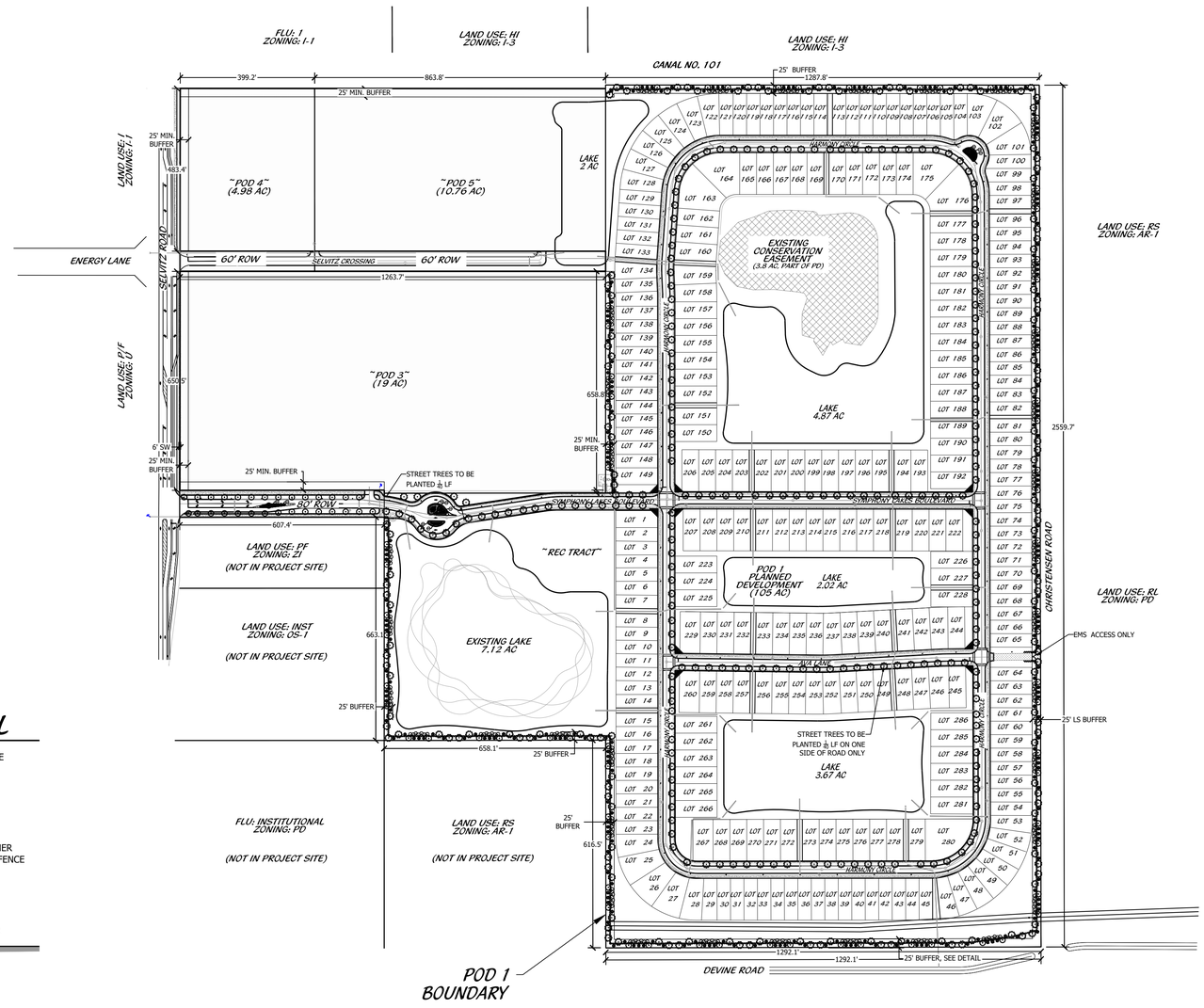
25' LANDSCAPE BUFFER TYPICAL

SCALE 1"=20'-0"



SCALE 1"=10'-0"





PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

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Ft. Pierce, Florida

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APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET LP1 OF 12

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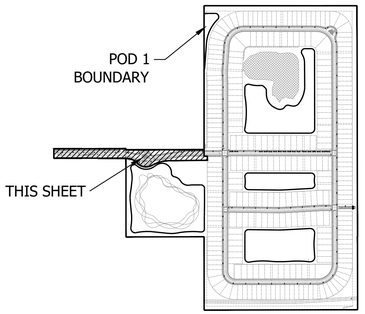
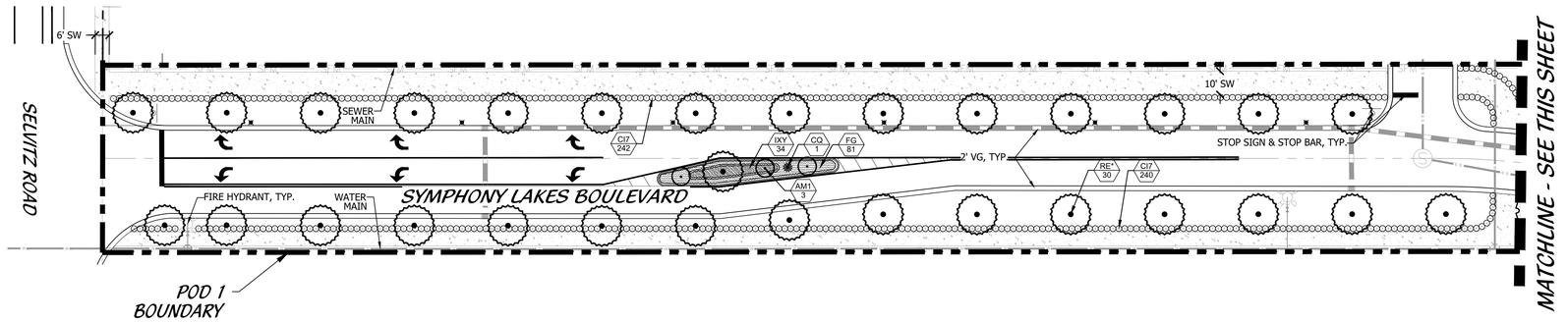
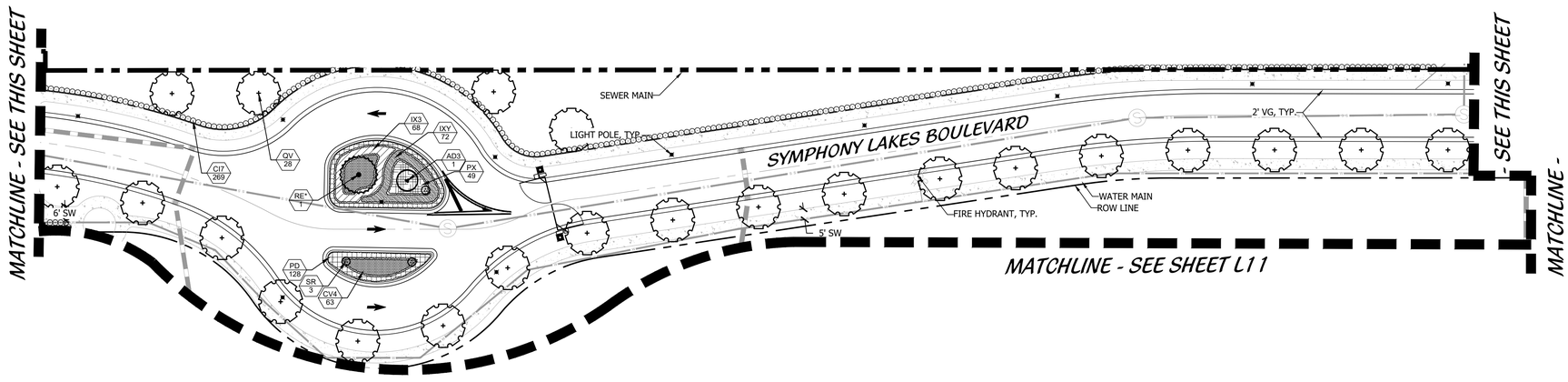
KEY MAP







LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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MATCHLINE - SEE SHEET L4

LOT 137
LOT 138
LOT 139
LOT 140
LOT 141
LOT 142
LOT 143
LOT 144
LOT 145
LOT 146
LOT 147
LOT 148
LOT 149

SS2 7
QV 10
LJ45 16
CI7 196
RE 4
SS2 14

25' BUFFER

13' LS

8' LS

QV 12

50' ROW

HARMONY CIRCLE

LOT 157
LOT 156
LOT 155
LOT 154
LOT 153
LOT 152
LOT 151
LOT 150

15' DE

LAKE
4.87 AC

MATCHLINE - SEE SHEET L6

POD 1 BOUNDARY

SEWER MAIN
WATER MAIN
LIGHT POLE, TYP.

DRAIN PIPE

20' LME

LOT 206
LOT 205
LOT 204
LOT 203
LOT 202
LOT 201
LOT 200

15' DE

LIFT STATION

STOP SIGN & STOP BAR, TYP.

QV 11

25' SIGHT TRIANGLE, TYP.

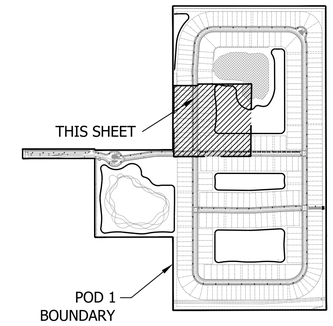
50' ROW

2' VG, TYP.

ROOT BARRIER, TYP.

MATCHLINE - SEE SHEET L10

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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CANAL NO. 101

SS2 21 | RE* 6 | QV 13 | LJ45 22 | CI7 267

POD 1 BOUNDARY

LAKE 2 AC

20' LME

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

HARMONY CIRCLE

2' VG, TYP.

5' SW

QV 22

LOT 164 | LOT 165 | LOT 166 | LOT 167 | LOT 168 | LOT 169

15' DE

LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

LIGHT POLE, TYP.

WATER MAIN

FIRE HYDRANT, TYP.

SEWER MAIN

25' DE

15' DE

DRAIN PIPE

50' ROW

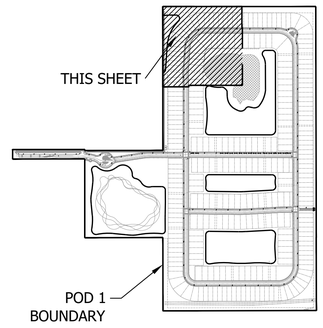
CI7 70 | QV 3 | LJ45 7 | RE* 2

EXISTING CONSERVATION EASEMENT
(3.8 AC, PART OF PD)

MATCHLINE - SEE SHEET L5

MATCHLINE - SEE SHEET L3

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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CANAL NO. 101

SS2 42 | LH45 42 | QV 24 | RE* 12 | CI7 508

LOT 113 | LOT 112 | LOT 111 | LOT 110 | LOT 109 | LOT 108 | LOT 107 | LOT 106 | LOT 105 | LOT 104 | LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98 | LOT 97 | LOT 96 | LOT 95 | LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90

15' DE

HARMONY CIRCLE

2' VG, TYP.

STOP SIGN & STOP BAR, TYP.

5' SW

QV 23

IXY 62 | PT 73 | FG 67

CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET L4

LOT 170 | LOT 171 | LOT 172 | LOT 173 | LOT 174 | LOT 175 | LOT 176 | LOT 177 | LOT 178 | LOT 179 | LOT 180 | LOT 181

20' LME

8' LS

13' LS

15' DE

15' DE

DRAIN PIPE

LAKE 4.87 AC

WATER MAIN

SEWER MAIN

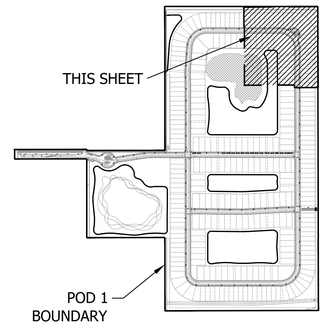
FIRE HYDRANT, TYP.

LIGHT POLE, TYP.

50' ROW

MATCHLINE - SEE SHEET L6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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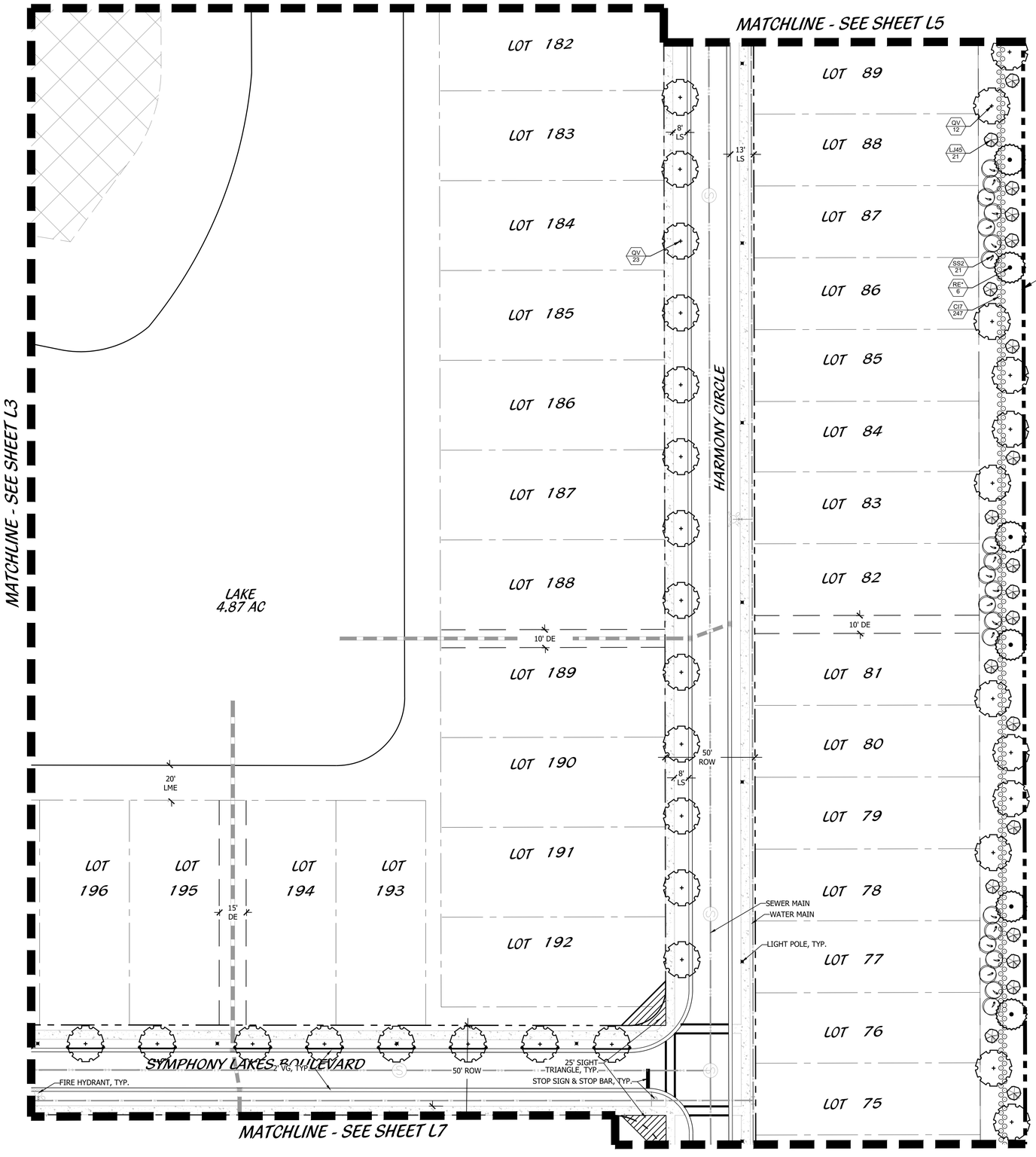

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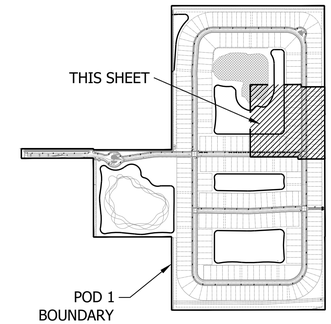

LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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SHEET LP6 OF 12

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MATCHLINE - SEE SHEET L6

MATCHLINE - SEE SHEET L10

MATCHLINE - SEE SHEET L8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

LOT 226

LOT 227

LOT 228

LOT 286

LAKE
2.02 AC

5' SW

15' DE

15' DE

15' DE

15' DE

DRAIN PIPE

20' LME

20' LME

HARMONY CIRCLE

CHRISTENSEN ROAD

AVA LANE

50.1' ROW

50' ROW

LIGHT POLE, TYP.

WATER MAIN

SEWER MAIN

FIRE HYDRANT, TYP.

2' VG, TYP.

25' SIGHT TRIANGLE, TYP.

STOP SIGN & STOP BAR, TYP.

20' STABILIZED EMS

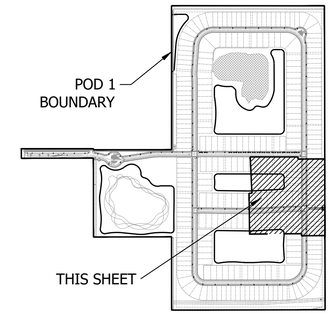
KNOX BOX FOR EMS ONLY

POD 1 BOUNDARY

LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60

QV 8 | LJ45 14 | SS2 14 | RE* 4 | CI7 178 | QV 10 | QV 16 | QV 5 | LJ45 7 | CI7 102 | SS2 7 | RE* 2

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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MATCHLINE - SEE SHEET L7

LAKE
3.67 AC

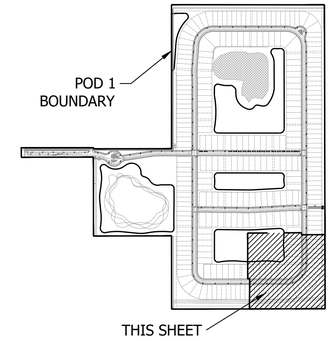
LOT 285
LOT 284
LOT 283
LOT 282
LOT 281
LOT 280
LOT 279
LOT 278
LOT 277
LOT 276
LOT 275
LOT 274

LOT 59
LOT 58
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38

HARMONY CIRCLE
CHRISTENSEN ROAD
DEVINE ROAD
MATCHLINE - SEE SHEET L9

OV 19
SEWER MAIN
WATER MAIN
FIRE HYDRANT, TYP.
20' LME
DRAIN PIPE
15'
15' DE
5' SW
2' VG, TYP.
LIGHT POLE, TYP.
50' ROW
25' BUFFER
POD 1 BOUNDARY
CI7 488
QV 22
LJ46 42
RE 12
SS2 42
FPL POWER LINES

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

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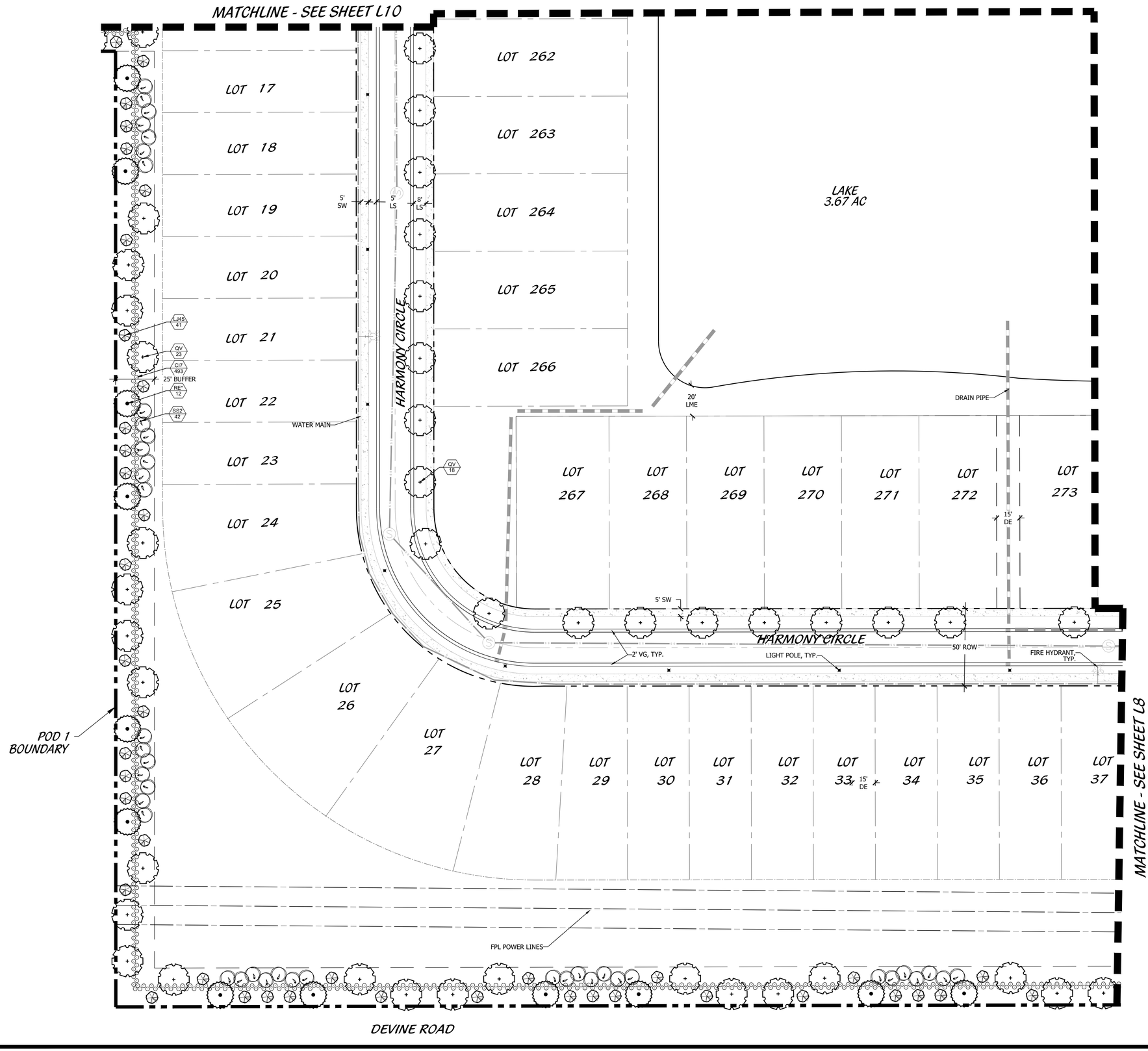

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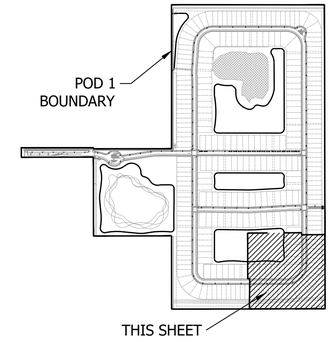

LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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Scale: 1" = 30'-0"

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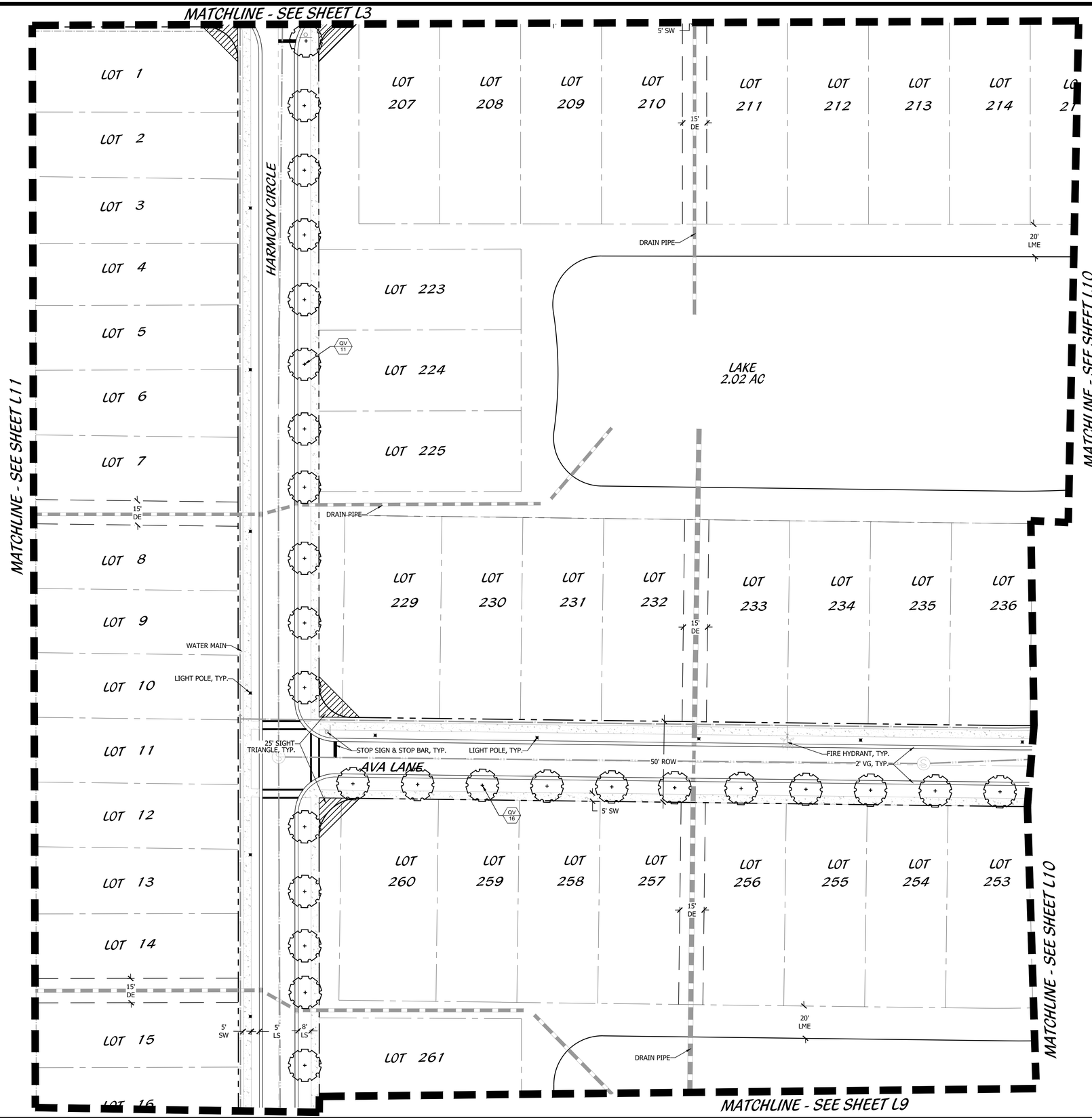
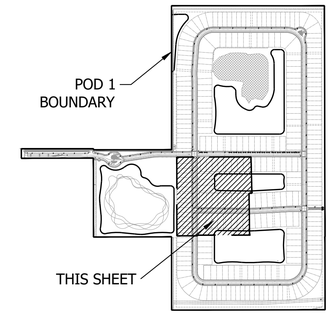


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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Scale: 1" = 30'-0" North

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MATCHLINE - SEE SHEET L2

DRAIN PIPE

~REC TRACT~

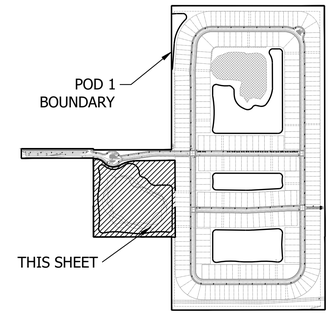
EXISTING LAKE
7.12 AC

MATCHLINE - SEE SHEET L10

QV 26
CIT 533
LJ45 43
RE 12
SS2 42

POD 1 BOUNDARY

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET LP11 OF 12

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

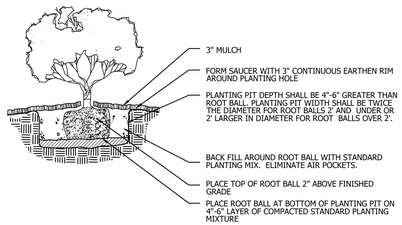
EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

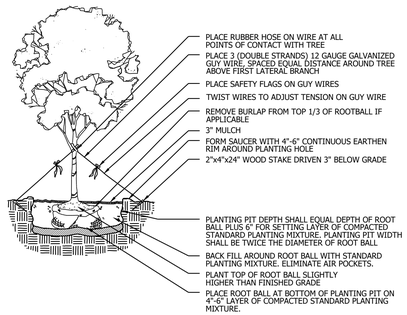
RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

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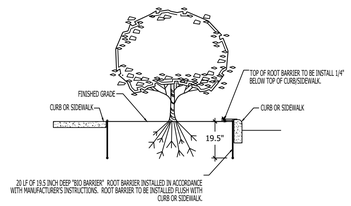
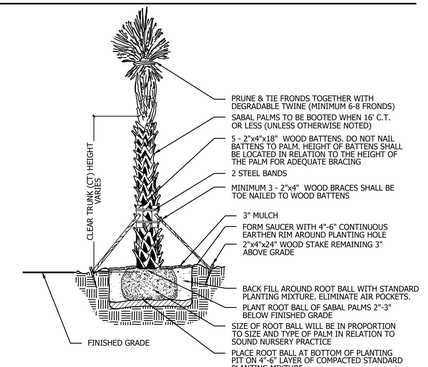


ROOT BARRIER DETAIL

SECTION VIEW

NTS



PALM PLANTING DETAIL

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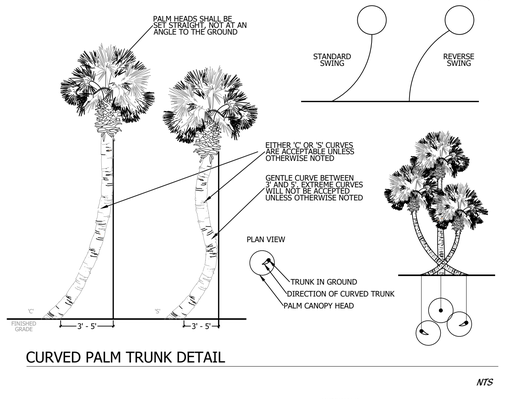

CURVED PALM TRUNK DETAIL

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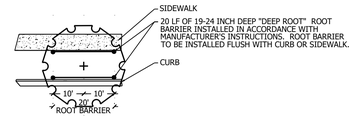

ROOT BARRIER DETAIL

PLAN VIEW

NTS

TYPICAL PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	DROUGHT TOL.	REMARKS
TREES									
LJ45	255	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	7`-8` OA	N		MULTI-STEM, LIMB UP 2.5`
QV*	355	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL	12`-14` OA	Y		FULL CANOPY, 5` C.T. MIN.
RE*	103	ROYSTONEA ELEGATA	ROYAL PALM	N.A.	N.A.	18` O.A.	Y	Y	FULL CANOPY, 12` GW
PALM TREES									
AD3	1	VEITCHIA MERRILLII	TRIPLE TRUNK CHRISTMAS PALM	15 GAL.	N/A	6` - 8` CT	N		TRIPLE STEM, FULL CANOPY, MATCHED
AM1	3	VEITCHIA MERRILLII	SINGLE TRUNK CHRISTMAS PALM	FIELD GROWN	NA	10` CT	N		FULL CANOPY, SINGLE TRUNK, MATCHED
PALMS									
SS2*	252	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	N/A	10`, 16`, 22` CT, STGG.	Y		MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	LOW MAINT	REMARKS
SHRUBS									
CI7*	3,832	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	30" X 30"	2.5` O.C.	Y		FULL & THICK
CQ	1	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	3`-4` OA	AS	N		FULL & THICK
SR	3	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	36" X 24"	AS	N		FULL & THICK
GROUND COVERS									
CV4	63	CODIAEUM X `MAGNIFICENT`	MAGNIFICENT CROTON	7 GAL	30" X 30"	2.5` OC	N		FULL & THICK
FG	148	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	18" X 18"	2` OC	N		FULL & THICK
IX3	68	IXORA X `MAUI YELLOW`	YELLOW MAUI IXORA	3 GAL	18" X 20"	2` OC	N		FULL & THICK
IXY	168	IXORA X `NORA GRANT`	IXORA `NORA GRANT`	3 GAL	2` X 2`	2` OC	N		FULL & THICK
PX	49	PHILODENDRON X `XANADU`	XANADU PHILODENDRON	3 GAL	12"-15" HT	2` OC	N		FULL & THICK
PT	73	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	3 GAL.	2` X 2`	2` O.C.	N		FULL & THICK
PD	128	PODOCARPUS MACR. `PRINGLES` OR `META`	DWARF PODOCARPUS	3 GAL	18" X 18"	2` OC	N		FULL & THICK

SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

*DENOTES FLORIDA NATIVE PLANT MATERIAL

PLANNED DEVELOPMENT
FINAL LANDSCAPE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
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Jupiter, Florida 33458
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www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET LP12 OF 12

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

STORMWATER MANAGEMENT CALCULATIONS

For

Symphony Lakes Planned Development

Pod 1

4300 Selvitz Rd

Fort Peirce, FL 34981

City of fort Peirce

St. Lucie County

SFWMD

May 2025

Mills, Short & Associates

700 22nd Place, Suite 2C & 2D

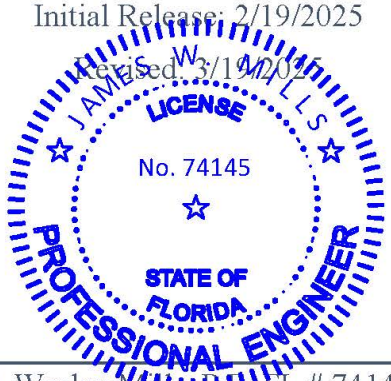
Vero Beach, FL 32960

772.226.7282

Certificate of Authorization No.: 30698

Initial Release: 2/19/2025

Revised: 3/19/2025





J. Wesley Mills, P.E. FL # 74145

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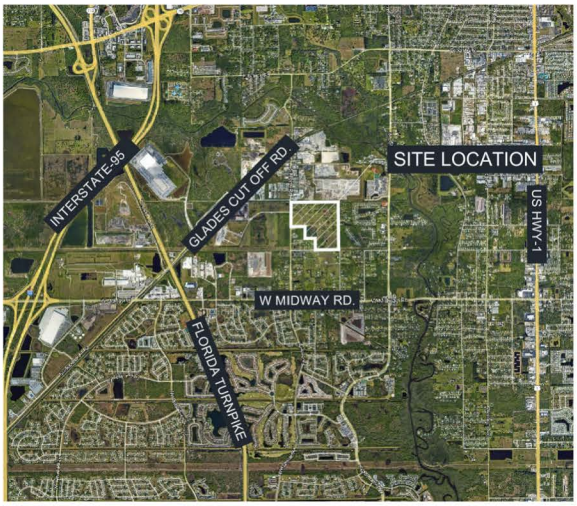
I. Introduction

Mills, Short & Associates has prepared this report to provide supporting documentation demonstrating that the proposed stormwater management system for the Symphony Lakes Planned Development Pod 1 project complies with state and local requirements. The system is designed to treat and attenuate stormwater runoff from the development.

The proposed development is located in the City of Fort Peirce along Selvitz Rd. A map location is included for further review of the site's location. The existing site is split into three separate parcels and has been used as agricultural pasture with a wetland located in the Northeast portion of the site. Generally, the existing site slopes from West to East, with the a ridge along Selvtiz Rd .

The proposed project is broken up into 5 pods with a total development area of 122.80-acre site. Pod 1 has a proposed development area of 88.05 acres which will encompass 286 single family units with 14.10 acres acres being dedicated to wet detention ponds for stormwater runoff. The stormwater facilities will include a five wet detention ponds for treatment and attenuation. The ponds will discharge via a on-site control structure along the South property boundary. Currently the project is proposed to discharge to North St. Lucie River Water Control District (NSLRWCD) canal # 102.



Location Map



Vicinity Map

Existing Site Conditions:

The site is a vacant parcel of land that has previously been used for agricultural grazing. The site generally slopes from the West to the East with an existing ridge along Selvitz Rd. There is an existing NSLRWCD canal along the Southern boundary that conveys stormwater runoff from surrounding areas. The existing canal will not be impacted as part of this project and will remain in it's existing conditions.

Direction of flow: The site slopes from the West of the site to the East and eventually South with a grade change from

±18.0 to ±11.0. The existing condition stormwater runoff discharges through an existing 12-inch PVC culvert into the NSLRWCD canal 102.

Location of Area on Site where Pre-Development stormwater collects: Stormwater collects at 3 areas of the site in the existing conditions. The existing lake in the middle of the site, a wetland in the Northeast of the project and towards the southern property line. Then dis

Seasonal High-Water Table: Seasonal High Water Table is estimated at elevation 12.00 NAVD 88. This was determined from the geotechnical report from KSM engineering. **See Appendix E** for the report.

Flood Plain: The site is located within Flood Zone "X" (Area of Minimal Flood Hazard) FEMA Firmette map 12111C0188K dated eff.:2/19/2020.

Description of Vegetation: The site is vacant and has scattered areas pine flatwoods but mostly open grass space.

Soils: The site mostly consists of sand with a layer of silty and clayey sand with hardpan and returning to sand after. The USDA soils map classifies the site as consisting various sand with a majority being Tantile & Pomona sands.

Location of Drainage Basins: The drainage basin for pre-development is the overall development area.

SCS Curve Number: Existing 81; Post Development 79 (see calculations for details)

Proposed Drainage System:

The proposed site collects stormwater runoff from the proposed impervious surfaces through on-site drainage structures and routes via subsurface drainage pipes to a wet detention pond. A proposed control structure within the wet detention system regulates discharge to meet jurisdictional discharge requirements. The discharge location is via the control structure at the Southern property boundary, NSLRWCD Canal 102.

Direction of flow: The stormwater runoff generated by the proposed development is collected through on-site drainage structures located within the roadway. The drainage structures are terminate into the proposed wet detention system. There is a control structure located within the wet detention pond to the south that regulates the discharge flow rate.

Peak Flow Rate: The project is limited on its total discharge limit from the design requriemtn of NSLRWCD which allows 2" over the project area from the 10 year 72 hour storm event. Pod 1 has a developed area of 88.05 acre which allows for a maximum of 14.675 ac-ft during any given 24 hour period. The project maximum designed discharge is 4.57 ac-ft per 24 hour period.

II. Erosion and Sediment Control

The project specifications require the contractor and owner to install stormwater pollution prevent devices in accordance with the construction drawings and Florida Development Manual, A Guide to Sound Land and Water Management, published by the DEP. All disturbed areas shall be fully sodded, seeded and mulched.

III. Stormwater System Maintenance Plan

The maintenance of the Stormwater Management System shall be the responsibility of the property owner. The maintenance plan applies to the newly constructed stormwater infrastructure, which will manage runoff from the improved portions of the project. The system is designed to provide water quality treatment and attenuation before discharging stormwater into the master drainage system. Symphony Lakes CDD as the owner, is responsible for maintaining the stormwater management system to ensure its proper functionality and compliance with regulatory requirements. Runoff will be directed towards the wet detention pond through site grading and on-site drainage structures, where it will be temporarily stored to treat stormwater quality. Maintenance activities, conducted at least annually, will include clearing debris from drainage structures, inspecting and repairing erosion in detention areas, and removing nuisance exotic vegetation. Detailed records of these maintenance activities will be filed for future reference and compliance reviews.

IV. Jurisdictional Permitting Agencies

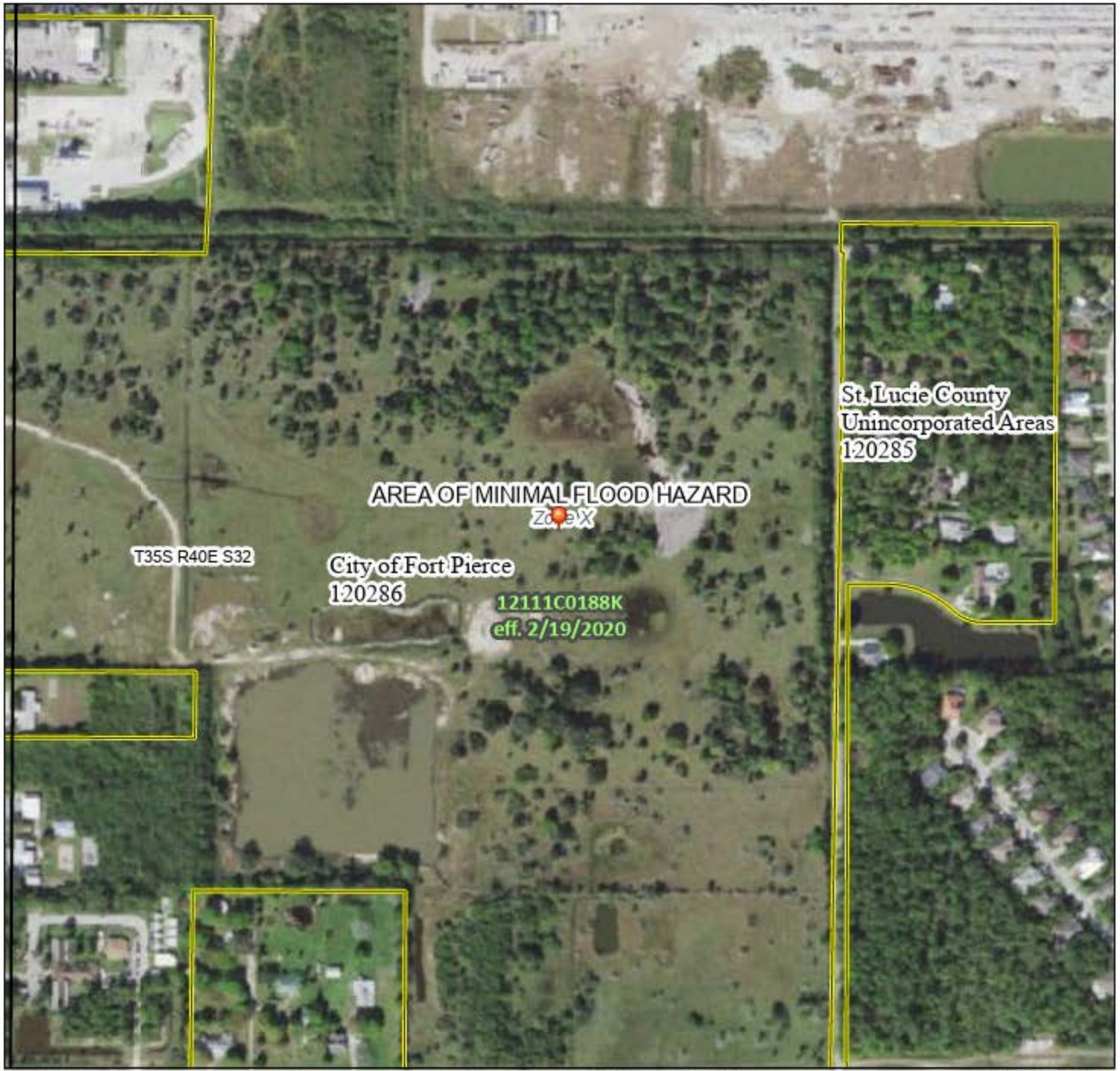
1. South Florida Water Management District
2. City of Fort Pierce
3. North St. Lucie River Water Control District

Appendix A – FEMA Firemette Map

National Flood Hazard Layer FIRMette

FEMA

80°21'59"W 27°23'27"N



80°21'21"W 27°22'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 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 X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/16/2025 at 4:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix B – Stormwater Calculations

Pre-Development Land Use Calculations
Sympohny Lakes

Project Name:	Symphony Lakes		
Project #:	24-1600		
Engineer:	DCC	**Engineer:**	
Date:	5/13/2025	**Revision Date:**	

Computation Type: Land Use & Stage-Storage
Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 14.00 ft-NAVD
Control Elevation (CE) = 12.00 ft-NAVD **Source:** KSM Geotechnical Report

Site Land Use

	Green Space	Existing Lake	N/A	N/A	N/A	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	93.2%	6.8%	0.0%	0.00%	0.00%	
Total Areas (SF)	4,986,001 SF	363,167 SF	0 SF	0 SF	0 SF	5,349,168 SF
Total Areas (A_t)	114.46	8.34	0.00	0.00	0.00	122.80
Bldg. %	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Bldg. Area (A_r)	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	93.21%
Pervious Area (A_p)	114.46	0.00	0.00	0.00	0.00	114.46
Impervious %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Impervious Area (A_i)	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	100.00%	0.00%	100.00%	0.00%	6.79%
Open Water Area (Ac.)	0.00	8.34	0.00	0.00	0.00	8.34

Pre-Development Stage-Storage Calculations
Sympohny Lakes

Storage Type: Stage-Volume
Starting Stage = 10.00
Ending Stage = 20.00
Stage Increment = 0.25

Name	**Green Space**	**Existing**	**N/A**	**N/A**	
Area	**114.46**	**8.34**	**0.00**	**0.00**	
Start Elev	**11.00**	**12.00**	**0.00**	**0.00**	
End Elev	**17.00**	**0.00**	**0.00**	**0.00**	
Stage Feet NAVD	Linear Storage Ac-ft	Vert Storage Ac-ft	Vert Storage Ac-ft	Vert Storage Ac-ft	Total Storage Ac-ft
10.00	0.00	0.00	0.00	0.00	0.00
10.25	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00
10.75	0.00	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.00	0.00
11.25	0.60	0.00	0.00	0.00	0.60
11.50	2.38	0.00	0.00	0.00	2.38
11.75	5.37	0.00	0.00	0.00	5.37
12.00	9.54	0.00	0.00	0.00	9.54
12.25	14.90	2.08	0.00	0.00	16.99
12.50	21.46	4.17	0.00	0.00	25.63
12.75	29.21	6.25	0.00	0.00	35.46
13.00	38.15	8.34	0.00	0.00	46.49
13.25	48.29	10.42	0.00	0.00	58.71
13.50	59.62	12.51	0.00	0.00	72.12
13.75	72.14	14.59	0.00	0.00	86.73
14.00	85.85	16.67	0.00	0.00	102.52
14.25	100.75	18.76	0.00	0.00	119.51
14.50	116.85	20.84	0.00	0.00	137.69
14.75	134.14	22.93	0.00	0.00	157.06
15.00	152.62	25.01	0.00	0.00	177.63
15.25	172.29	27.10	0.00	0.00	199.39
15.50	193.16	29.18	0.00	0.00	222.34
15.75	215.21	31.26	0.00	0.00	246.48
16.00	238.46	33.35	0.00	0.00	271.81
16.25	262.91	35.43	0.00	0.00	298.34
16.50	288.54	37.52	0.00	0.00	326.06
16.75	315.37	39.60	0.00	0.00	354.97
17.00	343.39	41.69	0.00	0.00	385.07
17.25	372.00	43.77	0.00	0.00	415.77
17.50	400.62	45.85	0.00	0.00	446.47
17.75	429.24	47.94	0.00	0.00	477.17
18.00	457.85	50.02	0.00	0.00	507.87
18.25	486.47	52.11	0.00	0.00	538.57
18.50	515.08	54.19	0.00	0.00	569.27
18.75	543.70	56.28	0.00	0.00	599.97
19.00	572.31	58.36	0.00	0.00	630.67
19.25	600.93	60.44	0.00	0.00	661.37
19.50	629.55	62.53	0.00	0.00	692.07
19.75	658.16	64.61	0.00	0.00	722.77
20.00	686.78	66.70	0.00	0.00	753.47

Pre-Development Stage-Area Calculations
Sympohny Lakes

Storage Type:	Stage-Area
Starting Stage =	10.00
Ending Stage =	20.00
Stage Increment =	0.25

Name	**Green Space**	**Existing**	**N/A**
Area	**114.46**	**8.34**	**0.00**
Start Elev	**11.00**	**12.00**	**0.00**
End Elev	**17.00**	**0.00**	**0.00**

Stage Feet NAVD	Linear Area Ac	Vert Area Ac	Vert Area Ac	Total Area Ac
10.00	0.00	0.00	0.00	0.00
10.25	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00
10.75	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.00
11.25	4.77	0.00	0.00	4.77
11.50	9.54	0.00	0.00	9.54
11.75	14.31	0.00	0.00	14.31
12.00	19.08	8.34	0.00	27.41
12.25	23.85	8.34	0.00	32.18
12.50	28.62	8.34	0.00	36.95
12.75	33.38	8.34	0.00	41.72
13.00	38.15	8.34	0.00	46.49
13.25	42.92	8.34	0.00	51.26
13.50	47.69	8.34	0.00	56.03
13.75	52.46	8.34	0.00	60.80
14.00	57.23	8.34	0.00	65.57
14.25	62.00	8.34	0.00	70.34
14.50	66.77	8.34	0.00	75.11
14.75	71.54	8.34	0.00	79.88
15.00	76.31	8.34	0.00	84.65
15.25	81.08	8.34	0.00	89.42
15.50	85.85	8.34	0.00	94.18
15.75	90.62	8.34	0.00	98.95
16.00	95.39	8.34	0.00	103.72
16.25	100.15	8.34	0.00	108.49
16.50	104.92	8.34	0.00	113.26
16.75	109.69	8.34	0.00	118.03
17.00	114.46	8.34	0.00	122.80
17.25	114.46	8.34	0.00	122.80
17.50	114.46	8.34	0.00	122.80
17.75	114.46	8.34	0.00	122.80
18.00	114.46	8.34	0.00	122.80
18.25	114.46	8.34	0.00	122.80
18.50	114.46	8.34	0.00	122.80
18.75	114.46	8.34	0.00	122.80
19.00	114.46	8.34	0.00	122.80
19.25	114.46	8.34	0.00	122.80
19.50	114.46	8.34	0.00	122.80
19.75	114.46	8.34	0.00	122.80
20.00	114.46	8.34	0.00	122.80

Pre-Development Stormwater Calculations
Sympohny Lakes

Revised:

Project: Symphony Lakes
Project #: 24-1600
Engineer: DCC
Date: 5/13/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	8.34	0.00	114.46	122.80
TOTAL =	8.34	0.00	114.46	122.80

Find Curve Number:

Avg. Pervious Ground El. =	14.00
Control Elev. =	12.00
Distance to Water Table =	2.00

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	2.50	inches	
Compaction Factor ($F_{compact}$) =	0%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	2.50	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	2.33	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**81**		$1000 / (S_{avail}+10)$

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Land Use Calculations
Symphony Lakes

Project Name:	**Symphony Lakes**		
Project #:	**24-1600**		
Engineer:	**DCC**	**Engineer:**	
Date:	**5/13/2025**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage
Datum: NAVD

Average Ground Elevation (EL_{gmd}) =	**15.55**	**ft-NAVD**	
Control Elevation (CE) =	**12.00**	**ft-NAVD**	**Source:** KSM Geotchnial Report

Site Land Use

	Open Space	Prop. Building Pads	Prop. Concrete	Prop. Pavement	Pond Sloping	Pond Bottom	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	48.6%	31.5%	1.8%	3.76%	3.00%	11.3%	
Total Areas (SF)	2,602,101 SF	1,686,208 SF	94,732 SF	201,350 SF	160,484 SF	604,293 SF	5,349,168 SF
Total Areas (A_t)	59.74	38.71	2.17	4.62	3.68	13.87	122.80
Bldg. %	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	31.52%
Bldg. Area (A_r)	0.00	38.71	0.00	0.00	0.00	0.00	38.71
Pervious %	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	51.65%
Pervious Area (A_p)	59.74	0.00	0.00	0.00	3.68	0.00	63.42
Impervious %	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	5.54%
Impervious Area (A_i)	0.00	0.00	2.17	4.62	0.00	0.00	6.80
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	11.30%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	13.87	13.87

Post-Development Stage-Storage Calculations
Symphony Lakes

Storage Type: Stage-Volume
Starting Stage = 12.00
Ending Stage = 17.00
Stage Increment = 0.25

Name	Open Space	Prop. Building Pads	Prop. Concrete	Prop. Pavement	Pond Sloping	Pond Bottom	
Area	59.74	38.71	2.17	4.62	3.68	13.87	
Start Elev	15.00	17.00	15.33	15.25	12.00	12.00	
End Elev	16.33	0.00	16.80	16.75	15.50	0.00	
Stage Feet NAVD	Linear Storage Ac-ft	Vert Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Vert Storage Ac-ft	Total Storage Ac-ft
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.25	0.00	0.00	0.00	0.00	0.03	3.47	3.50
12.50	0.00	0.00	0.00	0.00	0.13	6.94	7.07
12.75	0.00	0.00	0.00	0.00	0.30	10.40	10.70
13.00	0.00	0.00	0.00	0.00	0.53	13.87	14.40
13.25	0.00	0.00	0.00	0.00	0.82	17.34	18.16
13.50	0.00	0.00	0.00	0.00	1.18	20.81	21.99
13.75	0.00	0.00	0.00	0.00	1.61	24.28	25.89
14.00	0.00	0.00	0.00	0.00	2.11	27.75	29.85
14.25	0.00	0.00	0.00	0.00	2.66	31.21	33.88
14.50	0.00	0.00	0.00	0.00	3.29	34.68	37.97
14.75	0.00	0.00	0.00	0.00	3.98	38.15	42.13
15.00	0.00	0.00	0.00	0.00	4.74	41.62	46.35
15.25	1.40	0.00	0.00	0.00	5.56	45.09	52.05
15.50	5.61	0.00	0.02	0.10	6.45	48.55	60.73
15.75	12.63	0.00	0.13	0.39	7.37	52.02	72.54
16.00	22.46	0.00	0.33	0.87	8.29	55.49	87.44
16.25	35.09	0.00	0.63	1.54	9.21	58.96	105.43
16.50	50.02	0.00	1.01	2.41	10.13	62.43	126.00
16.75	64.96	0.00	1.49	3.47	11.05	65.90	146.86
17.00	79.89	0.00	2.04	4.62	11.97	69.36	167.89

Post-Development Stage-Area Calculations
Symphony Lakes

Storage Type:	**Stage-Area**
Starting Stage =	**12.00**
Ending Stage =	**17.00**
Stage Increment =	**0.50**

Name	**Open Space**	**Prop. Building Pads**	**Prop. Concrete**	**Prop. Pavement**	**Pond Sloping**	**Pond Bottom**	
Area	**59.74**	**38.71**	**2.17**	**4.62**	**3.68**	**13.87**	
Start Elev	**15.00**	**17.00**	**15.33**	**15.25**	**12.00**	**12.00**	
End Elev	**16.33**	**0.00**	**16.80**	**16.75**	**15.50**	**0.00**	
Stage Feet NAVD	Linear Area Ac	Vert Area Ac	Linear Area Ac	Linear Area Ac	Linear Area Ac	Vert Area Ac	Total Area Ac
12.00	0.00	0.00	0.00	0.00	0.00	13.87	13.87
12.50	0.00	0.00	0.00	0.00	0.53	13.87	14.40
13.00	0.00	0.00	0.00	0.00	1.05	13.87	14.93
13.50	0.00	0.00	0.00	0.00	1.58	13.87	15.45
14.00	0.00	0.00	0.00	0.00	2.11	13.87	15.98
14.50	0.00	0.00	0.00	0.00	2.63	13.87	16.50
15.00	0.00	0.00	0.00	0.00	3.16	13.87	17.03
15.50	22.46	0.00	0.25	0.77	3.68	13.87	41.04
16.00	44.91	0.00	0.99	2.31	3.68	13.87	65.77
16.50	59.74	0.00	1.73	3.85	3.68	13.87	82.88
17.00	59.74	38.71	2.17	4.62	3.68	13.87	122.80

Post-Development Stormwater Calculations
Symphony Lakes

Revised:

Project: Symphony Lakes
Engineer: DCC
Project #: 24-1600
Date: 5/13/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	20.67	38.71	63.42	122.80
TOTAL =	20.67	38.71	63.42	122.80

Find Curve Number:

Avg. Pervious Ground El. =	15.55
Control Elev. =	12.00
Distance to Water Table =	3.55

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	7.39	inches	
Compaction Factor ($F_{compact}$) =	25%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	5.55	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	2.86	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**78**		$1000 / (S_{avail}+10)$

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Water Quality Calculations

Revised:

Project: Symphony Lakes
Engineer: DCC
Project #: 24-1600
Date: 13-May-25

1-inch Over the Project Area

(Treated Volume) 1-inch * 1-ft/12-in * 122.80 (PROJECT AREA) = 10.23 (TREATED VOLUME) ac-ft

2.5-inches Times the Percent Impervious

(Site Area) 122.80 (PROJECT AREA (AC)) - (13.87 (LAKES (AC)) + 38.71 (ROOFS (AC))) = 70.22 (SITE AREA) ac

(Impervious Area) 70.22 (SITE AREA (AC)) - 63.42 (PERVIOUS AREA (AC)) = 6.80 (IMPERVIOUS AREA) ac

(% Impervious) IMPERVIOUS AREA * 100% / SITE AREA (AC) = 9.68%

(2.5-in * % Imp.) 2.5-inches * 9.68% (PERCENT IMPERVIOUS) = 0.24 (INCHES TO BE TREATED) in

(Treated Volume) 0.24 (TREATED (IN)) * 1-ft/12-in * 108.93 (PROJECT AREA - LAKES (AC)) = 2.20 (TREATED VOLUME) ac-ft

Required Wet Detention = 10.23 ac-ft

Required Dry Detention (75% of Wet Detention) = 7.68 ac-ft

Required Retention (50% of Wet Detention) = 5.12 ac-ft

Treatment System Type Wet Detention
Treatment Volume Required = 10.23 ac-ft

Direct Discharge to OFW? No
Total Treatment Volume Required = 10.23 ac-ft

Water Quality Elevation (EL_{wq}) = 12.72 ft NAVD

Estimated Required Attenuation

Sympohny Lakes

Revised:

Project: Symphony Lakes **Engineer:** DCC

Project #: 24-1600 **Date:** 5/13/2025

Pre-Developed Runoff

10 Year - 3 Day

Area, A (ac) = 122.80

Soil Storage, S (inches) = 2.33

Curve Number, CN = 1000/(S+10)

= 81

10 Year - 3 Day Rainfall, P (inches) = 9 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 6.70

Volume, V (AC-FT) = A * Q

= 68.60

Post Developed Runoff

10 Year - 3 Day

Area, A (ac) = 122.80

Soil Storage, S (inches) = 2.86

Curve Number, CN = 1000/(S+10) =

78

10 Year - 3 Day Rainfall, P (inches) = 9 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 6.29

Volume, V (AC-FT) = A * Q

= 64.37

10Y-3D Elevation = **15.58** ft NAVD

Estimated Required Attenuation

Sympohny Lakes

Revised:

Project: Symphony Lakes **Engineer:** DCC

Project #: 24-1600 **Date:** 5/13/2025

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 122.80

Soil Storage, S (inches) = 2.33

Curve Number, CN = 1000/(S+10)

= 81

25 Year - 3 Day Rainfall, P (inches) = 11 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 8.63

Volume, V (AC-FT) = A * Q

= 88.27

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 122.80

Soil Storage, S (inches) = 2.86

Curve Number, CN = 1000/(S+10) =

78

25 Year - 3 Day Rainfall, P (inches) = 11 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 8.18

Volume, V (AC-FT) = A * Q

= 83.71

25Y-3D Elevation = 15.94 ft NAVD

Estimated Required Attenuation

Sympohny Lakes

		Revised:	
Project:	**Symphony Lakes**	**Engineer:**	**DCC**
Project #:	**24-1600**	**Date:**	**5/13/2025**

Pre-Developed Runoff

100 Year - 3 Day

Area, A (ac) = 122.80
Soil Storage, S (inches) = 2.33
Curve Number, CN = 1000/(S+10)
= 81

.00 Year - 3 Day Rainfall, P (inches) = 14.4 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume I

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 11.94

Volume, V (AC-FT) = A * Q
= 122.16

Post Developed Runoff

100 Year - 3 Day

Area, A (ac) = 122.80
Soil Storage, S (inches) = 2.86
Curve Number, CN = 1000/(S+10) =
78

.00 Year - 3 Day Rainfall, P (inches) = 14.4 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume I

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 11.45

Volume, V (AC-FT) = A * Q
= 117.22

100Y-3D Elevation = **16.39** ft NAVD

Appendix C - ICPR Flood Routing

Node Max Conditions : Multi Item | (sim, name) [Back to Back Storm Event]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
10yr - 3 day	NSLRWCD Canal 102	0.00	0.00	9.50	0.0000	2.28	0.00	0
10yr - 3 day	Post Basin Area	0.00	0.00	14.96	0.0010	335.48	2.28	1953597

Node Max Conditions : Multi Item | (sim, name) [Pod 1 Development]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100yr - 3day	NSLRWCD Canal 102	0.00	0.00	9.50	0.0000	8.84	0.00	0
100yr - 3day	Post Basin Area	0.00	0.00	15.50	0.0010	571.10	8.84	2911071
100yr - 3day	Pre-Basin	0.00	0.00	14.71	0.0010	304.87	0.00	5349168
10yr - 3 day	NSLRWCD Canal 102	0.00	0.00	9.50	0.0000	2.24	0.00	0
10yr - 3 day	Post Basin Area	0.00	0.00	14.91	0.0010	335.46	2.24	1876594
10yr - 3 day	Pre-Basin	0.00	0.00	14.40	0.0007	179.79	0.00	5349168
25yr - 3 day	NSLRWCD Canal 102	0.00	0.00	9.50	0.0000	2.46	0.00	0
25yr - 3 day	Post Basin Area	0.00	0.00	15.19	0.0010	423.22	2.46	2351031
25yr - 3 day	Pre-Basin	0.00	0.00	14.51	0.0008	226.36	0.00	5349168

Node Max Conditions : Multi Item | (sim, name) [Recovery]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
10yr - 3 day	NSLRWCD Canal 102	0.00	0.00	9.50	0.0000	2.24	0.00	0
10yr - 3 day	Post Basin Area	0.00	0.00	14.91	0.0010	335.46	2.24	1876594

Simple Basin: Post Basin

Scenario: Back to Back Storm Event
Node: Post Basin Area

Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	88.0500 ac
Curve Number:	79.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post Basin

Scenario:	Pod 1 Development
Node:	Post Basin Area
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	88.0500 ac
Curve Number:	79.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre-Development

Scenario:	Pod 1 Development
Node:	Pre-Basin
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	35.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr

Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	88.0500 ac
Curve Number:	81.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post Basin

Scenario:	Recovery
Node:	Post Basin Area
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	88.0500 ac
Curve Number:	79.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: NSLRWCD Canal 102

Scenario:	Back to Back Storm Event
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	9.50 ft
Warning Stage:	0.00 ft
Alert Stage:	0.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.50
0	0	0	999.0000	9.50

Comment:

Node: Post Basin Area

Scenario: Back to Back Storm Event
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 12.74 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
12.00	0.0000	0
13.00	14.4000	627264
14.00	9.8500	429066
15.00	46.3500	2019006
16.00	87.4400	3808886
17.00	170.3500	7420446

Comment:

Node: NSLRWCD Canal 102

Scenario: Pod 1 Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 9.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.50
0	0	0	999.0000	9.50

Comment:

Node: Post Basin Area

Scenario: Pod 1 Development
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 12.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
12.00	0.0000	0
13.00	14.4000	627264
14.00	9.8500	429066
15.00	46.3500	2019006
16.00	87.4400	3808886
17.00	170.3500	7420446

Comment:

Node: Pre-Basin

Scenario: Pod 1 Development
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.00	122.8000	5349168

Comment:

Node: NSLRWCD Canal 102

Scenario: Recovery
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 9.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.50
0	0	0	999.0000	9.50

Comment:

Node: Post Basin Area

Scenario: Recovery
Type: Stage/Area

Base Flow: 0.00 cfs
Initial Stage: 12.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
12.00	0.0000	0
13.00	14.4000	627264
14.00	9.8500	429066
15.00	46.3500	2019006
16.00	87.4400	3808886
17.00	170.3500	7420446

Comment:

Drop Structure Link: CS-1

Scenario: Back to Back Storm Event
From Node: Post Basin Area
To Node: NSLRWCD Canal 102
Link Count: 1
Pipe Flow Direction: Both
Solution: Combine
Increments: 0
Pipe Count: 1
Damping: 0.0000 ft
Length: 524.00 ft
FHWA Code: 1
Entr Loss Coef: 1.00
Exit Loss Coef: 0.50
Bend Loss Coef: 0.00
Bend Location: 0.00 dec
Energy Switch: Energy

Upstream Pipe

Invert: 11.85 ft
Manning's N: 0.0190

Geometry: Circular
Max Depth: 3.00 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Downstream Pipe

Invert: 9.50 ft
Manning's N: 0.0190

Geometry: Circular
Max Depth: 3.00 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Pipe Comment:

Weir Component

Weir: 1
Weir Count: 1
Weir Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Horizontal
Geometry Type: Rectangular
Invert: 15.25 ft
Control Elevation: 15.25 ft
Max Depth: 3.50 ft
Max Width: 4.50 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: Overflow grate: Top

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	12.00 ft	Ref Node:	
Control Elevation:	12.00 ft	**Discharge Coefficients**	
Max Depth:	0.50 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: Bleeder: Control Elevation

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	14.00 ft	Ref Node:	
Control Elevation:	14.00 ft	**Discharge Coefficients**	
Max Depth:	0.50 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: Oriface: Water Quality

Drop Structure Comment:

Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	Pod 1 Development	Invert:	11.85 ft	Invert:	9.50 ft
From Node:	Post Basin Area	Manning's N:	0.0190	Manning's N:	0.0190
To Node:	NSLRWCD Canal 102	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	

Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	524.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	0.50	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	15.25 ft
Control Elevation:	15.25 ft
Max Depth:	3.50 ft
Max Width:	4.50 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: Overflow grate: Top

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	12.00 ft
Control Elevation:	12.00 ft
Max Depth:	0.50 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: Bleeder: Control Elevation

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft

Invert:	14.00 ft
Control Elevation:	14.00 ft
Max Depth:	0.50 ft

Op Table:	
Ref Node:	

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

Weir Comment: Oriface: Water Quality

Drop Structure Comment:

Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	Recovery	Invert:	11.85 ft	Invert:	9.50 ft
From Node:	Post Basin Area	Manning's N:	0.0190	Manning's N:	0.0190
To Node:	NSLRWCD Canal 102	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	524.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	0.50	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	15.25 ft
Control Elevation:	15.25 ft
Max Depth:	3.50 ft
Max Width:	4.50 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: Overflow grate: Top

Weir Component	
Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	12.00 ft
Control Elevation:	12.00 ft
Max Depth:	0.50 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: Bleeder: Control Elevation

Weir Component	
Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	14.00 ft
Control Elevation:	14.00 ft
Max Depth:	0.50 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: Oriface: Water Quality

Drop Structure Comment:

Simulation: 10yr - 3 day

Scenario:	Back to Back Storm Event
Run Date/Time:	5/16/2025 11:49:25 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	432.0000

Hydrology [sec]	Surface Hydraulics	Groundwater [sec]

	[sec]		
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	240.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	240.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global

		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	9.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 3day

Scenario: Pod 1 Development
Run Date/Time: 5/16/2025 11:49:29 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	90.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	14.40 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10yr - 3 day

Scenario:	Pod 1 Development
Run Date/Time:	5/16/2025 11:49:32 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain: Global

		Opt:	
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	9.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25yr - 3 day

Scenario: Pod 1 Development
Run Date/Time: 5/16/2025 11:49:34 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	90.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	11.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10yr - 3 day

Scenario: Recovery
Run Date/Time: 5/16/2025 11:49:37 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	432.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	240.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	240.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec

dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	9.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Node: Post Basin Area

Scenario:	Back to Back Storm Event
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	12.74 ft
Warning Stage:	0.00 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
12.00	0.0000	0
13.00	14.4000	627264
14.00	9.8500	429066
15.00	46.3500	2019006
16.00	87.4400	3808886
17.00	170.3500	7420446

Comment:

Node Max Conditions [Back to Back Storm Event]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Post Basin Area	10yr - 3 day	0.00	0.00	14.96	0.0010	335.48	2.28	1953597

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	0.0000	12.00
Recovery	10yr - 3 day	1.0027	12.00
Recovery	10yr - 3 day	2.0027	12.00
Recovery	10yr - 3 day	3.0027	12.00
Recovery	10yr - 3 day	4.0027	12.00
Recovery	10yr - 3 day	5.0027	12.00
Recovery	10yr - 3 day	6.0027	12.00
Recovery	10yr - 3 day	7.0027	12.00
Recovery	10yr - 3 day	8.0027	12.00
Recovery	10yr - 3 day	9.0027	12.00
Recovery	10yr - 3 day	10.0027	12.00
Recovery	10yr - 3 day	11.0027	12.00
Recovery	10yr - 3 day	12.0027	12.00
Recovery	10yr - 3 day	13.0027	12.00
Recovery	10yr - 3 day	14.0027	12.02
Recovery	10yr - 3 day	15.0027	12.04
Recovery	10yr - 3 day	16.0027	12.06
Recovery	10yr - 3 day	17.0027	12.09
Recovery	10yr - 3 day	18.0027	12.11
Recovery	10yr - 3 day	19.0027	12.13
Recovery	10yr - 3 day	20.0027	12.15
Recovery	10yr - 3 day	21.0027	12.17
Recovery	10yr - 3 day	22.0027	12.19
Recovery	10yr - 3 day	23.0027	12.21
Recovery	10yr - 3 day	24.0027	12.23
Recovery	10yr - 3 day	25.0027	12.26
Recovery	10yr - 3 day	26.0027	12.29
Recovery	10yr - 3 day	27.0027	12.32
Recovery	10yr - 3 day	28.0027	12.34
Recovery	10yr - 3 day	29.0027	12.37
Recovery	10yr - 3 day	30.0027	12.40
Recovery	10yr - 3 day	31.0027	12.42
Recovery	10yr - 3 day	32.0027	12.45
Recovery	10yr - 3 day	33.0027	12.47
Recovery	10yr - 3 day	34.0027	12.50
Recovery	10yr - 3 day	35.0027	12.52
Recovery	10yr - 3 day	36.0027	12.54
Recovery	10yr - 3 day	37.0027	12.57
Recovery	10yr - 3 day	38.0027	12.59
Recovery	10yr - 3 day	39.0027	12.61
Recovery	10yr - 3 day	40.0027	12.63
Recovery	10yr - 3 day	41.0027	12.65

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	42.0027	12.67
Recovery	10yr - 3 day	43.0027	12.70
Recovery	10yr - 3 day	44.0027	12.72
Recovery	10yr - 3 day	45.0027	12.74
Recovery	10yr - 3 day	46.0027	12.76
Recovery	10yr - 3 day	47.0027	12.78
Recovery	10yr - 3 day	48.0027	12.80
Recovery	10yr - 3 day	49.0027	12.82
Recovery	10yr - 3 day	50.0027	12.84
Recovery	10yr - 3 day	51.0027	12.87
Recovery	10yr - 3 day	52.0027	12.90
Recovery	10yr - 3 day	53.0027	12.93
Recovery	10yr - 3 day	54.0027	12.98
Recovery	10yr - 3 day	55.0027	13.03
Recovery	10yr - 3 day	56.0027	13.10
Recovery	10yr - 3 day	57.0027	13.18
Recovery	10yr - 3 day	58.0044	13.29
Recovery	10yr - 3 day	59.0009	13.45
Recovery	10yr - 3 day	60.0006	14.31
Recovery	10yr - 3 day	61.0036	14.67
Recovery	10yr - 3 day	62.0036	14.74
Recovery	10yr - 3 day	63.0036	14.78
Recovery	10yr - 3 day	64.0036	14.81
Recovery	10yr - 3 day	65.0036	14.83
Recovery	10yr - 3 day	66.0036	14.84
Recovery	10yr - 3 day	67.0036	14.86
Recovery	10yr - 3 day	68.0036	14.87
Recovery	10yr - 3 day	69.0036	14.88
Recovery	10yr - 3 day	70.0036	14.89
Recovery	10yr - 3 day	71.0036	14.90
Recovery	10yr - 3 day	72.0036	14.91
Recovery	10yr - 3 day	73.0036	14.91
Recovery	10yr - 3 day	74.0036	14.90
Recovery	10yr - 3 day	75.0036	14.90
Recovery	10yr - 3 day	76.0036	14.89
Recovery	10yr - 3 day	77.0036	14.89
Recovery	10yr - 3 day	78.0036	14.89
Recovery	10yr - 3 day	79.0036	14.88
Recovery	10yr - 3 day	80.0036	14.88
Recovery	10yr - 3 day	81.0036	14.87
Recovery	10yr - 3 day	82.0036	14.87
Recovery	10yr - 3 day	83.0036	14.86

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	84.0036	14.86
Recovery	10yr - 3 day	85.0036	14.86
Recovery	10yr - 3 day	86.0036	14.85
Recovery	10yr - 3 day	87.0036	14.85
Recovery	10yr - 3 day	88.0036	14.84
Recovery	10yr - 3 day	89.0036	14.84
Recovery	10yr - 3 day	90.0036	14.83
Recovery	10yr - 3 day	91.0036	14.83
Recovery	10yr - 3 day	92.0036	14.82
Recovery	10yr - 3 day	93.0036	14.82
Recovery	10yr - 3 day	94.0036	14.82
Recovery	10yr - 3 day	95.0036	14.81
Recovery	10yr - 3 day	96.0036	14.81
Recovery	10yr - 3 day	97.0036	14.80
Recovery	10yr - 3 day	98.0036	14.80
Recovery	10yr - 3 day	99.0036	14.79
Recovery	10yr - 3 day	100.0036	14.79
Recovery	10yr - 3 day	101.0036	14.78
Recovery	10yr - 3 day	102.0036	14.78
Recovery	10yr - 3 day	103.0036	14.77
Recovery	10yr - 3 day	104.0036	14.77
Recovery	10yr - 3 day	105.0036	14.77
Recovery	10yr - 3 day	106.0036	14.76
Recovery	10yr - 3 day	107.0036	14.76
Recovery	10yr - 3 day	108.0036	14.75
Recovery	10yr - 3 day	109.0036	14.75
Recovery	10yr - 3 day	110.0036	14.74
Recovery	10yr - 3 day	111.0036	14.74
Recovery	10yr - 3 day	112.0036	14.73
Recovery	10yr - 3 day	113.0036	14.73
Recovery	10yr - 3 day	114.0036	14.72
Recovery	10yr - 3 day	115.0036	14.72
Recovery	10yr - 3 day	116.0036	14.71
Recovery	10yr - 3 day	117.0036	14.71
Recovery	10yr - 3 day	118.0036	14.70
Recovery	10yr - 3 day	119.0036	14.70
Recovery	10yr - 3 day	120.0036	14.69
Recovery	10yr - 3 day	121.0036	14.69
Recovery	10yr - 3 day	122.0036	14.68
Recovery	10yr - 3 day	123.0036	14.68
Recovery	10yr - 3 day	124.0036	14.68
Recovery	10yr - 3 day	125.0036	14.67

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	126.0036	14.67
Recovery	10yr - 3 day	127.0036	14.66
Recovery	10yr - 3 day	128.0036	14.66
Recovery	10yr - 3 day	129.0036	14.65
Recovery	10yr - 3 day	130.0036	14.65
Recovery	10yr - 3 day	131.0036	14.64
Recovery	10yr - 3 day	132.0036	14.64
Recovery	10yr - 3 day	133.0036	14.63
Recovery	10yr - 3 day	134.0036	14.63
Recovery	10yr - 3 day	135.0036	14.62
Recovery	10yr - 3 day	136.0036	14.62
Recovery	10yr - 3 day	137.0036	14.61
Recovery	10yr - 3 day	138.0036	14.61
Recovery	10yr - 3 day	139.0036	14.60
Recovery	10yr - 3 day	140.0036	14.60
Recovery	10yr - 3 day	141.0036	14.59
Recovery	10yr - 3 day	142.0036	14.59
Recovery	10yr - 3 day	143.0036	14.58
Recovery	10yr - 3 day	144.0036	14.58
Recovery	10yr - 3 day	145.0036	14.57
Recovery	10yr - 3 day	146.0036	14.56
Recovery	10yr - 3 day	147.0036	14.56
Recovery	10yr - 3 day	148.0036	14.55
Recovery	10yr - 3 day	149.0036	14.55
Recovery	10yr - 3 day	150.0036	14.54
Recovery	10yr - 3 day	151.0036	14.54
Recovery	10yr - 3 day	152.0036	14.53
Recovery	10yr - 3 day	153.0036	14.53
Recovery	10yr - 3 day	154.0036	14.52
Recovery	10yr - 3 day	155.0036	14.52
Recovery	10yr - 3 day	156.0036	14.51
Recovery	10yr - 3 day	157.0036	14.51
Recovery	10yr - 3 day	158.0036	14.50
Recovery	10yr - 3 day	159.0036	14.50
Recovery	10yr - 3 day	160.0036	14.49
Recovery	10yr - 3 day	161.0036	14.49
Recovery	10yr - 3 day	162.0036	14.48
Recovery	10yr - 3 day	163.0036	14.48
Recovery	10yr - 3 day	164.0036	14.47
Recovery	10yr - 3 day	165.0036	14.47
Recovery	10yr - 3 day	166.0036	14.46
Recovery	10yr - 3 day	167.0036	14.45

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	168.0036	14.45
Recovery	10yr - 3 day	169.0036	14.44
Recovery	10yr - 3 day	170.0036	14.44
Recovery	10yr - 3 day	171.0036	14.43
Recovery	10yr - 3 day	172.0036	14.43
Recovery	10yr - 3 day	173.0036	14.42
Recovery	10yr - 3 day	174.0036	14.42
Recovery	10yr - 3 day	175.0036	14.41
Recovery	10yr - 3 day	176.0036	14.40
Recovery	10yr - 3 day	177.0036	14.40
Recovery	10yr - 3 day	178.0036	14.39
Recovery	10yr - 3 day	179.0036	14.39
Recovery	10yr - 3 day	180.0036	14.38
Recovery	10yr - 3 day	181.0036	14.38
Recovery	10yr - 3 day	182.0036	14.37
Recovery	10yr - 3 day	183.0036	14.36
Recovery	10yr - 3 day	184.0036	14.36
Recovery	10yr - 3 day	185.0036	14.35
Recovery	10yr - 3 day	186.0036	14.35
Recovery	10yr - 3 day	187.0036	14.34
Recovery	10yr - 3 day	188.0036	14.34
Recovery	10yr - 3 day	189.0036	14.33
Recovery	10yr - 3 day	190.0036	14.32
Recovery	10yr - 3 day	191.0036	14.32
Recovery	10yr - 3 day	192.0036	14.31
Recovery	10yr - 3 day	193.0036	14.31
Recovery	10yr - 3 day	194.0036	14.30
Recovery	10yr - 3 day	195.0036	14.29
Recovery	10yr - 3 day	196.0036	14.29
Recovery	10yr - 3 day	197.0036	14.28
Recovery	10yr - 3 day	198.0036	14.28
Recovery	10yr - 3 day	199.0036	14.27
Recovery	10yr - 3 day	200.0036	14.26
Recovery	10yr - 3 day	201.0036	14.26
Recovery	10yr - 3 day	202.0036	14.25
Recovery	10yr - 3 day	203.0036	14.24
Recovery	10yr - 3 day	204.0036	14.24
Recovery	10yr - 3 day	205.0036	14.23
Recovery	10yr - 3 day	206.0036	14.23
Recovery	10yr - 3 day	207.0036	14.22
Recovery	10yr - 3 day	208.0036	14.21
Recovery	10yr - 3 day	209.0036	14.21

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	210.0036	14.20
Recovery	10yr - 3 day	211.0036	14.19
Recovery	10yr - 3 day	212.0036	14.19
Recovery	10yr - 3 day	213.0036	14.18
Recovery	10yr - 3 day	214.0036	14.17
Recovery	10yr - 3 day	215.0036	14.17
Recovery	10yr - 3 day	216.0036	14.16
Recovery	10yr - 3 day	217.0036	14.15
Recovery	10yr - 3 day	218.0036	14.14
Recovery	10yr - 3 day	219.0036	14.14
Recovery	10yr - 3 day	220.0036	14.13
Recovery	10yr - 3 day	221.0036	14.12
Recovery	10yr - 3 day	222.0036	14.11
Recovery	10yr - 3 day	223.0036	14.11
Recovery	10yr - 3 day	224.0036	14.10
Recovery	10yr - 3 day	225.0036	14.09
Recovery	10yr - 3 day	226.0036	14.08
Recovery	10yr - 3 day	227.0036	14.07
Recovery	10yr - 3 day	228.0036	14.07
Recovery	10yr - 3 day	229.0036	14.06
Recovery	10yr - 3 day	230.0036	14.05
Recovery	10yr - 3 day	231.0036	14.04
Recovery	10yr - 3 day	232.0036	14.03
Recovery	10yr - 3 day	233.0036	14.02
Recovery	10yr - 3 day	234.0036	14.01
Recovery	10yr - 3 day	235.0036	14.00
Recovery	10yr - 3 day	236.0036	13.99
Recovery	10yr - 3 day	237.0036	13.98
Recovery	10yr - 3 day	238.0036	13.97
Recovery	10yr - 3 day	239.0036	13.96
Recovery	10yr - 3 day	240.0036	13.95
Recovery	10yr - 3 day	241.0036	13.94
Recovery	10yr - 3 day	242.0036	13.93
Recovery	10yr - 3 day	243.0036	13.92
Recovery	10yr - 3 day	244.0036	13.91
Recovery	10yr - 3 day	245.0036	13.90
Recovery	10yr - 3 day	246.0036	13.89
Recovery	10yr - 3 day	247.0036	13.88
Recovery	10yr - 3 day	248.0036	13.87
Recovery	10yr - 3 day	249.0036	13.86
Recovery	10yr - 3 day	250.0036	13.85
Recovery	10yr - 3 day	251.0036	13.84

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	252.0036	13.84
Recovery	10yr - 3 day	253.0036	13.83
Recovery	10yr - 3 day	254.0036	13.82
Recovery	10yr - 3 day	255.0036	13.81
Recovery	10yr - 3 day	256.0036	13.80
Recovery	10yr - 3 day	257.0036	13.79
Recovery	10yr - 3 day	258.0036	13.78
Recovery	10yr - 3 day	259.0036	13.77
Recovery	10yr - 3 day	260.0036	13.76
Recovery	10yr - 3 day	261.0036	13.76
Recovery	10yr - 3 day	262.0036	13.75
Recovery	10yr - 3 day	263.0036	13.74
Recovery	10yr - 3 day	264.0036	13.73
Recovery	10yr - 3 day	265.0036	13.72
Recovery	10yr - 3 day	266.0036	13.71
Recovery	10yr - 3 day	267.0036	13.71
Recovery	10yr - 3 day	268.0036	13.70
Recovery	10yr - 3 day	269.0036	13.69
Recovery	10yr - 3 day	270.0036	13.68
Recovery	10yr - 3 day	271.0036	13.67
Recovery	10yr - 3 day	272.0036	13.66
Recovery	10yr - 3 day	273.0036	13.66
Recovery	10yr - 3 day	274.0036	13.65
Recovery	10yr - 3 day	275.0036	13.64
Recovery	10yr - 3 day	276.0036	13.63
Recovery	10yr - 3 day	277.0036	13.62
Recovery	10yr - 3 day	278.0036	13.62
Recovery	10yr - 3 day	279.0036	13.61
Recovery	10yr - 3 day	280.0036	13.60
Recovery	10yr - 3 day	281.0036	13.59
Recovery	10yr - 3 day	282.0036	13.59
Recovery	10yr - 3 day	283.0036	13.58
Recovery	10yr - 3 day	284.0036	13.57
Recovery	10yr - 3 day	285.0036	13.56
Recovery	10yr - 3 day	286.0036	13.56
Recovery	10yr - 3 day	287.0036	13.55
Recovery	10yr - 3 day	288.0036	13.54
Recovery	10yr - 3 day	289.0036	13.53
Recovery	10yr - 3 day	290.0036	13.53
Recovery	10yr - 3 day	291.0036	13.52
Recovery	10yr - 3 day	292.0036	13.51
Recovery	10yr - 3 day	293.0036	13.50

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	294.0036	13.50
Recovery	10yr - 3 day	295.0036	13.49
Recovery	10yr - 3 day	296.0036	13.48
Recovery	10yr - 3 day	297.0036	13.48
Recovery	10yr - 3 day	298.0036	13.47
Recovery	10yr - 3 day	299.0036	13.46
Recovery	10yr - 3 day	300.0036	13.46
Recovery	10yr - 3 day	301.0036	13.45
Recovery	10yr - 3 day	302.0036	13.44
Recovery	10yr - 3 day	303.0036	13.44
Recovery	10yr - 3 day	304.0036	13.43
Recovery	10yr - 3 day	305.0036	13.42
Recovery	10yr - 3 day	306.0036	13.41
Recovery	10yr - 3 day	307.0036	13.41
Recovery	10yr - 3 day	308.0036	13.40
Recovery	10yr - 3 day	309.0036	13.40
Recovery	10yr - 3 day	310.0036	13.39
Recovery	10yr - 3 day	311.0036	13.38
Recovery	10yr - 3 day	312.0036	13.38
Recovery	10yr - 3 day	313.0036	13.37
Recovery	10yr - 3 day	314.0036	13.36
Recovery	10yr - 3 day	315.0036	13.36
Recovery	10yr - 3 day	316.0036	13.35
Recovery	10yr - 3 day	317.0036	13.34
Recovery	10yr - 3 day	318.0036	13.34
Recovery	10yr - 3 day	319.0036	13.33
Recovery	10yr - 3 day	320.0036	13.32
Recovery	10yr - 3 day	321.0036	13.32
Recovery	10yr - 3 day	322.0036	13.31
Recovery	10yr - 3 day	323.0036	13.31
Recovery	10yr - 3 day	324.0036	13.30
Recovery	10yr - 3 day	325.0036	13.29
Recovery	10yr - 3 day	326.0036	13.29
Recovery	10yr - 3 day	327.0036	13.28
Recovery	10yr - 3 day	328.0036	13.28
Recovery	10yr - 3 day	329.0036	13.27
Recovery	10yr - 3 day	330.0036	13.26
Recovery	10yr - 3 day	331.0036	13.26
Recovery	10yr - 3 day	332.0036	13.25
Recovery	10yr - 3 day	333.0036	13.25
Recovery	10yr - 3 day	334.0036	13.24
Recovery	10yr - 3 day	335.0036	13.23

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	336.0036	13.23
Recovery	10yr - 3 day	337.0036	13.22
Recovery	10yr - 3 day	338.0036	13.22
Recovery	10yr - 3 day	339.0036	13.21
Recovery	10yr - 3 day	340.0036	13.21
Recovery	10yr - 3 day	341.0036	13.20
Recovery	10yr - 3 day	342.0036	13.19
Recovery	10yr - 3 day	343.0036	13.19
Recovery	10yr - 3 day	344.0036	13.18
Recovery	10yr - 3 day	345.0036	13.18
Recovery	10yr - 3 day	346.0036	13.17
Recovery	10yr - 3 day	347.0036	13.17
Recovery	10yr - 3 day	348.0036	13.16
Recovery	10yr - 3 day	349.0036	13.16
Recovery	10yr - 3 day	350.0036	13.15
Recovery	10yr - 3 day	351.0036	13.15
Recovery	10yr - 3 day	352.0036	13.14
Recovery	10yr - 3 day	353.0036	13.13
Recovery	10yr - 3 day	354.0036	13.13
Recovery	10yr - 3 day	355.0036	13.12
Recovery	10yr - 3 day	356.0036	13.12
Recovery	10yr - 3 day	357.0036	13.11
Recovery	10yr - 3 day	358.0036	13.11
Recovery	10yr - 3 day	359.0036	13.10
Recovery	10yr - 3 day	360.0036	13.10
Recovery	10yr - 3 day	361.0036	13.09
Recovery	10yr - 3 day	362.0036	13.09
Recovery	10yr - 3 day	363.0036	13.08
Recovery	10yr - 3 day	364.0036	13.08
Recovery	10yr - 3 day	365.0036	13.07
Recovery	10yr - 3 day	366.0036	13.07
Recovery	10yr - 3 day	367.0036	13.06
Recovery	10yr - 3 day	368.0036	13.06
Recovery	10yr - 3 day	369.0036	13.05
Recovery	10yr - 3 day	370.0036	13.05
Recovery	10yr - 3 day	371.0036	13.04
Recovery	10yr - 3 day	372.0036	13.04
Recovery	10yr - 3 day	373.0036	13.03
Recovery	10yr - 3 day	374.0036	13.03
Recovery	10yr - 3 day	375.0036	13.02
Recovery	10yr - 3 day	376.0036	13.02
Recovery	10yr - 3 day	377.0036	13.01

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	378.0036	13.01
Recovery	10yr - 3 day	379.0036	13.00
Recovery	10yr - 3 day	380.0036	13.00
Recovery	10yr - 3 day	381.0036	12.99
Recovery	10yr - 3 day	382.0036	12.99
Recovery	10yr - 3 day	383.0036	12.99
Recovery	10yr - 3 day	384.0036	12.98
Recovery	10yr - 3 day	385.0036	12.98
Recovery	10yr - 3 day	386.0036	12.97
Recovery	10yr - 3 day	387.0036	12.97
Recovery	10yr - 3 day	388.0036	12.96
Recovery	10yr - 3 day	389.0036	12.96
Recovery	10yr - 3 day	390.0036	12.95
Recovery	10yr - 3 day	391.0036	12.95
Recovery	10yr - 3 day	392.0036	12.94
Recovery	10yr - 3 day	393.0036	12.94
Recovery	10yr - 3 day	394.0036	12.93
Recovery	10yr - 3 day	395.0036	12.93
Recovery	10yr - 3 day	396.0036	12.92
Recovery	10yr - 3 day	397.0036	12.92
Recovery	10yr - 3 day	398.0036	12.91
Recovery	10yr - 3 day	399.0036	12.91
Recovery	10yr - 3 day	400.0036	12.90
Recovery	10yr - 3 day	401.0036	12.90
Recovery	10yr - 3 day	402.0036	12.89
Recovery	10yr - 3 day	403.0036	12.89
Recovery	10yr - 3 day	404.0036	12.88
Recovery	10yr - 3 day	405.0036	12.88
Recovery	10yr - 3 day	406.0036	12.87
Recovery	10yr - 3 day	407.0036	12.87
Recovery	10yr - 3 day	408.0036	12.86
Recovery	10yr - 3 day	409.0036	12.86
Recovery	10yr - 3 day	410.0036	12.85
Recovery	10yr - 3 day	411.0036	12.85
Recovery	10yr - 3 day	412.0036	12.85
Recovery	10yr - 3 day	413.0036	12.84
Recovery	10yr - 3 day	414.0036	12.84
Recovery	10yr - 3 day	415.0036	12.83
Recovery	10yr - 3 day	416.0036	12.83
Recovery	10yr - 3 day	417.0036	12.82
Recovery	10yr - 3 day	418.0036	12.82
Recovery	10yr - 3 day	419.0036	12.81

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Recovery	10yr - 3 day	420.0036	12.81
Recovery	10yr - 3 day	421.0036	12.80
Recovery	10yr - 3 day	422.0036	12.80
Recovery	10yr - 3 day	423.0036	12.79
Recovery	10yr - 3 day	424.0036	12.78
Recovery	10yr - 3 day	425.0036	12.78
Recovery	10yr - 3 day	426.0036	12.77
Recovery	10yr - 3 day	427.0036	12.77
Recovery	10yr - 3 day	428.0036	12.76
Recovery	10yr - 3 day	429.0036	12.76
Recovery	10yr - 3 day	430.0036	12.75
Recovery	10yr - 3 day	431.0036	12.75
Recovery	10yr - 3 day	432.0036	12.74

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]	24hr Total Inflow Volume [ac_ft]
10yr - 3 day	NSLRWCD Canal 102	0	0	
10yr - 3 day	NSLRWCD Canal 102	1	0	
10yr - 3 day	NSLRWCD Canal 102	2	0	
10yr - 3 day	NSLRWCD Canal 102	3	0	
10yr - 3 day	NSLRWCD Canal 102	4	0	
10yr - 3 day	NSLRWCD Canal 102	5	0	
10yr - 3 day	NSLRWCD Canal 102	6	0	
10yr - 3 day	NSLRWCD Canal 102	7	0	
10yr - 3 day	NSLRWCD Canal 102	8	0	
10yr - 3 day	NSLRWCD Canal 102	9	0	
10yr - 3 day	NSLRWCD Canal 102	10	0	
10yr - 3 day	NSLRWCD Canal 102	11	0	
10yr - 3 day	NSLRWCD Canal 102	12	0	
10yr - 3 day	NSLRWCD Canal 102	13	0	
10yr - 3 day	NSLRWCD Canal 102	14	0	
10yr - 3 day	NSLRWCD Canal 102	15	0	
10yr - 3 day	NSLRWCD Canal 102	16	0	
10yr - 3 day	NSLRWCD Canal 102	17	0	
10yr - 3 day	NSLRWCD Canal 102	18	0	
10yr - 3 day	NSLRWCD Canal 102	19	0.01	
10yr - 3 day	NSLRWCD Canal 102	20	0.01	
10yr - 3 day	NSLRWCD Canal 102	21	0.02	
10yr - 3 day	NSLRWCD Canal 102	22	0.02	
10yr - 3 day	NSLRWCD Canal 102	23	0.03	
10yr - 3 day	NSLRWCD Canal 102	24	0.04	
10yr - 3 day	NSLRWCD Canal 102	25	0.05	0.05
10yr - 3 day	NSLRWCD Canal 102	26	0.07	0.07
10yr - 3 day	NSLRWCD Canal 102	27	0.08	0.08
10yr - 3 day	NSLRWCD Canal 102	28	0.1	0.1
10yr - 3 day	NSLRWCD Canal 102	29	0.12	0.12
10yr - 3 day	NSLRWCD Canal 102	30	0.15	0.15
10yr - 3 day	NSLRWCD Canal 102	31	0.17	0.17
10yr - 3 day	NSLRWCD Canal 102	32	0.2	0.2
10yr - 3 day	NSLRWCD Canal 102	33	0.23	0.23
10yr - 3 day	NSLRWCD Canal 102	34	0.27	0.27
10yr - 3 day	NSLRWCD Canal 102	35	0.3	0.3
10yr - 3 day	NSLRWCD Canal 102	36	0.34	0.34
10yr - 3 day	NSLRWCD Canal 102	37	0.38	0.38
10yr - 3 day	NSLRWCD Canal 102	38	0.42	0.42
10yr - 3 day	NSLRWCD Canal 102	39	0.47	0.47
10yr - 3 day	NSLRWCD Canal 102	40	0.52	0.52
10yr - 3 day	NSLRWCD Canal 102	41	0.56	0.56

10yr - 3 day	NSLRWCD Canal 102	42	0.61	0.61
10yr - 3 day	NSLRWCD Canal 102	43	0.67	0.67
10yr - 3 day	NSLRWCD Canal 102	44	0.72	0.71
10yr - 3 day	NSLRWCD Canal 102	45	0.77	0.76
10yr - 3 day	NSLRWCD Canal 102	46	0.83	0.81
10yr - 3 day	NSLRWCD Canal 102	47	0.88	0.86
10yr - 3 day	NSLRWCD Canal 102	48	0.94	0.91
10yr - 3 day	NSLRWCD Canal 102	49	1	0.96
10yr - 3 day	NSLRWCD Canal 102	50	1.06	1.01
10yr - 3 day	NSLRWCD Canal 102	51	1.12	1.05
10yr - 3 day	NSLRWCD Canal 102	52	1.18	1.1
10yr - 3 day	NSLRWCD Canal 102	53	1.24	1.14
10yr - 3 day	NSLRWCD Canal 102	54	1.31	1.19
10yr - 3 day	NSLRWCD Canal 102	55	1.38	1.23
10yr - 3 day	NSLRWCD Canal 102	56	1.45	1.28
10yr - 3 day	NSLRWCD Canal 102	57	1.52	1.32
10yr - 3 day	NSLRWCD Canal 102	58	1.6	1.37
10yr - 3 day	NSLRWCD Canal 102	59	1.68	1.41
10yr - 3 day	NSLRWCD Canal 102	60	1.78	1.48
10yr - 3 day	NSLRWCD Canal 102	61	1.93	1.59
10yr - 3 day	NSLRWCD Canal 102	62	2.1	1.72
10yr - 3 day	NSLRWCD Canal 102	63	2.28	1.86
10yr - 3 day	NSLRWCD Canal 102	64	2.45	1.98
10yr - 3 day	NSLRWCD Canal 102	65	2.63	2.11
10yr - 3 day	NSLRWCD Canal 102	66	2.81	2.25
10yr - 3 day	NSLRWCD Canal 102	67	2.99	2.38
10yr - 3 day	NSLRWCD Canal 102	68	3.18	2.51
10yr - 3 day	NSLRWCD Canal 102	69	3.36	2.64
10yr - 3 day	NSLRWCD Canal 102	70	3.54	2.77
10yr - 3 day	NSLRWCD Canal 102	71	3.73	2.9
10yr - 3 day	NSLRWCD Canal 102	72	3.91	3.03
10yr - 3 day	NSLRWCD Canal 102	73	4.1	3.16
10yr - 3 day	NSLRWCD Canal 102	74	4.28	3.28
10yr - 3 day	NSLRWCD Canal 102	75	4.47	3.41
10yr - 3 day	NSLRWCD Canal 102	76	4.65	3.53
10yr - 3 day	NSLRWCD Canal 102	77	4.83	3.65
10yr - 3 day	NSLRWCD Canal 102	78	5.02	3.78
10yr - 3 day	NSLRWCD Canal 102	79	5.2	3.89
10yr - 3 day	NSLRWCD Canal 102	80	5.39	4.01
10yr - 3 day	NSLRWCD Canal 102	81	5.57	4.12
10yr - 3 day	NSLRWCD Canal 102	82	5.75	4.23
10yr - 3 day	NSLRWCD Canal 102	83	5.93	4.33
10yr - 3 day	NSLRWCD Canal 102	84	6.11	4.43
10yr - 3 day	NSLRWCD Canal 102	85	6.3	4.52

10yr - 3 day	NSLRWCD Canal 102	86	6.48	4.55
10yr - 3 day	NSLRWCD Canal 102	87	6.66	4.56
10yr - 3 day	NSLRWCD Canal 102	88	6.84	4.56
10yr - 3 day	NSLRWCD Canal 102	89	7.02	4.57
10yr - 3 day	NSLRWCD Canal 102	90	7.2	4.57
10yr - 3 day	NSLRWCD Canal 102	91	7.38	4.57
10yr - 3 day	NSLRWCD Canal 102	92	7.56	4.57
10yr - 3 day	NSLRWCD Canal 102	93	7.74	4.56
10yr - 3 day	NSLRWCD Canal 102	94	7.92	4.56
10yr - 3 day	NSLRWCD Canal 102	95	8.09	4.55
10yr - 3 day	NSLRWCD Canal 102	96	8.27	4.54
10yr - 3 day	NSLRWCD Canal 102	97	8.45	4.54
10yr - 3 day	NSLRWCD Canal 102	98	8.63	4.53
10yr - 3 day	NSLRWCD Canal 102	99	8.8	4.52
10yr - 3 day	NSLRWCD Canal 102	100	8.98	4.51
10yr - 3 day	NSLRWCD Canal 102	101	9.16	4.51
10yr - 3 day	NSLRWCD Canal 102	102	9.33	4.5
10yr - 3 day	NSLRWCD Canal 102	103	9.51	4.49
10yr - 3 day	NSLRWCD Canal 102	104	9.68	4.48
10yr - 3 day	NSLRWCD Canal 102	105	9.86	4.47
10yr - 3 day	NSLRWCD Canal 102	106	10.03	4.46
10yr - 3 day	NSLRWCD Canal 102	107	10.21	4.46
10yr - 3 day	NSLRWCD Canal 102	108	10.38	4.45
10yr - 3 day	NSLRWCD Canal 102	109	10.55	4.44
10yr - 3 day	NSLRWCD Canal 102	110	10.73	4.43
10yr - 3 day	NSLRWCD Canal 102	111	10.9	4.42
10yr - 3 day	NSLRWCD Canal 102	112	11.07	4.41
10yr - 3 day	NSLRWCD Canal 102	113	11.25	4.41
10yr - 3 day	NSLRWCD Canal 102	114	11.42	4.4
10yr - 3 day	NSLRWCD Canal 102	115	11.59	4.39
10yr - 3 day	NSLRWCD Canal 102	116	11.76	4.38
10yr - 3 day	NSLRWCD Canal 102	117	11.93	4.37
10yr - 3 day	NSLRWCD Canal 102	118	12.1	4.36
10yr - 3 day	NSLRWCD Canal 102	119	12.27	4.35
10yr - 3 day	NSLRWCD Canal 102	120	12.44	4.35

Appendix D – Geotechnical Report

KSM ENGINEERING AND TESTING

Mills, Short and Associates
J. Wesley Mills, P.E.
700 22nd Place, Suite 2C & 2D
Vero Beach, FL 32960

October 22, 2024

Re: Selvitz Road Project
Fort Pierce, Florida
KSM Project #: 2407653-b&p

Dear Mr. Mills:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Service Agreement:

The scope of work and the agreement to perform a geotechnical exploration is contingent upon KSM's August 29, 2024, proposal to Mills Short and Associates, in care of Mr. Wesley Mills. The agreement was signed by Mr. Mills on September 5, 2024, and was returned to KSM thereafter.

Site Description:

Location & Physiography – The project site is located in Fort Pierce, Florida, north of Devine Road and east of Selvtiz Road. At the time of drilling, the site was found to be relatively hilly. Vegetation on the site consisted mostly of moderately dense brush and many trees.

Project Description:

The following information is based, in part, on conversations with the client, our assumptions, and on our review of the provided Site plan sheet, by Cotleur & Hearing. If this document has been superseded, or if any changes have been made to this plan sheet, please contact KSM to submit the current plan sheets, so we can make any adjustments and revise this report, if and as necessary. Brief summaries of the developmental features shown on the plans are described below.

Overall Development – The site development will include the construction of a combination of single-family residence, multi-family residences and commercial buildings as well as the installation of pavement to provide vehicle parking, driving, and connection pathways into and around the property. Several lakes are proposed to be installed across the site.

Grading – The provided documents did not include existing or proposed grading plan information. For purposes of this evaluation, KSM has assumed that the rough graded building pad elevation and pavement covered areas will approximately 2 to 4 feet above the existing grade.

At the time of this report, KSM has not been furnished with design structural loading conditions, a grading plan, a foundation plan, or foundation settlement tolerances. Once finalized, this information should be provided to KSM so that we may review and provide recommendations and opinions as necessary.

The scope of our study consisted of the following tasks:

1. Performed a review of the surficial soil maps, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

2. Performed soil borings within the approximate limits of the proposed stormwater retention area, building area and pavement area.

3. Measured the depth to the observed groundwater table at each boring.

4. Performed in-field Usual Open-Hole Test procedures, at selected locations within the proposed dry detention pond.

5. Reviewed the soil samples and field soil boring logs in our laboratory and assigned analytical laboratory testing to selected samples.

6. Performed the assigned analytical laboratory tests on the selected soil samples.

7. Evaluated the discovered subsurface conditions with respect to the proposed project. Prepared estimated stormwater parameters as well as opinions and recommendations for earthwork procedures, foundation design, and pavement design.

8. Prepared this report to document our findings, opinions and recommendations.

NRCS Surficial Soil Information:

Based on KSM's review of the USDA soils survey, NRCS indicates that the following USDA soil mapping units were identified within the limits of the project.

2 : Ankona and Farmton sands – The typical profile of this soil reportedly consists of layers of sand that extend to a depth of about 38 inches below grade, underlain by layers of loamy sand and sandy loam to a depth of approximately 57 inches below grade underlain by layers of sand to a depth of approximately 80 inches below grade. In its natural state, the seasonal high ground water table is approximately 6 to 18 inches below grade.

4: Arents, 0 to 5 percent slopes – This soil group consists of soils that have been reworked and shaped by earthmoving equipment. Arents have no orderly sequence of layers and consist primarily of sandy material and are highly variable over short distances. The groundwater table typically ranges between the depths of approximately 20 and 60 inches below existing grade.

13: Floridana sand, frequently ponded, 0 to 2 percent slopes – The typical profile of this soil reportedly consists of deposits of dark colored sand in the upper 29 inches, underlain by

deposits of dark colored sandy clay loam to a depth of 43 inches below grade, and deposits of sandy loam from 43 to 62 inches below grade. Most layers contain common fine and medium roots. The water table is at depths of less than 10 inches below the surface and depressional areas are ponded for more than 6 months during most years. Flood plains are flooded for 1 to 3 months during most years.

26: Oldsmar sand, depressional – The typical profile of this soil reportedly consists of layers of sand in the upper 42 inches, underlain by deposits of fine sandy loam to a depth of 80 inches below grade. The water table is typically found at the surface and depressional areas are ponded for more than 6 months during most years.

32: Pineda Sand, 0 to 2 percent slopes – The typical profile of this soil reportedly consists of layers of fine sand that extend to a depth of about 6.5 feet. The upper 6 inches contains many fine and medium roots. The seasonal high ground water table is typically within 10 inches of the ground surface for 1 to 6 months during most years. Depressions are ponded for 3 to 6 months during most years.

38: Riviera fine sand, 0 to 2 percent slopes – The typical profile of this soil reportedly consists of layers of fine sand, fine sandy loam and sandy clay loam that extend to a depth of about 5 feet. Layer(s) of sandy loam are commonly encountered from 2 to 4 feet below grade. The seasonal high ground water table is typically within 3 to 18 inches of the ground surface.

43: Susanna and Wauchula sands – The typical profile of this soil reportedly consists of layers of sand, loamy sand and sandy loam that extend to a depth of about 80 inches. Layer(s) of sandy loam and loamy sand are commonly encountered from 25 to 80 inches below grade. The seasonal high ground water table is typically within 6 to 18 inches of the ground surface.

44: Tantile and Pomona sands – The typical profile of this soil reportedly consists of layers of sand, loamy sand and fine sandy loam that extend to a depth of about 80 inches. Layer(s) of sandy loam and loamy sand are commonly encountered from 34 to 80 inches below grade. The seasonal high ground water table is typically within 6 to 18 inches of the ground surface.

48: Wabasso sand, 0 to 2 percent slopes – The typical profile of this soil reportedly consists of layers of fine sand that extend to a depth of about 6.5 feet. The upper 5 feet contain from many to few of fine and medium roots. The seasonal high ground water table is typically less than 10 inches of the ground surface for about 2 months during most years. Depressions are ponded for 3 to 9 months or more during most years.

Site Investigation:

Subsurface Testing – KSM's site investigation program consisted of performing the following exploration operations and field tests:

- One (1) Standard Penetration Test (SPT) boring, denoted as PB-1, terminated at an approximate depth of 30 feet below the existing ground surface.

- One (1) Usual Open Hole test, denoted as P-1, was performed at an approximate depth of 1 foot below existing grade adjacent to the borings PB-1.

- Twelve (12) Standard Penetration Test (SPT) borings, denoted as B-1 through B-12, which were terminated at approximate depths ranging from 10 to 30 feet below the existing ground surface.

- Sixteen (16) Hand Auger (HA) borings, denoted as HA-1 through HA-16, which were terminated at approximate depths of 4 to 6 feet below the existing ground surface. Static Cone Penetrometer (SCP) soundings were performed in conjunction with each aforementioned HA boring.

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed under the supervision of a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D 2487).

SPT Borings – The SPT boring profiles contain "N" values. These "N" values represent the number of hammer blows required to advance the split spoon sampler 12 inches. The "N" values have been empirically correlated with various soil properties and are indicative of the relative density of the soils. The "N" values were obtained by means of a safety hammer. The following table presents relative densities of cohesionless/granular soils and their corresponding ranges of SPT data.

SPT "N" Value Interpretation	
Relative Density	**Safety Hammer**
Very Loose	0 – 4
Loose	4 – 10
Medium Dense	10 – 30
Dense	30 – 50
Very Dense	>50

Static Cone Penetrometer	
Relative Density	**Static Penetrometer Reading**
Very Loose	<15
Loose	15 – 40
Medium Dense	40 – 70
Dense	>70

The records of the soils encountered, the penetration resistances, and groundwater levels are documented on the attached boring logs.

All testing was performed in general accordance with applicable ASTM Standards and/or industry standards with a standard practice of care.

Analytical Laboratory Testing:

Natural Moisture Content – Testing was performed in general accordance with procedures described in ASTM D 2216.

Fines Content – Testing was performed in general accordance with procedures described in ASTM D 1140.

Organic Content Tests – Testing was performed in general accordance with procedures described in ASTM D-2974.

The following tests were performed on the soils listed below:

Analytical Laboratory Testing Results					
Boring	**Sample Depth (ft)**	**Soil Description**	**Moisture %**	**Fines %**	**Organic %**
HA-4	4-6	Dark Brown Slightly Silty Sand with Organics	25	5	6
HA-5	0-2	Gray Sand	13	3	-
HA-16	4-6	Gray Slightly Silty Sand	21	10	-
PB-1	0-2	Brown Sand	16	3	-
PB-1	13-15	Gray Slightly Silty Sand	26	8	-
PB-1	26-28	Gray Sand	23	4	-
B-2	18-20	Gray Slightly Silty Sand	25	8	-
B-6	2-4	Gray Slightly Silty Sand	17	10	-
B-8	0-2	Gray Sand	19	2	-
B-8	4-6	Dark Brown Slightly Silty Sand with Hardpan	21	7	-
B-11	8-10	Gray Slightly Silty Sand	21	11	-
HA-13	2-4	Gray Slightly Clayey Sand	20	9	-
HA-14	4-6	Gray Slightly Clayey Sand	19	10	-
HA-15	4-6	Gray Slightly Clayey Sand	21	9	-

Engineering Evaluation and Conclusions:

Discovered Subsurface Soil:

General Subsurface Soil Classification Summary – The following table outlines the general subsurface conditions that were encountered at the SPT and HA locations during our investigation. Refer to the attached location map and boring logs for specific information regarding our interpretation of the field boring logs.

Generalized Soil Profile	
Approximate Depth Below Grade (Feet)	**Discovered Subsurface Conditions**
0 to 2	Very loose to loose sand
2 to 6	Loose to medium sand, slightly silty sand, clayey sand, organically coated sand (hardpan-type soil), and slightly silty sand with hardpan
6 to 30	Loose to medium-dense sand and slightly silty sand

Groundwater Surface Depths – Following the completion of each soil boring, the groundwater contained in the borehole was allowed to attain an equilibrium level, and the approximate depth to the surface of the groundwater was measured from existing ground surface. The measured depth was recorded in the field log. The observed groundwater levels were measured at approximate depths ranging from 0.4 to 4.0 feet below existing grade.

It should be noted that fluctuations of the groundwater table will occur between and away from our boring locations as well as due to seasonal variations in the amount of rainfall, runoff, and other factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the boring logs.

Seasonal Groundwater Fluctuation – The following table delineates the observed groundwater surface depths, together with the estimated normal wet season and normal dry season water table depths (below existing grade) for the test location. Our estimated normal seasonal groundwater levels are based on the USDA, NCRS Soil Survey, the encountered soil types within the boring profiles, and the observed groundwater levels at the time of our exploration. Our estimates do not represent the temporary rise in the water table that occurs immediately following storm events.

Water Table Observations			
Test Location (See Location Plan)	Depth (feet) Below Existing Grade		
	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	1.5' Below Grade	1.2' Below Grade	4.2' Below Grade

Estimated Aquifer Parameters:

Factor of Safety – The Engineer of Record is responsible for applying the appropriate factor of safety to the estimated aquifer parameters contained within this report for use in their design.

In-Field Testing – At the test location, a Usual Condition Test was performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method.

In-Field Testing – Estimated Aquifer Parameters		
Test Location (See Location Plan)	Approximate Test Depth (ft)	Hydraulic Conductivity (CFS/SF- Ft Head)
P-1	1'	1.9×10^{-4}

Laboratory Testing and Professional Judgement – Selected samples obtained from our site investigation were tested in our laboratory in general accordance with ASTM D2434.

Laboratory Testing – Estimated Aquifer Parameters			
Test Location (See Location Plan)	Stratum Depth Range (ft)	Measured Horizontal Flow Rate (in/hr)	Estimated Vertical Flow Rate (in/hr)
PB – 1	0 – 5	8.4	5.6

Vertical Flow Rates - We consider the measured permeability rate to be indicative of a saturated horizontal permeability. Experience and published references have indicated that unsaturated vertical permeability as used in some locally available groundwater models is typically 2/3 to 1/2 the saturated value.

Flow Restrictive Stratum – Based on the results of our soil borings and laboratory testing, we did not encounter a stratum which we would estimate to exhibit restrictive flow rates relative to the overlying stratum.

Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity – The HSG classification was estimated based on our interpretation of the estimated aquifer parameters at the time of our investigation and guidance provided by the USDA National Engineering

Handbook. KSM has estimated the fillable porosity of the soils above the estimated wet season water table.

HSG and Estimated Fillable Porosity		
Location	**HSG**	**Fillable Porosity**
P-1	A/D	20%

Borrow Source Suitability Conclusions:

The contractor and civil engineer should coordinate to determine the appropriate methods for borrow source excavation and usage.

#200 Wash Results Interpretations and Classification

- Low Fines Content - Soils with low fines content (sands), which have less than 5 percent "fines", are preferred structural fill sources because they drain freely when excavated below the water table and are not moisture sensitive. Please note that after removing the typical surface vegetation, raking of the surface soils may be necessary to remove roots, stumps, and other deleterious matter.

- Moderately Elevated Fines Content - Soils with moderately elevated fines content (slightly silty/clayey sands), which contain between 5 and 10 percent fines, can be considered as suitable structural fill. These soils typically require drying in order to avoid compaction problems especially when excavated from below the groundwater table. Additionally, these materials may need to be placed in thinner lifts in order to achieve sufficient compaction. Blending with dry, clean fine sand containing less than 5 percent fines may be considered to increase the workability of these materials.

- Higher Fines Content - In our professional experience, soils with higher fines content (slightly silty/slightly clayey and silty/clayey sands) containing in excess of 10 percent fines, and less than 25 percent fines, should be evaluated on a case-by-case basis. This soil classification tends to be moisture sensitive and therefore depending on the in-situ moisture content, fines content and plasticity of the excavated soils the amount of time and effort required to improve the workability of certain soils may be too excessive. These soils are suitable as general fill material placed at least 2 feet below structural components and final grade. However, consideration should be given to their intended applications due to their inherently poor workability and flow restrictive drainage characteristics. It is recommended to compact the material in thinner lifts to achieve sufficient compaction.

Soils containing a fines content in excess of 25% should be considered as limited use fill, due to their poor drainage characteristics, moisture retaining properties, and difficulty in achieving compaction specifications. General use for these soils are typically limited to mass grading or green areas unless prior approval by the Geotechnical Engineer of Record.

Organic Content Interpretation – Based on visual observations and limited laboratory testing, organics soils were observed in the location of HA-4. However, this material exhibits hardpan-type traits and most likely will not result in long-term settlement and are suitable to support the proposed construction.

The following table is representative of the visually and laboratory classified soils within the proposed lake test borings:

Borrow Source Suitability			
Fines %	**Boring**	**Approximate Observed Depth (ft)**	**Soil Description**
< 5%	PB-1	0 – 5 , 16 – 30	Gray/Brown Sand
	B-01	0 – 23	
	B-02	0 – 2, 4 – 8	
	B-03	0 – 2, 6 – 18	
	B-04	0 – 6	
5% - 10%	PB-1	5 – 16	Gray Slightly Silty Sand
	B-01	23 – 30	
	B-02	2 –4 , 8 – 30	
	B-03	2 –6 , 18 – 30	
	B-04	6 – 30	
10% - 25%	B-11	2-10	Gray Slightly Silty Sand
> 25%	-	-	-

Pavement Design Guidance:

Pavement Section Design Recommendations – Based on our evaluation, the discovered subsurface conditions appear to be suitable to support a pavement section however we anticipate that the pavement area will need to be raised to provide separation from the groundwater table. The following sections provide recommendations for pavement design considerations, pavement area site preparation, and minimum pavement sections.

KSM should be retained to provide observation and testing serviced during pertinent construction phases. The following information is a general overview for pavement design considerations and site preparation for a pavement and may not be inclusive of all final design features or specifications. Actual pavement section thickness should be provided by the design civil engineer based on traffic loads, volumes, and the life cycle requirements.

Pavement Design Considerations –

- A comprehensive pavement design is not within our area of expertise and therefore we recommend that the proposed pavement section is designed for the anticipated loads and frequencies and the desired life-cycle by an appropriate professional. Actual pavement section thickness should be provided by the Engineer of Record based on traffic loads and weights, volumes and the owners design life requirements.

- A minimum of 18 inches of separation should be maintained between the bottom of the base and the normal wet season groundwater table.

- Pavement surfaces should be sloped and designed to allow adequate drainage of surface water. Failure to achieve proper drainage may lead to saturation of the pavement subgrade and subsequent deterioration of the pavement. The implementation of periodic maintenance should slow the rate of deterioration over time.

Pavement Area Site Preparation – KSM strongly recommends that the site preparation efforts should be monitored under the direction of the KSM Geotechnical Engineer or their representative. Additionally, please refer to the "Earthwork Specifications" for additional recommendations. The following earthwork procedures are recommended:

1. Clearing and Grubbing – The proposed construction area, plus a minimum margin of five feet beyond the proposed limit of construction, where possible, should initially be prepared by removing the existing asphalt pavement and base as well as any debris and organic materials including roots and surface vegetation. Encountered stumps and root systems should be completely removed. Stump grinding as a method for stump removal is not recommended.

2. Subgrade Proof-roll and Compaction – The prepared area should then be graded level and proofrolled to compact the subgrade. Sufficient overlapping passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a depth of 2 feet below the proofrolled surface.

Areas that deflect or yield during proof-rolling operations should be delineated and reviewed by the Geotechnical Engineer or their representative. In addition, excessively wet or dry material should either be removed, remediated, or moisture conditioned and recompacted. Testing should be done to confirm that the specified level of compaction has been achieved.

3. Grading – The compacted surface should be filled to produce the desired line and grades of the building pad. Only structural fill containing less than 10% material that passing through the U.S. Standard No. 200 sieve that is cohesionless and free of debris and organic material should be used on this site. Fill should be placed in level lifts, not more than 12-inches in loose thickness, moisture conditioned and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D- 1557) maximum dry density.

   Each lift of compacted fill should be tested, evaluated, and reworked, as necessary, until approved by the KSM Geotechnical Engineer, or their representative, prior to placement of additional lifts.

4. Fine Grading and Subgrade Preparation for Pavement Section Installation – Immediately prior to the installation of the pavement section, the prepared surface created above shall be fine graded, moisture conditioned, and re-compacted to attain an in-place dry density that equals or exceeds 98 percent of the modified Proctor (ASTM D 1557) maximum dry density to a depth of 12-inches below the prepared surface.

   The compacted pavement section subgrade should be tested, evaluated, and reworked, as necessary, until approved by the KSM Geotechnical Engineer, or their representative, prior to placement of subbase, base and/or asphalt.

Minimum Pavement Section – The following table presents the recommended minimum pavement sections.

Minimum Pavement Section			
Pavement Type	**Material**	**Layer Thickness (in)**	
		Standard Duty	**Heavy Duty**
Flexible	Asphalt Surface: FDOT Asphalt Type SP	1.5	2.5
	Base Course: Crushed cemented Coquina Rock or Limerock with a Minimum LBR of 100	6	8
	Stabilized Subbase: Minimum LBR of 40	12	12
Rigid	Portland Cement Concrete: Minimum 28-day compressive strength of 4,000 psi	5	6
	Stabilized Subbase: Minimum LBR of 40	12	12

Flexible Pavement Section – If proposed, we recommend a pavement section consisting of an asphaltic concrete wearing surface on a calcareous base course supported on stabilized subbase over well-compacted subgrade.

- Stabilized Subbase – We recommend the stabilized subbase contain a minimum Limerock Bearing Ratio (LBR) value of 40 (FDOT FM 5-515), is a minimum of 12-inches thick, and compacted to a minimum in-place density of 98 percent (AASHTO T-180).

- Base Course – We recommend the base course material consist of crushed cemented coquina rock or limerock, with a minimum LBR value of 100, and a minimum thickness of 6 inches for standard pavements and at least 8 inches for heavy-duty pavements. Base course installed in sections greater than 6 inches should be placed in multiple, equally thick layers, at a maximum of 6 inches in thickness, and compacted to at least 98 percent of its modified Proctor (AASHTO T-180) maximum dry density.

- Asphalt Surface – We recommend an FDOT approved asphaltic wearing surface, with a minimum thickness of 1.5 inches for standard pavement, and a minimum thickness of 2.5 inches for heavy-duty pavement. Pavement with thickness greater than 2.5 inches should be placed and compacted in multiple, equally thick sections. Care must be exercised to place the asphalt over dry, well primed base material.

Rigid Pavement Section – If proposed, we recommend a pavement section consisting of a Portland cement concrete surface, supported on stabilized subbase over well-compacted subgrade.

- Stabilized Subbase – We recommend the stabilized subbase contain a minimum LBR value of 40, is a minimum of 12-inches thick, and compacted to a minimum in-place density of 98 percent (AASHTO T-180).

- Rigid Concrete Pavement – We recommend a pavement section consisting of Portland cement concrete that is 5 to 6 inches minimum in thickness with a minimum 28-day compressive strength of 4,000 psi. Saw cuts should be performed for crack control immediately after the concrete can support the crew and equipment, typically 8 to 12 hours after the concrete is poured. Steel reinforcement within the concrete pavement, if needed, should be designed by the project civil or structural engineer.

Earthwork Specifications:

Excavation Specifications – It is recommended that the contractor design and execute all excavations to be in compliance with the most recent OSHA standards. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor. It is important for the contractor to take all necessary precautions to ensure that the foundations that support any adjacent structures are not undermined at any point during construction. If required, lateral excavation support and/or underpinning the foundations of the adjacent structures should be performed.

Temporary Dewatering – Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table to a level that is not less than 2 feet below the bottom of excavations to avoid compaction related problems.

Compaction Testing – It is KSM's recommendation that compaction tests in the excavations and footing trenches be conducted prior to placement of any backfill, steel, or concrete. The subgrade and each lift (12-inch max loose thickness) of fill should be tested for compaction at a frequency of no less than one test per 5,000 sf of pavement area, per lift, with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the site contractor and the onsite soils technician based on the requirements of the project as stated by the Engineer of Record. In-place density of the compacted soil can be measured using an ASTM approved method to determine percent compaction.

Preliminary Guidance Proposed Structures : Foundation Type Selection

The conclusions, opinions, and recommendations that are expressed in this section of the report are preliminary. They are intended to assist the design team in preparing development plan documents. KSM recommends that a design phase geotechnical study be performed after preliminary development plans have been created.

KSM recommends that the design geotechnical exploration include the further exploration of the structure areas not investigated during this preliminary report, and design changes that differ than what was provided in the preliminary plans. Upon request, KSM will provide a detailed scope of work and cost proposal to address these features, based on the final design documents.

Preliminary Foundation Evaluation – It is our preliminary opinion, within a reasonable margin of engineering judgement, that the soils discovered are suitable for the construction for a typical, lightly loaded residential and commercial structures (no more than 250 kips acting on any individual column and less than 5 kips per linear foot along load bearing walls). Provided that the site is properly prepared, it is KSM's preliminary opinion that the proposed structures described above, can be supported on shallow foundation systems.

Due to the scale of the proposed structures, ***additional sitework may be required to limit total and differential settlement potential***. Additional borings are recommended to be performed in the design level phase of this project.

Preliminary Site Preparation – The anticipated earthwork procedures that are recommended for preparation of the subgrade soils include:

- Clearing and grubbing operations, which will include, but is not limited to removing any surface vegetation, roots, stumps, and any other unsuitable surface material. Stump grinding as a means of removing the root systems is not recommended.

- Moisture conditioning, proofrolling, and compacting the exposed soils to a firm and unyielding state with a minimum in-place density of 95% (ASTM D 1557) is recommended.

- Installation of compacted structural fill that is recommended to be located within 2 feet of final grade in the locations of the proposed structure is recommended to be placed in 12-inch loose

lifts, that are compacted, and tested, to conform with local compaction specifications. Structural Fill should contain less than 10% fines, be cohesionless, and be free of debris and organics.

- It is recommended that KSM personnel perform testing on site to confirm percent compaction.
- Excavating the subgrade soils to the proposed design elevations for structures and utilities. The exposed soils at the surface should be re-compacted, if necessary, prior to the installation of the foundations and utilities.
- Depending on the time of the year when construction will take place, along with the depth of the excavations, dewatering may be necessary to achieve proper compaction.

Please note that the preliminary site preparation procedures (shown above) are subject to change following a design phase geotechnical exploration. For more precise structural area site preparation recommendations, as well as design level recommendations, we recommend performing a design level field investigation.

Closure:

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement in reviewing design plans and performing/monitoring construction testing services. Any design professional utilizing the information within this report are responsible for confirming the accuracy of the project information and assumptions stated in our report and that the soil parameters presented are adequate for the design of the proposed project. If additional parameters are required, KSM is to be notified so that our recommendations can be amended as required.

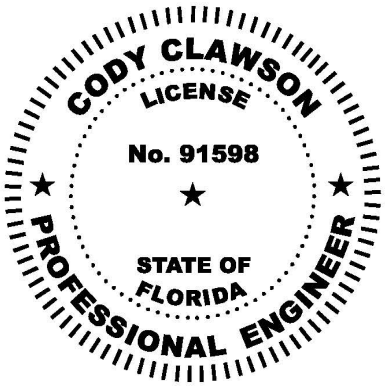
Standard of Care - This report has been prepared in accordance with generally accepted soil and engineering practices and is based on our evaluation of our geotechnical investigation and our stated understanding and assumptions of the proposed project. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between or away from the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Limitations - Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

KSM Engineering and Testing should be retained to perform and/or monitor Construction Testing services. If Client elects to not have KSM provide Construction Testing services, the Client shall indemnify and hold KSM and its consultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties.

We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,



Nasir D. Feaster
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CCC/cv/NDF

Email to: wmills@millsshortassociates.com; dcurran@millsshortassociates.com



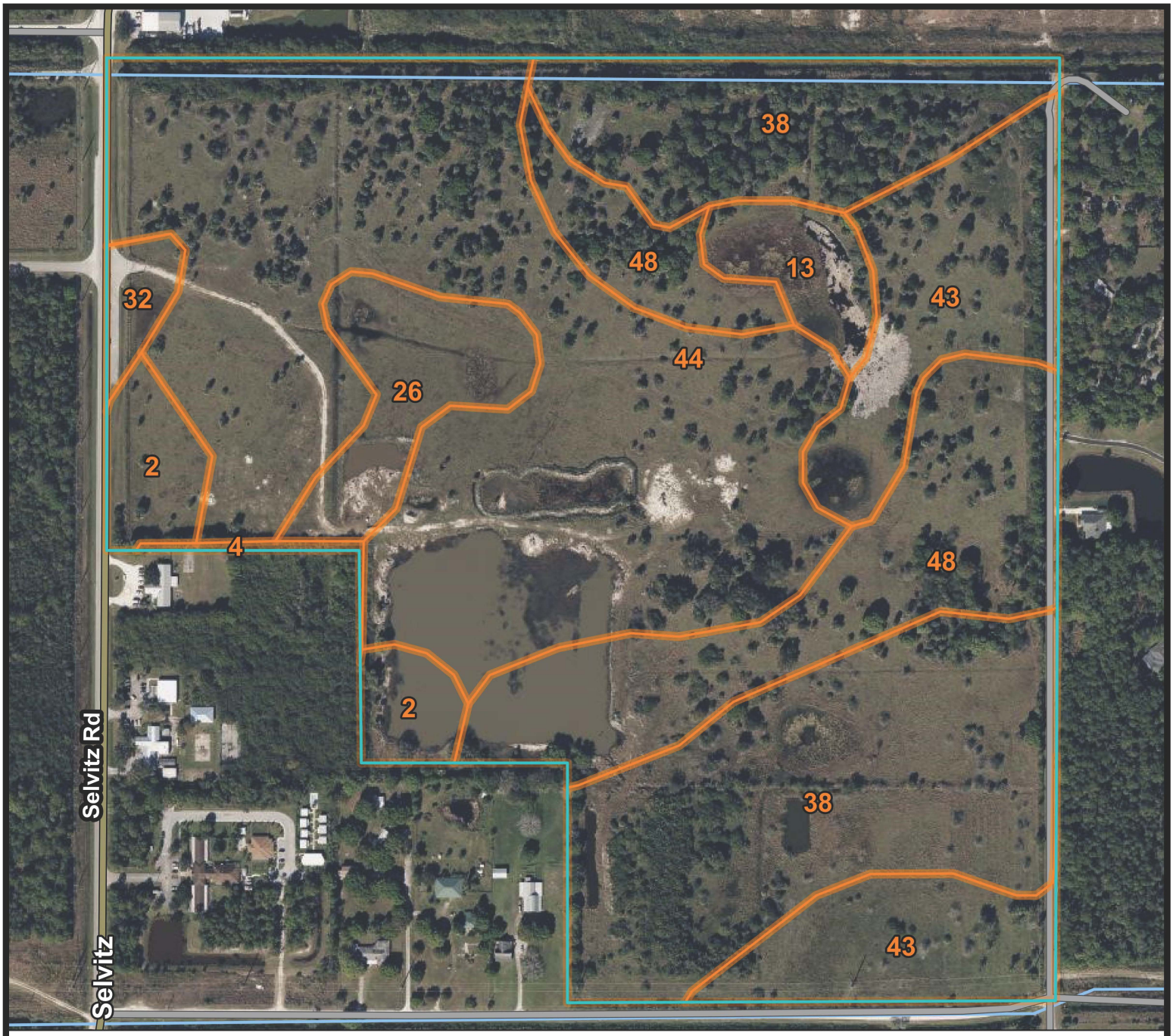
APPROXIMATE LOCATION OF SOIL TESTING

PROJECT: Selvitz Road Project, Fort Pierce, Florida

SHEET 1 OF 1
PERMIT #: N/A
PROJECT #: 2407653-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DATE: 20241002
SCALE: NOT TO SCALE



N

USDA SOILS SURVEY

2—Ankona and Farmton sands
4—Arents, 0 to 5 percent slopes
13—Floridana sand, frequently ponded, 0 to 2 percent slopes
26—Oldsmar sand, depressional
32—Pineda sand, 0 to 2 percent slopes
38—Riviera fine sand, 0 to 2 percent slopes
43—Susanna and Wauchula sands
44—Tantile and Pomona sands
48—Wabasso sand, 0 to 2 percent slopes

PROJECT: Selvitz Road Project, Fort Pierce, Florida

SHEET 1 OF 1
PERMIT #: N/A
PROJECT #: 2407653-soils

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DATE: 20241002
SCALE: NOT TO SCALE

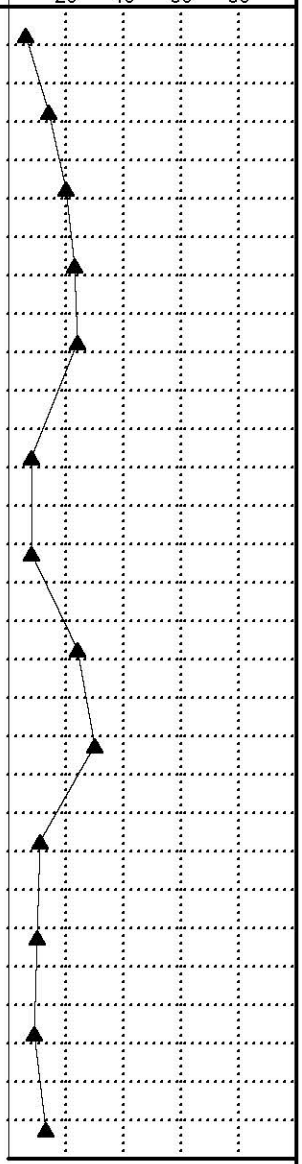
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-1

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/23/24 **COMPLETED** 9/23/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 1.5 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand ▽	SS		2-2-4 (6)		
			SS		6-6-8 (14)		
5			SS		8-10-10 (20)		
		Gray Slightly Silty Sand	SS		11-11-12 (23)		
			SS		10-10-14 (24)		
10			SS		4-4-4 (8)		
			SS		4-4-4 (8)		
15			SS		7-12-12 (24)		
		Gray Sand	SS		12-14-16 (30)		
20			SS		7-6-5 (11)		
			SS		5-5-5 (10)		
25			SS		5-4-5 (9)		
			SS		6-6-7 (13)		
30							

Bottom of borehole at 30.0 feet.



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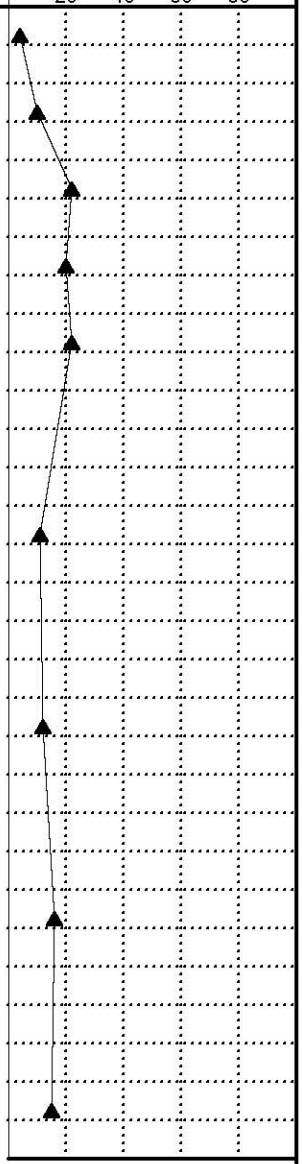
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-01

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/23/24 **COMPLETED** 9/23/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 1.3 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand ▽	SS		1-2-2 (4)		
		Brown to Light Brown Sand	SS		2-5-5 (10)		
5			SS		12-12-10 (22)		
			SS		12-10-10 (20)		
			SS		9-10-12 (22)		
10							
		Gray Sand	SS		5-5-6 (11)		
15							
			SS		5-6-6 (12)		
20							
		Gray Slightly Silty Sand	SS		7-8-8 (16)		
25							
			SS		9-8-7 (15)		
30							

Bottom of borehole at 30.0 feet.



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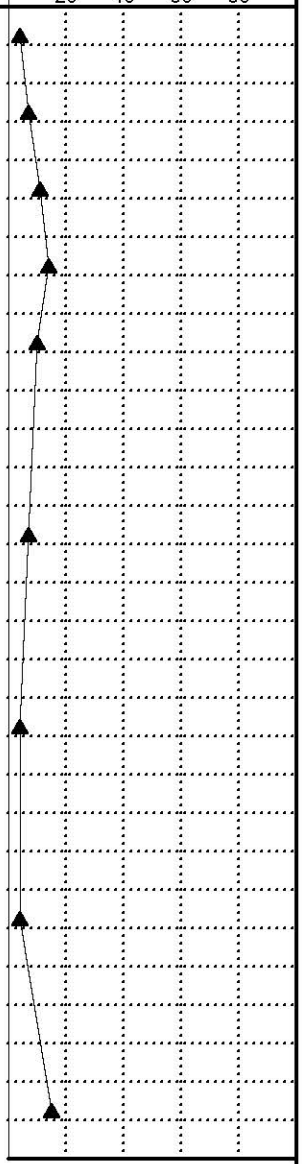
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-02

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/20/24 **COMPLETED** 9/20/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.6 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand	SS		1-2-2 (4)		
		Gray Slightly Silty Sand	SS		2-3-4 (7)		
5		Gray Sand	SS		7-6-5 (11)		
			SS		6-7-7 (14)		
		Gray Slightly Silty Sand	SS		6-5-5 (10)		
10							
			SS		5-4-3 (7)		
15							
			SS		2-2-2 (4)		
20							
			SS		1-2-2 (4)		
25							
			SS		8-8-7 (15)		
30							

Bottom of borehole at 30.0 feet.



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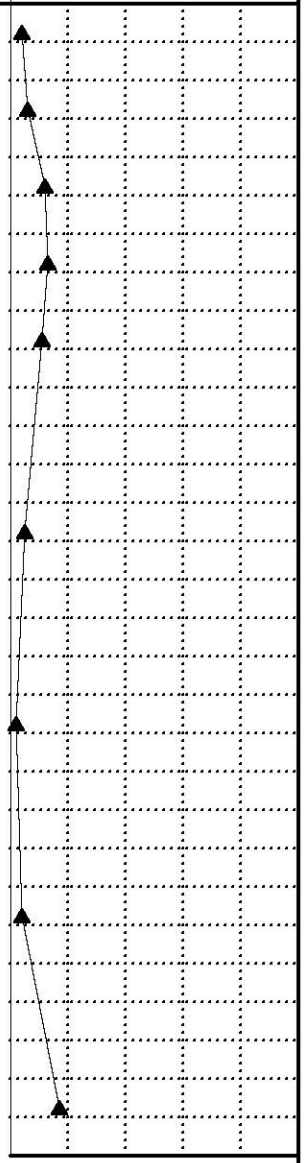
BORING NUMBER B-03

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/20/24 **COMPLETED** 9/20/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.4 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Brown Sand	SS		1-2-2 (4)		
		Gray Slightly Silty Sand	SS		2-2-4 (6)		
5			SS		7-7-5 (12)		
		Gray Sand	SS		6-6-7 (13)		
			SS		5-5-6 (11)		
10							
			SS		4-3-2 (5)		
15							
		Gray Slightly Silty Sand	SS		2-1-1 (2)		
20							
			SS		2-1-3 (4)		
25							
			SS		7-9-8 (17)		
30							

Bottom of borehole at 30.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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BORING NUMBER B-04

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/23/24 **COMPLETED** 9/23/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 1.4 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown to Light Brown Sand ▽	SS		2-2-4 (6)		
			SS		6-8-8 (16)		
5			SS		10-13-11 (24)		
		Gray Slightly Silty Sand	SS		11-12-12 (24)		
			SS		8-8-6 (14)		
10							
			SS		5-5-6 (11)		
15							
			SS		6-6-6 (12)		
20							
			SS		6-8-8 (16)		
25							
			SS		5-4-5 (9)		
30							

Bottom of borehole at 30.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
□ FINES CONTENT (%) □
20 40 60 80

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BORING NUMBER B-05

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/19/24 **COMPLETED** 9/19/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.8 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand	SS		1-2-2 (4)		
		Dark Brown Sand with Some Hardpan	SS		5-6-8 (14)		
5		Gray Slightly Silty Sand	SS		5-7-8 (15)		
			SS		7-8-10 (18)		
10			SS		12-12-10 (22)		

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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BORING NUMBER B-06

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/19/24 **COMPLETED** 9/19/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 3.7 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand	SS		1-2-2 (4)		
		Gray Slightly Silty Sand ▽	SS		3-4-5 (9)		
5			SS		6-7-5 (12)		
			SS		7-8-8 (16)		
10			SS		6-5-6 (11)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 10.0 feet.

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BORING NUMBER B-07

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/19/24 **COMPLETED** 9/19/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 1.7 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand	SS		1-2-3 (5)		
			SS		5-6-5 (11)		
5		Dark Brown Sand with Some Hardpan	SS		5-5-6 (11)		
		Gray Slightly Silty Sand	SS		8-5-8 (13)		
10			SS		7-9-10 (19)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 10.0 feet.

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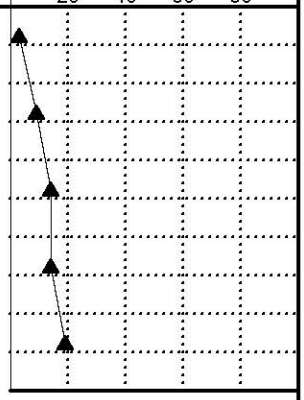
BORING NUMBER B-08

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/19/24 **COMPLETED** 9/19/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 1.5 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand ▽	SS		1-1-2 (3)		
			SS		4-4-5 (9)		
5		Dark Brown Slightly Silty Sand with Some Hardpan	SS		5-6-8 (14)		
		Gray Slightly Silty Sand	SS		8-7-7 (14)		
10			SS		7-9-10 (19)		

Bottom of borehole at 10.0 feet.



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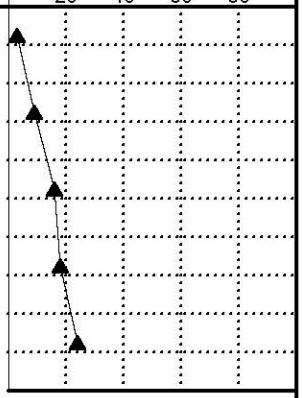
BORING NUMBER B-09

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/20/24 **COMPLETED** 9/20/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.7 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand	SS		1-1-2 (3)		
			SS		4-4-5 (9)		
5		Brown Sand	SS		7-8-8 (16)		
		Gray Slightly Silty Sand	SS		10-10-8 (18)		
10			SS		10-12-12 (24)		

Bottom of borehole at 10.0 feet.



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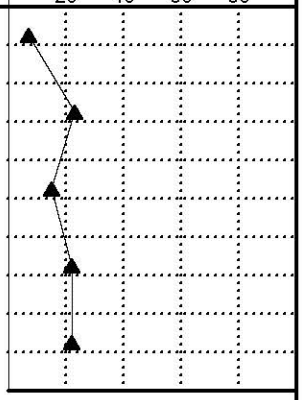
BORING NUMBER B-10

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/19/24 **COMPLETED** 9/19/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 2.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Dark Gray Sand	SS		1-3-4 (7)		
		▽ Gray Sand	SS		9-11-12 (23)		
5			SS		9-8-7 (15)		
			SS		9-9-13 (22)		
		Gray Slightly Silty Sand	SS		10-10-12 (22)		
10							

Bottom of borehole at 10.0 feet.



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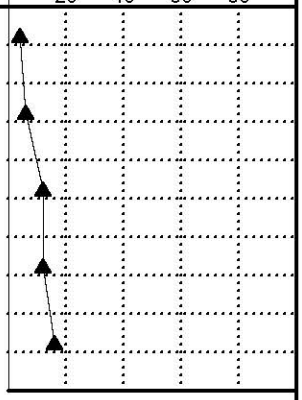
BORING NUMBER B-11

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/19/24 **COMPLETED** 9/19/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.7 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand	SS		1-2-2 (4)		
		Gray Slightly Silty Sand	SS		3-3-3 (6)		
5			SS		5-6-6 (12)		
			SS		6-6-6 (12)		
10			SS		7-8-8 (16)		

Bottom of borehole at 10.0 feet.



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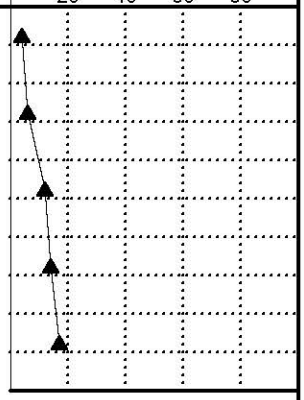
BORING NUMBER B-12

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/19/24 **COMPLETED** 9/19/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.5 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand	SS		1-2-2 (4)		
		Gray Slightly Silty Sand	SS		3-3-3 (6)		
5			SS		5-6-6 (12)		
		Gray Sand	SS		7-7-7 (14)		
10			SS		7-8-9 (17)		

Bottom of borehole at 10.0 feet.



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BORING NUMBER HA-01

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.2 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
		▽				30		
						35		
						35		
		Dark Brown Slightly Silty Sand				40		
5						45		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-02

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
		▽				30		
						30		
						35		
		Dark Brown Slightly Silty Sand				40		
5						45		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-03

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.3 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand				25	
						30	
		▽				35	
						35	
						40	
5		Dark Brown Slightly Silty Sand				40	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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BORING NUMBER HA-04

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand				25	
		Light Gray Sand ▽				30	
						35	
						35	
		Dark Brown Organically Coated Sand				40	
5						45	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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BORING NUMBER HA-05

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.1 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
		▽ Brown Sand				30		
						30		
						35		
5		Light Brown Sand				35		
						35		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-06

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.5 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand				25	
						30	
		▽ Light Gray Sand				30	
						35	
5		Dark Brown Slightly Silty Sand				35	
						40	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 6.0 feet.

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Sebastian, FL 32978
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Fax: (772)-589-6469

BORING NUMBER HA-07

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.5 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
		▽ Light Gray Sand				30		
5		Dark Brown Slightly Silty Sand				35		
						40		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-08

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.6 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand				25	
		▽ Light Gray Sand				30	
5		Dark Brown Slightly Silty Sand				35	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 6.0 feet.

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Fax: (772)-589-6469

BORING NUMBER HA-09

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 1.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand ▽				25		
						30		
		Light Gray Sand				30		
						35		

Bottom of borehole at 4.0 feet.

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Fax: (772)-589-6469

BORING NUMBER HA-10

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 1.5 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
		▽				30		
		Light Gray Sand				30		
						35		

Bottom of borehole at 4.0 feet.

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Fax: (772)-589-6469

BORING NUMBER HA-11

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 4.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
						30		
						35		
						35		
		▽				40		
5						45		

Bottom of borehole at 6.0 feet.

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Fax: (772)-589-6469

BORING NUMBER HA-12

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 4.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand				25	
						35	
						35	
						40	
		▽				45	
5		Light Gray Sand				45	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-13

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand				25	
						25	
		Gray Slightly Clayey Sand ▽				30	
						30	
		Gray Slighlty Silty Sand				30	
5						30	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-14

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.0 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
		Gray Slightly Clayey Sand				25		
		▽				30		
						30		
5						30		
						30		

Bottom of borehole at 6.0 feet.

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Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-15

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.9 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand				25	
		Gray Slighlty Silty Sand ▽				30	
5		Gray Slightly Clayey Sand				30	
						35	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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Fax: (772)-589-6469

BORING NUMBER HA-16

CLIENT Mills, Short and Associates
PROJECT NAME Selvitz Road Project
PROJECT NUMBER 2407653-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/17/24 **COMPLETED** 9/17/24
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.9 ft
LOGGED BY MC/CH
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0		Gray Sand				25		
						25		
		Gray Slightly Silty Sand ▽				25		
						30		
5						30		
						35		

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - DATA TEMPLATE FOR TESTING.GDT - 10/18/24 10:56 - K:\KSM FILES\24 DOCS (KSM-SERVER)\2407653\SOIL INVESTIGATION\2407653-B&P.GPJ

4300 Selvitz Rd
Environmental Impact Report

Prepared For:

St. Lucie County Environmental Resource Division

Prepared By:



2593 NE Roberta St
Jensen Beach, FL 34957

©Advanced Restoration Ecology, LLC.
November 2024

The following environmental impact report (EIR) has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met.

The property is located on S Ocean Dr, in Ft. Pierce, Florida. The property is further located within Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida. The proposed project area consists of ±122.8 acres. The property is currently identified by the St. Lucie County Property Appraiser: Parcel ID 2532-314-0002-000-8.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

N/A

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

Freshwater Wetlands was about 6.021 acres.

c) Extent and acreage of all upland habitats,

The area is mostly open pasture with lakes and some wetlands.

Identified uplands carry the following FNAI classification:
18321: Pasture - ±116.779
The vegetation observed in this Open Land includes:

Slash Pine (Pinus elliottii) Live Oak (Quercus virginiana)
Laurel Oak (Quercus laurifolia) Bahia Grass (Paspalum notatum)

d) Extent and acreage of all wetlands.

Please see above statement regarding the wetlands

2. A statement of jurisdictional control over the environmental area.

See Site Plan for details, and issued SFWMD permits.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

See Site Plan for details, and issued SFWMD permits.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

See engineering site plan for final FFE calculations.

5. The identification of any area that has experienced overwash of the primary dune.

N/A

6. The identification of any area subject to breach during storm conditions.

N/A

7. An assessment of the impacts upon onsite vegetation and wildlife.

See Site Plan for details, the native large wetland on site will not be impacted. The other wetlands proposed to be impacted have been offset with the expansion and enhancement of this large onsite wetland.

8. An assessment of the impacts upon onsite and off-site natural resources.

See Site Plans, and issued SFWMD for details regarding wetland mitigation, enhancement and monitoring reports of the completed enhancement.

9. A detailed description of the planned approach to minimize impacts.

See Site Plans for details, all require BMP's will be in place including orange barricade fence and silt fence around the enhanced wetland area.

10. A detailed description of the proposed alterations or disturbances being proposed.

Please refer to the site plans for building specifications, the remaining wetland on site will be filled as part of this process. A detailed list of the impacts can be found in the issued SFWMD permit.

11. A detailed description of the proposed mitigation plan to offset impacts.

See Site Plan for details, the native large wetland on site will not be impacted. The other wetlands proposed to be impacted have been offset with the expansion and enhancement of this large onsite wetland.

12. A plant and animal survey for onsite federal and state protected species.

The gopher tortoise, *Gopherus polyphemus*, is State listed as threatened. On July 29th, 2024 a 100% listed species survey was conducted by Advanced Restoration Ecology and their certified gopher tortoise agent/ certified wildlife biologist. These surveys were conducted using pedestrian surveys throughout the project site to look for the evidence of tortoises and other state/federally listed species or evidence of their site use. The survey covered the entire site and there was suitable gopher tortoise habitat onsite. Multiple transects covered the entire site (See GT Survey Map). A total of 122.8 ± acres were surveyed during this 100% survey of the site. Activity and burrows or evidence of tortoise site use was found in the survey area. Based on the results of the survey, we do feel there are gopher tortoise on site. No other listed species were found during the 100% survey of the site, nor is there any viable habitat for these species to use.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

This information will be submitted under separate cover by the project engineer.

14. A sea turtle protection plan.

N/A

15. A shoreline stabilization plan.

N/A

16. A gopher tortoise protection plan.

Please see item 12 above. There has been a 100% of the site on July 90th, 2024 and gopher tortoise evidence on the site was found.

TRAFFIC IMPACT ANALYSIS

Selvitz Phase I
Fort Pierce, FL

Prepared for:
Selvitz I, LLC
North Palm Beach, Florida 33408

Prepared by:

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



Digitally signed by Shaun G MacKenzie
Date: 2025.05.16 14:13:32 -04'00'

Shaun G. MacKenzie P.E.
PE Number 61751

023014
Revised May 2025
November 2024
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CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029.

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

A 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection. Westbound left and right-turn lanes are recommended exiting the project.

The project satisfies Fort Pierce transportation concurrency requirements with the addition of the recommended project improvements.

The development of additional pods will require separate traffic impact studies.

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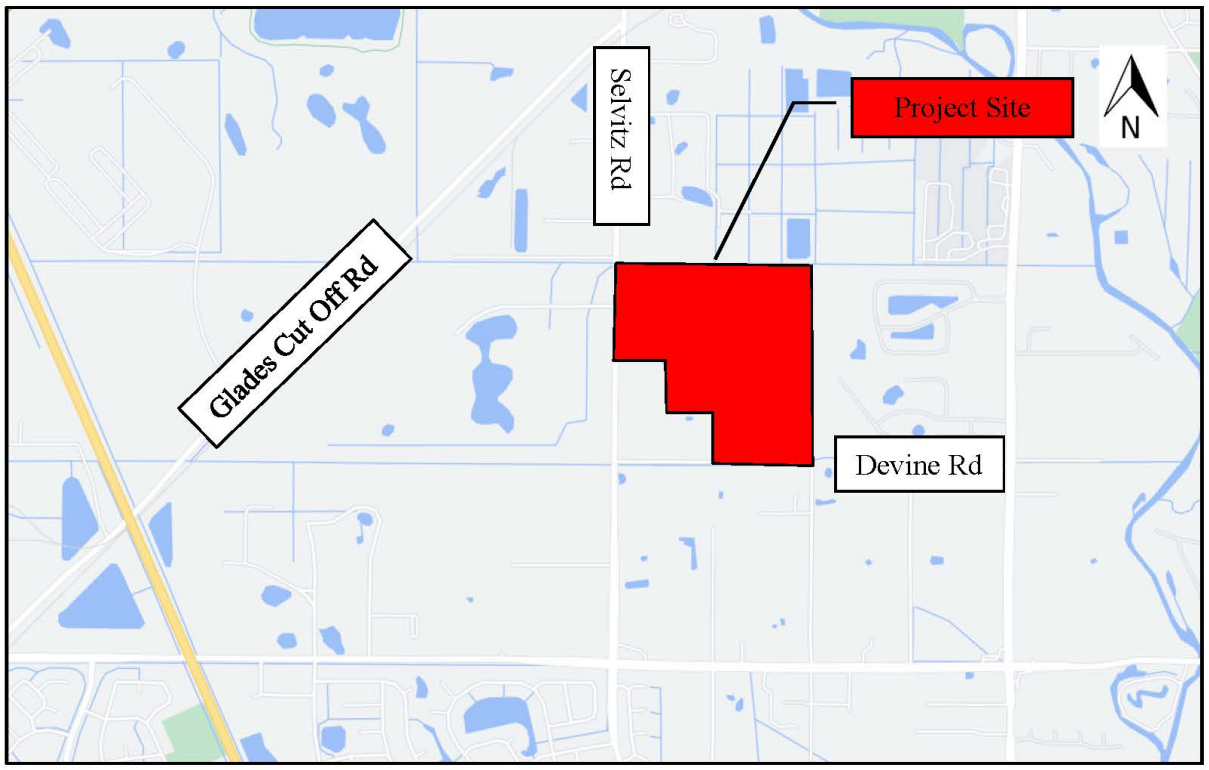
INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029. Figure 1 shows the site location.

The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 11th Edition* (ITE report)
- Comprehensive Plan
- St. Lucie County Transportation Improvement Program (FY 2023/24 – FY 2027/28)
- St. Lucie County LRTP (2045)

TRIP GENERATION

The study uses trip generation rates for Single Family (ITE Land Use 210 Single Family Detached Housing) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (11th Edition)*.

Proposed Uses

- 286 Single Family Detached DUs (ITE Land Use 210 – Single Family Detached)

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

The pass-by capture is 0.

Table 1. Trip Generation

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***
Total Proposed Driveway Volumes		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	25/75	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27

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ITE 11th Edition

HISTORICAL GROWTH

Historic growth rates were determined based on St. Lucie County TPO traffic data as shown in Table 2. Growth on the roads is based on the best fit slope, which is an estimated annual growth rate in vehicles. The total average annual growth (in vehicles) was divided by the estimated total traffic to result in a weighted average growth rate. The historic annual growth on the surrounding facilities between 2017 and 2024 is 1.0%. A 2.0% annual compound growth rate will be used in the study to provide a conservative analysis.

Table 2. Growth Rate Calculation

Road Name	Segments	Count Site	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	2022 AADT	2023 AADT	2024 AADT	Annual Absolute Growth	Growth Rate
Selvitz Rd	Midway to Glades	703	11000		9,400		-			9,000	-246	-2.7%
Midway Rd	560 feet West of Selvitz Rd	134	20500	20500		-	-	22,000	23,000	25,500	601	2.4%
	685 feet West of 25th St	132	17500	22000		-	-	18,500	21,500	22,500	345	1.5%
Glades Cut Off Rd	SW of Selvitz Rd	113							5,400			
25th St/CR 615	730 feet South of Midway Rd	172	17000			15,500				17,500	95	0.5%
	N of CR 712/Midway Rd	940016	19100	19200	19000	18,200	18,000	18,100	18,600		-168	-0.9%
										Weighted Average		**1.0%**
										Growth Rate Used		**2.0%**

* 2020 & 2021 traffic counts are removed from calculation.

COMMITTED PROJECTS

The following projects are approved and included as committed traffic:

- Fort Pierce Commerce Center (Energy Lane)

ASSURED, PROGRAMMED AND PLANNED CONSTRUCTION

A review conducted of the Five-Year Plan of TPO LRTP, St. Lucie County and FDOT, as well as those improvements committed by the developers of projects in the area include:

- Midway Road – Glades Cut-Off Road to Selvitz Road – 4-Laning (Increases Roadway Capacity to 1,850)
- Selvitz Road & Glades Cut-Off Road – Intersection Improvements
- Selvitz Road – Midway Road to Glades Cut-Off Road (Increase Roadway Capacity to 960 (1,070 x 0.9)) because of Glades Cut-Off Road & Selvitz Road intersection improvement
- Selvitz Road – Edwards Road to Glades Cut-Off Road – 4-Laning (Increase Roadway Capacity to 1,665 (1,850 x 0.9))

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The project traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

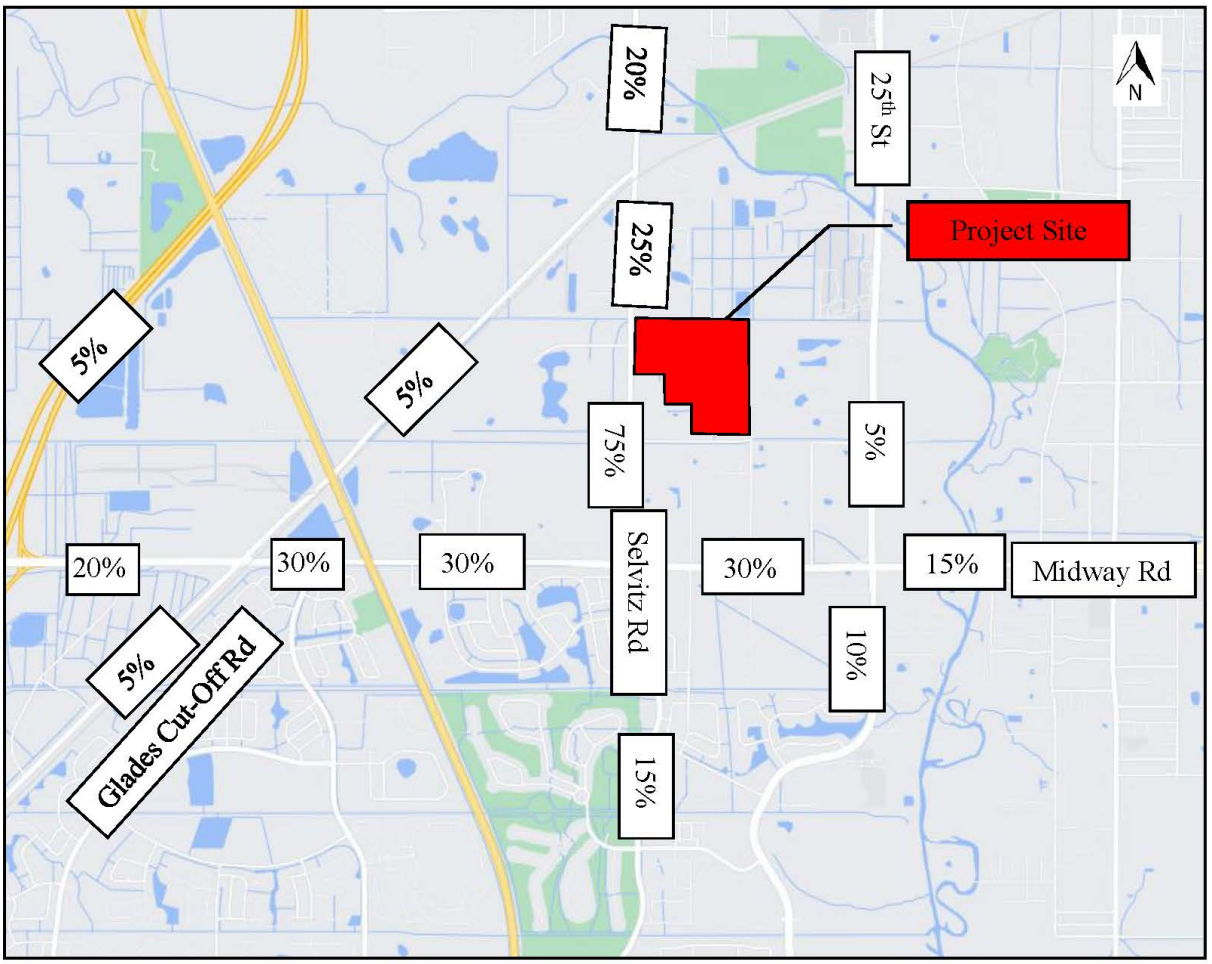
NORTH - 25 percent

SOUTH - 25 percent

WEST - 35 percent

EAST - 15 percent

Figure 2. Traffic Assignment



ROADWAY ANALYSIS

Roadway Capacity

Roadway classification follows the local government's Comprehensive Plan outlining the roadway functional classification. The local government Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2024 Level of Service Report. Where road segment information is not available or improvements are committed or needed, the study uses local government's minimum LOS stands to apply FDOT's 2023 Multimodal Quality/LOS Handbook.

Study Area

The study area is 2.0 miles based on the St. Lucie TPO Standardized TIS Methodology and Procedures manual. Impacts of greater than five percent (5%) are considered to have significant impact outside the study radius. Impacts of less than 1 percent are de minimis. Table 3 displays the determination of study roadway segments.

Table 3. Project Impacts (Significance)

Roadway	From	To	E+C Lanes	TPO One-Way Capacity	FDOT Context Classification	FDOT Two-Way Capacity	Percent Assignment	Project Traffic	Impact	Significant Impact?
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	C3R	2,020	15%	40	1.98%	NO
	St. James Blvd	Midway Rd	2	750	C3R	2,020	15%	40	1.98%	YES
	Midway Rd	Project	2	960	C3C	1,950	75%	200	10.26%	YES
	Project	Glades Cut Off Rd	2	960	C3C	1,950	25%	67	3.44%	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	C3C	3,290	20%	53	1.61%	YES
25th St	Midway Rd	Bell Ave	4	2,100	C3C	3,290	5%	13	0.40%	NO
	Bell Ave	Edwards Road	4	2,100	C3C	3,290	5%	13	0.40%	NO
St James Dr	Edwards Road	Bayshore Blvd	4	2,100	C3C	3,290	10%	27	0.82%	NO
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	C3C	1,950	5%	13	0.67%	NO
	Jenkins	Selvitz Rd	2	830	C3C	1,950	5%	13	0.67%	NO
Midway Rd	Mccarty Rd	I-95	2	700	C2	1,330	5%	13	0.98%	NO
	I-95	Glades Cut Off Rd	4	2,100	C3C	3,290	20%	53	1.61%	NO
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	C3C	3,290	30%	80	2.43%	YES
	East Torino Pkwy	Milner Dr	4	1,850	C3C	3,290	30%	80	2.43%	YES
	Milner Dr	W of Selvitz Rd	4	1,850	C3C	3,290	30%	80	2.43%	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	C3C	3,290	30%	80	2.43%	YES
	Selvitz Rd	Christensen Rd	4	2,100	C3R	3,360	30%	80	2.38%	YES
	Christensen Rd	25th St	4	2,100	C3R	3,360	30%	80	2.38%	YES
	25th St	Oleander Ave	4	2,100	C3R	3,360	15%	40	1.19%	YES
Jekins Rd	SR 70	Edwards Rd	2	880	C3C	1,950	3%	8	0.41%	NO
Edwards Rd	Jenkins Rd	Selvitz Rd	2	700	C3R	2,020	3%	8	0.40%	NO
	Selvitz Rd	25th St	2	880	C3R	2,020	10%	27	1.34%	YES

Background Analysis

Existing traffic volumes were obtained from St. Lucie County TPO. The 2024 peak hour traffic volumes were increased based on the annual compound growth rate plus committed project trips to develop the projected year 2029 background traffic volumes. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably in the background condition. The background conditions analysis is shown in Tables 4A & 4B.

Buildout Analysis

Total volumes were developed by adding background traffic volume plus project trips as shown in Tables 5A & 5B.

Table 4A. Background Peak Hour One-Way Roadway Analysis (2029) – AM

Roadway	From	To	E+C Lanes	Service Capacity	AM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	Committed Project Trips		2029 Background Traffic	Meets Service Volume
									Assign	Trips		
Selvitz Rd	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	20%	35	540	YES
	Midway Rd	Project	2	960	542	2024	2.0%	56	70%	122	720	YES
	Project	Glades Cut Off Rd	2	960	542	2024	2.0%	56	70%	122	720	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	765	2024	2.0%	80	20%	35	880	YES
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,203	2024	2.0%	125	20%	35	1,363	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,275	2024	2.0%	133	30%	52	1,460	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,275	2024	2.0%	133	30%	52	1,460	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,275	2024	2.0%	133	30%	52	1,460	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,155	2024	2.0%	120	20%	35	1,310	YES
	Christensen Rd	25th St	4	2,100	1,155	2024	2.0%	120	20%	35	1,310	YES
	25th St	Oleander Ave	4	2,100	1,825*	2024	2.0%	190	6%	10	2,025	YES
Edwards Rd	Selvitz Rd	25th St	2	880	711	2024	2.0%	74	-	-	785	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,825 based on Peak Hour Peak Season Peak Direction Volume

Table 4B. Background Peak Hour One-Way Roadway Analysis (2029) – PM

Roadway	From	To	E+C Lanes	Service Capacity	PM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	Committed Project Trips		2029 Background Traffic	Meets Service Volume
									Assign	Trips		
Selvitz Rd	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	20%	34	539	YES
	Midway Rd	Project	2	960	523	2024	2.0%	54	70%	120	697	YES
	Project	Glades Cut Off Rd	2	960	523	2024	2.0%	54	70%	120	697	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	770	2024	2.0%	80	20%	34	884	YES
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,193	2024	2.0%	124	20%	34	1,351	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,380	2024	2.0%	144	30%	52	1,576	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,380	2024	2.0%	144	30%	52	1,576	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,380	2024	2.0%	144	30%	52	1,576	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,222	2024	2.0%	127	20%	34	1,383	YES
	Christensen Rd	25th St	4	2,100	1,222	2024	2.0%	127	20%	34	1,383	YES
	25th St	Oleander Ave	4	2,100	1,271*	2024	2.0%	132	6%	10	1,413	YES
Edwards Rd	Selvitz Rd	25th St	2	880	702	2024	2.0%	73	-	-	775	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,271 based on Peak Hour Peak Season Peak Direction Volume

Table 5A. Peak Hour One-Way Roadway Analysis (2029) – AM

Roadway	From	To	E+C Lanes	Service Capacity	AM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	Committed Project Trips		2029 Background Traffic	Percent Assign ment	Project Traffic	2029 Total Traffic	Meets Service Volume
									Assign	Trips					
Selvitz Rd	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	20%	35	540	15%	15	554	YES
	Midway Rd	Project	2	960	542	2024	2.0%	56	70%	122	720	75%	109	829	YES
	Project	Glades Cut Off Rd	2	960	542	2024	2.0%	56	70%	122	720	25%	36	757	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	765	2024	2.0%	80	20%	35	880	20%	29	909	YES
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,203	2024	2.0%	125	20%	35	1,363	30%	44	1,407	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,275	2024	2.0%	133	30%	52	1,460	30%	44	1,503	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,275	2024	2.0%	133	30%	52	1,460	30%	44	1,503	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,275	2024	2.0%	133	30%	52	1,460	30%	44	1,503	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,155	2024	2.0%	120	20%	35	1,310	30%	44	1,354	YES
	Christensen Rd	25th St	4	2,100	1,155	2024	2.0%	120	20%	35	1,310	30%	44	1,354	YES
	25th St	Oleander Ave	4	2,100	1,825*	2024	2.0%	190	6%	10	2,025	15%	22	2,047	YES
Edwards Rd	Selvitz Rd	25th St	2	880	711	2024	2.0%	74	-	-	785	10%	15	800	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,825 based on Peak Hour Peak Season Peak Direction Volume

Table 5B. Peak Hour One-Way Roadway Analysis (2029) – PM

Roadway	From	To	E+C Lanes	Service Capacity	PM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	Committed Project Trips		2029 Background Traffic	Percent Assign ment	Project Traffic	2029 Total Traffic	Meets Service Volume
									Assign	Trips					
Selvitz Rd	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	20%	34	539	15%	15	553	YES
	Midway Rd	Project	2	960	523	2024	2.0%	54	70%	120	697	75%	126	823	YES
	Project	Glades Cut Off Rd	2	960	523	2024	2.0%	54	70%	120	697	25%	42	739	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	770	2024	2.0%	80	20%	34	884	20%	34	918	YES
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,193	2024	2.0%	124	20%	34	1,351	30%	50	1,402	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,380	2024	2.0%	144	30%	52	1,576	30%	50	1,626	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,380	2024	2.0%	144	30%	52	1,576	30%	50	1,626	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,380	2024	2.0%	144	30%	52	1,576	30%	50	1,626	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,222	2024	2.0%	127	20%	34	1,383	30%	50	1,434	YES
	Christensen Rd	25th St	4	2,100	1,222	2024	2.0%	127	20%	34	1,383	30%	50	1,434	YES
	25th St	Oleander Ave	4	2,100	1,271*	2024	2.0%	132	6%	10	1,413	15%	25	1,438	YES
Edwards Rd	Selvitz Rd	25th St	2	880	702	2024	2.0%	73	-	-	775	10%	17	792	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,271 based on Peak Hour Peak Season Peak Direction Volume

INTERSECTION ANALYSIS

Intersections

The intersections within the study area were evaluated in 2029 total (existing traffic plus background plus project) traffic conditions. This study analyzes the impacts to the following intersections for the AM and PM peak hours:

- Selvitz Road & Midway Road
- Selvitz Road & Energy Lane
- Selvitz Road & Glades Cut-Off Road

Data from the existing facilities within the study area were collected based on aerial photography and site observations. MacKenzie Engineering and Planning, Inc. collected AM and PM peak hour turning movement counts. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors.

Peak Hour Factor (PHF)

Field observed peak hour factors were utilized in the intersection analysis and were adjusted as follows:

- PHF greater than 0.95 was reduced to 0.95
- PHF less than 0.92 was increased to 0.92

The adjustment is based on FDOT's Quality/LOS Handbook that recommends using a PHF factor of 0.95 for urbanized areas and 0.92 for transitioning/urban areas and is also recommended in FDOT's Traffic Analysis handbook page 34.

Analysis

Selvitz Road & Midway Road

MEP evaluated the Selvitz Road & Midway Road using HCS 2025. The intersection failed in the existing condition. The signal timing adjustment is recommended. The southbound left-turn lane is recommended to extend to 350 feet. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0) with improvements.

Table 6A. Selvitz Road & Midway Road Intersection Results

Selvitz Road & Midway Road	AM												PM											
	2024 Existing			2029 Pre-Development			2029 Pre-Development Improved			2029 Post-Development			2024 Existing			2029 Pre-Development			2029 Pre-Development Improved			2029 Post-Development		
	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS
EBL	0.39	40.1	D	0.58	42.6	D	0.61	45.1	D	0.68	48.3	D	0.31	38.1	D	0.40	40.3	D	0.41	42.5	D	0.56	45.3	D
EBT	0.89	44.3	D	1.01	69.2	F	0.74	31.3	C	0.75	33.4	C	0.97	55.0	D	1.11	99.1	F	0.85	35.2	D	0.84	36.2	D
EBR	0.43	23.3	C	0.49	25.2	C	0.38	19.1	B	0.39	20.3	C	0.61	25.2	C	0.70	30.0	C	0.57	21.8	C	0.57	22.8	C
EB	-	39.7	D	-	56.7	E	-	31.3	C	-	33.6	C	-	46.1	D	-	76.2	E	-	32.7	C	-	34.2	C
WBL	0.55	43.7	D	0.61	45.3	D	0.63	47.9	D	0.66	50.8	D	0.65	42.6	D	0.73	45.3	D	0.76	48.0	D	0.78	50.5	D
WBT	1.05	92.4	F	1.24	165.0	F	0.88	43.0	D	0.89	48.1	D	0.94	60.8	E	1.09	107.5	F	0.81	36.9	D	0.86	42.1	D
WBR	1.05	94.9	F	1.24	167.3	F	0.88	44.1	D	0.90	49.5	D	0.94	62.6	E	1.09	109.4	F	0.81	37.3	D	0.86	42.9	D
WB	-	89.0	F	-	155.4	F	-	43.9	D	-	48.9	D	-	59.4	E	-	101.0	F	-	38.4	D	-	43.4	D
NBL	0.69	43.6	D	0.78	47.9	D	0.80	51.4	D	0.81	55.2	E	0.54	40.8	D	0.61	43.1	D	0.64	45.5	D	0.66	47.6	D
NBT	0.45	29.9	C	0.53	31.3	C	0.80	51.8	D	0.84	60.1	E	0.27	27.4	C	0.32	29.5	C	0.45	37.6	D	0.51	40.2	D
NBR	0.47	30.1	C	0.55	31.5	C	0.82	55.7	E	0.87	65.7	E	0.29	27.6	C	0.34	29.7	C	0.48	38.0	D	0.54	40.7	D
NB	-	34.8	C	-	37.0	D	-	52.9	D	-	60.2	E	-	33.2	C	-	35.2	D	-	41.0	D	-	43.3	D
SBL	0.85	62.8	E	0.93	83.1	F	0.87	57.4	E	0.90	69.3	E	0.80	50.8	D	0.92	80.2	F	0.87	55.5	E	0.89	63.6	E
SBT	0.35	27.8	C	0.39	27.7	C	0.52	36.4	D	0.53	37.0	D	0.50	29.7	C	0.58	30.1	C	0.74	42.8	D	0.76	44.5	D
SBR	0.49	29.3	C	0.54	29.4	C	0.74	45.6	D	0.81	51.3	D	0.51	29.9	C	0.59	30.3	C	0.76	45.0	D	0.78	46.7	D
SB	-	39.0	D	-	45.6	D	-	46.2	D	-	52.8	D	-	34.8	C	-	43.6	D	-	47.0	D	-	50.6	D
Intersection	-	52.6	D	-	78.6	E	-	41.6	D	-	46.5	D	-	46.1	D	-	71.0	E	-	38.2	D	-	41.3	D

Table 6B. Selvitz Road & Midway Road Storage Analysis

	Direction	AM 95th Percentile Queue (ft)	PM 95th Percentile Queue (ft)	Existing Storage (ft)	Acceptable ?
Eastbound	Left-Turn	154	124	245	YES
Southbound	Left-Turn	348	314	250	NO

Selvitz Road & Energy Lane

MEP evaluated the Selvitz Road & Energy Lane using HCS 2025. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

Table 7. Selvitz Road & Energy Road Intersection Results

Selvitz Road & Energy Lane	AM									PM								
	2024 Existing			2029 Pre-Development			2029 Post-Development			2024 Existing			2029 Pre-Development			2029 Post-Development		
	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS
EBT	0.09	17.8	B	0.38	30.2	D	0.40	33.2	D	0.03	16.0	B	0.60	31.4	D	0.66	38.1	E
EB	-	17.8	B	-	30.2	D	-	33.2	D	-	16.0	B	-	31.4	D	-	38.1	E
NBL	0.00	8.3	A	0.13	9.1	A	0.13	9.1	A	0.01	8.2	A	0.06	8.6	A	0.06	8.7	A
NB	-	0.0	A	-	2.0	A	-	1.9	A	-	0.2	A	-	0.8	A	-	0.8	A

Selvitz Road & Glades Cut-Off Road

MEP evaluated the Selvitz Road & Glades Cut-Off Road using HCS 2025. The study includes a dedicated northbound left-turn, southbound right-turn and traffic signal based on the committed improvements. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0) with the committed improvements.

Table 8. Selvitz Road & Glades Cut-Off Road Intersection Results

Selvitz Road & Glades Cut-Off Road	AM									PM								
	2024 Existing			2029 Pre-Development Improved			2029 Post-Development Improved			2024 Existing			2029 Pre-Development Improved			2029 Post-Development Improved		
	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS
EBT	0.88	73.1	F	0.76	14.3	B	0.77	14.7	B	1.23	176.7	F	0.79	14.0	B	0.80	15.0	B
EB	-	73.1	F	-	14.3	B	-	14.7	B	-	176.7	F	-	14.0	B	-	10.6	B
NBL	-	9.3	A	0.11	11.8	B	0.13	12.0	B	-	9.1	A	0.19	12.7	B	0.21	13.5	B
NBT	0.04	0.5	A	0.70	8.5	A	0.72	8.7	A	0.05	0.6	A	0.73	9.8	A	0.72	9.9	A
NB	-	1.0	A	-	8.7	A	-	8.9	A	-	1.4	A	-	10.2	B	-	10.3	B
SBT	-	-	-	0.68	8.3	A	0.68	8.3	A	-	-	-	0.62	9.1	A	0.64	9.3	A
SBR	-	-	-	0.46	7.2	A	0.45	7.2	A	-	-	-	0.43	8.1	A	0.41	8.1	A
SB	-	-	-	-	7.9	A	-	7.9	A	-	-	-	-	8.7	A	-	8.9	A
Intersection	-	-	-	-	-	-	9.10	9.3	A	-	-	-	-	10.3	B	-	10.6	B

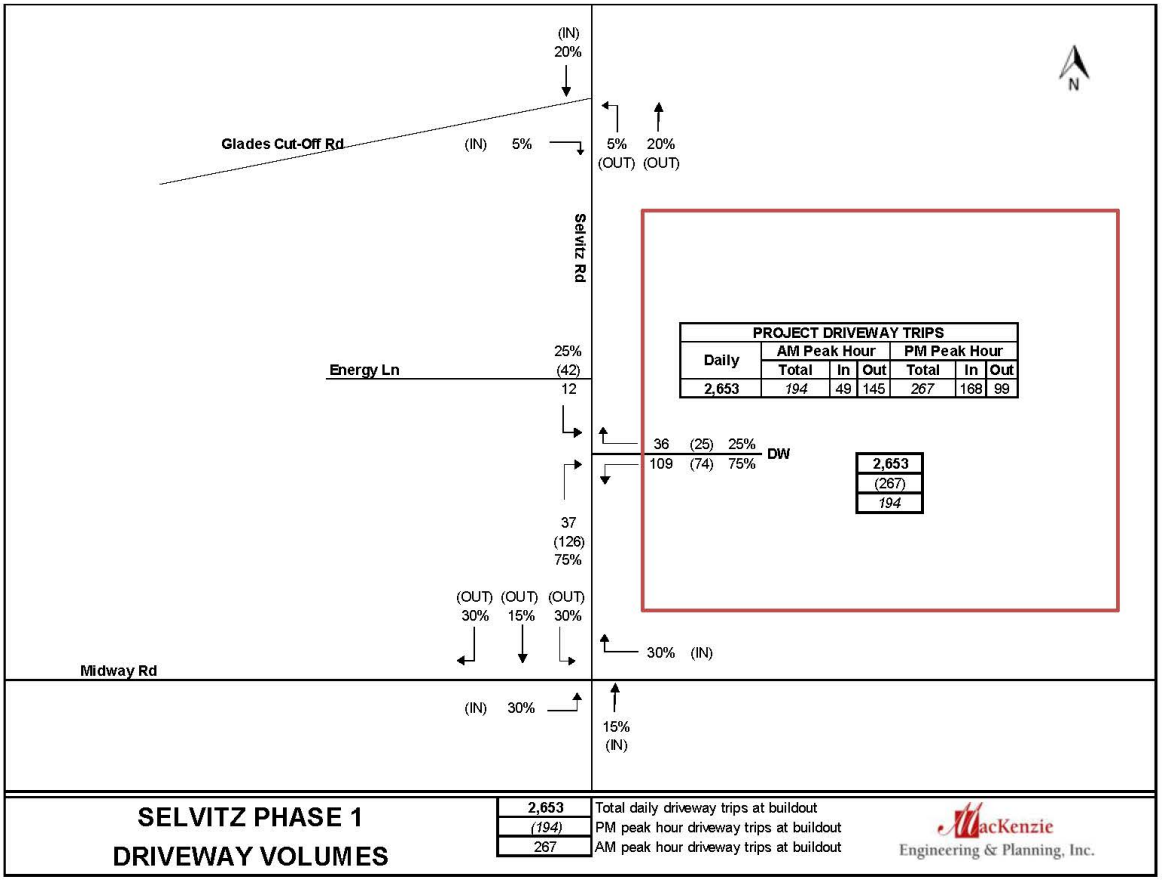
ACCESS

The project site proposes one point of access located about 630 feet south of Energy Lane. The proposed access is as follows:

- Driveway – Full Opening

Driveway laneage is based on the most conservative estimate of projected driveway volumes. Figure 3 shows the proposed project driveway volumes.

Figure 3. Driveway Volumes



Driveway

Ingress Right-Turn Lane

A right-turn warrant analysis was performed using NCHRP 457 as shown in Figure 4. The right turn volume of 126 peak hour vehicles warrants a right turn lane at this location. A right-turn lane is required. The right-turn lane length is recommended to be 185 feet based on a design speed of 45 MPH.

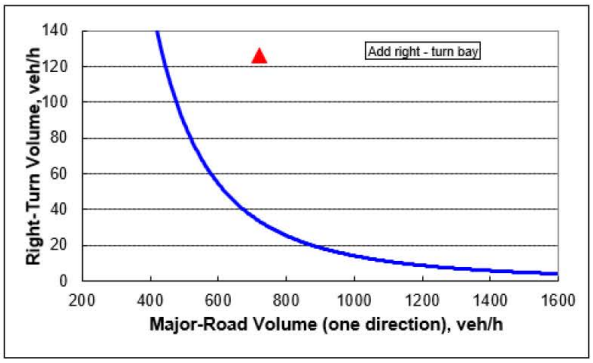
Figure 4. Selvitz Road Right-Turn Lane Warrant Analysis

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	719
Right-turn volume, veh/h:	126

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	34
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



Ingress Left Turn Lane Analysis

A left-turn lane into the project is warranted based on project 42 left-turns during the peak hour based on an analysis using NCHRP-457 as shown in Figure 4. The posted speed is 40 miles per hour. The turn lane length is recommended to be 235 feet (185 feet of deceleration plus 50 feet of queue storage).

Figure 5. Selvitz Road Left-Turn Lane Warrant Analysis

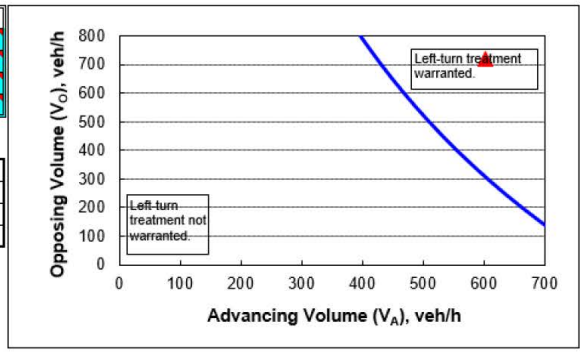
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	7%
Advancing volume (V_A), veh/h:	603
Opposing volume (V_O), veh/h:	719

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	425
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	2.2
Critical headway, s:	4.2
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

MEP evaluated the Selvitz Road & Driveway intersection using HCS 2025. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

Table 9. Selvitz Road & Driveway Intersection Results

Selvitz Road & DW	AM			PM		
	2029 Post-Development			2029 Post-Development		
	V/C	Delay	LOS	V/C	Delay	LOS
WBT	0.57	43.0	E	0.51	49.4	D
WBL	0.08	12.9	B	0.06	13.1	B
WB	-	35.5	E	-	40.2	D
SBL	0.01	8.9	A	0.05	9.6	A
SB	-	0.2	A	-	0.7	A

Westbound left and right-turn lanes are recommended existing the project.

SIGNAL WARRANT ANALYSIS

Signal warrant analysis was performed for the Selvitz Road & Project Driveway intersection. The procedure described in the 2023 Edition of the Manual on Uniform Traffic Control Devices (MUTCD) was employed in the analysis based on the FDOT Manual on Uniform Traffic Studies. The following three warrants were analyzed:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

Warrants 4, 5, 6, 7, 8, and 9 are not applicable to this situation. Each of the above-mentioned warrants require satisfaction of minimum hourly vehicular volumes along the intersection's major and minor streets.

Selvitz Road & Project Driveway

The major street for this analysis is Selvitz Road and the minor street is Project Driveway. Minor street volumes are estimated based on the hourly traffic distribution of entering and exiting vehicles trips by Land Use 210 (Single Family Detached) (https://itetripgen.org).

The minor street was applied as 1-lane and right-turns were excluded based on the ability to make right-turns. The major street is Selvitz Road and is 1-lane (in each direction). Selvitz Road speed limit is 40 miles per hour. As shown in Exhibits 3 & 4, the hourly volumes at the intersection do not meet the vehicular volume warrants (Warrants 1, 2 or 3). Therefore, a traffic signal is not recommended at this intersection.

CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029.

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

A 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection. Westbound left and right-turn lanes are recommended existing the project.

The project satisfies Fort Pierce transportation concurrency requirements with the addition of the recommended project improvements.

The development of additional pods will require separate traffic impact studies.

APPENDICES

Exhibit 1. Trip Generation

Exhibit 2. Intersection Analysis

Exhibits 3 & 4. Signal Warrant Analysis

A. St. Lucie County TPO Traffic Counts
B. Site Plan
C. St. Lucie County Transportation Improvement Program (FY 2023/24 – FY 2027/28)
D. FDOT Q/LOS Handbook 2023
E. Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th Edition)
F. Property ID Cards
G. St. Lucie TPO Traffic Counts and Level of Service Report 2024
H. St. Lucie TPO 48 Hour Traffic Volume Summary – Selvitz Road (Count Station 703)
I. St. Lucie County Peak Season Factor Category Report (2023)
J. St. Lucie County Capital Improvement Plan
K. St. Lucie County TPO Volume – County Station 130
L. Committed Projects
M. Signal Timing Information – Selvitz Road & Midway Road

EXHIBIT 1

Selvitz Phase I Road Ft. Pierce

Trip Generation

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***
Total Proposed Driveway Volumes		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	25/75	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27

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ITE 11th Edition

Selvitz Phase 1
AM PEAK PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Midway Rd & Selvitz Rd

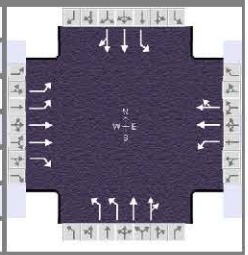
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	1	26	151	34	2	15	133	28	0	51	76	22	7	23	32	34	634
7:15 AM	7:30 AM	0	40	161	31	2	16	148	41	0	43	61	18	3	32	39	39	674
7:30 AM	7:45 AM	0	40	170	52	0	14	152	41	1	44	68	24	2	31	39	41	719
7:45 AM	8:00 AM	0	26	198	51	0	20	149	48	0	65	86	35	4	43	48	58	831
8:00 AM	8:15 AM	0	29	176	66	2	22	133	33	0	47	41	28	1	31	30	41	680
8:15 AM	8:30 AM	0	31	163	68	3	13	136	22	0	59	46	23	1	32	37	38	672
8:30 AM	8:45 AM	1	20	159	44	0	20	149	23	0	54	60	26	5	21	42	39	662
8:45 AM	9:00 AM	1	27	169	45	0	14	148	27	0	50	50	35	1	23	37	33	659
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	135	705	200	4	72	582	163	1	199	256	105	10	137	156	179	2904

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.87 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	135	705	200	4	72	582	163	1	199	256	105	10	137	156	179
Peak Season Factor	0	16	85	24	0	9	70	20	0	24	31	13	1	16	19	21
Adjusted Volumes	0	151	790	224	4	81	652	183	1	223	287	118	11	153	175	200
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	16	82	23	0	8	68	19	0	23	30	12	1	16	18	21
2029 Volumes	**0**	**167**	**872**	**247**	**4**	**89**	**720**	**202**	**1**	**246**	**317**	**130**	**12**	**169**	**193**	**221**
Committed																
Committed Trips	AM	IN	174	OUT	50	PM	IN	63	OUT	172						
Fort Pierce in/out		in						in			in			out	out	out
Commerce Assign		**30%**						**20%**			**20%**			**30%**	**20%**	**20%**
Center Trips	**0**	**52**	**0**	**0**	**0**	**0**	**0**	**35**	**0**	**0**	**35**	**0**	**0**	**15**	**10**	**10**
2029 Pre Dev	0	219	872	247	4	89	720	237	1	246	352	130	12	184	203	231
Project Traffic	0	14	0	0	0	0	0	14		0	7	0		44	22	44
2029 Post Dev	**0**	**233**	**872**	**247**	**4**	**89**	**720**	**251**	**1**	**246**	**359**	**130**	**12**	**228**	**225**	**275**
		In						In			In			Out	Out	Out
Project Traffic Assignment	0%	30%	0%	0%	0%	0%	0%	30%	0%	0%	15%	0%	0%	30%	15%	30%

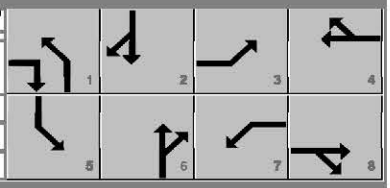
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing AM.xus		
Project Description	2024 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	790	224	85	652	183	224	287	118	164	175	200

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	1.6		26.9	9.2	2.7	24.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	790	224	85	652	183	224	287	118	164	175	200
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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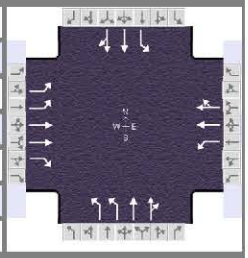
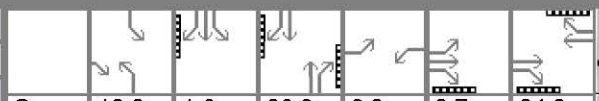
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing AM.xus		
Project Description	2024 Existing AM				

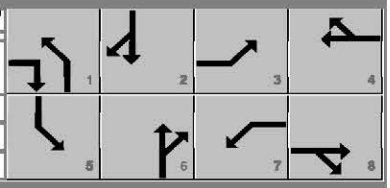


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	790	224	85	652	183	224	287	118	164	175	200

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	1.6	26.9	9.2	2.7	24.0	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.9	32.7	15.2	30.0	16.0	32.9	17.6	34.5
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	6.3	24.8	6.9	26.0	8.7	12.5	11.6	13.7
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0	0.3	1.7	0.0	1.7
Phase Call Probability	0.99	1.00	0.92	1.00	1.00	1.00	0.99	1.00
Max Out Probability	0.00	1.00	0.00	1.00	0.10	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	164	859	243	92	478	429	243	231	210	178	190	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1506	1781	1870	1677	1730	1870	1636	1781	1870	1519
Queue Service Time (g_s), s	4.3	22.8	11.9	4.9	24.0	24.0	6.7	10.1	10.5	9.6	7.9	11.7
Cycle Queue Clearance Time (g_c), s	4.3	22.8	11.9	4.9	24.0	24.0	6.7	10.1	10.5	9.6	7.9	11.7
Green Ratio (*g/C*)	0.12	0.27	0.37	0.09	0.24	0.24	0.10	0.27	0.27	0.12	0.29	0.29
Capacity (*c*), veh/h	417	966	569	167	457	409	351	511	447	210	542	440
Volume-to-Capacity Ratio (*X*)	0.393	0.889	0.428	0.554	1.048	1.049	0.693	0.451	0.469	0.848	0.351	0.494
Back of Queue (*Q*), ft/ln (95 th percentile)	83	412	187	99	640	582	130	200	183	232	159	188
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	16.2	7.4	3.9	25.2	23.3	5.1	7.9	7.3	9.1	6.2	7.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00	0.68	0.42	0.00	0.00	0.37	0.00	0.00	0.93	0.00	0.00
Uniform Delay (d_1), s/veh	39.9	34.4	23.1	42.6	37.2	37.2	42.7	29.6	29.8	42.5	27.6	29.0
Incremental Delay (d_2), s/veh	0.2	9.9	0.2	1.1	55.3	57.8	0.9	0.2	0.3	20.3	0.1	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.1	44.3	23.3	43.7	92.4	94.9	43.6	29.9	30.1	62.8	27.8	29.3
Level of Service (LOS)	D	D	C	D	F	F	D	C	C	E	C	C
Approach Delay, s/veh / LOS	39.7	D		89.0	F		34.8	C		39.0	D	
Intersection Delay, s/veh / LOS	52.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.29	B	2.29	B	2.58	C
Bicycle LOS Score / LOS	1.53	B	1.31	A	1.05	A	0.97	A

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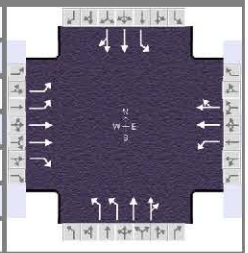
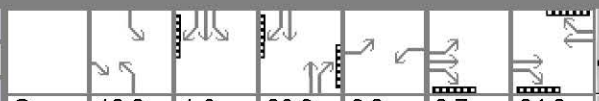
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing AM.xus		
Project Description	2024 Existing AM				

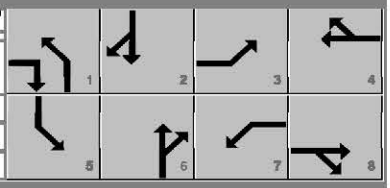


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	790	224	85	652	183	224	287	118	164	175	200

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	1.6	26.9	9.2	2.7	24.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



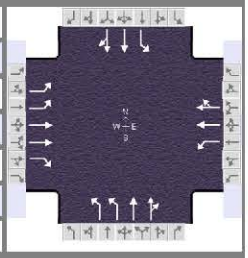
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.896	0.896		0.875	0.875		0.812	0.812
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.950			0.945			0.956			0.959
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1506	1781	2770	777	3459	2505	1001	1781	1870	1519
Proportion of Vehicles Arriving on Green (P)	0.12	0.27	0.27	0.09	0.24	0.24	0.10	0.27	0.27	0.12	0.29	0.29
Incremental Delay Factor (k)	0.04	0.40	0.04	0.04	0.50	0.50	0.04	0.04	0.04	0.28	0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.12	0.27	0.09	0.24	0.10	0.27	0.12	0.29
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.131	0.000	0.134	0.000	0.131	0.000	0.129
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	542.43	26.11	488.21	28.09	546.21	25.97	579.05	24.81
Bicycle F_w / F_v	-3.64	1.04	-3.64	0.83	-3.64	0.56	-3.64	0.48

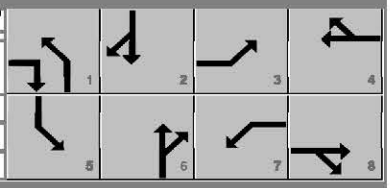
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing AM.xus		
Project Description	2024 Existing AM				

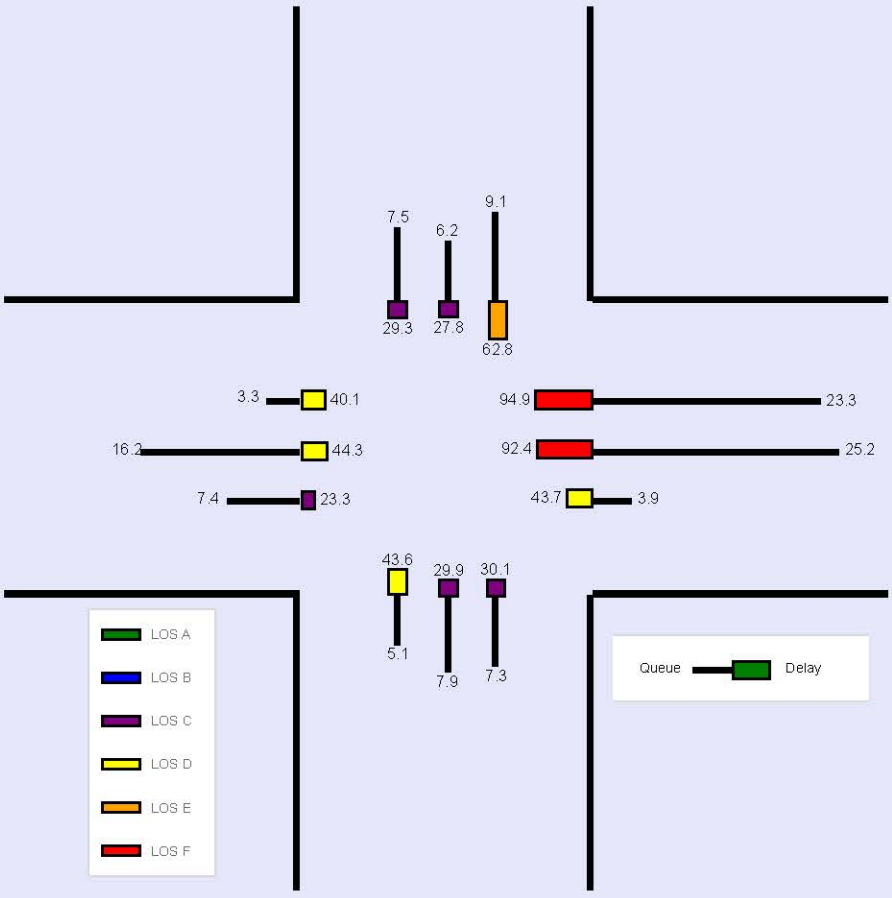


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	790	224	85	652	183	224	287	118	164	175	200

Signal Information					EB			WB			NB			SB		
Cycle, s	98.3	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	10.0	1.6		26.9	9.2	2.7	24.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0		2.0	2.0	0.0	2.0					

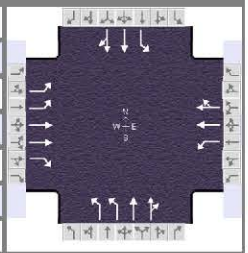


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	83	412	187	99	640	582	130	200	183	232	159	188
Back of Queue (Q), veh/ln (95 th percentile)	3.3	16.2	7.4	3.9	25.2	23.3	5.1	7.9	7.3	9.1	6.2	7.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00	0.68	0.42	0.00	0.00	0.37	0.00	0.00	0.93	0.00	0.00
Control Delay (*d*), s/veh	40.1	44.3	23.3	43.7	92.4	94.9	43.6	29.9	30.1	62.8	27.8	29.3
Level of Service (LOS)	D	D	C	D	F	F	D	C	C	E	C	C
Approach Delay, s/veh / LOS	39.7	D		89.0	F		34.8	C		39.0	D	
Intersection Delay, s/veh / LOS	52.6						D					



HCS Signalized Intersection Input Data

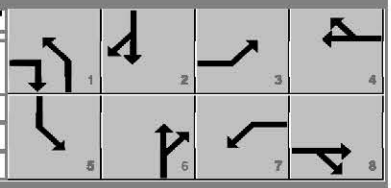
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM.xus		
Project Description	2029 Pre AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	100.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	3.0	27.9	9.4	2.6	24.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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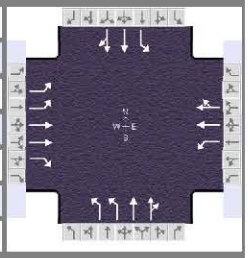
HCS Signalized Intersection Results Summary

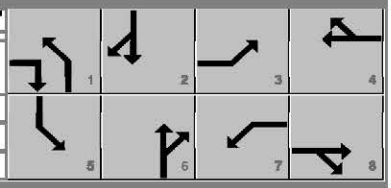
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM.xus		
Project Description	2029 Pre AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	100.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	3.0	27.9	9.4	2.6	24.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	18.0	32.6	15.4	30.0	16.0	33.9	19.0	36.9
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	8.6	28.6	7.5	26.0	9.6	15.0	13.9	15.8
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.3	2.1	0.0	2.1
Phase Call Probability	1.00	1.00	0.94	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	1.00	0.00	1.00	0.30	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	238	948	268	101	552	488	268	275	249	213	221	251
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1504	1781	1870	1652	1730	1870	1652	1781	1870	1523
Queue Service Time (g_s), s	6.6	26.6	14.0	5.5	24.0	24.0	7.6	12.6	13.0	11.9	9.4	13.8
Cycle Queue Clearance Time (g_c), s	6.6	26.6	14.0	5.5	24.0	24.0	7.6	12.6	13.0	11.9	9.4	13.8
Green Ratio (*g/C*)	0.12	0.26	0.36	0.09	0.24	0.24	0.10	0.28	0.28	0.13	0.31	0.31
Capacity (*c*), veh/h	411	938	553	166	445	393	343	517	457	229	573	467
Volume-to-Capacity Ratio (*X*)	0.579	1.011	0.485	0.608	1.241	1.242	0.783	0.531	0.545	0.928	0.385	0.538
Back of Queue (*Q*), ft/ln (95 th percentile)	128	556	215	112	989	880	155	240	219	311	188	215
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	21.9	8.5	4.4	38.9	35.2	6.1	9.4	8.8	12.2	7.4	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.52	0.00	0.78	0.48	0.00	0.00	0.44	0.00	0.00	1.24	0.00	0.00
Uniform Delay (d_1), s/veh	42.1	37.2	25.0	44.0	38.5	38.5	44.4	30.9	31.1	43.5	27.5	29.1
Incremental Delay (d_2), s/veh	0.5	32.0	0.2	1.3	126.5	128.8	3.5	0.3	0.4	39.6	0.2	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	42.6	69.2	25.2	45.3	165.0	167.3	47.9	31.3	31.5	83.1	27.7	29.4
Level of Service (LOS)	D	F	C	D	F	F	D	C	C	F	C	C
Approach Delay, s/veh / LOS	56.7	E		155.4	F		37.0	D		45.6	D	
Intersection Delay, s/veh / LOS	78.6						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.29	B	2.29	B	2.58	C
Bicycle LOS Score / LOS	1.69	B	1.43	A	1.14	A	1.05	A

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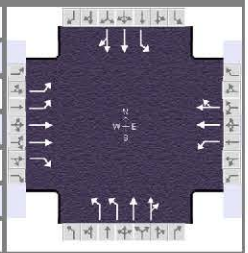
HCS Signalized Intersection Intermediate Values

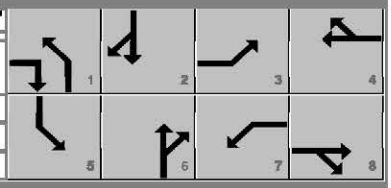
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM.xus		
Project Description	2029 Pre AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	100.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	3.0		27.9	9.4	2.6	24.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



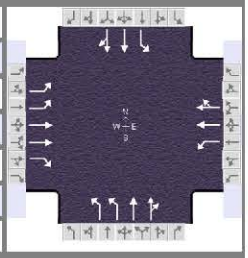
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.883	0.883		0.883	0.883		0.814	0.814
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.949			0.943			0.957			0.961
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1504	1781	2650	872	3459	2585	937	1781	1870	1523
Proportion of Vehicles Arriving on Green (P)	0.12	0.26	0.26	0.09	0.24	0.24	0.10	0.28	0.28	0.13	0.31	0.31
Incremental Delay Factor (k)	0.04	0.50	0.04	0.04	0.50	0.50	0.09	0.04	0.04	0.43	0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.12	0.26	0.09	0.24	0.10	0.28	0.13	0.31
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.133	0.000	0.135	0.000	0.131	0.000	0.128
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	526.71	27.38	475.71	29.30	553.33	26.40	612.89	24.27
Bicycle F_w / F_v	-3.64	1.20	-3.64	0.94	-3.64	0.65	-3.64	0.56

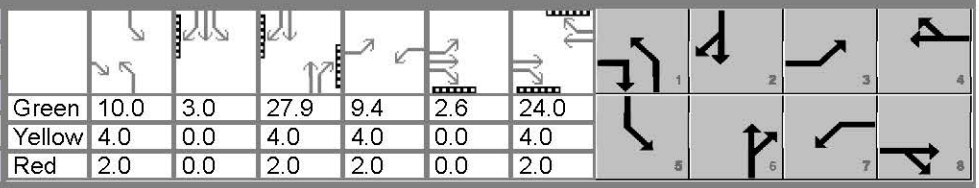
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM.xus		
Project Description	2029 Pre AM				



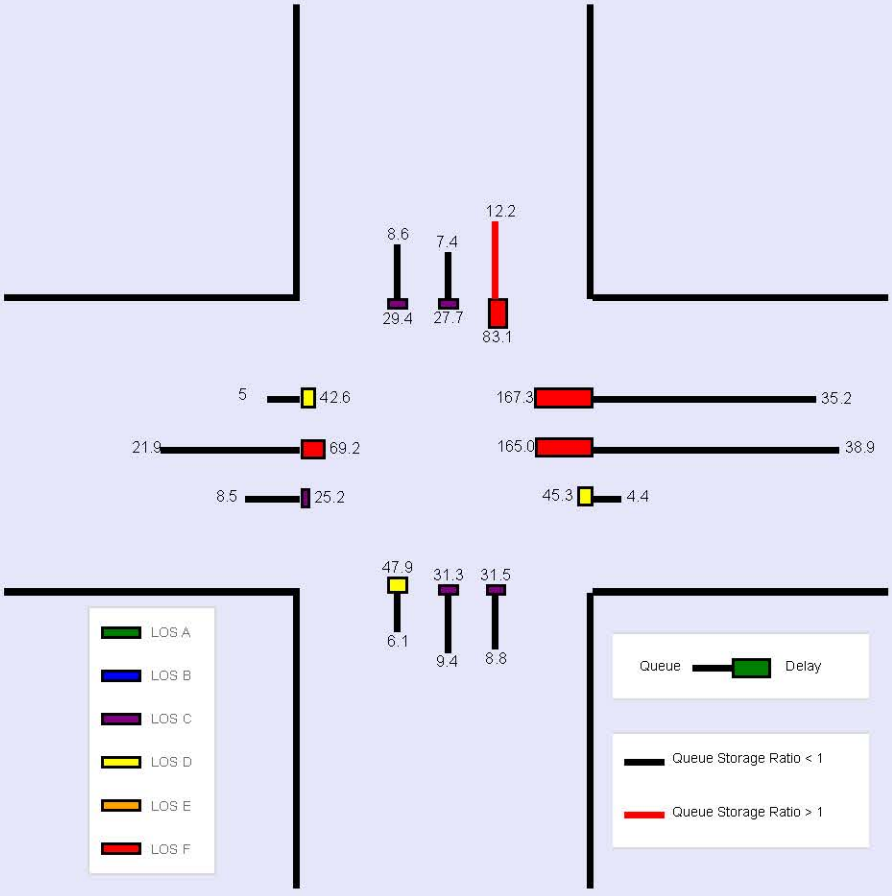
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	100.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



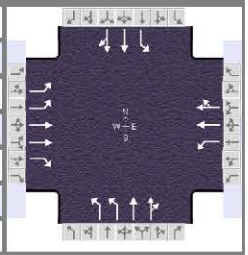
Green	10.0	3.0		27.9	9.4	2.6	24.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	128	556	215	112	989	880	155	240	219	311	188	215
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	21.9	8.5	4.4	38.9	35.2	6.1	9.4	8.8	12.2	7.4	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.52	0.00	0.78	0.48	0.00	0.00	0.44	0.00	0.00	1.24	0.00	0.00
Control Delay (*d*), s/veh	42.6	69.2	25.2	45.3	165.0	167.3	47.9	31.3	31.5	83.1	27.7	29.4
Level of Service (LOS)	D	F	C	D	F	F	D	C	C	F	C	C
Approach Delay, s/veh / LOS	56.7		E	155.4		F	37.0		D	45.6		D
Intersection Delay, s/veh / LOS	78.6						E					



HCS Signalized Intersection Input Data

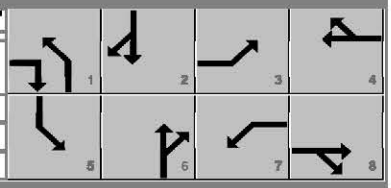
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM - Impro…		
Project Description	2029 Pre AM - Improved				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	105.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.3	4.3	19.6	9.5	2.5	35.4						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	40.0	16.0	40.0	14.0	20.0	20.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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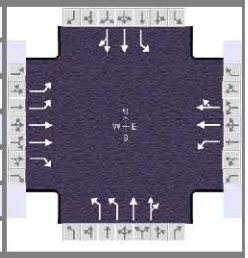
HCS Signalized Intersection Results Summary

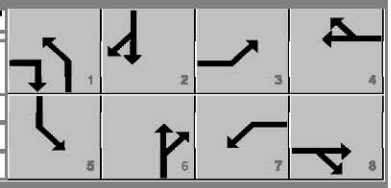
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM - Impro…		
Project Description	2029 Pre AM - Improved				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	105.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.3	4.3	19.6	9.5	2.5	35.4	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	18.0	43.9	15.5	41.4	16.3	25.6	20.5	29.9
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	8.9	26.5	7.8	31.2	10.0	17.4	14.4	18.4
Green Extension Time (g_e), s	0.4	5.2	0.1	4.2	0.2	0.4	0.2	0.5
Phase Call Probability	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.30	0.00	0.52	0.43	1.00	0.09	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	238	948	268	101	550	491	268	276	247	213	221	251
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1525	1781	1870	1669	1730	1870	1627	1781	1870	1501
Queue Service Time (g_s), s	6.9	24.5	12.3	5.8	29.2	29.2	8.0	14.9	15.4	12.4	10.9	16.4
Cycle Queue Clearance Time (g_c), s	6.9	24.5	12.3	5.8	29.2	29.2	8.0	14.9	15.4	12.4	10.9	16.4
Green Ratio (*g/C*)	0.11	0.36	0.46	0.09	0.34	0.34	0.10	0.19	0.19	0.14	0.23	0.23
Capacity (*c*), veh/h	393	1280	702	160	628	560	336	348	303	245	423	340
Volume-to-Capacity Ratio (*X*)	0.606	0.741	0.382	0.632	0.875	0.876	0.798	0.795	0.818	0.869	0.521	0.739
Back of Queue (Q), ft/ln (95 th percentile)	135	400	192	119	527	476	166	314	292	263	219	270
Back of Queue (Q), veh/ln (95 th percentile)	5.3	15.7	7.6	4.7	20.7	19.1	6.5	12.3	11.7	10.3	8.6	10.8
Queue Storage Ratio (RQ) (95 th percentile)	0.55	0.00	0.70	0.51	0.00	0.00	0.47	0.00	0.00	1.05	0.00	0.00
Uniform Delay (d_1), s/veh	44.6	29.5	18.9	46.4	33.0	33.0	46.7	41.1	41.3	44.6	35.8	38.0
Incremental Delay (d_2), s/veh	0.6	1.8	0.1	1.5	10.0	11.1	4.8	10.7	14.5	12.8	0.5	7.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	45.1	31.3	19.1	47.9	43.0	44.1	51.4	51.8	55.7	57.4	36.4	45.3
Level of Service (LOS)	D	C	B	D	D	D	D	D	E	E	D	D
Approach Delay, s/veh / LOS	31.3	C		43.9	D		52.9	D		46.2	D	
Intersection Delay, s/veh / LOS	41.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.30	B	2.59	C
Bicycle LOS Score / LOS	1.69	B	1.43	A	1.14	A	1.05	A

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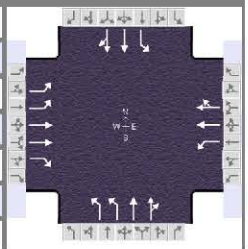
HCS Signalized Intersection Intermediate Values

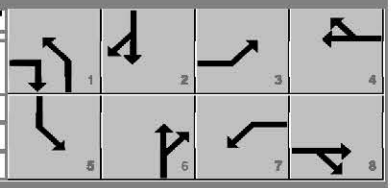
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM - Impro…		
Project Description	2029 Pre AM - Improved				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	105.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.3	4.3		19.6	9.5	2.5	35.4					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



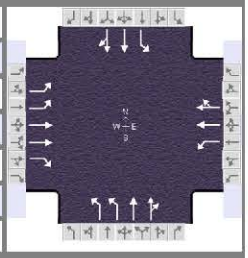
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.892	0.892		0.870	0.870		0.803	0.803
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.962			0.960			0.935			0.947
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1525	1781	2663	876	3459	2568	929	1781	1870	1501
Proportion of Vehicles Arriving on Green (P)	0.11	0.36	0.36	0.09	0.34	0.34	0.10	0.19	0.19	0.14	0.23	0.23
Incremental Delay Factor (k)	0.04	0.23	0.04	0.04	0.29	0.29	0.12	0.30	0.32	0.16	0.06	0.26

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.11	0.36	0.09	0.34	0.10	0.19	0.14	0.23
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		10.3						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.123	0.000	0.126	0.000	0.143	0.000	0.138
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	718.59	21.67	671.17	23.31	371.86	34.99	452.75	31.60
Bicycle F_w / F_v	-3.64	1.20	-3.64	0.94	-3.64	0.65	-3.64	0.56

HCS Signalized Intersection Results Graphical Summary

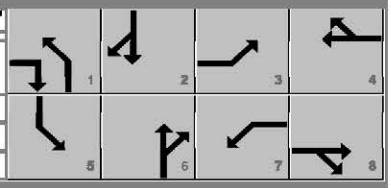
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE AM - Impro…		
Project Description	2029 Pre AM - Improved				



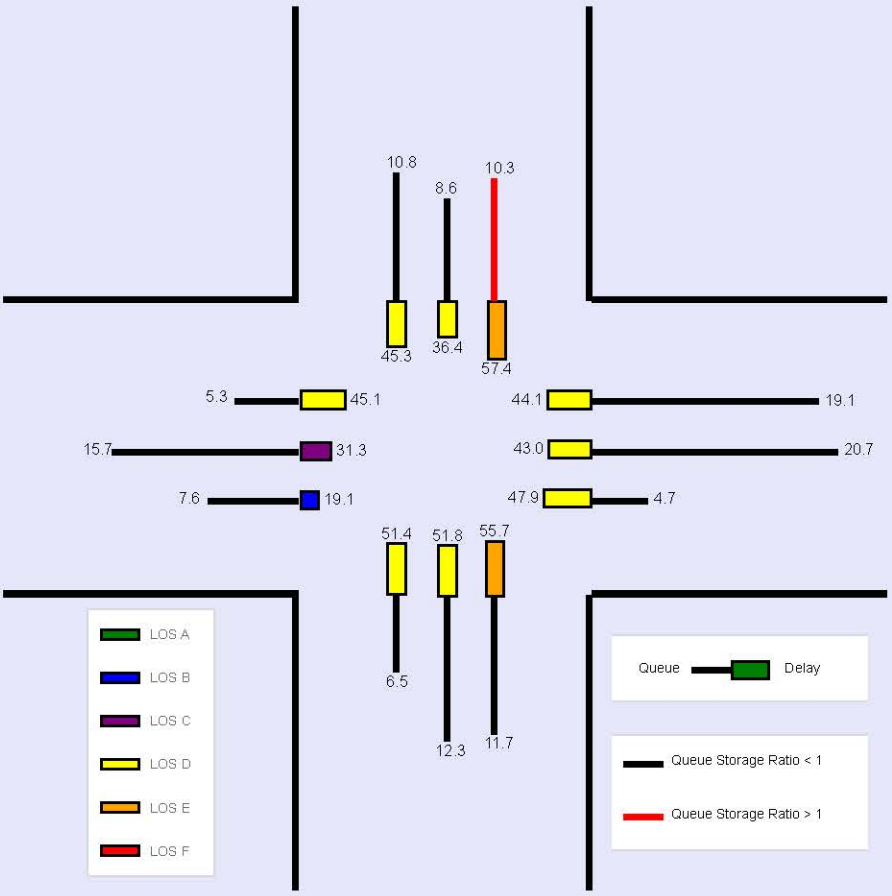
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	219	872	247	93	720	237	247	352	130	196	203	231

Signal Information			
Cycle, s	105.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.3	4.3		19.6	9.5	2.5	35.4					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

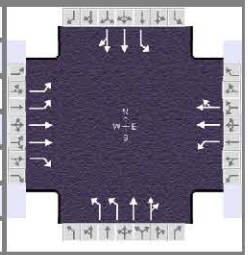


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	135	400	192	119	527	476	166	314	292	263	219	270
Back of Queue (Q), veh/ln (95 th percentile)	5.3	15.7	7.6	4.7	20.7	19.1	6.5	12.3	11.7	10.3	8.6	10.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.55	0.00	0.70	0.51	0.00	0.00	0.47	0.00	0.00	1.05	0.00	0.00
Control Delay (*d*), s/veh	45.1	31.3	19.1	47.9	43.0	44.1	51.4	51.8	55.7	57.4	36.4	45.3
Level of Service (LOS)	D	C	B	D	D	D	D	D	E	E	D	D
Approach Delay, s/veh / LOS	31.3	C		43.9	D		52.9	D		46.2	D	
Intersection Delay, s/veh / LOS	41.6						D					



HCS Signalized Intersection Input Data

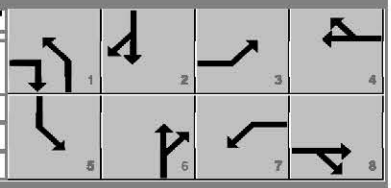
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST AM.xus		
Project Description	2029 POST AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	233	872	247	93	720	251	247	359	130	240	225	275

Signal Information			
Cycle, s	110.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.6	1.4	19.7	9.6	2.4	37.0						
Yellow	4.0	4.0	4.0	4.0	0.0	4.0						
Red	2.0	2.0	2.0	2.0	0.0	2.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	233	872	247	93	720	251	247	359	130	240	225	275
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	40.0	16.0	40.0	14.0	20.0	20.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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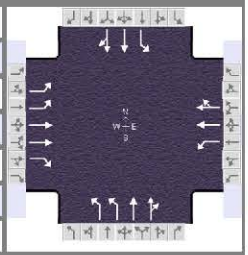
HCS Signalized Intersection Results Summary

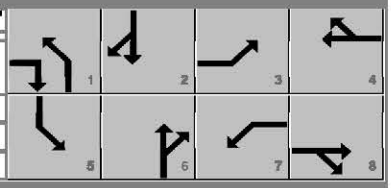
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST AM.xus		
Project Description	2029 POST AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	233	872	247	93	720	251	247	359	130	240	225	275

Signal Information			
Cycle, s	110.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.6	1.4		19.7	9.6	2.4	37.0					
Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Red	2.0	2.0		2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	18.0	45.4	15.6	43.0	16.6	25.7	24.0	33.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	9.8	27.9	8.1	33.5	10.4	18.6	17.9	22.7
Green Extension Time (g_e), s	0.5	5.0	0.1	3.5	0.2	0.3	0.1	0.0
Phase Call Probability	1.00	1.00	0.96	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.36	0.00	0.68	0.64	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	253	948	268	101	559	497	268	281	251	261	245	299
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1525	1781	1870	1661	1730	1870	1627	1781	1870	1507
Queue Service Time (g_s), s	7.8	25.9	13.0	6.1	31.4	31.5	8.4	16.1	16.6	15.9	12.6	20.7
Cycle Queue Clearance Time (g_c), s	7.8	25.9	13.0	6.1	31.4	31.5	8.4	16.1	16.6	15.9	12.6	20.7
Green Ratio (*g/C*)	0.11	0.36	0.45	0.09	0.33	0.33	0.10	0.18	0.18	0.16	0.24	0.24
Capacity (*c*), veh/h	375	1268	695	154	625	555	333	333	290	290	458	369
Volume-to-Capacity Ratio (*X*)	0.676	0.747	0.386	0.658	0.894	0.895	0.807	0.842	0.865	0.900	0.534	0.810
Back of Queue (*Q*), ft/ln (95 th percentile)	154	423	203	126	576	520	177	348	326	348	246	339
Back of Queue (*Q*), veh/ln (95 th percentile)	6.1	16.7	8.0	5.0	22.7	20.8	7.0	13.7	13.0	13.7	9.7	13.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.63	0.00	0.74	0.54	0.00	0.00	0.51	0.00	0.00	1.39	0.00	0.00
Uniform Delay (d_1), s/veh	47.5	31.3	20.2	49.0	35.0	35.0	49.1	44.0	44.2	45.5	36.3	39.4
Incremental Delay (d_2), s/veh	0.8	2.1	0.1	1.8	13.1	14.5	6.1	16.1	21.5	23.8	0.6	11.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	48.3	33.4	20.3	50.8	48.1	49.5	55.2	60.1	65.7	69.3	37.0	51.3
Level of Service (LOS)	D	C	C	D	D	D	E	E	E	E	D	D
Approach Delay, s/veh / LOS	33.6	C		48.9	D		60.2	E		52.8	D	
Intersection Delay, s/veh / LOS	46.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.29	B	2.30	B	2.59	C
Bicycle LOS Score / LOS	1.70	B	1.44	A	1.15	A	1.15	A

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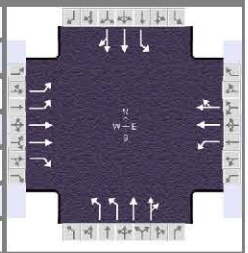
HCS Signalized Intersection Intermediate Values

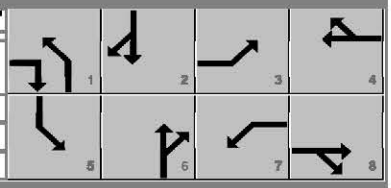
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST AM.xus		
Project Description	2029 POST AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	233	872	247	93	720	251	247	359	130	240	225	275

Signal Information			
Cycle, s	110.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.6	1.4		19.7	9.6	2.4		37.0				
Yellow	4.0	4.0		4.0	4.0	0.0		4.0				
Red	2.0	2.0		2.0	2.0	0.0		2.0				



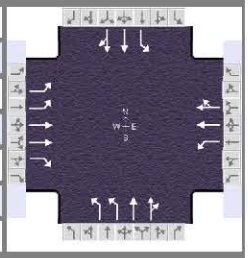
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.888	0.888		0.870	0.870		0.806	0.806
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.962			0.960			0.933			0.951
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1525	1781	2619	912	3459	2581	917	1781	1870	1507
Proportion of Vehicles Arriving on Green (P)	0.11	0.36	0.36	0.09	0.33	0.33	0.10	0.18	0.18	0.16	0.24	0.24
Incremental Delay Factor (k)	0.04	0.26	0.04	0.04	0.34	0.34	0.15	0.34	0.37	0.33	0.07	0.33

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.11	0.36	0.09	0.33	0.10	0.18	0.16	0.24
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		10.7						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.126	0.000	0.128	0.000	0.145	0.000	0.138
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	712.13	22.96	668.07	24.56	356.50	37.40	489.69	31.58
Bicycle F_w / F_v	-3.64	1.21	-3.64	0.95	-3.64	0.66	-3.64	0.66

HCS Signalized Intersection Results Graphical Summary

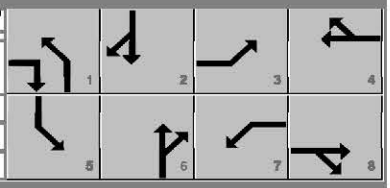
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST AM.xus		
Project Description	2029 POST AM				



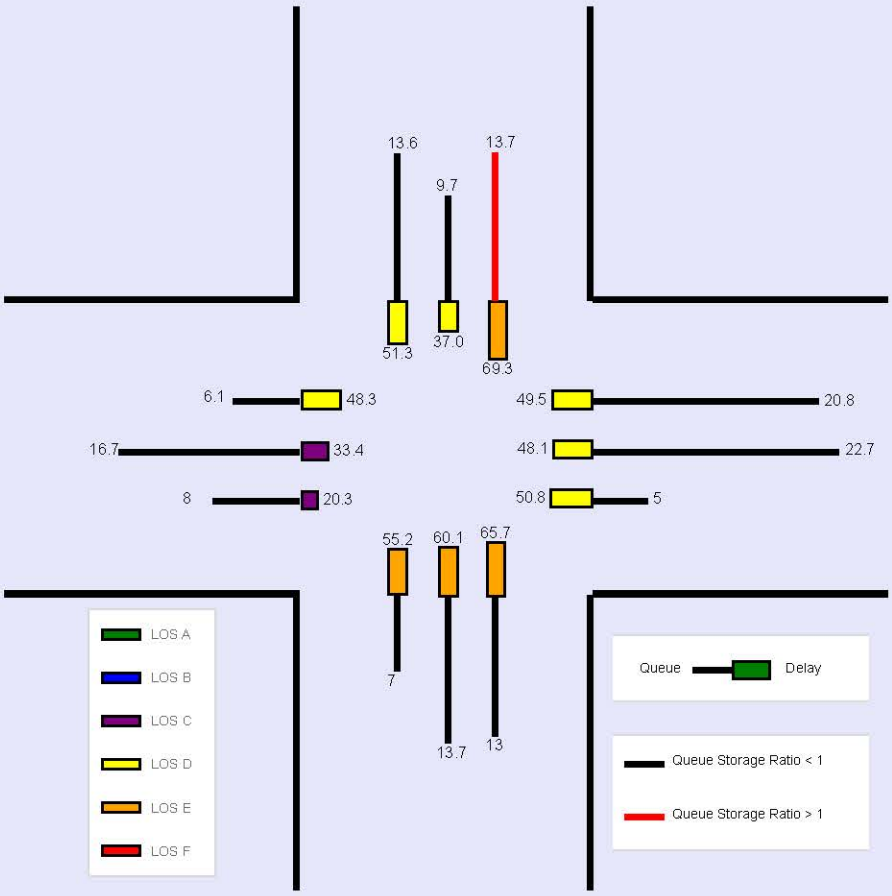
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	233	872	247	93	720	251	247	359	130	240	225	275

Signal Information			
Cycle, s	110.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.6	1.4		19.7	9.6	2.4	37.0					
Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Red	2.0	2.0		2.0	2.0	0.0	2.0					



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	154	423	203	126	576	520	177	348	326	348	246	339
Back of Queue (Q), veh/ln (95 th percentile)	6.1	16.7	8.0	5.0	22.7	20.8	7.0	13.7	13.0	13.7	9.7	13.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.63	0.00	0.74	0.54	0.00	0.00	0.51	0.00	0.00	1.39	0.00	0.00
Control Delay (*d*), s/veh	48.3	33.4	20.3	50.8	48.1	49.5	55.2	60.1	65.7	69.3	37.0	51.3
Level of Service (LOS)	D	C	C	D	D	D	E	E	E	E	D	D
Approach Delay, s/veh / LOS	33.6		C	48.9		D	60.2		E	52.8		D
Intersection Delay, s/veh / LOS	46.5						D					



Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	3	17	185	82	0	30	152	23	0	35	38	14	2	26	58	29	691
4:15 PM	4:30 PM	0	34	185	64	1	25	143	21	0	56	50	18	2	31	60	30	720
4:30 PM	4:45 PM	0	31	187	78	1	23	156	28	0	47	40	18	7	37	69	41	763
4:45 PM	5:00 PM	1	29	208	58	0	30	147	28	1	46	43	20	3	23	66	30	732
5:00 PM	5:15 PM	1	25	209	90	0	18	139	32	0	30	29	14	4	25	66	23	704
5:15 PM	5:30 PM	0	24	199	74	0	26	155	36	0	41	46	11	1	24	77	27	741
5:30 PM	5:45 PM	0	31	150	77	0	24	126	21	0	42	31	26	3	16	69	29	645
5:45 PM	6:00 PM	0	20	163	59	1	22	131	22	1	41	45	21	0	20	64	28	638
Peak Hour Traffic Volume																		
4:30 PM	5:30 PM	2	109	803	300	1	97	597	124	1	164	158	63	15	109	278	121	2940

Count Taken:	10/16/2024
Buildout year:	2029
Growth Rate:	2.00%
PSCF	1.12
PHF	0.96

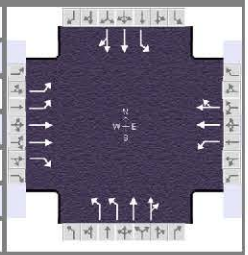
Adjusted PHF 0.95

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	2	109	803	300	1	97	597	124	1	164	158	63	15	109	278	121
Peak Season Factor	0	13	96	36	0	12	72	15	0	20	19	8	2	13	33	15
Adjusted Volumes	2	122	899	336	1	109	669	139	1	184	177	71	17	122	311	136
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	13	94	35	0	11	70	14	0	19	18	7	2	13	32	14
2029 Volumes	**2**	**135**	**993**	**371**	**1**	**120**	**739**	**153**	**1**	**203**	**195**	**78**	**19**	**135**	**343**	**150**
Committed																
Committed Trips	AM	IN	174	OUT	50	PM	IN	63	OUT	172						
in/out		in						in			in			out	out	out
Assign		**30%**			**0%**			**20%**			**20%**			**30%**	**20%**	**20%**
Trips	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**13**	**0**	**0**	**13**	**0**	**0**	**52**	**34**	**34**
2029 Pre Dev	2	154	993	371	1	120	739	166	1	203	208	78	19	187	377	184
Project Traffic	0	50	0	0	0	0	0	50		0	25	0		29	15	29
2029 Post Dev	**2**	**204**	**993**	**371**	**1**	**120**	**739**	**216**	**1**	**203**	**233**	**78**	**19**	**216**	**392**	**213**
		In						In			In			Out	Out	Out
Project Traffic Assignment	0%	30%	0%	0%	0%	0%	0%	30%	0%	0%	15%	0%	0%	30%	15%	30%

Fort Pierce Commerce Center

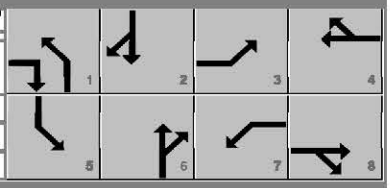
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing PM.xus		
Project Description	2024 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	124	899	336	110	669	139	185	177	71	139	311	136

Signal Information			
Cycle, s	94.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.8	0.2	25.4	9.5	2.1	24.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	124	899	336	110	669	139	185	177	71	139	311	136
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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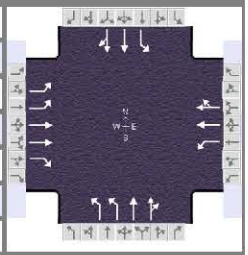
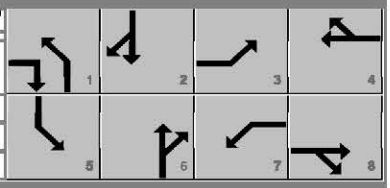
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing PM.xus		
Project Description	2024 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	124	899	336	110	669	139	185	177	71	139	311	136

Signal Information			
Cycle, s	94.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.8	0.2	25.4	9.5	2.1	24.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.0	0.0	2.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.6	32.1	15.5	30.0	15.9	31.5	15.8	31.4
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	5.3	26.9	7.9	24.1	7.1	7.8	9.6	13.1
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.2	1.4	0.1	1.4
Phase Call Probability	0.97	1.00	0.95	1.00	0.99	1.00	0.98	1.00
Max Out Probability	0.00	1.00	0.00	1.00	0.01	0.00	0.74	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	131	946	354	116	443	408	195	135	126	146	248	223
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1507	1781	1870	1718	1730	1870	1642	1781	1870	1625
Queue Service Time (g_s), s	3.3	24.9	18.1	5.9	22.0	22.1	5.1	5.4	5.8	7.6	10.6	11.1
Cycle Queue Clearance Time (g_c), s	3.3	24.9	18.1	5.9	22.0	22.1	5.1	5.4	5.8	7.6	10.6	11.1
Green Ratio (*g/C*)	0.12	0.27	0.38	0.10	0.25	0.25	0.10	0.27	0.27	0.10	0.27	0.27
Capacity (*c*), veh/h	423	979	580	179	473	434	362	503	442	184	500	434
Volume-to-Capacity Ratio (*X*)	0.308	0.967	0.610	0.648	0.937	0.938	0.538	0.268	0.286	0.797	0.495	0.513
Back of Queue (*Q*), ft/ln (95 th percentile)	63	486	266	120	482	449	98	108	100	171	209	190
Back of Queue (*Q*), veh/ln (95 th percentile)	2.5	19.1	10.5	4.7	19.0	18.0	3.8	4.3	4.0	6.7	8.2	7.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.26	0.00	0.97	0.51	0.00	0.00	0.28	0.00	0.00	0.68	0.00	0.00
Uniform Delay (d_1), s/veh	38.0	34.0	23.9	41.1	34.7	34.7	40.3	27.3	27.5	41.6	29.4	29.5
Incremental Delay (d_2), s/veh	0.2	21.0	1.4	1.5	26.1	27.8	0.5	0.1	0.1	9.2	0.3	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	38.1	55.0	25.2	42.6	60.8	62.6	40.8	27.4	27.6	50.8	29.7	29.9
Level of Service (LOS)	D	D	C	D	E	E	D	C	C	D	C	C
Approach Delay, s/veh / LOS	46.1	D		59.4	E		33.2	C		34.8	C	
Intersection Delay, s/veh / LOS	46.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.29	B	2.29	B	2.58	C
Bicycle LOS Score / LOS	1.67	B	1.28	A	0.86	A	1.00	A

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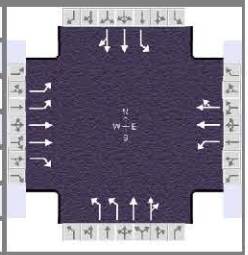
HCS Signalized Intersection Intermediate Values

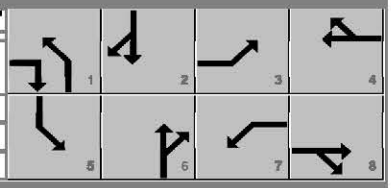
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing PM.xus		
Project Description	2024 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	124	899	336	110	669	139	185	177	71	139	311	136

Signal Information			
Cycle, s	94.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.8	0.2	25.4	9.5	2.1	24.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



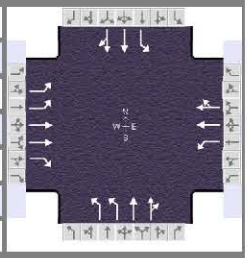
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.919	0.919		0.878	0.878		0.869	0.869
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.951			0.947			0.955			0.955
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1507	1781	2972	617	3459	2542	971	1781	2452	1043
Proportion of Vehicles Arriving on Green (P)	0.12	0.27	0.27	0.10	0.25	0.25	0.10	0.27	0.27	0.10	0.27	0.27
Incremental Delay Factor (k)	0.04	0.47	0.14	0.04	0.44	0.44	0.04	0.04	0.04	0.13	0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.12	0.27	0.10	0.25	0.10	0.27	0.10	0.27
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		9.9						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.129	0.000	0.131	0.000	0.130	0.000	0.130
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	549.60	24.96	505.62	26.50	537.78	25.37	534.59	25.48
Bicycle F_w / F_v	-3.64	1.18	-3.64	0.80	-3.64	0.38	-3.64	0.51

HCS Signalized Intersection Results Graphical Summary

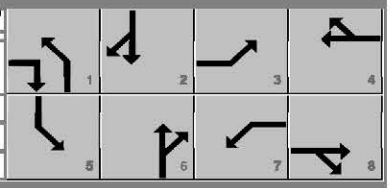
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2024 Existing PM.xus		
Project Description	2024 Existing PM				



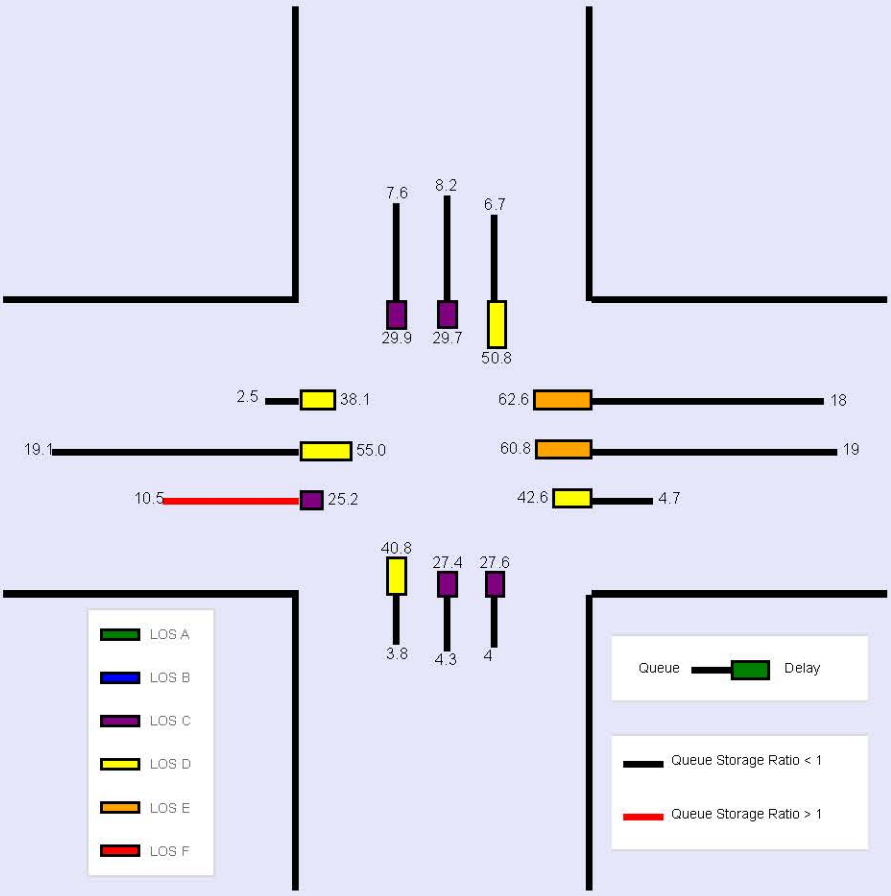
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	124	899	336	110	669	139	185	177	71	139	311	136

Signal Information			
Cycle, s	94.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.8	0.2	25.4	9.5	2.1	24.0	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	

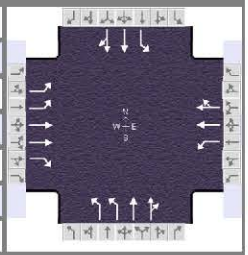


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	63	486	266	120	482	449	98	108	100	171	209	190
Back of Queue (Q), veh/ln (95 th percentile)	2.5	19.1	10.5	4.7	19.0	18.0	3.8	4.3	4.0	6.7	8.2	7.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.26	0.00	0.97	0.51	0.00	0.00	0.28	0.00	0.00	0.68	0.00	0.00
Control Delay (*d*), s/veh	38.1	55.0	25.2	42.6	60.8	62.6	40.8	27.4	27.6	50.8	29.7	29.9
Level of Service (LOS)	D	D	C	D	E	E	D	C	C	D	C	C
Approach Delay, s/veh / LOS	46.1		D	59.4		E	33.2		C	34.8		C
Intersection Delay, s/veh / LOS	46.1						D					



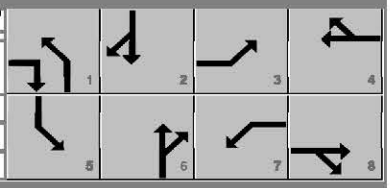
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM.xus		
Project Description	2029 PRE PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information			
Cycle, s	98.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	3.0		25.8	9.7	2.2	24.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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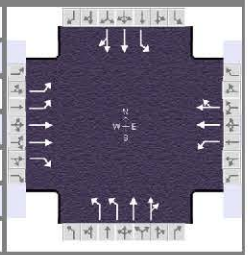
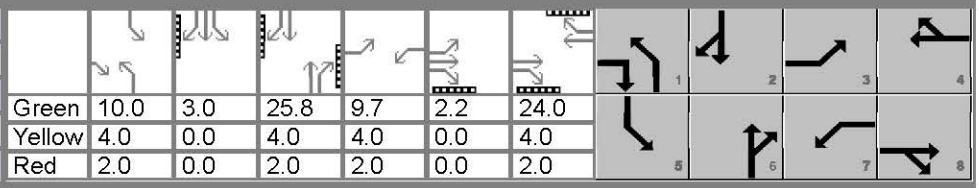
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM.xus		
Project Description	2029 PRE PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information			
Cycle, s	98.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	3.0	25.8	9.7	2.2	24.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.0	0.0	2.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.9	32.2	15.7	30.0	16.0	31.8	19.0	34.8
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	6.3	28.2	8.8	26.0	7.9	9.0	13.9	16.5
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0	0.2	1.8	0.0	1.8
Phase Call Probability	0.99	1.00	0.97	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	1.00	0.01	1.00	0.04	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	164	1045	391	127	498	455	215	156	145	217	314	276
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1504	1781	1870	1707	1730	1870	1650	1781	1870	1610
Queue Service Time (g_s), s	4.3	26.2	21.9	6.8	24.0	24.0	5.9	6.6	7.0	11.9	14.1	14.5
Cycle Queue Clearance Time (g_c), s	4.3	26.2	21.9	6.8	24.0	24.0	5.9	6.6	7.0	11.9	14.1	14.5
Green Ratio (*g/C*)	0.12	0.27	0.37	0.10	0.24	0.24	0.10	0.26	0.26	0.13	0.29	0.29
Capacity (*c*), veh/h	416	945	559	175	455	415	350	489	431	235	546	470
Volume-to-Capacity Ratio (*X*)	0.395	1.106	0.698	0.727	1.094	1.094	0.614	0.319	0.338	0.924	0.575	0.588
Back of Queue (*Q*), ft/ln (95 th percentile)	83	711	321	140	715	657	114	134	124	307	261	233
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	28.0	12.6	5.5	28.1	26.3	4.5	5.3	5.0	12.1	10.3	9.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00	1.17	0.60	0.00	0.00	0.33	0.00	0.00	1.23	0.00	0.00
Uniform Delay (d_1), s/veh	40.1	36.2	26.7	43.2	37.3	37.3	42.5	29.4	29.5	42.3	29.7	29.9
Incremental Delay (d_2), s/veh	0.2	62.8	3.2	2.2	70.2	72.1	0.7	0.1	0.2	37.9	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.3	99.1	30.0	45.3	107.5	109.4	43.1	29.5	29.7	80.2	30.1	30.3
Level of Service (LOS)	D	F	C	D	F	F	D	C	C	F	C	C
Approach Delay, s/veh / LOS	76.2	E		101.0	F		35.2	D		43.6	D	
Intersection Delay, s/veh / LOS	71.0						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.29	B	2.29	B	2.58	C
Bicycle LOS Score / LOS	1.81	B	1.38	A	0.91	A	1.15	A

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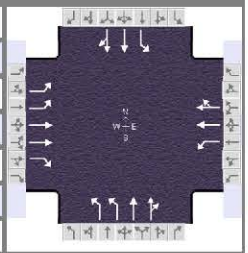
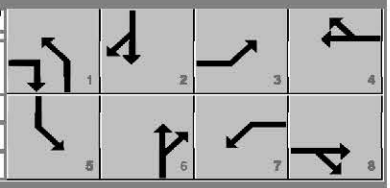
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM.xus		
Project Description	2029 PRE PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information			
Cycle, s	98.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	3.0	25.8	9.7	2.2	24.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.0	0.0	2.0

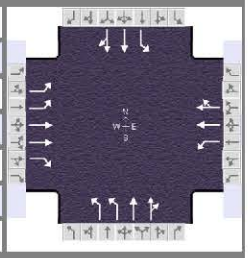
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.913	0.913		0.882	0.882		0.861	0.861
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.949			0.945			0.954			0.959
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1504	1781	2921	656	3459	2589	931	1781	2352	1128
Proportion of Vehicles Arriving on Green (P)	0.12	0.27	0.27	0.10	0.24	0.24	0.10	0.26	0.26	0.13	0.29	0.29
Incremental Delay Factor (k)	0.04	0.50	0.22	0.04	0.50	0.50	0.04	0.04	0.04	0.43	0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.12	0.27	0.10	0.24	0.10	0.26	0.13	0.29
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.132	0.000	0.134	0.000	0.132	0.000	0.129
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	530.73	26.61	486.70	28.23	522.32	26.92	583.72	24.73
Bicycle F_w / F_v	-3.64	1.32	-3.64	0.89	-3.64	0.43	-3.64	0.67

HCS Signalized Intersection Results Graphical Summary

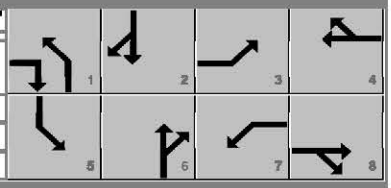
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM.xus		
Project Description	2029 PRE PM				



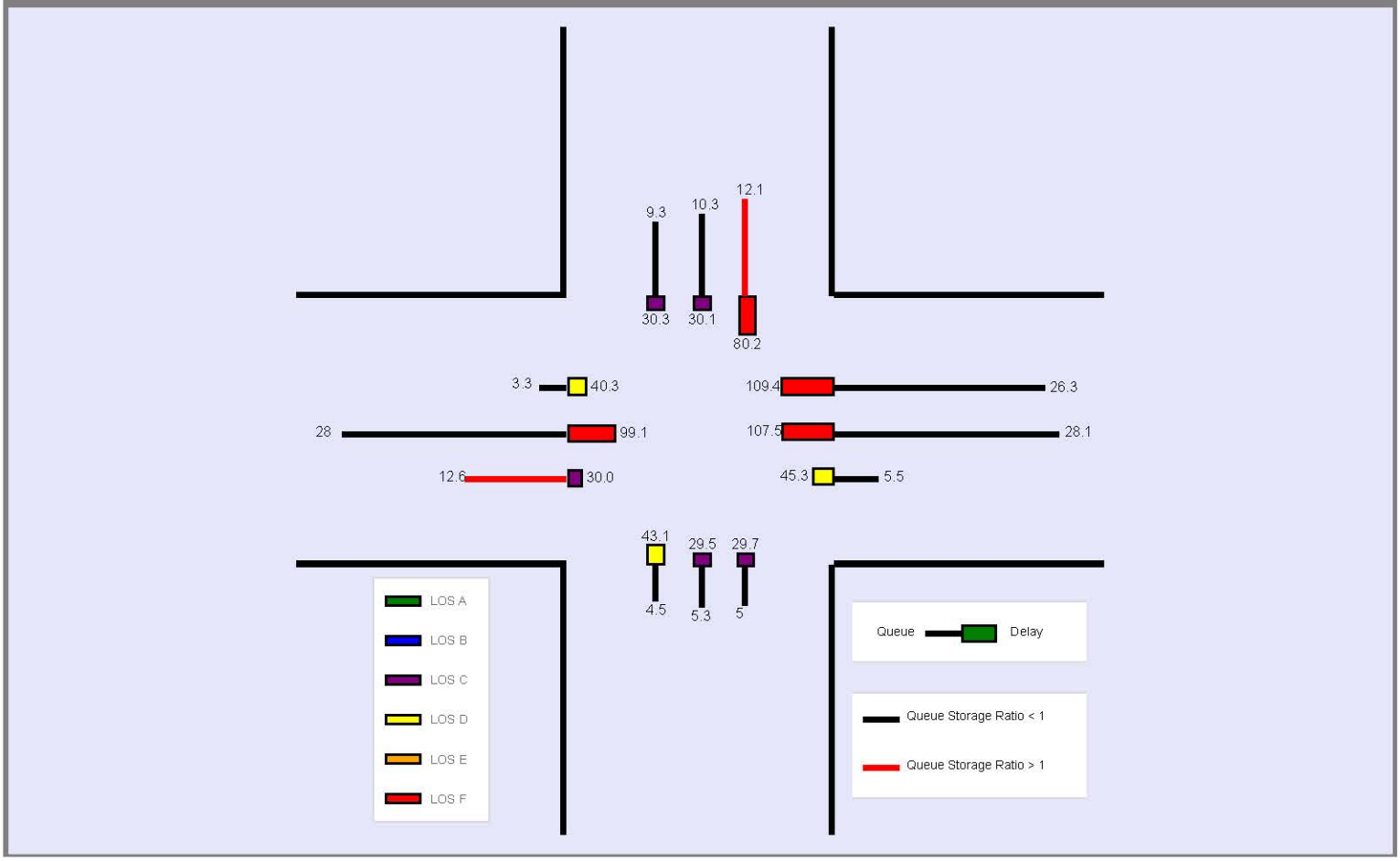
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information			
Cycle, s	98.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	3.0	25.8	9.7	2.2	24.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						

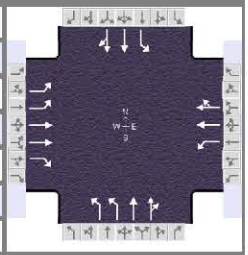


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	83	711	321	140	715	657	114	134	124	307	261	233
Back of Queue (Q), veh/ln (95 th percentile)	3.3	28.0	12.6	5.5	28.1	26.3	4.5	5.3	5.0	12.1	10.3	9.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00	1.17	0.60	0.00	0.00	0.33	0.00	0.00	1.23	0.00	0.00
Control Delay (*d*), s/veh	40.3	99.1	30.0	45.3	107.5	109.4	43.1	29.5	29.7	80.2	30.1	30.3
Level of Service (LOS)	D	F	C	D	F	F	D	C	C	F	C	C
Approach Delay, s/veh / LOS	76.2		E	101.0		F	35.2		D	43.6		D
Intersection Delay, s/veh / LOS	71.0						E					



HCS Signalized Intersection Input Data

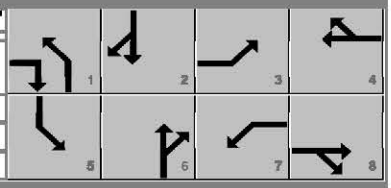
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM - Impro…		
Project Description	2029 PRE PM - Improved				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information			
Cycle, s	102.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	4.4		19.0	9.7	2.2	33.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	40.0	16.0	40.0	14.0	20.0	20.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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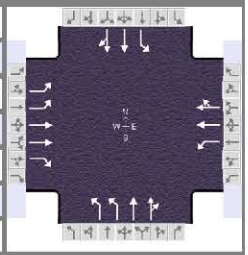
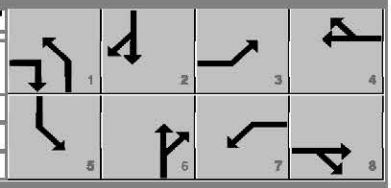
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM - Impro…		
Project Description	2029 PRE PM - Improved				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information					EB			WB			NB		
Cycle, s	102.8	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	10.0	4.4		19.0	9.7	2.2	33.5		
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0		
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0		2.0	2.0	0.0	2.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.9	41.7	15.7	39.5	16.0	25.0	20.4	29.4
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	6.5	29.9	9.2	27.0	8.1	10.2	14.3	18.6
Green Extension Time (g_e), s	0.3	4.9	0.1	5.5	0.2	1.5	0.2	0.4
Phase Call Probability	0.99	1.00	0.97	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.48	0.01	0.36	0.05	0.08	0.08	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	164	1045	391	127	496	456	215	156	145	217	315	275
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1523	1781	1870	1718	1730	1870	1629	1781	1870	1595
Queue Service Time (g_s), s	4.5	27.9	19.7	7.2	25.0	25.0	6.1	7.6	8.2	12.3	16.1	16.6
Cycle Queue Clearance Time (g_c), s	4.5	27.9	19.7	7.2	25.0	25.0	6.1	7.6	8.2	12.3	16.1	16.6
Green Ratio (*g/C*)	0.12	0.35	0.44	0.09	0.33	0.33	0.10	0.18	0.18	0.14	0.23	0.23
Capacity (*c*), veh/h	400	1235	682	169	610	560	336	346	301	250	426	364
Volume-to-Capacity Ratio (*X*)	0.411	0.846	0.572	0.755	0.814	0.814	0.640	0.452	0.482	0.868	0.740	0.757
Back of Queue (*Q*), ft/ln (95 th percentile)	88	456	281	148	442	408	120	159	146	260	317	287
Back of Queue (*Q*), veh/ln (95 th percentile)	3.5	17.9	11.1	5.8	17.4	16.3	4.7	6.3	5.8	10.2	12.5	11.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.36	0.00	1.02	0.63	0.00	0.00	0.34	0.00	0.00	1.04	0.00	0.00
Uniform Delay (d_1), s/veh	42.2	31.0	21.4	45.4	31.8	31.8	44.7	37.3	37.5	43.3	36.9	37.0
Incremental Delay (d_2), s/veh	0.3	4.1	0.4	2.6	5.1	5.5	0.8	0.3	0.4	12.2	5.9	7.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	42.5	35.2	21.8	48.0	36.9	37.3	45.5	37.6	38.0	55.5	42.8	45.0
Level of Service (LOS)	D	D	C	D	D	D	D	D	D	E	D	D
Approach Delay, s/veh / LOS	32.7	C		38.4	D		41.0	D		47.0	D	
Intersection Delay, s/veh / LOS	38.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.30	B	2.59	C
Bicycle LOS Score / LOS	1.81	B	1.38	A	0.91	A	1.15	A

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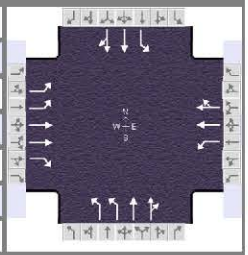
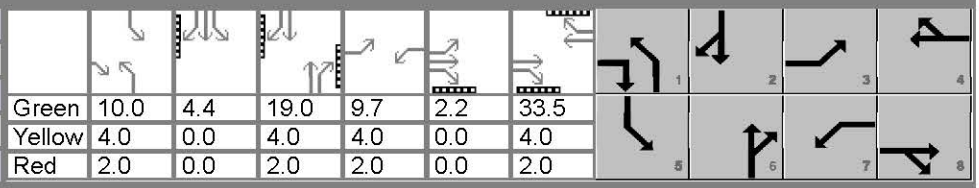
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM - Impro…		
Project Description	2029 PRE PM - Improved				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information			
Cycle, s	102.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	4.4		19.0	9.7		2.2	33.5				
Yellow	4.0	0.0		4.0	4.0		0.0	4.0				
Red	2.0	0.0		2.0	2.0		0.0	2.0				

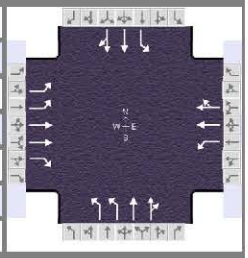
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.919	0.919		0.871	0.871		0.853	0.853
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.961			0.959			0.935			0.947
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1523	1781	2930	658	3459	2576	923	1781	2343	1123
Proportion of Vehicles Arriving on Green (P)	0.12	0.35	0.35	0.09	0.33	0.33	0.10	0.18	0.18	0.14	0.23	0.23
Incremental Delay Factor (k)	0.04	0.27	0.06	0.04	0.21	0.21	0.04	0.04	0.04	0.16	0.26	0.28

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.12	0.35	0.09	0.33	0.10	0.18	0.14	0.23
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.124	0.000	0.126	0.000	0.142	0.000	0.137
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	693.75	21.93	651.88	23.36	369.46	34.17	455.92	30.64
Bicycle F_w / F_v	-3.64	1.32	-3.64	0.89	-3.64	0.43	-3.64	0.67

HCS Signalized Intersection Results Graphical Summary

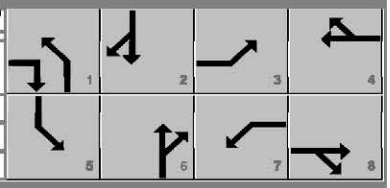
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 PRE PM - Impro…		
Project Description	2029 PRE PM - Improved				



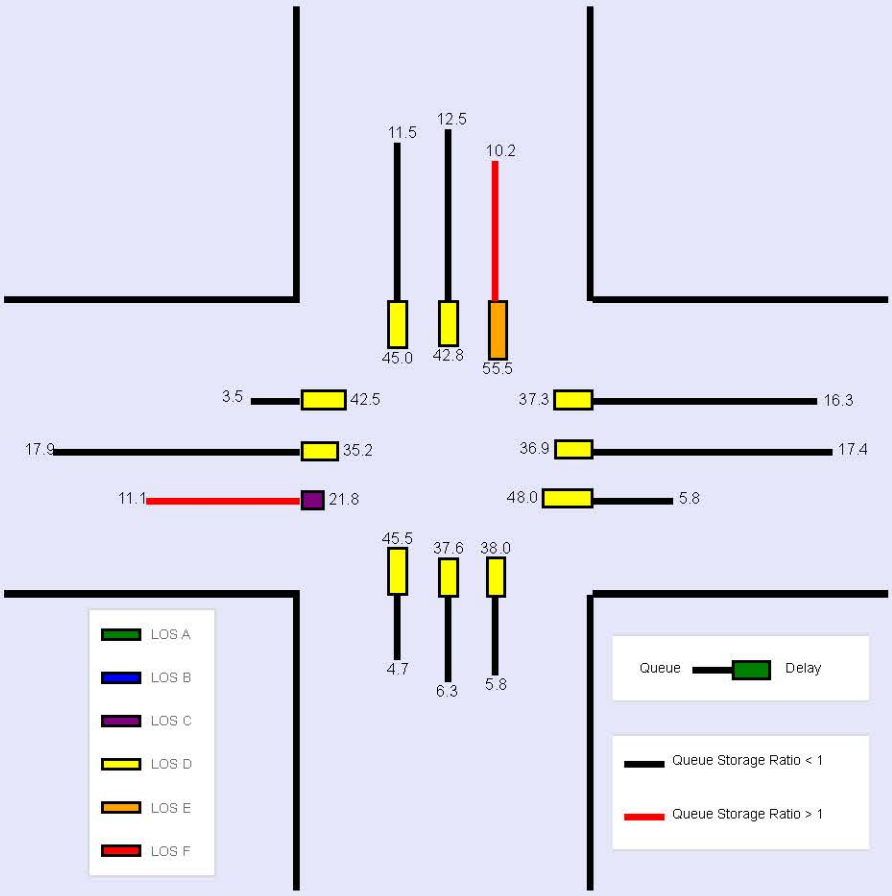
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	156	993	371	121	739	166	204	208	78	206	377	184

Signal Information			
Cycle, s	102.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	4.4	19.0	9.7	2.2	33.5	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	

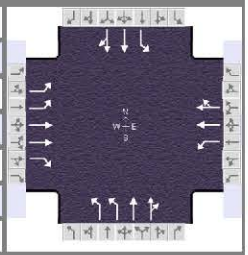


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	88	456	281	148	442	408	120	159	146	260	317	287
Back of Queue (Q), veh/ln (95 th percentile)	3.5	17.9	11.1	5.8	17.4	16.3	4.7	6.3	5.8	10.2	12.5	11.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.36	0.00	1.02	0.63	0.00	0.00	0.34	0.00	0.00	1.04	0.00	0.00
Control Delay (*d*), s/veh	42.5	35.2	21.8	48.0	36.9	37.3	45.5	37.6	38.0	55.5	42.8	45.0
Level of Service (LOS)	D	D	C	D	D	D	D	D	D	E	D	D
Approach Delay, s/veh / LOS	32.7		C	38.4		D	41.0		D	47.0		D
Intersection Delay, s/veh / LOS	38.2						D					



HCS Signalized Intersection Input Data

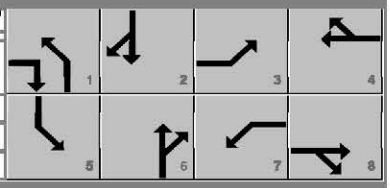
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST PM.xus		
Project Description	2029 POST PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	206	993	371	121	739	216	204	233	78	235	392	213

Signal Information			
Cycle, s	106.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	0.7	19.0	9.8	2.2	35.1	
Yellow	4.0	4.0	4.0	4.0	0.0	4.0	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	206	993	371	121	739	216	204	233	78	235	392	213
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	45	0	0	45	0	0	40	0	0	40	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	40.0	16.0	40.0	14.0	20.0	20.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		7.0		7.0		7.0		7.0
Pedestrian Clearance Time (*PC*), s		29.0		26.0		26.0		24.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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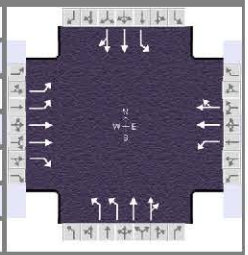
HCS Signalized Intersection Results Summary

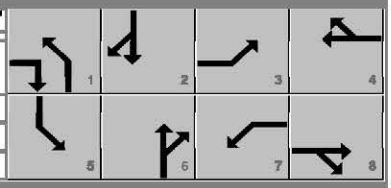
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST PM.xus		
Project Description	2029 POST PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	206	993	371	121	739	216	204	233	78	235	392	213

Signal Information			
Cycle, s	106.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	0.7	19.0	9.8	2.2	35.1	
Yellow	4.0	4.0	4.0	4.0	0.0	4.0	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	18.0	43.3	15.8	41.1	16.0	25.0	22.7	31.6
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	8.3	30.8	9.5	30.2	8.4	11.3	16.5	20.6
Green Extension Time (g_e), s	0.4	4.7	0.1	4.9	0.2	1.6	0.2	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.55	0.02	0.52	0.06	0.15	0.73	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	217	1045	391	127	529	476	215	170	158	247	342	295
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1524	1781	1870	1685	1730	1870	1643	1781	1870	1579
Queue Service Time (g_s), s	6.3	28.8	20.5	7.5	28.2	28.2	6.4	8.8	9.3	14.5	18.2	18.6
Cycle Queue Clearance Time (g_c), s	6.3	28.8	20.5	7.5	28.2	28.2	6.4	8.8	9.3	14.5	18.2	18.6
Green Ratio (*g/C*)	0.11	0.35	0.44	0.09	0.33	0.33	0.09	0.18	0.18	0.16	0.24	0.24
Capacity (*c*), veh/h	388	1246	681	163	616	555	324	332	292	278	449	380
Volume-to-Capacity Ratio (*X*)	0.559	0.839	0.573	0.781	0.859	0.859	0.664	0.511	0.540	0.888	0.762	0.776
Back of Queue (Q), ft/ln (95 th percentile)	124	472	293	156	507	461	126	184	170	314	353	315
Back of Queue (Q), veh/ln (95 th percentile)	4.9	18.6	11.5	6.1	20.0	18.4	5.0	7.2	6.8	12.4	13.9	12.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.51	0.00	1.06	0.66	0.00	0.00	0.36	0.00	0.00	1.26	0.00	0.00
Uniform Delay (d_1), s/veh	44.9	31.9	22.2	47.4	33.5	33.5	46.8	39.7	39.9	44.1	37.7	37.9
Incremental Delay (d_2), s/veh	0.5	4.3	0.6	3.1	8.6	9.5	0.9	0.5	0.7	19.4	6.8	8.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	45.3	36.2	22.8	50.5	42.1	42.9	47.6	40.2	40.7	63.6	44.5	46.7
Level of Service (LOS)	D	D	C	D	D	D	D	D	D	E	D	D
Approach Delay, s/veh / LOS	34.2	C		43.4	D		43.3	D		50.6	D	
Intersection Delay, s/veh / LOS	41.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.28	B	2.30	B	2.59	C
Bicycle LOS Score / LOS	1.85	B	1.42	A	0.93	A	1.22	A

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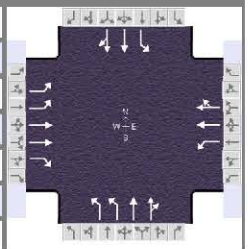
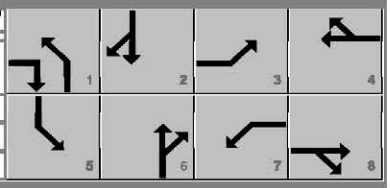
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST PM.xus		
Project Description	2029 POST PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	206	993	371	121	739	216	204	233	78	235	392	213

Signal Information			
Cycle, s	106.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	0.7	19.0	9.8	2.2	35.1
Yellow	4.0	4.0	4.0	4.0	0.0	4.0
Red	2.0	2.0	2.0	2.0	0.0	2.0

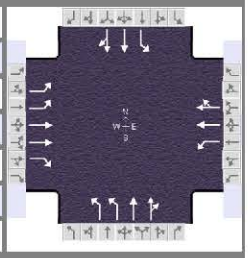
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.901	0.901		0.878	0.878		0.844	0.844
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			0.961			0.959			0.932			0.950
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1524	1781	2751	804	3459	2657	856	1781	2247	1202
Proportion of Vehicles Arriving on Green (P)	0.11	0.35	0.35	0.09	0.33	0.33	0.09	0.18	0.18	0.16	0.24	0.24
Incremental Delay Factor (k)	0.04	0.30	0.08	0.04	0.27	0.27	0.04	0.04	0.05	0.26	0.28	0.29

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.11	0.35	0.09	0.33	0.09	0.18	0.16	0.24
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.125	0.000	0.127	0.000	0.144	0.000	0.137
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	699.57	22.56	658.18	24.02	355.09	36.10	480.60	30.80
Bicycle F_w / F_v	-3.64	1.36	-3.64	0.93	-3.64	0.45	-3.64	0.73

HCS Signalized Intersection Results Graphical Summary

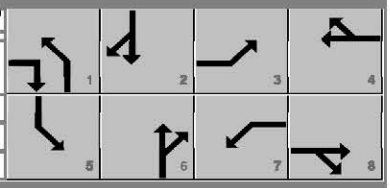
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/14/2025	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 POST PM.xus		
Project Description	2029 POST PM				



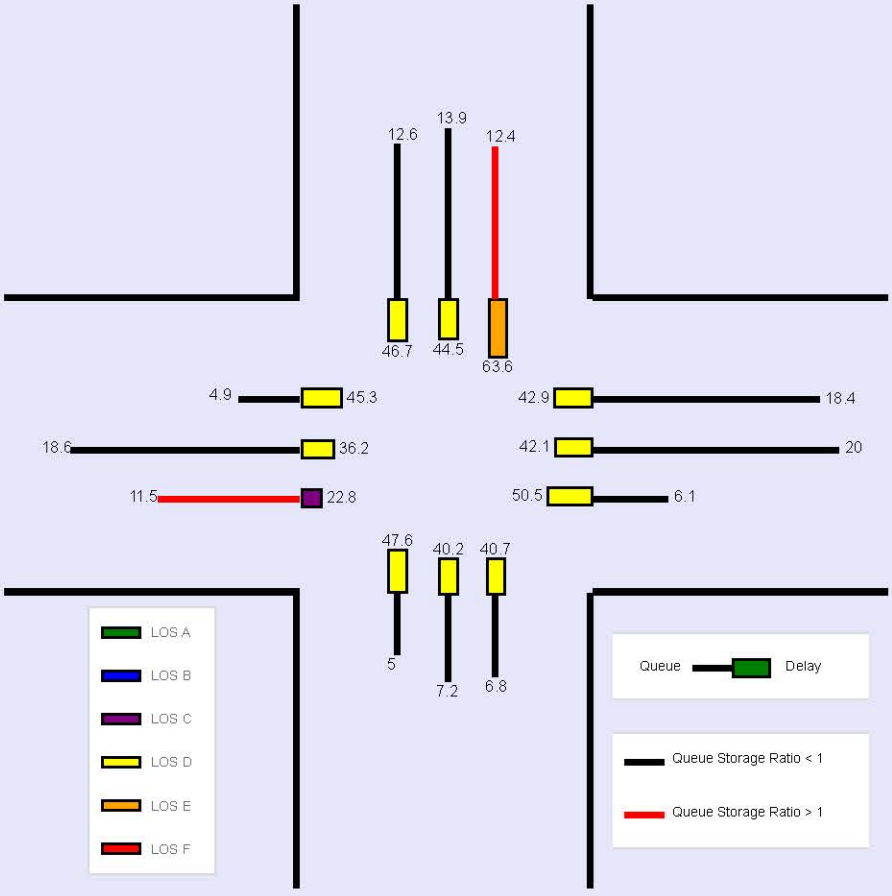
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	206	993	371	121	739	216	204	233	78	235	392	213

Signal Information			
Cycle, s	106.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	0.7	19.0	9.8	2.2	35.1	
Yellow	4.0	4.0	4.0	4.0	0.0	4.0	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	124	472	293	156	507	461	126	184	170	314	353	315
Back of Queue (Q), veh/ln (95 th percentile)	4.9	18.6	11.5	6.1	20.0	18.4	5.0	7.2	6.8	12.4	13.9	12.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.51	0.00	1.06	0.66	0.00	0.00	0.36	0.00	0.00	1.26	0.00	0.00
Control Delay (*d*), s/veh	45.3	36.2	22.8	50.5	42.1	42.9	47.6	40.2	40.7	63.6	44.5	46.7
Level of Service (LOS)	D	D	C	D	D	D	D	D	D	E	D	D
Approach Delay, s/veh / LOS	34.2		C	43.4		D	43.3		D	50.6		D
Intersection Delay, s/veh / LOS	41.3						D					



Selvitz Phase 1
AM PEAK PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Glades Cut-Off Rd & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	26	0	13	0	0	0	0	0	7	86	0	0	0	79	49	260
7:15 AM	7:30 AM	0	25	0	10	0	0	0	0	0	7	109	0	0	0	88	67	306
7:30 AM	7:45 AM	0	55	0	7	0	0	0	0	0	4	107	0	0	0	99	56	328
7:45 AM	8:00 AM	0	23	0	11	0	0	0	0	0	11	108	0	0	0	98	59	310
8:00 AM	8:15 AM	0	30	0	17	0	0	0	0	0	6	85	0	0	0	89	49	276
8:15 AM	8:30 AM	0	36	0	6	0	0	0	0	0	8	72	0	0	0	89	47	258
8:30 AM	8:45 AM	0	40	0	8	0	0	0	0	0	5	66	0	0	0	75	37	231
8:45 AM	9:00 AM	0	30	0	9	0	0	0	0	0	5	89	0	0	0	54	46	233
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	133	0	45	0	0	0	0	0	28	409	0	0	0	374	231	1220

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.93 Adjusted PHF 0.93

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	133	0	45	0	0	0	0	0	28	409	0	0	0	374	231
Peak Season Factor	0	16	0	5	0	0	0	0	0	3	49	0	0	0	45	28
Adjusted Volumes	0	149	0	50	0	0	0	0	0	31	458	0	0	0	419	259
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	16	0	5	0	0	0	0	0	3	48	0	0	0	44	27
2029 Volumes	**0**	**165**	**0**	**55**	**0**	**0**	**0**	**0**	**0**	**34**	**506**	**0**	**0**	**0**	**463**	**286**
Fort Pierce Commerce Center Committed																
Committed Trips	AM	IN	174	OUT	50	PM	IN	63	OUT	172						
in/out				in						out	out				in	
Assign				**10%**						**10%**	**20%**				**20%**	
Trips	**0**	**0**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**5**	**10**	**0**	**0**	**0**	**35**	**0**
2029 Pre Dev	0	165	0	72	0	0	0	0	0	39	516	0	0	0	498	286
Project Traffic	0	0	0	2	0	0	0	0		7	29	0		0	10	0
2029 Post Dev	**0**	**165**	**0**	**74**	**0**	**0**	**0**	**0**	**0**	**46**	**545**	**0**	**0**	**0**	**508**	**286**
				In						Out	Out				In	
Project Traffic Assignment	0%	0%	0%	5%	0%	0%	0%	0%	0%	5%	20%	0%	0%	0%	20%	0%

HCS Two-Way Stop-Control Report

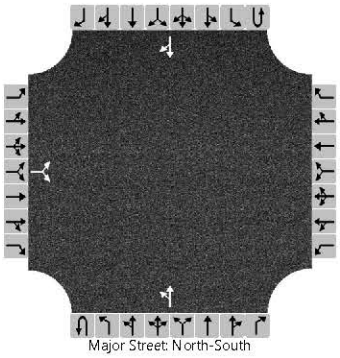
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2024
Time Analyzed	
Intersection Orientation	North-South
Project Description	2024 Existing AM

Site Information

Intersection	Selvitz Rd & Glades Cut-Off Rd
Jurisdiction	
East/West Street	Glades Cut-Off Rd
North/South Street	Selvitz Road
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		149		50						31	458				419	259
Percent Heavy Vehicles (%)		2		2						2						
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)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			214							33						
Capacity, c (veh/h)			244							875						
v/c Ratio			0.88							0.04						
95% Queue Length, Q_{95} (veh)			7.3							0.1						
95% Queue Length, Q_{95} (ft)			185.4							2.5						
Control Delay (s/veh)			73.1							9.3	0.5					
Level of Service (LOS)			F							A	A					
Approach Delay (s/veh)		73.1								1.0						
Approach LOS		F								A						

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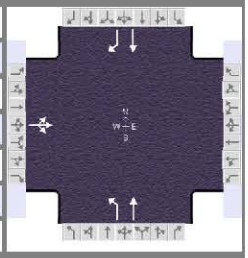
HCS Signalized Intersection Input Data

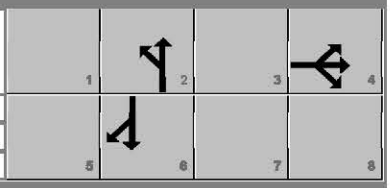
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre AM .x…		
Project Description	2029 Pre AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	72				39	516			498	286

Signal Information			
Cycle, s	34.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.4	6.6	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	72				39	516			498	286
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l1*), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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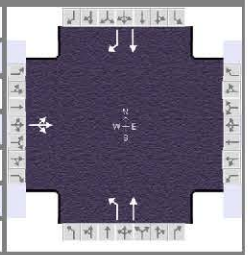
HCS Signalized Intersection Results Summary

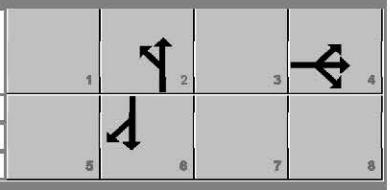
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre AM .x...		
Project Description	2029 Pre AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	72				39	516			498	286

Signal Information			
Cycle, s	34.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.4	6.6	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		13.1				20.9		20.9
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		6.8				11.3		9.9
Green Extension Time (g_e), s		0.5				3.1		3.1
Phase Call Probability		0.91				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		255					42	555			535	308
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1717					869	1870			1870	1585
Queue Service Time (g_s), s		4.8					1.4	8.3			7.9	4.7
Cycle Queue Clearance Time (g_c), s		4.8					9.3	8.3			7.9	4.7
Green Ratio (*g/C*)		0.19					0.42	0.42			0.42	0.42
Capacity (*c*), veh/h		333					377	791			791	670
Volume-to-Capacity Ratio (*X*)		0.764					0.111	0.701			0.677	0.459
Back of Queue (*Q*), ft/ln (95 th percentile)		64					9	80			76	38
Back of Queue (*Q*), veh/ln (95 th percentile)		2.5					0.4	3.2			3.0	1.5
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		12.9					11.7	8.0			7.9	7.0
Incremental Delay (d_2), s/veh		1.4					0.0	0.4			0.4	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		14.3					11.8	8.5			8.3	7.2
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.3	B		0.0			8.7	A		7.9	A	
Intersection Delay, s/veh / LOS	9.1						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.35	A	1.64	B
Bicycle LOS Score / LOS	0.91	A			1.47	A	1.88	B

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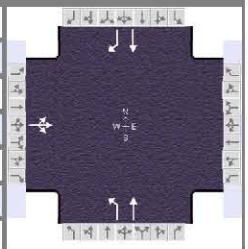
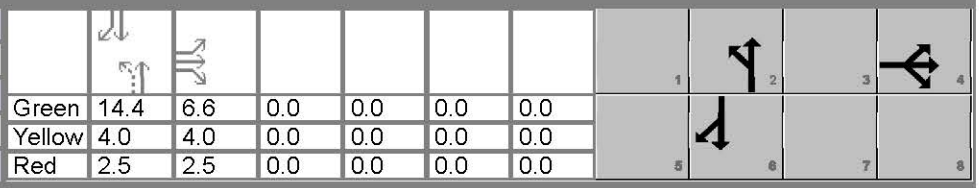
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre AM .x...		
Project Description	2029 Pre AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	165	0	72				39	516			498	286

Signal Information			
Cycle, s	34.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	14.4	6.6	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	2.5	2.5	0.0	0.0	0.0	0.0						

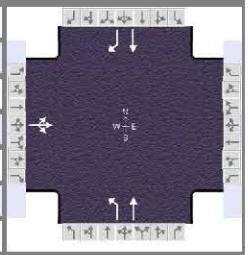
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.918	0.918					0.457	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1195	0	522				869	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.19	0.00	0.19	0.00	0.00	0.00	0.42	0.42	0.00	0.00	0.42	0.42
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.19				0.42		0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				869		867
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				14.4		0.0
Permitted Service Time (g_u), s		0.0				6.4		0.0
Permitted Queue Service Time (g_{ps}), s						1.4		
Time to First Blockage (g_f), s		0.0				0.0		14.4
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.114	0.000	0.114	0.000	0.069	0.000	0.069
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-441.31	25.32	-294.21	22.36	847.40	5.64	847.37	5.64
Bicycle F_w / F_v	-3.64	0.42	-3.64		-3.64	0.98	-3.64	1.39

HCS Signalized Intersection Results Graphical Summary

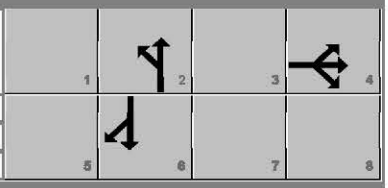
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre AM .x...		
Project Description	2029 Pre AM				



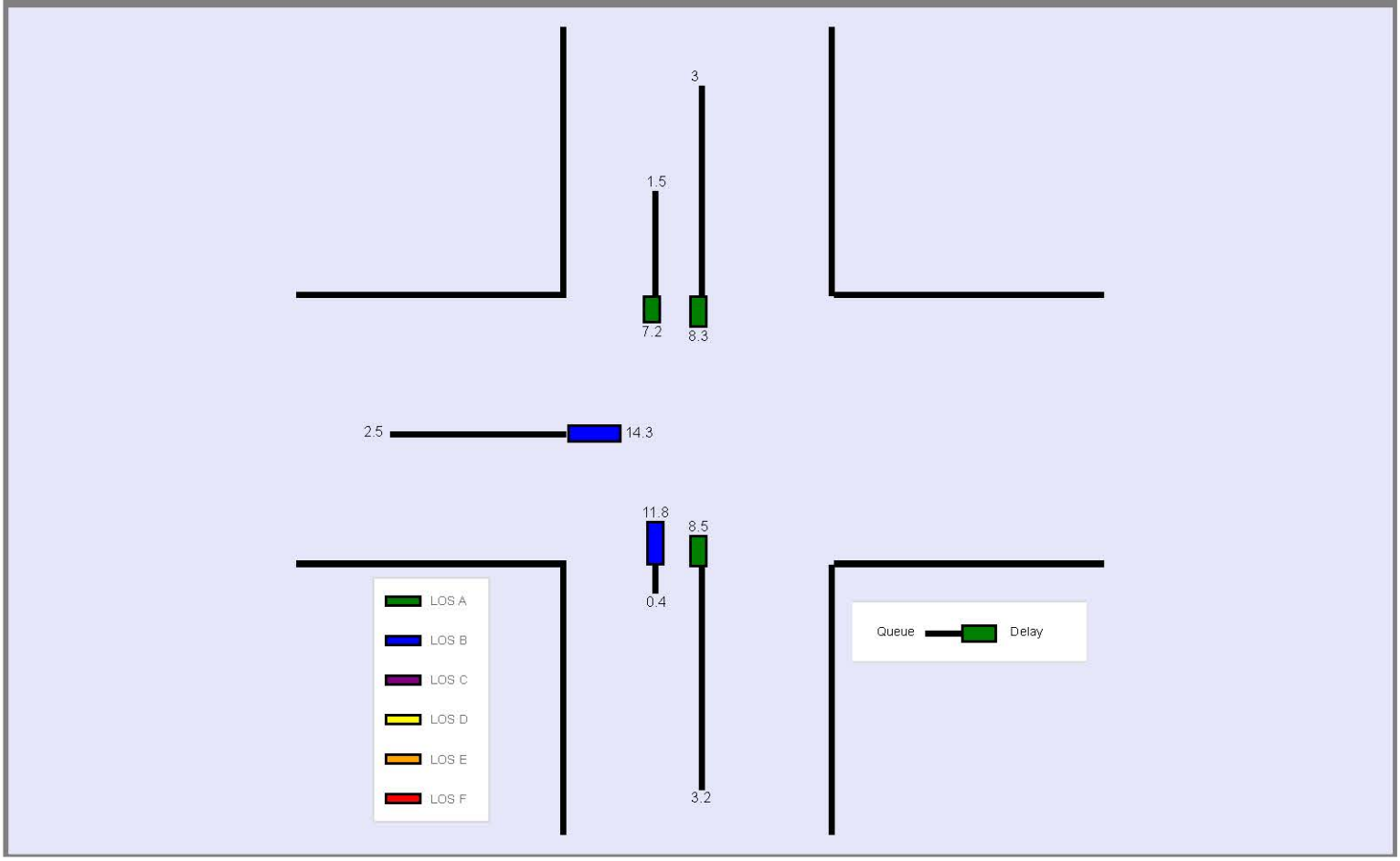
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	72				39	516			498	286

Signal Information			
Cycle, s	34.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.4	6.6	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	

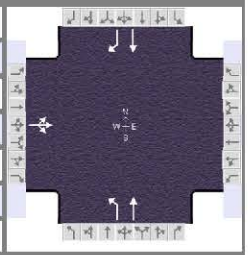


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)		64					9	80			76	38
Back of Queue (Q), veh/ln (95 th percentile)		2.5					0.4	3.2			3.0	1.5
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		14.3					11.8	8.5			8.3	7.2
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.3		B	0.0			8.7		A	7.9		A
Intersection Delay, s/veh / LOS	9.1						A					



HCS Signalized Intersection Input Data

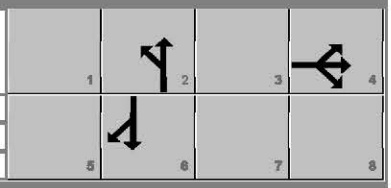
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	74				46	545			508	286

Signal Information			
Cycle, s	35.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	15.2	6.8	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	74				46	545			508	286
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l1*), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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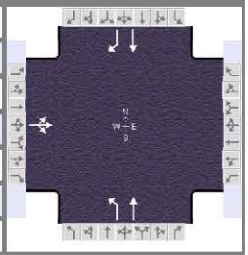
HCS Signalized Intersection Results Summary

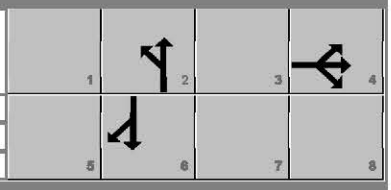
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	74				46	545			508	286

Signal Information			
Cycle, s	35.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	15.2	6.8	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		13.3				21.7		21.7
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		7.0				12.0		10.2
Green Extension Time (g_e), s		0.5				3.3		3.3
Phase Call Probability		0.92				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		257					49	586			546	308
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1716					861	1870			1870	1585
Queue Service Time (g_s), s		5.0					1.7	9.1			8.2	4.8
Cycle Queue Clearance Time (g_c), s		5.0					10.0	9.1			8.2	4.8
Green Ratio (*g/C*)		0.20					0.43	0.43			0.43	0.43
Capacity (*c*), veh/h		336					376	810			810	686
Volume-to-Capacity Ratio (*X*)		0.766					0.132	0.724			0.675	0.448
Back of Queue (*Q*), ft/ln (95 th percentile)		68					11	90			80	39
Back of Queue (*Q*), veh/ln (95 th percentile)		2.7					0.4	3.5			3.2	1.6
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		13.3					12.0	8.2			7.9	7.0
Incremental Delay (d_2), s/veh		1.4					0.1	0.5			0.4	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		14.7					12.0	8.7			8.3	7.2
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.7	B		0.0			8.9	A		7.9	A	
Intersection Delay, s/veh / LOS	9.3						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.35	A	1.64	B
Bicycle LOS Score / LOS	0.91	A			1.54	B	1.90	B

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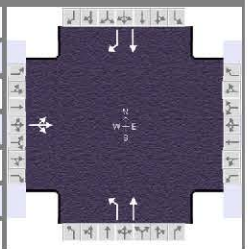
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	165	0	74				46	545			508	286

Signal Information			
Cycle, s	35.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	15.2	6.8	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0		5	6	7	8	
Red	2.5	2.5	0.0	0.0	0.0	0.0						

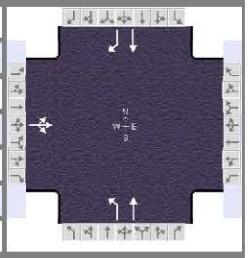
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.917	0.917					0.453	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1184	0	531				861	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.20	0.00	0.20	0.00	0.00	0.00	0.43	0.43	0.00	0.00	0.43	0.43
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.20				0.43		0.43
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				861		843
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				15.2		0.0
Permitted Service Time (g_u), s		0.0				6.9		0.0
Permitted Queue Service Time (g_{ps}), s						1.7		
Time to First Blockage (g_f), s		0.0				0.0		15.2
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.115	0.000	0.115	0.000	0.069	0.000	0.069
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-428.27	25.82	-285.52	22.87	867.56	5.61	867.52	5.61
Bicycle F_w / F_v	-3.64	0.42	-3.64		-3.64	1.05	-3.64	1.41

HCS Signalized Intersection Results Graphical Summary

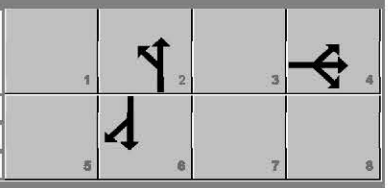
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM		
Project Description	2029 Post AM				



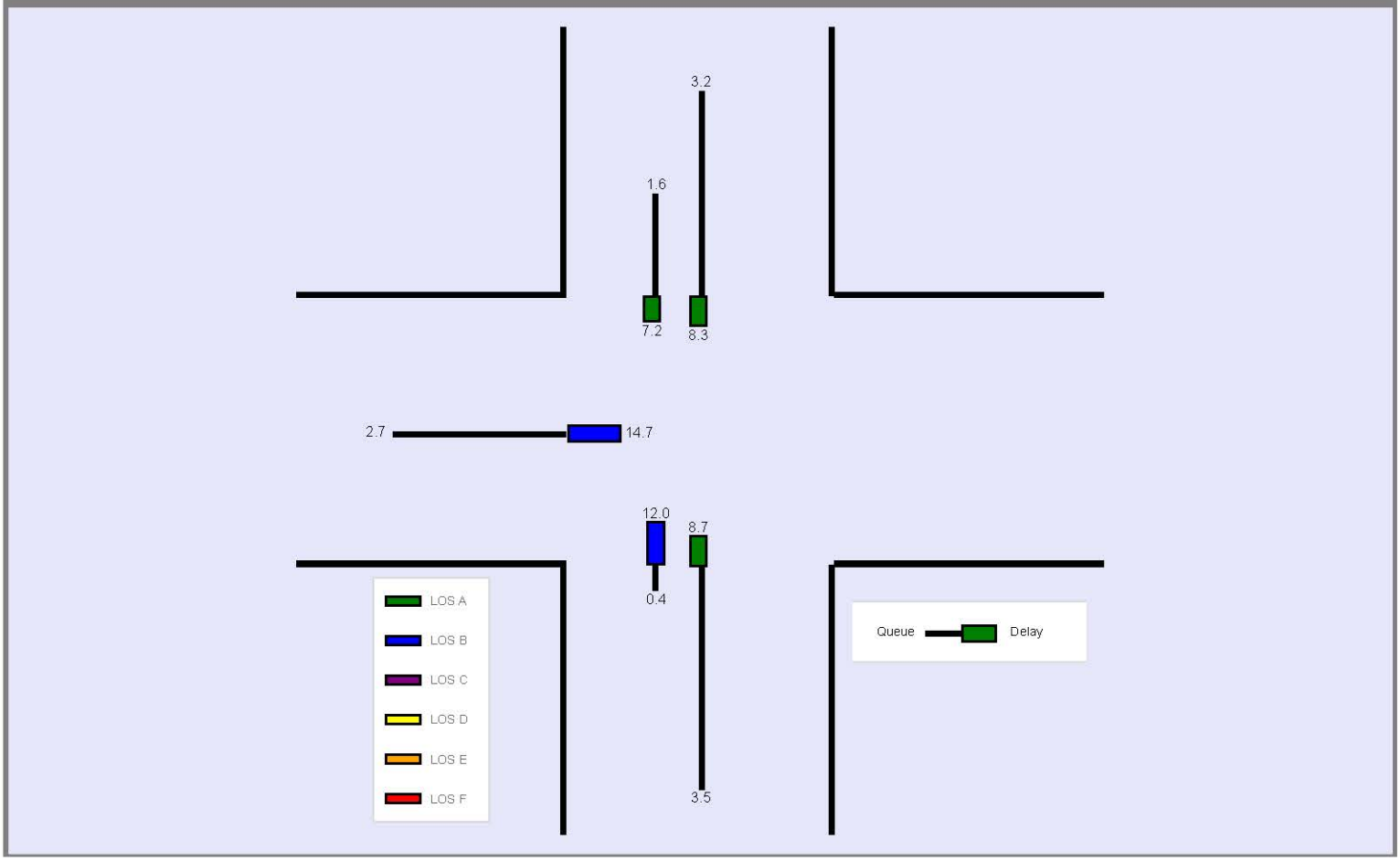
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	74				46	545			508	286

Signal Information			
Cycle, s	35.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	15.2	6.8	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)		68					11	90			80	39
Back of Queue (Q), veh/ln (95 th percentile)		2.7					0.4	3.5			3.2	1.6
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		14.7					12.0	8.7			8.3	7.2
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.7		B	0.0			8.9		A	7.9		A
Intersection Delay, s/veh / LOS	9.3						A					



Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Glades Cut-Off Rd & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	54	0	14	0	0	0	0	0	9	73	0	0	0	81	68	299
4:15 PM	4:30 PM	0	47	0	12	0	0	0	0	0	15	98	0	0	0	79	63	314
4:30 PM	4:45 PM	0	61	0	9	0	0	0	0	0	9	97	0	0	0	75	57	308
4:45 PM	5:00 PM	0	67	0	9	0	0	0	0	0	4	95	0	0	0	90	40	305
5:00 PM	5:15 PM	0	44	0	5	0	0	0	0	0	13	100	0	0	0	100	50	312
5:15 PM	5:30 PM	0	58	0	3	0	0	0	0	0	2	88	0	0	0	62	50	263
5:30 PM	5:45 PM	0	52	0	5	0	0	0	0	0	5	93	0	0	0	93	63	311
5:45 PM	6:00 PM	0	51	0	1	0	0	0	0	0	6	71	0	0	0	76	44	249
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	219	0	35	0	0	0	0	0	41	390	0	0	0	344	210	1239

Count Taken:	10/16/2024
Buildout year:	2029
Growth Rate:	2.00%
PSCF	1.12
PHF	0.99

Adjusted PHF 0.95

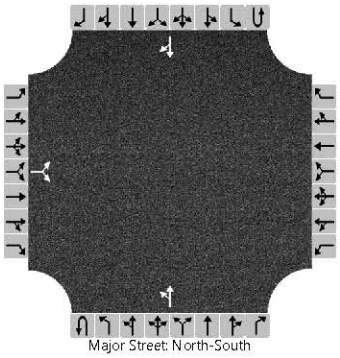
	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	219	0	35	0	0	0	0	0	41	390	0	0	0	344	210
Peak Season Factor	0	26	0	4	0	0	0	0	0	5	47	0	0	0	41	25
Adjusted Volumes	0	245	0	39	0	0	0	0	0	46	437	0	0	0	385	235
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	25	0	4	0	0	0	0	0	5	45	0	0	0	40	24
2029 Volumes	**0**	**270**	**0**	**43**	**0**	**0**	**0**	**0**	**0**	**51**	**482**	**0**	**0**	**0**	**425**	**259**
Fort Pierce Commerce Center Committed Trips	AM	IN	174	OUT	50	PM	IN	63	OUT	172						
in/out Assign				in 10%						out 10%	out 20%				in 20%	
Trips	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**17**	**34**	**0**	**0**	**0**	**13**	**0**
2029 Pre Dev	0	270	0	49	0	0	0	0	0	68	516	0	0	0	438	259
Project Traffic	0	0	0	8	0	0	0	0		5	20	0		0	34	0
2029 Post Dev	**0**	**270**	**0**	**57**	**0**	**0**	**0**	**0**	**0**	**73**	**536**	**0**	**0**	**0**	**472**	**259**
				In						Out	Out				In	
Project Traffic Assignment	0%	0%	0%	5%	0%	0%	0%	0%	0%	5%	20%	0%	0%	0%	20%	0%

HCS Two-Way Stop-Control Report

General Information

Analyst	MEP	Intersection	Selvitz Rd & Glades Cut-Off Rd
Agency/Co.	MEP	Jurisdiction	
Date Performed	10/29/2024	East/West Street	Glades Cut-Off Rd
Analysis Year	2024	North/South Street	Selvitz Road
Time Analyzed		Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	2024 Existing PM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		245		39						46	437				385	235
Percent Heavy Vehicles (%)		2		2						2						
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)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			299							48						
Capacity, c (veh/h)			243							934						
v/c Ratio			1.23							0.05						
95% Queue Length, Q_{95} (veh)			14.7							0.2						
95% Queue Length, Q_{95} (ft)			373.4							5.1						
Control Delay (s/veh)			176.7							9.1	0.6					
Level of Service (LOS)			F							A	A					
Approach Delay (s/veh)		176.7								1.4						
Approach LOS		F								A						

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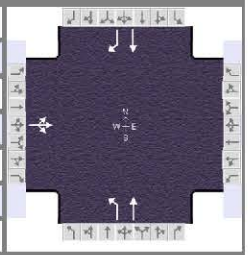
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre PM.xus		
Project Description	2029 Pre PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	49				68	516			438	259

Signal Information			
Cycle, s	36.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4
Green	14.4	8.8	0.0	0.0	0.0	0.0					
Yellow	4.0	4.0	0.0	0.0	0.0	0.0		5	6	7	8
Red	2.5	2.5	0.0	0.0	0.0	0.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	49				68	516			438	259
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l1*), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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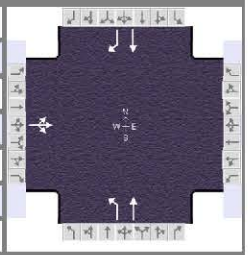
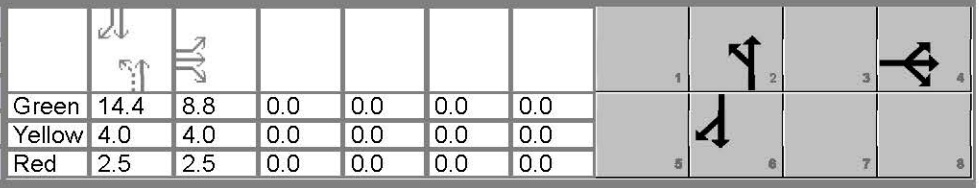
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre PM.xus		
Project Description	2029 Pre PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	49				68	516			438	259

Signal Information			
Cycle, s	36.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	14.4	8.8	0.0	0.0	0.0	0.0		
Yellow	4.0	4.0	0.0	0.0	0.0	0.0		
Red	2.5	2.5	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		15.3				20.9		20.9
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		8.5				11.6		9.2
Green Extension Time (g_e), s		0.6				2.9		2.9
Phase Call Probability		0.97				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		336					72	543			461	273
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1748					931	1870			1870	1585
Queue Service Time (g_s), s		6.5					2.4	8.9			7.2	4.5
Cycle Queue Clearance Time (g_c), s		6.5					9.6	8.9			7.2	4.5
Green Ratio (*g/C*)		0.24					0.40	0.40			0.40	0.40
Capacity (*c*), veh/h		427					384	742			742	629
Volume-to-Capacity Ratio (*X*)		0.785					0.186	0.732			0.621	0.433
Back of Queue (*Q*), ft/ln (95 th percentile)		87					17	100			79	42
Back of Queue (*Q*), veh/ln (95 th percentile)		3.4					0.7	3.9			3.1	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		12.8					12.6	9.3			8.8	8.0
Incremental Delay (d_2), s/veh		1.2					0.1	0.5			0.3	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		14.0					12.7	9.8			9.1	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.0	B		0.0			10.2	B		8.7	A	
Intersection Delay, s/veh / LOS	10.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.36	A	1.65	B
Bicycle LOS Score / LOS	1.04	A			1.50	B	1.70	B

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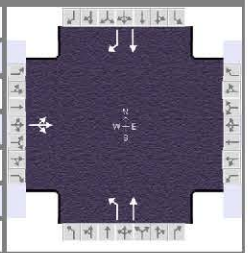
HCS Signalized Intersection Intermediate Values

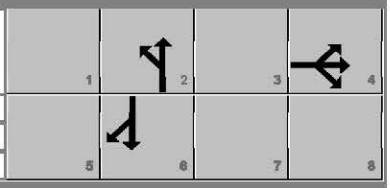
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre PM.xus		
Project Description	2029 Pre PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	270	0	49				68	516			438	259

Signal Information			
Cycle, s	36.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.4	8.8	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



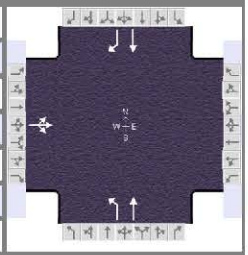
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.935	0.935					0.490	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1480	0	269				931	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.24	0.00	0.24	0.00	0.00	0.00	0.40	0.40	0.00	0.00	0.40	0.40
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.24				0.40		0.40
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				931		877
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				14.4		0.0
Permitted Service Time (g_u), s		0.0				7.2		0.0
Permitted Queue Service Time (g_{ps}), s						2.4		
Time to First Blockage (g_f), s		0.0				0.0		14.4
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.116	0.000	0.116	0.000	0.076	0.000	0.076
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-413.60	26.41	-275.73	23.48	795.65	6.58	795.61	6.58
Bicycle F_w / F_v	-3.64	0.55	-3.64		-3.64	1.01	-3.64	1.21

HCS Signalized Intersection Results Graphical Summary

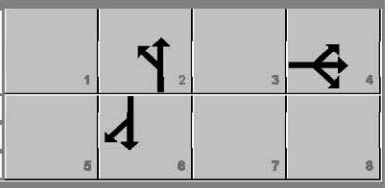
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Pre PM.xus		
Project Description	2029 Pre PM				



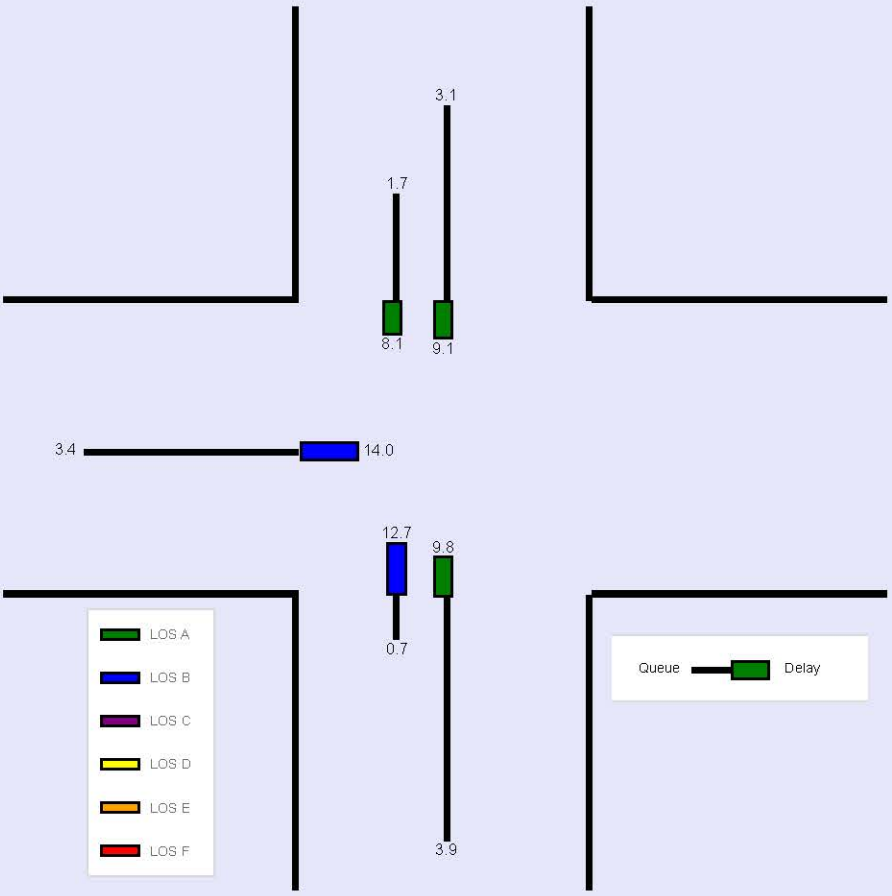
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	49				68	516			438	259

Signal Information			
Cycle, s	36.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.4	8.8	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	

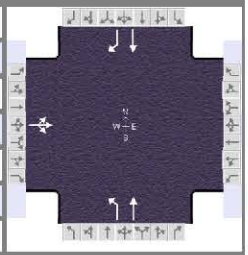


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)		87					17	100			79	42
Back of Queue (Q), veh/ln (95 th percentile)		3.4					0.7	3.9			3.1	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		14.0					12.7	9.8			9.1	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.0		B	0.0			10.2		B	8.7		A
Intersection Delay, s/veh / LOS	10.3						B					



HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM....		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	57				73	536			472	259

Signal Information			
Cycle, s	38.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4
Green	16.2	9.6	0.0	0.0	0.0	0.0					
Yellow	4.0	4.0	0.0	0.0	0.0	0.0		5	6	7	8
Red	2.5	2.5	0.0	0.0	0.0	0.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	57				73	536			472	259
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l1*), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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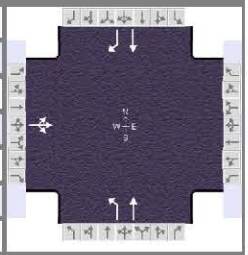
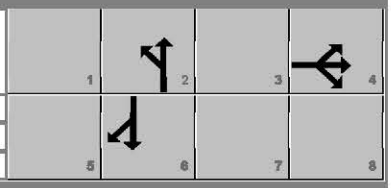
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM....		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	57				73	536			472	259

Signal Information			
Cycle, s	38.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	16.2	9.6	0.0	0.0	0.0	0.0		
Yellow	4.0	4.0	0.0	0.0	0.0	0.0		
Red	2.5	2.5	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		16.1				22.7		22.7
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		9.2				13.1		10.2
Green Extension Time (g_e), s		0.6				3.1		3.1
Phase Call Probability		0.98				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		344					77	564			497	273
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1744					901	1870			1870	1585
Queue Service Time (g_s), s		7.2					2.9	9.7			8.2	4.7
Cycle Queue Clearance Time (g_c), s		7.2					11.1	9.7			8.2	4.7
Green Ratio (*g/C*)		0.25					0.42	0.42			0.42	0.42
Capacity (*c*), veh/h		431					370	780			780	661
Volume-to-Capacity Ratio (*X*)		0.799					0.208	0.723			0.637	0.412
Back of Queue (*Q*), ft/ln (95 th percentile)		100					20	112			93	45
Back of Queue (*Q*), veh/ln (95 th percentile)		3.9					0.8	4.4			3.7	1.8
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		13.7					13.4	9.4			9.0	7.9
Incremental Delay (d_2), s/veh		1.3					0.1	0.5			0.3	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		15.0					13.5	9.9			9.3	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	15.0	B		0.0			10.3	B		8.9	A	
Intersection Delay, s/veh / LOS	10.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.36	A	1.65	B
Bicycle LOS Score / LOS	1.06	A			1.55	B	1.76	B

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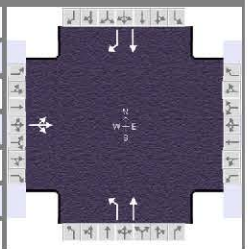
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM....		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	270	0	57				73	536			472	259

Signal Information			
Cycle, s	38.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	16.2	9.6	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0		5	6	7	8	
Red	2.5	2.5	0.0	0.0	0.0	0.0						

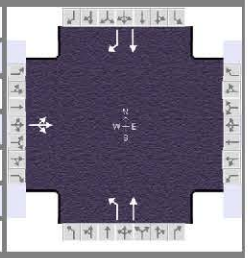
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.932	0.932					0.474	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1440	0	304				901	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.25	0.00	0.25	0.00	0.00	0.00	0.42	0.42	0.00	0.00	0.42	0.42
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.25				0.42		0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				901		860
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				16.1		0.0
Permitted Service Time (g_u), s		0.0				7.9		0.0
Permitted Queue Service Time (g_{ps}), s						2.9		
Time to First Blockage (g_f), s		0.0				0.0		16.1
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.119	0.000	0.119	0.000	0.076	0.000	0.076
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-387.27	27.59	-258.18	24.69	834.89	6.57	834.86	6.57
Bicycle F_w / F_v	-3.64	0.57	-3.64		-3.64	1.06	-3.64	1.27

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut...	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM....		
Project Description	2029 Post PM				

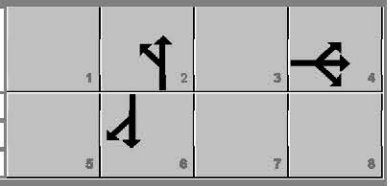


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	57				73	536			472	259

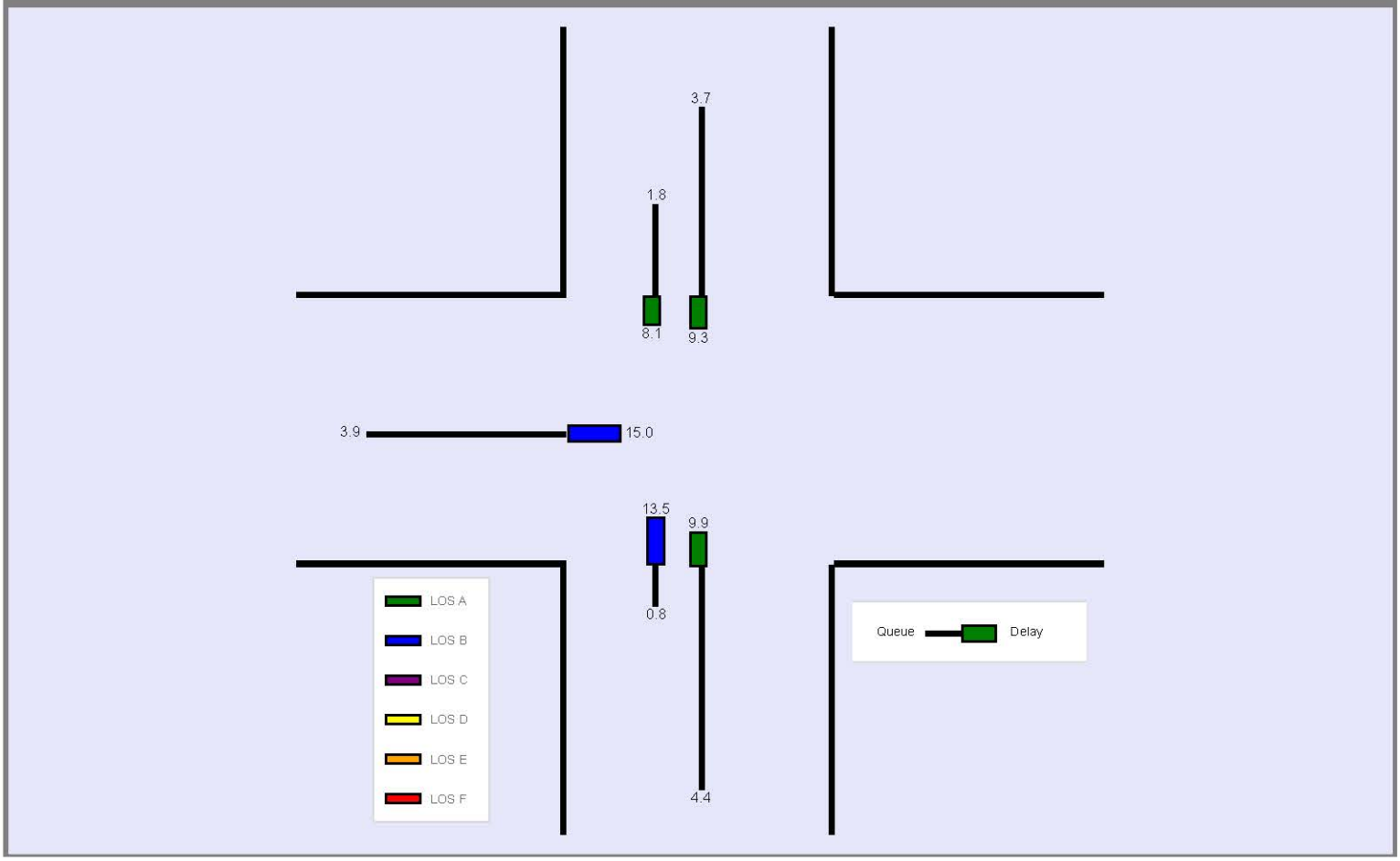
Signal Information			
Cycle, s	38.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	16.2	9.6	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	2.5	2.5	0.0	0.0	0.0	0.0						



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)		100					20	112			93	45
Back of Queue (Q), veh/ln (95 th percentile)		3.9					0.8	4.4			3.7	1.8
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		15.0					13.5	9.9			9.3	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	15.0	B		0.0			10.3	B		8.9	A	
Intersection Delay, s/veh / LOS	10.6						B					



Selvitz Phase 1
AM PEAK PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Energy Ln & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	2	0	0	0	0	0	0	0	1	67	0	0	0	98	0	168
7:15 AM	7:30 AM	0	1	0	1	0	0	0	0	0	1	94	0	0	0	83	0	180
7:30 AM	7:45 AM	0	1	0	2	0	0	0	0	0	0	98	0	0	0	103	1	205
7:45 AM	8:00 AM	0	6	0	1	0	0	0	0	0	0	72	0	0	0	83	1	163
8:00 AM	8:15 AM	0	9	0	1	0	0	0	0	0	0	90	0	0	0	100	1	201
8:15 AM	8:30 AM	0	2	0	1	0	0	0	0	0	0	80	0	0	0	88	0	171
8:30 AM	8:45 AM	0	5	0	7	0	0	0	0	0	0	60	0	0	0	92	0	164
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	1	64	0	0	0	90	1	156
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	17	0	5	0	0	0	0	0	1	354	0	0	0	369	3	749

Count Taken:	10/16/2024
Buildout year:	2029
Growth Rate:	2.00%
PSCF	1.12
PHF	0.91
Adjusted PHF	0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	17	0	5	0	0	0	0	0	1	354	0	0	0	369	3
Peak Season Factor	0	2	0	1	0	0	0	0	0	0	42	0	0	0	44	0
Adjusted Volumes	0	19	0	6	0	0	0	0	0	1	396	0	0	0	413	3
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	2	0	1	0	0	0	0	0	0	41	0	0	0	43	0
2029 Volumes	**0**	**21**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**1**	**437**	**0**	**0**	**0**	**456**	**3**
Committed																
Committed Trips	AM	IN	174	OUT	50	PM	IN	63	OUT	172						
in/out		out		out						in						in
Assign		**30%**		**70%**						**70%**						**30%**
Trips	**0**	**15**	**0**	**35**	**0**	**0**	**0**	**0**	**0**	**122**	**0**	**0**	**0**	**0**	**0**	**52**
2029 Pre Dev	0	36	0	42	0	0	0	0	0	123	437	0	0	0	456	55
Project Traffic	0	0	0	0	0	0	0	0		0	36	0		0	12	0
2029 Post Dev	**0**	**36**	**0**	**42**	**0**	**0**	**0**	**0**	**0**	**123**	**473**	**0**	**0**	**0**	**468**	**55**
											Out				In	
Project Traffic Assignment	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	25%	0%

Fort Pierce Commerce Center

HCS Two-Way Stop-Control Report

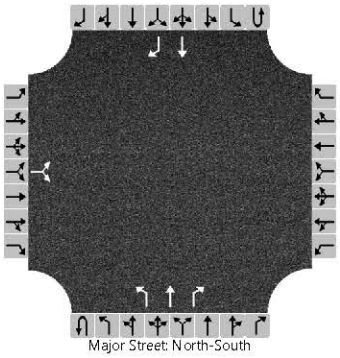
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2024
Time Analyzed	
Intersection Orientation	North-South
Project Description	2024 Existing AM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Energy Lane
North/South Street	Selvitz Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		19		6						1	396	0			413	3
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized										No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			27							1						
Capacity, c (veh/h)			308							1108						
v/c Ratio			0.09							0.00						
95% Queue Length, Q_{95} (veh)			0.3							0.0						
95% Queue Length, Q_{95} (ft)			7.6							0.0						
Control Delay (s/veh)			17.8							8.3						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		17.8								0.0						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

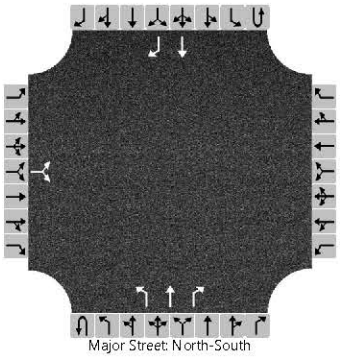
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Pre Development AM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	Energy Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		36		42						123	437	0			456	55
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized										No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			85							134						
Capacity, c (veh/h)			226							1015						
v/c Ratio			0.38							0.13						
95% Queue Length, Q_{95} (veh)			1.6							0.5						
95% Queue Length, Q_{95} (ft)			40.6							12.7						
Control Delay (s/veh)			30.2							9.1						
Level of Service (LOS)			D							A						
Approach Delay (s/veh)		30.2								2.0						
Approach LOS		D								A						

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HCS Two-Way Stop-Control Report

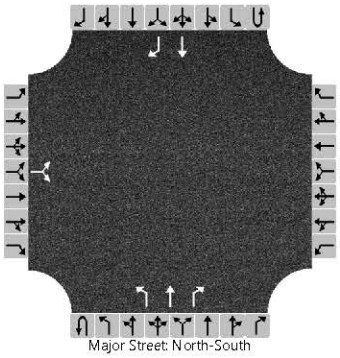
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development AM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Energy Lane
North/South Street	Selvitz Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		36		42						123	473	0			468	55
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized										No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			85							134						
Capacity, c (veh/h)			211							1004						
v/c Ratio			0.40							0.13						
95% Queue Length, Q_{95} (veh)			1.8							0.5						
95% Queue Length, Q_{95} (ft)			45.7							12.7						
Control Delay (s/veh)			33.2							9.1						
Level of Service (LOS)			D							A						
Approach Delay (s/veh)		33.2								1.9						
Approach LOS		D								A						

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Selvitz Phase 1
PM PEAK PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Energy Ln & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	1	0	2	0	0	0	0	0	5	96	0	0	0	78	3	185
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	1	104	0	0	0	85	3	193
4:30 PM	4:45 PM	0	1	0	1	0	0	0	0	0	1	115	0	0	0	95	1	214
4:45 PM	5:00 PM	0	2	0	1	0	0	0	0	0	5	117	0	0	0	94	0	219
5:00 PM	5:15 PM	0	0	0	3	0	0	0	0	0	1	80	0	0	0	80	5	169
5:15 PM	5:30 PM	0	1	0	1	0	0	0	0	0	0	72	0	0	0	72	2	148
5:30 PM	5:45 PM	0	0	0	1	0	0	0	0	0	2	59	0	0	0	63	2	127
5:45 PM	6:00 PM	0	0	0	1	0	0	0	0	0	1	85	0	0	0	54	0	141
Peak Hour Traffic Volume																		
4:00 PM	5:00 PM	0	4	0	4	0	0	0	0	0	12	432	0	0	0	352	7	811

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.93 Adjusted PHF 0.93

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	4	0	4	0	0	0	0	0	12	432	0	0	0	352	7
Peak Season Factor	0	0	0	0	0	0	0	0	0	1	52	0	0	0	42	1
Adjusted Volumes	0	4	0	4	0	0	0	0	0	13	484	0	0	0	394	8
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	1	50	0	0	0	41	1
2029 Volumes	**0**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**14**	**534**	**0**	**0**	**0**	**435**	**9**
Committed																
Committed Trips	AM	IN	174	OUT	50	PM	IN	63	OUT	172						
Fort Pierce in/out		out		out						in						in
Commerce Assign		**30%**		**70%**						**70%**						**30%**
Center Trips	**0**	**52**	**0**	**120**	**0**	**0**	**0**	**0**	**0**	**44**	**0**	**0**	**0**	**0**	**0**	**19**
2029 Pre Dev	0	56	0	124	0	0	0	0	0	58	534	0	0	0	435	28
Project Traffic	0	0	0	0	0	0	0	0		0	25	0		0	42	0
2029 Post Dev	**0**	**56**	**0**	**124**	**0**	**0**	**0**	**0**	**0**	**58**	**559**	**0**	**0**	**0**	**477**	**28**
											Out				In	
Project Traffic Assignment	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	25%	0%

HCS Two-Way Stop-Control Report

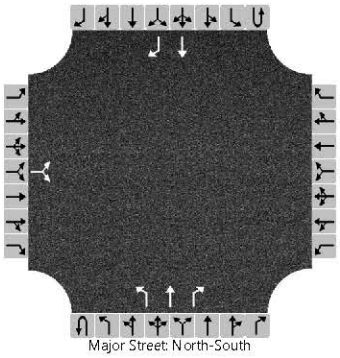
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2024
Time Analyzed	
Intersection Orientation	North-South
Project Description	2024 Existing PM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Energy Lane
North/South Street	Selvitz Road
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		4		4						13	484	0			394	8
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized										No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			9							14						
Capacity, c (veh/h)			336							1127						
v/c Ratio			0.03							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.5							0.0						
Control Delay (s/veh)			16.0							8.2						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		16.0								0.2						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

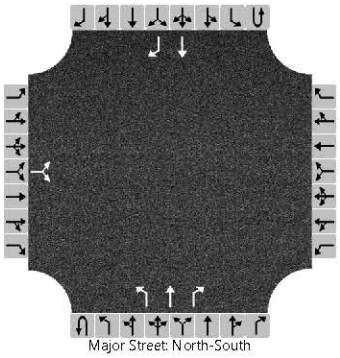
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Pre Development PM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Energy Lane
North/South Street	Selvitz Road
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		56		124						58	534	0			435	28
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized										No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			194							62						
Capacity, c (veh/h)			323							1066						
v/c Ratio			0.60							0.06						
95% Queue Length, Q_{95} (veh)			3.7							0.2						
95% Queue Length, Q_{95} (ft)			94.0							5.1						
Control Delay (s/veh)			31.4							8.6						
Level of Service (LOS)			D							A						
Approach Delay (s/veh)		31.4								0.8						
Approach LOS		D								A						

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HCS Two-Way Stop-Control Report

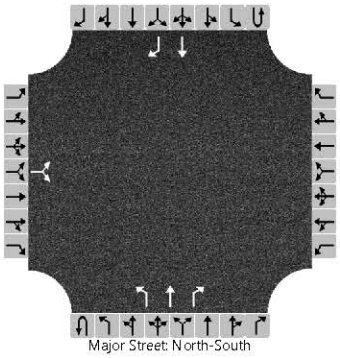
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development PM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Energy Lane
North/South Street	Selvitz Road
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		56		124						58	559	0			477	28
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized										No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			194							62						
Capacity, c (veh/h)			294							1026						
v/c Ratio			0.66							0.06						
95% Queue Length, Q_{95} (veh)			4.3							0.2						
95% Queue Length, Q_{95} (ft)			109.2							5.1						
Control Delay (s/veh)			38.1							8.7						
Level of Service (LOS)			E							A						
Approach Delay (s/veh)		38.1								0.8						
Approach LOS		E								A						

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Selvitz Phase 1
AM PEAK PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
DW & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	68	0	0	0	98	0	166
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	95	0	0	0	84	0	179
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	98	0	0	0	105	0	203
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	72	0	0	0	84	0	156
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	90	0	0	0	101	0	191
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	80	0	0	0	89	0	169
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	60	0	0	0	99	0	159
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	65	0	0	0	90	0	155
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	355	0	0	0	374	0	729

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.90 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	0	0	0	0	0	0	0	0	0	355	0	0	0	374	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	43	0	0	0	45	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	398	0	0	0	419	0
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	0	41	0	0	0	44	0
2029 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**439**	**0**	**0**	**0**	**463**	**0**
Fort Pierce Commerce Center Committed																
Committed Trips	AM	IN	174	OUT	50	PM	IN	63	OUT	172						
in/out Assign											in **70%**				out **70%**	
Trips	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**122**	**0**	**0**	**0**	**35**	**0**
2029 Pre Dev	0	0	0	0	0	0	0	0	0	0	561	0	0	0	498	0
Project Traffic	0	0	0	0	0	109	0	36		0	0	36		12	0	0
2029 Post Dev	**0**	**0**	**0**	**0**	**0**	**109**	**0**	**36**	**0**	**0**	**561**	**36**	**0**	**12**	**498**	**0**
						Out		Out				In		In		
Project Traffic Assignment	0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	75%	0%	25%	0%	0%

HCS Two-Way Stop-Control Report

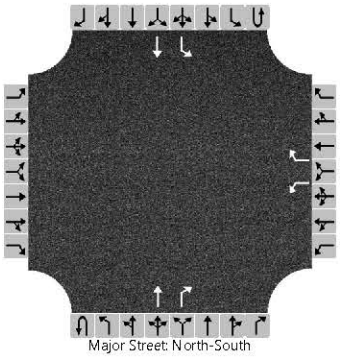
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development AM

Site Information

Intersection	Selvitz Road & DW
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	DW
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	1	0	1	1	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						109		36			561	36		12	498	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						118		39						13		
Capacity, c (veh/h)						208		495						937		
v/c Ratio						0.57		0.08						0.01		
95% Queue Length, Q_{95} (veh)						3.1		0.3						0.0		
95% Queue Length, Q_{95} (ft)						78.7		7.6						0.0		
Control Delay (s/veh)						43.0		12.9						8.9		
Level of Service (LOS)						E		B						A		
Approach Delay (s/veh)						35.5								0.2		
Approach LOS						E								A		

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Selvitz Phase 1
PM PEAK PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
DW & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	101	0	0	0	80	0	181
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	105	0	0	0	85	0	190
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	116	0	0	0	96	0	212
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	122	0	0	0	95	0	217
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	81	0	0	0	83	0	164
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	72	0	0	0	73	0	145
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	61	0	0	0	64	0	125
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	86	0	0	0	55	0	141
Peak Hour Traffic Volume																		
4:00 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	444	0	0	0	356	0	800

Count Taken:	10/16/2024		
Buildout year:	2029		
Growth Rate:	2.00%		
PSCF	1.12		
PHF	0.92	Adjusted PHF	0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	0	0	0	0	0	0	0	0	0	444	0	0	0	356	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	53	0	0	0	43	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	497	0	0	0	399	0
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	0	52	0	0	0	42	0
2029 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**549**	**0**	**0**	**0**	**441**	**0**

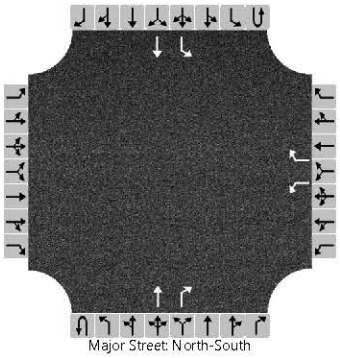
Fort Pierce Commerce Center	**Committed Trips in/out Assign Trips**	AM **0**	IN **0**	174 **0**	OUT **0**	50 **0**	PM **0**	IN **0**	63 **0**	OUT **0**	172 **0**	in **70%** **44**	**0**	**0**	**0**	out **70%** **120**	**0**
2029 Pre Dev		0	0	0	0	0	0	0	0	0	0	593	0	0	0	561	0
Project Traffic		0	0	0	0	0	74	0	25		0	0	126		42	0	0
2029 Post Dev		**0**	**0**	**0**	**0**	**0**	**74**	**0**	**25**	**0**	**0**	**593**	**126**	**0**	**42**	**561**	**0**
							Out		Out				In		In		
Project Traffic Assignment		0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	75%	0%	25%	0%	0%

HCS Two-Way Stop-Control Report

General Information

Analyst	MEP	Intersection	Selvitz Road & DW
Agency/Co.	MEP	Jurisdiction	
Date Performed	10/29/2024	East/West Street	Selvitz Road
Analysis Year	2029	North/South Street	DW
Time Analyzed		Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	2029 Post Development PM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	1	0	1	1	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						74		25			593	126		42	561	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						80		27						46		
Capacity, c (veh/h)						158		472						836		
v/c Ratio						0.51		0.06						0.05		
95% Queue Length, Q_{95} (veh)						2.5		0.2						0.2		
95% Queue Length, Q_{95} (ft)						63.5		5.1						5.1		
Control Delay (s/veh)						49.4		13.1						9.6		
Level of Service (LOS)						E		B						A		
Approach Delay (s/veh)						40.2								0.7		
Approach LOS						E								A		

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EXHIBIT 3
SELVITZ ROAD & DRIVEWAY
SIGNAL WARRANT ANALYSIS VOLUME DEVELOPMENT

TIME PERIOD	HOURLY DISTRIBUTION OF TRAFFIC ITE 210		2,653 Single Family Detached ITE 210		TOTAL PROJECT ESTIMATED HOURLY TRAFFIC		TURNING MOVEMENTS AT SELVITZ ROAD		MINOR STREET APPROACH VOLUME		SELVITZ ROAD TRAFFIC COUNTS (1/23/2024) (GROWTH RATE 2.0%)				MAJOR STREET SELVITZ ROAD 2029 TOTAL TRAFFIC		
	Average Wkdy		Average Wkdy		Average Wkdy		Average Wkdy		Average Wkdy		2024 Existing Traffic		2029 Background Traffic		Total Traffic		
	% of 24-hour		Volume	Volume	Volume	Volume	Northbound Entering	Southbound Entering	WBL	WBR	Northbound	Southbound	Northbound	Southbound	Northbound	Southbound	N/S bound
	Entering	Exiting	Entering	Exiting	Entering	Exiting	75%	25%	75%	25%	Approach	Approach	Approach	Approach	Approach	Approach	Approaches
6 - 7 AM	1.6%	5.8%	21	78	21	78	16	5	59	20	174	97	192	107	208	112	320
7 - 8 AM	3.1%	10.0%	41	132	41	132	31	10	99	33	318	217	351	240	382	250	632
8 - 9 AM	3.8%	8.5%	50	113	50	113	38	13	85	28	509	426	562	470	600	483	1083
9 - 10 AM	3.3%	5.8%	44	76	44	76	33	11	57	19	322	330	356	364	389	375	764
10 - 11 AM	4.2%	5.6%	56	74	56	74	42	14	56	19	287	256	317	283	359	297	656
11 - 12 PM	5.4%	5.1%	72	68	72	68	54	18	51	17	259	272	286	300	340	318	658
12 - 1 PM	5.7%	5.7%	76	75	76	75	57	19	56	19	267	302	295	333	352	352	704
1 - 2 PM	6.1%	6.0%	81	80	81	80	61	20	60	20	291	329	321	363	382	383	765
2 - 3 PM	7.1%	6.1%	94	81	94	81	71	24	61	20	286	307	316	339	387	363	750
3 - 4 PM	8.7%	6.2%	115	83	115	83	86	29	62	21	336	362	371	400	457	429	886
4 - 5 PM	10.5%	7.4%	140	98	140	98	105	35	74	25	337	429	372	474	477	509	986
5 - 6 PM	10.0%	7.3%	133	97	133	97	100	33	73	24	420	435	464	480	564	513	1077
6 - 7 PM	8.5%	5.9%	113	78	113	78	85	28	59	20	318	391	351	432	436	460	896
7 - 8 PM	6.1%	4.2%	80	56	80	56	60	20	42	14	187	231	206	255	266	275	541
8 - 9 PM	6.1%	3.1%	81	41	81	41	61	20	31	10	118	152	130	168	191	188	379
9 - 10 PM	4.4%	2.3%	59	30	59	30	44	15	23	8	95	106	105	117	149	132	281

HCS Warrants Report

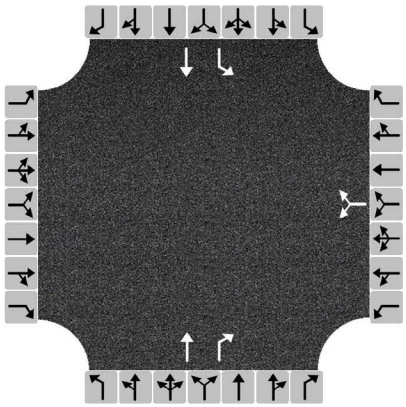
Project Information

Analyst	MEP	Date	5/12/2025
Agency	MEP	Analysis Year	2029
Jurisdiction		Time Period Analyzed	
Units	U.S. Customary	MUTCD Method	MUTCD 11 (2023)
Project Description	SELVITZ ROAD & DRIVEWAY		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7:00	Coordinated Signal System	No
Major Street Speed (mi/h)	40	Nearest Signal (ft)	4500
Adequate Trials of Crash Exp. Alt.	No		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	0	0	0	0	0	0	1	1	1	1	0
Lane Usage					LR			T	R	L	T	
Vehicle Volumes Averages (veh/h)	0	0	0	66	0	22	0	427	63	21	394	0
Pedestrian median refuge available	No			No			No			No		
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay Averages (s/veh)	0.0			0.0			0.0			0.0		
Delay Averages (veh-hrs)	0.0			0.0			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	4
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)	-	Tractor-Trailer Trucks (%)	10

Volume Summary

Hours	Major Volume (veh/h)	Minor Volume (veh/h)	Total Volume (veh/h)	Peds/h	Gaps/h	1A (100%)	1A (80%)	1B (100%)	1B (80%)	2 (100%)	3A (100%)	3B (80%)	4A (70%)	4B (70%)
7:00 - 8:00	673	132	805	0	0	No	Yes	No	No	No	No	No	No	No
8:00 - 9:00	1134	113	1247	0	0	No	No	Yes	Yes	Yes	No	No	No	No
9:00 - 10:00	808	76	884	0	0	No	No	No	Yes	No	No	No	No	No
10:00 - 11:00	712	75	787	0	0	No	No	No	No	No	No	No	No	No
11:00 - 12:00	730	68	798	0	0	No	No	No	Yes	No	No	No	No	No
12:00 - 13:00	780	75	855	0	0	No	No	No	Yes	No	No	No	No	No
13:00 - 14:00	846	80	926	0	0	No	No	No	Yes	No	No	No	No	No
14:00 - 15:00	845	81	926	0	0	No	No	No	Yes	No	No	No	No	No
15:00 - 16:00	1001	83	1084	0	0	No	No	Yes	Yes	No	No	No	No	No
16:00 - 17:00	1126	99	1225	0	0	No	No	Yes	Yes	No	No	No	No	No
17:00 - 18:00	1210	97	1307	0	0	No	No	Yes	Yes	No	No	No	No	No
18:00 - 19:00	1009	79	1088	0	0	No	No	Yes	Yes	No	No	No	No	No
Total	10874	1058	11932	0	0	0	1	5	10	1	0	0	0	0

Pedestrian Volume

15th % pedestrian speed < 3.5 ft/s		Pedestrian refuge present?	NB		SB	

Hours	Major Street Vehicular Volume (veh/h)			Major Street Pedestrian Volume (ped/h)			4A (70%)	4B (70%)
	NB	SB	Total	NB	SB	Total		
7:00 - 8:00	413	260	673	0	0	0	No	No
8:00 - 9:00	638	496	1134	0	0	0	No	No
9:00 - 10:00	422	386	808	0	0	0	No	No
10:00 - 11:00	401	311	712	0	0	0	No	No
11:00 - 12:00	394	336	730	0	0	0	No	No
12:00 - 13:00	409	371	780	0	0	0	No	No
13:00 - 14:00	443	403	846	0	0	0	No	No
14:00 - 15:00	458	387	845	0	0	0	No	No
15:00 - 16:00	543	458	1001	0	0	0	No	No
16:00 - 17:00	582	544	1126	0	0	0	No	No
17:00 - 18:00	664	546	1210	0	0	0	No	No
18:00 - 19:00	521	488	1009	0	0	0	No	No
Totals	5888	4986	10874	0	0	0	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	
A. Minimum Vehicular Volumes (Both major approaches --and-- more critical minor approach) --or--	
B. Interruption of Continuous Traffic (Both major approaches --and-- more critical minor approach) --or--	
80% Vehicular --and-- Interruption Volumes (Both major approaches --and-- more critical minor approach)	
Warrant 2: Four-Hour Vehicular Volume	
Four-Hour Vehicular Volume (Both major approaches --and-- more critical minor approach)	
Warrant 3: Peak Hour	
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	

B. Peak-Hour Vehicular Volumes (Both major approaches --and-- more critical minor approach)	
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. Peak-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported Crash History --and--	
B1. Angle Crashes and Pedestrian Crashes within a 1-year Period (All Severities)	
B2. Angle Crashes and Pedestrian Crashes within a 1-year Period (Fatal-and-Injury)	
B3. Angle Crashes and Pedestrian Crashes within a 3-year Period (All Severities)	
B4. Angle Crashes and Pedestrian Crashes within a 3-year Period (Fatal-and-Injury)	
C. 80% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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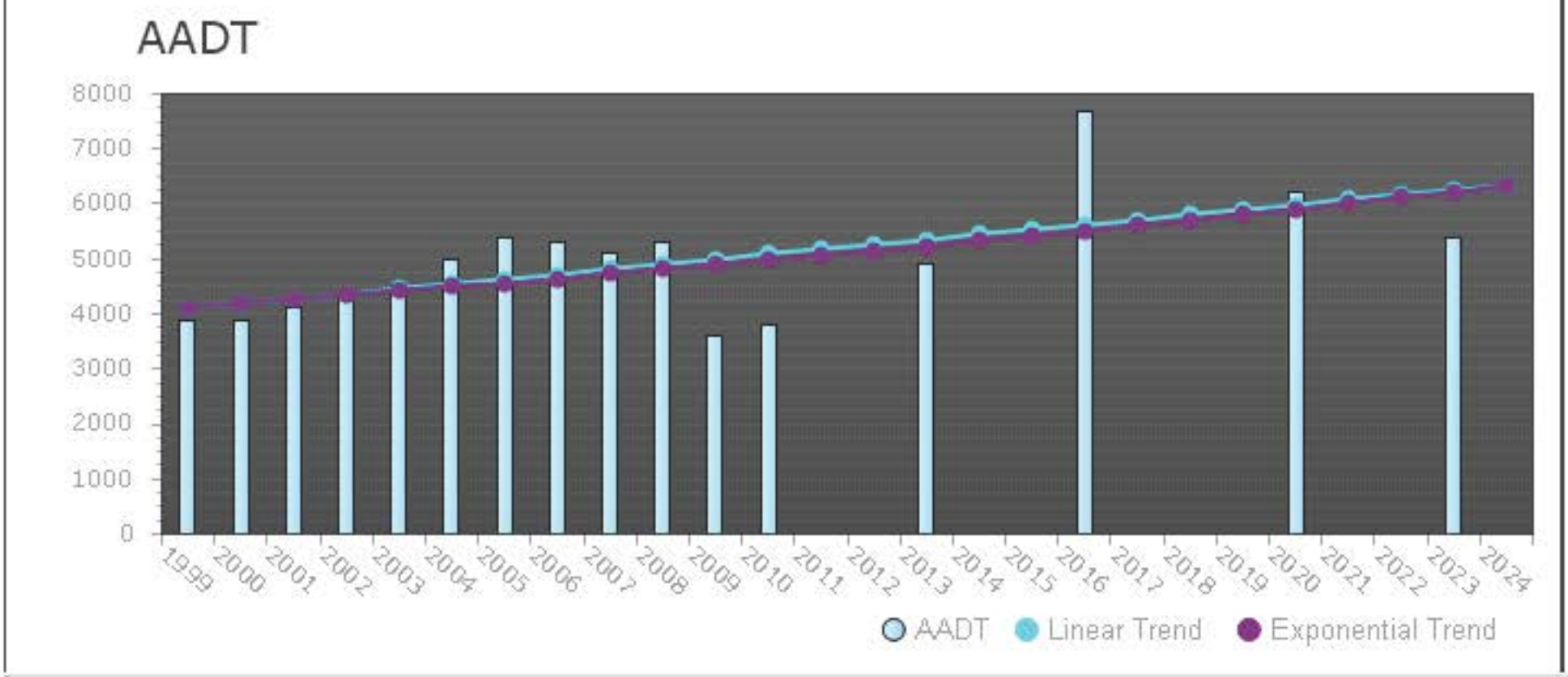
Station 113

GLADES CUT-OFF RD SW. OF SELVITZ RD

Linear Growth = 1.42%
Exponential Growth = 1.69%

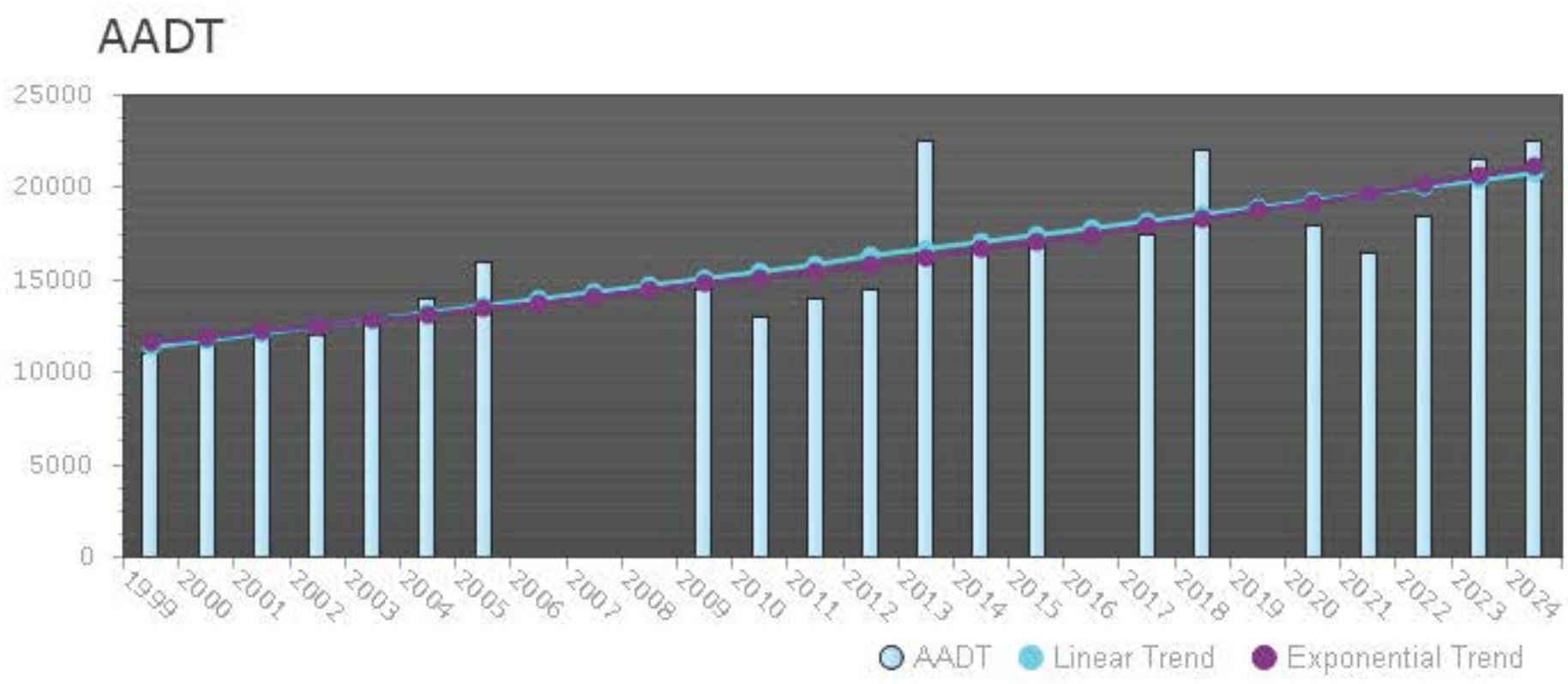


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	113	5400	0.106	0.5215	0	453	532
2020	113	6200	0.105	0.5565	0	535	600
2016	113	7700	0.114	0.5355	0	807	739
2013	113	4900			0	419	472
2010	113	3800	0.11	0.534	19.28	348	383
2009	113	3600	0.102	0.534		287	339
2008	113	5300	0.103	0.632		443	510
2007	113	5100	0.118	0.54		392	563
2006	113	5300	0.105	0.536		452	520
2005	113	5400	0.102	0.514		483	470
2004	113	5000	0.098	0.538		450	412
2003	113	4500	0.096	0.579		364	396
2002	113	4300	0.103	0.558		405	375
2001	113	4100	0.101	0.577		364	343
2000	113	3900	0.103	0.611		343	355
1999	113	3900	0.098	0.561		317	316

Station 132

MIDWAY RD 685 FEET WEST OF 25TH ST

Linear Growth = 1.81%
Exponential Growth = 2.36%

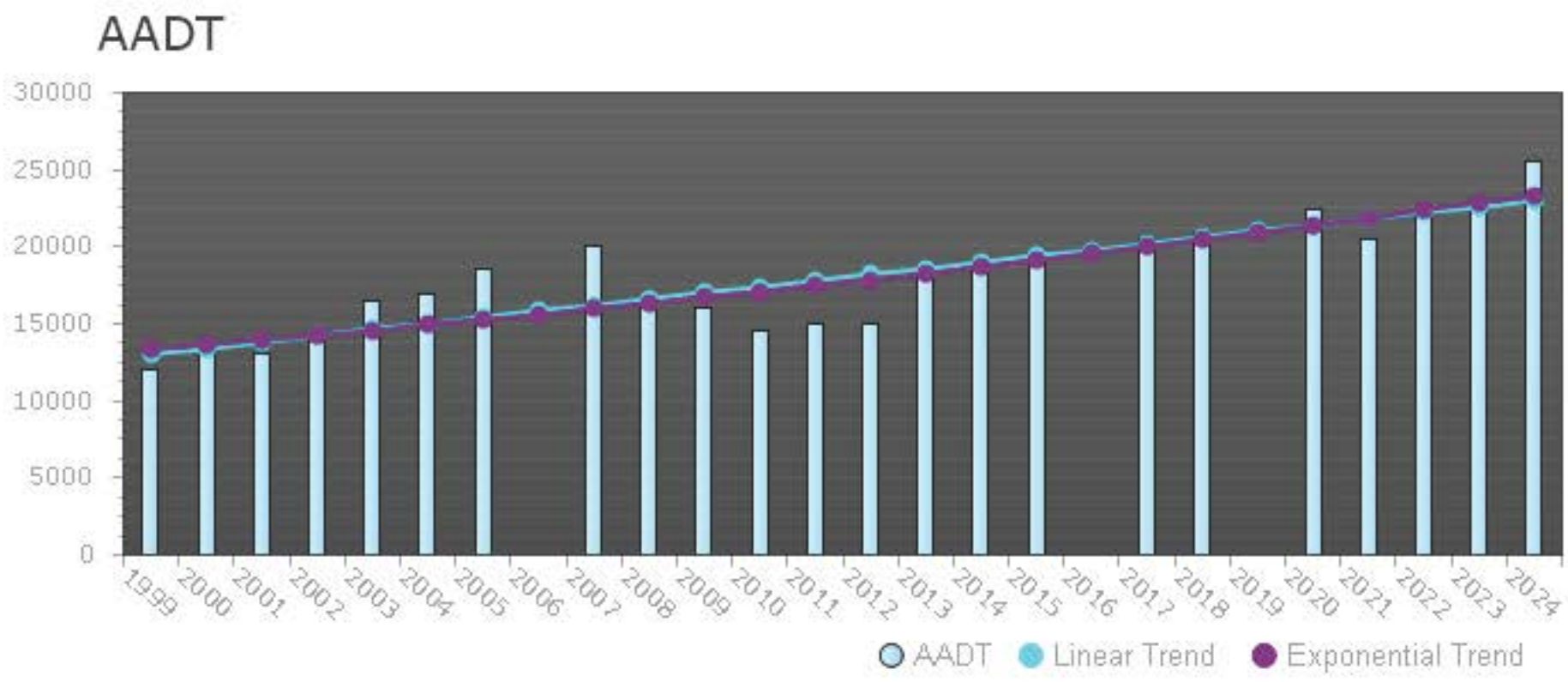


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	132	22500	0.097	0.56	0	2011	1977
2023	132	21500	0.098	0.5175	0	1950	1921
2022	132	18500	0.099	0.5215	0	1674	1689
2021	132	16500	0.091	0.5035	0	1411	1299
2020	132	18000	0.1	0.5085	0	1657	1665
2018	132	22000	0.097	0.5085	0	1981	1803
2017	132	17500	0.101	0.507	0	1601	1549
2015	132	17000	0.096	0.517	0	1458	1516
2014	132	17000	0.101	0.519	0	1484	1615
2013	132	22500			0	2026	1875
2012	132	14500	0.098	0.5395	7.38	1222	1301
2011	132	14000	0.097	0.512	8.15	1154	1224
2010	132	13000	0.098	0.534	9.79	1071	1147
2009	132	14500	0.097	0.517		1164	1275
2005	132	16000	0.093	0.541		1294	1405
2004	132	14000	0.095	0.551		1186	1189
2003	132	13000	0.095	0.542		1122	1123
2002	132	12000	0.094	0.562		968	1023
2001	132	12000	0.096	0.537		972	1016
2000	132	11500	0.093	0.536		897	971
1999	132	11000	0.097	0.577		841	898

Station 134

MIDWAY RD 560 FEET WEST OF SELVITZ RD

Linear Growth = 1.73%
Exponential Growth = 2.21%

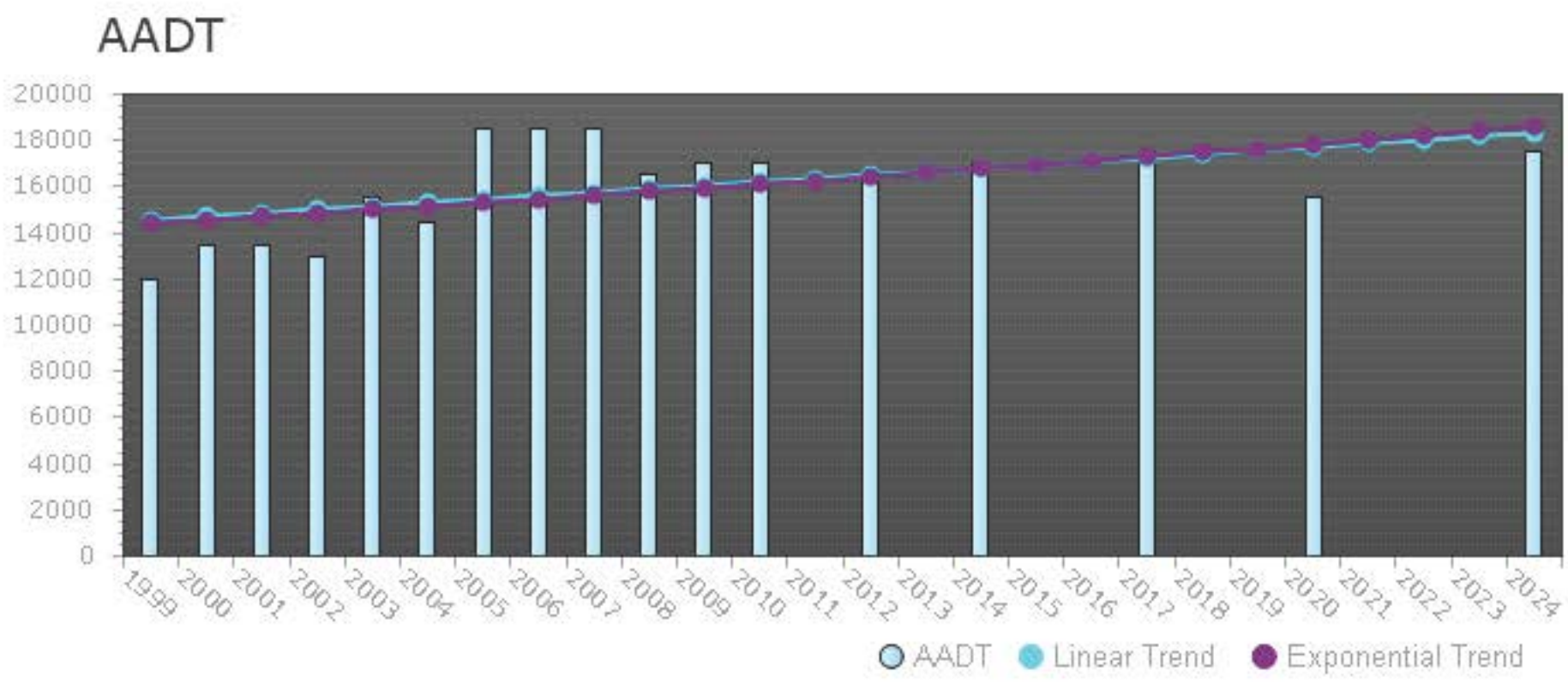


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	134	25500	0.096	0.564	0	2254	2244
2023	134	23000	0.098	0.53	0	2060	2102
2022	134	22000	0.099	0.541	0	2004	2003
2021	134	20500	0.095	0.541	0	1697	1816
2020	134	22500	0.106	0.547	0	2171	2047
2018	134	21000	0.1	0.5375	0	1983	1933
2017	134	20500	0.101	0.5245	0	1847	1869
2015	134	19000	0.097	0.54	0	1708	1676
2014	134	19000	0.097	0.5345	0	1713	1706
2013	134	18000			0	1610	1556
2012	134	15000	0.098	0.5145	9.99	1229	1364
2011	134	15000	0.096	0.546	7.8	1197	1337
2010	134	14500	0.095	0.518	8.56	1147	1263
2009	134	16000	0.101	0.54		1383	1465
2008	134	16500	0.097	0.506		1422	1477
2007	134	20000	0.095	0.521		1782	1710
2005	134	18500	0.098	0.554		1553	1672
2004	134	17000	0.095	0.559		1381	1458
2003	134	16500	0.099	0.535		1475	1482
2002	134	14000	0.098	0.552		1151	1245
2001	134	13000	0.098	0.548		1029	1166
2000	134	13000	0.096	0.687		1064	1101
1999	134	12000	0.099	0.557		987	1042

Station 172

25TH ST 730 FEET SOUTH OF MIDWAY RD

Linear Growth = 0.82%
Exponential Growth = 1.02%

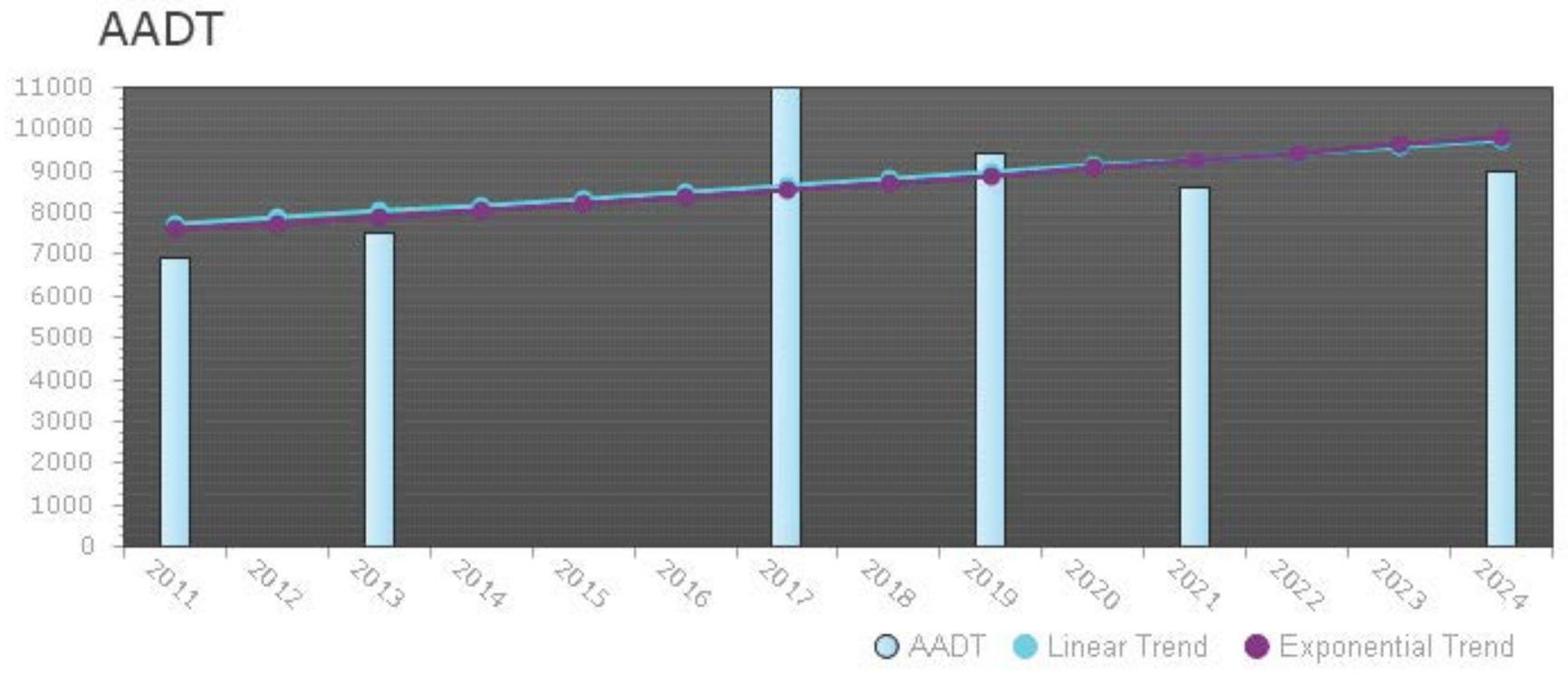


Year	Station	AADT	K100	Avg D Factor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	172	17500	0.106	0.6365	0	1610	1689
2020	172	15500	0.104	0.6345	0	1492	1485
2017	172	17000	0.103	0.628	0	1618	1556
2014	172	17000	0.108	0.6625	0	1680	1695
2012	172	16500	0.109	0.637	0	1483	1669
2010	172	17000	0.109	0.652	0	1596	1690
2009	172	17000	0.11	0.672		1693	1668
2008	172	16500	0.114	0.699		1730	1644
2007	172	18500	0.131	0.68		2237	1871
2006	172	18500	0.121	0.824		1969	1758
2005	172	18500	0.109	0.643		1850	1786
2004	172	14500	0.124	0.516		1613	1222
2003	172	15500	0.127	0.551		1782	1354
2002	172	13000	0.118	0.561		1349	1147
2001	172	13500	0.111	0.611		1329	1264
2000	172	13500	0.107	0.631		1327	1284
1999	172	12000	0.11	0.61		1126	1036

Station 703

SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Linear Growth = 1.59%
Exponential Growth = 1.95%

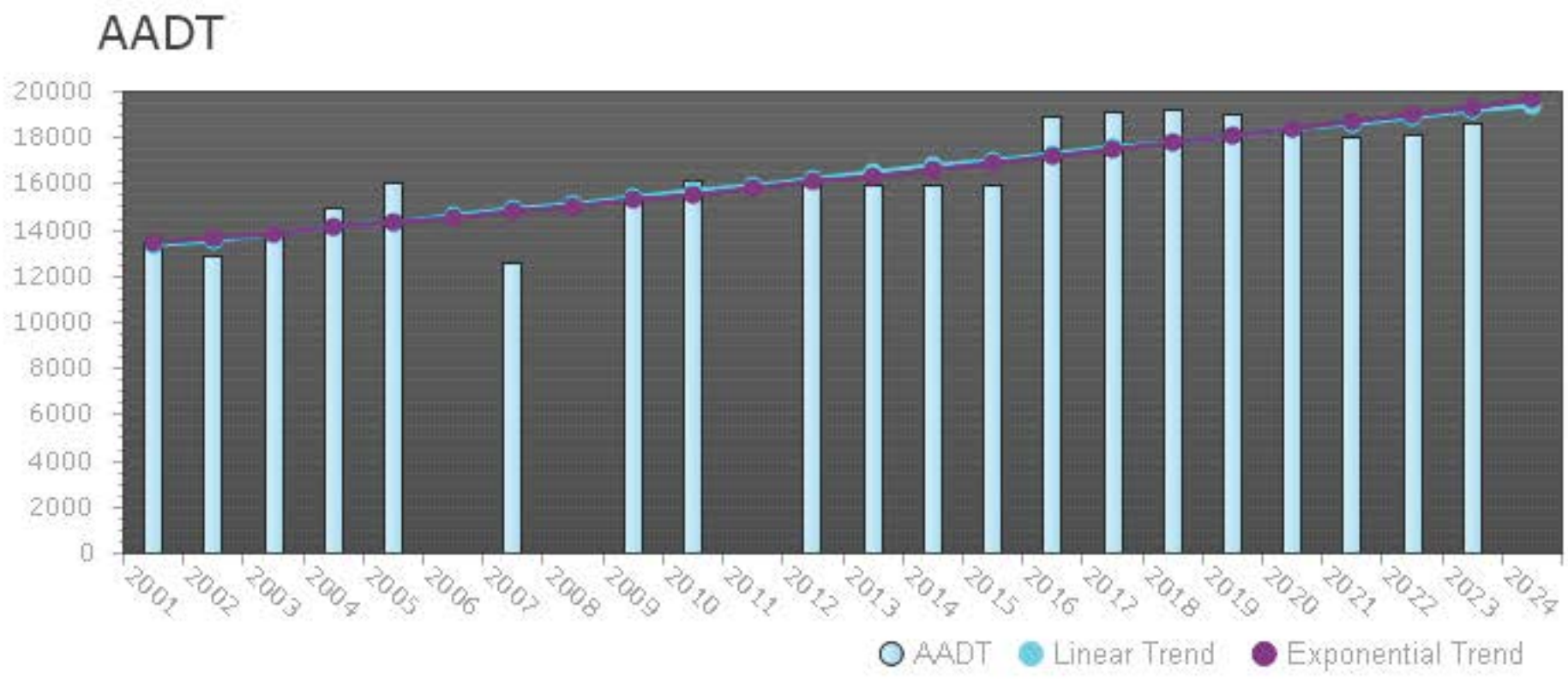


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	703	9000	0.111	0.524	0	935	857
2021	703	8600	0.103	0.5735	0	800	820
2019	703	9400	0.113	0.5485	0	966	914
2017	703	11000	0.122	0.6585	0	1201	1059
2013	703	7500			0	754	698
2011	703	6900	0.115	0.562	0	724	657

Station 940016

CR 615 / 25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

Linear Growth = 1.36%
Exponential Growth = 1.64%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	940016	18600	0.09	0.516		1799	1799
2022	940016	18100	0.09	0.514	0	1750	1750
2021	940016	18000	0.09	0.514	0	1741	1741
2020	940016	18200		0.514	-1		
2019	940016	19000		0.514			
2018	940016	19200		0.514			
2017	940016	19100		0.514			
2016	940016	18900		0.514			
2015	940016	15900		0.514			
2014	940016	15900		0.514			
2013	940016	15900		0.514			
2012	940016	15900		0.514			
2010	940016	16100		0.514	0	1490	1594
2009	940016	15400		0.514	0	2862	2957
2007	940016	12600		0.514	0	1201	1326
2005	940016	16000		0.514	0	1791	1666
2004	940016	15000		0.514	0	1316	1518
2003	940016	13800		0.514	0	1427	1401
2002	940016	12900		0.514	0	585	998
2001	940016	13500		0.514	0	1286	1334

LEGAL DESCRIPTION

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCENORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

OWNER/CLIENT:
DON STEVENSON
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

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

TRAFFIC:
SHAUN MACKENZIE
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

ENGINEER:
MILLS, SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACH, FL 332960
772.226.7282

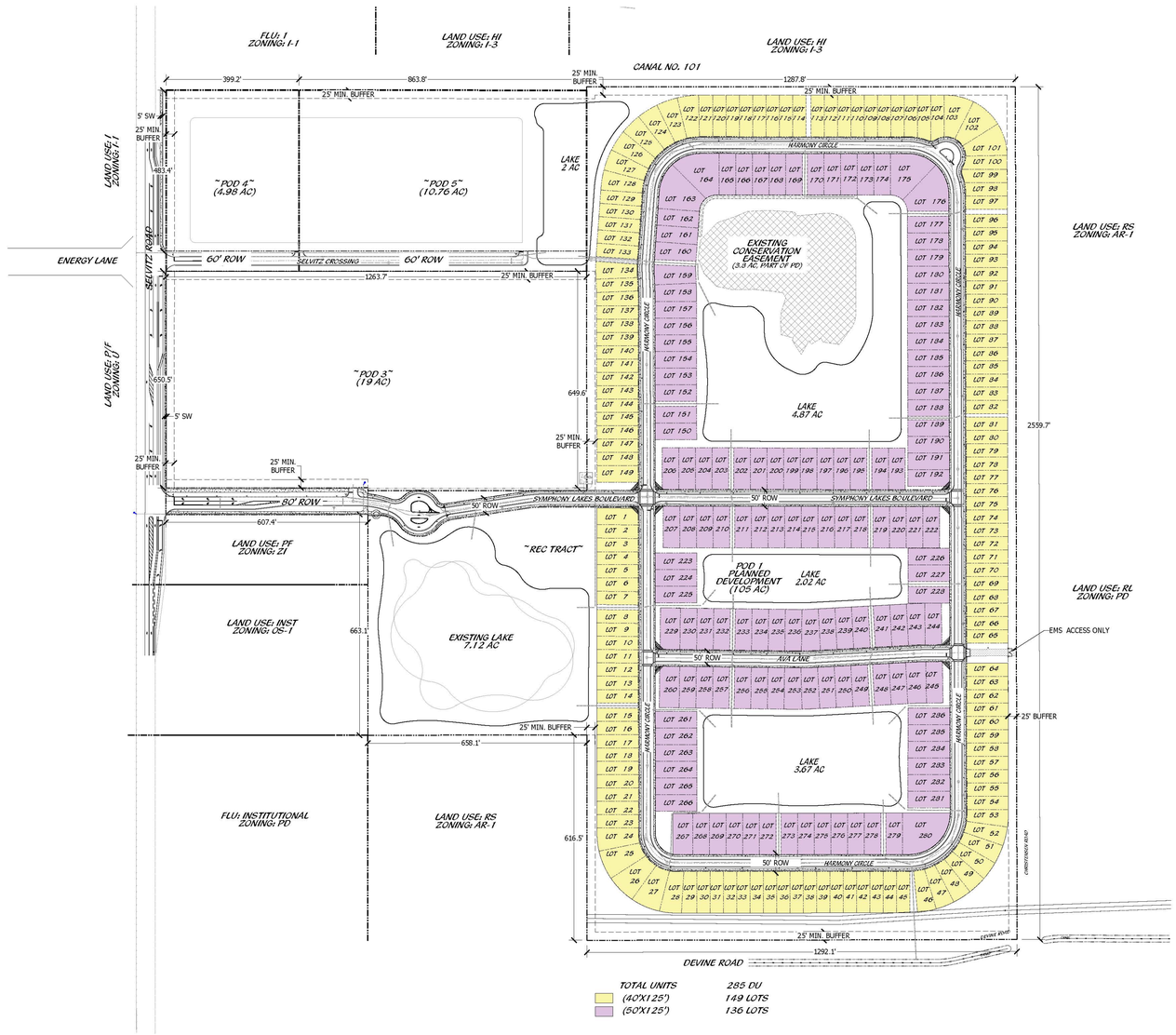
TRAFFIC STATEMENT

ALL OF THE ROADWAY SEGMENTS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE PROPOSED REZONING EXCEPT MIDWAY ROAD FROM EAST TORINO PARKWAY TO JENKINS ROAD/MILNER ROAD. BECAUSE THIS ROAD IS FAILING IN THE EXISTING/BACKGROUND CONDITION, IT IS THE RESPONSIBILITY OF THE MAINTAINING AGENCY TO CORRECT THE EXISTING DEFICIENCY AND IT IS NOT A RESPONSIBILITY OF THE APPLICANT (CHAPTER 163.3180 (5) F.S.). THEREFORE, THE PROPOSED REZONING MEETS THE TRANSPORTATION REQUIREMENTS OF THE CITY'S CODE.

PARKING

RESIDENTIAL: 2 SPACES PER UNIT

LIGHT INDUSTRIAL: REFER TO CITY OF FT. PIERCE LAND DEVELOPMENT CODE



SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0" North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SELVITZ ROAD

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET 1 OF 1

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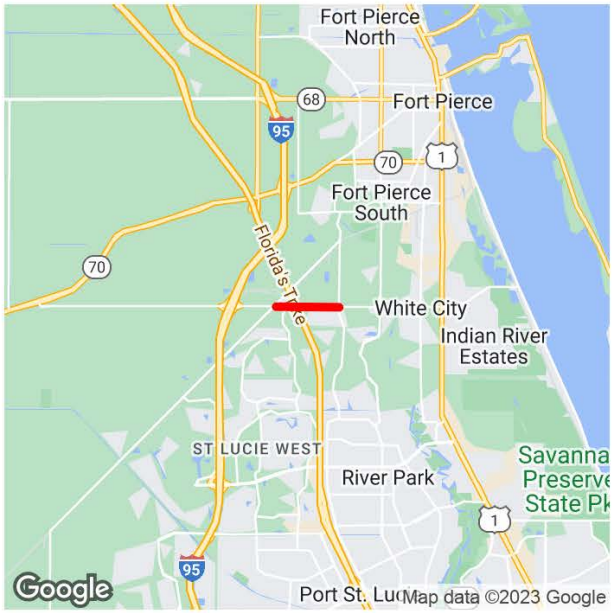
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

MIDWAY RD FROM GLADES CUT OFF RD TO SELVITZ RD
2314403 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2022 TPO PRIORITY #2 WIDENING FROMOM 2 TO 4 LANES LFA WITH ST LUCIE COUNTY FOR PD&E AND DESIGN CK #09828620 RECD FROM ST LUCIE CO BCC FOR 1.65M ON 10/7/14 FOR PD&E THIS IS A CAT2 CHECK RECD 1/25/2017 FROMOM ST.LUCIE CO $2,108,000 PH32/37
Lead Agency: MANAGED BY FDOT
From: GLADES CUT OFF RD
County: ST. LUCIE
To: SELVITZ RD
Length: 1.577
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, RAILROAD & UTILITIES, ENVIRONMENTAL

Phase	Fund Code	2024	2025	2026	2027	2028	Total
ROW	SA	0	468,500	1,000,000	0	0	1,468,500
			468,500	**1,000,000**			**1,468,500**

Prior Year Cost: 78,845,424
Future Year Cost: 0
Total Project Cost: 132,170,787
LRTP: Page 8-2

Notes

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

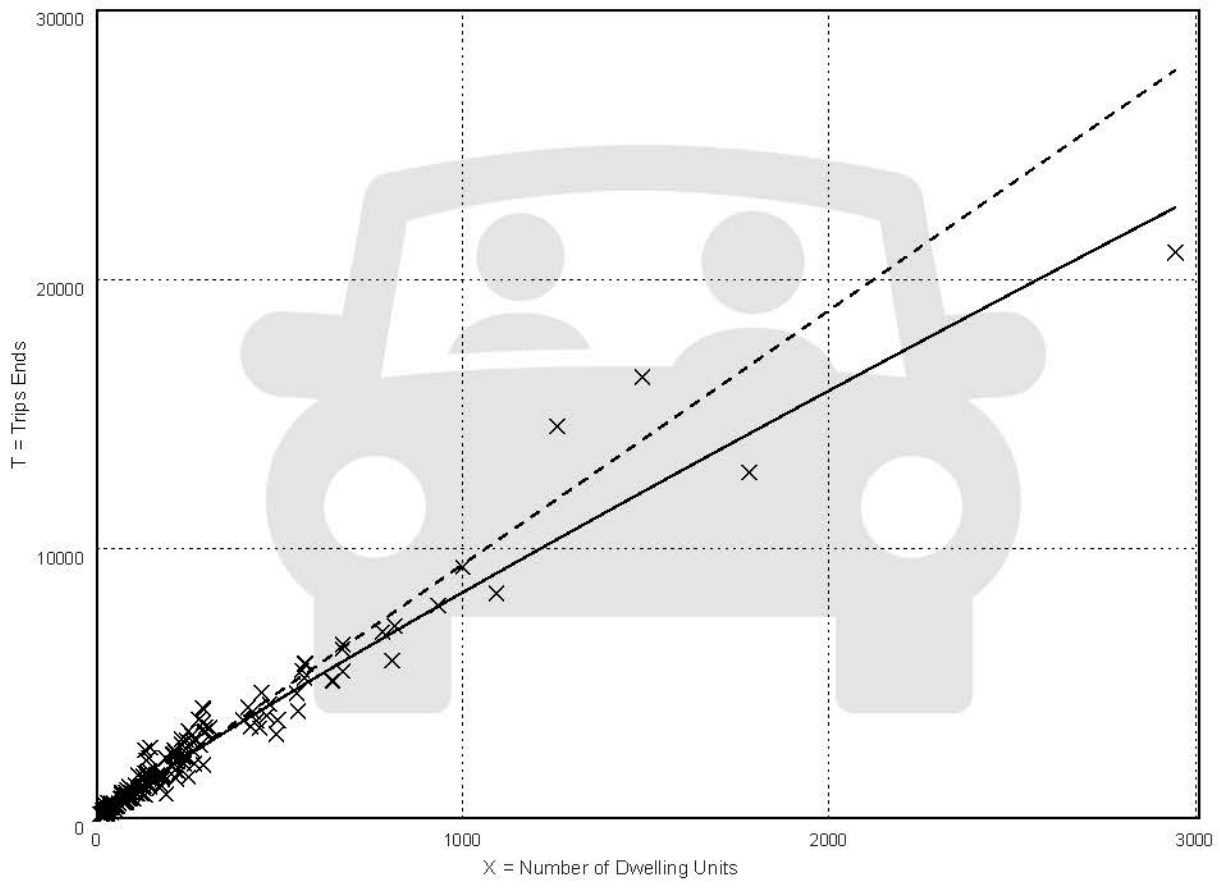
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

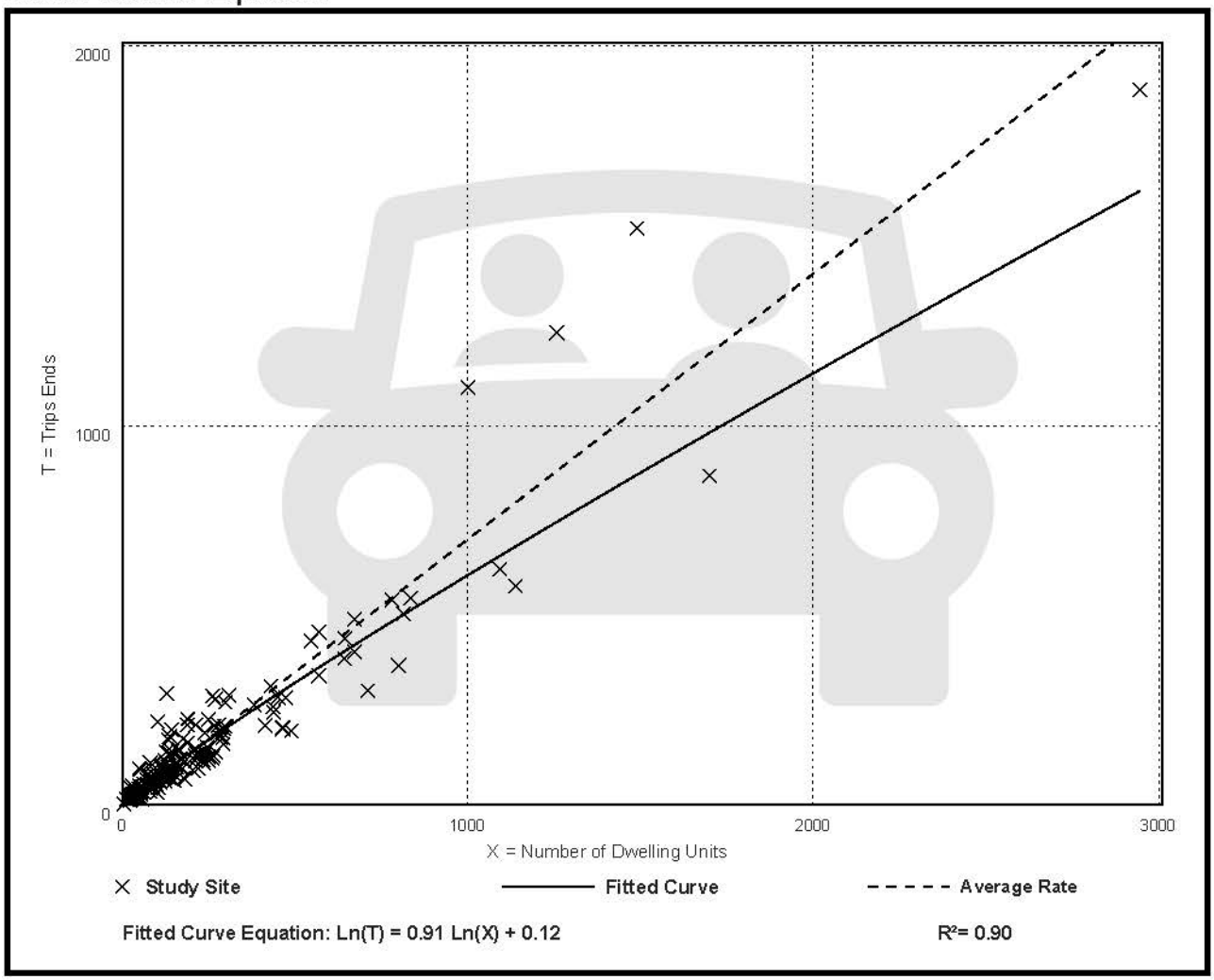
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



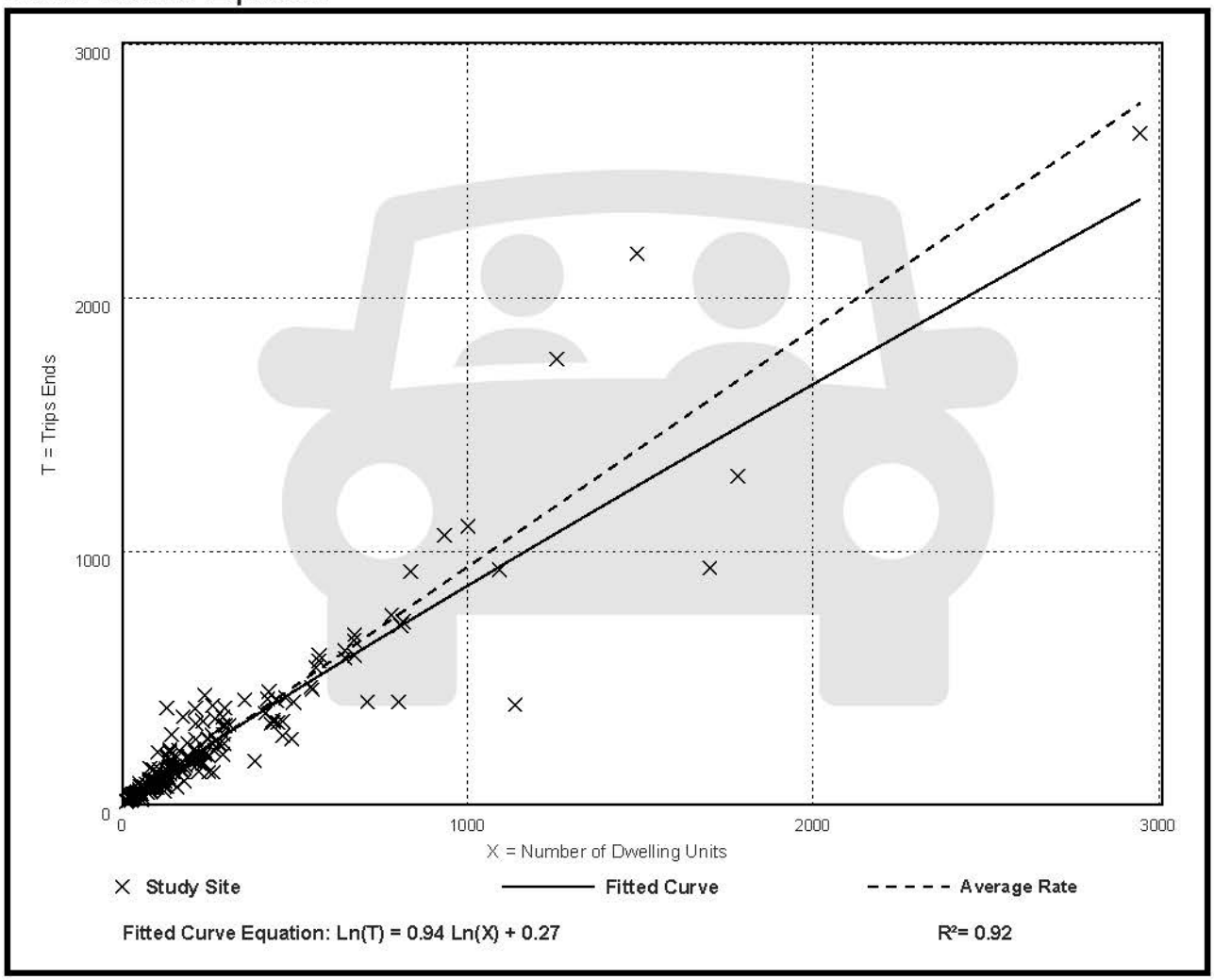
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

APPENDIX F

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

Property Identification

Site Address: 4300 Selvitz RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0006-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 172971
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ I LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB (69.59 AC)



Current Values

Just/Market Value:	$1,826,738
Assessed Value:	$19,137
Exemptions:	$0
Taxable Value:	$19,137

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):	69.59
Land Size (SF):	3,031,340

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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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
2ND ST	CITRUS AVE to ORANGE AVE	601	1,837	2022	540	130	C	0.24	135	C	0.25
2ND ST	ORANGE AVE to AVENUE A	602	2,011	2022	540	125	C	0.23	124	C	0.23
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,165	2023	600	77	C	0.13	91	C	0.15
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,888	2023	790	142	C	0.18	152	C	0.19
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,576	2023	790	180	C	0.23	168	C	0.21
7TH ST	CITRUS AVE to ORANGE AVE	515	2,576	2023	750	180	C	0.24	168	C	0.22
7TH ST	ORANGE AVE to AVENUE C	603	2,664	2022	750	189	C	0.25	191	C	0.25
7TH ST	AVENUE C to AE BACKUS AVE	603	2,664	2022	540	189	C	0.35	191	C	0.35
7TH ST	AE BACKUS AVE to AVENUE D	603	2,664	2022	750	189	C	0.25	191	C	0.25
7TH ST	AVENUE D to AVENUE H	604	1,759	2022	750	118	C	0.16	120	C	0.16
10TH ST	DELAWARE AVE to ORANGE AVE	605	1,392	2022	600	92	C	0.15	82	C	0.14
10TH ST	ORANGE AVE to AVENUE C	605	1,392	2022	600	92	C	0.15	82	C	0.14
10TH ST	AVENUE C to AVENUE D	605	1,392	2022	540	92	C	0.17	82	C	0.15
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,270	2023	750	426	D	0.57	404	D	0.54
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,270	2023	790	426	D	0.54	404	D	0.51
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,590	2021	750	225	C	0.30	233	C	0.31
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,708	2022	750	230	C	0.31	201	C	0.27
13TH ST	ORANGE AVE to AVENUE B	521	3,037	2022	750	169	C	0.23	163	C	0.22
13TH ST	AVENUE B to AVENUE D	521	3,037	2022	750	169	C	0.23	163	C	0.22
13TH ST	AVENUE D to AVENUE H	165	2,639	2022	750	141	C	0.19	141	C	0.19
13TH ST	AVENUE H to AVENUE I	165	2,639	2022	540	141	C	0.26	141	C	0.26
13TH ST	AVENUE I to AVENUE O	165	2,639	2022	540	141	C	0.26	141	C	0.26
13TH ST	AVENUE O to AVENUE Q	165	2,639	2022	540	141	C	0.26	141	C	0.26
17TH ST	GEORGIA AVE to DELAWARE AVE	606	2,400	2022	600	150	C	0.25	148	C	0.25
17TH ST	DELAWARE AVE to ORANGE AVE	607	5,485	2023	790	279	C	0.35	264	C	0.33
17TH ST	ORANGE AVE to AVENUE D	608	2,384	2021	750	133	C	0.18	127	C	0.17
17TH ST	AVENUE D to AVENUE Q	608	2,384	2021	750	133	C	0.18	127	C	0.17
25TH ST	MIDWAY RD to BELL AVE	940016	19,433	2023							
25TH ST	BELL AVE to EDWARDS RD	159	22,500	2024	2,100	1,261	C	0.60	1,295	C	0.62
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	22,252	2023							
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,512	2023	2,000	1,383	C	0.69	1,139	C	0.57

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2024

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						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,310	2023	1,710	529	C	0.31	500	C	0.29
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	18,982	2021	3,170	903	C	0.28	966	C	0.30
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	44,500	2024	3,170	2,625	C	0.83	2,512	C	0.79
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	39,500	2024	3,170	2,239	C	0.71	2,303	C	0.73
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	36,000	2024	3,170	2,016	C	0.64	1,935	C	0.61
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	46,000	2024	3,170	2,385	C	0.75	2,367	C	0.75
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,000	2024	3,170	1,920	C	0.61	1,855	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,705	2021	3,170	857	C	0.27	919	C	0.29
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	21,986	2021	3,170	1,123	C	0.35	1,102	C	0.35
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,500	2024	3,170	2,331	C	0.74	2,070	C	0.65
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,204	2022	790	115	C	0.15	122	C	0.15
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	9,400	2024	630	812	F	1.29	715	F	1.13
DARWIN BLVD	PAAR DR to TULIP BLVD	235	9,400	2024	920	812	C	0.88	715	C	0.78
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,043	2023	920	582	C	0.63	542	C	0.59
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	9,825	2022	920	585	C	0.64	518	C	0.56
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,707	2022	880	336	C	0.38	357	C	0.41
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,196	2021	880	276	C	0.31	280	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,600	2022	600	313	D	0.52	241	C	0.40
DELAWARE AVE	33RD ST to 25TH ST	500	2,160	2022	1,710	161	C	0.09	168	C	0.10
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,308	2023	1,220	60	C	0.05	60	C	0.05
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,632	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	8,100	2024	750	469	D	0.63	435	D	0.58
DELAWARE AVE	10TH ST to 7TH ST	664	8,100	2024	600	469	D	0.78	435	D	0.73
DELAWARE AVE	7TH ST to US 1	665	6,552	2023	750	424	D	0.57	382	D	0.51
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2024	830	651	C	0.78	669	C	0.81
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	16,000	2024	880	1,093	F	1.24	918	F	1.04
EASY ST	US 1 to BUCHANAN DR	106	7,204	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,204	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	14,000	2024	630	742	F	1.18	718	F	1.14
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	14,000	2024	700	742	F	1.06	718	F	1.03
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2024	880	711	C	0.81	702	C	0.80

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						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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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
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	35,121	2021	3,020	1,797	C	0.60	1,775	C	0.59
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	40,901	2023	3,170	2,307	C	0.73	2,221	C	0.70
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,526	2023	3,170	2,427	C	0.77	2,427	C	0.77
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,526	2023	3,020	2,427	C	0.80	2,427	C	0.80
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,526	2023							
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	47,848	2023							
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	48,530	2023							
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	55,266	2023							
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	37,800	2023							
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	37,326	2023							
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	21,500	2024	2,100	1,089	C	0.52	1,156	C	0.55
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	21,500	2024	2,100	954	C	0.45	970	C	0.46
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	33,034	2023	2,100	1,869	C	0.89	1,678	C	0.80
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	33,034	2023	2,000	1,869	C	0.93	1,678	C	0.84
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	19,500	2024	2,100	1,144	C	0.54	1,003	C	0.48
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,934	2021	1,710	483	C	0.28	460	C	0.27
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,963	2023	1,080	115	B	0.11	124	B	0.11
RANGE LINE RD	BECKER RD to DISCOVERY WAY	738	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	DISCOVERY WAY to CROSSTOWN PKWY	737	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	CROSSTOWN PKWY to GLADES CUT-OFF RD	736	2,100	2024	1,080	170	B	0.16	161	B	0.15
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,389	2023	750	330	C	0.44	392	D	0.52
RIO MAR DR	BEACH AVE to US 1	147	5,389	2023	790	330	C	0.42	392	D	0.50
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	5,267	2023	920	244	C	0.27	244	C	0.27
ROSSER BLVD	PAAR DR to APRICOT RD	948510	5,267	2023	1,070	244	B	0.23	244	B	0.23
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,934	2023	920	287	C	0.31	234	C	0.25
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,029	2023	540	126	C	0.23	130	C	0.24
SAVONA BLVD	BECKER RD to PAAR DR	236	11,500	2024	790	1,038	F	1.31	841	F	1.06
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	11,500	2024	750	1,038	F	1.38	841	F	1.12
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,000	2024	790	673	D	0.85	636	D	0.81
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	9,000	2024	700	542	C	0.77	523	C	0.75

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						Volume	LOS	V/C	Volume	LOS	V/C
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,000	2024	790	765	D	0.97	770	D	0.97
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	460	2022	580	38	C	0.07	30	C	0.05
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	977	2023	1,080	65	B	0.06	63	B	0.06
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,089	2023	670	75	B	0.11	77	B	0.11
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	18,636	2023	790	1,236	F	1.56	1,087	F	1.38
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,826	2023							
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	9,600	2024	920	551	C	0.60	563	C	0.61
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,339	2023							
SR A1A SOUTH	MARTIN C.L. to NETTLES ISLAND	890157	17,184	2023							
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,953	2023							
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	4,405	2023							
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,061	2023							
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,209	2023							
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,209	2023							
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	12,400	2023							
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	12,400	2023							
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	17,500	2024	2,100	1,161	C	0.55	1,180	C	0.56
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,960	2023	2,100	1,192	C	0.57	1,195	C	0.57
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	17,500	2024	1,800	1,161	C	0.65	1,180	C	0.66
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	22,737	2023	2,100	1,281	C	0.61	1,339	C	0.64
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	5,149	2021	790	286	C	0.36	286	C	0.36
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,102	2021	880	408	C	0.46	448	C	0.51
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,102	2021	880	408	C	0.46	448	C	0.51
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	4,423	2023							
ST LUCIE BLVD	SENECA AVE to US 1	940270	4,423	2023							
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,500	2024	700	906	F	1.29	864	F	1.23
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,500	2024	3,170	2,262	C	0.71	2,316	C	0.73
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,629	2021	540	219	C	0.41	232	C	0.43
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,838	2022	750	253	C	0.34	256	C	0.34

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48 Hour Traffic Volume Summary

St Lucie TPO

Count Station: 703

Location: SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Summary Begin Date: January 23, 2024

Hour Ending	Day 1		Day 2	
	North	South	North	South
01:00	11	8	18	27
02:00	9	14	6	8
03:00	10	20	17	11
04:00	24	22	17	11
05:00	67	38	74	43
06:00	194	115	151	77
07:00	335	219	294	211
08:00	554	408	453	435
09:00	333	325	304	328
10:00	278	231	290	275
11:00	252	284	260	253
12:00	256	270	272	327
13:00	273	318	302	334
14:00	292	308	273	299
15:00	329	362	336	353
16:00	347	435	320	415
17:00	394	415	437	447
18:00	317	365	312	409
19:00	168	227	201	231
20:00	116	153	119	148
21:00	95	91	93	120
22:00	40	69	45	75
23:00	31	43	25	43
24:00	8	23	12	17
Totals:	4,733	4,763	4,631	4,897

Average			Hour Ending
North	South	Total	
14	17	31	01:00
7	11	18	02:00
13	15	28	03:00
20	16	36	04:00
70	40	110	05:00
172	96	268	06:00
315	215	530	07:00
504	422	926	08:00
319	327	646	09:00
284	253	537	10:00
256	269	525	11:00
264	299	563	12:00
288	326	614	13:00
283	304	587	14:00
333	358	691	15:00
334	425	759	16:00
416	431	847	17:00
315	387	702	18:00
185	229	414	19:00
117	150	267	20:00
94	105	199	21:00
42	72	114	22:00
28	43	71	23:00
10	20	30	24:00
4,683	4,830	9,513	

Day 1: Tuesday, January 23, 2024

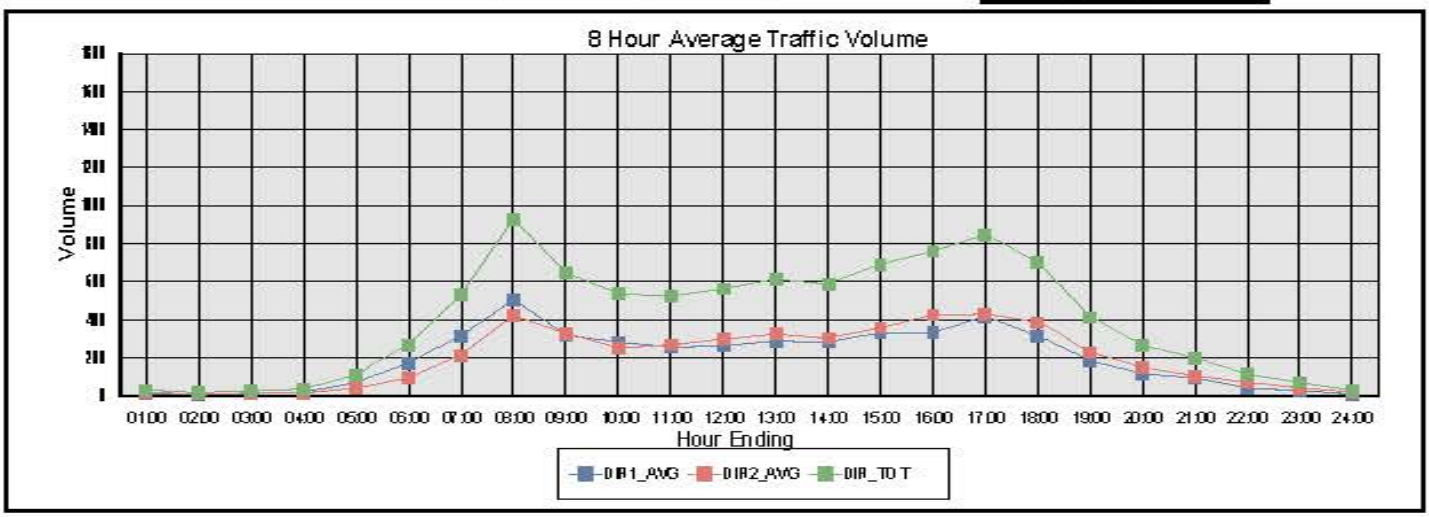
Day 2: Wednesday, January 24, 2024

01/23/24 - 01/24/24	Tuesday	Wednesday	Average
AM P:D:	0.100	0.090	0.097
AM DFac:	0.58	0.51	0.54
AM Pk Hr Begins:	0700	0700	n/a
PM P:D:	0.090	0.090	0.090
PM DFac:	0.54	0.51	0.52
PM Pk Hr Begins:	1530	1600	n/a

AM Peak Hr Peak Season Vol	935
PM Peak Hr Peak Season Vol	857

P:D	MOCF	K100
0.097	0.94	0.103

ADT	SF	AADT
9,513	0.95	9,000



APPENDIX I

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.08
2	01/08/2023 - 01/14/2023	0.98	1.05
* 3	01/15/2023 - 01/21/2023	0.95	1.02
* 4	01/22/2023 - 01/28/2023	0.94	1.01
* 5	01/29/2023 - 02/04/2023	0.93	1.00
* 6	02/05/2023 - 02/11/2023	0.92	0.99
* 7	02/12/2023 - 02/18/2023	0.91	0.98
* 8	02/19/2023 - 02/25/2023	0.91	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.99
*11	03/12/2023 - 03/18/2023	0.92	0.99
*12	03/19/2023 - 03/25/2023	0.93	1.00
*13	03/26/2023 - 04/01/2023	0.94	1.01
*14	04/02/2023 - 04/08/2023	0.95	1.02
*15	04/09/2023 - 04/15/2023	0.96	1.03
16	04/16/2023 - 04/22/2023	0.97	1.04
17	04/23/2023 - 04/29/2023	0.98	1.05
18	04/30/2023 - 05/06/2023	0.98	1.05
19	05/07/2023 - 05/13/2023	0.99	1.06
20	05/14/2023 - 05/20/2023	1.00	1.08
21	05/21/2023 - 05/27/2023	1.01	1.09
22	05/28/2023 - 06/03/2023	1.02	1.10
23	06/04/2023 - 06/10/2023	1.03	1.11
24	06/11/2023 - 06/17/2023	1.04	1.12
25	06/18/2023 - 06/24/2023	1.05	1.13
26	06/25/2023 - 07/01/2023	1.06	1.14
27	07/02/2023 - 07/08/2023	1.06	1.14
28	07/09/2023 - 07/15/2023	1.07	1.15
29	07/16/2023 - 07/22/2023	1.07	1.15
30	07/23/2023 - 07/29/2023	1.07	1.15
31	07/30/2023 - 08/05/2023	1.06	1.14
32	08/06/2023 - 08/12/2023	1.06	1.14
33	08/13/2023 - 08/19/2023	1.06	1.14
34	08/20/2023 - 08/26/2023	1.06	1.14
35	08/27/2023 - 09/02/2023	1.07	1.15
36	09/03/2023 - 09/09/2023	1.07	1.15
37	09/10/2023 - 09/16/2023	1.07	1.15
38	09/17/2023 - 09/23/2023	1.06	1.14
39	09/24/2023 - 09/30/2023	1.06	1.14
40	10/01/2023 - 10/07/2023	1.05	1.13
41	10/08/2023 - 10/14/2023	1.05	1.13
42	10/15/2023 - 10/21/2023	1.04	1.12
43	10/22/2023 - 10/28/2023	1.04	1.12
44	10/29/2023 - 11/04/2023	1.03	1.11
45	11/05/2023 - 11/11/2023	1.03	1.11
46	11/12/2023 - 11/18/2023	1.02	1.10
47	11/19/2023 - 11/25/2023	1.02	1.10
48	11/26/2023 - 12/02/2023	1.01	1.09
49	12/03/2023 - 12/09/2023	1.01	1.09
50	12/10/2023 - 12/16/2023	1.00	1.08
51	12/17/2023 - 12/23/2023	0.98	1.05
52	12/24/2023 - 12/30/2023	0.97	1.04
53	12/31/2023 - 12/31/2023	0.95	1.02

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 4_9401_PKSEASON.TXT

ROADS IMPACT FEES COMBINED - FUND 3100XX
CAPITAL IMPROVEMENT PLAN

REVENUES:

	FY 2024 Recommended	*Un-Appropriated Subsequent Years* FY 2025	FY 2026	FY 2027	FY 2028
Available Major Project Reserves	$ 20,195,476	$ 10,814,486	$ 9,646,658	$ 10,151,450	$ 12,470,055
Residential Impact Fees	$ 8,413,791	$ 8,126,589	$ 7,690,100	$ 7,459,529	$ 7,459,529
Commercial Impact Fees	$ 934,866	$ 902,954	$ 854,456	$ 828,837	$ 828,837
Reimbursement		$ 5,000,000	$ 5,000,000	$ 5,000,000	$ -
Interest	$ 302,932	$ 162,217	$ 144,700	$ 152,272	$ 187,051
Less 5 Percent	$ (482,579)	$ (709,588)	$ (684,463)	$ (672,032)	$ (423,771)
Total Budgeted Revenues	**$ 29,364,486**	**$ 24,296,658**	**$ 22,651,450**	**$ 22,920,055**	**$ 20,521,700**

EXPENDITURES:

	FY24 Recommended	*Un-Appropriated Subsequent Years* FY 2025	FY 2026	FY 2027	FY 2028	FUTURE ANTICIPATED NEEDS
Arterial A (Midway Road to Orange Avenue)	$ -	$ -	$ -	$ -	$ 1,000,000	$ 2,000,000
Glades Cut Off Rd Widening & Improvements	$ -	$ 2,500,000	$ 2,000,000	$ 6,000,000	$ -	$ 81,100,000
Jenkins Road Phase 1 (from Midway to Glades Cut Off Rd)	$ 12,000,000	$ -	$ -	$ -	$ -	$ -
Jenkins Road Phase 2 (from Glades Cut Off Rd to Orange Ave)	$ 1,000,000	$ -	$ -	$ -	$ -	$ 69,000,000
Jenkins Road Phase 3 (from Orange Ave to St Lucie Blvd)	$ -	$ -	$ -	$ -	$ -	$ 49,000,000
Lennard Rd / Tilton Rd Drainage	$ -	$ 1,500,000	$ -	$ -	$ -	$ -
Midway Rd (Glades Cut Off to Jenkins) Includes Tpk Interchange	$ -	$ -	$ -	$ -	$ -	$ 75,250,000
Selvitz Road Improvements (Glades Cut Off Rd to Edwards Rd)	$ -	$ -	$ -	$ -	$ -	$ -
Walton Road Sidewalk (Lennard Rd to Green River Pkwy)	$ 1,500,000	$ -	$ -	$ -	$ -	$ -
North County Airport Connector (I-95 to King's Hwy)	$ 50,000	$ -	$ -	$ 2,000,000	$ 2,000,000	$ 50,000,000
Selvitz Rd and Glades Cut Off Rd Intersection Improvements	$ -	$ 8,500,000	$ 8,500,000	$ -	$ -	$ 17,000,000
Oleander Ave Sidewalk (South Market Ave to Edwards Rd)	$ 1,000,000	$ 150,000	$ -	$ 450,000	$ -	$ -
Edwards Rd Widening (Jenkins Rd to 25th St)	$ 1,500,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 1,000,000	$ 15,000,000
St. Lucie West at Peacock Blvd Intersection (City of PSL)	$ 1,500,000	$ -	$ -	$ -	$ -	$ -
Total Budgeted Expenses	**$ 18,550,000**	**$ 14,650,000**	**$ 12,500,000**	**$ 10,450,000**	**$ 3,000,000**	**$ 356,350,000**

SUMMARY:

Revenues	$ 29,364,486	$ 24,296,658	$ 22,651,450	$ 22,920,055	$ 20,521,700
Expenses	$ (18,550,000)	$ (14,650,000)	$ (12,500,000)	$ (10,450,000)	$ (3,000,000)
CIP Reserve for Future Projects	**$ 10,814,486**	**$ 9,646,658**	**$ 10,151,450**	**$ 12,470,055**	**$ 17,521,700**

48 Hour Traffic Volume Summary

St Lucie TPO

Count Station: 130

Location: MIDWAY RD 750 FEET WEST OF SUNRISE BLVD

Summary Begin Date: January 23, 2024

Hour Ending	Day 1		Day 2	
	East	West	East	West
01:00	120	105	167	89
02:00	40	53	68	53
03:00	29	33	59	25
04:00	29	27	49	35
05:00	44	52	46	44
06:00	84	99	110	110
07:00	246	274	361	284
08:00	632	615	893	616
09:00	1,458	814	1,768	862
10:00	1,430	734	1,111	757
11:00	850	608	801	649
12:00	734	640	697	631
13:00	765	686	746	725
14:00	768	745	751	731
15:00	808	725	731	748
16:00	925	891	952	870
17:00	978	956	1,057	975
18:00	1,187	917	1,089	884
19:00	1,102	873	998	917
20:00	914	589	675	569
21:00	604	364	511	450
22:00	556	356	406	346
23:00	421	234	256	262
24:00	174	97	147	100
Totals:	14,898	11,487	14,449	11,732

Average			Hour Ending
East	West	Total	
143	97	240	01:00
54	53	107	02:00
44	29	73	03:00
39	31	70	04:00
45	48	93	05:00
97	104	201	06:00
304	279	583	07:00
763	616	1,379	08:00
1,613	838	2,451	09:00
1,271	746	2,017	10:00
826	629	1,455	11:00
716	636	1,352	12:00
756	706	1,462	13:00
760	738	1,498	14:00
770	737	1,507	15:00
939	881	1,820	16:00
1,018	966	1,984	17:00
1,138	901	2,039	18:00
1,050	895	1,945	19:00
794	579	1,373	20:00
557	407	964	21:00
481	351	832	22:00
338	248	586	23:00
160	98	258	24:00
14,676	11,613	26,289	

Day 1: Tuesday, January 23, 2024

Day 2: Wednesday, January 24, 2024

Based on Counts

Peak AM - 25,000 x 0.106 x 0.68 = 1,802

Peak PM - 25,000 x 0.081/0.94 x 0.55 = 1,185

Use Highest

Peak AM Vol x Peak Season Factor - 1,807 x 1.01 = 1,825

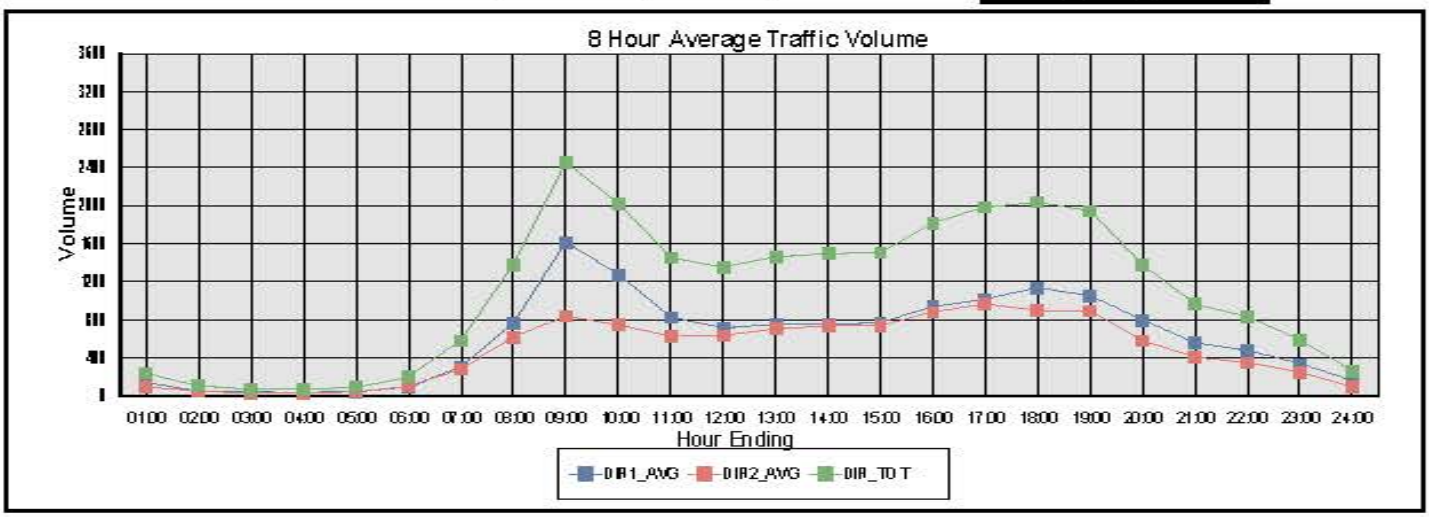
Peak PM Vol x Peak Season Factor - 1,258 x 1.01 = 1,271

01/23/24 - 01/24/24	Tuesday	Wednesday	Average
AM P:D:	0.100	0.100	0.100
AM DFac:	0.68	0.67	0.68
AM Pk Hr Begins:	0830	0815	n/a
PM P:D:	0.080	0.080	0.081
PM DFac:	0.57	0.52	0.55
PM Pk Hr Begins:	1730	1600	n/a

AM Peak Hr Peak Season Vol	2,651
PM Peak Hr Peak Season Vol	2,139

P:D	MOCF	K100
0.100	0.94	0.106

ADT	SF	AADT
26,289	0.95	25,000



APPENDIX L

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 3.37(X)	50%	50%	169	168	337
Warehousing	150	1,115,000	SF	T = 1.58(X) + 38.29	50%	50%	900	900	1,800
TOTALS							**1,069**	**1,068**	**2,137**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

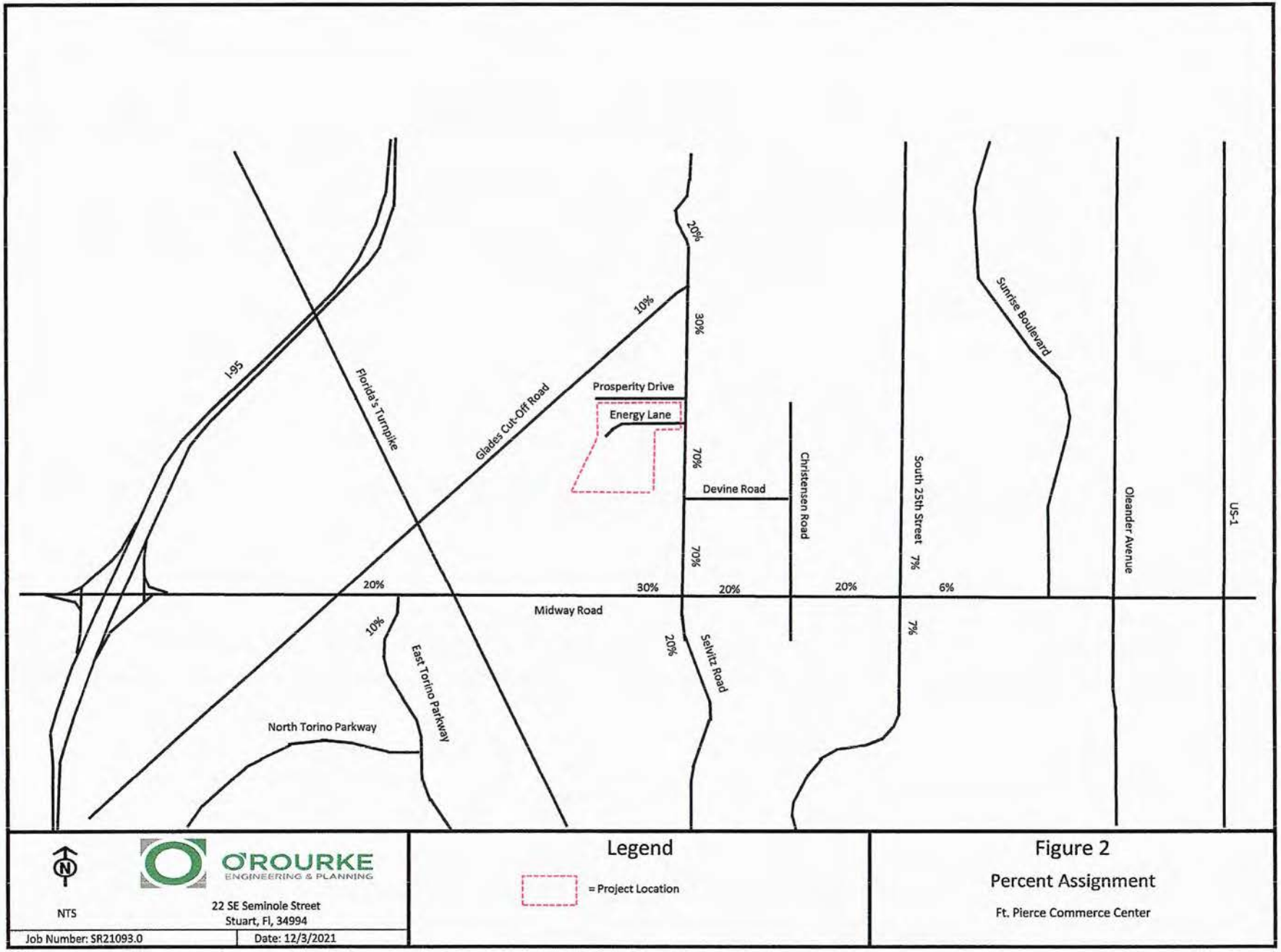
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 0.34(X)	81%	19%	28	6	34
Warehousing	150	1,115,000	SF	T = 0.17(X)	77%	23%	146	44	190
TOTALS							**174**	**50**	**224**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 0.34(X)	22%	78%	7	27	34
Warehousing	150	1,115,000	SF	T = 0.18(X)	28%	72%	56	145	201
TOTALS							**63**	**172**	**235**

Source: ITE 11th Edition Trip Generation Rates


I-95
Florida's Turnpike
Glades Cut-Off Road
Prosperity Drive
Energy Lane
Devine Road
Christensen Road
South 25th Street
Sunrise Boulevard
Oleander Avenue
US-1
Midway Road
East Torino Parkway
North Torino Parkway
Selvitz Road
20%
10%
30%
70%
70%
20%
30%
20%
20%
7%
6%
7%
10%
20%
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
NTS
Job Number: SR21093.0
Date: 12/3/2021
Legend
= Project Location
Figure 2
Percent Assignment
Ft. Pierce Commerce Center

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00026 - MIDWAY RD @ SELVITZ RD - - Econolite Type - Cobalt

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	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	10	10	12	10	10	10	10	10	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	7	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	24	0	26	0	26	0	29	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	3.0	5.0	5.0	5.0	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	14	60	22	24	13	60	16	24	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	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.0	2.0	2.0	2.0	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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

05/15/2025

TIME: 12:19 PM

DATE: 5/15/2025

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-1 TITLE SHEET.dwg

CONSTRUCTION DRAWINGS

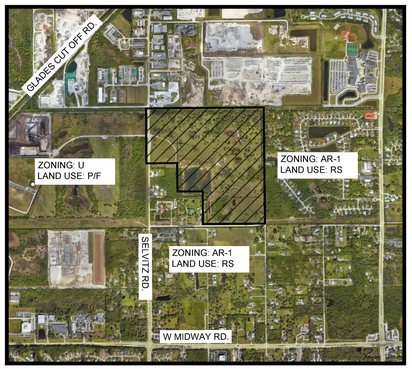
FOR

SYMPHONY LAKES

PLANNED DEVELOPMENT SUBDIVISION

FORT PEIRCE
ST. LUCIE COUNTY, FLORIDA

SECTION: 32 TOWNSHIP: 35S RANGE: 40E



SITE VICINITY MAP

SCALE: N.T.S



SITE LOCATION MAP

SCALE: N.T.S

PROJECT TEAM:

CIVIL ENGINEER
MILLS, SHORT & ASSOCIATES
700 22ND PLACE, SUITE 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: (772) 226-7282
EMAIL: WMILLS@MILLSSHORTASSOCIATES.COM

LAND PLANNER
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: (561)653-4450
EMAIL: LHEINZELMANN@COTLEUR-HEARING.COM

TRAFFIC ENGINEER
MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH ST. SUITE 500
PALM CITY, FL 34990
PHONE: (772) 286-8030
EMAIL: SHAUN@MACKENZIEENGINEERINGINC.COM

LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: (561)653-4450
EMAIL: LHEINZELMANN@COTLEUR-HEARING.COM

ENVIRONMENTAL
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST.
JENSEN BEACH, FL 34957
PHONE: (772) 242-7200
~~EMAIL: KTEIMOURI@GOHENKELGHULTZ.COM~~

SURVEYOR
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD. SUITE 200
JUPITER, FL 33458
PHONE: (561_ 746-8454
~~EMAIL: BLAINEB@KMAFL.COM~~

LEGAL DESCRIPTION

Parcel ID's: 2432-211-0006-000-3, 2431-211-0005-000-6, 2432-343-0001-000-4

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

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCENORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

SHEET INDEX:

G-1	TITLE SHEET
G-2.1	GENERAL NOTES
G-2.2	GENERAL NOTES
C-1	EXISTING CONDITIONS
C-2.1	OVERALL HORIZONTAL CONTROL PLAN
C-2.2	HORIZONTAL CONTROL PLAN
C-2.3	HORIZONTAL CONTROL PLAN
C-2.4	HORIZONTAL CONTROL PLAN
C-2.5	HORIZONTAL CONTROL PLAN
C-2.6	HORIZONTAL CONTROL PLAN
C-2.7	HORIZONTAL CONTROL PLAN
C-2.8	HORIZONTAL CONTROL PLAN
C-2.9	HORIZONTAL CONTROL PLAN
C-2.10	HORIZONTAL CONTROL PLAN
C-2.11	HORIZONTAL CONTROL PLAN
C-3.1	PAVING, GRADING, & DRAINAGE PLAN
C-3.2	PAVING, GRADING, & DRAINAGE PLAN
C-3.3	PAVING, GRADING, & DRAINAGE PLAN
C-3.4	PAVING, GRADING, & DRAINAGE PLAN
C-3.5	PAVING, GRADING, & DRAINAGE PLAN
C-3.6	PAVING, GRADING, & DRAINAGE PLAN
C-3.7	PAVING, GRADING, & DRAINAGE PLAN
C-3.8	PAVING, GRADING, & DRAINAGE PLAN
C-3.9	PAVING, GRADING, & DRAINAGE PLAN
C-3.10	PAVING, GRADING, & DRAINAGE PLAN
C-4.1	PAVING, GRADING, & DRAINAGE DETAILS
C-5.1	UTILITY PLAN
C-5.2	UTILITY PLAN
C-5.3	UTILITY PLAN
C-5.4	UTILITY PLAN
C-5.5	UTILITY PLAN
C-5.6	UTILITY PLAN
C-5.7	UTILITY PLAN
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C-9	STORMWATER POLLUTION AND PREVENTION DETAILS

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JAMES W. MILLS
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: TITLE SHEET

DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. G-1

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JURISDICTIONAL STANDARDS AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY JURISDICTIONAL PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN FDOT RIGHT-OF-WAY'S.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. 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.
15. 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 OPERATION 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.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRICTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CONTROLLING JURISDICTION AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. 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.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. 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.
19. 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.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION 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.
24. 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.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. 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.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. 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.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH JURISDICTIONAL MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM OF 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAINS STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
    A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    C. AIR TESTS, AS MINIMAL, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
    A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    B. USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX. TO WHICH THE PIPE IS MANUFACTURED.
    C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

WATER MAIN CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS ON SHEET G-3)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
        2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
        2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
        2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C., THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6' ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
        2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.00652(2), F.S. AND RULE 64E-6.002, F.A.C.
    2.5. EXCEPTIONS/MITIGATION:
        ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPHS 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER , TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES . SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH A 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED INTHE UTILITY PROVIDERS. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIWWA C651-92 AND UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS. THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62.610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C. USING BLUES AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE-STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWV.8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWV.8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWV.8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN-SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. NFPA 1:16

FORCE MAIN NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS:
   PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARDS C900., LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT- SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT- SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
   A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
   B. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
   C. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
   D. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
   A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
   F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
   G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
   H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
   I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING, FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. 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.

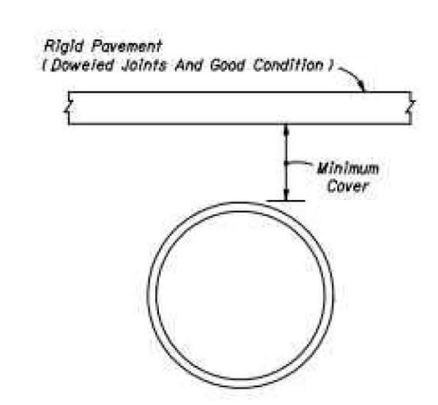
LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

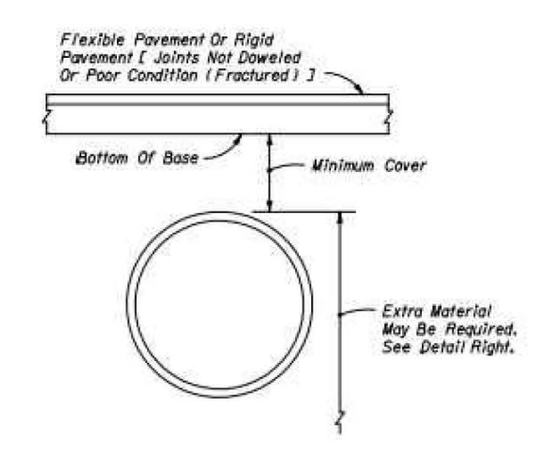
Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

TABLE 2.0 - STORM PIPE COVER



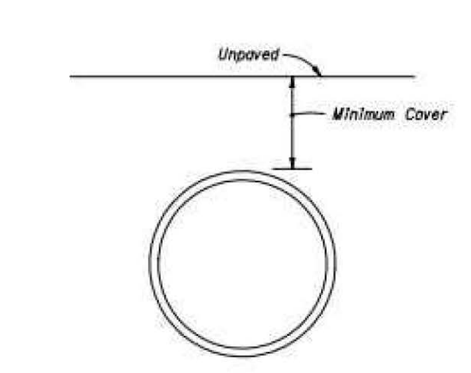
RIGID PAVEMENT

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE (See Note 6)	
Round & Elliptical	9"
CORRUGATED STEEL	
15"-72" Round & Arch Equiv.	9"
78" & Larger Round & Arch Eq.	15"
CORRUGATED ALUMINUM	
15"-72" Round & Arch Equiv.	9"
78"-102" Round & Arch Equiv.	15"
108" & Larger Round	18"
CORRUGATED POLYETHYLENE	
15"-48" Round	9"
POLYVINYL CHLORIDE	
15"-48" Round	9"



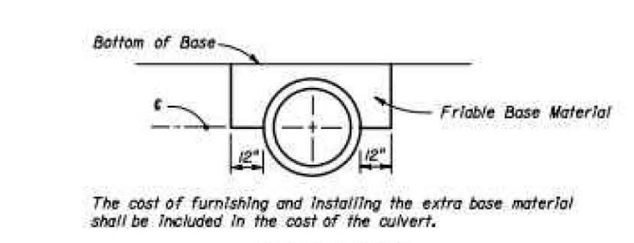
FLEXIBLE PAVEMENT

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE (See Note 6)	
Round & Elliptical	7"
CORRUGATED STEEL	
12"-30" Round	12" [12"]
36"-48" Round	18" (12") [15"]
54"-72" Round	21" (15") [18"]
78"-96" Round	(18") [27"]
102" & Larger Round	(24") [33"]
15"-30" Arch Equivalent	18" [18"]
36"-48" Arch Equivalent	24" (12") [18"]
54"-72" Arch Equivalent	27" (15") [24"]
78"-96" Arch Equivalent	(18") [30"]
102" & Larger Arch Equivalent	(24")
CORRUGATED ALUMINUM	
12"-24" Round	15" [12"]
30"-48" Round	18" (12") [18"]
54"-72" Round	24" (18") [24"]
78"-102" Round	(24") [30"]
108" & Larger	(30")
15"-24" Arch Equivalent	24" [21"]
30"-48" Arch Equivalent	27" (15") [24"]
54"-72" Arch Equivalent	30" (18") [27"]
78"-90" Arch Equivalent	(24") [30"]
96"-102" Arch Equivalent	(30")
CORRUGATED POLYETHYLENE	
15"-48" Round	15"
POLYVINYL CHLORIDE	
15"-48" Round	15"



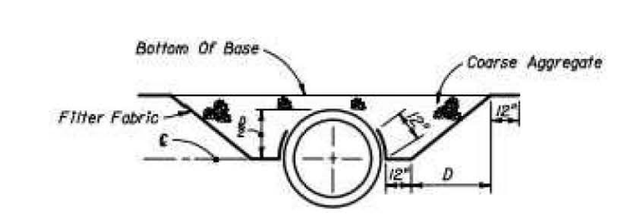
UNPAVED

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER	
	COMMERCIAL	NON-COMMERCIAL
CONCRETE (See Note 6)		
Round & Elliptical	12"	3"
CORRUGATED STEEL		
12"-30" Round	18" [15"]	12" [12"]
36"-48" Round	18" (12") [15"]	12" (12") [12"]
54"-72" Round	18" (12") [15"]	15" (12") [12"]
78"-96" Round	(18") [27"]	(12") [12"]
102" & Larger Round	24" [33"]	18" [21"]
15"-30" Arch Equivalent	18" [18"]	12" [12"]
36"-48" Arch Equivalent	24" (12") [21"]	18" (12") [15"]
54"-72" Arch Equivalent	30" (18") [24"]	24" (12") [18"]
78"-96" Arch Equivalent	(24") [27"]	(18") [21"]
102" & Larger Arch Equivalent	(30")	(24")
CORRUGATED ALUMINUM		
12"-24" Round	21" [21"]	15" [15"]
30"-48" Round	24" (18") [21"]	18" (12") [15"]
54"-72" Round	30" (24") [27"]	24" (18") [21"]
78"-102" Round	(30") [33"]	(24") [27"]
108" & Larger	36"	30"
15"-24" Arch Equivalent	27" [24"]	24" [21"]
30"-48" Arch Equivalent	33" (21") [27"]	27" (15") [21"]
54"-72" Arch Equivalent	36" (24") [30"]	30" (18") [24"]
78"-90" Arch Equivalent	(30") [36"]	(24") [30"]
96"-102" Arch Equivalent	(36")	(30")
CORRUGATED POLYETHYLENE		
15"-48" Round	21"	15"
POLYVINYL CHLORIDE		
15"-48" Round	21"	15"



The cost of furnishing and installing the extra base material shall be included in the cost of the culvert.

FRIABLE BASE



The coarse aggregate shall be placed in 6 inch lifts and compacted sufficiently as to be firm and unyielding. The coarse aggregate shall be gravel or stone meeting the requirements of Standard Specification Sections 901-2 or 901-3 respectively. The gradation shall meet Section 901-6, Grades 4, 467, 5, 56, or 57 unless restricted in the plans. The filter fabric shall be Type D-3 (See Index No. 199). The cost of furnishing and installing the coarse aggregate and filter fabric shall be included in the cost of the culvert.

ASPHALTIC CONCRETE BASE

Note: Extra material is required when cross culverts are located on facilities subject to high speed traffic (≥ 55 mph) or high traffic volumes (> 1600 ADT) and the cover is less than 12 inches for concrete pipe, 15 inches for corrugated steel pipe and 18 inches for corrugated aluminum pipe, corrugated polyethylene and corrugated polyvinyl chloride pipe.

EXTRA MATERIAL FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENTS

GENERAL NOTES

1. The tabulated values are recommended minimum dimensions to withstand anticipated highway traffic loads. Additional cover may be required to support construction equipment loads or highway traffic loads before pavement is completed. Some size thickness combinations may require minimum cover greater than those listed above. See Sheets 2, 3, & 4.
2. Less than the tabulated minimum cover may be used provided suitable method (s) are detailed in the plans.
3. Values shown in parenthesis ( ) are for 3" x 1" corrugations which must be specified to utilize the lesser cover.
4. The tabulated values in the brackets [ ] apply to Type I-R (Spiral Rib) pipe which must be specified to utilize the lesser cover.
5. Commercial and noncommercial refers to typical vehicular utilization of unpaved roads and drives where rutting and cover displacement may occur.
6. For Pipe Class S with diameters of 12" to 30", the minimum height of fill measured from top of finished grade to outside top of pipe is 3 feet.

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Date: 2025.05.15 13:08:12-04'00'

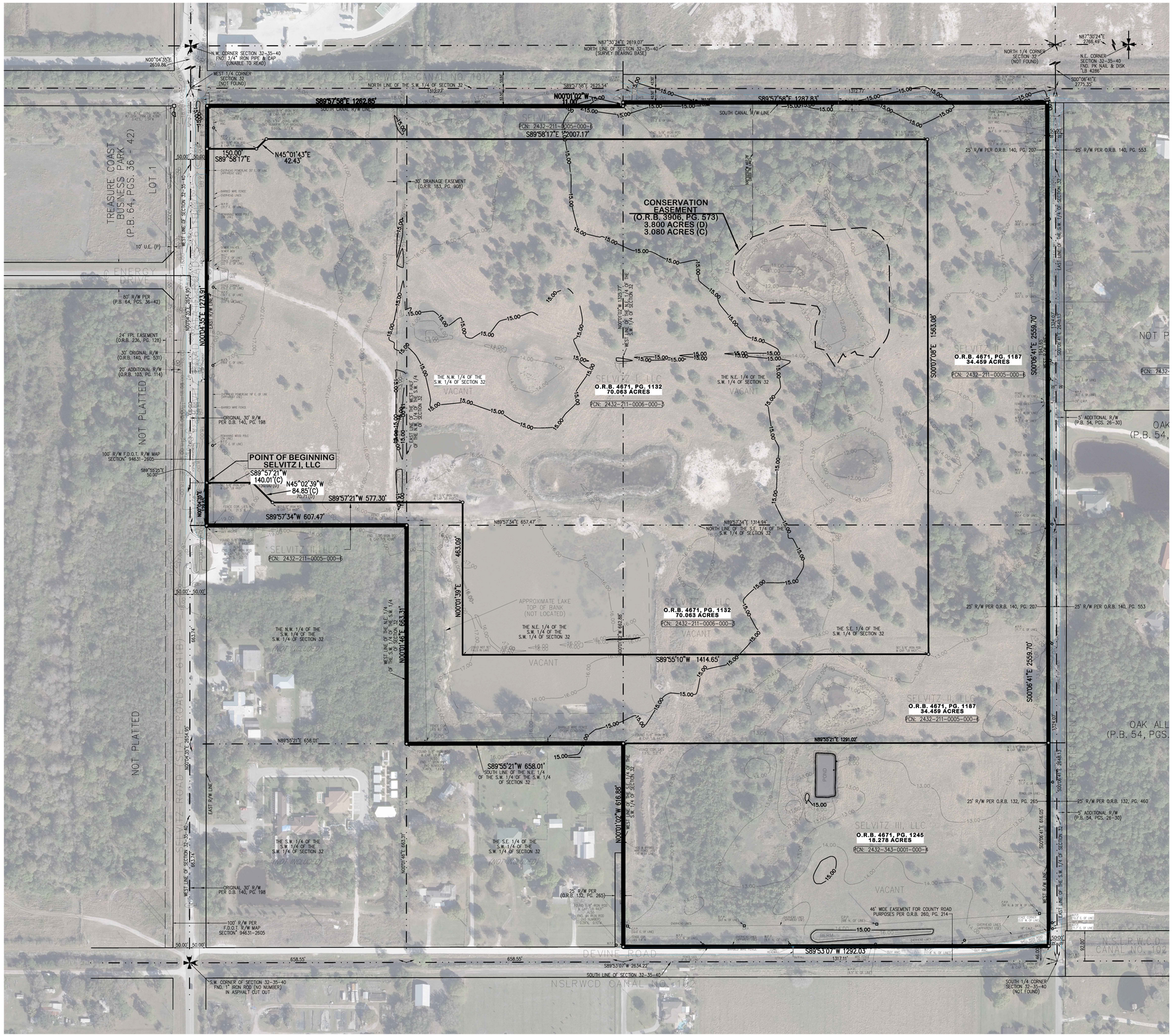
JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: GENERAL NOTES
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-2.2



N

SCALE:1" = 150'

0 75 150 300 Feet

ABBREVIATIONS:

(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W.L. = MEAN HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST,

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INSURANCE RATE MAP NO.: 12111C0188J
MAP REVISED: FEBRUARY 16, 2012

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 1121827, DATED JULY 28, 2021 @ 11:00 PM.

7. THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

8. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
SELVITZ I, LLC
SELVITZ II, LLC
SELVITZ III, LLC

9.c COPYRIGHT 2021 BY LIDBERG LAND SURVEYING, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: BY:
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3813

NOTES:

1. TREE MITIGATION TO BE COORDINATED WITH CoFP ENVIRONMENTAL.
2. ALL EXOTIC VEGETATION IS REQUIRED TO BE REMOVED FROM SITE DURING

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Date: 2025.05.15 13:08:13-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET
EXISTING SITE CONDITIONS

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

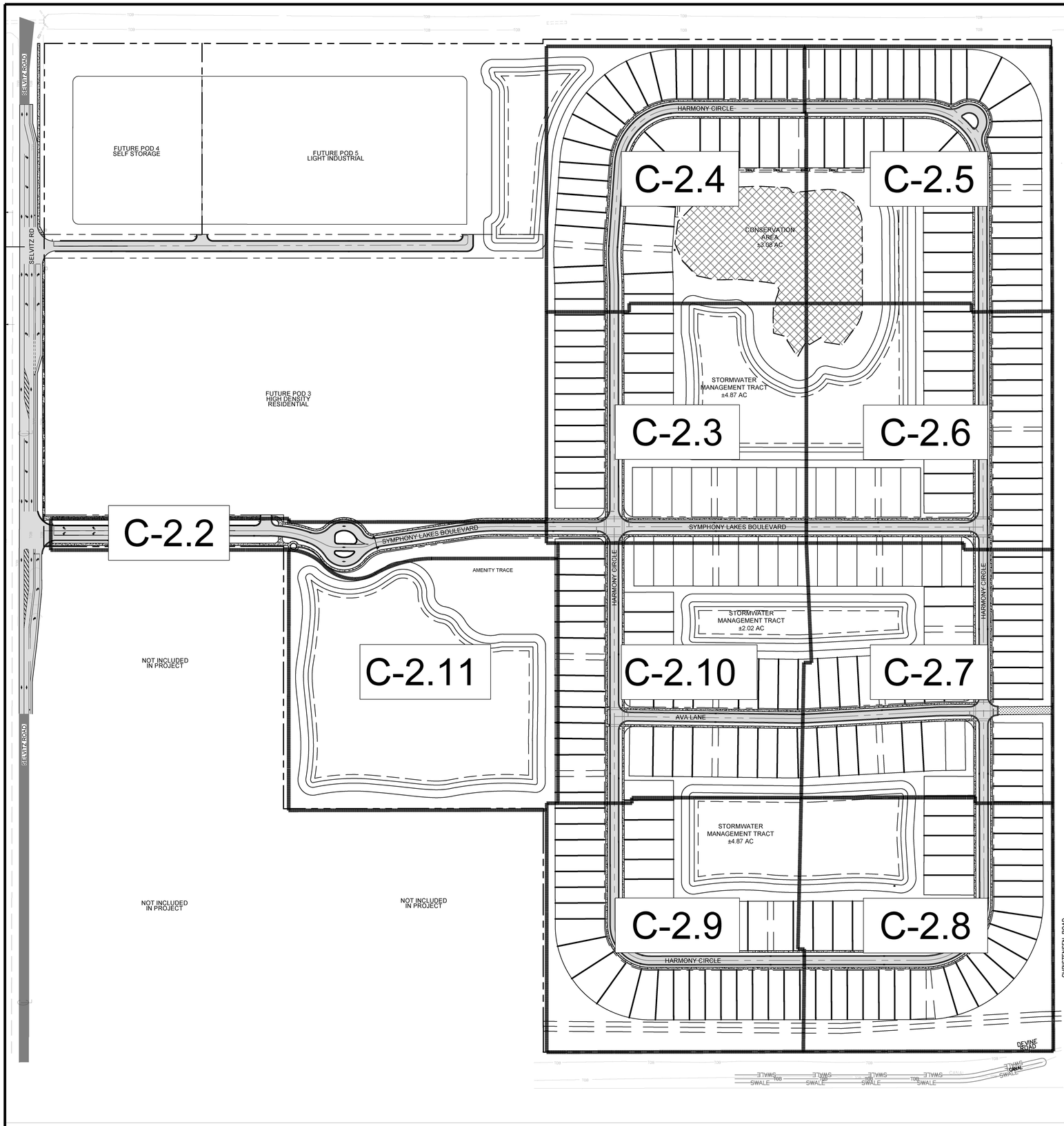
PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-1

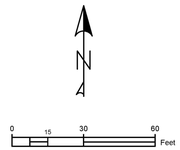
FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-1 EXISTING SITE CONDITIONS.dwg

DATE: 5/15/2025

TIME: 12:14 PM

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
DATE: 5/15/2025
TIME: 12:14 PM





LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A.	30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B.	CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C.	24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D.	ENTRY AND EXIT GATES
E.	5' CONCRETE SIDEWALK
F.	VALLEY GUTTER
G.	TYPE "D" CURB
H.	STREET LIGHT
I.	4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J.	4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K.	DETECTABLE WARNING STRIP FDOT INDEX #522-002
L.	EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

GENERAL NOTES:

1.) ALL TRAFFIC CONTROL SIGNAGE, SIZES, HEIGHTS AND PLACEMENTS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FDOT DESIGN STANDARDS, AND THE I.R.C. TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING & GEOMETRICS, LATEST EDITIONS.

2.) ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

3.) NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

4.) ALL SOLID, NON-BREAKAWAY OBJECTS (POSTS, BOLLARDS, STREETLIGHTS, GATE SUPPORTS) SHALL BE LOCATED A MINIMUM DISTANCE OF 2.5-FEET FROM FACE OF CURB WHERE A TYPE 'D' CURB EXISTS OR 6-FEET FROM THE EDGE OF TRAVEL LANE WHERE MOUNTABLE CURB EXISTS.

5.) STREET NAME SIGNS SHALL BE 8" HIGH WITH 6" LETTERS.

6.) KEY ACCESS BOX (KNOX) WILL BE PROVIDED AT ENTRANCE GATE

7.) ALL UTILITIES WILL BE UNDERGROUND.

8.) DRIVEWAYS ARE REQUIRED TO BE 5' OFF SIDE LOT LINES.

9.) POTABLE WATER WILL BE PROVIDED BY INDIAN RIVER COUNTY DEPARTMENT OF UTILITIES SERVICES.

10.) ALL PAVEMENT MARKINGS 25' BACK FROM INDIAN RIVER COUNTY ROW LINE SHALL CONSIST OF 90 MIL EXTRUDED ALKYD BASE THERMOPLASTIC. ALL OTHER ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.

11.) ALL IMPACTS TO COUNTY RIGHT-OF-WAY SHALL BE SODDED WITHIN 3 DAYS OF FINAL GRADING.

12.) PLAT OVER SITE PLAN MUST BE CONSTRUCTED TO FDOT SPECIFICATIONS, INCLUDING SECTION 430.

DEDICATED EASEMENTS AND TRACTS:

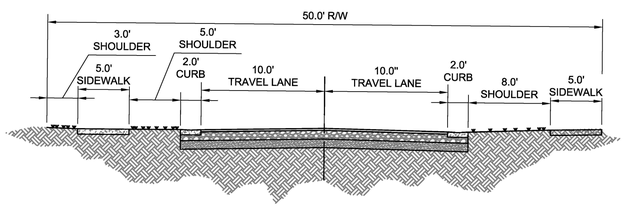
1.) SUBDIVISION RIGHT-OF-WAY TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

2.) ALL PROPOSED EASEMENTS TO REMAIN PRIVATE. OWNERSHIP WILL BE MAINTAINED BY THE HAWK'S LANDING HOA.

3.) LANDSCAPE BUFFER TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

4.) ALL OPEN SPACE TRACTS TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

5.) SWM TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.



50' PRIVATE RIGHT-OF-WAY
SCALE: NTS

Mills, Short & Associates
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C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com

James Mills

Digitally signed by James Mills
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JAMES W. MILLS
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PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET
OVERALL HORIZONTAL CONTROL SHEET

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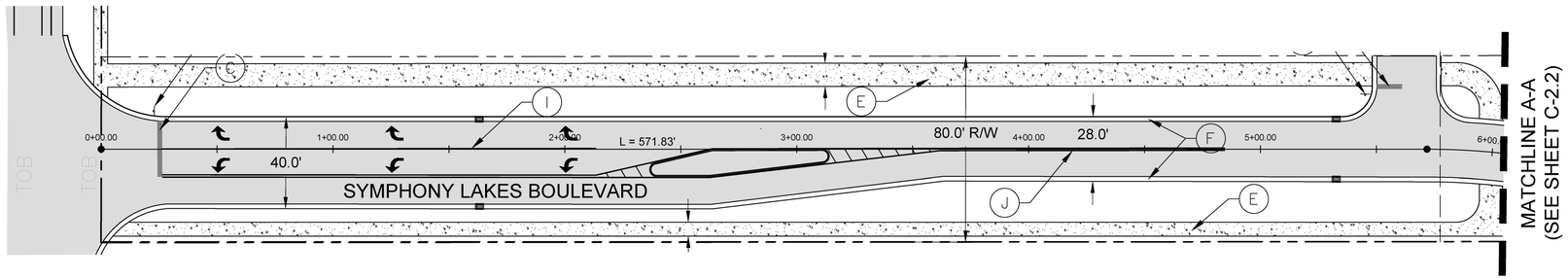

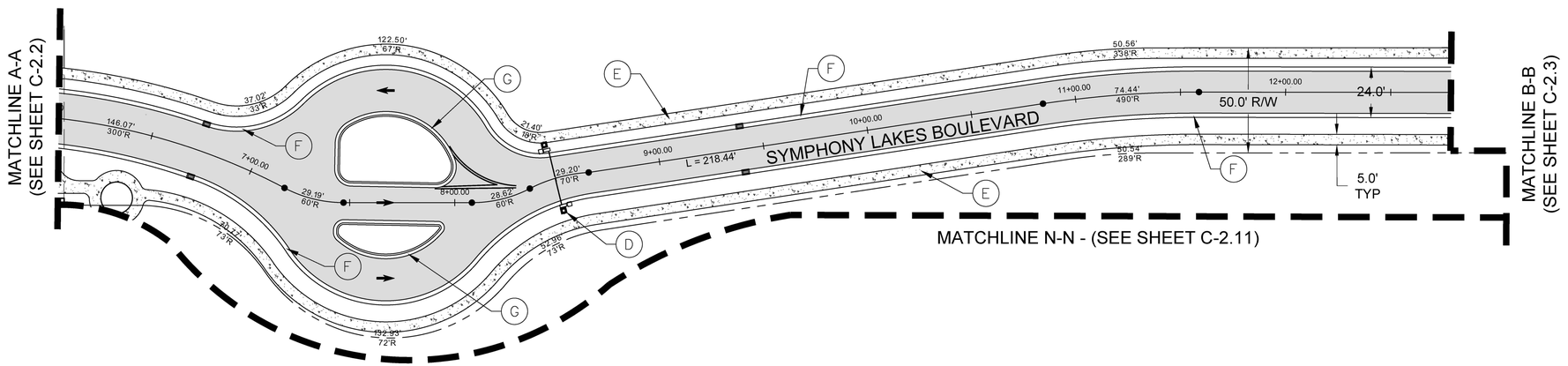

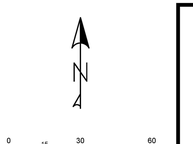

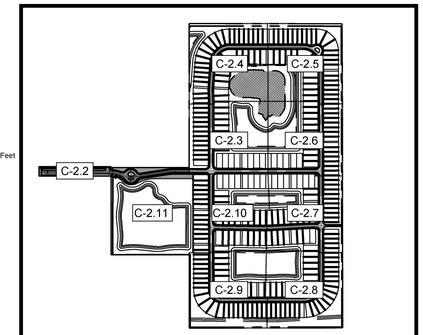

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
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- PROPOSED CONCRETE
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- PROPOSED LIGHT POLE

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D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

GENERAL NOTES:

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11.) ALL IMPACTS TO COUNTY RIGHT-OF-WAY SHALL BE SODDED WITHIN 3 DAYS OF FINAL GRADING.
12.) PLAT OVER SITE PLAN MUST BE CONSTRUCTED TO FDOT SPECIFICATIONS, INCLUDING SECTION 430.

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James Mills
Digitally signed by James Mills
DN: C=<James Mills,
E=<mailto:jmills@millsshortassociates.com>,
G=James, SN=Mills, C=US
Date: 2025.05.15 13:06:17-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.2

05/15/2025

TIME: 12:15 PM

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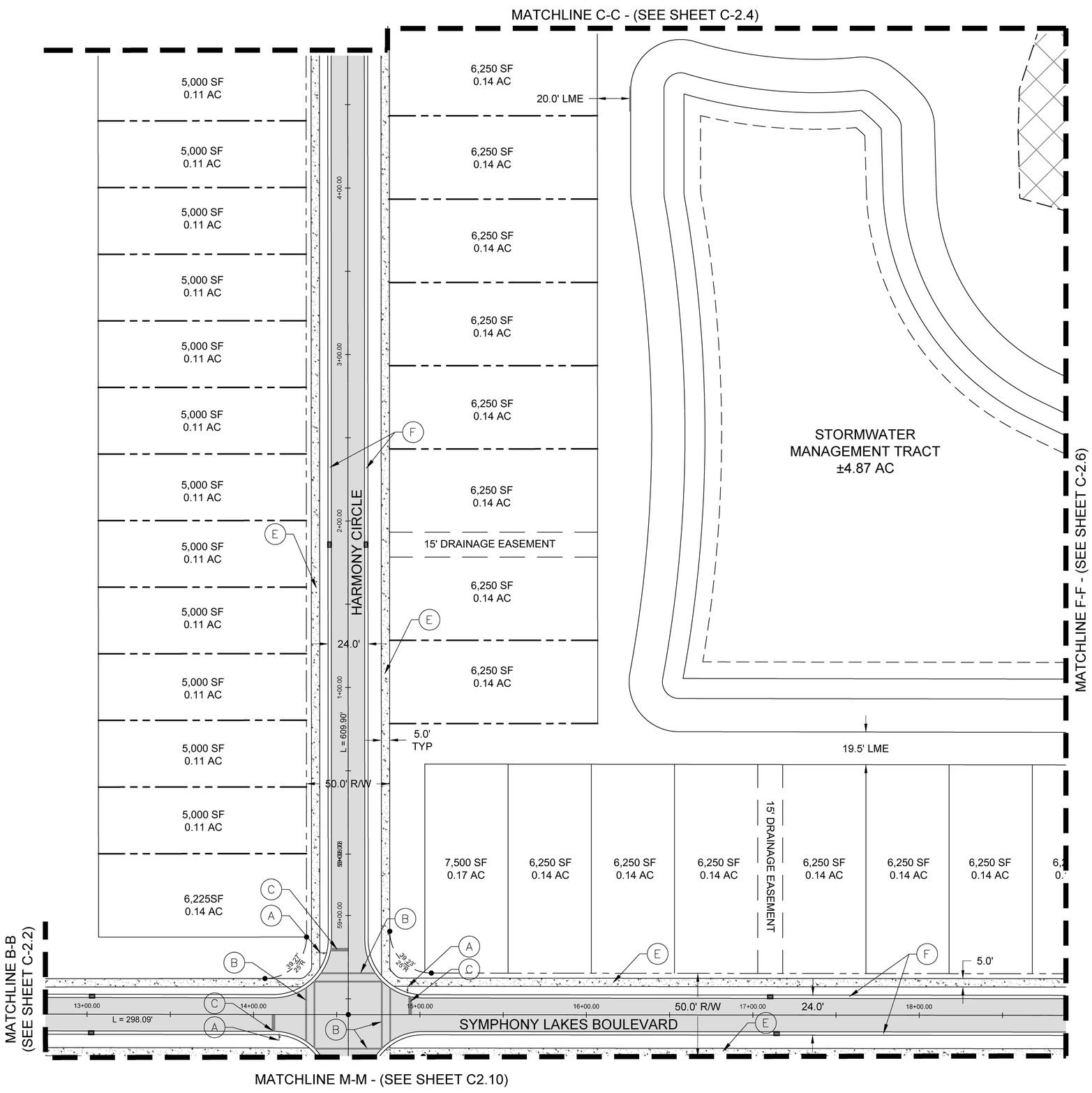

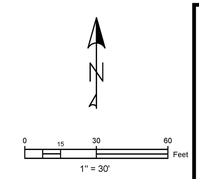

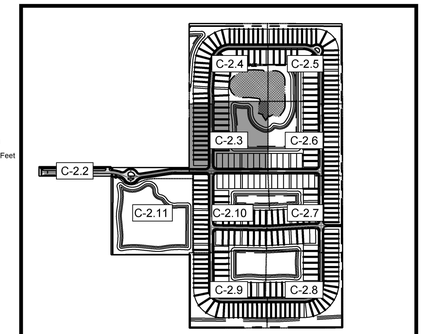

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
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KEYNOTE LEGEND:

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K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
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James Mills

Digitally signed by James Mills
DN: CN=James Mills, E=mmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:08:19-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

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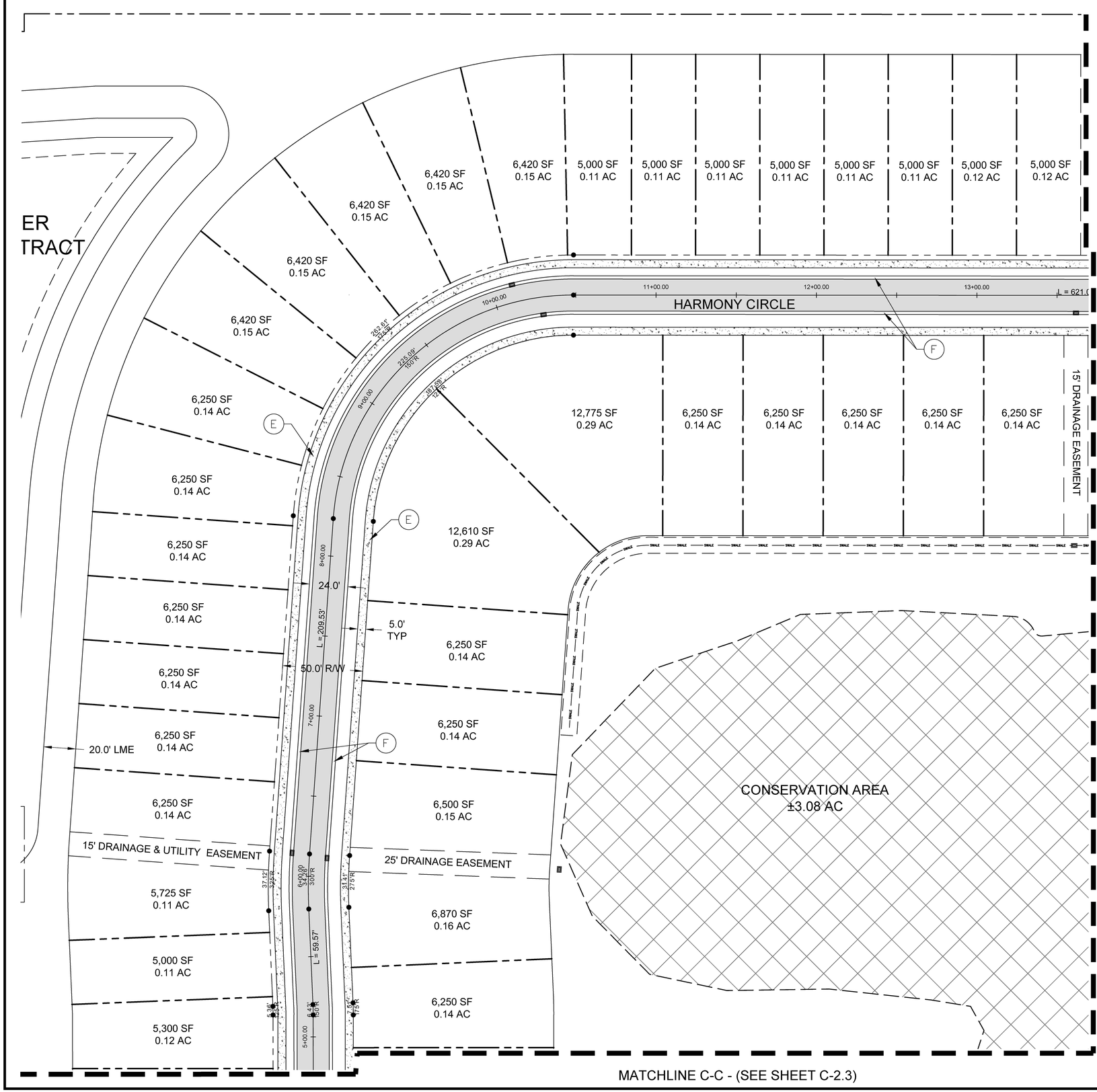

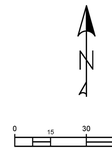

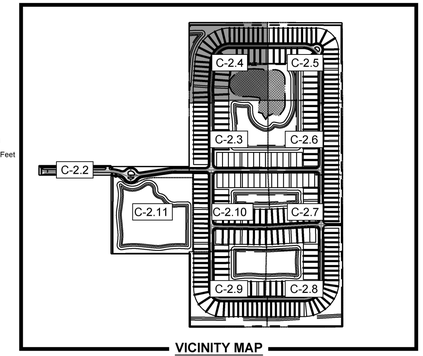

VICINITY MAP
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LEGEND:

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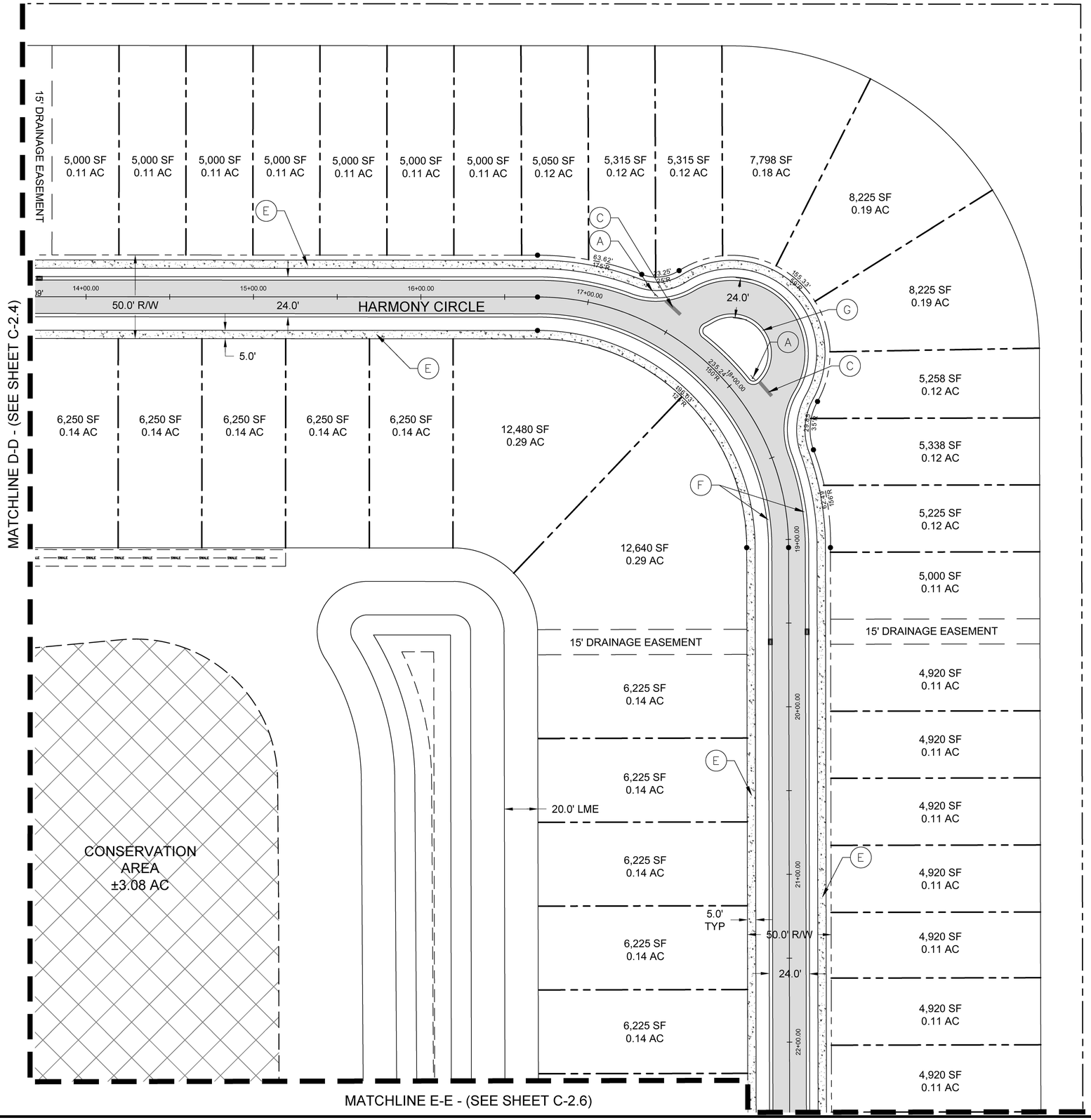

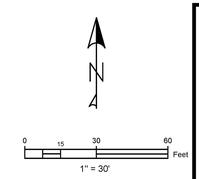

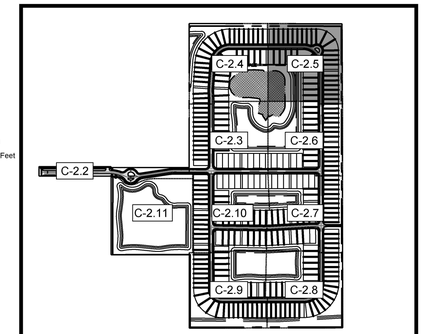

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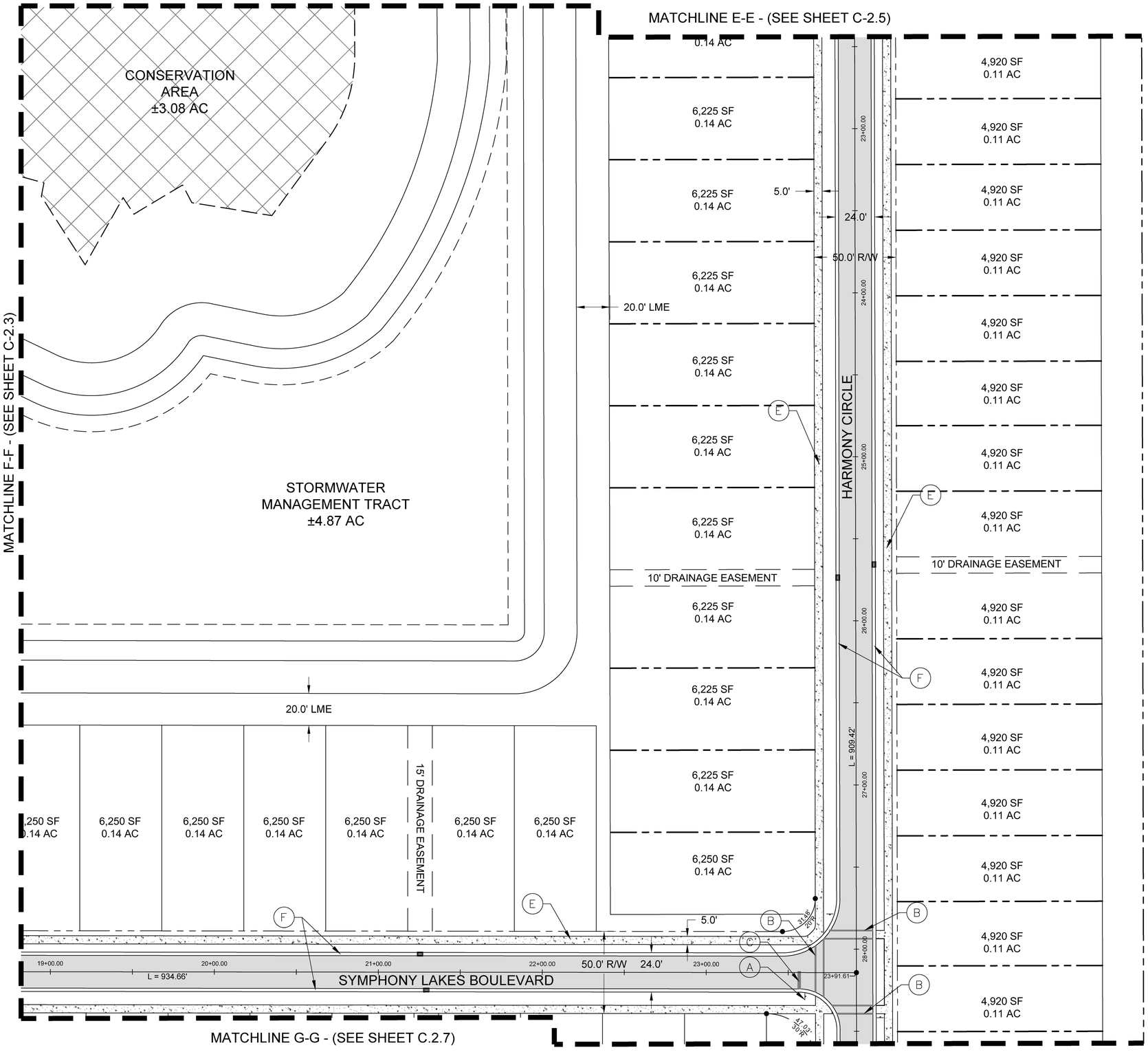

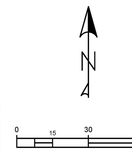

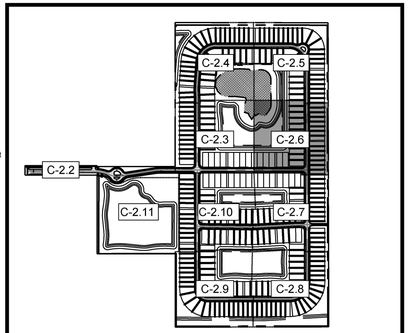

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills
Digitally signed by James Mills
DN: C=N=James Mills, E=mailto:jmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:05:25-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.

C-2.6

05/15/2025

TIME: 12:15 PM

DATE: 5/15/2025

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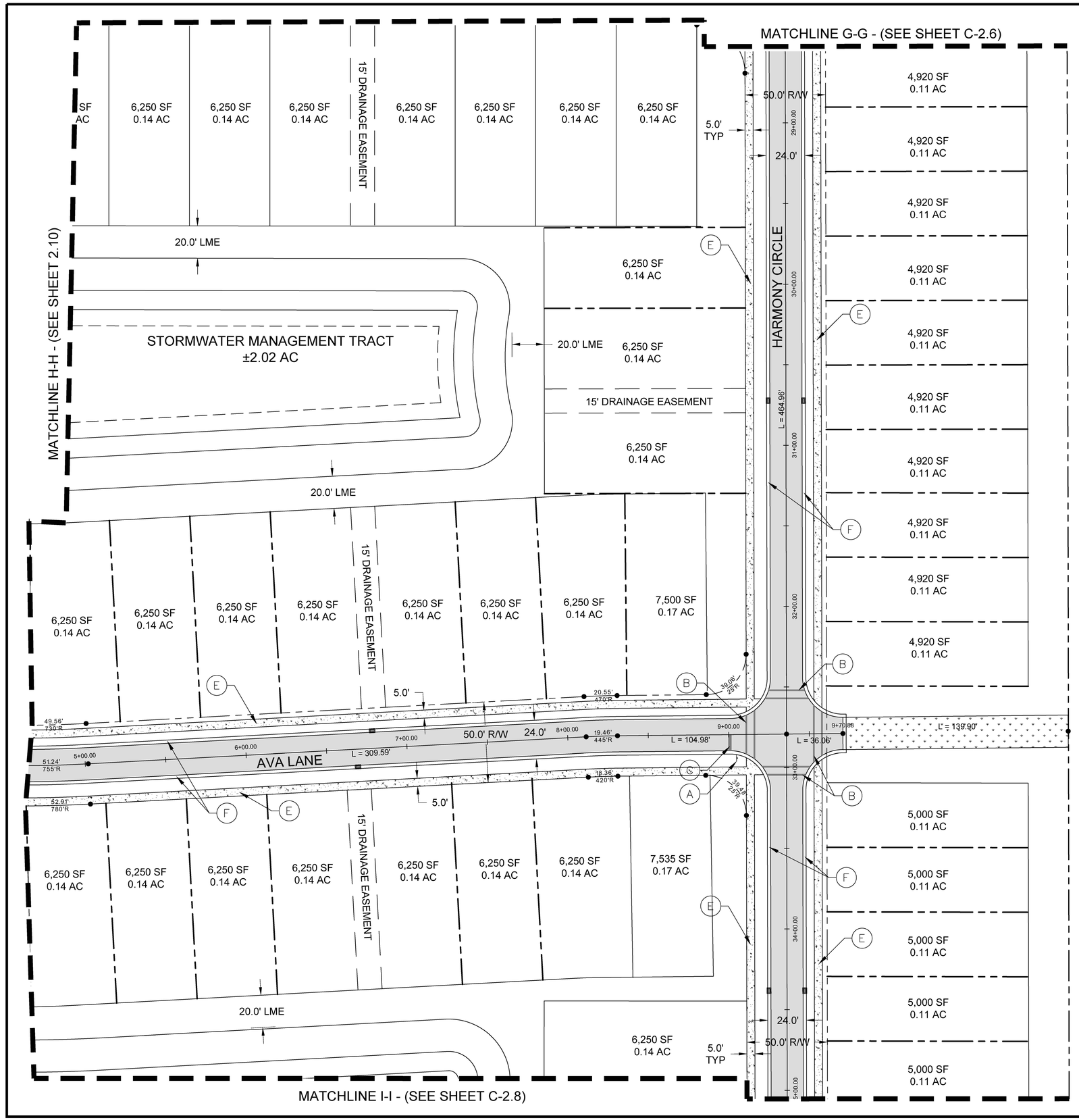

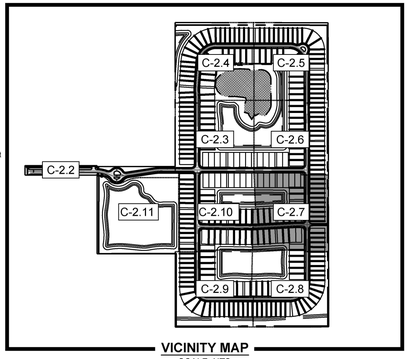

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

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D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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Vero Beach, Florida 32960

James Mills

Digitally signed by James Mills
DN: CN=James Mills, E=mmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:08:27-04'00'

JAMES W. MILLS
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PROFESSIONAL ENGINEER

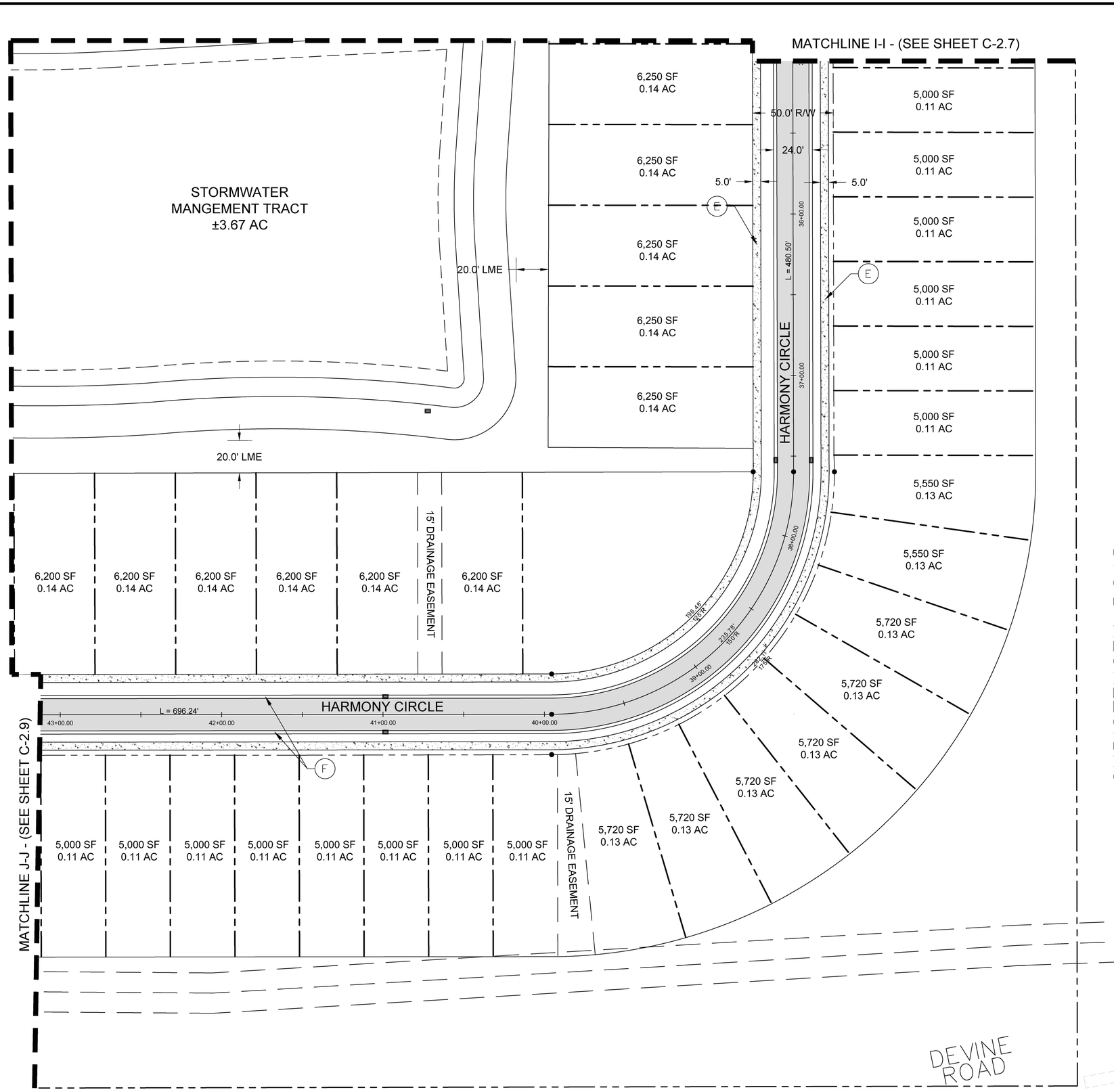
ISSUE	DATE	COMMENTS

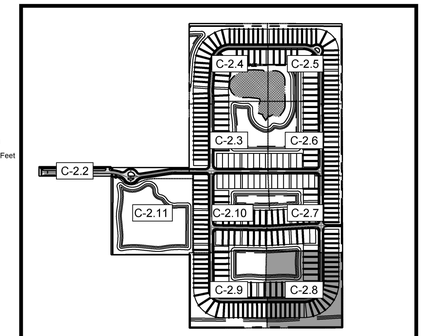
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET
HORIZONTAL CONTROL PLAN

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.7





VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
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D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

Mills, Short & Associates
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James Mills
Digitally signed by James Mills
DN: CN=James Mills, E=mills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:08:29-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET
HORIZONTAL CONTROL PLAN

DRAWN BY DCC
CHECKED BY JWM
APPROVED BY JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.8

TIME: 12:15 PM
DATE: 5/15/2025
FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg

05/15/2025

TIME: 12:15 PM

DATE: 5/15/2025

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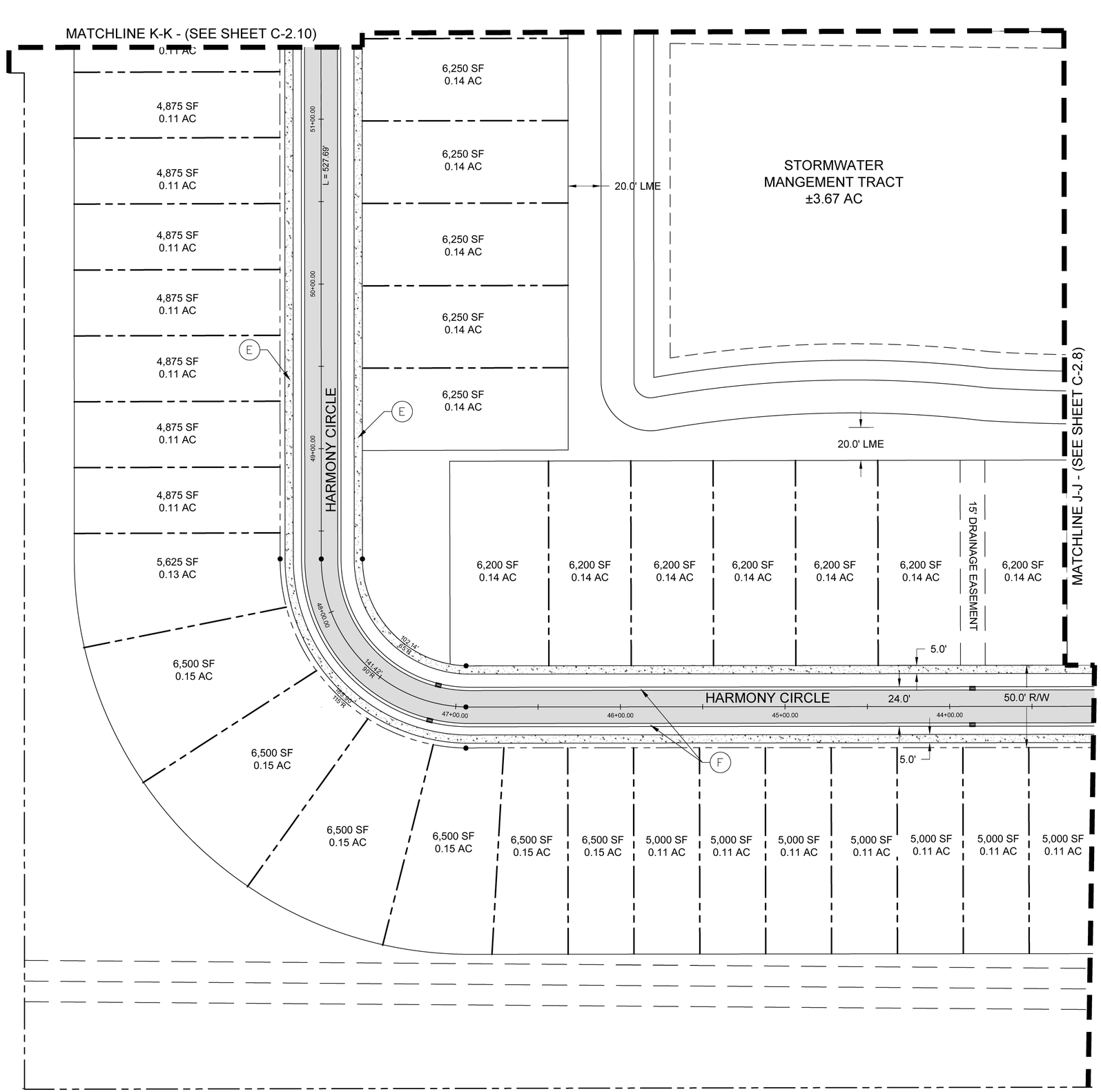

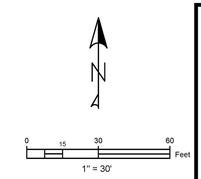

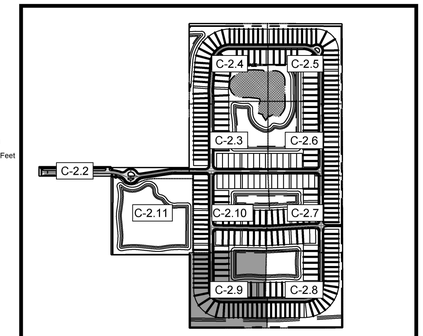

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
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KEYNOTE LEGEND:

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D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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James Mills

Digitally signed by James Mills
DN: CN=James Mills, E=mills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:08:31-04'00'

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LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET
HORIZONTAL CONTROL PLAN

DRAWN BY DCC
CHECKED BY JWM
APPROVED BY JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.9

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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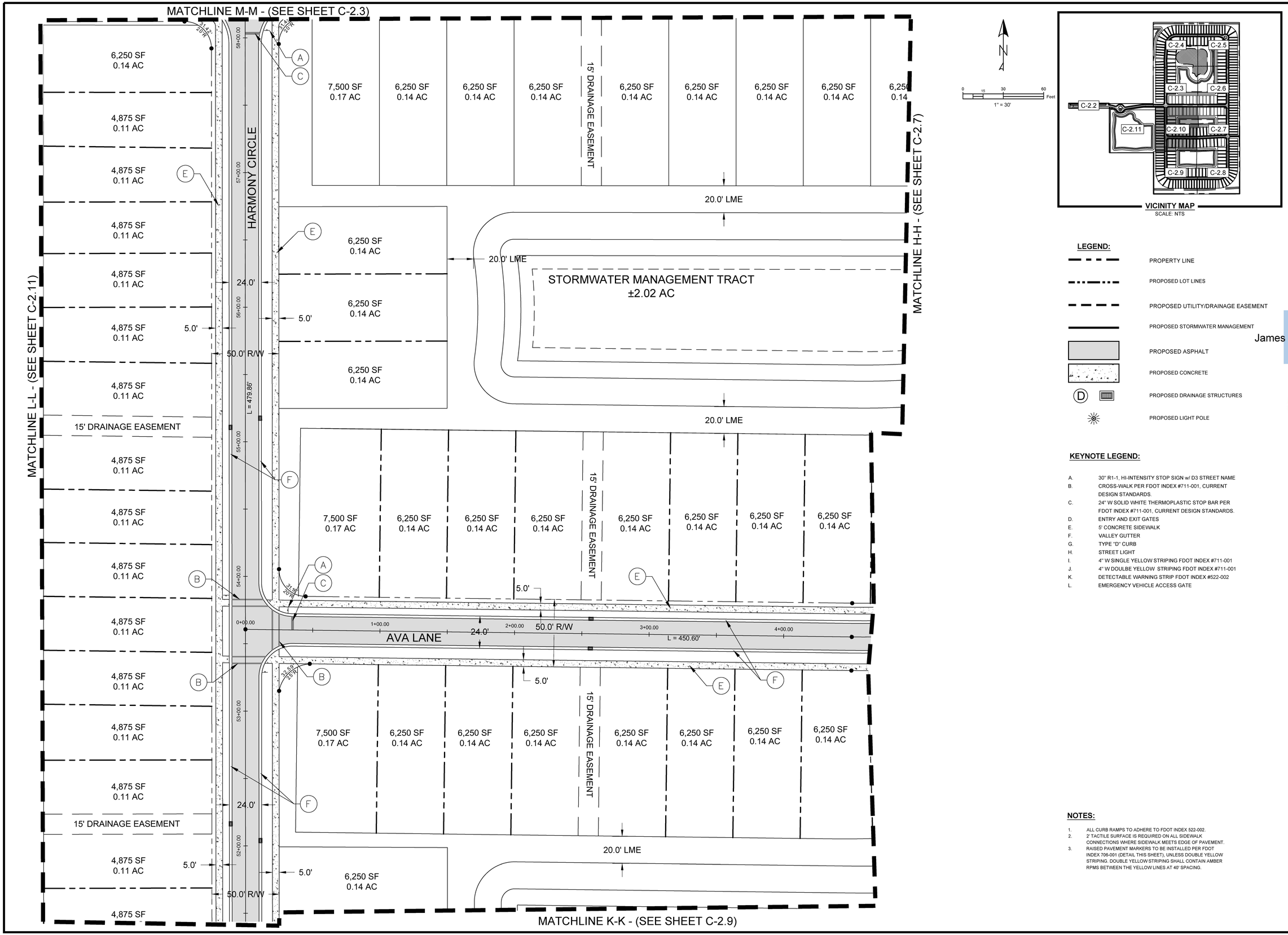
TIME: 12:15 PM



VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
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D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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C.A. #: 30698

James Mills
Digitally signed by James Mills
DN: C=nJames Mills, E=mills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:06:33-04'00'

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LICENSE
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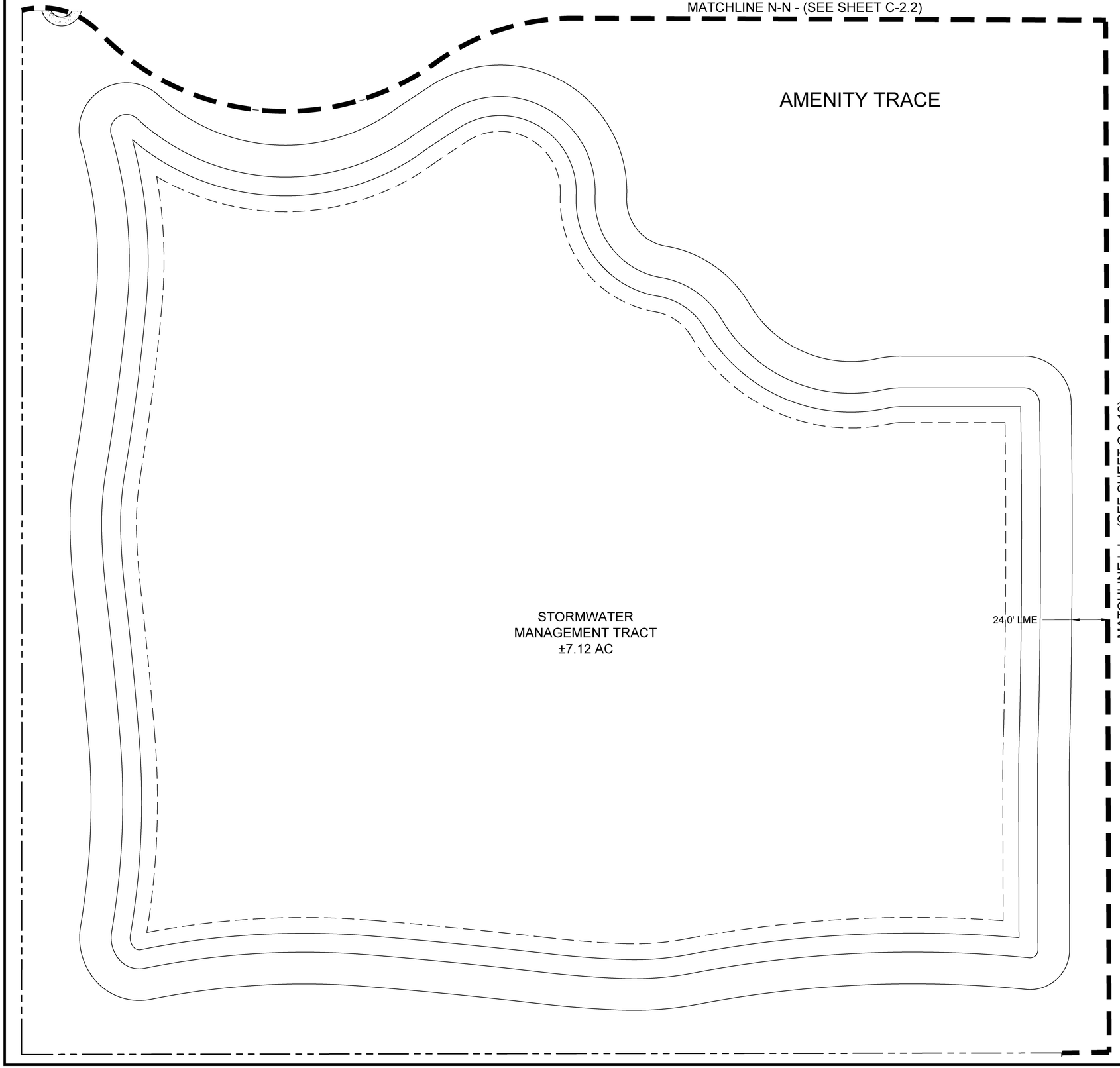
STATE OF FLORIDA
PROFESSIONAL ENGINEER

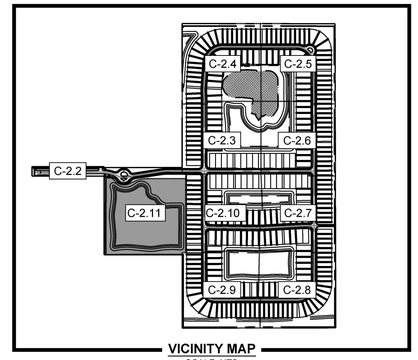
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981
THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.10

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
DATE: 5/15/2025
TIME: 12:15 PM





VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
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KEYNOTE LEGEND:

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K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
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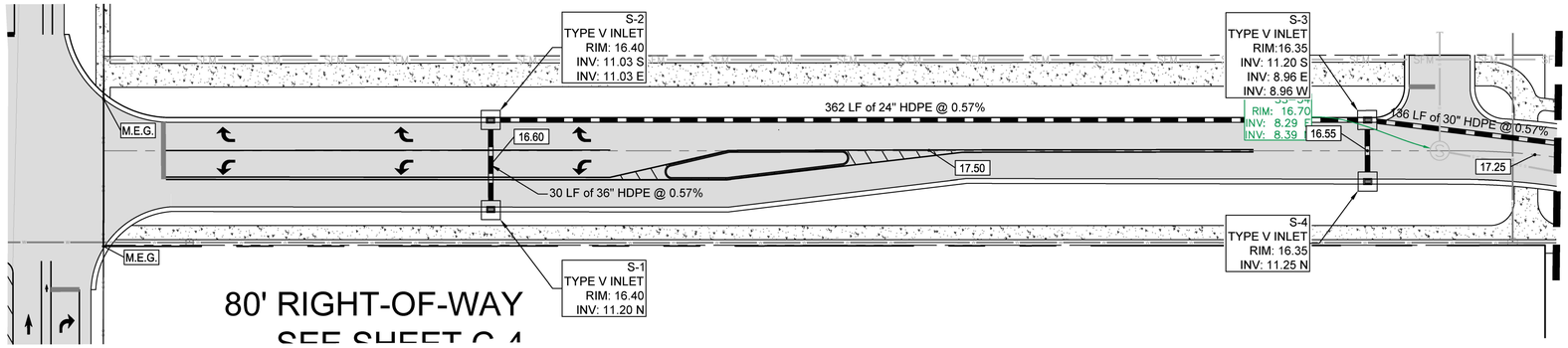
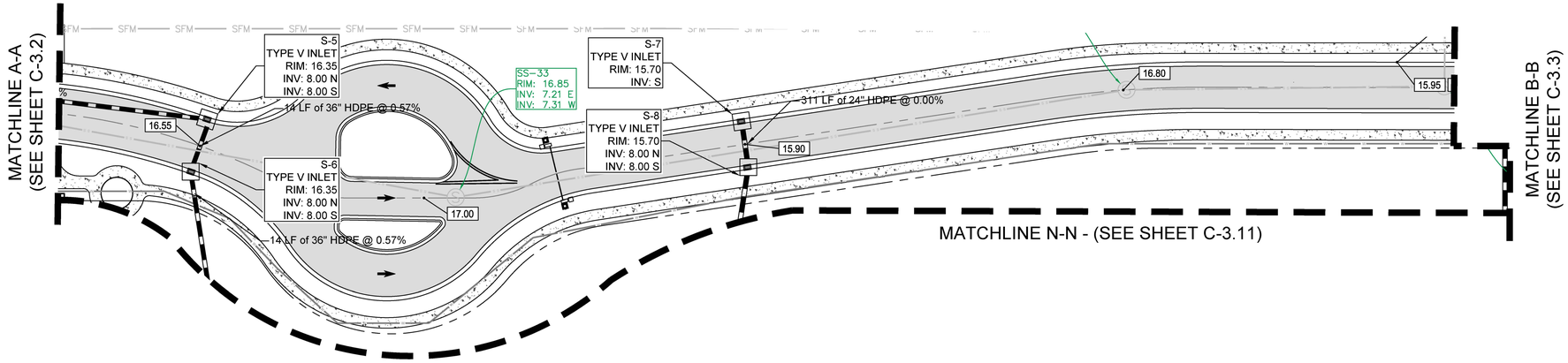
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

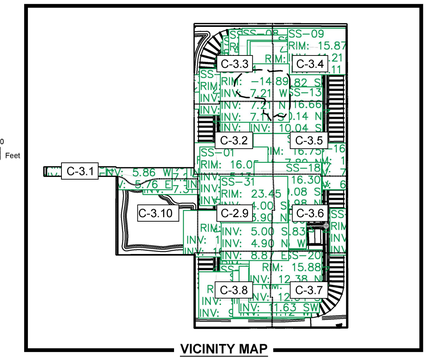
THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

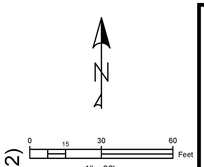
PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.11

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg TIME: 12:15 PM DATE: 5/15/2025



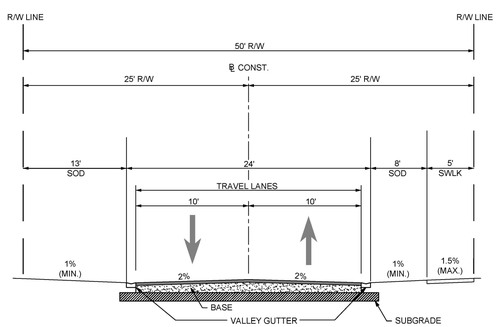




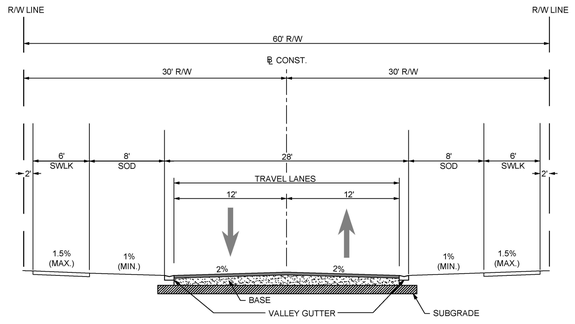


LEGEND:

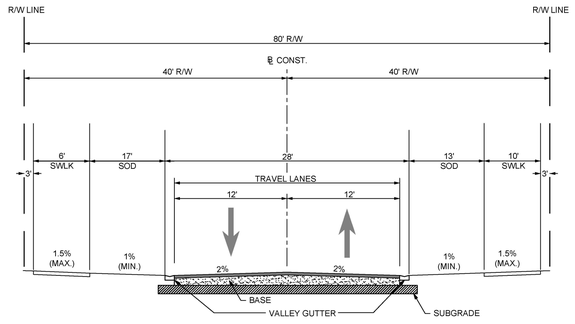
- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 EXISTING TOPOGRAPHY LINE



LOCAL ROAD, 50' R/W TYPICAL SECTION
N.T.S.



LOCAL ROAD, 60' R/W TYPICAL SECTION
N.T.S.



LOCAL ROAD, 80' R/W TYPICAL SECTION
N.T.S.

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
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FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 1206C0114J, DATED 01/26/2023

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills
Digitally signed by James Mills
DN: CN=James Mills, E=mailto:jbmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:06:37-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: PAVING, GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-3.1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
DATE: 5/15/2025
TIME: 12:15 PM

MATCHLINE C-C - (SEE SHEET C-3.4)

17.00 | 18.00 | 18.00 | 17.75 | 17.50 | 17.25 | 17.00 | 17.00 | 17.20 | 17.40 | 17.60 | 17.80 | 18.00

16.50

SS-03
RIM: 16.05
INV: 5.85 N
INV: 5.75 S

17.66 | 18.00 | 18.00 | 17.66 | 17.33 | 17.00 | 17.00 | 17.33 | 17.00

S-11
TYPE V INLET
RIM: 15.25
INV: 8.80 E

S-12
TYPE V INLET
RIM: 15.25
INV: 8.65 E
INV: 8.75 W

201 LF of 24" HDPE @ 0.57%

114 LF of 24" HDPE @ 0.36%

15.45

OUTFALL = 7.50'

STORMWATER
MANAGEMENT TRACT
±4.87 AC

OUTFALL = 7.50'

OUTFALL = 7.50'

4.00
9.00
12.00
15.50

191 LF of 36" HDPE @ 0.57%

MATCHLINE F-F - (SEE SHEET C-3.6)

18.00 | 17.66 | 17.33 | 17.00 | 17.00 | 17.33 | 17.66

SS-02
RIM: 16.68
INV: 2.78 S
INV: 4.09 N
INV: 6.67 E
INV: 2.68 W

S-26
TYPE V INLET
RIM: 15.25
INV: 8.60 N
INV: 8.60 S

S-27
TYPE V INLET
RIM: 15.25
INV: 8.60 N
INV: 8.60 S

MATCHLINE B-B
(SEE SHEET C-3.2)

S-9
TYPE V INLET
RIM: 15.70
INV: 9.60 S

14 LF of 36" HDPE @ 0.00%

14 LF of 36" HDPE @ 0.00%

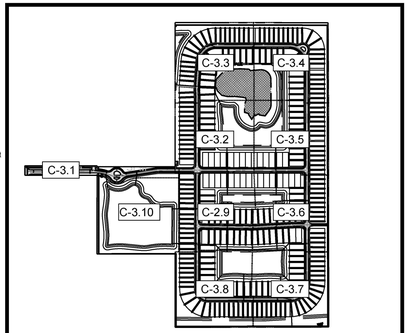
15.95 | 15.75 | 15.90 | 16.70 | 15.45

S-10
TYPE V INLET
RIM: 15.70
INV: 9.55 N
INV: 9.55 S

MATCHLINE M-M - (SEE SHEET C3.10)

N

0 15 30 60 Feet
1" = 30'



VICINITY MAP
SCALE: NTS

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CITY OF FORT PEIRCE, FL 34981

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CHECKED BY JWM
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SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
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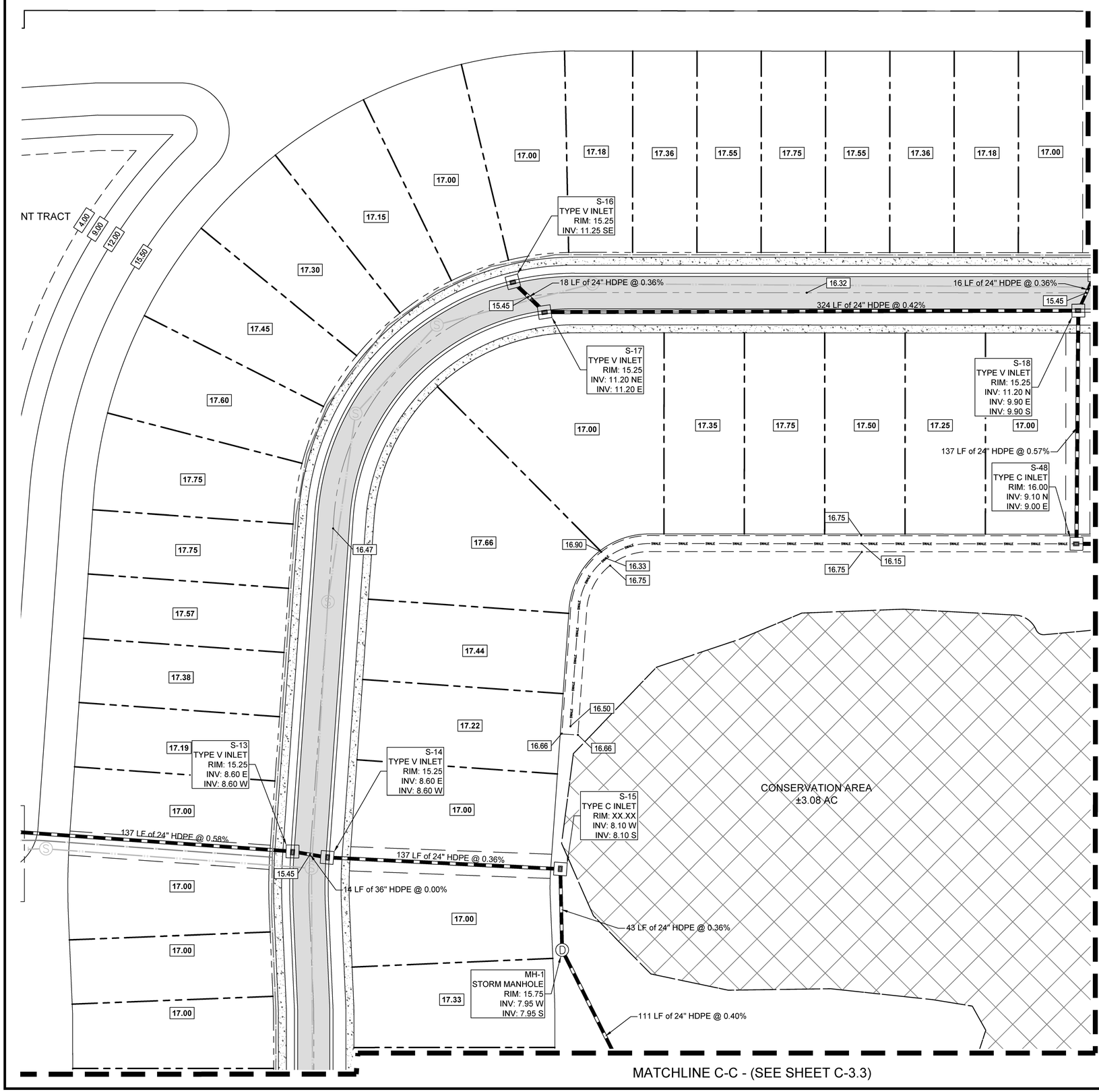

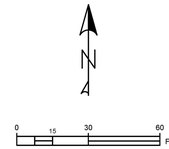

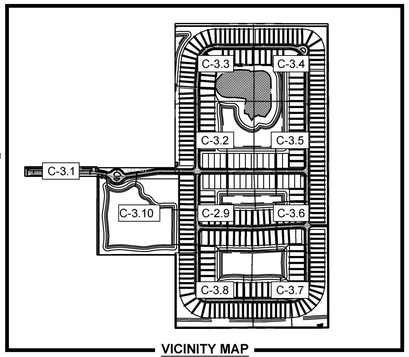

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Date: 2025.05.15 13:08:41-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET
PAVING, GRADING & DRAINAGE PLAN

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-3.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
DATE: 5/15/2025
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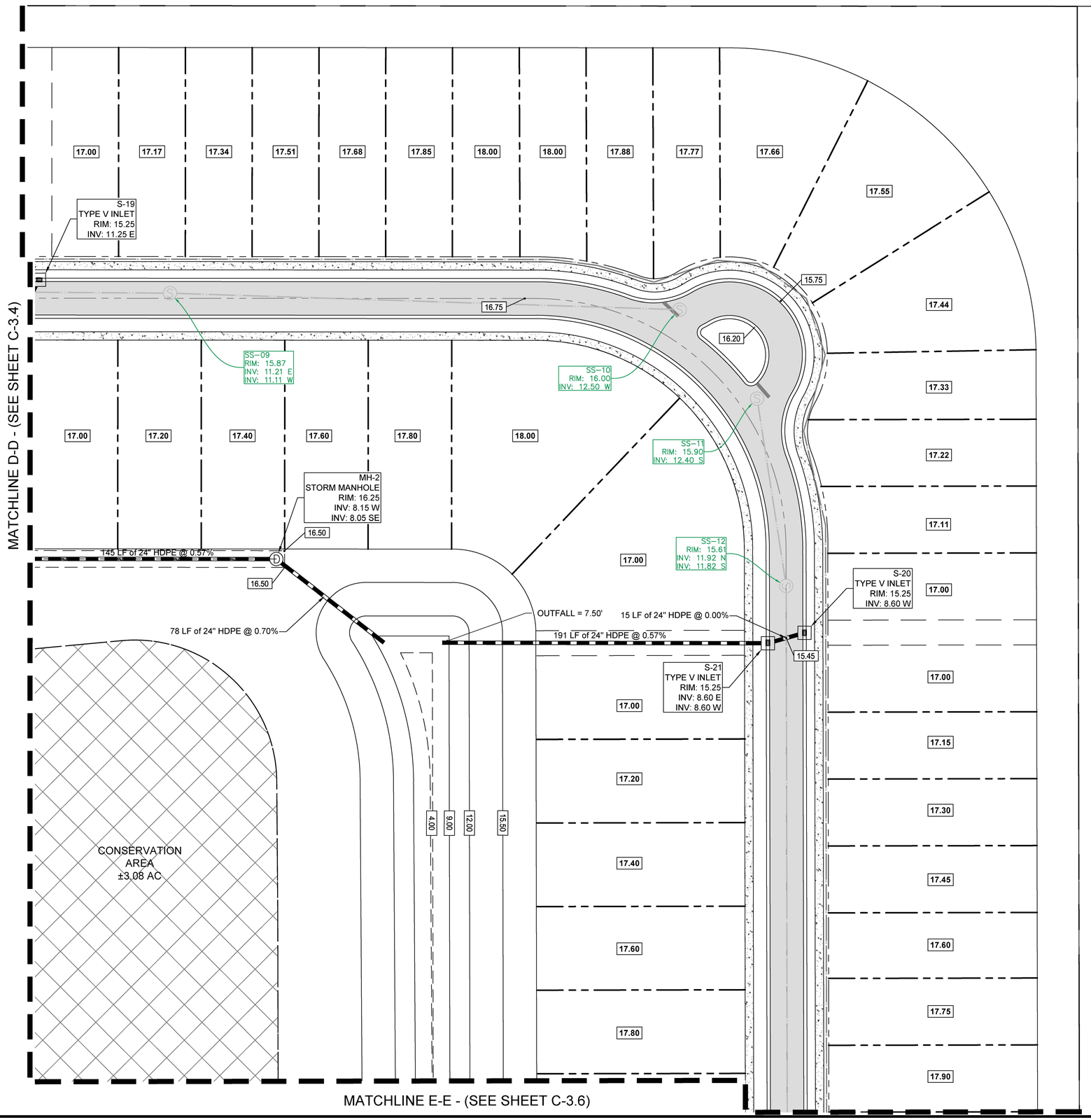

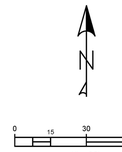

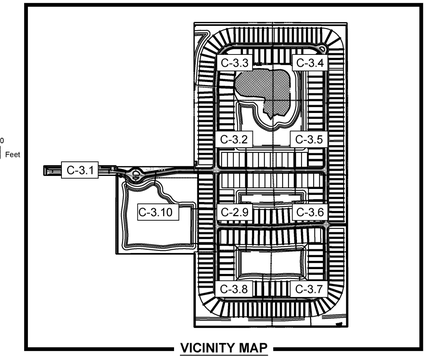

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SCALE: NTS

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PROJ. NO. 24-1600
DATE 10-02-2024
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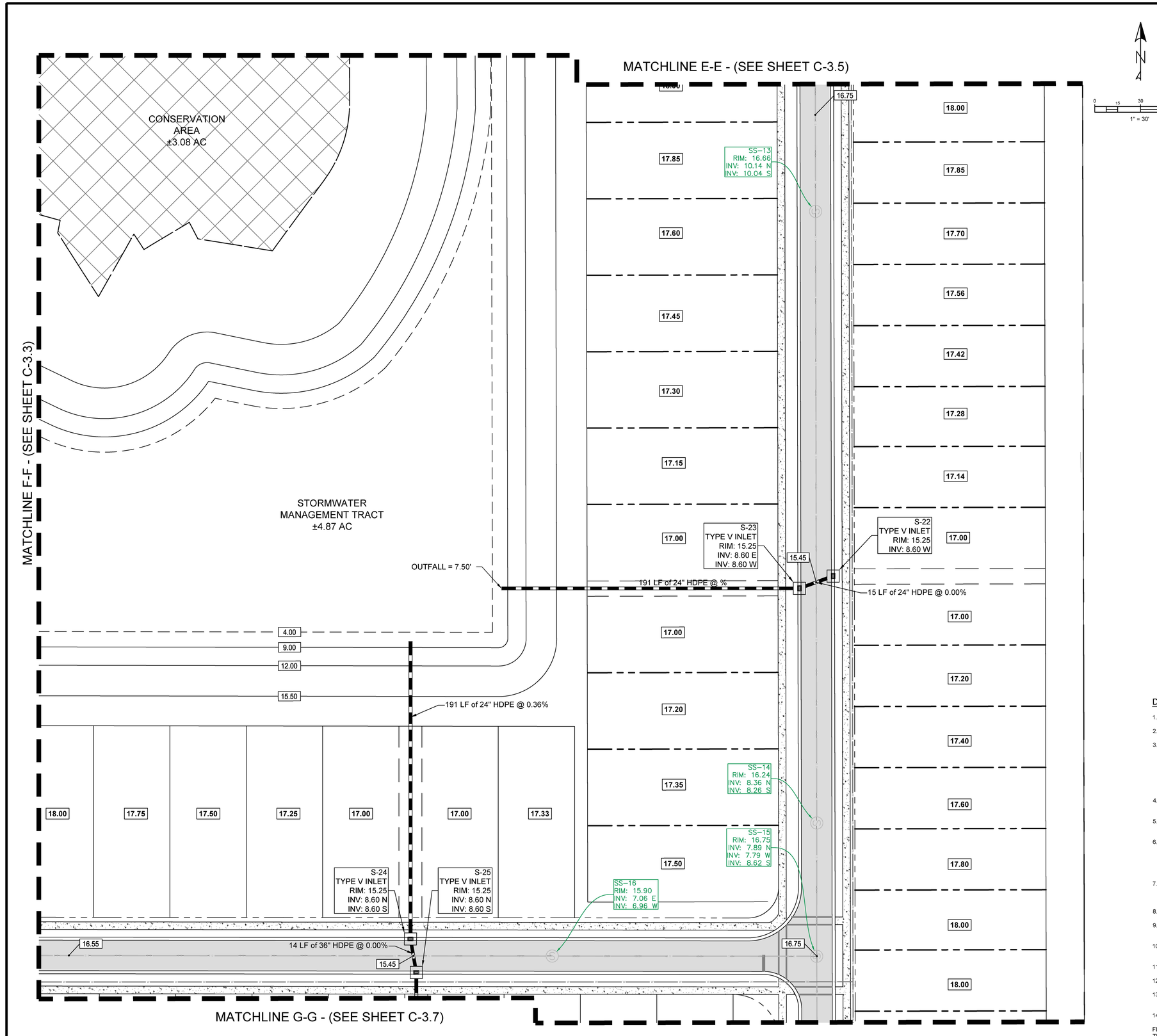

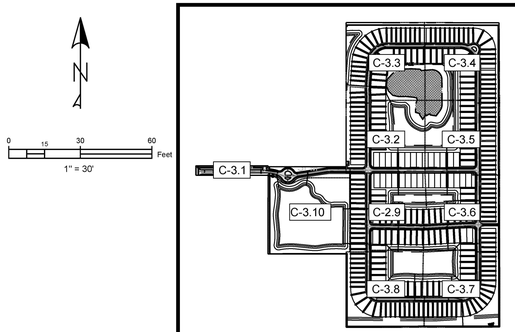

VICINITY MAP
SCALE: NTS

0 15 30 60 Feet
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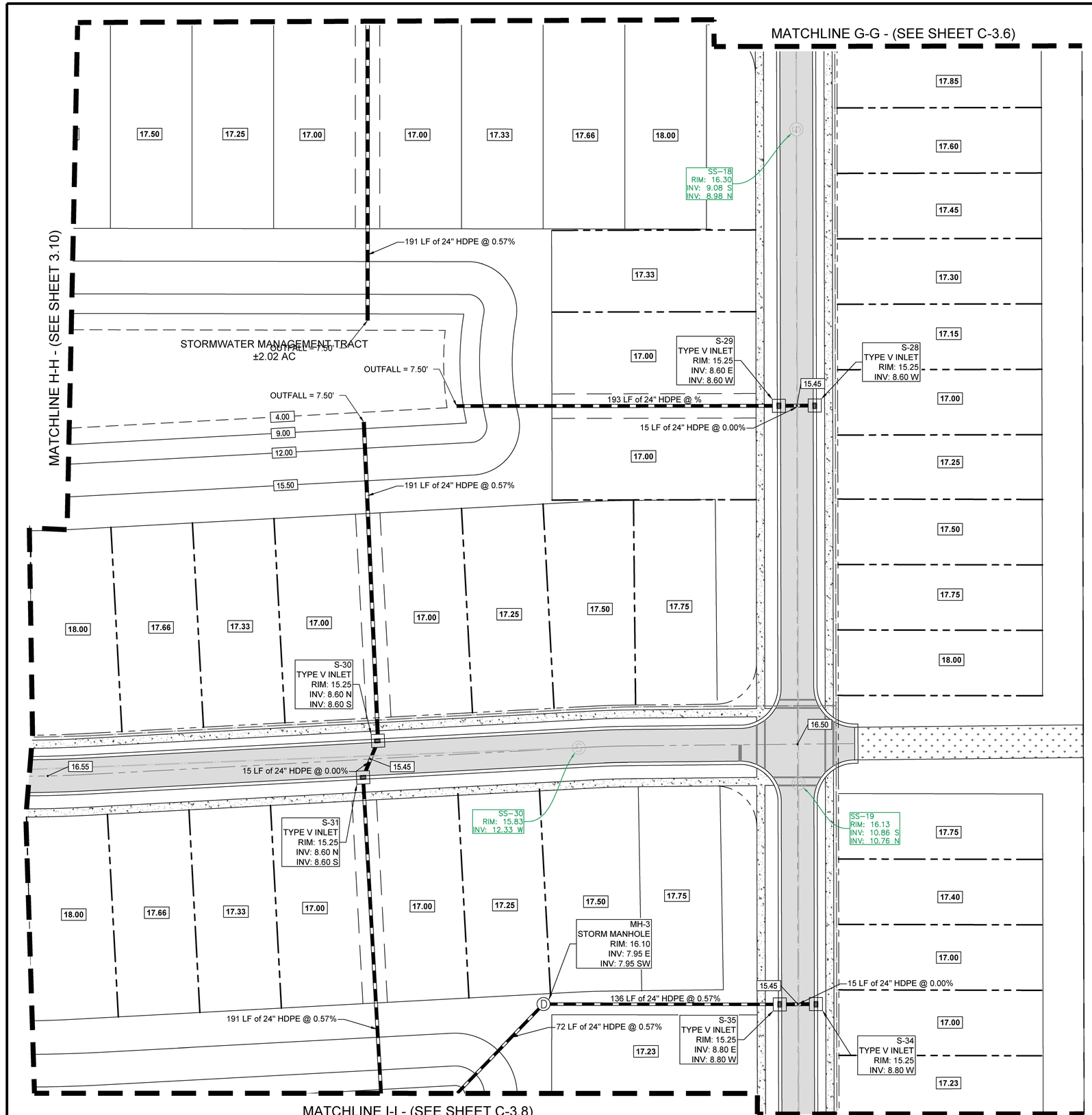
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

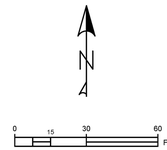
THIS SHEET: PAVING, GRADING & DRAINAGE PLAN

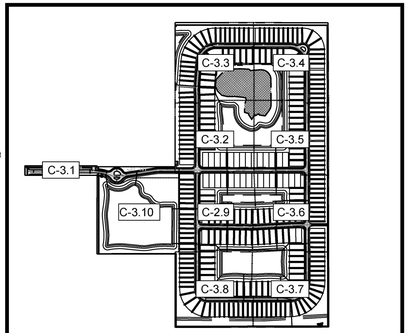
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.4

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
DATE: 5/15/2025
TIME: 12:15 PM







VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 EXISTING TOPOGRAPHY LINE

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
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FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 1206C0114J, DATED 01/26/2023

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills
Digitally signed by James Mills
DN: CN=James Mills, E=mailto:jmills@millsshortassociates.com, O=James, SN=Mills, C=US
Date: 2025.05.15 13:08:47-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
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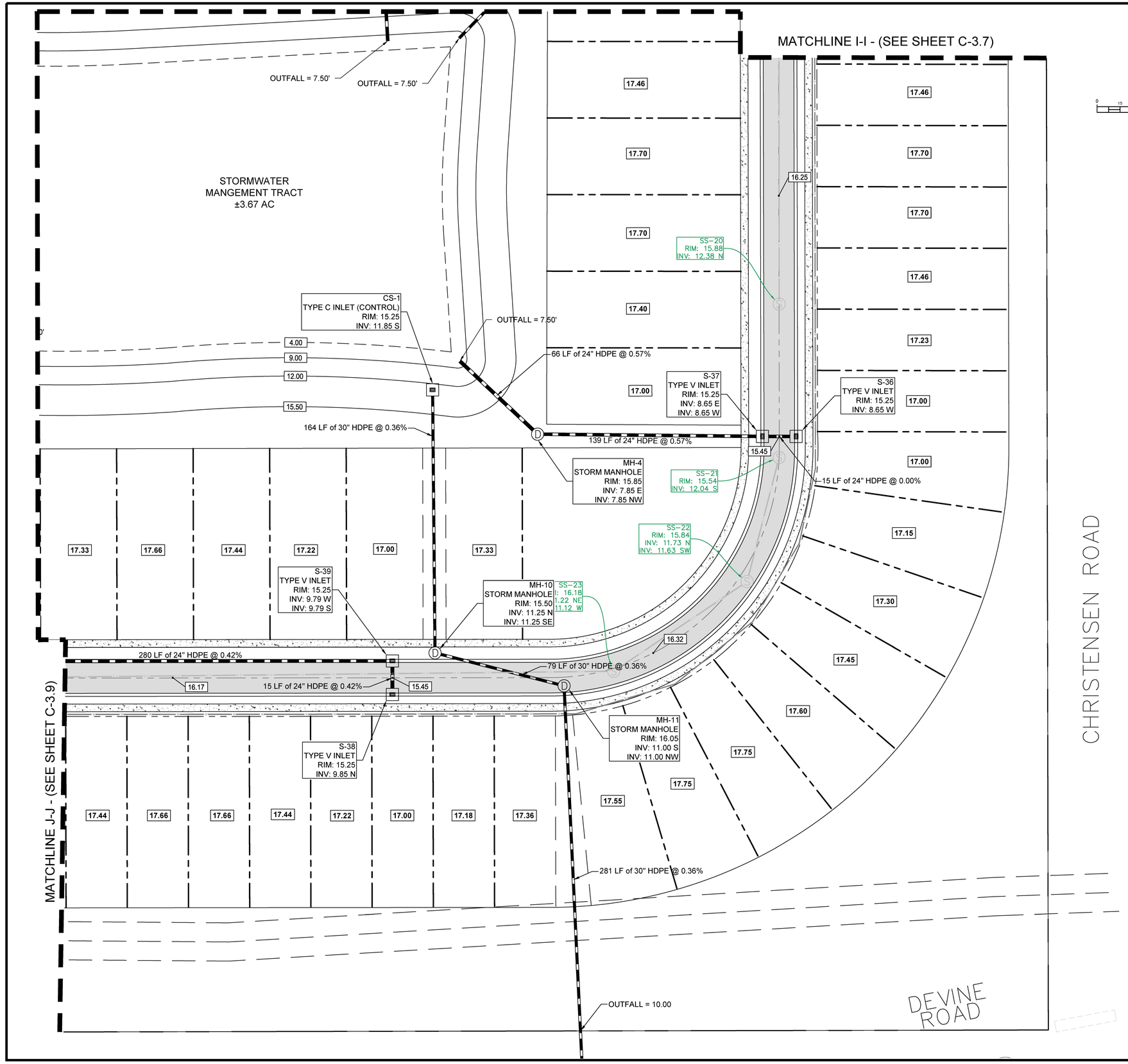

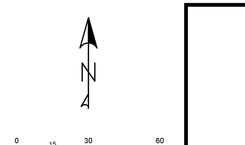

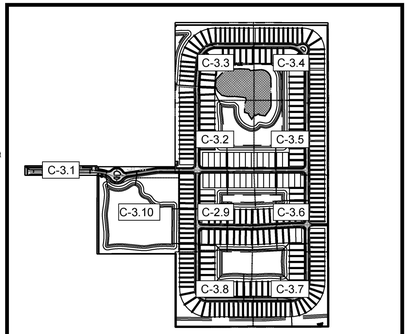

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FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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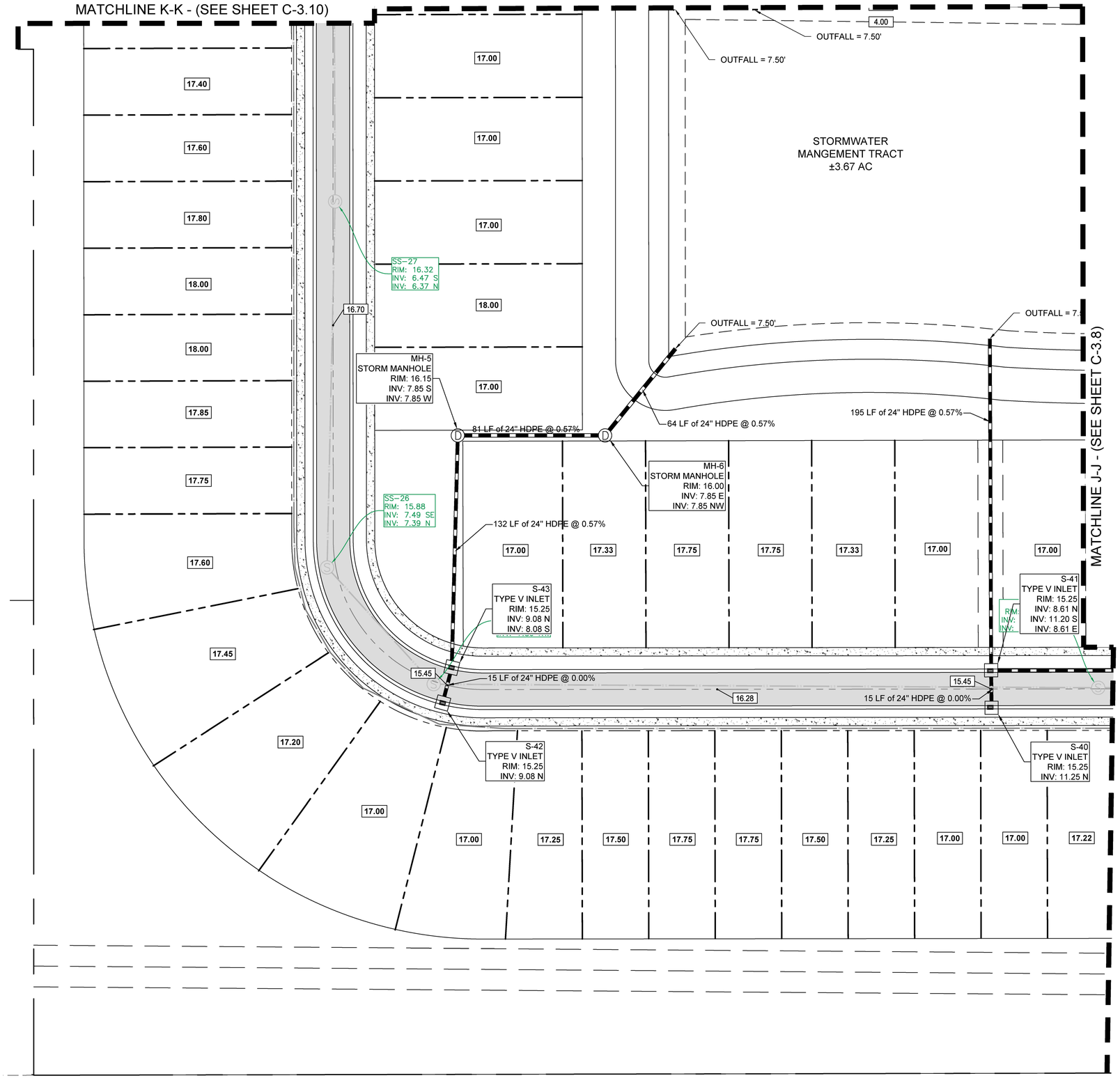

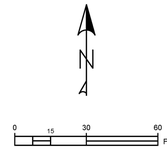

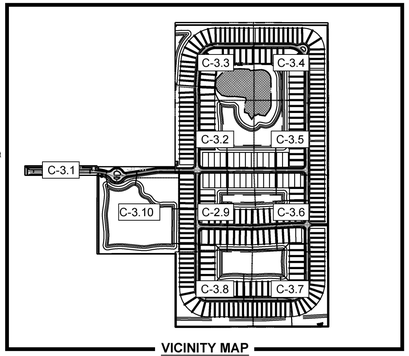

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James Mills
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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

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PAVING, GRADING & DRAINAGE PLAN

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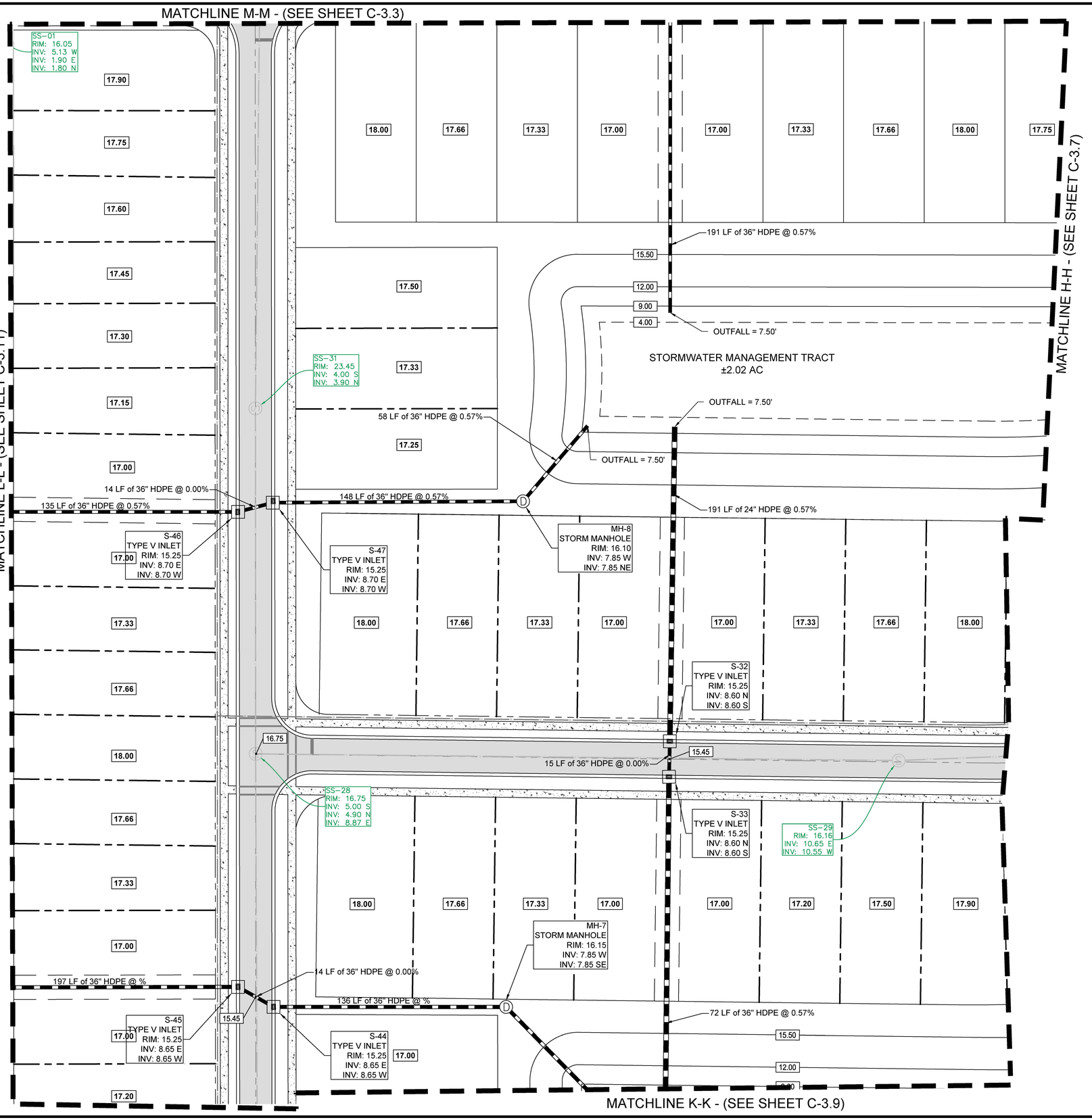

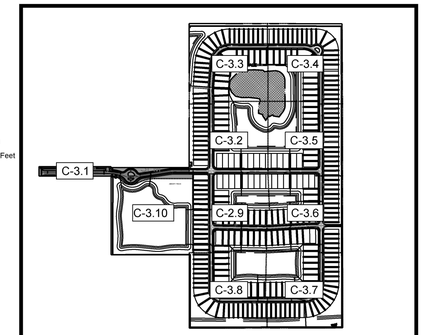

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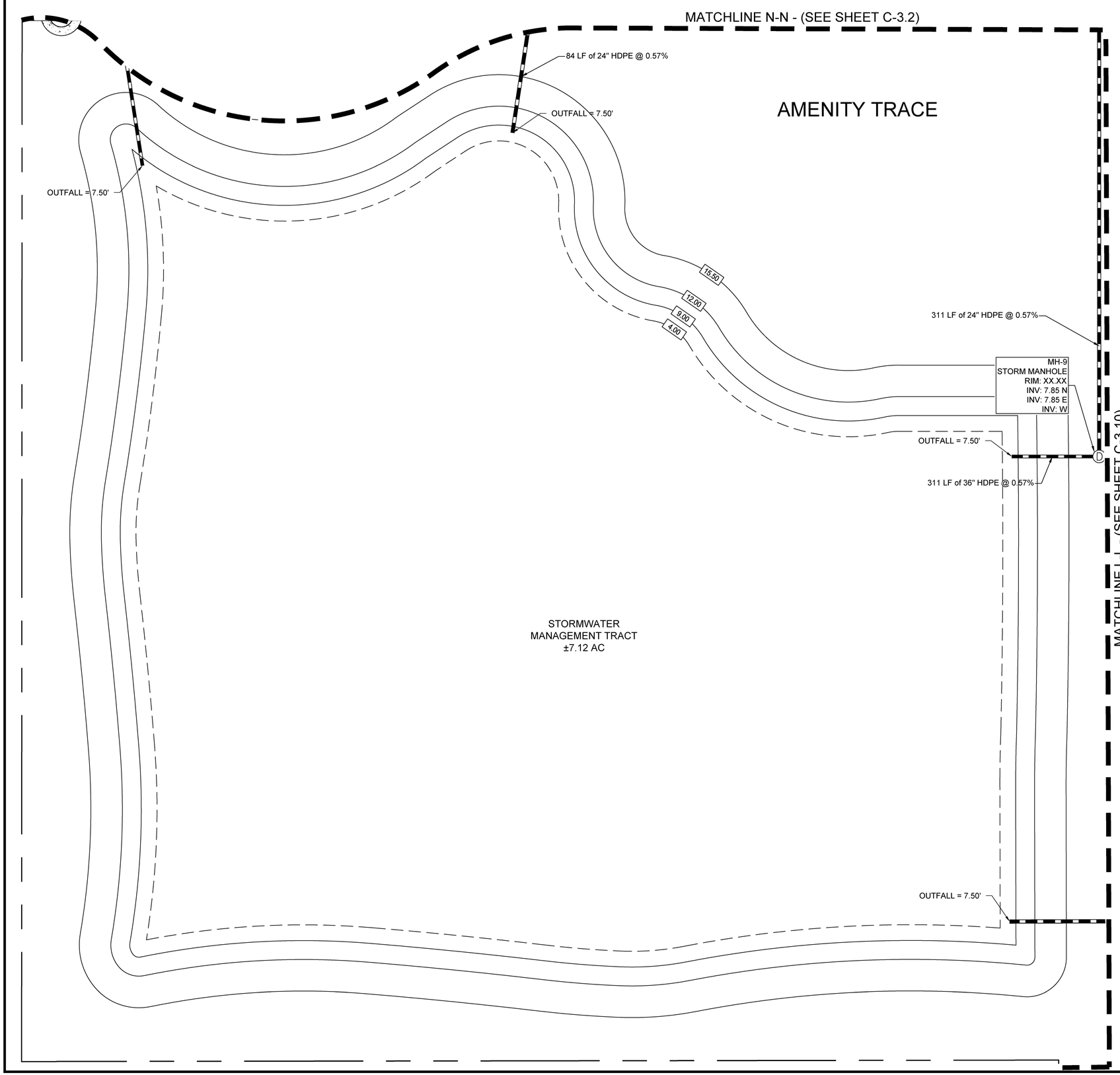



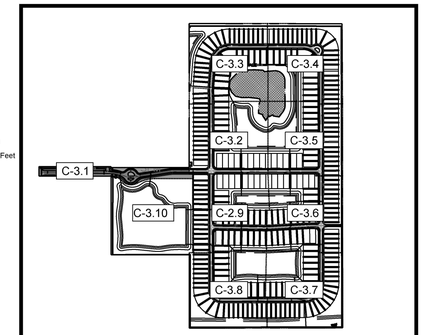

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14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 1206C0114J, DATED 01/26/2023

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
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700 22nd Place, Suite 2C/2D
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James Mills
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DN: C=James Mills, E=mailto:jim@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:08:55-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: PAVING, GRADING & DRAINAGE PLAN

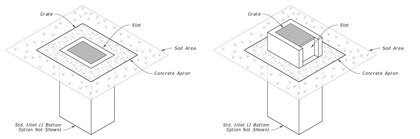
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.9

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
DATE: 5/15/2025
TIME: 12:16 PM

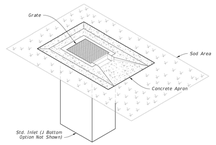
GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¾" radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Without Slot - Type D, E, and H Similar, Pipe Connection Not Shown)

DITCH BOTTOM INLET TYPE C
NON-TRAVERSABLE
(Slot > 7" Shown - Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type C – Dimensional, Reinforcing, and Grate Details
3	Type D – Dimensional, Reinforcing, and Grate Details
4	Type E – Dimensional, Reinforcing, and Grate Details
5	Type H (E & J Grate) – Dimensional, Reinforcing, and Steel Grate Details
6	Type H (K Grate) – Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 – Add Traversable Slots to Existing Inlets
12	Case 2 – Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 – Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom – Top Slab Details

LAST REVISION	CODE	DESCRIPTION:
11/01/20		

FDOT FY 2021-22 STANDARD PLANS | DITCH BOTTOM INLET TYPE C, D, E, AND H | INDEX 425-052 | SHEET 1 of 14

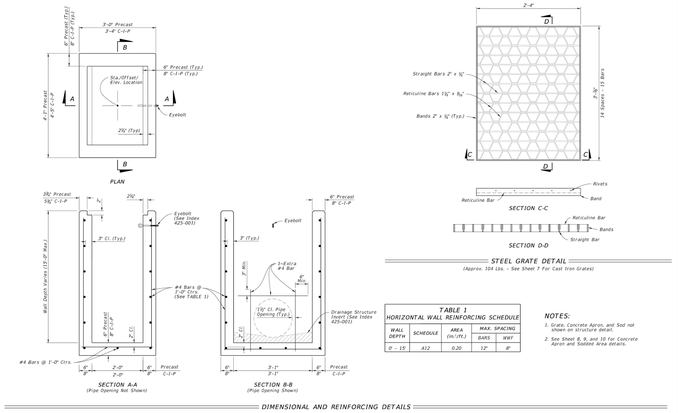


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WAY
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	CODE	DESCRIPTION:
11/01/20		

FDOT FY 2021-22 STANDARD PLANS | DITCH BOTTOM INLET TYPE C, D, E, AND H | INDEX 425-052 | SHEET 2 of 14

RECOMMENDED MINIMUM TRENCH WIDTHS



PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS:

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	18 (5.5m)
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	18 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (γs) = 120 PCF

REV	DESCRIPTION	BY	MM/DD/YY	CHKD
6	INITIAL BACKFILL	JAB	04/02/20	

© 2020 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)

DRAWING NUMBER: STD-101

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

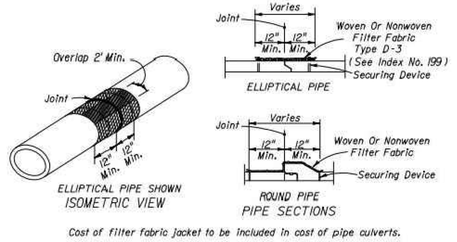
DATE 12-09-16
SIZE ARCH D
SCALE NTS
SHEET 1 OF 1

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

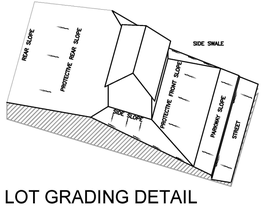
SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION	CODE	DESCRIPTION:
11/01/19		

FDOT FY 2023-24 STANDARD PLANS | CROSS DRAIN MITERED END SECTION | INDEX 430-021 | SHEET 2 of 6

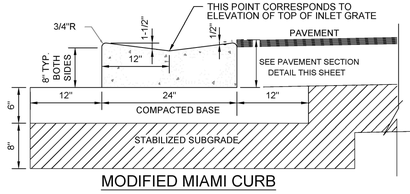


FILTER FABRIC DETAIL
SCALE: N.T.S.



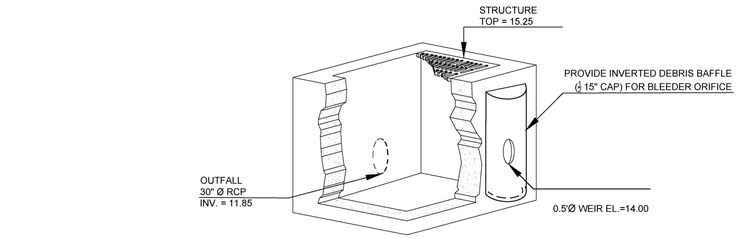
LOT GRADING DETAIL
N.T.S.
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)
ALL LOTS

NOTES
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.
3. YARD GRADING MUST BE IN CONFORMANCE WITH FBC.
4. MIN. FINISHED FLOOR MUST BE 18" ABOVE CROWN OF ROAD.
5. FINISHED FLOOR ELEV. TO BE APPROVED THROUGH BLDG PERMIT PLOT PLANS.

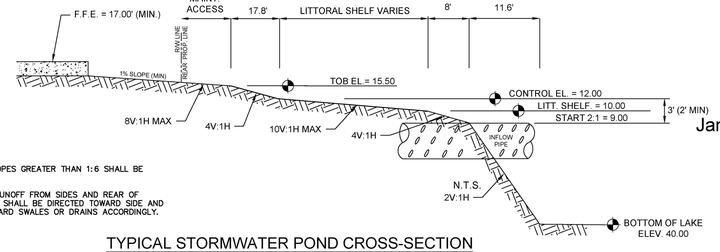


NOTE:
CONTROL CUTS @ 10' O.C. 3/4" DEEP MINIMUM WITHIN 48 HOURS OF POURING.

MODIFIED MIAMI CURB
SCALE: N.T.S.

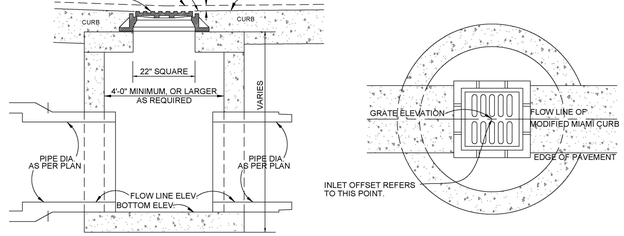


CS-1 CONTROL STRUCTURE
(MODIFIED FDOT TYPE 'C' INLET)
SCALE: N.T.S.



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

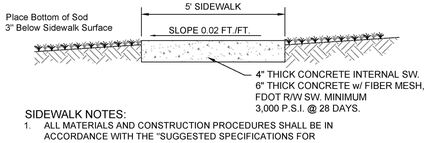
TYPICAL STORMWATER POND CROSS-SECTION
SCALE: N.T.S.



ELEVATION | TOP VIEW

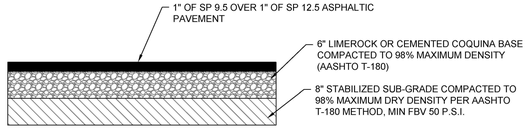
NOTE:
1. FOR JUNCTION BOX USE STANDARD STRUCTURE BOTTOM AND TOP SLAB "TYPE P" OR "TYPE J", IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX No. 200.

TYPICAL MODIFIED MIAMI CURB INLET
SCALE: N.T.S.

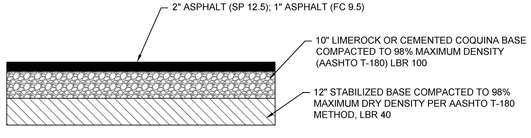


SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 8-FEET.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH BROOM FINISH.

SIDEWALK DETAIL
N.T.S.



ASPHALT PAVEMENT - PRIVATE R/W
SCALE: N.T.S.



CITY ASPHALT PAVEMENT
SCALE: N.T.S.

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Digitally signed by James Mills
DN: C=US, E=mills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:06:57-04'00'

James Mills

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981
THIS SHEET: PAVING, GRADING, & DRAINAGE DETAILS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-4.1

TIME: 12:16 PM
DATE: 5/15/2025
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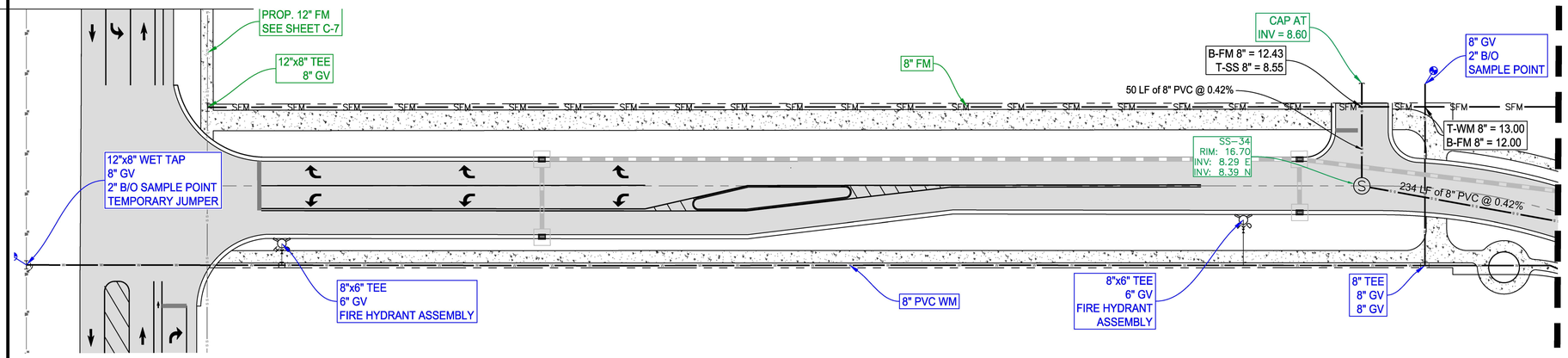

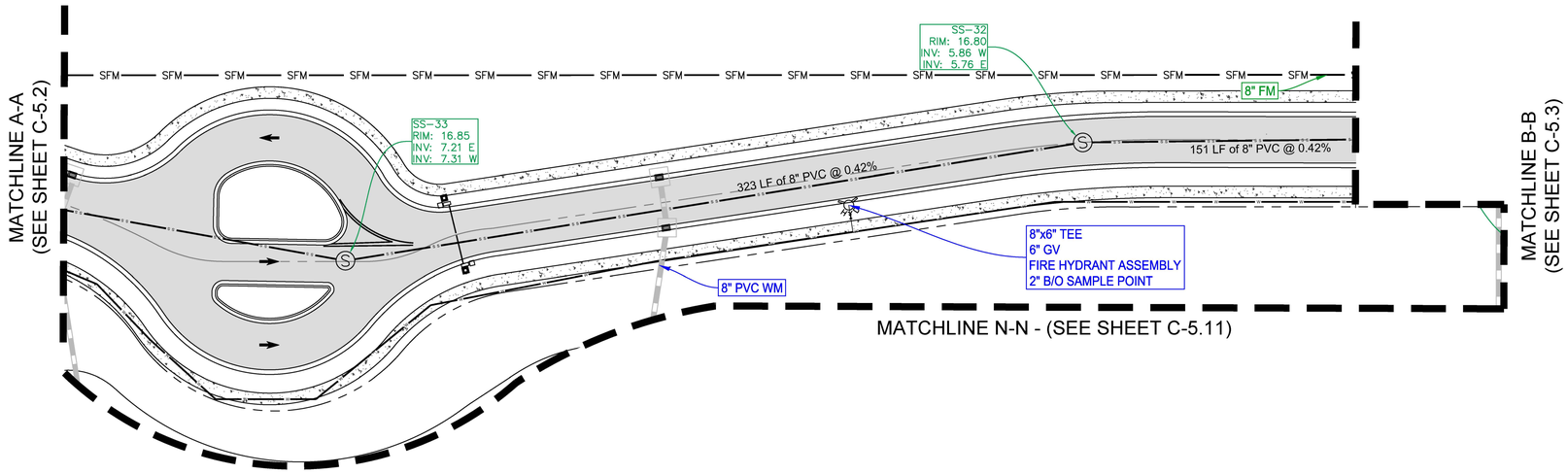

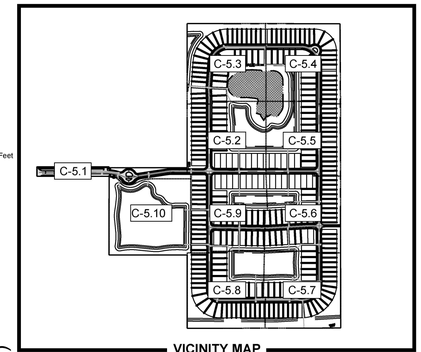

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- S S — PROPOSED SANITARY SEWER MAIN
- W — PROPOSED WATER MAIN
- SFM — PROPOSED SANITARY FORCE MAIN
- SFM — EXISTING CoFP SANITARY FORCE MAIN
- W_x — EXISTING CoFP WATERMAIN MAIN

FDEP UTILITY NOTES:

1. VERTICAL CROSSINGS
SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.

2. HORIZONTAL SEPARATIONS
WHEREVER IT IS PHYSICALLY POSSIBLE:

SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.

WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
A.) IN A SEPARATE TRENCH;
B.) ON AN UNDISTURBED EARTH SHELF; AND CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1).

3. CONFLICTS
WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1.) AND 2.), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

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James Mills
Digitally signed by James Mills
DN: CN=James Mills, E=mailto:jim@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:06:59-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PLAN

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.

C-5.1

MATCHLINE C-C - (SEE SHEET C-5.4)

MATCHLINE F-F - (SEE SHEET C-5.6)

MATCHLINE B-B
(SEE SHEET C-5.2)

MATCHLINE M-M - (SEE SHEET C5.10)

301 LF of 8" PVC @

SS-03
RIM: 16.05
INV: 5.85 N
INV: 5.75 S

396 LF of 8" PVC @ 0.42%

8" PVC WM

(2) 8" 45° BENDS

SFM — SFM

B-WM 8" = 12.81
T-SS 8" = 3.33

B-FM 8" = 12.43
T-SS 8" = 1.70

B-WM 8" = 12.81
T-SS 8" = 3.43

SS-02
RIM: 16.68
INV: 2.78 S
INV: 4.09 N
INV: 6.67 E
INV: 2.68 W

SS-17
RIM: 16.05
INV: 8.34 E
INV: 8.24 W

186 LF of 8" PVC @ 0.42%

300 LF of 8" PVC @ 0.42%

SS-01
RIM: 16.05
INV: 5.13 W
INV: 1.90 E
INV: 1.80 N

8" TEE
8" GV
8" GV

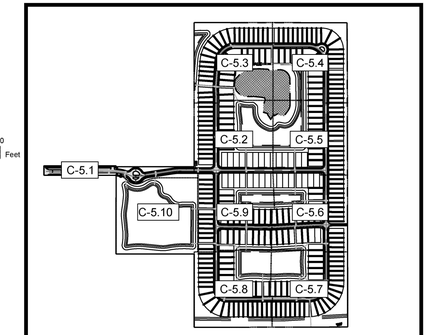
8" TEE
8" GV
8" GV

8"x6" TEE
6" GV
FIRE HYDRANT ASSEMBLY
2" B/O SAMPLE POINT

8" PVC WM

N

0 15 30 60 Feet
1" = 30'



VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- S S — PROPOSED SANITARY SEWER MAIN
- W — PROPOSED WATER MAIN
- SFM — PROPOSED SANITARY FORCE MAIN
- SFM — EXISTING CoFP SANITARY FORCE MAIN
- W_X — EXISTING CoFP WATERMAIN MAIN

Mills, Short & Associates
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Vero Beach, Florida 32960

James Mills

Digitally signed by James Mills
DN: CN=James Mills, E=mail@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:09:02-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981
THIS SHEET
UTILITY PLAN

DRAWN BY	CHECKED BY	APPROVED BY	SCALE
DCC	JWM	JWM	SEE SHEET

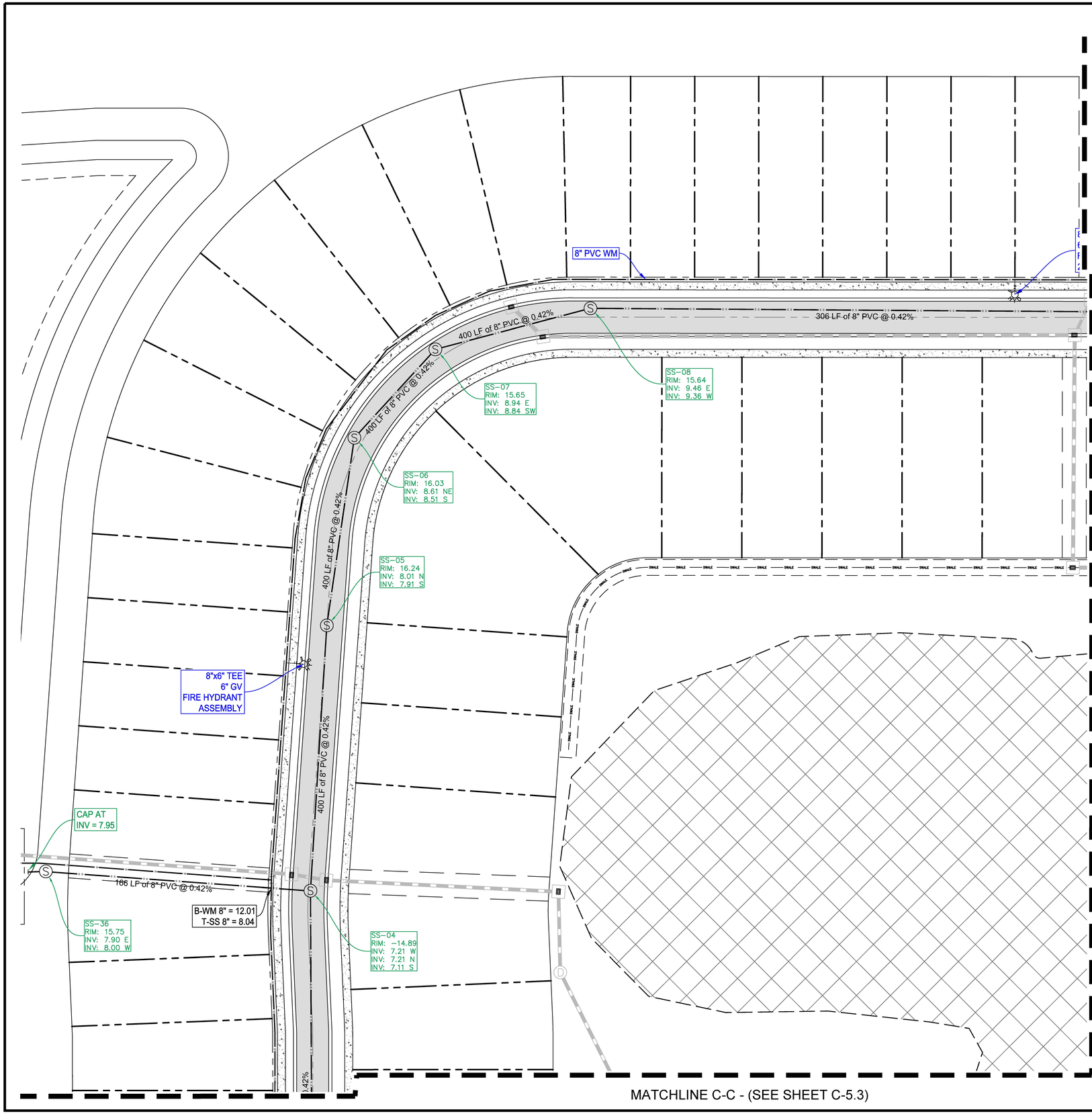
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-5.2

05/15/2025

TIME: 12:16 PM

DATE: 5/15/2025

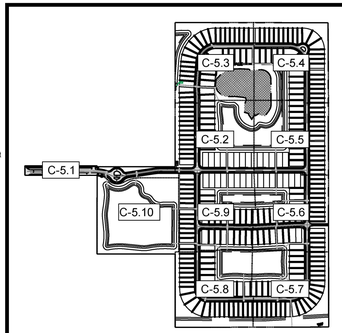
FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-4 UTILITY PLAN.dwg



N

0 15 30 60 Feet

1" = 30'



VICINITY MAP
SCALE: NTS

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C-5.3

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-4 UTILITY PLAN.dwg
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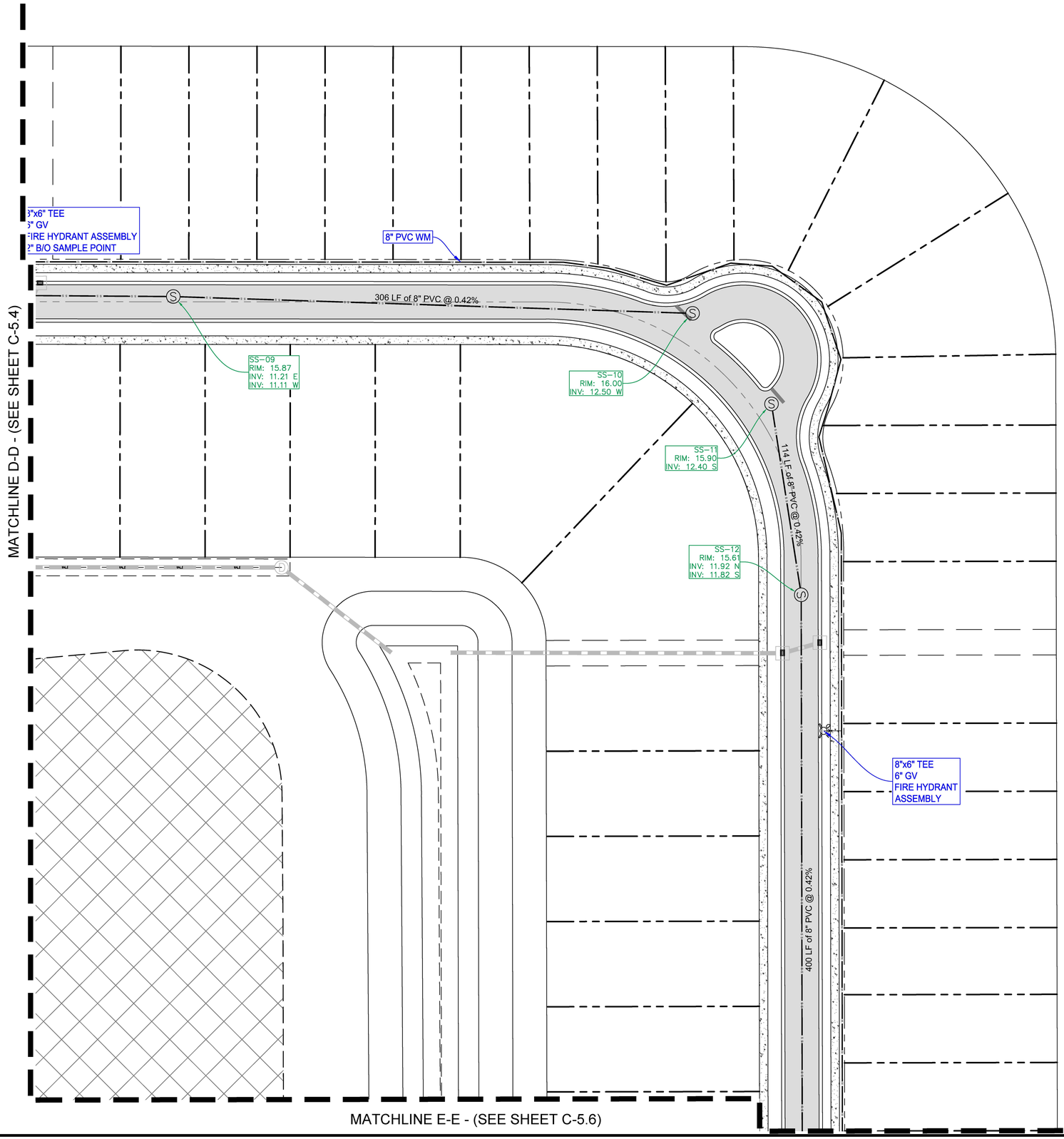

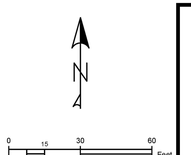

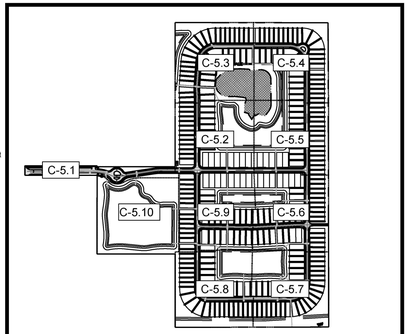

VICINITY MAP
SCALE: NTS

LEGEND:

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APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO.	24-1600
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SHEET NO.	C-5.4

MATCHLINE F-F - (SEE SHEET C-5.3)

MATCHLINE E-E - (SEE SHEET C-5.5)

SS-13
RIM: 16.66
INV: 10.14 N
INV: 10.04 S

400 LF of 8" PVC @ 0.42%

8"x6" TEE
6" GV
FIRE HYDRANT ASSEMBLY
2" B/O SAMPLE POINT

8" PVC WM

SS-14
RIM: 16.24
INV: 8.36 N
INV: 8.26 S

SS-15
RIM: 16.75
INV: 7.89 N
INV: 7.79 W
INV: 8.62 S

87 LF of 8" PVC @ 0.42%

SS-16
RIM: 15.90
INV: 7.06 E
INV: 6.96 W

8"x6" TEE
6" GV
FIRE HYDRANT ASSEMBLY

386 LF of 8" PVC @ 0.42%

173 LF of 8" PVC @ 0.42%

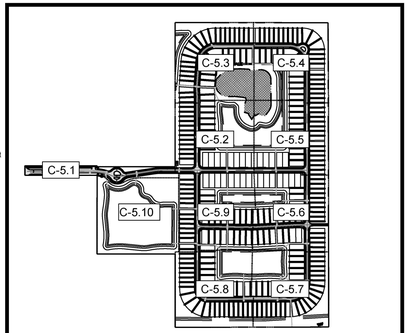
8" TEE
8" GV
8" GV

B-WM 8" = 13.13
T-SS 8" = 9.27

MATCHLINE G-G - (SEE SHEET C-5.7)

N

0 15 30 60 Feet
1" = 30'



VICINITY MAP
SCALE: NTS

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- SFM — PROPOSED SANITARY FORCE MAIN
- SFM — EXISTING CoFP SANITARY FORCE MAIN
- W_x — EXISTING CoFP WATERMAIN MAIN

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CITY OF FORT PEIRCE, FL 34981

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SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.

C-5.5

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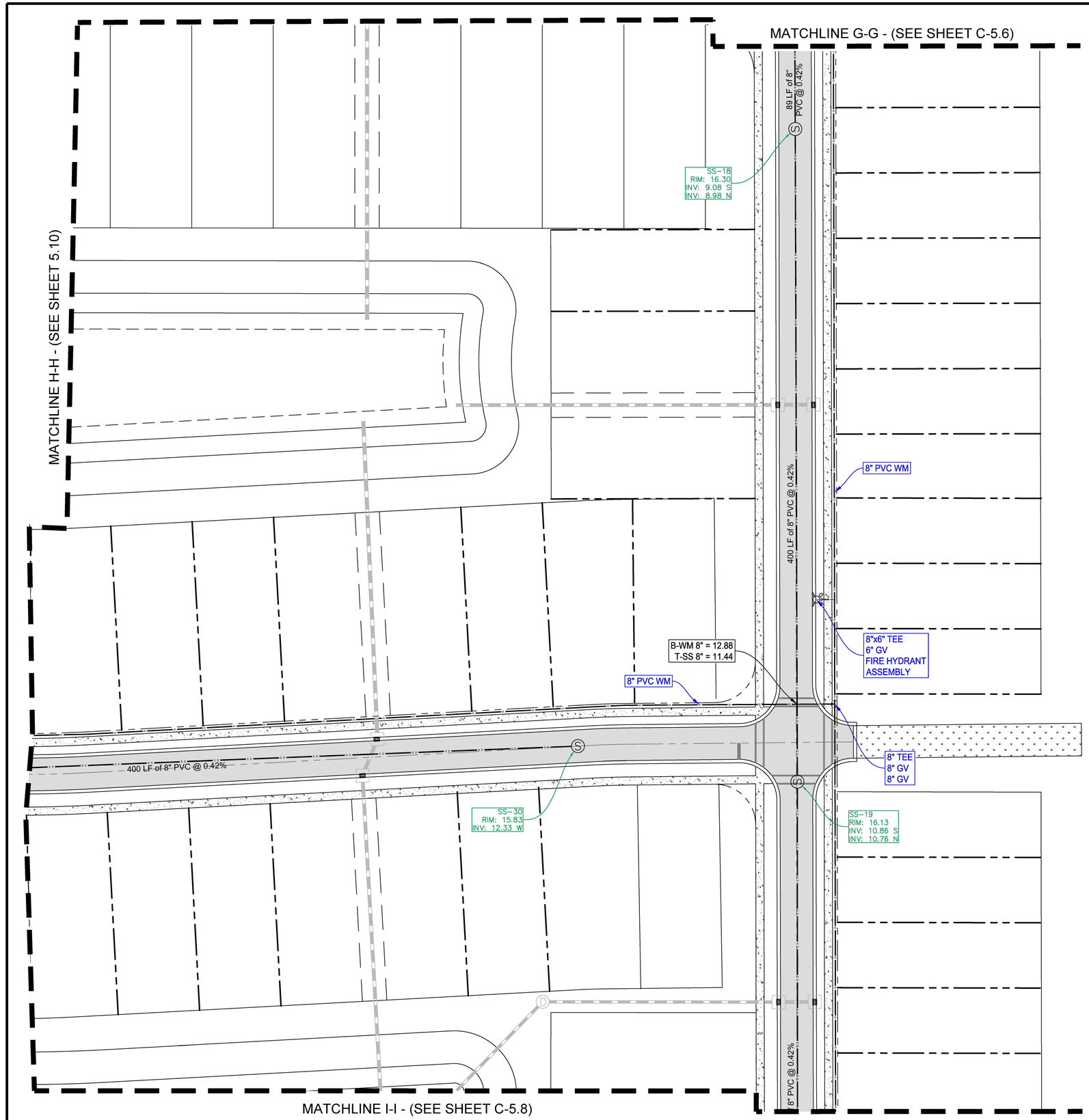

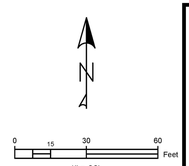

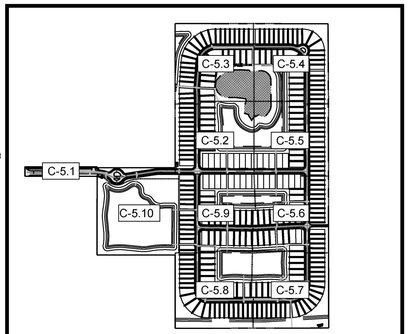

VICINITY MAP
SCALE: NTS

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CITY OF FORT PEIRCE, FL 34981

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SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.

C-5.6

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-4 UTILITY PLAN.dwg
DATE: 5/15/2025
TIME: 12:16 PM

MATCHLINE I-I - (SEE SHEET C-5.7)

363 LF

8" PVC WM

SS-20
RIM: 15.88
INV: 12.38 N

8"x6" TEE
6" GV
FIRE HYDRANT
ASSEMBLY

SS-21
RIM: 15.54
INV: 12.04 S

SS-22
RIM: 15.84
INV: 11.73 N
INV: 11.63 SW

84 LF of 8" PVC @ 0.42%

SS-23
RIM: 16.18
INV: 11.22 NE
INV: 11.12 W

105 LF of 8" PVC @ 0.42%

367 LF of 8" PVC @ 0.42%

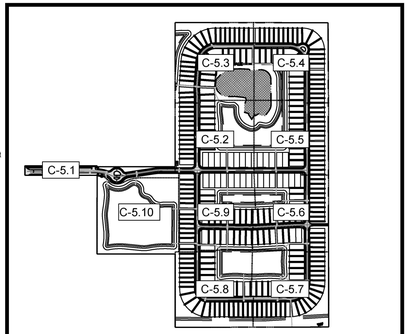
MATCHLINE J-J - (SEE SHEET C-5.9)

CHRISTENSEN ROAD

DEVINE ROAD

N

0 15 30 60 Feet
1" = 30'



VICINITY MAP
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- SFM — EXISTING CoFP SANITARY FORCE MAIN
- W_R — EXISTING CoFP WATERMAIN MAIN

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CITY OF FORT PEIRCE, FL 34981

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SCALE: SEE SHEET

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C-5.7

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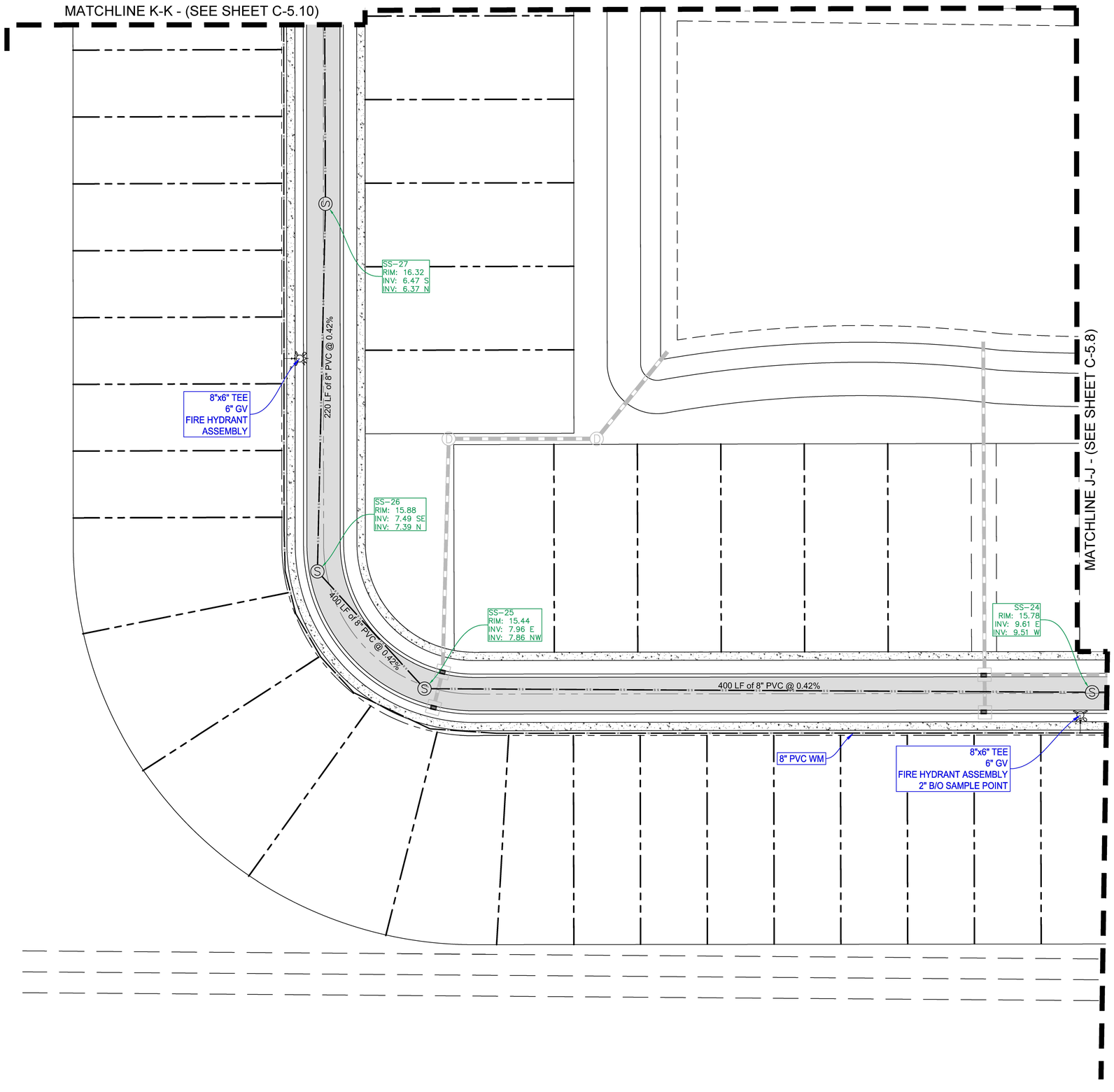
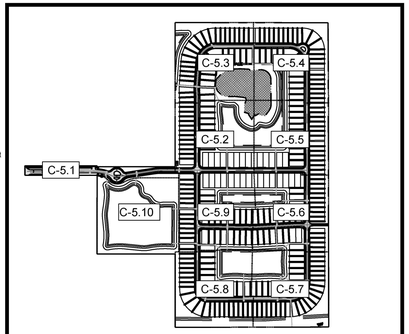


N

0 15 30 60 Feet
1" = 30'



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PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.

C-5.8

MATCHLINE M-M - (SEE SHEET C-5.3)

MATCHLINE L-L - (SEE SHEET C-5.11)

MATCHLINE H-H - (SEE SHEET C-3.7)

270 LF of 8" PVC @ 0.42%

215 LF of 8" PVC @ 0.42%

399 LF of 8" PVC @ 0.42%

324 LF of 8" PVC @ 0.42%

SS-31
RIM: 23.45
INV: 4.00 S
INV: 3.90 N

8" PVC WM

B-WM 8" = 12.81
T-SS 8" = 5.30

8" TEE
8" GV
8" GV

8" PVC WM

8"x6" TEE
6" GV
FIRE HYDRANT
ASSEMBLY

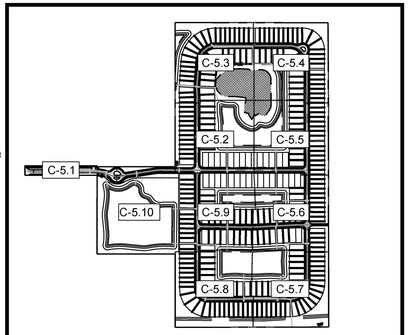
SS-28
RIM: 16.75
INV: 5.00 S
INV: 4.90 N
INV: 8.87 E

SS-29
RIM: 16.16
INV: 10.65 E
INV: 10.55 W

MATCHLINE K-K - (SEE SHEET C-5.9)

N

0 15 30 60 Feet
1" = 30'



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SCALE: SEE SHEET

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C-5.9

05/15/2025

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MATCHLINE N-N - (SEE SHEET C-5.2)

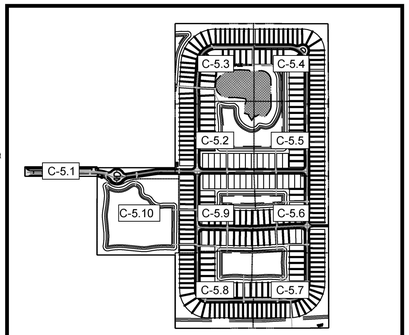
AMENITY TRACE

MATCHLINE L-L - (SEE SHEET C-5.10)

N

0 15 30 60 Feet

1" = 30'



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05/15/2025

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FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-5 UTILITY DETAILS.dwg

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: JJM; DRAWN BY: JJM; APPROVED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG; SCALE: N.T.S.; DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	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 IDENTIFICATION 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

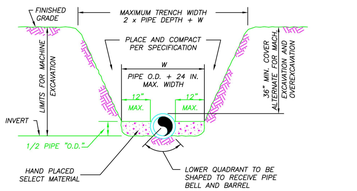
23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY 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 LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION	G-1 NOTES
02-08 DATE / REVISION / BY / APPD	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM; DRAWN BY: JJM; APPROVED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG; SCALE: N.T.S.; DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	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 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 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 ANS/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-08 DATE / REVISION / BY / APPD	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM; DRAWN BY: JJM; APPROVED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG; SCALE: N.T.S.; DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

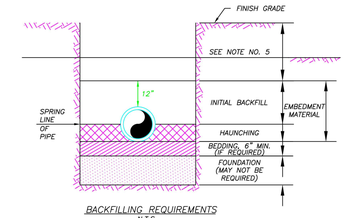


NOTES:

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

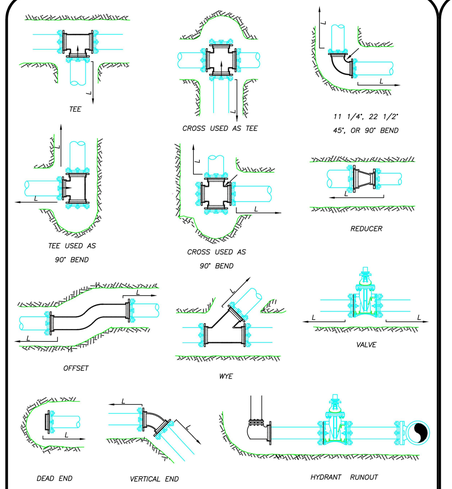


BACKFILLING REQUIREMENTS
N.T.S.

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



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

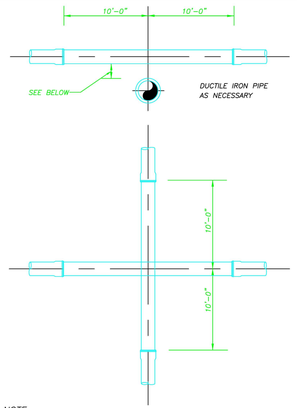
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 CONCRETE SLAB / SLL / JLC; DATE / REVISION / BY / APPD	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG; SCALE: ; DATE: 2015
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

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

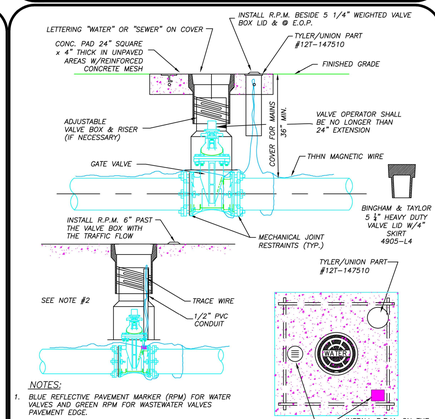


NOTE:

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; DATE / REVISION / BY / APPD	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG; SCALE: ; DATE: 2015
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

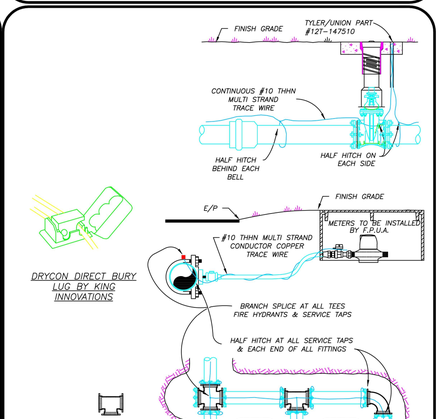


NOTES:

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; DATE / REVISION / BY / APPD	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG; SCALE: ; DATE: 2015
FT. PIERCE UTILITIES AUTHORITY	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; DATE / REVISION / BY / APPD	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG; SCALE: ; DATE: 2015
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

Mills, Short & Associates
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C.A. #: 30698

James Mills — Digitally signed by James Mills, DN: CN=James Mills, E=mills@millsshortassociates.com, G=James, SN=Mills, C=US, Date: 2025.05.15 13:00:21-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

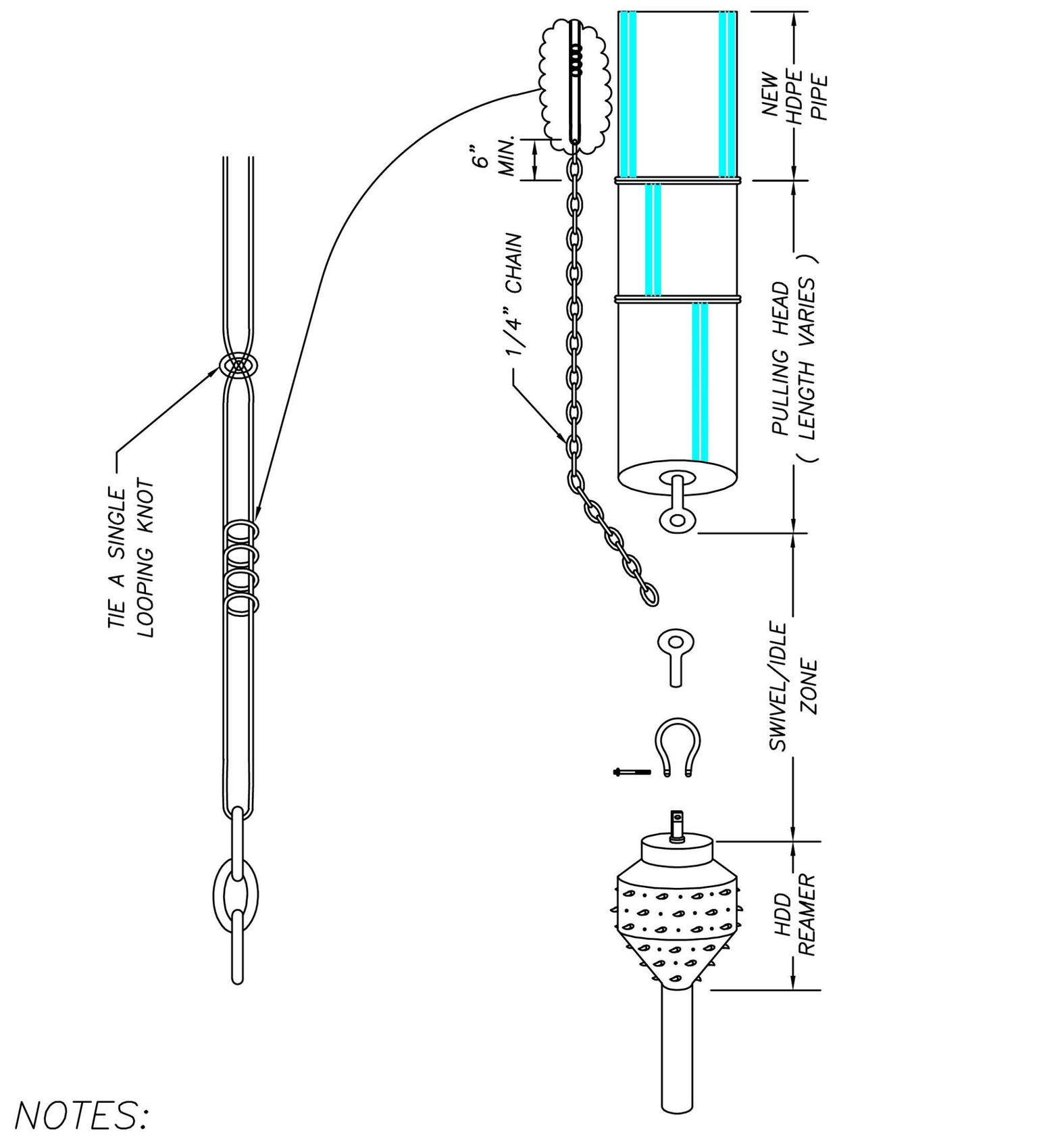
PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.1

05/15/2025

TIME: 12:17 PM

DATE: 5/15/2025

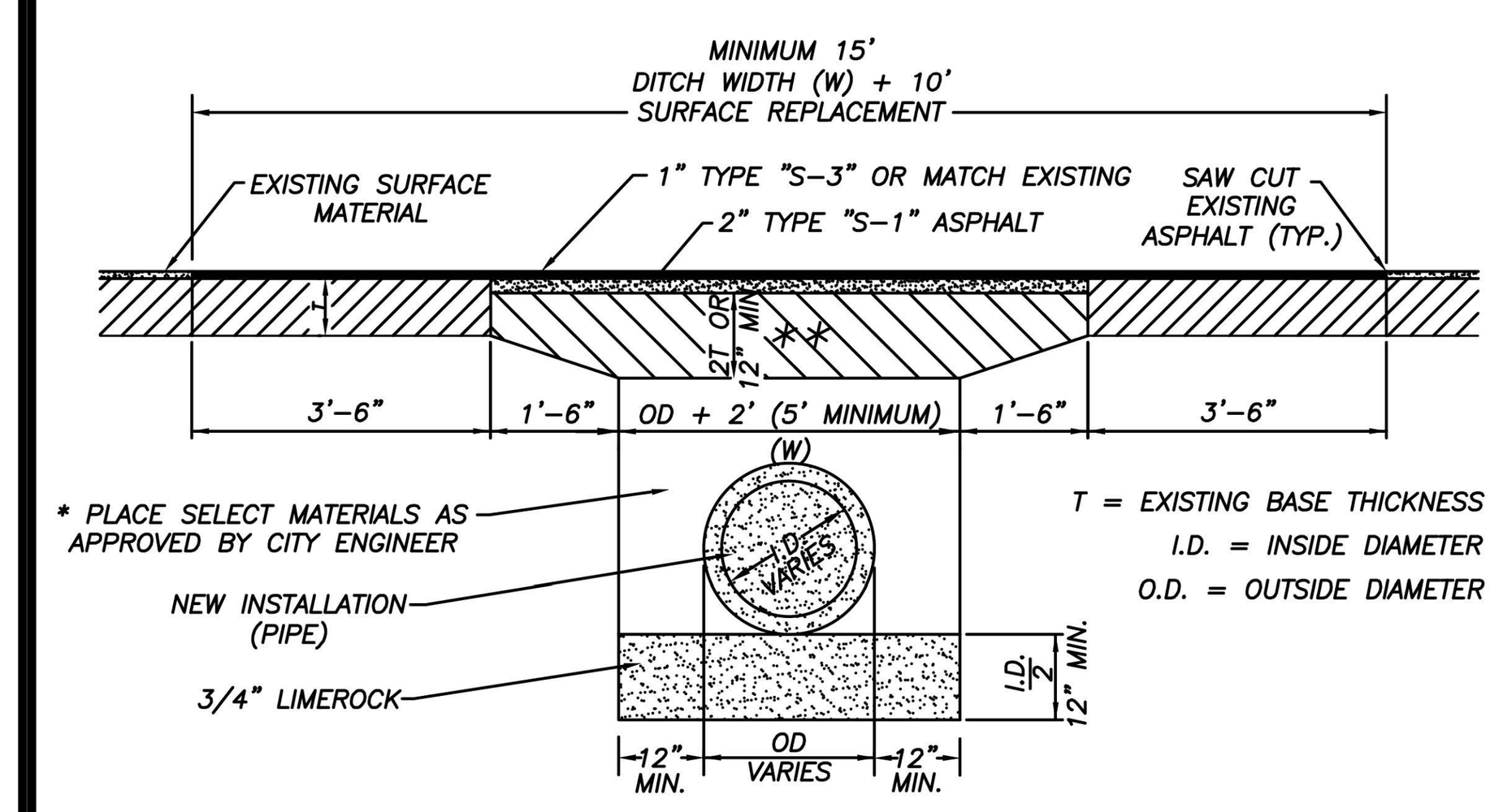
FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-5 UTILITY DETAILS.dwg



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)

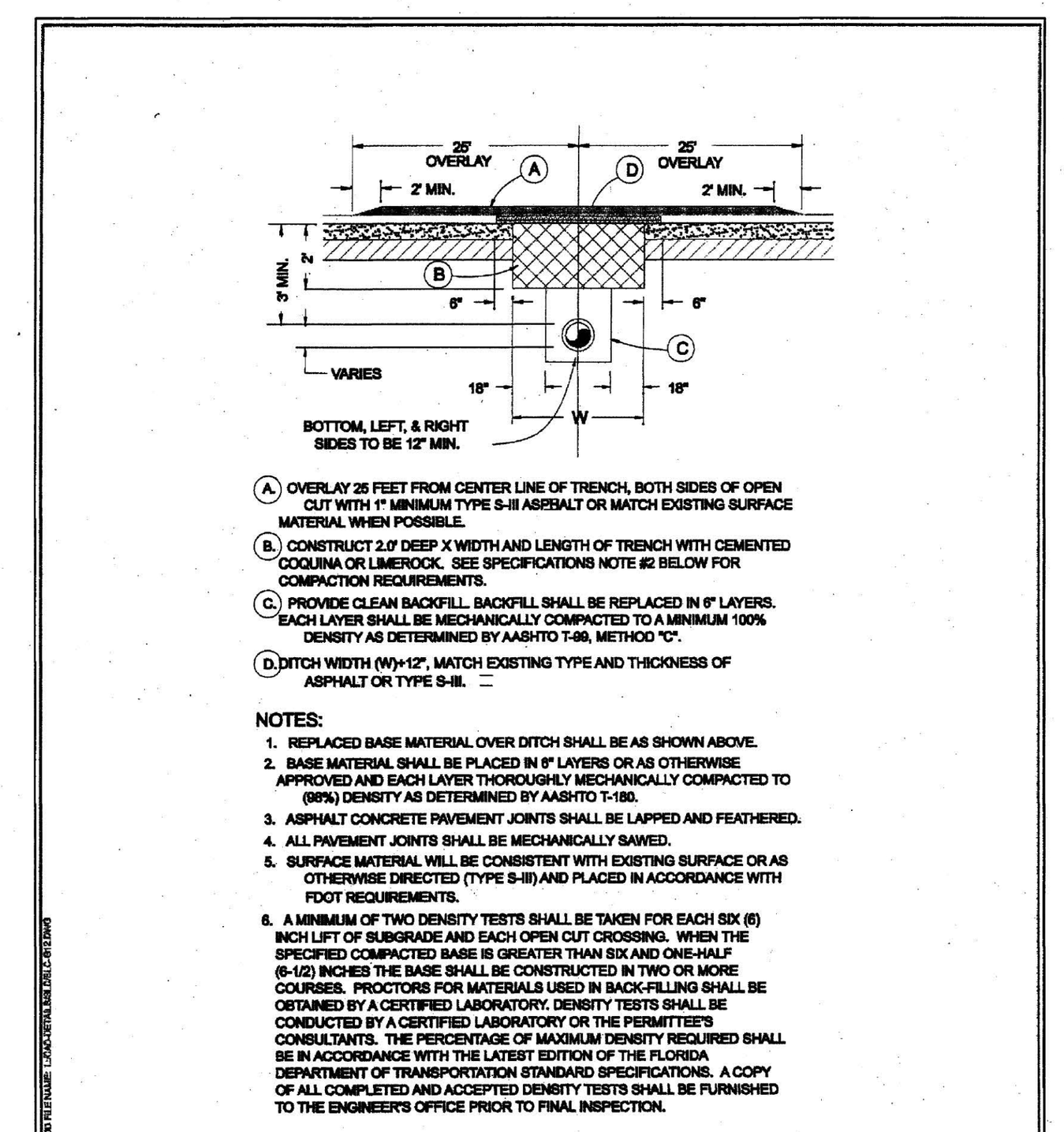
DIRECTIONAL BORE — WIRE ATTACHMENT — M–16
03–09 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | DESIGNED: JLC | DRAWN BY: SLL | APPROVED: JLC | COMPUTER FILE #: MISC DETAILS 200602.DWG | SCALE: | DATE: 2015 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



* 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 | DRAWN BY: SLL | APPROVED: JLC | COMPUTER FILE #: MISC DETAILS 200602.DWG | SCALE: N.T.S. | DATE: 2010 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



(A) OVERLAY 25 FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.
(B) CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK. SEE SPECIFICATIONS NOTE #2 BELOW FOR COMPACTION REQUIREMENTS.
(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".
(D) DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT OR TYPE S-III.

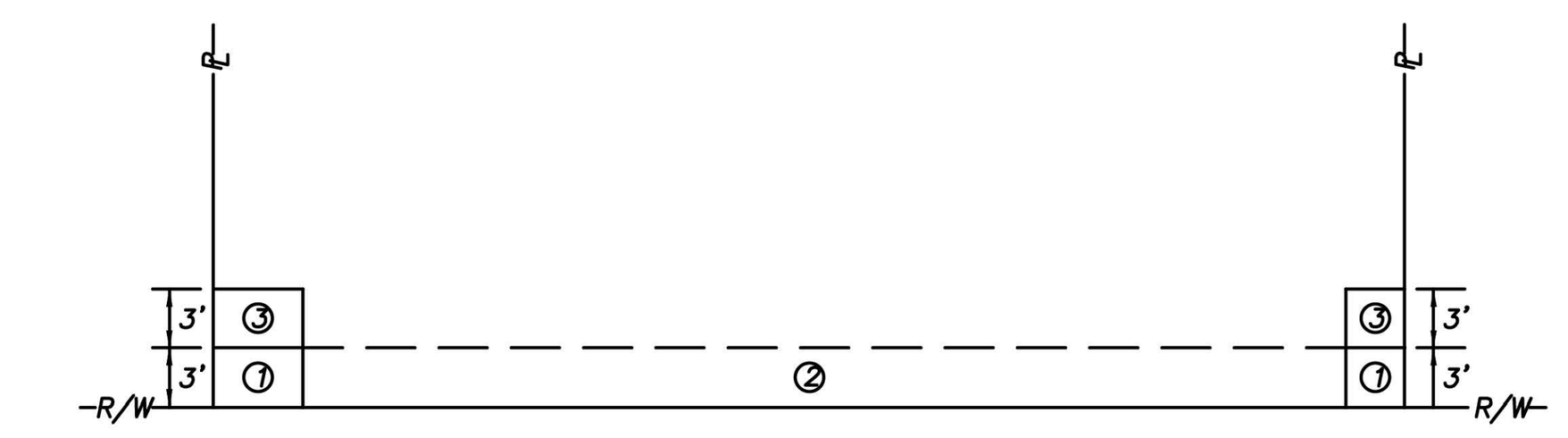
NOTES:
1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS — FLEXIBLE PAVEMENT REPLACEMENT DETAIL — DRAWING NUMBER: G-12

FLEXIBLE PAVEMENT — REPLACEMENT DETAIL — R–4
DATE: REVISION: BY: APPD: | DESIGNED: JJM | DRAWN BY: JJM | APPROVED: JLC | COMPUTER FILE #: MISC DETAILS 200602.DWG | SCALE: N.T.S. | 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.

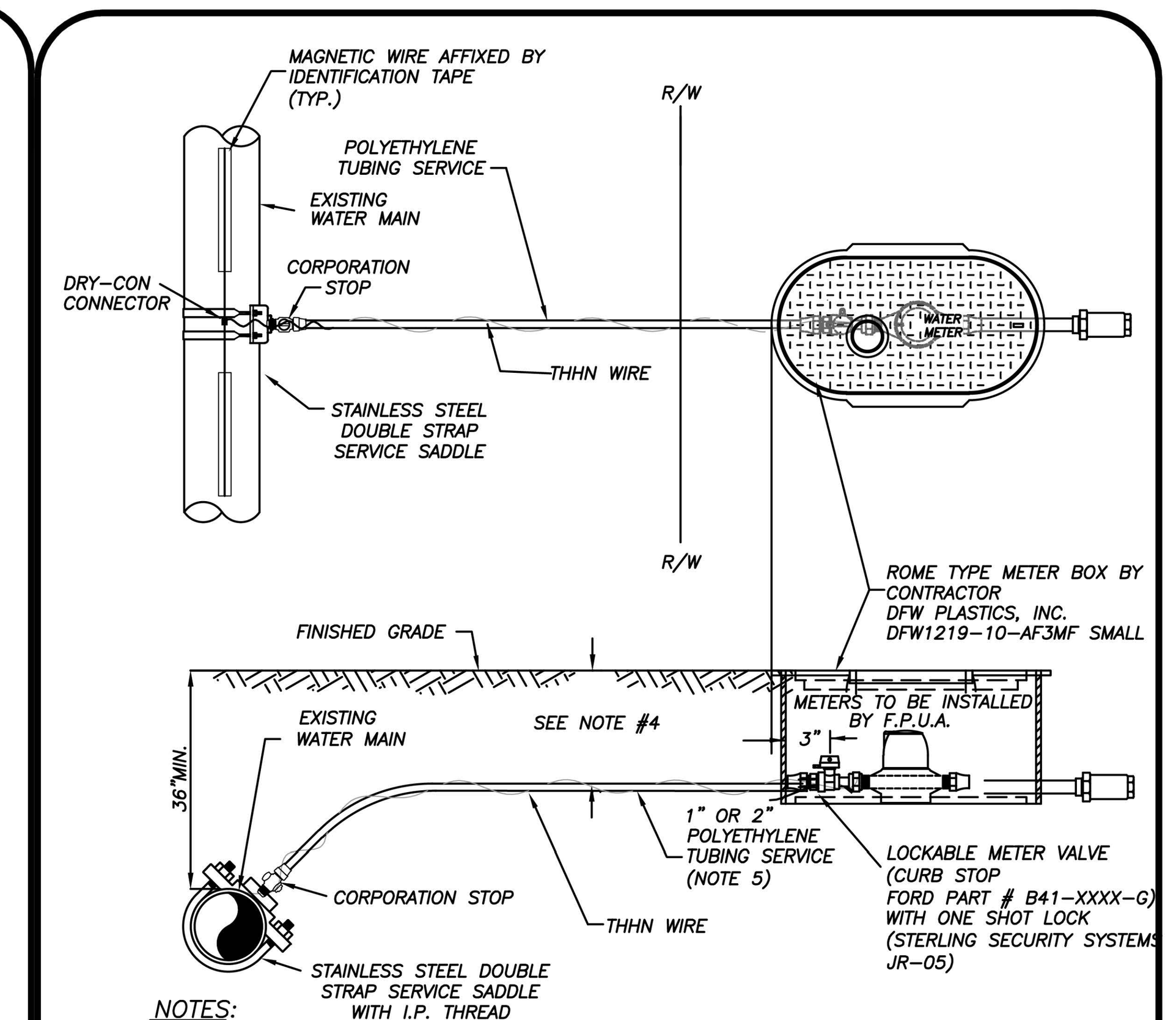


NOTES:

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.)

WATER METER — PLACEMENT POLICY — W–1
03–09 02–15 SLL | DATE: REVISION: BY: APPD: | DESIGNED: JLC | DRAWN BY: SLL | APPROVED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | SCALE: N.T.S. | DATE: 2010 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1

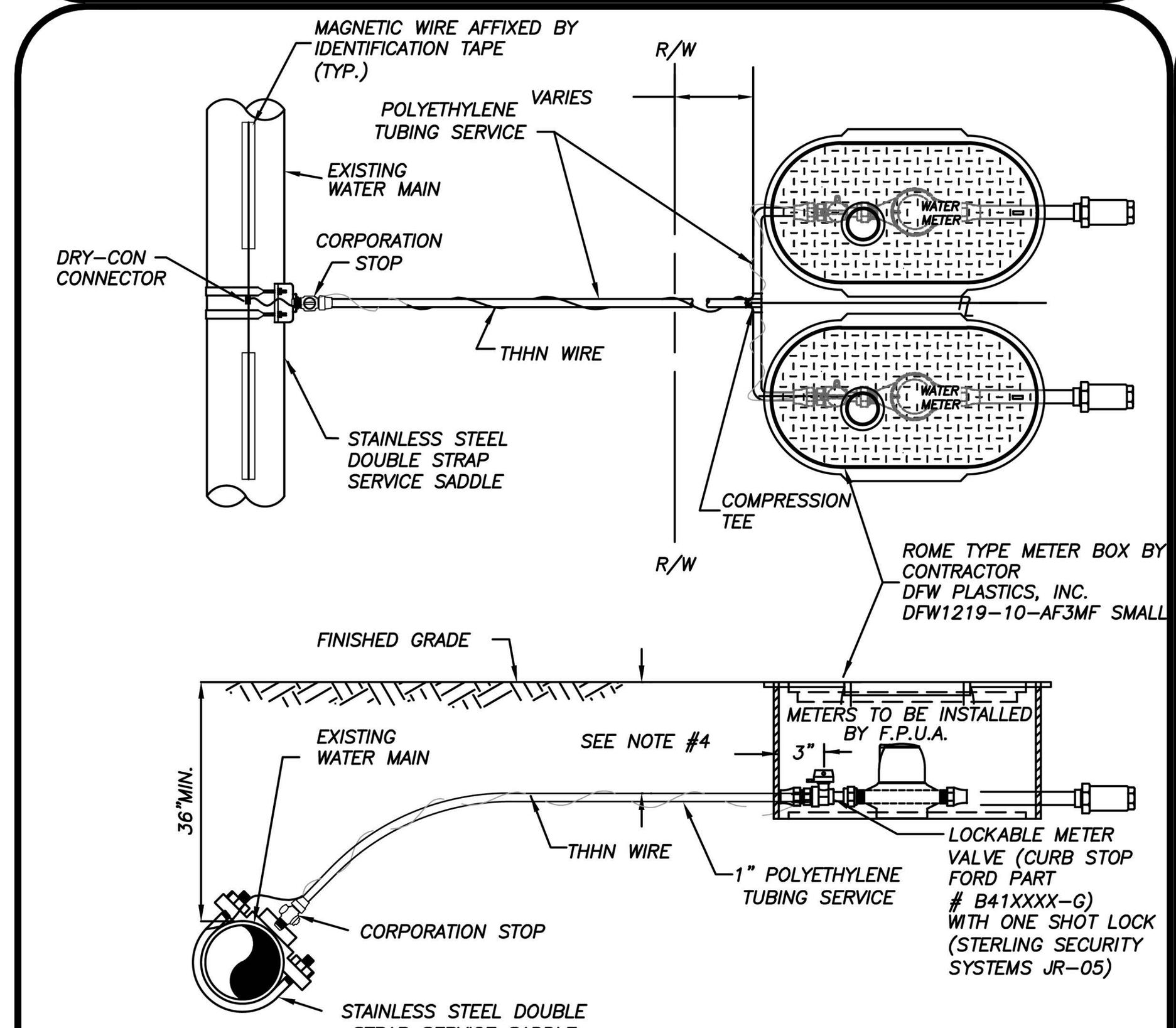


NOTES:

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.)

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

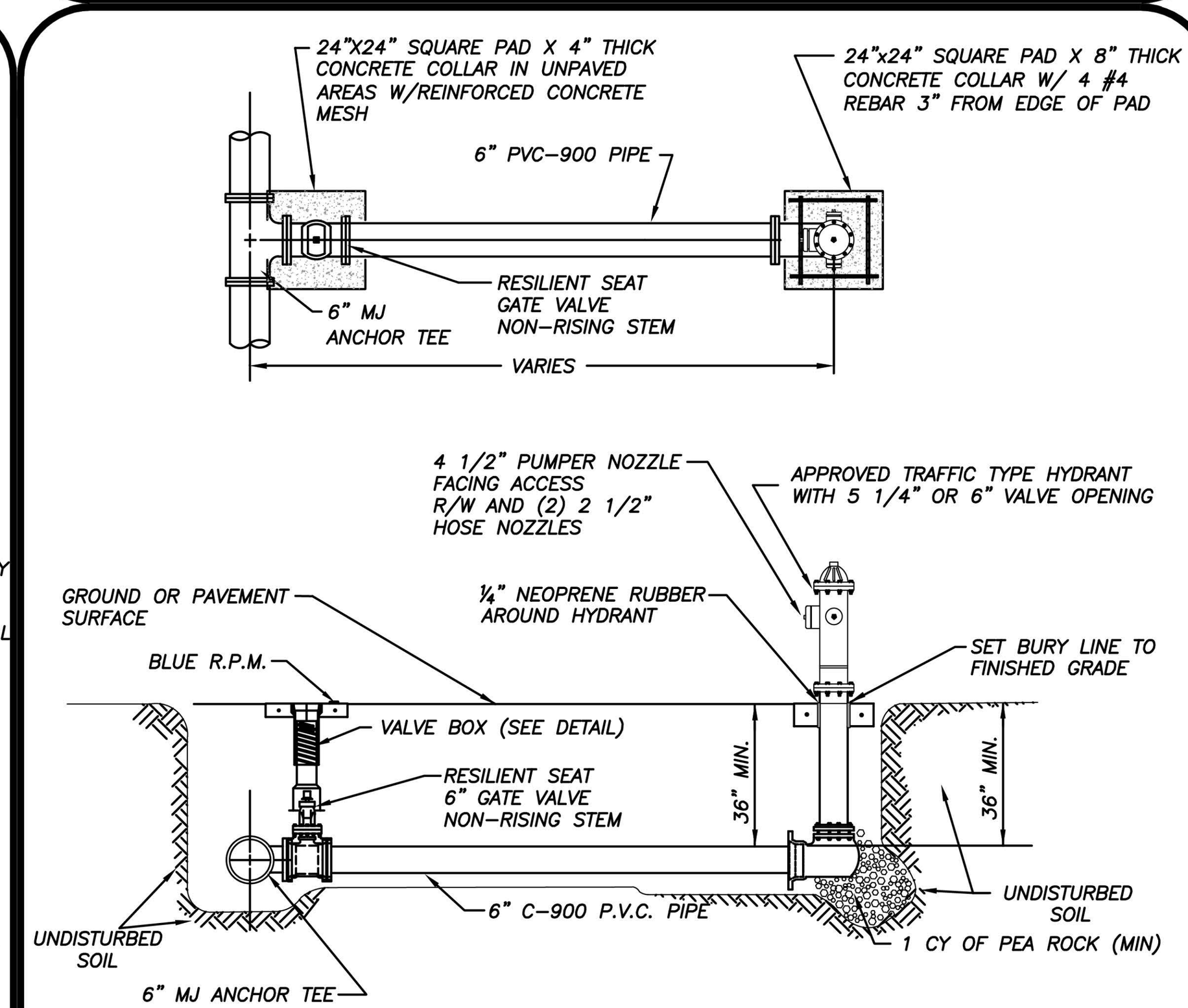


NOTES:

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".

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

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

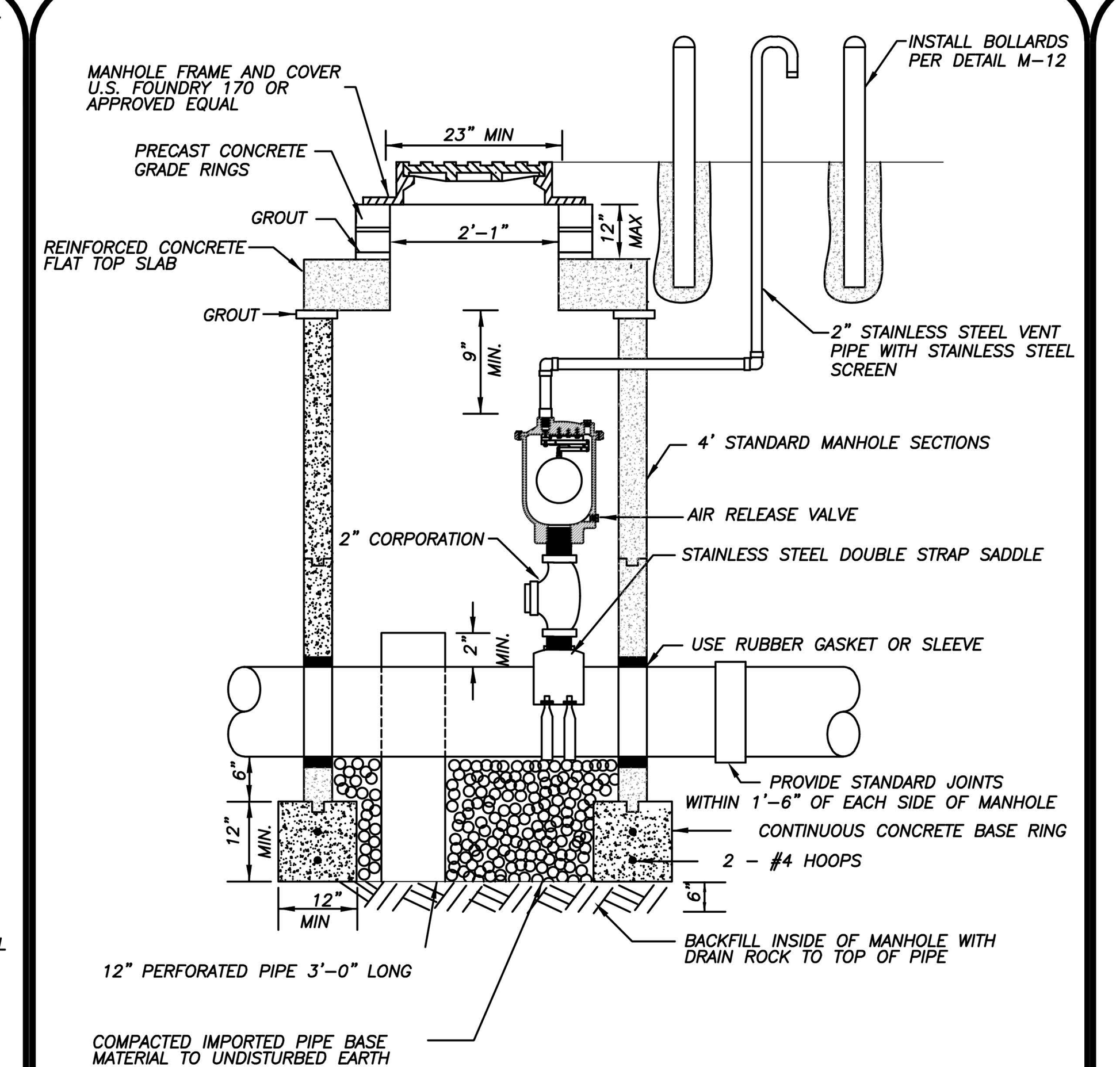


NOTES:

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.)

TYPICAL FIRE HYDRANT ASSEMBLY — W–5
03–09 DESIGN SLL JLC | DATE: REVISION: BY: APPD: | DESIGNED: JLC | DRAWN BY: SLL | APPROVED: JLC | COMPUTER FILE #: WATERDETAIL.DWG | SCALE: N.T.S. | DATE: 2010 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1

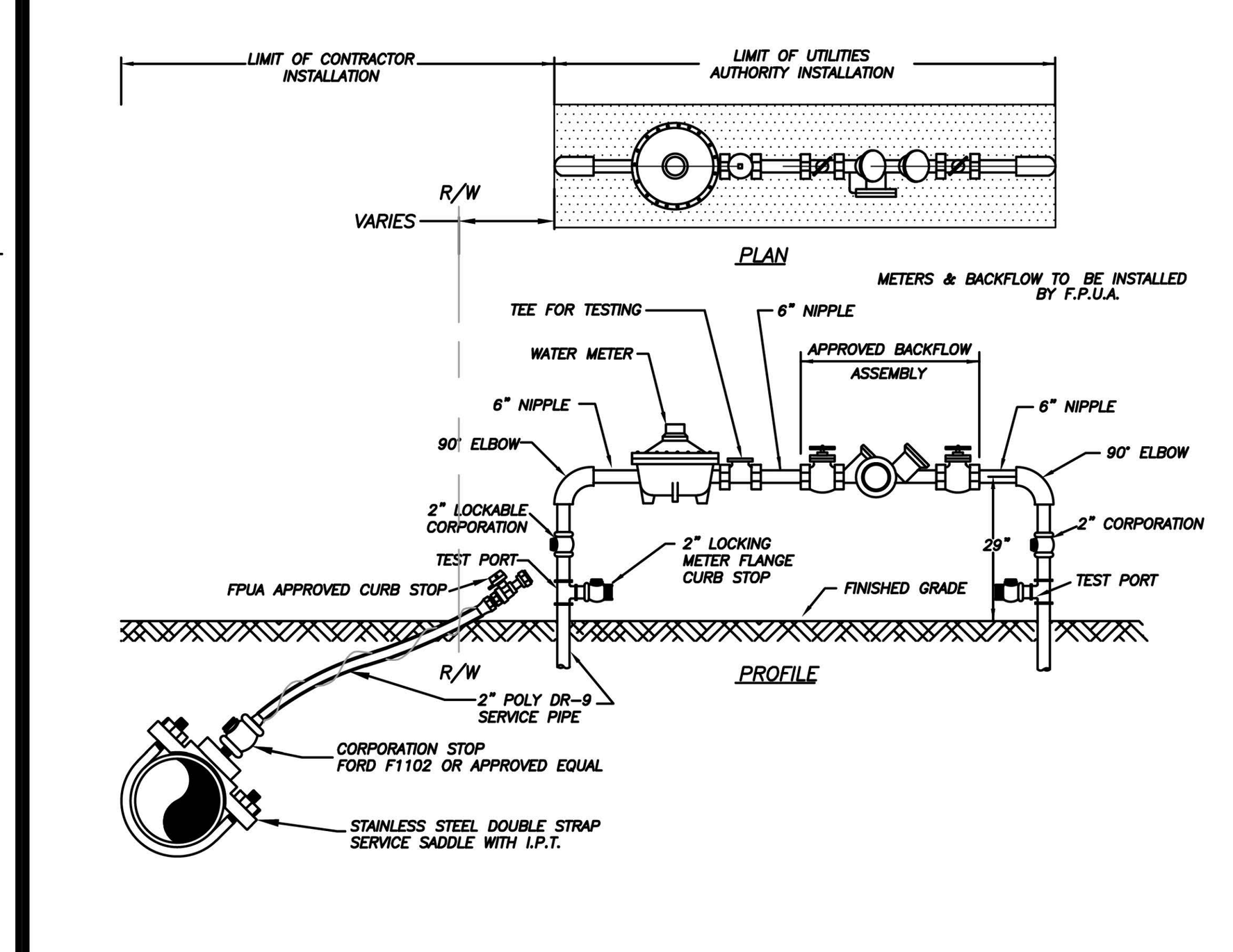


NOTES:

1. MANHOLE FRAME AND COVER WITH THE WORD WATER CAST IN THE COVER.

AUTOMATIC AIR RELEASE VALVE ASSEMBLY
(N.T.S.)

AUTOMATIC AIR RELEASE — VALVE ASSEMBLY FOR WATER — W–7A
03–09 DESIGN SLL JLC | DATE: REVISION: BY: APPD: | DESIGNED: JLC | DRAWN BY: SLL | APPROVED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | SCALE: N.T.S. | DATE: 2010 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



NOTES:

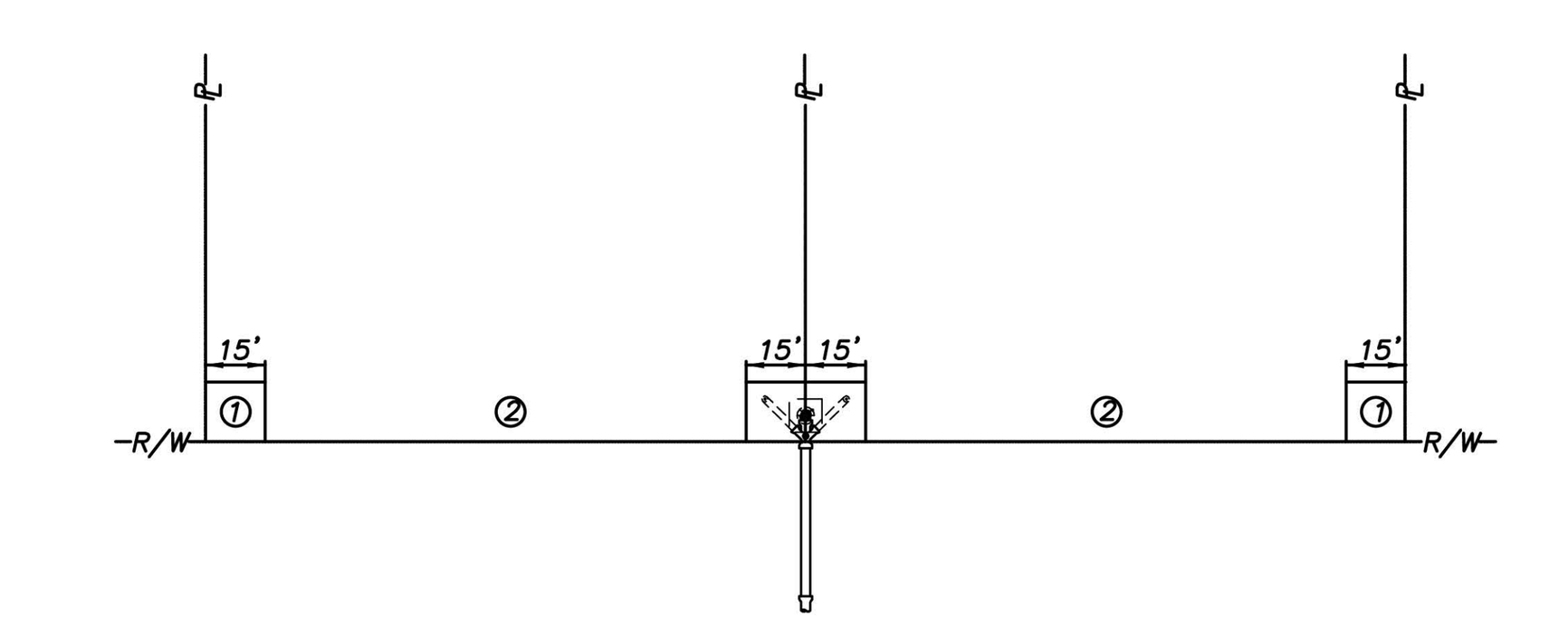
1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER — ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS) — W–8
06–24 DESIGN GTR JB | DATE: REVISION: BY: APPD: | DESIGNED: JLC | DRAWN BY: SLL | APPROVED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | SCALE: N.T.S. | 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 | DRAWN BY: SLL | APPROVED: JLC | COMPUTER FILE #: SEWER DETAIL 200602.DWG | SCALE: N.T.S. | DATE: 2010 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills
Digitally signed by James Mills
DN: CN=James Mills, E=wmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:09:23-04'00'

JAMES W. MILLS — LICENSE No. 74145 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

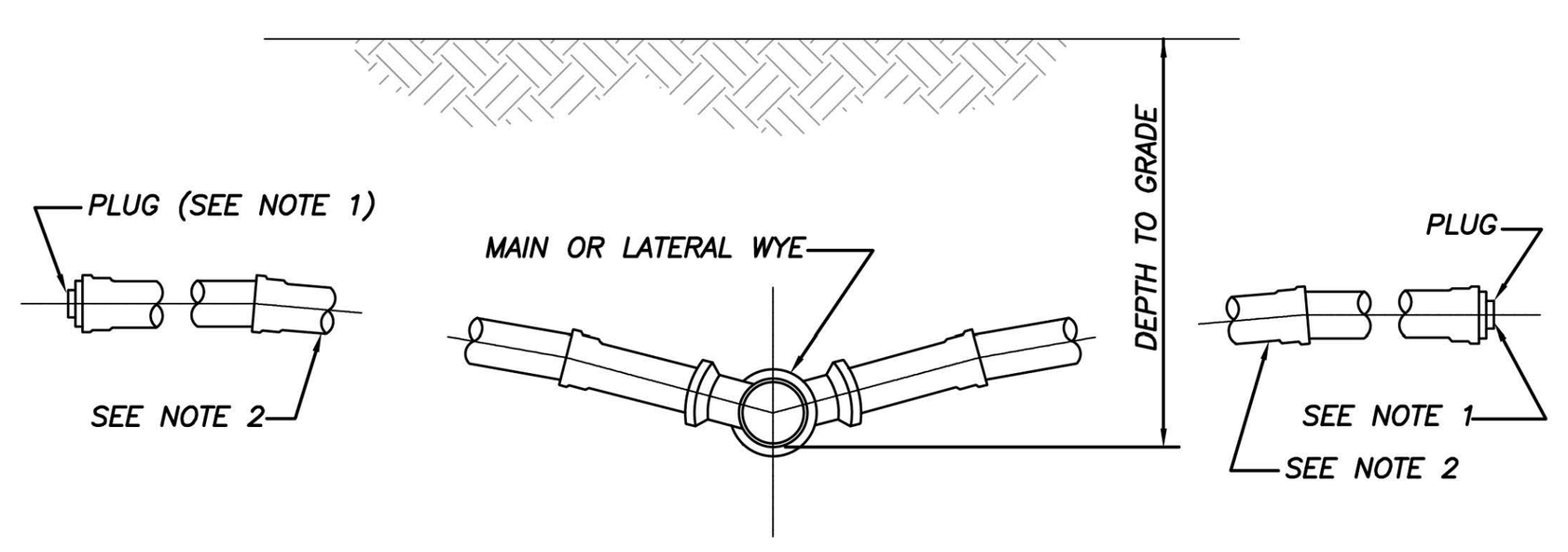
PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.2

05/15/2025

TIME: 12:17 PM

DATE: 5/15/2025

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-5 UTILITY DETAILS.dwg

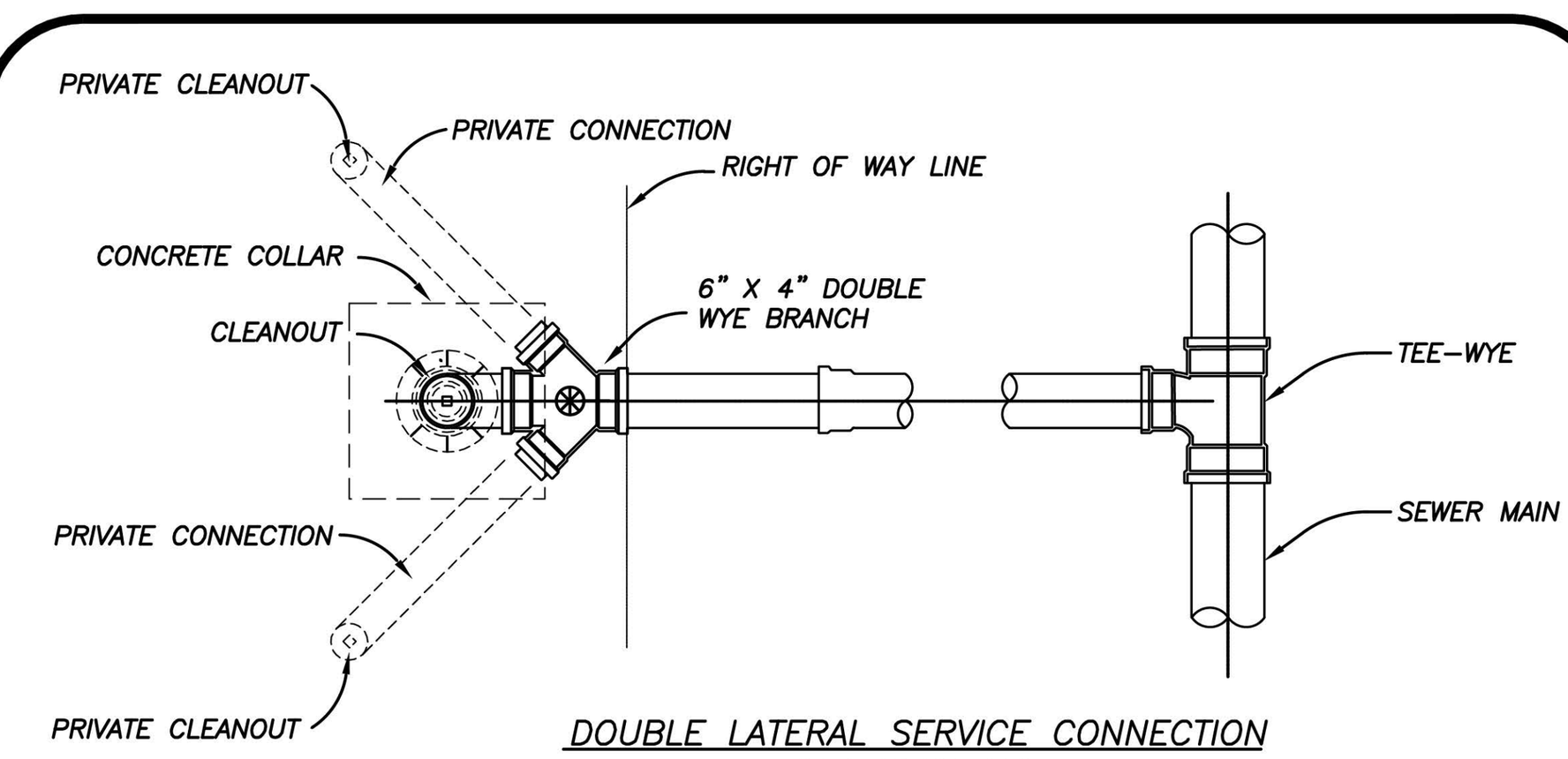


NOTES:

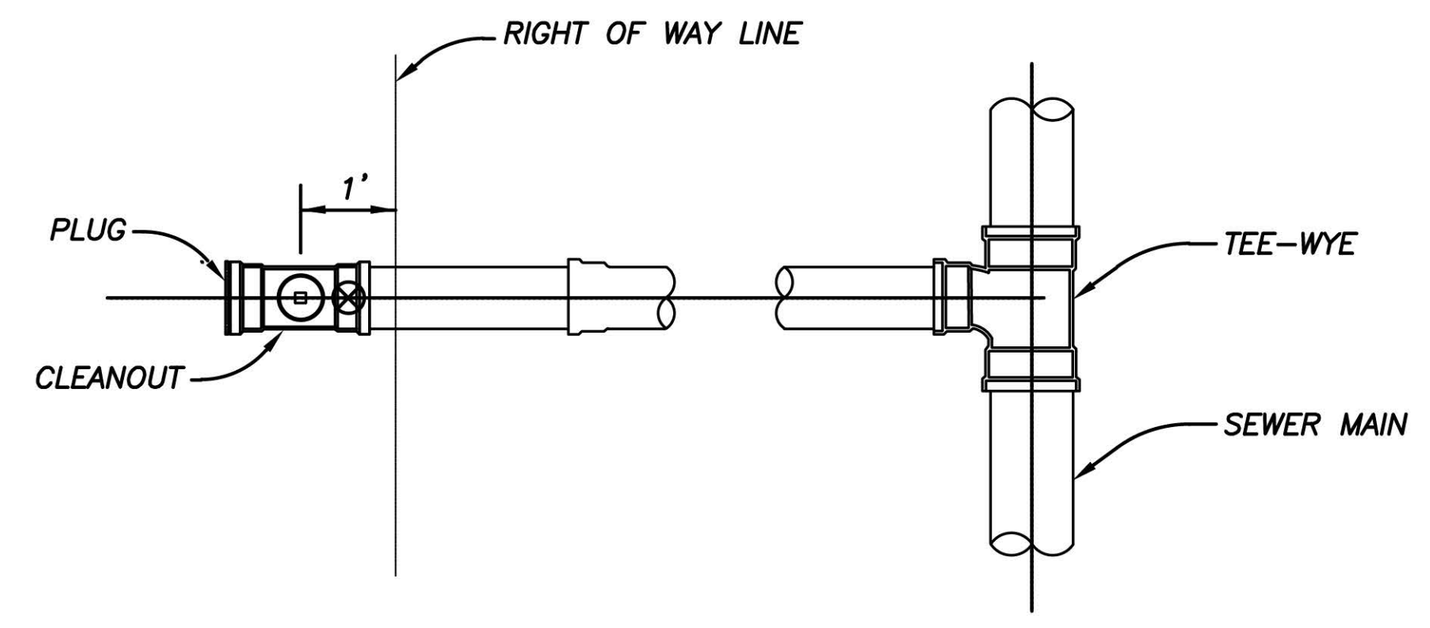
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	SERVICE CONNECTION — WASTEWATER	S-2
	02-06; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC; COMPUTER FILE #: SEWER DETAIL 200602.DWG; DRAWN BY: SLL; SCALE: N.T.S.; APPROVED: JLC; DATE: 2015	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

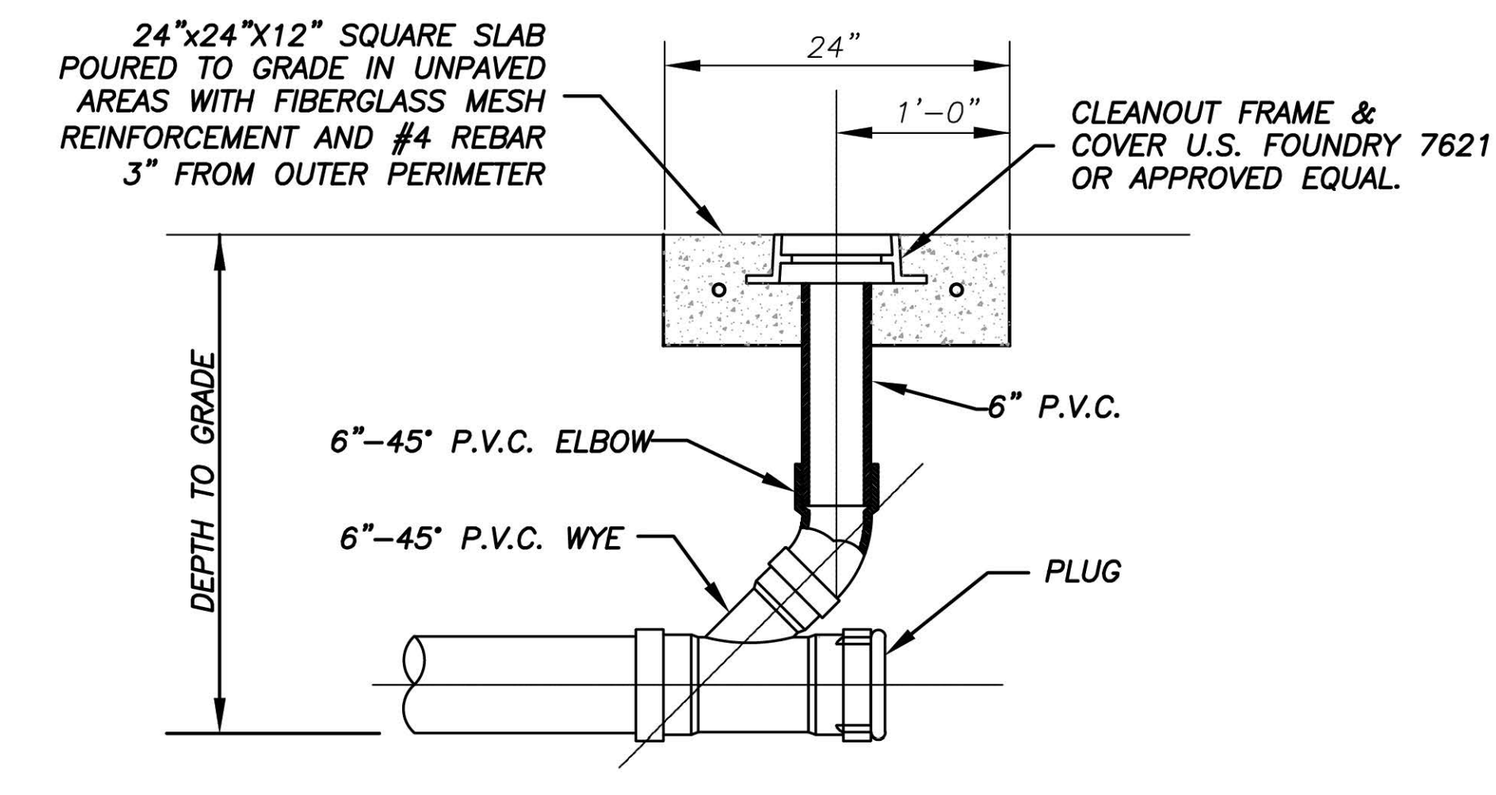


SINGLE SERVICE LATERAL CONNECTION

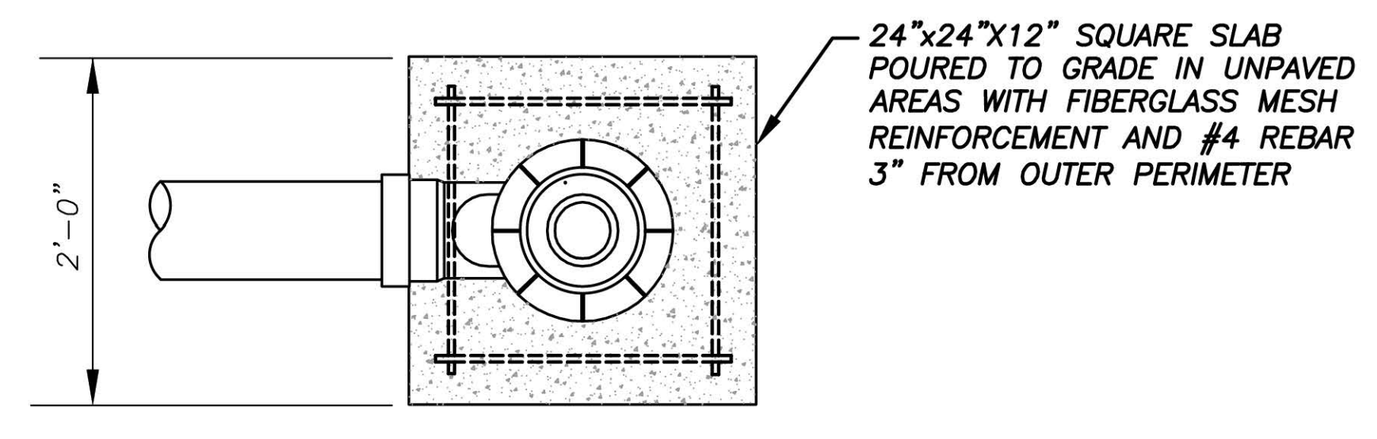
⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	SERVICE CONNECTION — WASTEWATER	S-3
	02-06; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC; COMPUTER FILE #: SEWER DETAIL 200602.DWG; DRAWN BY: SLL; SCALE: N.T.S.; APPROVED: JLC; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



SECTION



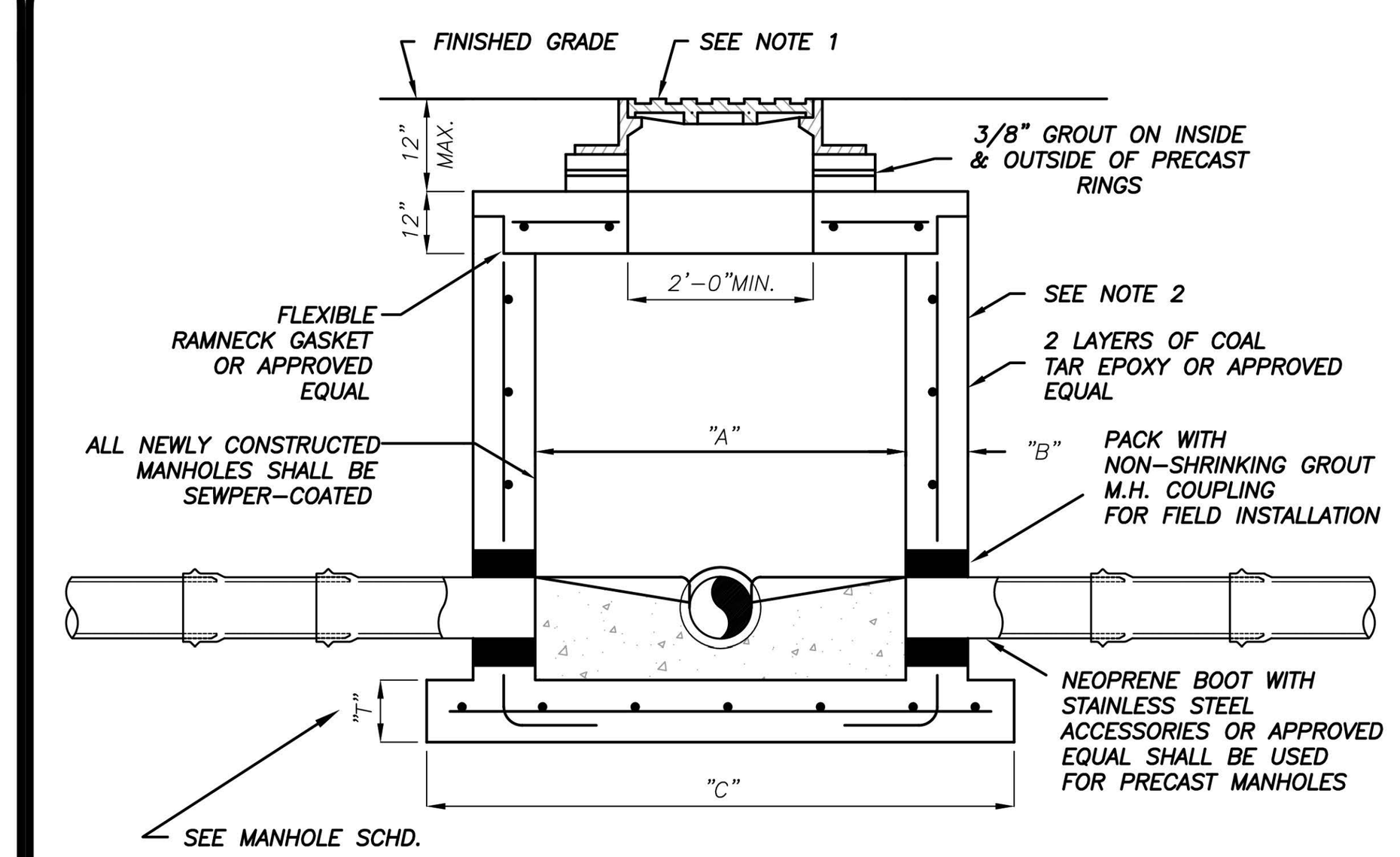
PLAN

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, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	TERMINAL CLEANOUT DETAIL — RESIDENTIAL	S-4A
	10-06 RBE; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC; COMPUTER FILE #: SEWER DETAIL 200602.DWG; DRAWN BY: SLL; SCALE: N.T.S.; APPROVED: JLC; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY; 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"

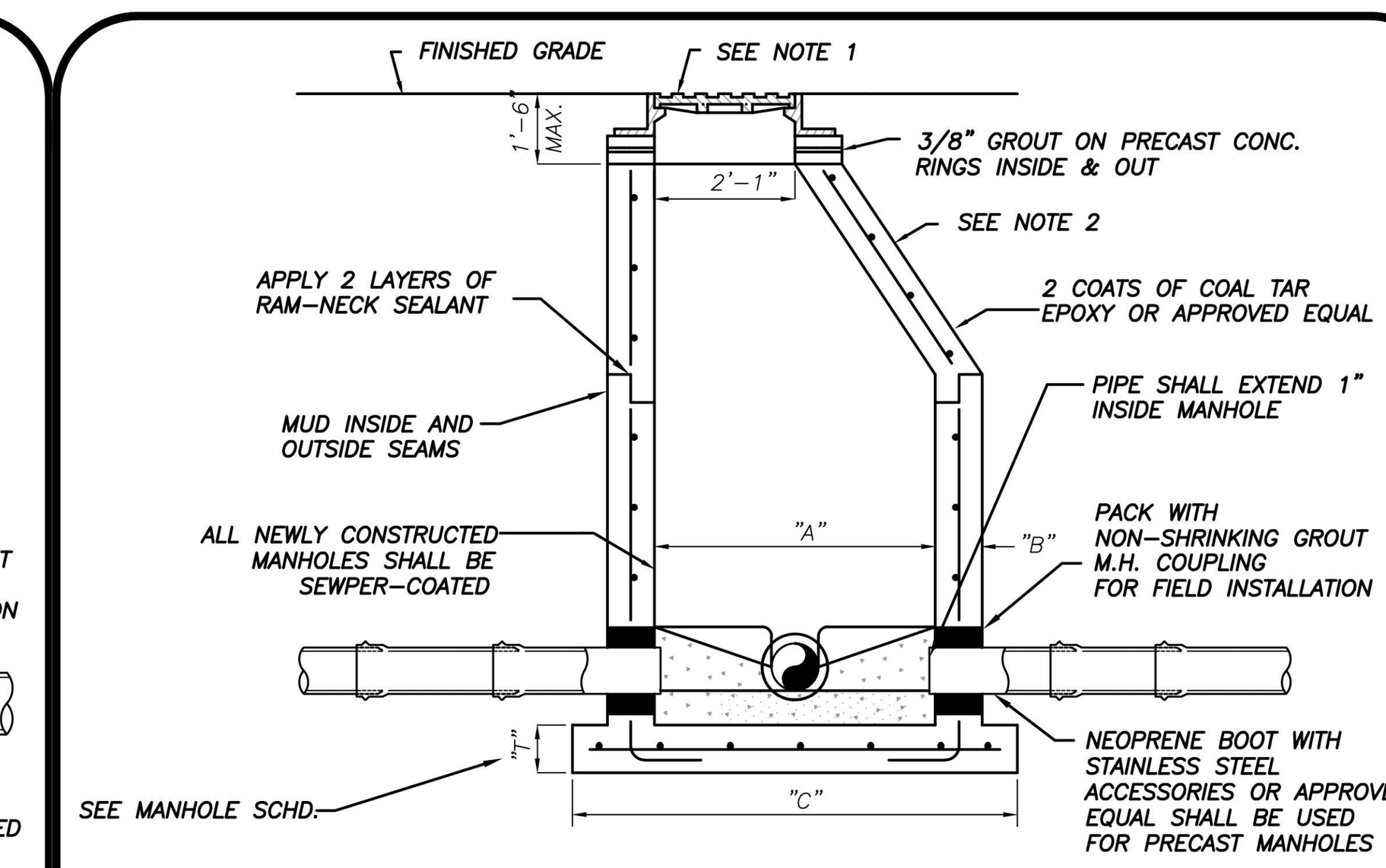
TYPICAL MANHOLE DIMENSIONS

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.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

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
	06-24 DESIGN GTR JWB; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC; COMPUTER FILE #: SEWER DETAIL 200602.DWG; DRAWN BY: SLL; SCALE: N.T.S.; APPROVED: JLC; DATE: 2024	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"

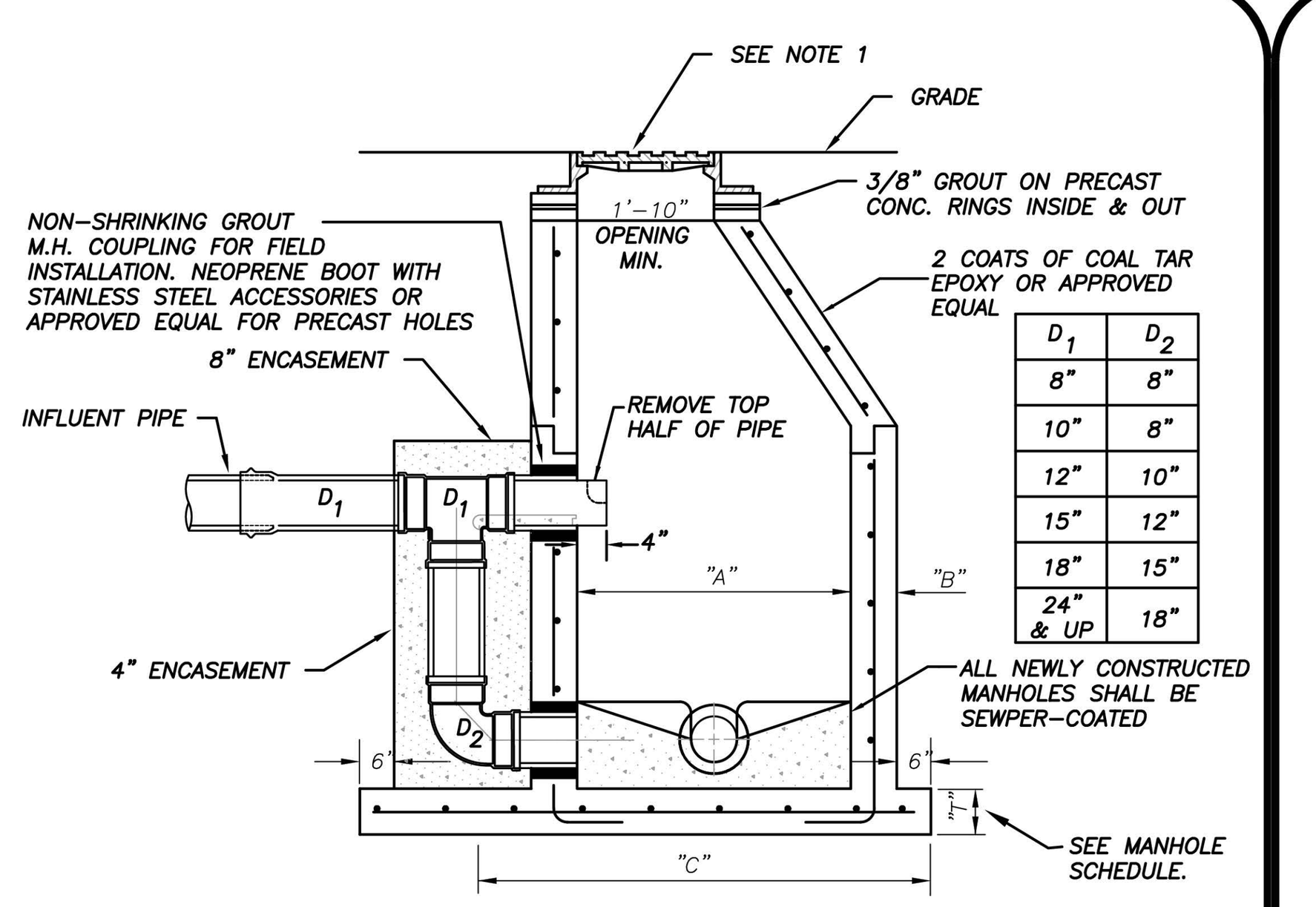
TYPICAL MANHOLE DIMENSIONS

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.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

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
	06-24 DESIGN GTR JWB; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC; COMPUTER FILE #: SEWER DETAIL 200602.DWG; DRAWN BY: SLL; SCALE: N.T.S.; APPROVED: JLC; DATE: 2024	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



D_1	D_2
8"	8"
10"	8"
12"	10"
15"	12"
18"	15"
24" & UP	18"

PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	8"	70"	8"
30"-36"	5'-0"	8"	84"	10"
42"-48"	6'-0"	8"	96"	12"

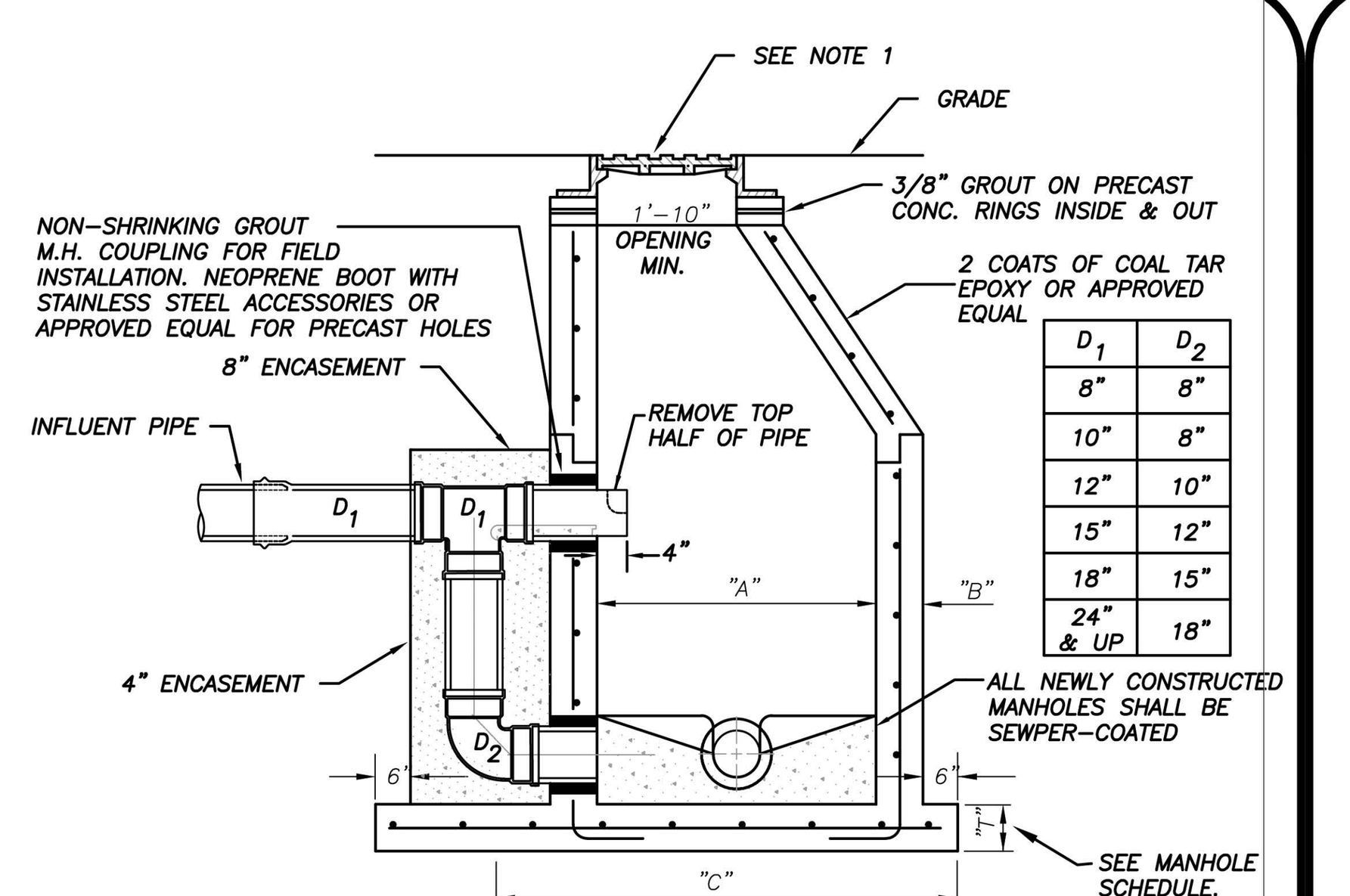
TYPICAL MANHOLE DIMENSIONS

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.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

OUTSIDE DROP MANHOLE
(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 WITH OUTSIDE DROP	S-8
	06-24 DESIGN GTR JWB; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC; COMPUTER FILE #: SEWER DETAIL 200602.DWG; DRAWN BY: SLL; SCALE: N.T.S.; APPROVED: JLC; DATE: 2024	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



D_1	D_2
8"	8"
10"	8"
12"	10"
15"	12"
18"	15"
24" & UP	18"

PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	8"	70"	8"
30"-36"	5'-0"	8"	84"	10"
42"-48"	6'-0"	8"	96"	12"

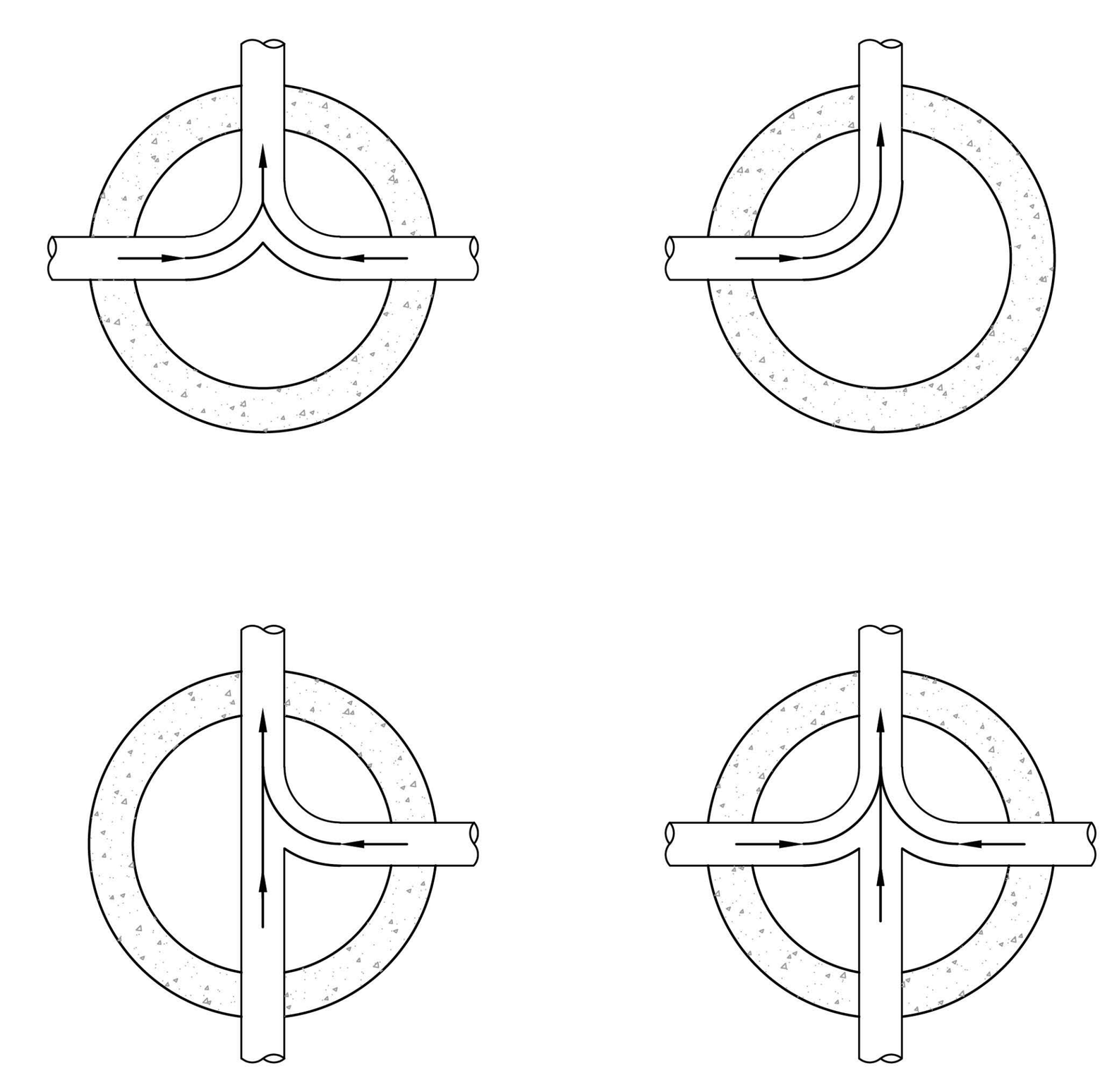
TYPICAL MANHOLE DIMENSIONS

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.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

OUTSIDE DROP MANHOLE
(N.T.S.)

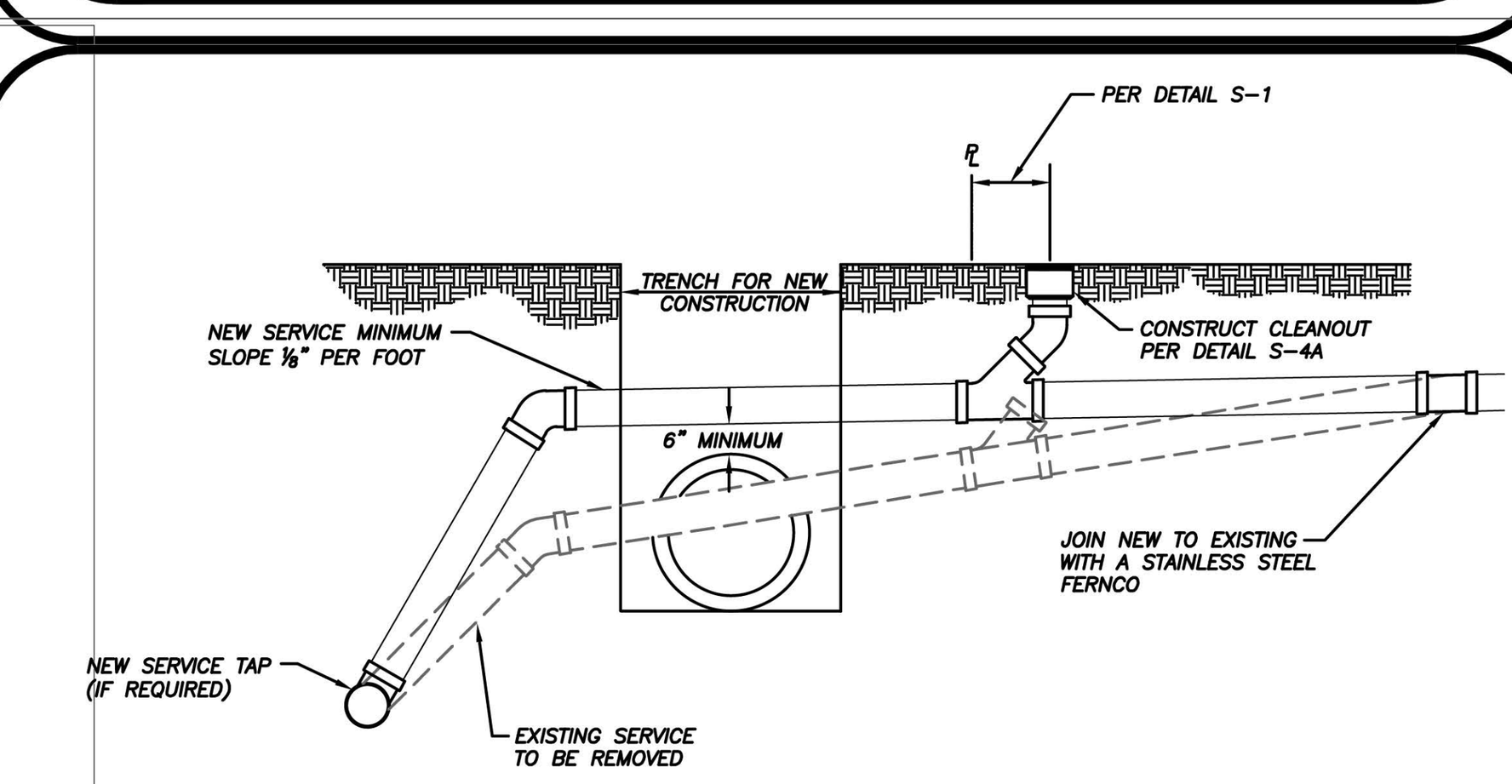
PRECAST MANHOLE WITH OUTSIDE DROP — S-8 — 06-24 DESIGN GTR JWB — DESIGNED: JLC — COMPUTER FILE #: SEWER DETAIL 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2024 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



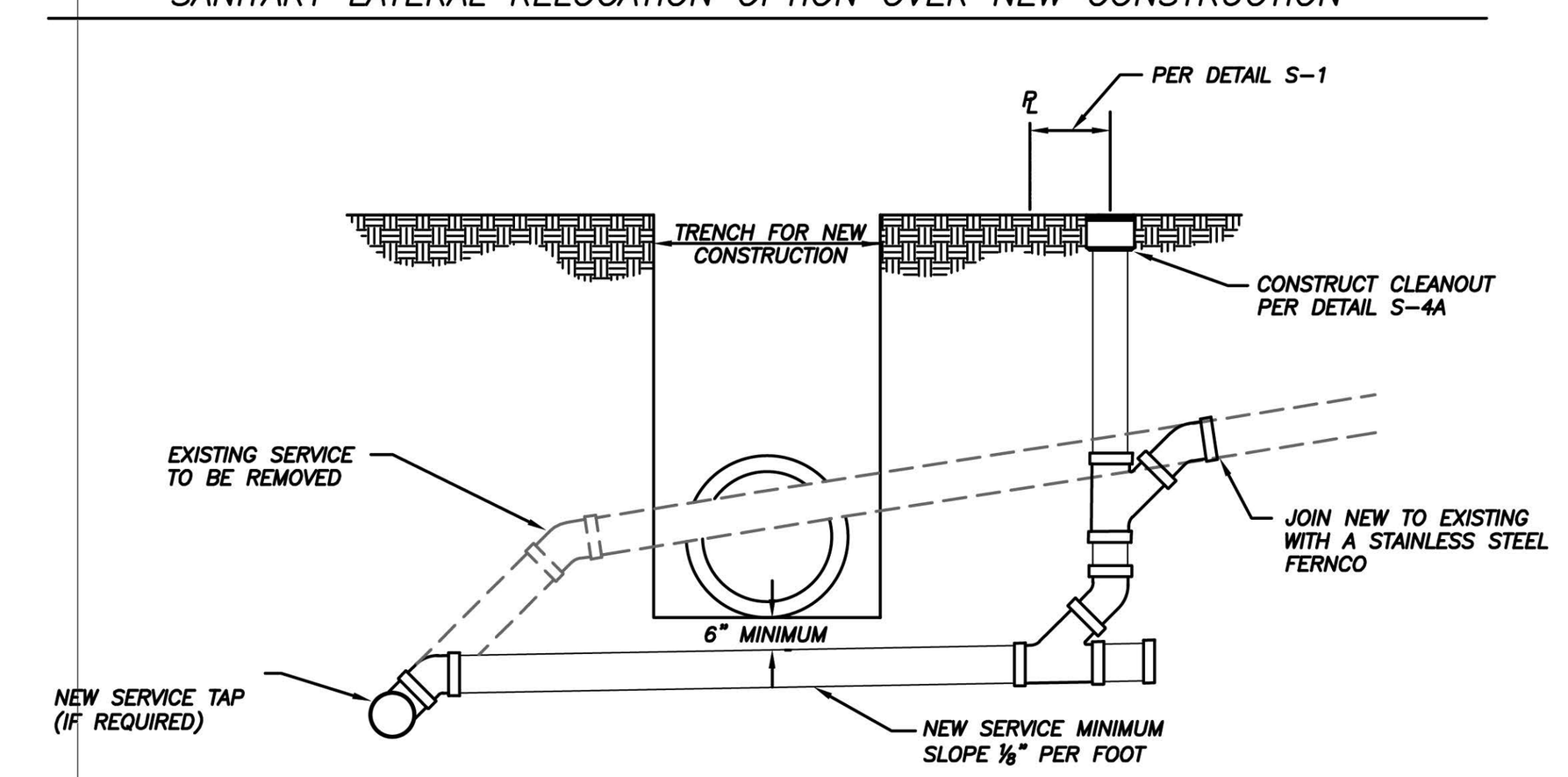
NOTES:

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:	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



SANITARY LATERAL RELOCATION OPTION OVER NEW CONSTRUCTION

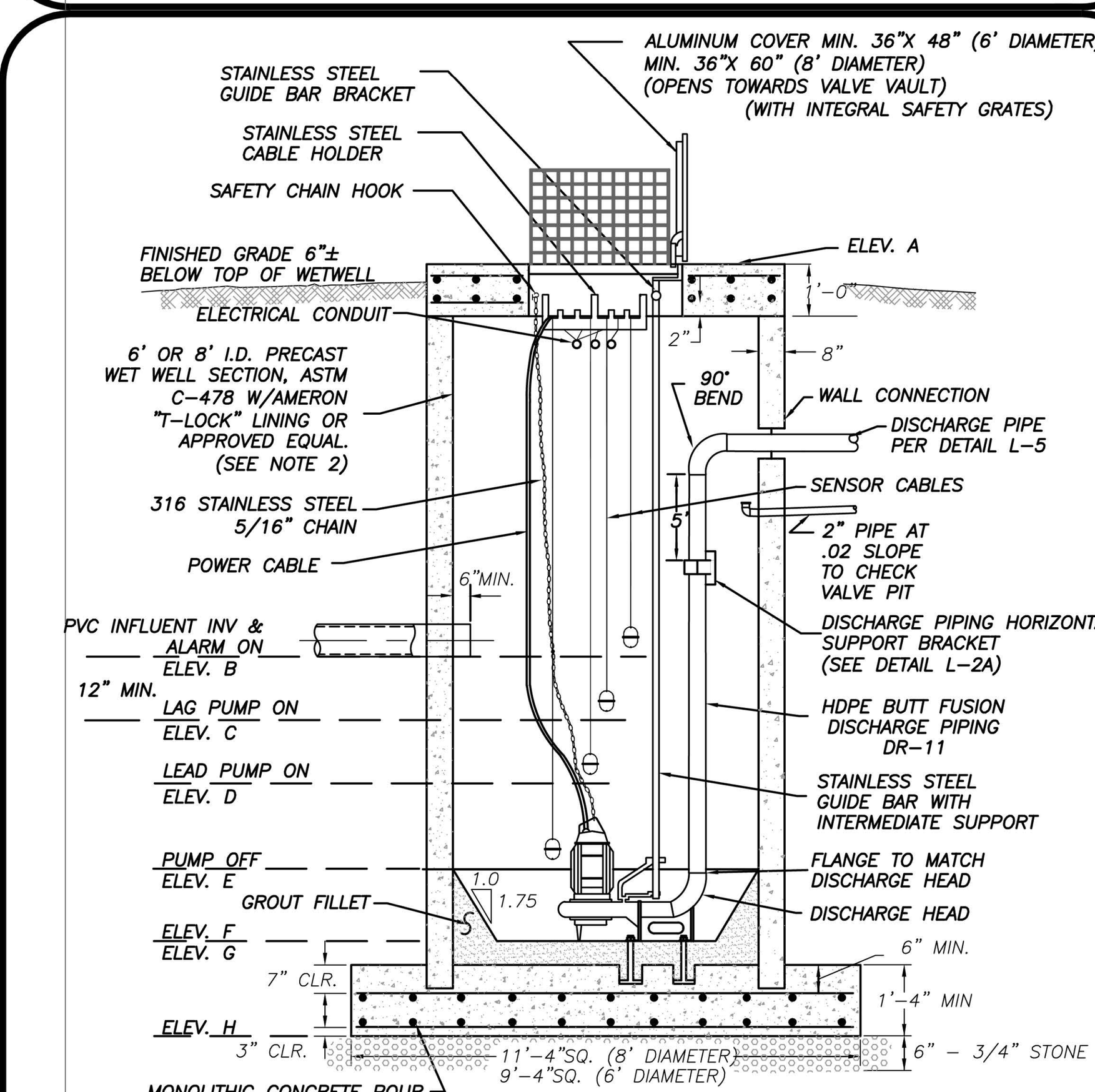


SANITARY LATERAL RELOCATION OPTION UNDER NEW CONSTRUCTION

NOTES:

1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S-17
	03-09 DESIGN SLL JLC; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC; COMPUTER FILE #: COMPUTER#; DRAWN BY: SLL; SCALE: N.T.S. SCALE; APPROVED: JLC; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



NOTES:

1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON ALL STRUCTURE PENETRATIONS AND THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12' DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12' DIA WETWELL.
5. STRUCTURAL DESIGN- PER MANUFACTURERS SHOP DRAWINGS.
6. FLOATATION PER DESIGN ENGINEER.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	LIFT STATION — SECTION VIEW	L-1
	2015; DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JMM; COMPUTER FILE #: LIFT STATION DETAILS200602.DWG; DRAWN BY: JMM; SCALE: N.T.S.; APPROVED: JLC; DATE: FEBRUARY 2017	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1

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Vero Beach, Florida 32960

James Mills
Digitally signed by James Mills
DN: CN=James Mills, E=wmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:09:25-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

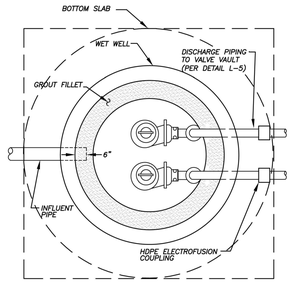
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS

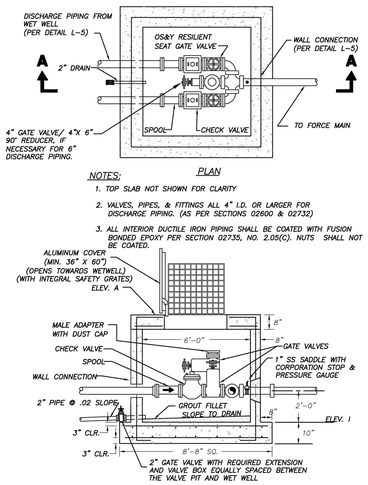
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.3



NOTE:
TOP SLAB NOT SHOWN FOR CLARITY

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 772-466-1600	LIFT STATION PLAN VIEW	L-3
DESIGNED: JJM	DATE:	REVISION:	BY:	APPD:
DRAWN BY: JJM	COMPUTER FILE # LIFT STATION DETAILS2010002.DWG	WATER/WASTEWATER ENGINEERING
APPROVED: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
	DATE: DECEMBER 2007	SHEET 1 OF 1

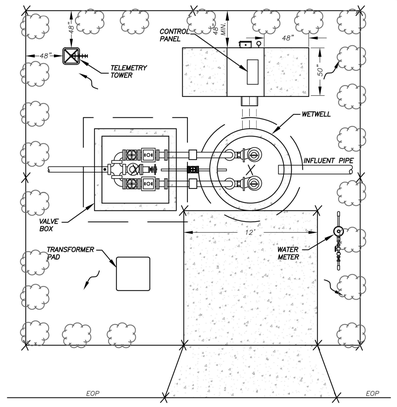


PLAN

NOTES:
1. TOP SLAB NOT SHOWN FOR CLARITY
2. VALVES, PIPES, & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR DUCTILE IRON PIPING SHALL BE COATED WITH FUSION BONDED EPOXY PER SECTION 02735, NO. 2.05(C). NUTS SHALL NOT BE COATED.

SECTION A-A

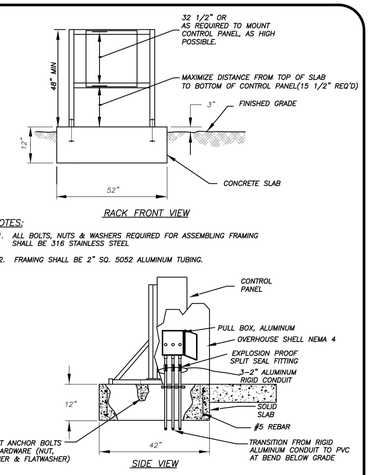
FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 772-466-1600	LIFT STATION VALVE PIT	L-4
DESIGNED: JLC	2015 REVISION:	BY:	APPD:
DRAWN BY: JLC	COMPUTER FILE # LIFT STATION DETAILS2010002.DWG	WATER/WASTEWATER ENGINEERING
APPROVED: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
	DATE: DECEMBER 2007	SHEET 1 OF 1



TYPICAL LIFT STATION EASEMENT LAYOUT
N.T.S

NOTES:
1) ONLY TO BE USED FOR GENERAL SITE LAYOUT. REFER TO FPUA'S LIFT STATIONS, PUMPS, AND CONTROL DESIGN AND CONSTRUCTION STANDARDS 02735 FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
2) LANDSCAPE AROUND LIFT STATION PER LOCAL ORDINANCE. (COCO PLUM)
3) AREA TO BE LAID WITH SOD.
4) BOLD "X" REPRESENTS ELEVATIONS NECESSARY TO CONFIRM DRAINAGE AND INSTALLATION REQUIREMENTS.
5) LIFT STATION EASEMENT SHALL MEASURE 30' x 30' (MINIMUM)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 772-466-1600	LIFT STATION LAYOUT PLAN	L-6
DESIGNED: JLC	2015 CONCRETE PAD REVISION:	SLL	BY:	JLC	APPD:
DRAWN BY: JLC	COMPUTER FILE # LIFT STATION DETAILS2010002.DWG	WATER/WASTEWATER ENGINEERING
APPROVED: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
	DATE: AUGUST 2014	SHEET 1 OF 1



RACK FRONT VIEW

NOTES:
1. ALL BOLTS, NUTS & WASHERS REQUIRED FOR ASSEMBLING FRAMING SHALL BE 316 STAINLESS STEEL
2. FRAMING SHALL BE 2" SQ. 5052 ALUMINUM TUBING.

SIDE VIEW

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 772-466-1600	LIFT STATION EQUIPMENT MOUNTING RACK	L-13
DESIGNED: JLC	2014 REVISION:	BY: RBC	APPD:
DRAWN BY: JLC	COMPUTER FILE # LIFT STATION DETAILS2010002.DWG	WATER/WASTEWATER ENGINEERING
APPROVED: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
	DATE: DECEMBER 2007	SHEET 1 OF 1

Mills, Short & Associates
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PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
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James Mills
Digitally signed by James Mills
DN: C=N=James Mills, E=mills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:09:27-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

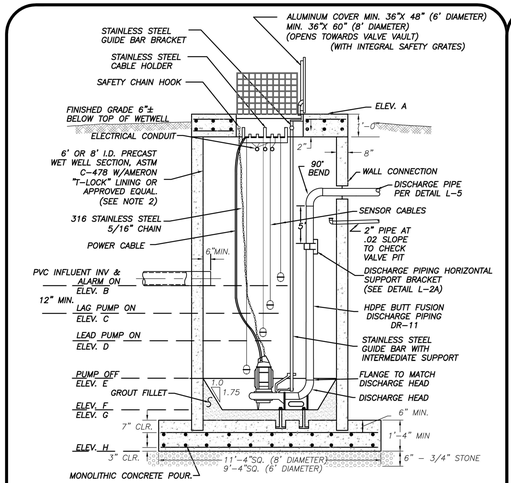
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS

DRAWN BY: DCC | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE SHEET

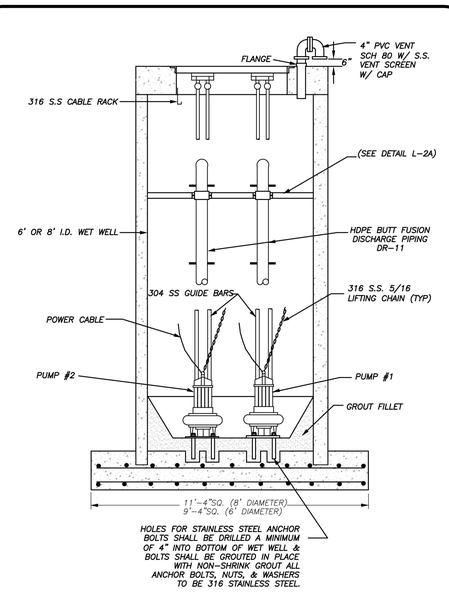
PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.4



NOTES:

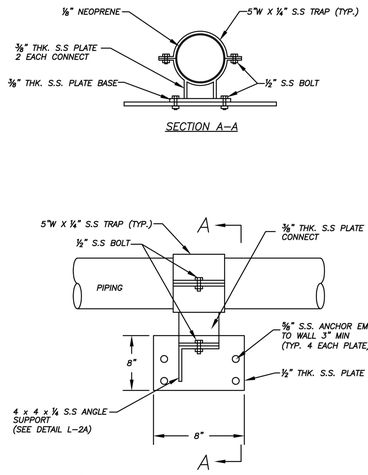
1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON ALL STRUCTURE PENETRATIONS AND THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12' DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12' DIA WETWELL.
5. STRUCTURAL DESIGN– PER MANUFACTURERS SHOP DRAWINGS.
6. FLOATATION PER DESIGN ENGINEER.

FPUA COMMUNITY PROUD	LIFT STATION SECTION VIEW	L-1
2015 DATE:	REVISION:	BY: APPD:
DESIGNED: JWM	COMPUTER FILE # LIFT STATION DETAILS2000602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JWM	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: FEBRUARY 2017	SHEET 1 OF 1



HOLES FOR STAINLESS STEEL ANCHOR BOLTS SHALL BE DRILLED A MINIMUM OF 4" INTO BOTTOM OF WET WELL & BOLTS SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT ALL ANCHOR BOLTS, NUTS, & WASHERS TO BE 316 STAINLESS STEEL.

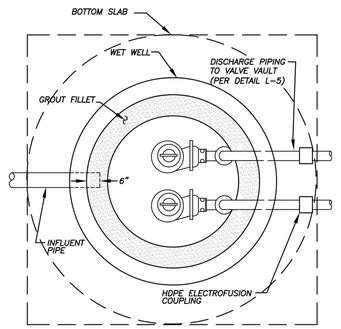
FPUA COMMUNITY PROUD	SECTION VIEW–DUPLEX PUMP INSTALLATION	L-2
DATE:	REVISION:	BY: APPD:
DESIGNED: JWM	COMPUTER FILE # LIFT STATION DETAILS2000602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JWM	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: FEBRUARY 2017	SHEET 1 OF 1



NOTE:

1. PIPE SUPPORT SHALL UTILIZE #316 STAINLESS STEEL MATERIAL
2. CONSTRUCT ALL WELDS IN ACCORDANCE WAS AWS D–1.6 STRUCTURAL WELDING CODE.

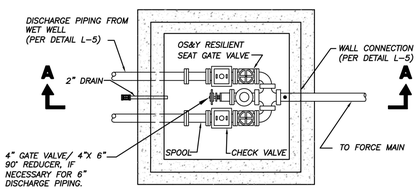
FPUA COMMUNITY PROUD	LIFT STATION PIPE SUPPORT DETAIL	L-2A
DATE:	REVISION:	BY: APPD: RBC
DESIGNED: JJM	COMPUTER FILE # LIFT STATION DETAILS2000602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JJM	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007	SHEET 1 OF 1



NOTE:

TOP SLAB NOT SHOWN FOR CLARITY

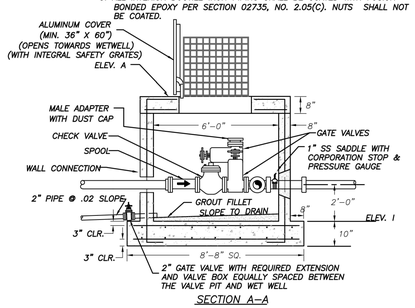
FPUA COMMUNITY PROUD	LIFT STATION PLAN VIEW	L-3
DATE:	REVISION:	BY: APPD:
DESIGNED: JJM	COMPUTER FILE # LIFT STATION DETAILS2000602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JJM	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007	SHEET 1 OF 1



PLAN

NOTES:

1. TOP SLAB NOT SHOWN FOR CLARITY
2. VALVES, PIPES, & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR DUCTILE IRON PIPING SHALL BE COATED WITH FUSION BONDED EPOXY PER SECTION 02735, NO. 2.05(C). NUTS SHALL NOT BE COATED.



SECTION A–A

FPUA COMMUNITY PROUD	LIFT STATION VALVE PIT	L-4
2015 DATE:	REVISION:	BY: APPD:
DESIGNED: JLC	COMPUTER FILE # LIFT STATION DETAILS2000602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007	SHEET 1 OF 1

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills

Digitally signed by James Mills
DN: CN=James Mills, E=mailto:jmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:09:29-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

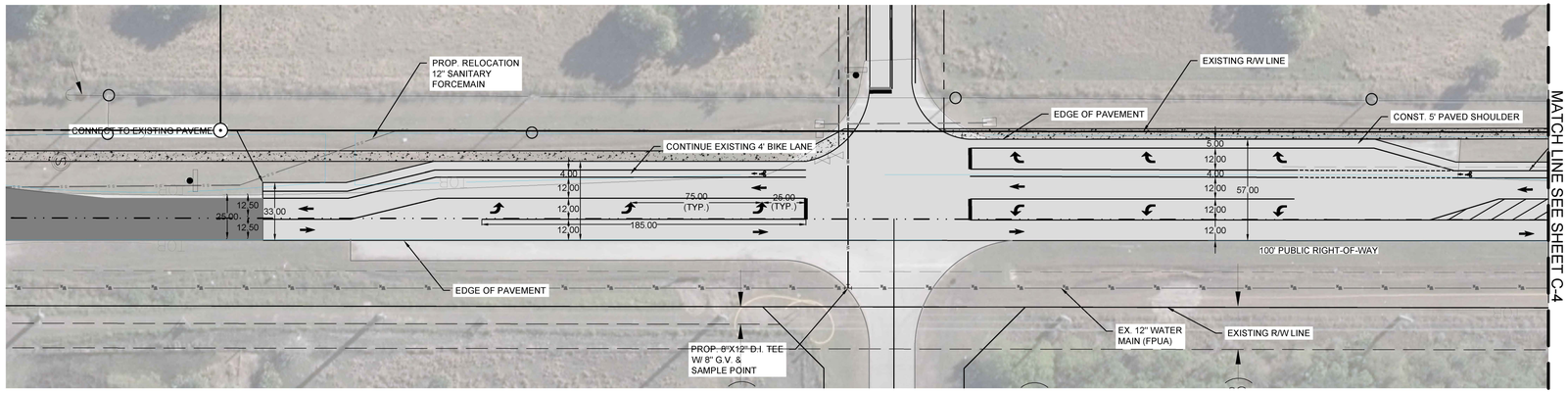
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS (LIFT STATION)

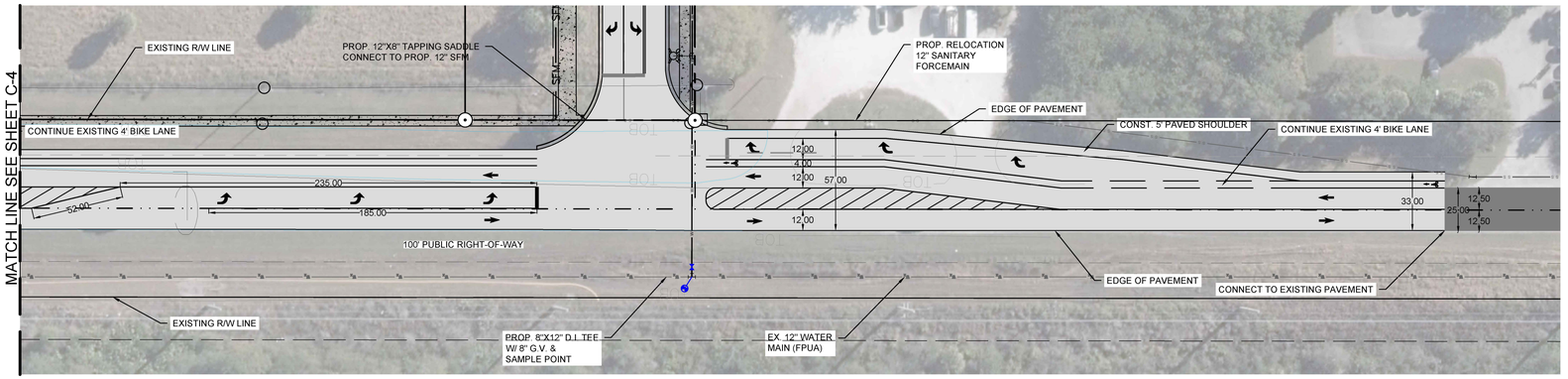
DRAWN BY: DCC | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.5

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
DATE: 5/15/2025
TIME: 12:17 PM



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)
SCALE: 1" = 40'



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)
SCALE: 1" = 40'

*ALL IMPACTS TO THE RIGHT-OF-WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING.

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 EXISTING TOPOGRAPHY LINE
- S PROPOSED DRAINAGE STRUCTURES
- S S PROPOSED SANITARY SEWER MAIN
- W PROPOSED WATER MAIN
- SFM PROPOSED SANITARY FORCE MAIN
- SFM EXISTING CoFP SANITARY FORCE MAIN
- W_X EXISTING CoFP WATERMAIN MAIN

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
7. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF MATERIAL IS TO BE HAULED OFFSITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
9. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.
14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 1206C0114J, DATED 01/26/2023

Mills, Short & Associates
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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills

Digitally signed by James Mills
DN: C=James Mills, E=mailto:jmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:09:31-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

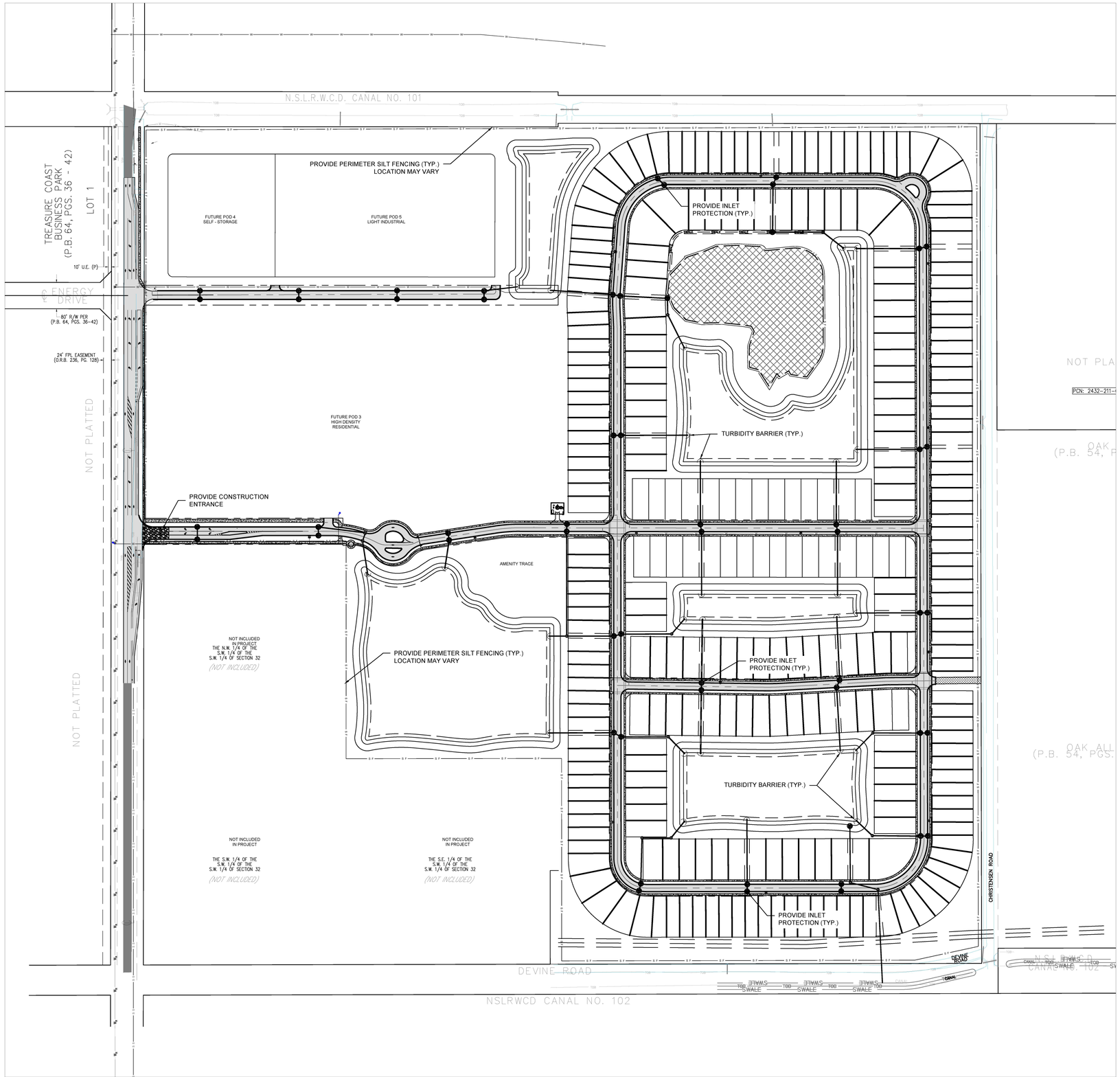
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: OFF-SITE IMPROVEMENTS (SELVITZ RD.)

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-7

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-15 STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN.dwg TIME: 12:17 PM



N

0 125 250 500 Feet

1" = 250'

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- PROPOSED INLET PROTECTION
- S F — PROPOSED SILT FENCE / TURBIDITY CURTAIN

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PEIRCE CODE OF ORDINANCES.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FORT PIERCE UTILITIES AUTHORITY (FPUA) AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FORT PIERCE UTILITIES AUTHORITY (FPUA)
6. SOD ALL DISTURBED AREAS.
7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE COUNTY'S RIGHT-OF-WAY.
8. TRUCKS ENTERING ROADWAY" SIGN SHALL NE INSTALLED FACING BOTH DIRECTIONS IN ADVANCED OF CONSTRUCTION ACCESS, MUTCD STANDARDS
9. CONTRACTOR TO PROVIDED INLET PROTECTIONS WHERE NECESSARY FOR EACH PHASE OF CONSTRUCTION. REFER TO SHEET C-8 & C-9 FOR DETAILS

Mills, Short & Associates
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James Mills

Digitally signed by James Mills
DN: CN=James Mills, E=mills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2025.05.15 13:09:33-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SYMPHONY LAKES

SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.

C-8

05/15/2025

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-16 STORMWATER POLLUTION PREVENTION & EROSION CONTROL DETAILS.dwg TIME: 12:18 PM DATE: 10/7/2025

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.

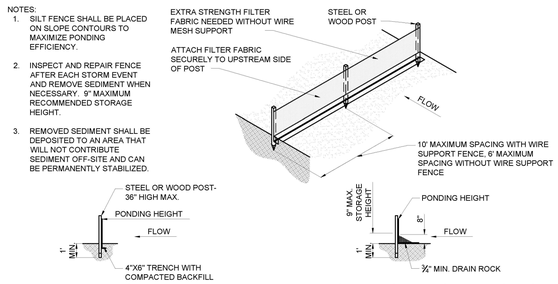
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

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.

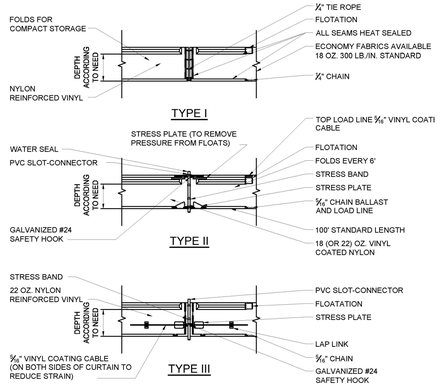
18. NOI TO BE POSTED ON SITE.

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.



TRENCH DETAIL — INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.



TYPE I

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

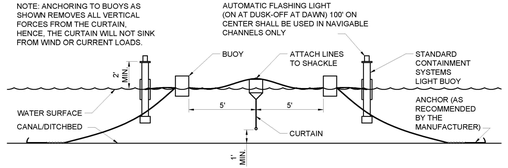
TYPE II

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND); DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

TYPE III

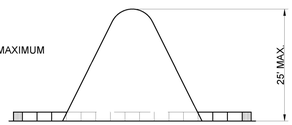
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

BLOW-UP OF SHACKLE CONNECTION

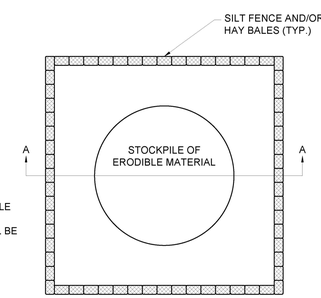


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.



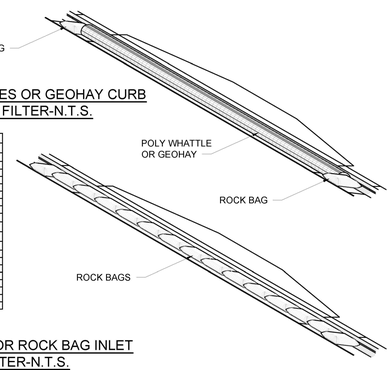
SECTION A-A



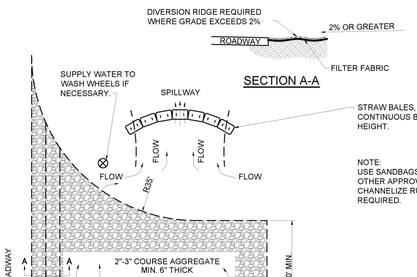
NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC. -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	430 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	95 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1



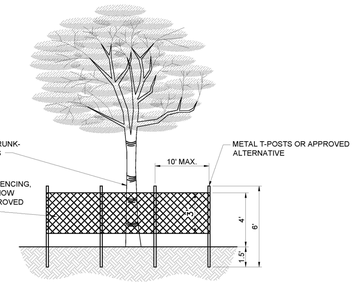
SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.



PLAN

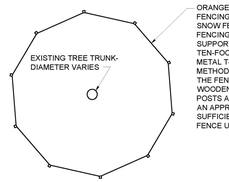
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. 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.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



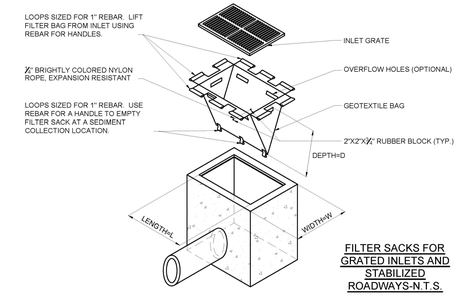
ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

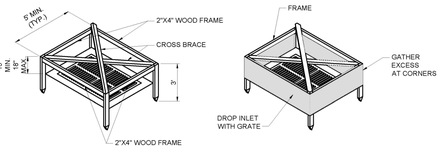


PLAN

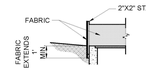
PROTECTIVE FENCING FOR TREES-N.T.S.



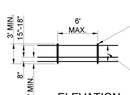
FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



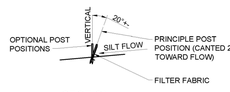
VIEW OF FRAME WITHOUT SILT FENCE — VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.



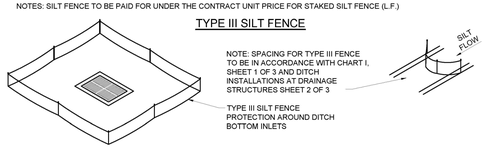
ELEVATION



SECTION

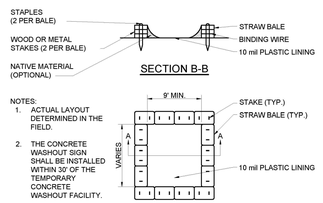
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.



SECTION B-B

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

PLAN

TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

Mills, Short & Associates
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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills

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DN: CN=James Mills, E=mills@millsshortassociates.com, O=James, SN=Mills, C=US
Date: 2025.05.15 13:09:36-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

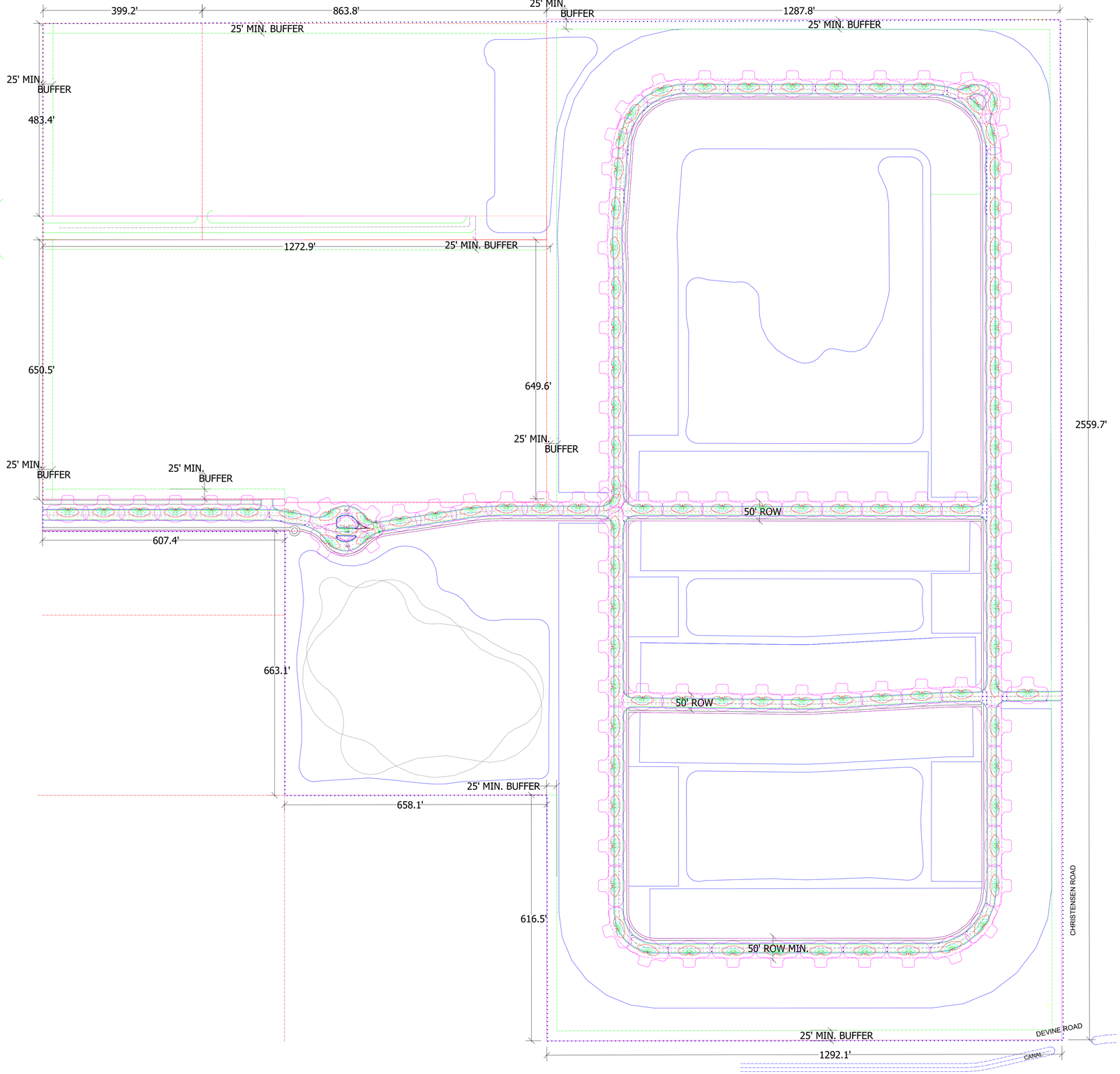
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: STORMWATER POLLUTION PREVENTION & EROSION CONTROL DETAILS

DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-9



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	99	P	Single	Crystal Lighting CLP-ACRN-CG1-XX-XX-LLA-20CLED-T3-XX-MV-XX	0.900	3821	25	2475

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Lanes	Illuminance	Fc	1.01	3.6	0.1	10.10	36.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.





CLP-ACRN architectural LED Fixture, suitable for wet locations. Perfect for lighting up Residential Exteriors, Walkways, Perimeters, School Campuses, Industrial / Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Features.
-Energy Savings: Over 66% compared to HID light sources.
-Improved lumen maintenance.
-High efficient LED's.
-Operating temperatures: -30°C ~ 60°C.
-Driver: Constant current, 120-277v, 50/60Hz, 480v (Optional).
-10Kv Surge Protector. (standard).
-0-10Dimming, Occupancy Sensors, Photo Cell and Wireless Controls capable (optional).
-Operating Life: >200,000 hours

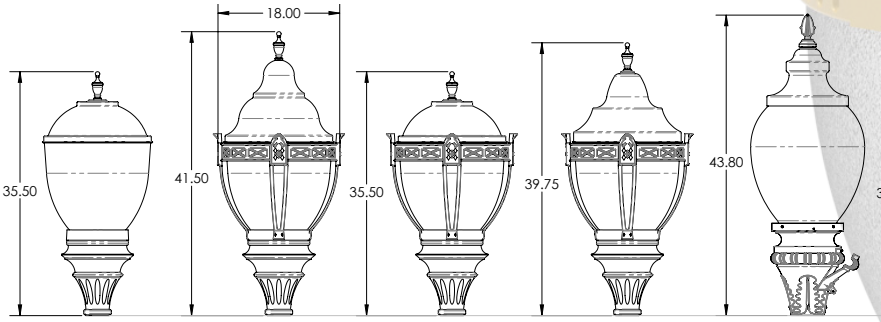
Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.

Mounting.
-Fitters 1, 2, 3, 4, 5 and 7 Over 3"O.D Tenon or Pole (Standard).
- Fitter 2L over 4OD Tenon or Pole (Standard).
- Fitter 6 over 5 OD. Tenon or Pole (Standard).
Adapter is Required for other mountings.

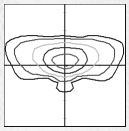
Light Distribution.
-Type 5 or Type 3 (Per Order)

EPA	2.3
Weight	22LBS

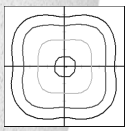
Average Height and Diameter



Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: CLP-ACRN-CG1-FT1-TP1-LLA-40CLED-T3-30K-MV-BLK-PC

Cat #	Cage	Fitter	Hard Top	Lens	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
CLP-ACRN										
CLP-Acorn **(CLP-ACRN)**	Cage 1 **(CG1)** Lens D or Lens A-L only Cage 2 **(CG2)**	Fitter 1 **(FT1)** Fitter 2 **(FT2)** *Fitter 2 Large **(FT2L)** *Lens E 9"OD Base *MNT over 4"OD Fitter 3 **(FT3)** Fitter 4 **(FT4)** Fitter 5 **(FT5)** **Fitter 6 **(FT6)** **MNT over 5"OD Fitter 7 **(FT7)**	Lens A-L only Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)** Lens A-S, B or D only Top 1-S **(TP1-S)** Lens E only Top 4 **(TP4)**	Acrylic Lens. Large Lens A **(LLA)** Small Lens A **(SLA)** Lens B **(LB)** Lens D **(LD)** Lens E **(LE)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** (Hard Top Only) Wireless Control **(WC)**



Hard Top 1



Hard Top 1-S



Hard Top 2



Hard Top 3



Hard Top 4



Lens A-S



Lens A-L



Lens B



Lens D



Lens E



Fitter 1



Fitter 2



Fitter 2L



Fitter 3



Fitter 4



Fitter 5



Fitter 6



Fitter 7



Cage 1



Cage 2



Finial 1



Finial 2

Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

Proudly Manufactured and Assembled in the USA

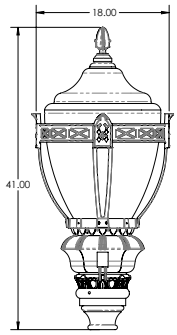


Anaheim Architectural LED Luminaire, suitable for wet locations. Perfect for lighting up Historical Buildings, Parks or Streets, Perimeters, Residential Exteriors, Walkways, or Perimeters, School Campuses, Industrial or Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.
Mounting.
-3"O.D Tenon or Pole (Standard), Adapter is Required for other mountings.
Light Distribution.
-Type 5 or Type 3 (Per Order)

Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

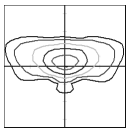
Average Height and Diameter



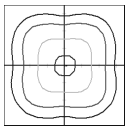


EPA	2.3
Weight	22LBS

Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: ANHM-40CLED-T3-30K-MV-BLK-PC

Cat #	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
ANHM						
Anaheim **(ANHM)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** Wireless Control **(WC)**



MADE IN USA

Galveston Architectural LED Luminaire, suitable for wet locations. Perfect for lighting up Historical Buildings, Parks or Streets, Perimeters, Residential Exteriors, Walkways, or Perimeters, School Campuses, Industrial or Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.
Mounting: 3.5"O.D Tenon or Pole (Standard), Adapter is Required for other mountings.
Light Distribution. Type 5 od Type 3 (Per Order)

Top Options



LA



LA-HT1



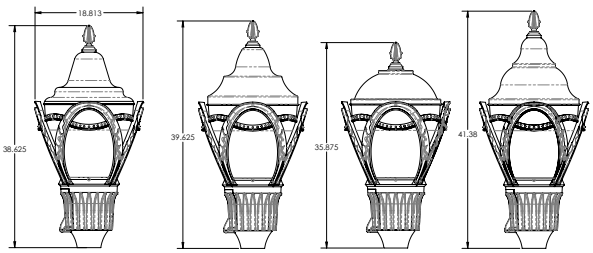
LA-HT2



LA-HT3

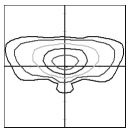
Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

Average Height and Diameter

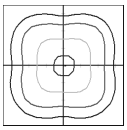


EPA	2.3
Weight	22LBS

Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: GLVTN-TP1-LLA-FNL2-40CLED-T3-30K-MV-BLK-PC

Cat #	Hard Top	Lens/ Finial	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
GLVTN								
Galveston **(GLVTN)**	No HT **(NHT)** Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)** *Lens A-L only	Large Lens A **(LLA)** **Finial** Finial 2 **(FNL2)** No Finial **(NFNL)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** (Hard Top Only) Wireless Control **(WC)**

SITE DATA

	PHASE 1: SINGLE FAMILY	CONSTRUCTION PERIOD 2025-2030
	PHASE 2: STORAGE	CONSTRUCTION PERIOD 2030-2035
	PHASE 3: LIGHT INDUSTRIAL	CONSTRUCTION PERIOD 2035-2040
	PHASE 4: MULTIFAMILY	CONSTRUCTION PERIOD 2040-2045

NOTES

THIS PHASING PLAN OUTLINES THE ANTICIPATED TIMELINE AND PROGRESSION OF DEVELOPMENT FOR SYMPHONY LAKES. THE ORDER AND TIMELINE OF INDIVIDUAL POD PHASES ARE SUBJECT TO ADJUSTMENTS BASED ON MARKET CONDITIONS AT THE TIME EACH POD'S SITE PLAN IS DEVELOPED. THE PROPERTY OWNER AND/OR DEVELOPERS RETAIN THE RIGHT TO MODIFY THESE PHASES AS NECESSARY TO ACCOMMODATE FUNCTIONAL DESIGN REQUIREMENTS AND ENSURE THE SUCCESS OF THE PROJECT.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

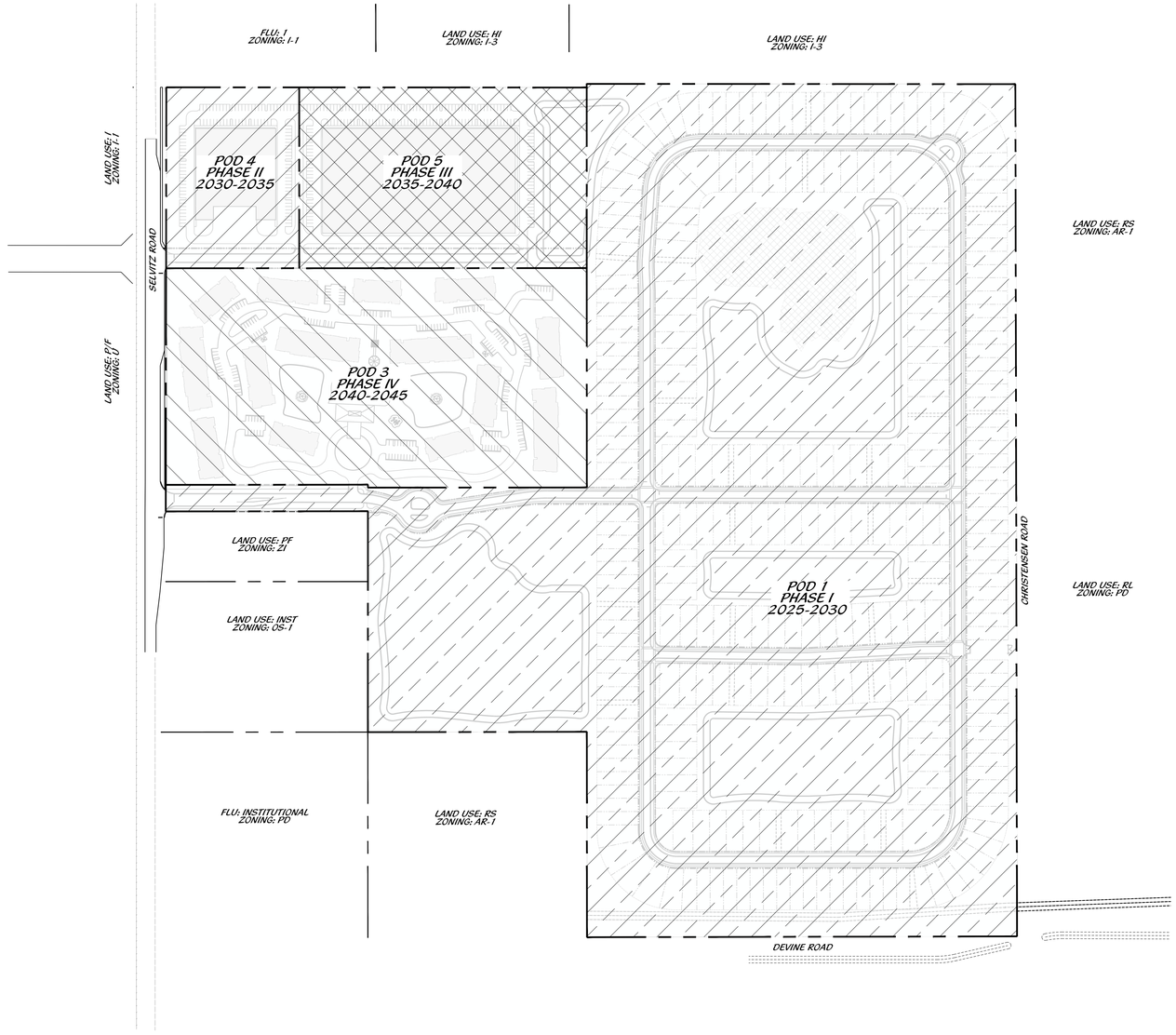
AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

ENGINEER:
MILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACJ, FL 32960
772.226.7282



PHASING EXHIBIT

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
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www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-08-25
REVISIONS	

SHEET 1 OF 1

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MITIGATION LEGEND

TREE TO BE REMOVED OR CABBAGE PALM TO BE RELOCATED

TREE TO BE PRESERVED

TREE TO BE RELOCATED

NOTE:
TREES TO REMAIN WILL BE PROTECTED AND BARRICADED IN PLACE.
REFER TO SHEET THREE FOR TREES TO BE REMOVED REQUIRING MITIGATION. NOT ALL TREES SHOWN ON THIS INVENTORY TO BE REMOVED REQUIRE MITIGATION.
ALL TREES ARE SHOWN FOR CONSTRUCTION AND PRESERVATION PURPOSES.
TREES NOTATED WITH "*" ARE DETERMINED IN POOR HEALTH BY CERTIFIED ARBORIST AND ARE EXCLUDED FROM IRC SECTION 926.12.(3).(a) REQUIREMENTS PER SECTION 926.07.(2).(c) PROVISIONS.

MITIGATION FEE IN LIEU: $95,200

CALCULATIONS:

OAKS

*THE REQUIRED MINIMUM TREE SIZE FOR A CANOPY TREE IS 12' OVERALL HEIGHT AND 2-1/2" CALIPER

*1041" DBH TO BE MITIGATED FOR IN SYMPHONY LAKES
*89" DBH OF OAKS (4"-12") PRESERVED IN PLACE
*1248" DBH OF PINES PRESERVED IN PLACE

* EVERY 2" PLANTED COUNTED TOWARDS 1" MITIGATION CREDIT
*OUTSTANDING OAK INCHES REQUIRING PAYMENT
(IN FEE-IN-LIEU OF PLANTING):
952"DBH X $100/INCH
952" X 100 = $95,200
***0**" OF HARDWOODS (4"-12" OAKS AND SLASH PINES CREDITS) ARE BEING PRESERVED ON SITE ABOVE THE REQUIRED MITIGATION BASED UPON CERTIFIED ARBORIST'S TREE HEALTH ASSESSMENT

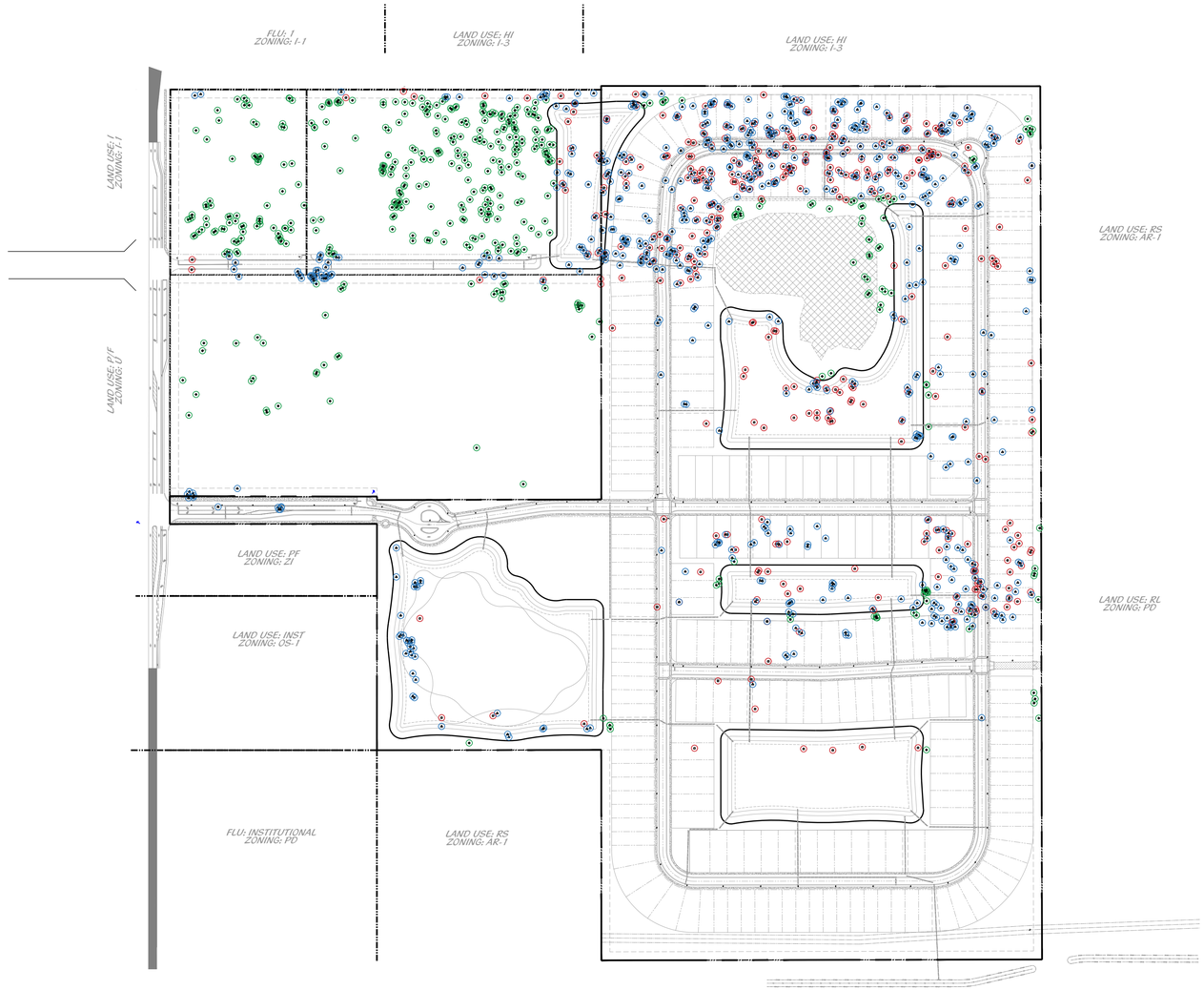
SABAL PALMS

*THE REQUIRED MINIMUM TREE SIZE FOR A SABAL PALM IS 10' OVERALL HEIGHT

*0 SABAL PALMS TO BE MITIGATED FOR IN SYMPHONY LAKES
*PALMS TO BE RELOCATED IN DEDICATED PRESERVATION TRACTS

MITIGATION ($250 PER SABAL PALM)
X x 250 = $00,000

TOTAL FEE IN LIEU OF: $95,200 + $0,000 = $95,200



PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
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Land Planners
Environmental Consultants
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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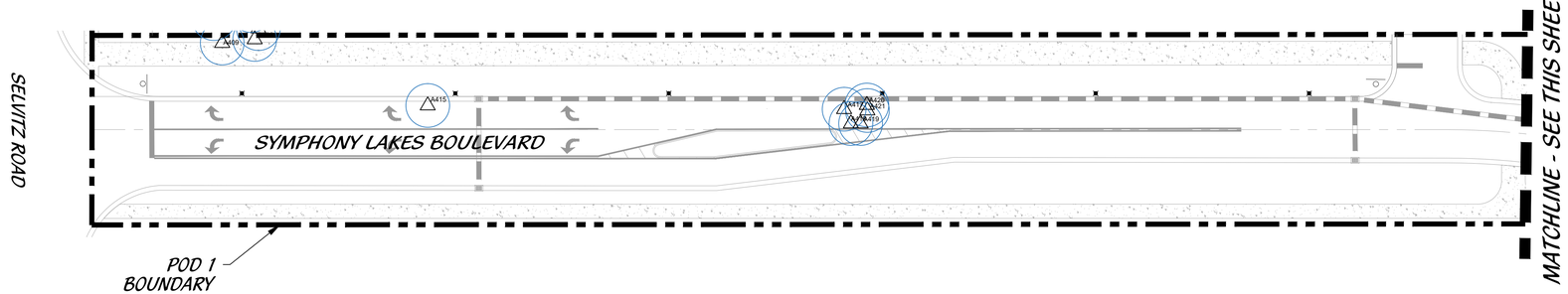

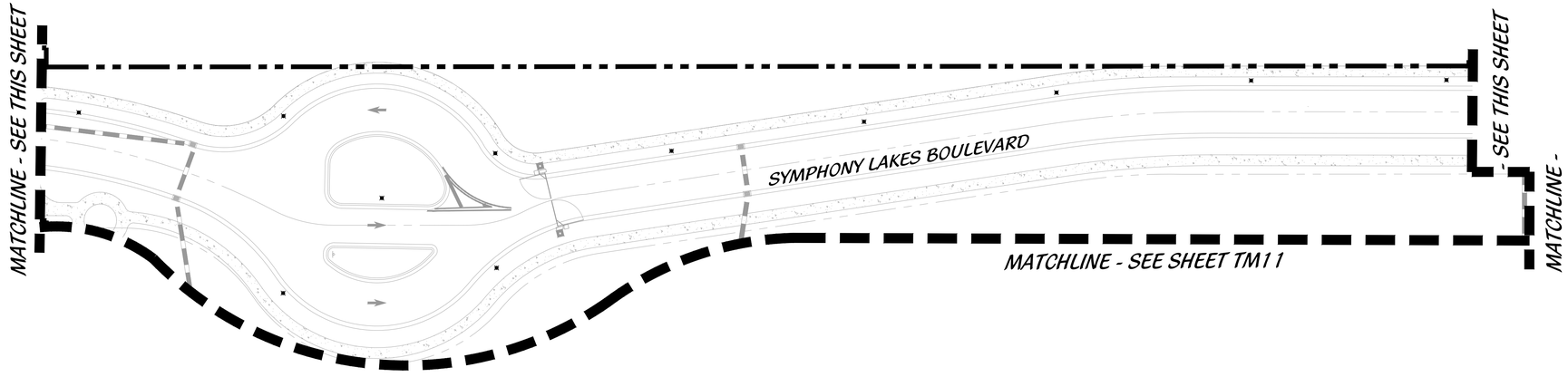

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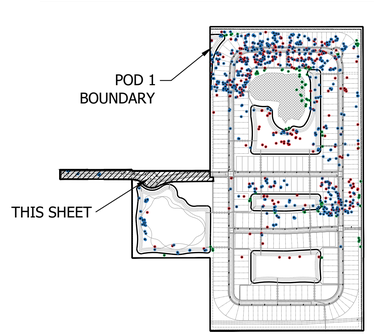

LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET TM2 OF 18

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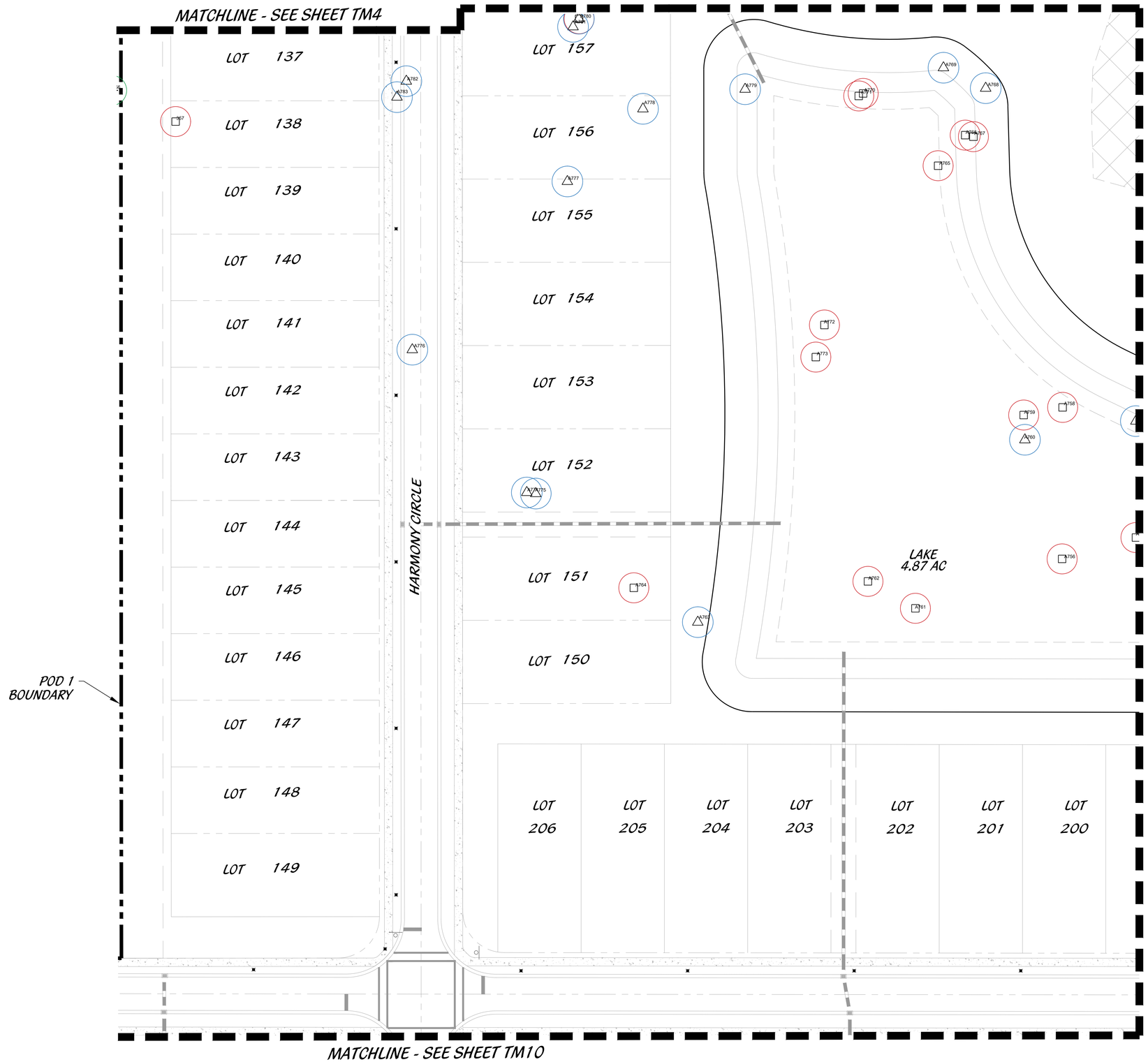

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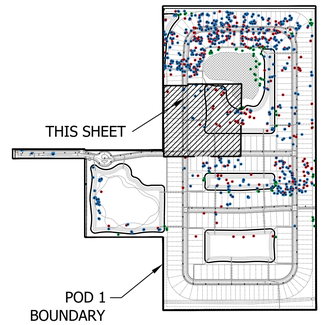

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
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REVISIONS	

SHEET TM3 OF 18

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CANAL NO. 101

LAKE 2 AC

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

LOT 165 | LOT 164 | LOT 166 | LOT 167 | LOT 168 | LOT 169 | LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

HARMONY CIRCLE

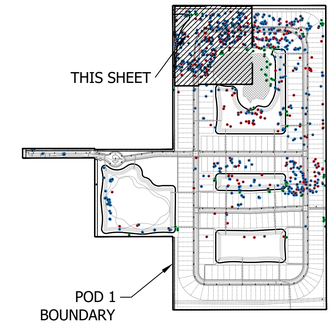
POD 1 BOUNDARY

MATCHLINE - SEE SHEET TM5

MATCHLINE - SEE SHEET TM3

EXISTING CONSERVATION EASEMENT
(3.8 AC, PART OF PD)

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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CANAL NO. 101

HARMONY CIRCLE

LAKE 4.87 AC

LOT 113
LOT 112
LOT 111
LOT 110
LOT 109
LOT 108
LOT 107
LOT 106
LOT 105
LOT 104
LOT 103
LOT 102
LOT 101
LOT 100
LOT 99
LOT 98
LOT 97
LOT 96
LOT 95
LOT 94
LOT 93
LOT 92
LOT 91
LOT 90
LOT 171
LOT 172
LOT 174
LOT 175
LOT 170
LOT 173
LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181

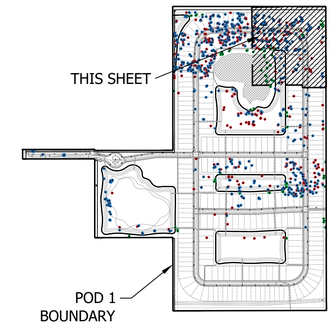
CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET TM4

MATCHLINE - SEE SHEET TM6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

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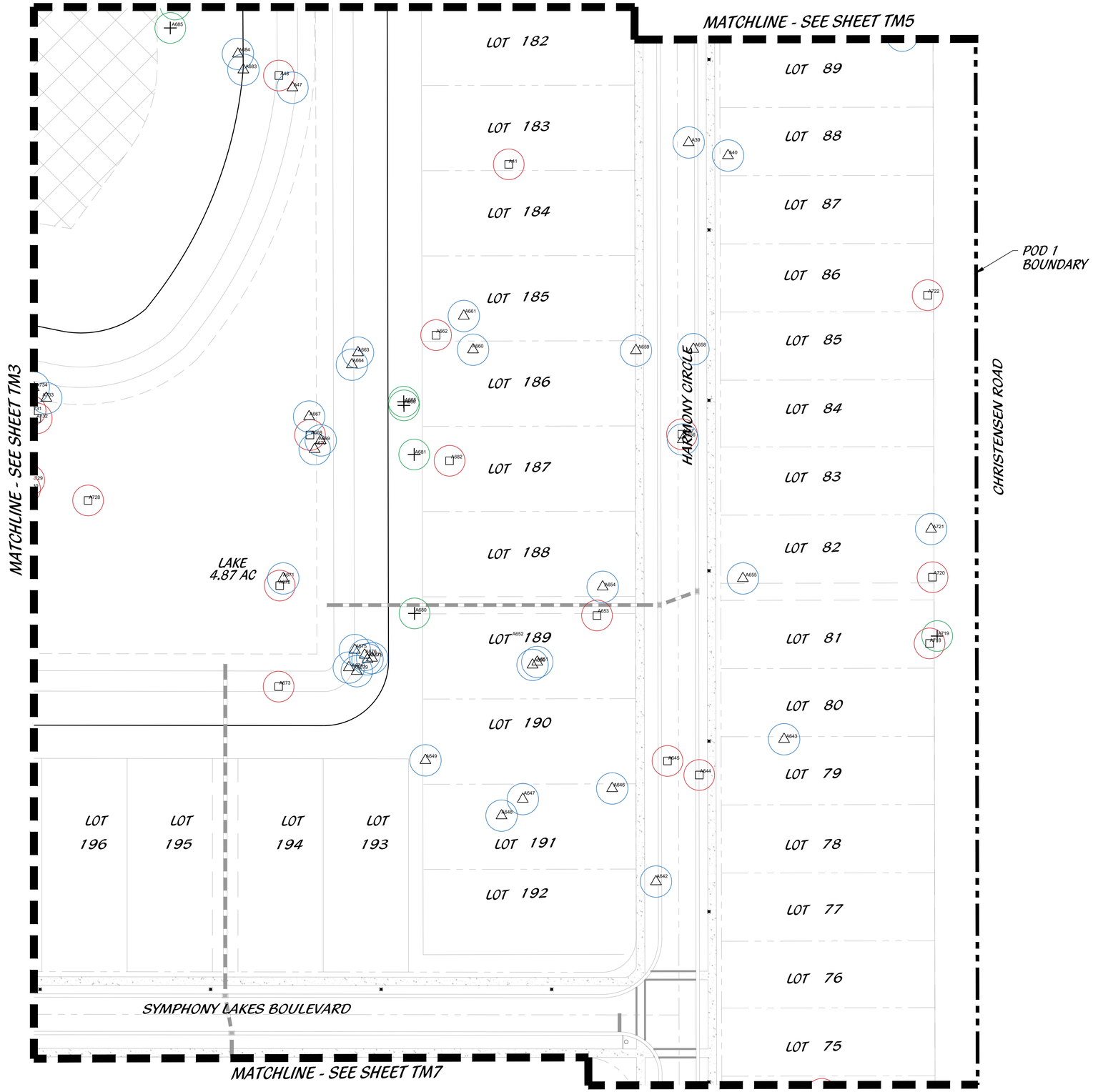
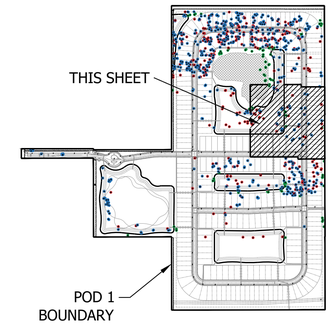


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
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Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET TM6 OF 18

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MATCHLINE - SEE SHEET TM6

MATCHLINE - SEE SHEET TM10

MATCHLINE - SEE SHEET TM8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

LOT 226 | LOT 227 | LOT 228

LAKE 2.02 AC

HARMONY CIRCLE

CHRISTENSEN ROAD

LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60

POD 1 BOUNDARY

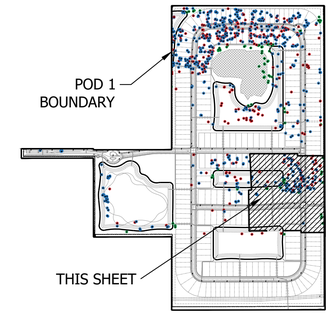
LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

AVA LANE

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

LOT 286

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

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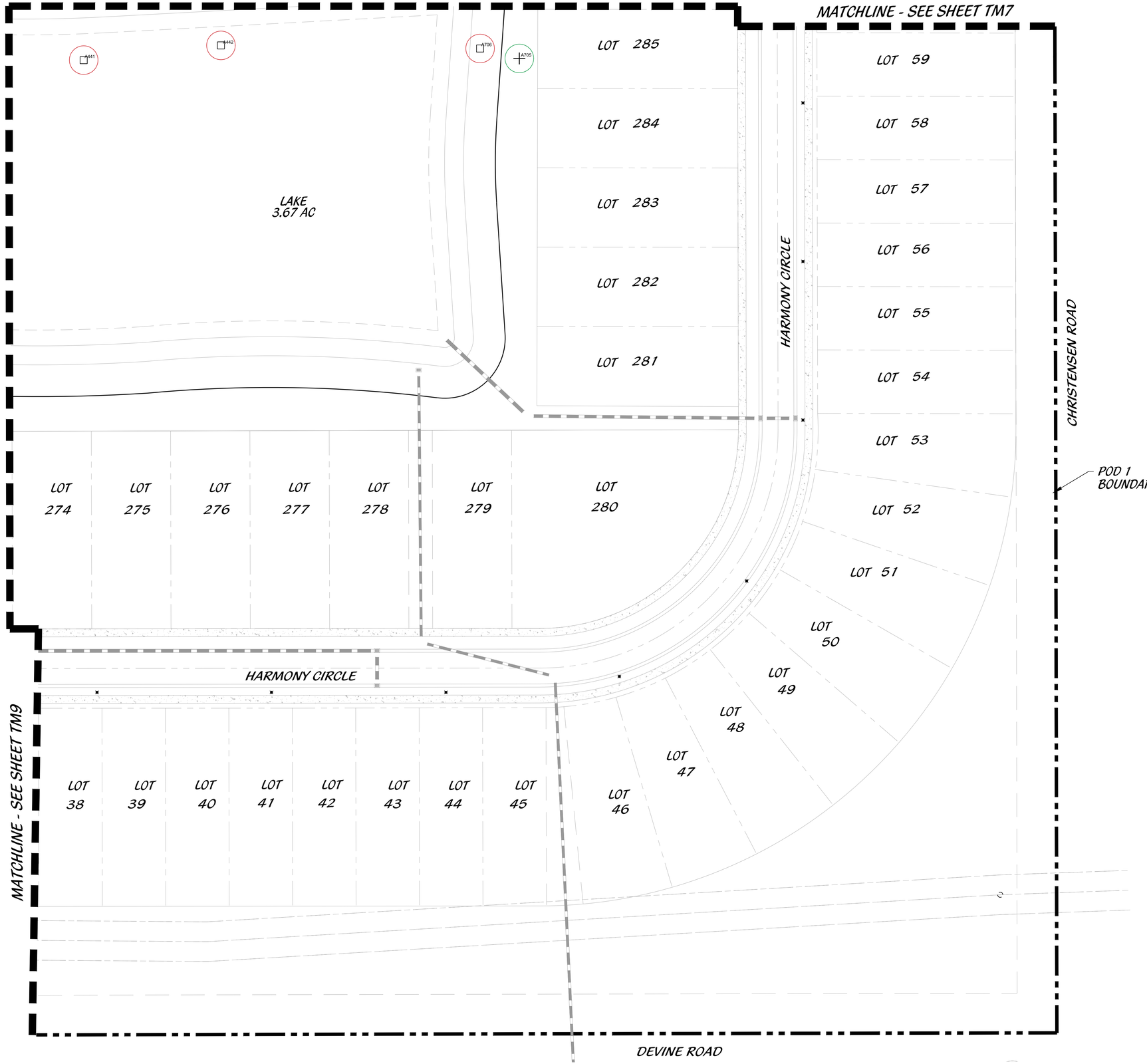
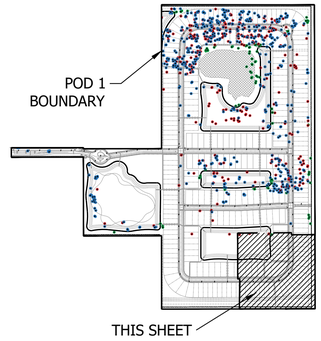


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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MATCHLINE - SEE SHEET TM10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

HARMONY CIRCLE

LAKE
3.67 AC

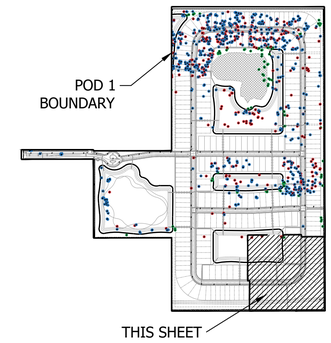
HARMONY CIRCLE

POD 1
BOUNDARY

MATCHLINE - SEE SHEET TM8

DEVINE ROAD

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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Ft. Pierce, Florida

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DATE	05-15-25
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MATCHLINE - SEE SHEET TM3

MATCHLINE - SEE SHEET TM11

MATCHLINE - SEE SHEET TM10

MATCHLINE - SEE SHEET TM9

HARMONY CIRCLE

AVA LANE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214
LOT 215

LOT 223
LOT 224
LOT 225

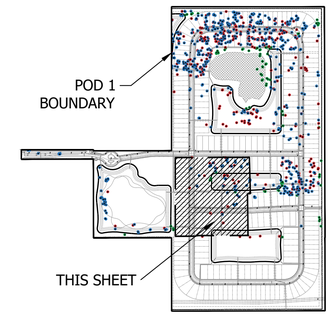
LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236

LOT 260
LOT 259
LOT 258
LOT 257
LOT 256
LOT 255
LOT 254
LOT 253

LOT 261

LAKE
2.02 AC

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET TM10 OF 18

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MATCHLINE - SEE SHEET TM2

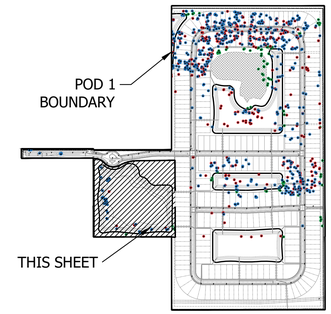
~REC TRACT~

EXISTING LAKE
7.12 AC

MATCHLINE - SEE SHEET TM10

POD 1 BOUNDARY

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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Ft. Pierce, Florida

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APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
1	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
2	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
3	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
4	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
5	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
6	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
7	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
8	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
9	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
10	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
11	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
12	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
13	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
14	SLASH PINE	PINUS ELLIOTTII	24"	4	REMOVE			1	0
15	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
16	SLASH PINE	PINUS ELLIOTTII	27"	4	PRESERVE			0	
17	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
18	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
19	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
20	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
21	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
22	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
23	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
24	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
25	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
26	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
27	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
28	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
29	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
30	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
31	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
32	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
33	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
34	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
35	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
36	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
37	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
38	SLASH PINE	PINUS ELLIOTTII	11"	3	PRESERVE			0	1
39	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
40	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
41	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
42	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
43	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
44	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
45	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
46	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
47	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
48	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
49	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
50	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
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55	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
56	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
57	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	1
58	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
59	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
60	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
61	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
62	CABBAGE PALM	SABAL PALMETTO	24"	5	PRESERVE			0	1
63	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
64	STRANGLER FIG	FICUS AUREA	17"	5	PRESERVE			0	1
65	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
66	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
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69	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
70	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
71	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
72	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
73	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
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77	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
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82	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
83	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
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85	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
86	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
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89	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
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92	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
93	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
94	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
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99	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
100	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
101	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
102	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
103	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
104	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
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106	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
107	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
108	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
109	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
110	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
111	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
112	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
113	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
114	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
115	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
116	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
117	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
118	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
119	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
120	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
121	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
122	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
123	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
124	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
125	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
126	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
127	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
128	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
129	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
130	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
131	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
132	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
133	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
134	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
135	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
136	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
137	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
138	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
139	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
140	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
141	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
142	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
143	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
144	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
145	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
146	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
147	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
148	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
149	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
150	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
151	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
152	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
153	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
154	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
155	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
156	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	
157	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
158	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
159	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
160	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
161	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
162	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
163	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	
164	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
165	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
166	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
167	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
168	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
169	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
170	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
171	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
172	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
173	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
174	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
175	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
176	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
177	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
178	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
179	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
180	CABBAGE PALM	SABAL PALMETTO	19'	4	PRESERVE			0	1
181	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
182	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
183	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
184	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
185	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
186	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
187	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
188	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
189	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
190	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
191	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
192	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
193	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
194	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
195	SLASH PINE	PINUS ELLIOTTII	13"	5	PRESERVE			0	1
196	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
197	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
198	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
199	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
200	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
201	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
202	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
203	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
204	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
205	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
206	CABBAGE PALM	SABAL PALMETTO	12"	5	RELOCATE			0	
207	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
208	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
209	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
210	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
211	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
212	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
213	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
214	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
215	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
216	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
217	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
218	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
219	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
220	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
221	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
222	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
223	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
224	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
225	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
226	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
227	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
228	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
229	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
230	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
231	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	1
232	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
233	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
234	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
235	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
236	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
237	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
238	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
239	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	1
240	SLASH PINE	PINUS ELLIOTTII	17"	5	PRESERVE			0	1
241	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
242	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	
243	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
244	LAUREL OAK	QUERCUS LAURIFOLIA	36"	5	PRESERVE			0	1
245	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
246	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
247	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
248	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
249	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
250	SLASH PINE	PINUS ELLIOTTII	17"	3	PRESERVE			0	1
251	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
252	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
253	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
254	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
255	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
256	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	
257	LAUREL OAK	QUERCUS LAURIFOLIA	27"	4	PRESERVE			0	1
258	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
259	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
260	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	
261	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
262	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
263	LAUREL OAK	QUERCUS LAURIFOLIA	32"	3	PRESERVE			0	1
264	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
265	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
266	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
267	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
268	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
269	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	
270	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
271	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
272	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
273	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
274	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	1
275	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
276	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
277	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
278	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
279	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
280	SLASH PINE	PINUS ELLIOTTII	23"	4	PRESERVE			0	1
281	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
282	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
283	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
284	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
285	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
286	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
287	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
288	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
289	CABBAGE PALM	SABAL PALMETTO	14'	3	PRESERVE			0	
290	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
291	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
292	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
293	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
294	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
295	SLASH PINE	PINUS ELLIOTTII	15"	4	PRESERVE			0	1
296	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
297	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
298	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
299	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
300	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
301	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
302	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
303	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
304	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
305	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
306	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
307	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
308	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
309	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
310	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
311	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
312	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
313	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	
314	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
315	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
316	SLASH PINE	PINUS ELLIOTTII	17"	4	PRESERVE			0	
317	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
318	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
319	LAUREL OAK	QUERCUS LAURIFOLIA	28"	4	PRESERVE			0	
320	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
321	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
322	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
323	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
324	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
325	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
326	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
327	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	1
328	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
329	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
330	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
331	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
332	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
333	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
334	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
335	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
336	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
337	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
338	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
339	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
340	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
341	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
342	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
343	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
344	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
345	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
346	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
347	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
348	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
349	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
350	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
351	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
352	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
353	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
354	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
355	SLASH PINE	PINUS ELLIOTTII	15"	5	PRESERVE			0	
356	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
357	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
358	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	
359	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
360	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
361	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
362	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
363	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
364	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
365	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
366	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
367	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
368	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
369	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
370	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	
371	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
372	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
373	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
374	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
375	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
376	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
377	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
378	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
379	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
380	CABBAGE PALM	SABAL PALMETTO	14'	3	RELOCATE			0	0
381	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
382	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
383	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
384	CABBAGE PALM	SABAL PALMETTO	13'	3	RELOCATE			0	0
385	STRANGLER FIG	FICUS AUREA	22"	4	REMOVE			1	
386	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
387	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
388	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
389	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
390	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
391	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
392	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
393	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
394	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
395	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
396	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
397	SLASH PINE	PINUS ELLIOTTII	9"	3	REMOVE			1	0
398	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
399	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
400	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	
401	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
402	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
403	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	
404	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
405	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
406	SLASH PINE	PINUS ELLIOTTII	14"	3	REMOVE			1	0
407	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
408	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
409	SLASH PINE	PINUS ELLIOTTII	17"	3	PRESERVE			0	
410	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	1
411	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	
412	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	1
413	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
414	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
415	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
416	SLASH PINE	PINUS ELLIOTTII	15"	4	PRESERVE			0	
417	CABBAGE PALM	SABAL PALMETTO	14'	3	PRESERVE			0	
418	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	
419	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
420	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
421	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
422	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
423	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
424	SLASH PINE	PINUS ELLIOTTII	9"	4	REMOVE			1	
425	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
426	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
427	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
428	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
429	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
430	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
431	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
432	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
433	SLASH PINE	PINUS ELLIOTTII	11"	3	PRESERVE			0	
434	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
435	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	
436	SLASH PINE	PINUS ELLIOTTII	9"	3	PRESERVE			0	
437	SLASH PINE	PINUS ELLIOTTII	13"	5	PRESERVE			0	1
438	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	1
439	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
440	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
441	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
442	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
443	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
444	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	
445	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
446	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
447	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
448	LAUREL OAK	QUERCUS LAURIFOLIA	30"	4	REMOVE			1	0
449	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
450	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
451	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
452	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
453	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
454	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
455	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
456	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
457	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
458	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
459	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
460	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
461	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
462	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
463	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
464	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
465	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
466	CABBAGE PALM	SABAL PALMETTO	27'	5	RELOCATE			0	0
467	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
468	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
469	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
470	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
471	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
472	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
473	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	0
474	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
475	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
476	SLASH PINE	PINUS ELLIOTTII	16"	3	REMOVE			1	0
477	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
478	STRANGLER FIG	FICUS AUREA	9"	5	REMOVE			1	
479	CABBAGE PALM	SABAL PALMETTO	25'	4	RELOCATE			0	0
480	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
481	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
482	SLASH PINE	PINUS ELLIOTTII	14"	3	REMOVE			1	0
483	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
484	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
485	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
486	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
487	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
488	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
489	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
490	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
491	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
492	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
493	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
494	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
495	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
496	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
497	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
498	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
499	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
500	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
501	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
502	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	0
503	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
504	SLASH PINE	PINUS ELLIOTTII	9"	4	REMOVE			1	0
505	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
506	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
507	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
508	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
509	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
510	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
511	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
512	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
513	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
514	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
515	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	REMOVE			1	0
516	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
517	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
518	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
519	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
520	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
521	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
522	SLASH PINE	PINUS ELLIOTTII	16"	3	REMOVE			1	0
523	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
524	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	0
525	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
526	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
527	CABBAGE PALM	SABAL PALMETTO	15"	5	RELOCATE			0	0
528	SLASH PINE	PINUS ELLIOTTII	18"	5	REMOVE			1	
529	CABBAGE PALM	SABAL PALMETTO	14'	3	RELOCATE			0	
530	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
531	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
532	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
533	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
534	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
535	SLASH PINE	PINUS ELLIOTTII	14"	5	REMOVE			1	
536	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	
537	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	0
538	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
539	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
540	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
541	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
542	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
543	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	0
544	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
545	SLASH PINE	PINUS ELLIOTTII	10"	3	REMOVE			1	0
546	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
547	CABBAGE PALM	SABAL PALMETTO	12'	3	RELOCATE			0	0
548	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
549	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
550	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
551	SLASH PINE	PINUS ELLIOTTII	12"	3	REMOVE			1	0
552	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
553	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
554	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
555	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
556	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	0
557	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
558	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
559	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	
560	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
561	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
562	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
563	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
564	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
565	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	
566	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
567	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	
568	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	
569	LAUREL OAK	QUERCUS LAURIFOLIA	15"	5	REMOVE			1	
570	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
571	LAUREL OAK	QUERCUS LAURIFOLIA	10"	5	REMOVE			1	
572	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
573	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
574	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
575	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
576	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
577	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
578	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
579	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
580	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
581	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
582	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
583	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
584	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
585	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	
586	LAUREL OAK	QUERCUS LAURIFOLIA	22"	4	REMOVE			1	
587	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
588	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
589	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	0
590	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
591	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	
592	CABBAGE PALM	SABAL PALMETTO	19'	3	RELOCATE			0	
593	CABBAGE PALM	SABAL PALMETTO	19'	3	RELOCATE			0	0
594	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
595	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
596	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
597	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
598	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
599	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
600	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
601	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
602	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
603	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
604	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
605	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
606	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
607	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	
608	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
609	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	
610	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
611	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
612	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	
613	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
614	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
615	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
616	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
617	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
618	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
619	SLASH PINE	PINUS ELLIOTTII	19"	4	PRESERVE			0	1
620	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
621	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
622	CABBAGE PALM	SABAL PALMETTO	12"	4	PRESERVE			0	
623	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
624	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
625	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
626	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
627	SLASH PINE	PINUS ELLIOTTII	19"	4	PRESERVE			0	1
628	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
629	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
630	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
631	SLASH PINE	PINUS ELLIOTTII	10"	3	REMOVE			1	0
632	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
633	SLASH PINE	PINUS ELLIOTTII	12"	3	REMOVE			1	
634	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
635	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
636	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
637	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
638	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
639	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
640	CABBAGE PALM	SABAL PALMETTO	30'	5	RELOCATE			0	0
641	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
642	SLASH PINE	PINUS ELLIOTTII	13"	3	PRESERVE			0	
643	CABBAGE PALM	SABAL PALMETTO	26'	5	PRESERVE			0	1
644	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
645	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
646	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
647	CABBAGE PALM	SABAL PALMETTO	28'	5	PRESERVE			0	
648	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
649	SLASH PINE	PINUS ELLIOTTII	18"	4	PRESERVE			0	
650	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
651	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	
652	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
653	CABBAGE PALM	SABAL PALMETTO	13'	3	PRESERVE			0	1
654	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
655	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
656	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
657	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A1	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A2	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A3	SLASH PINE	PINUS ELLIOTTII	29"	5	REMOVE			1	

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A4	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A5	CABBAGE PALM	SABAL PALMETTO	15'	2	RELOCATE			0	
A6	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A7	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A8	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
A9	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A10	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	
A11	SLASH PINE	PINUS ELLIOTTII	22"	4	PRESERVE			0	1
A12	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A13	SLASH PINE	PINUS ELLIOTTII	1"	4	REMOVE			1	0
A14	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A15	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	
A16	CABBAGE PALM	SABAL PALMETTO	16' rot vines	3	RELOCATE			0	
A17	CABBAGE PALM	SABAL PALMETTO	16' vines rot	3	RELOCATE			0	
A18	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A19	SLASH PINE	PINUS ELLIOTTII	20" storm damage"sect damage	3	REMOVE			1	0
A20	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A21	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A22	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A23	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A24	CABBAGE PALM	SABAL PALMETTO	24'	4	RELOCATE			0	0
A25	CABBAGE PALM	SABAL PALMETTO	21' rot	3	RELOCATE			0	
A26	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A27	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A28	SLASH PINE	PINUS ELLIOTTII	28"	4	REMOVE			1	
A29	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A30	TREE	TREE	23" rot wind damage	3	REMOVE			1	
A31	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A32	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
A33	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
A34	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A35	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A36	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A37	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A38	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A39	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A40	CABBAGE PALM	SABAL PALMETTO	17' hole through trunk	2	RELOCATE			0	
A41	SLASH PINE	PINUS ELLIOTTII	19""sect damage rot	3	REMOVE			1	
A42	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A43	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A44	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A45	CABBAGE PALM	SABAL PALMETTO	20' rot	2	RELOCATE			0	
A46	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A47	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A48	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	
A49	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A50	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
A51	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A52	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A53	CABBAGE PALM	SABAL PALMETTO	25'	5	PRESERVE			0	
A54	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
A55	CABBAGE PALM	SABAL PALMETTO	21' trunk damage	3	RELOCATE			0	0
A56	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A57	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A58	SLASH PINE	PINUS ELLIOTTII	55" bark"clusion"sect damage rot	3	REMOVE			1	0
A59	CABBAGE PALM	SABAL PALMETTO	17' rot	3	RELOCATE			0	0
A60	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A61	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A62	SLASH PINE	PINUS ELLIOTTII	17"	5	PRESERVE			0	
A63	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
A64	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	0
A65	SLASH PINE	PINUS ELLIOTTII	21" rot	2	PRESERVE			0	1
A66	CABBAGE PALM	SABAL PALMETTO	20' rot	3	RELOCATE			0	0
A67	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A68	LAUREL OAK	QUERCUS LAURIFOLIA	50"	5	PRESERVE			0	
A69	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
A70	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	
A71	SLASH PINE	PINUS ELLIOTTII	21"	5	PRESERVE			0	
A72	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A73	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A74	CABBAGE PALM	SABAL PALMETTO	24" trunk damage	3	RELOCATE			0	
A75	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A76	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A77	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A78	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A79	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
A80	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A81	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A82	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A83	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A84	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A85	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A86	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A87	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A88	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A89	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	
A90	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	
A91	CABBAGE PALM	SABAL PALMETTO	15' rot	3	RELOCATE			0	0
A92	CABBAGE PALM	SABAL PALMETTO	20' rot hollow	3	RELOCATE			0	0
A93	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A94	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A95	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A96	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A97	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A98	SLASH PINE	PINUS ELLIOTTII	24" rot	2	REMOVE			1	0
A99	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A100	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A101	SLASH PINE	PINUS ELLIOTTII	25"	5	REMOVE			1	0
A102	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A103	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A104	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A105	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A106	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A107	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	
A108	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	
A109	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A110	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A111	SLASH PINE	PINUS ELLIOTTII	16""sect damage rot storm damage	2	REMOVE			1	
A112	SLASH PINE	PINUS ELLIOTTII	10" rot"sect damage	3	REMOVE			1	0
A113	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A114	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A115	SLASH PINE	PINUS ELLIOTTII	11" rot	3	REMOVE			1	
A116	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A117	SLASH PINE	PINUS ELLIOTTII	9""sect damage vines	2	REMOVE			1	
A118	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A119	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A120	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A121	SLASH PINE	PINUS ELLIOTTII	9" rot	3	REMOVE			1	0
A122	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	
A123	SLASH PINE	PINUS ELLIOTTII	18" vines"sect damage	3	REMOVE			1	
A124	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A125	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A126	CABBAGE PALM	SABAL PALMETTO	14' rot	3	RELOCATE			0	
A127	TREE	TREE	16" trunk damage	3	REMOVE			1	
A128	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A129	TREE	TREE	17"	5	REMOVE			1	0
A130	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A131	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A132	CABBAGE PALM	SABAL PALMETTO	14' rot	3	RELOCATE			0	
A133	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A134	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A135	SLASH PINE	PINUS ELLIOTTII	19"	5	REMOVE			1	
A136	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A137	CABBAGE PALM	SABAL PALMETTO	20' vines	3	RELOCATE			0	
A138	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A139	CABBAGE PALM	SABAL PALMETTO	15' rot	2	RELOCATE			0	
A140	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A141	SLASH PINE	PINUS ELLIOTTII	22" rot"sect damage	3	REMOVE			1	
A142	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A143	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A144	SLASH PINE	PINUS ELLIOTTII	15"	1	REMOVE			1	0
A145	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A146	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A147	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A148	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A149	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A150	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	
A151	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
A152	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	0
A153	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A154	SLASH PINE	PINUS ELLIOTTII	21" rot wind damage"sect damage	3	REMOVE			1	0
A155	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A156	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A157	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A158	SLASH PINE	PINUS ELLIOTTII	28"	5	REMOVE			1	
A159	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A160	LAUREL OAK	QUERCUS LAURIFOLIA	24"	4	REMOVE			1	
A161	SLASH PINE	PINUS ELLIOTTII	42" bark"clusion"sect damage	3	REMOVE			1	
A162	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
A163	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A164	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A165	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A166	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A167	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A168	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A169	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A170	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A171	CABBAGE PALM	SABAL PALMETTO	#REF!		RELOCATE			0	
A172	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A173	CABBAGE PALM	SABAL PALMETTO	21' rot	3	RELOCATE			0	
A174	LIVE OAK	QUERCUS VIRGINIANA	51"	5	REMOVE	51"		1	
A175	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	
A176	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	0
A177	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A178	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A179	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A180	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	
A181	SLASH PINE	PINUS ELLIOTTII	40"	3	REMOVE			1	
A182	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A183	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A184	SLASH PINE	PINUS ELLIOTTII	19" vines	3	REMOVE			1	
A185	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
A186	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A187	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A188	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A189	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A190	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	
A191	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A192	CABBAGE PALM	SABAL PALMETTO	24' vines	3	RELOCATE			0	0
A193	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	
A194	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A195	SLASH PINE	PINUS ELLIOTTII	15" vines	3	REMOVE			1	
A196	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A197	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A198	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A199	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A200	SLASH PINE	PINUS ELLIOTTII	27" wind damage vines	3	REMOVE			1	0
A201	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A202	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A203	SLASH PINE	PINUS ELLIOTTII	17" rot"sect damage	3	REMOVE			1	0
A204	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A205	SLASH PINE	PINUS ELLIOTTII	26" vines"sect damage	3	REMOVE			1	
A206	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A207	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A208	SLASH PINE	PINUS ELLIOTTII	21" rot"sect damage	3	REMOVE			1	
A209	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A210	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A211	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A212	SLASH PINE	PINUS ELLIOTTII	20""sect damage vines	3	REMOVE			1	
A213	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
A214	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A215	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A216	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A217	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A218	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A219	SLASH PINE	PINUS ELLIOTTII	20""sect damage	3	REMOVE			1	0
A220	CABBAGE PALM	SABAL PALMETTO	13' vines	3	RELOCATE			0	
A221	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A222	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A223	SLASH PINE	PINUS ELLIOTTII	16""sect damage	3	REMOVE			1	

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A224	LAUREL OAK	QUERCUS LAURIFOLIA	38"	5	REMOVE			1	
A225	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A226	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	
A227	SLASH PINE	PINUS ELLIOTTII	13" vines	3	REMOVE			1	
A228	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
A229	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A230	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A231	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A232	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A233	SLASH PINE	PINUS ELLIOTTII	27"	5	REMOVE			1	0
A234	SLASH PINE	PINUS ELLIOTTII	14" rot	2	REMOVE			1	
A235	SLASH PINE	PINUS ELLIOTTII	15'	5	REMOVE			1	
A236	CABBAGE PALM	SABAL PALMETTO	12' vines	3	RELOCATE			0	0
A237	SLASH PINE	PINUS ELLIOTTII	24"'sect damage vines	3	REMOVE			1	
A238	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
A239	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A240	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A241	SLASH PINE	PINUS ELLIOTTII	19" vines	3	REMOVE			1	
A242	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A243	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A244	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A245	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A246	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A247	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A248	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A249	CABBAGE PALM	SABAL PALMETTO	16' vines	3	RELOCATE			0	
A250	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A251	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	
A252	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A253	SLASH PINE	PINUS ELLIOTTII	28"'sect damage vines	3	REMOVE			1	
A254	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A255	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A256	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A257	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A258	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A259	SLASH PINE	PINUS ELLIOTTII	20" rot	3	REMOVE			1	0
A260	SLASH PINE	PINUS ELLIOTTII	16" vines trunk damage rot	3	REMOVE			1	0
A261	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A262	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A263	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
A264	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A265	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A266	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A267	SLASH PINE	PINUS ELLIOTTII	20" vines	3	REMOVE			1	0
A268	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A269	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A270	CABBAGE PALM	SABAL PALMETTO	22' rot	2	RELOCATE			0	0
A271	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A272	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A273	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	0
A274	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A275	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A276	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A277	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A278	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A279	SLASH PINE	PINUS ELLIOTTII	27" rot vines	3	REMOVE			1	0
A280	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A281	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A282	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A283	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A284	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
A285	SLASH PINE	PINUS ELLIOTTII	14"	5	REMOVE			1	0
A286	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A287	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A288	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A289	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A290	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A291	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A292	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A293	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A294	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A295	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A296	CABBAGE PALM	SABAL PALMETTO	14' vines	3	RELOCATE			0	0
A297	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A298	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A299	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A300	SLASH PINE	PINUS ELLIOTTII	21"	4	PRESERVE			0	
A301	TREE	TREE	15"	5	PRESERVE			0	
A302	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A303	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A304	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A305	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A306	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A307	CABBAGE PALM	SABAL PALMETTO	14'	1	RELOCATE			0	
A308	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A309	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A310	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A311	CABBAGE PALM	SABAL PALMETTO	24" hollow	3	RELOCATE			0	
A312	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A313	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
A314	SLASH PINE	PINUS ELLIOTTII	17" vines rot	3	REMOVE			1	0
A315	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A316	LAUREL OAK	QUERCUS LAURIFOLIA	28" rot bark"clusion	2	REMOVE			1	0
A317	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A318	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A319	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A320	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A321	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A322	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A323	CABBAGE PALM	SABAL PALMETTO	20' vines	3	RELOCATE			0	0
A324	SLASH PINE	PINUS ELLIOTTII	19" rot	3	REMOVE			1	0
A325	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A326	CABBAGE PALM	SABAL PALMETTO	27'	5	RELOCATE			0	0
A327	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A328	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A329	SLASH PINE	PINUS ELLIOTTII	28"	4	REMOVE			1	0
A330	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A331	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A332	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A333	LAUREL OAK	QUERCUS LAURIFOLIA	27"	5	REMOVE			1	

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A334	SLASH PINE	PINUS ELLIOTTII	13" vines rot	2	REMOVE			1	0
A335	CABBAGE PALM	SABAL PALMETTO	22' vines	3	PRESERVE			0	1
A336	CABBAGE PALM	SABAL PALMETTO	26'	4	PRESERVE			0	
A337	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A338	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A339	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A340	SLASH PINE	PINUS ELLIOTTII	15" vines	3	PRESERVE			0	1
A341	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A342	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
A343	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
A344	CABBAGE PALM	SABAL PALMETTO	15' dying canopy	3	RELOCATE			0	
A345	CABBAGE PALM	SABAL PALMETTO	26'	5	PRESERVE			0	
A346	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
A347	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
A348	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A349	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A350	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A351	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A352	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A353	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A354	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A355	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A356	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A357	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A358	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A359	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A360	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A361	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A362	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A363	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A364	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A365	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A366	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A367	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A368	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A369	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A370	TREE	TREE	16'	5	REMOVE			1	0
A371	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A372	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A373	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A374	SLASH PINE	PINUS ELLIOTTII	30"	4	REMOVE			1	0
A375	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A376	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A377	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A378	SLASH PINE	PINUS ELLIOTTII	33"	5	REMOVE			1	0
A379	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A380	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A381	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A382	LAUREL OAK	QUERCUS LAURIFOLIA	21"	5	PRESERVE			0	1
A383	LAUREL OAK	QUERCUS LAURIFOLIA	15"	5	PRESERVE			0	1
A384	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	PRESERVE			0	1
A385	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A386	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A387	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A388	LAUREL OAK	QUERCUS LAURIFOLIA	45" rot	2	REMOVE			1	
A389	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A390	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A391	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A392	LIVE OAK	QUERCUS VIRGINIANA	80" two main	4	REMOVE	80"		1	0
A393	LIVE OAK	QUERCUS VIRGINIANA	44"	5	REMOVE	44"		1	
A394	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A395	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A396	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A397	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A398	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A399	CABBAGE PALM	SABAL PALMETTO	12' rot	3	RELOCATE			0	
A400	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	
A401	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A402	LAUREL OAK	QUERCUS LAURIFOLIA	29"	4	REMOVE			1	
A403	CABBAGE PALM	SABAL PALMETTO	13' trunk damage lean	3	RELOCATE			0	
A404	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	
A405	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A406	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A407	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A408	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
A409	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A410	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
A411	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
A412	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A413	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
A414	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A415	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A416	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A417	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A418	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A419	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A420	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A421	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A422	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A423	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A424	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A425	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A426	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A427	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A428	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A429	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	
A430	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A431	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A432	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	
A433	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A434	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A435	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A436	LAUREL OAK	QUERCUS LAURIFOLIA	18"	5	PRESERVE			0	
A437	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A438	CABBAGE PALM	SABAL PALMETTO	12' lean	3	RELOCATE			0	
A439	LIVE OAK	QUERCUS VIRGINIANA	27"	5	REMOVE	27"		1	0
A440	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A441	LAUREL OAK	QUERCUS LAURIFOLIA	9"	5	REMOVE			1	0
A442	LIVE OAK	QUERCUS VIRGINIANA	20"	5	REMOVE	20"		1	
A443	LAUREL OAK	QUERCUS LAURIFOLIA	27"	5	REMOVE			1	0

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DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET TM16 OF 18

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A444	LAUREL OAK	QUERCUS LAURIFOLIA	40"	5	REMOVE			1	
A445	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A446	LIVE OAK	QUERCUS VIRGINIANA	26" lean rot	3	REMOVE	26"		1	0
A447	LIVE OAK	QUERCUS VIRGINIANA	21"	5	REMOVE	21"		1	0
A448	LIVE OAK	QUERCUS VIRGINIANA	37"	5	REMOVE	37"		1	
A449	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A450	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A451	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A452	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A453	LIVE OAK	QUERCUS VIRGINIANA	52"	4	REMOVE	52"		1	
A454	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A455	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
A456	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
A457	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A458	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A459	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A460	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A461	LAUREL OAK	QUERCUS LAURIFOLIA	21"	5	REMOVE			1	0
A462	LIVE OAK	QUERCUS VIRGINIANA	62" two main	4	REMOVE	62"		1	
A463	LIVE OAK	QUERCUS VIRGINIANA	40"	5	REMOVE	40"		1	
A464	LIVE OAK	QUERCUS VIRGINIANA	80" three main	4	REMOVE	80"		1	
A465	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A466	STRANGLER FIG	FICUS AUREA	28" clump	5	REMOVE			1	0
A467	CABBAGE PALM	SABAL PALMETTO	13' dying canopy	3	RELOCATE			0	
A468	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A469	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A470	LIVE OAK	QUERCUS VIRGINIANA	44"	4	REMOVE	44"		1	
A471	LIVE OAK	QUERCUS VIRGINIANA	30"	4	REMOVE	30"		1	
A472	LIVE OAK	QUERCUS VIRGINIANA	31"	4	REMOVE	31"		1	
A473	LIVE OAK	QUERCUS VIRGINIANA	59"	4	REMOVE	59"		1	0
A474	STRANGLER FIG	FICUS AUREA	78"	5	REMOVE			1	0
A475	LAUREL OAK	QUERCUS LAURIFOLIA	17"	5	REMOVE			1	0
A476	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A477	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A478	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A479	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A480	LAUREL OAK	QUERCUS LAURIFOLIA	32"	4	REMOVE			1	
A481	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A482	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A483	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A484	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A485	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A486	LIVE OAK	QUERCUS VIRGINIANA	53"	5	REMOVE	53"		1	
A487	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A488	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
A489	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
A490	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A491	LIVE OAK	QUERCUS VIRGINIANA	23"	5	REMOVE	23"		1	
A492	LIVE OAK	QUERCUS VIRGINIANA	43"	5	REMOVE	43"		1	
A493	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A494	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A495	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A496	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A497	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	
A498	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	
A499	LIVE OAK	QUERCUS VIRGINIANA	25"	5	PRESERVE			25"	
A500	LIVE OAK	QUERCUS VIRGINIANA	102"	4	REMOVE	102"		1	
A501	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A502	LIVE OAK	QUERCUS VIRGINIANA	63" bark"clusion	3	REMOVE	63"		1	
A503	CABBAGE PALM	SABAL PALMETTO	26' machine damage	3	RELOCATE			0	
A504	CABBAGE PALM	SABAL PALMETTO	15' dying canopy	3	RELOCATE			0	
A505	LAUREL OAK	QUERCUS LAURIFOLIA	22"	1	REMOVE			1	
A506	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A507	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A508	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A509	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A510	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A511	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A512	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A513	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A514	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A515	LAUREL OAK	QUERCUS LAURIFOLIA	33"	5	REMOVE			1	0
A516	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A517	CABBAGE PALM	SABAL PALMETTO	15' rot	3	RELOCATE			0	0
A518	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A519	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	0
A520	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
A521	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A522	SLASH PINE	PINUS ELLIOTTII	16""sect damage	3	PRESERVE			0	1
A523	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	PRESERVE			0	
A524	SLASH PINE	PINUS ELLIOTTII	22""sect damage trunk damage	3	REMOVE			1	
A525	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A526	LAUREL OAK	QUERCUS LAURIFOLIA	52"	4	REMOVE			1	0
A527	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A528	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A529	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A530	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	PRESERVE			0	1
A531	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A532	CABBAGE PALM	SABAL PALMETTO	15' vines	3	RELOCATE			0	0
A533	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A534	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A535	CABBAGE PALM	SABAL PALMETTO	22' vines	3	RELOCATE			0	0
A536	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
A537	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A538	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A539	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A540	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A541	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A542	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A543	CABBAGE PALM	SABAL PALMETTO	14"	5	RELOCATE			0	0
A544	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A545	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
A546	CABBAGE PALM	SABAL PALMETTO	28'	5	PRESERVE			0	1
A547	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A548	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	0
A549	LAUREL OAK	QUERCUS LAURIFOLIA	38"	5	REMOVE			1	
A550	SLASH PINE	PINUS ELLIOTTII	15" rot	3	REMOVE			1	
A551	CABBAGE PALM	SABAL PALMETTO	30'	5	RELOCATE			0	
A552	LAUREL OAK	QUERCUS LAURIFOLIA	24"	5	REMOVE			1	
A553	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A554	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A555	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A556	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A557	CABBAGE PALM	SABAL PALMETTO	18' vines	3	RELOCATE			0	
A558	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A559	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A560	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A561	TREE	TREE	20"	5	REMOVE			1	
A562	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A563	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A564	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A565	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A566	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A567	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A568	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A569	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A570	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A571	SLASH PINE	PINUS ELLIOTTII	10" vines	3	REMOVE			1	0
A572	SLASH PINE	PINUS ELLIOTTII	9" vines	2	REMOVE			1	0
A573	SLASH PINE	PINUS ELLIOTTII	26"	5	REMOVE			1	
A574	SLASH PINE	PINUS ELLIOTTII	20" rot	3	REMOVE			1	0
A575	SLASH PINE	PINUS ELLIOTTII	26" rot	3	REMOVE			1	0
A576	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A577	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A578	CABBAGE PALM	SABAL PALMETTO	15' vines	3	RELOCATE			0	
A579	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
A580	SLASH PINE	PINUS ELLIOTTII	16" trunk damage rot	3	REMOVE			1	0
A581	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A582	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A583	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A584	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A585	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A586	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A587	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A588	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A589	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A590	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A591	SLASH PINE	PINUS ELLIOTTII	15" vines	3	REMOVE			1	
A592	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A593	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A594	LAUREL OAK	QUERCUS LAURIFOLIA	25" rot	3	REMOVE			1	
A595	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
A596	SLASH PINE	PINUS ELLIOTTII	28"	5	PRESERVE			0	1
A597	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
A598	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A599	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A600	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A601	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	
A602	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A603	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	0
A604	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A605	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	
A606	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A607	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	REMOVE			1	
A608	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A609	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A610	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A611	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A612	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A613	LIVE OAK	QUERCUS VIRGINIANA	26"	5	REMOVE	26"		1	0
A614	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A615	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A616	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A617	CABBAGE PALM	SABAL PALMETTO	22' trunk damage vines	3	RELOCATE			0	0
A618	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A619	CABBAGE PALM	SABAL PALMETTO	16' hollow	3	RELOCATE			0	0
A620	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A621	SLASH PINE	PINUS ELLIOTTII	22' vines	3	REMOVE			1	0
A622	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A623	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A624	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A625	LAUREL OAK	QUERCUS LAURIFOLIA	46"	5	REMOVE			1	0
A626	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A627	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A628	LIVE OAK	QUERCUS VIRGINIANA	27"	5	REMOVE	27"		1	0
A629	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A630	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A631	LAUREL OAK	QUERCUS LAURIFOLIA	39"	5	REMOVE			1	0
A632	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A633	SLASH PINE	PINUS ELLIOTTII	22" vines"sect damage	3	REMOVE			1	0
A634	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A635	SLASH PINE	PINUS ELLIOTTII	27" rot vines	3	REMOVE			1	0
A636	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A637	LAUREL OAK	QUERCUS LAURIFOLIA	10"	5	REMOVE			1	0
A638	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A639	SLASH PINE	PINUS ELLIOTTII	21" vines rot	3	REMOVE			1	0
A640	CABBAGE PALM	SABAL PALMETTO	12' vines growing"to pine	3	RELOCATE			0	0
A641	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A642	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A643	CABBAGE PALM	SABAL PALMETTO	19' dying canopy vines	3	RELOCATE			0	0
A644	SLASH PINE	PINUS ELLIOTTII	10""sect damage	3	REMOVE			1	0
A645	SLASH PINE	PINUS ELLIOTTII	21" trunk damage rot	2	REMOVE			1	
A646	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A647	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	
A648	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	0
A649	CABBAGE PALM	SABAL PALMETTO	16' trunk damage	3	RELOCATE			0	0
A650	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A651	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A652	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A653	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A654	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
A655	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A656	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
A657	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	
A658	CABBAGE PALM	SABAL PALMETTO	21' trunk damage dying canopy	3	RELOCATE			0	0
A659	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A660	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A661	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A662	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A663	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A664	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A665	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A666	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A667	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A668	SLASH PINE	PINUS ELLIOTTII	27" rot"sect damage	2	REMOVE			1	0
A669	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A670	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A671	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A672	SLASH PINE	PINUS ELLIOTTII	27"	4	REMOVE			1	0
A673	SLASH PINE	PINUS ELLIOTTII	19" trunk damage	3	REMOVE			1	0
A674	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A675	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A676	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A677	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A678	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A679	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A680	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A681	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A682	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A683	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A684	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
A685	SLASH PINE	PINUS ELLIOTTII	17" rot trunk damage	2	PRESERVE			0	1
A686	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	1
A687	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A688	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
A689	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
A690	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A691	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
A692	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
A693	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
A694	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A695	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A696	CABBAGE PALM	SABAL PALMETTO	12' vines growing"to oak	3	PRESERVE			0	1
A697	LIVE OAK	QUERCUS VIRGINIANA	64"		PRESERVE			64"	1
A698	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	1
A699	SLASH PINE	PINUS ELLIOTTII	11" vines	3	PRESERVE			0	1
A700	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
A701	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A702	LAUREL OAK	QUERCUS LAURIFOLIA	48"	4	PRESERVE			0	1
A703	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A704	LAUREL OAK	QUERCUS LAURIFOLIA	32"	5	PRESERVE			0	1
A705	CABBAGE PALM	SABAL PALMETTO	15' rot	3	PRESERVE			0	1
A706	LAUREL OAK	QUERCUS LAURIFOLIA	24" two main	5	REMOVE			1	0
A707	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
A708	LAUREL OAK	QUERCUS LAURIFOLIA	11" two main	4	PRESERVE			0	1
A709	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A710	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
A711	SLASH PINE	PINUS ELLIOTTII	22""sect damage rot	3	REMOVE			1	0
A712	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A713	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	1
A714	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A715	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	REMOVE			1	0
A716	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A717	LAUREL OAK	QUERCUS LAURIFOLIA	9"	5	PRESERVE			0	1
A718	SLASH PINE	PINUS ELLIOTTII	26"	5	REMOVE			1	0
A719	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
A720	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A721	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A722	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A723	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A724	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A725	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
A726	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A727	SLASH PINE	PINUS ELLIOTTII	27" rot	3	REMOVE			1	0
A728	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A729	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A730	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A731	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A732	LAUREL OAK	QUERCUS LAURIFOLIA	43" rot	3	REMOVE			1	0
A733	CABBAGE PALM	SABAL PALMETTO	21'	1	RELOCATE			0	0
A734	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
A735	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A736	SLASH PINE	PINUS ELLIOTTII	18"	4	PRESERVE			0	1
A737	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A738	SLASH PINE	PINUS ELLIOTTII	10" rot	3	REMOVE			1	0
A739	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A740	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
A741	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A742	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A743	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A744	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A745	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A746	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A747	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A748	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A749	STRANGLER FIG	FICUS AUREA	22"	5	REMOVE			1	0
A750	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A751	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A752	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
A753	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
A754	SLASH PINE	PINUS ELLIOTTII	19" rot"sect damage	3	REMOVE			1	0
A755	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A756	SLASH PINE	PINUS ELLIOTTII	22" trunk damage	3	REMOVE			1	0
A757	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A758	SLASH PINE	PINUS ELLIOTTII	27"	4	REMOVE			1	0
A759	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	0
A760	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A761	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A762	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A763	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A764	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A765	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A766	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	0
A767	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	0
A768	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A769	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A770	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A771	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A772	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A773	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	0
A774	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A775	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A776	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A777	CABBAGE PALM	SABAL PALMETTO	14' hollow	3	RELOCATE			0	0
A778	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A779	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A780	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A781	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A782	CABBAGE PALM	SABAL PALMETTO	17"	5	RELOCATE			0	
A783	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	
A784	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
A785	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
A786	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A787	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A788	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A789	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A790	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
A791	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
A792	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A793	CABBAGE PALM	SABAL PALMETTO	13' trunk damage	3	PRESERVE			0	
A794	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A795	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
A796	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
A797	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A798	SLASH PINE	PINUS ELLIOTTII	20"	5	PRESERVE			0	
A799	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A800	CABBAGE PALM	SABAL PALMETTO	17' trunk damage	3	RELOCATE			0	
A801	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A802	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
A803	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
					TOTAL CREDITS:	0	0	300	253

OAK MITIGATION REGUIRED	OAK MITIGATION	SABAL RELOCATION	SABAL PRESERVATION
952	952	0	0

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES
Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4224378 OR BOOK 3906 PAGE 573, Recorded 08/26/2016 03:28:33 PM Doc Tax $0.70

DEED OF CONSERVATION EASEMENT
STANDARD

Prepared by:
Patrick J. Ferland, PE
Culpepper & Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

Return original or certified recorded document to:

South Florida Water Management District
3800 NW 16th Blvd., Suite A
Okeechobee, FL 34972

THIS DEED OF CONSERVATION EASEMENT is given this _____ day of August _____, 2016, by Midway St. Lucie, LLC, a Delaware limited liability company ("Grantor") whose mailing address is c/o Martin Beechler, 675 West Indiantown Rd., Suite 201, Jupiter, FL 33458 _____ to South Florida Water Management District ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in St. Lucie County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. _____ ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. Taxes. When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in St. Lucie County, Florida.

14. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Lucie County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Midway St. Lucie, LLC ("Grantor") has hereunto set its authorized hand this 9th day of August, 2016.

_____,

☐ A Florida corporation or ☑ Delaware limited liability company (*choose one*)

By: _____
(Signature)

Name: Butch Beechler
(Print)

Title: Authorized Signatory

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: Ward Wells
(Print)

By: _____
(Signature)

Name: Arnold Pascarella
(Print)

STATE OF FLORIDA

COUNTY OF St. Lucie

On this 9th day of August, 2016, before me, the undersigned notary public, personally appeared Butch Beechler, the person who subscribed to the foregoing instrument, as the Authorized Signatory (title), of Midway St. Lucie, LLC ☐ (corporation), a Florida corporation, or ☑ Delaware limited liability company (*choose one*) and acknowledged that he/she executed the same on behalf of said ☑

corporation, or ☑ limited liability company (*choose one*) and the he/she was duly authorized to do so. He/She is personally known to me or has produced a Florida driver's license (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Brenda Kay Caliendo
(Signature)

Brenda Kay Caliendo
(Name)

My Commission Expires: April 2, 2019

BRENDA KAY CALIENDO
MY COMMISSION #FF189205
EXPIRES April 2, 2019
(407) 398-0153 FloridaNotaryService.com

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

For Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Seacoast National Bank, N.A., the owner and holder of a mortgage dated 08/22/2005, in the original principal amount of $5,467,575.00, given by Midway St. Lucie, LLC ("Grantor") to First National B&T of the Treasure Coast ("Mortgagee"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book 2346 at Page 1264,(together with that certain Assignment of Leases and Rents recorded in Official Records Book 2346, at Page 1279, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book N/A, at Page N/A, all of the Public Records of St. Lucie County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement, executed by Midway St. Lucie, LLC, in favor of South Florida Water Management District applicable to the Conservation Easement, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee Joinder, Consent and Subordination is made this 25th day of August, 2016.

By: Kevin Picart
(Signature)

SEACOAST NATIONAL BANK
(Mortgagee)

Name: KEVIN PICART

Title: SR VICE PRESIDENT
(Print)

WITNESSES:

By: Deborah Yanis
(Signature)

By: Chrestia J Bradley
(Signature)

Name: Deborah Yanis
(Print)

Name: Chrestia J. Bradley
(Print)

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 25th day of August, 2016, by Kevin Picart (print name), as Senior Vice Pres, Dept (title) of Seacoast National Bank, NA (Grantor of Mortgage), on behalf of the Seacoast National Bank, NA (Mortgagee, Grantor of the conservation Easement). He/She is personally known to me or has produced a Florida (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Chrestia J Bradley
(Signature)

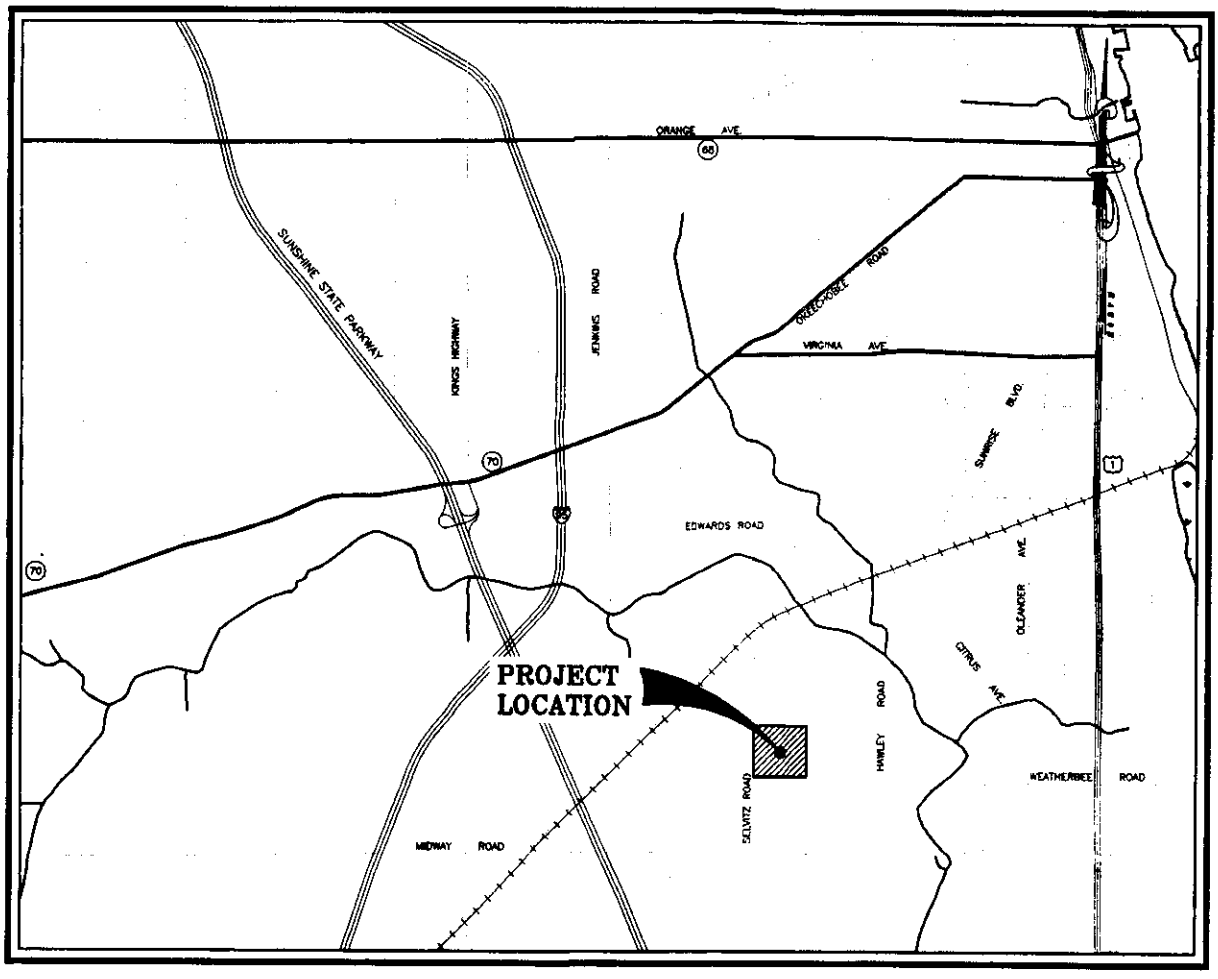
Chrestia J. Bradley
(Name)

My Commission Expires: 1-22-17

CHRESTIA J. BRADLEY
Notary Public - State of Florida
My Comm. Expires Jan 22, 2017
Commission # EE 867393
Bonded Through National Notary Assn.

EXHIBIT A

[LOCATION MAP]



LOCATION MAP

N.T.S.

SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

LEGAL DESCRIPTION

Being a conservation easement lying in a portion of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows;

Commence at the intersection of the East right-of-way of Selvitz Road (a 100.00 foot wide right-of-way) and the South right-of-way of North St. Lucie River Water Control District Canal No. 101 (a variable width right-of-way), also being the Northwest corner of those lands as described in Official Records Book 2202, Page 1580, Public Records of St. Lucie County, Florida; thence along the South right-of-way of North St. Lucie River Water Control District Canal No. 101 the following 3 courses and distances; thence South 89°57'58" East, a distance of 1262.85 feet; thence North 00°01'02" West, a distance of 11.00 feet; thence South 89°57'58" East, a distance of 393.59 feet; thence South 00°02'02" West, a distance of 407.78 feet; to the POINT OF BEGINNING of the following described easement;

Thence North 71°27'23" East, a distance of 54.31 feet; thence North 67°15'50" East, a distance of 42.32 feet; thence North 87°48'36" East, a distance of 63.12 feet; thence South 87°00'01" East, a distance of 69.69 feet to a point of curve to the right having a radius of 15.00 feet and a central angle of 64°16'06"; thence Southeasterly along the arc a distance of 16.83 feet to a point of reverse curve to the left having a radius of 5.00 feet and a central angle of 72°36'25"; thence Southeasterly along the arc, a distance of 6.34 feet; thence North 84°39'41" East, a distance of 81.09 feet to a point of curve to the right having a radius of 85.00 feet and a central angle of 95°29'48"; thence Southeasterly along the arc a distance of 141.67 feet; thence South 00°26'19" East, a distance of 75.90 feet; thence South 00°07'24" East, a distance of 135.35 feet to a point of curve to the right having a radius of 85.00 feet and a central angle of 36°20'44"; thence Southerly along the arc a distance of 53.92 feet; thence South 36°15'23" West, a distance of 57.68 feet; thence North 80°54'50" West, a distance of 49.41 feet; thence North 27°31'58" West, a distance of 12.19 feet; thence South 59°08'33" West, a distance of 34.57 feet; thence North 33°29'46" West, a distance of 11.98 feet; thence South 29°34'08" West, a distance of 46.95 feet; thence North 32°40'23" West, a distance of 49.47 feet; thence North 11°03'02" East, a distance of 8.36 feet; thence North 74°34'24" West, a distance of 37.00 feet; thence North 01°29'17" West, a distance of 39.36 feet; thence North 01°34'20" East, a distance of 26.06 feet; thence North 18°02'13" East, a distance of 47.08 feet; thence North 29°07'20" West, a distance of 17.13 feet; thence North 80°48'10" West, a distance of 25.18 feet; thence North 83°54'02" West, a distance of 63.70 feet; thence South 89°10'25" West, a distance of 63.72 feet; thence North 78°07'56" West, a distance of 49.20 feet; thence North 44°38'13" West, a distance of 50.85 feet; thence North 23°47'08" West, a distance of 49.09 feet; thence North 07°30'21" East, a distance of 56.17 feet; thence North 43°54'52" East, a distance of 74.51 feet to the POINT OF BEGINNING.

Containing 3.800 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN — DATE 8/12/16
Professional Surveyor & Mapper
Florida Certificate No. 6199

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4386

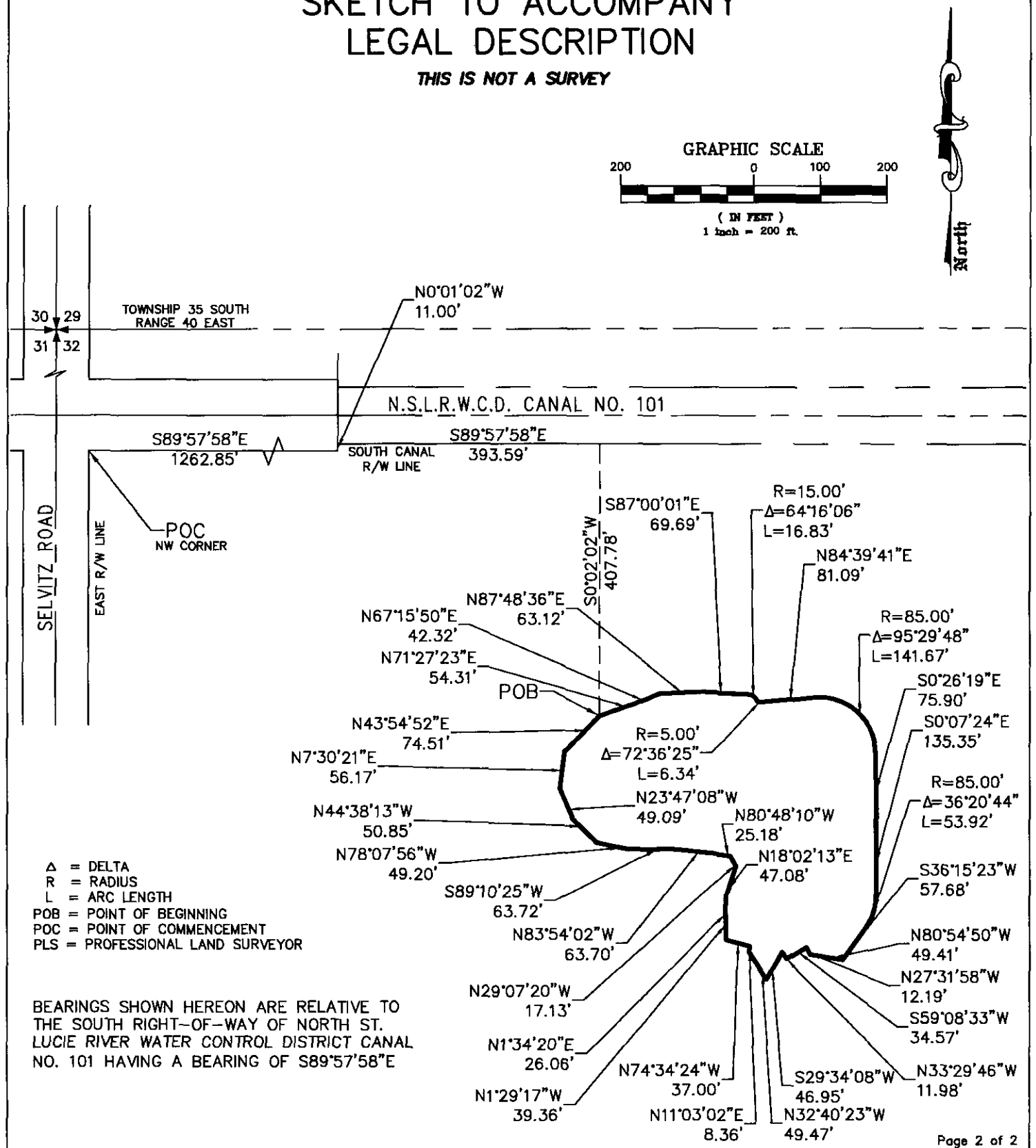
CONSERVATION EASEMENT
DESCRIPTION

JOB NO: 13-131	SCALE: NA
FILE: 13-131 s&d ce.dwg	DATE: 8-12-2016

P:\Proj-2013\13-131 Selvitz Crossings\Survey\13-131 ce.dwg, 8/12/2016 1:14:57 PM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Δ = DELTA
R = RADIUS
L = ARC LENGTH
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101 HAVING A BEARING OF S89°57'58"E

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

CONSERVATION EASEMENT

SKETCH

JOB NO: 13-131	SCALE: 1"=200'
FILE: 13-131 s&d ce.dwg	DATE: 8-12-2016

P:\Proj-2013\13-131 Selvitz Crossings\Survey\13-131 ce.dwg, 8/12/2016 2:59:29 PM

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

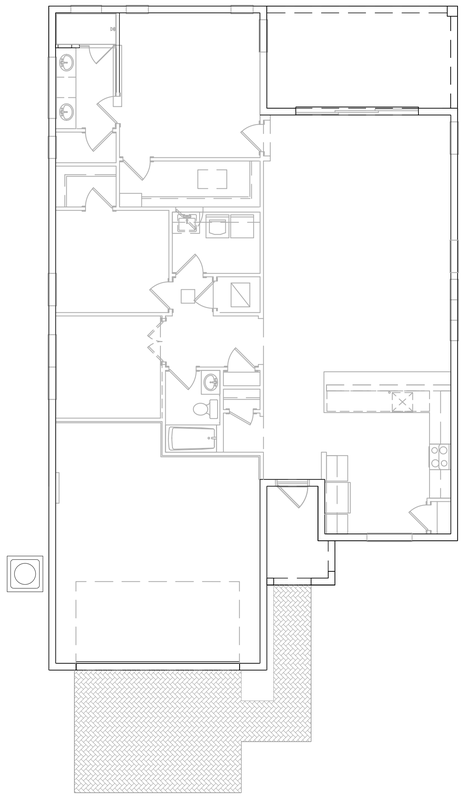
Design Review Application Checklist
(City Code of Ordinances 125-314)

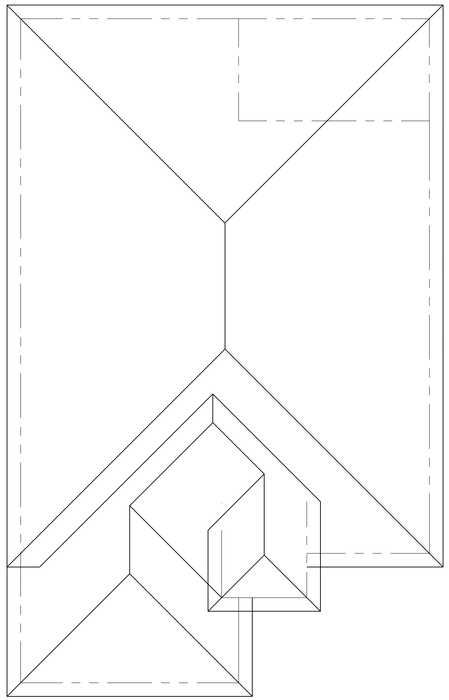
Submittal for Administrative Approval

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

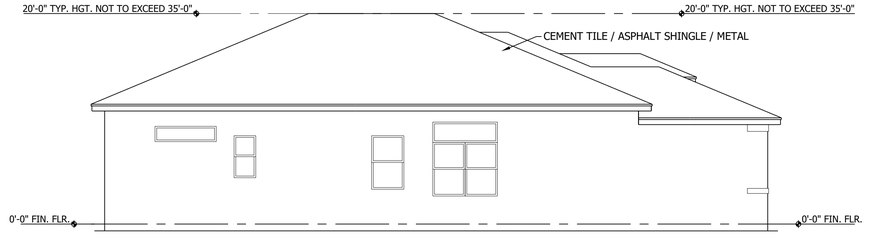
a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape 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.





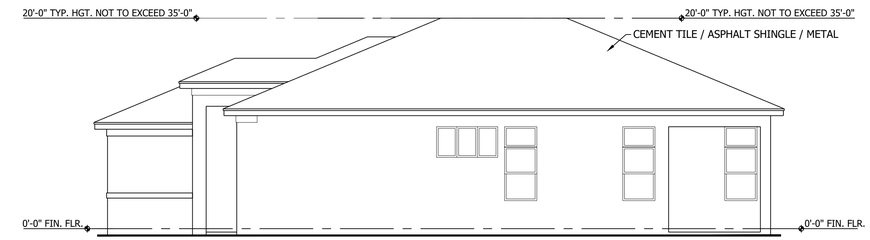
ROOF PLAN

NO SCALE



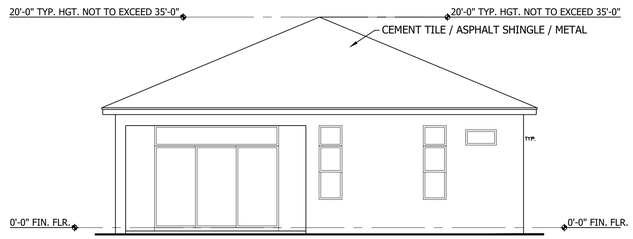
LEFT SIDE ELEVATION

NO SCALE



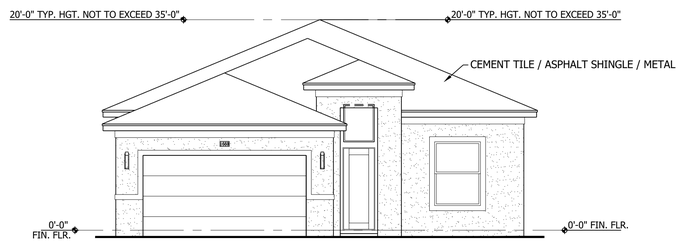
RIGHT SIDE ELEVATION

NO SCALE



REAR SIDE ELEVATION

NO SCALE



FRONT SIDE ELEVATION

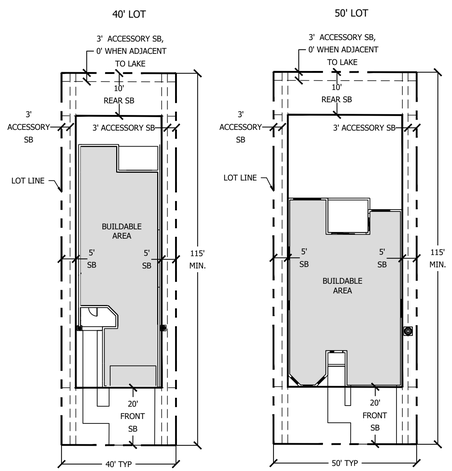
NO SCALE

NOTES

A. TYPICALLY 2-3 CAR GARAGE WILL VARY FROM LEFT TO RIGHT DEPENDING ON LOT CONDITIONS.
B. NO THREE (3) SAME MODELS WILL BE LOCATED NEXT TO EACH OTHER ON THE SAME SIDE OF THE STREET.
C. THE MODELS CONSTRUCTION CONSISTS OF MAINLY CONCRETE BLOCKS AND STUCCO.
D. EACH MODEL EMBODIES ITS OWN UNIQUE MASSING INCLUDING FEATURES SUCH AS, ENTRY WAYS AND WINDOWS PLACED IN DIFFERENT LOCATIONS.
E. MOST MODELS FEATURE A GABLE OR PITCHED STYLE ROOF.
F. WINDOW LOCATIONS VARY WITH EACH MODEL.
G. THE INTERNAL STREET SCAPE REDUCES MONOTONY BY PROVIDING STREET TREES AND DIFFERENT MODEL TYPES.
H. ALL MODELS MAY FEATURE ALTERNATIVE DESIGN ELEMENTS SUCH AS PAVER DRIVEWAYS AND NUMEROUS DISTINCT PLANTINGS TO REDUCE VISUAL MONOTONY.
I. FINAL COLOR PALETTE WILL COMPLY WITH LAND DEVELOPMENT REGULATIONS SET FORTH IN THE CITY OF FORT PIERCE SEC. 125-314.

TYPICAL LOT

SCALE: 1" = 300'-0"



Detailed Architectural Drawings

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

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-08-25
REVISIONS

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

TYPICAL LOT RENDERINGS





Exterior A

A traditional-inspired exterior with a low-hipped roof design, architectural accents and arched entryway

Exterior B

A coastal-inspired exterior with a Dutch-gable roof design, stucco finish and charming window shutters





Exterior A

An American-inspired exterior with overlapping gable rooflines, decorative brackets and an archway along the front porch

Exterior B

A ranch-inspired exterior with a low-hipped roof design, stucco finish and a columned front porch





Exterior A

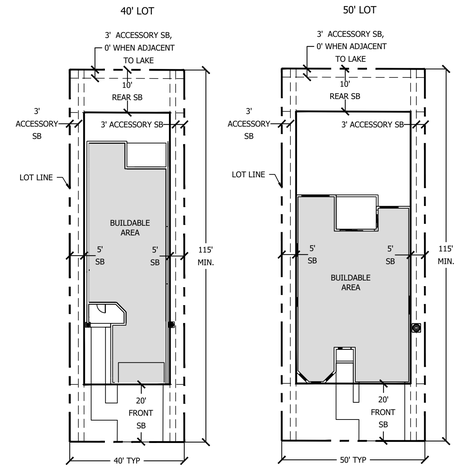
Exterior B

NOTES

*NOTE: THE DESIGN GUIDELINES, RENDERINGS, FLOOR PLANS, AND COLOR PALETTES PRESENTED ARE CONCEPTUAL IN NATURE AND INTENDED TO ILLUSTRATE A GENERALIZED VISION FOR THE DEVELOPMENT. THEY REPRESENT ONE OF SEVERAL POTENTIAL DESIGN DIRECTIONS THAT ALIGN WITH THE CORE PLANNING FRAMEWORK AND OBJECTIVES OF THE PROJECT. FINAL ARCHITECTURAL ELEVATIONS, MATERIALS, COLOR SELECTIONS, AND FLOOR PLANS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPLICATION AND WILL REFLECT REFINEMENTS MADE THROUGH THE DESIGN PROCESS, INCLUDING INPUT FROM JURISDICTIONAL AGENCIES AND MARKET CONSIDERATIONS. THE PROPERTY OWNER AND/OR DEVELOPER RESERVES THE RIGHT TO MAKE NECESSARY ADJUSTMENTS TO ENSURE COMPLIANCE WITH CODE REQUIREMENTS, FUNCTIONAL DESIGN SOLUTIONS, AND COMMUNITY NEEDS AT TIME OF DEVELOPMENT.

TYPICAL LOT

SCALE: 1" = 300'-0"



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SYMPHONY LAKES

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DESIGNED PRP
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SHEET 2 OF 2

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Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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

May 16, 2025

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

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Design Review Narrative

Consistent with the developments created by the applicant, the Symphony Lakes development aims at creating a quality and attainable residential community with some light industrial transitional elements on the northwest corner of the property. As expressed and emphasized throughout the Future Land Use Map Amendment and PD Rezoning applications, this property is surrounded by a variety of uses, ranging from low-density residential to the south and east and high-intensity heavy industrial to the north and west. Therefore, the overall PD site was designed to provide proper transition between these highly differing uses.

As approved in the PD Rezoning conceptual plan, the Pod proposed for Site Plan approval at this time is the single-family development, consisting of 286 single-family lots. The entry to this community is an 80' shared right-of-way, which will also provide access to the high-density multifamily Pod 3 to the north. The gated entry to Pod 1 will feature a landscaped entry sign to promote the feeling of community and a sense of place, in addition to the feeling of safety created by the security feature.

Within the community, residents and guests will first see the lake and amenity center on the right side as they drive into the neighborhood. Once at the residential portion of the community, various architectural elevations will line the streets, providing a dynamic architectural environment showcasing different roof types, window details, arches, and projections. Each building will have their own landscaping at the front lawn, further enhancing the streetscape and character of each home, in addition to the provided street trees. Furthermore, street lights are being provided at a an interval that will ensure safety and visibility during the late hours of the day.

In order to ensure adequate buffering from surrounding properties and to maintain the privacy of existing neighbors to the east, the site is bordered by a landscaped 25' buffer, which includes a berm and fence. The landscape within this berm is designed to be native and diverse, providing a natural-looking vegetated wall. Some of the landscape used in these buffers include Live Oaks Roal Palm, Curved Cabbage Palm, Clusia, Cocoplum, and others. This variety will ensure visibility through this buffer is minimal at every level.

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
"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.

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: 4300 Selvitz Road Symphony Lakes

REVIEW DATE: 2/7/2025

PLANNER: KEV FREEMAN

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: __X_____

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 if applicable (pdf format).**
4. **Please provide written acknowledgement of the conditions/revisions provided.**
5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
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)

7. **Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**

8. **The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.**

9. **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.)**

10. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

11. **Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)***

12. **Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)**

13. **Please provide a truck circulation detail.**

14. **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)**

15. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

16. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**

17. **Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**

18. **The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**

19. **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)**

20. **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)**

21. **Traffic Signal Pre-emption. Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption. (NFPA 1 18.2.3.4).**

22. **Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

23. **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.**

24. **Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible**

structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

25. **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).**

26. **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.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kevin Freeman, Director of Planning

FROM : Selena Griffett, P.E. SDG

Thru : Tracy Telle, Engineering Manager TST

RE : 4300 Selvitz Road – Symphony Lakes Pod 1 Site Plan
EPL Permit No. PD2024-00009

DATE : January 29, 2025

This is to advise you that we have completed the review of the following documents as received by this office on January 17, 2025:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☐ Planned Development
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☐ Variance Approval
- ☒ Site Plan 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 comments

ENGINEERING COMMENTS:

1. Site Plan:
    a. Per City Code Section 121-12(e) Sidewalks shall be installed on both sides of all streets in the subdivision.
    b. The 10′ multi-purpose trail on the north side of the 80′ RW disappears in the middle. Either the 10′ trail or a 6′ sidewalk should continue to and within the residential development.
    c. Typical sections show a minimum 6′ width for multi-use trails, the standard minimum width of a multi-use trail is 10′.
    d. The typical section shows 6′-10′ multi-use trails on either side of the 80′ RW roadway, however the plan view shows 5′ sections in some areas, please coordinate.
    e. Typical sections show a minimum 6′ width for multi-use trails, the standard minimum width of a multi-use trail is 10′.
    f. Sheet 2 of the Site Plan, Typical Lot Layout, 50′ lot does not show side setback dimensions.
    g. Please show ADA ramps and crosswalks throughout the residential area.
    h. The site plan and survey reflect an existing SFWMD Conservation Easement. The plans indicate a proposed drainage swale will encroach into the limits of this easement and according to the Typical Lot Layout accessory construction can have a 0′ setback when abutting a lake or open space. This means that there will only be a 5′ separation between the conservation easement and accessory construction. Please provide a copy of this recorded easement which describes and allowable activities within the easement and any required buffers.
    i. Recommendation the 0′ rear accessory setback for lots abutting lakes and open space areas be eliminated and 3′ be utilized.
    j. Update the site plan to include the overall property boundary dimensions and bearings.
    k. Provide pedestrian sidewalks along Devine and Selvitz.
2. Environmental Impact Report:
    a. Multiple noted information has a generic response of "See Site Plan for details, and issued SFWMD permits." This information is not found on the Site Plan.
3. Traffic Impact Report:
    a. The Traffic Impact Report should be reviewed and approved by St. Lucie County.
    b. Review Figure 2 Traffic Assignment values with distribution summary on page 5 to ensure consistency.
    c. Coordinate the historic growth rate of 2% with St. Lucie County and TPO.
    d. Have any other proposed developments or recently completed projects in the area been included in the background traffic?
4. The Landscape Plan only shows landscaping on one side of POD 1 roadways, but the typical sections included in the Site Plan show landscaping on both sides.

ADVISORY COMMENTS:

1. The grading, paving, and drainage plans were reviewed conceptually and will be further reviewed at the time of DPCR submittal.

2. Selvitz, Christensen, and Devine Roads are St Lucie County owned and maintained roadways. Please coordinate with St Lucie County for this project.
3. A formal wetland delineation will be needed and coordination with South Florida Water Management District is required.
4. Gopher Tortoise Surveys will need to be repeated within 90 days of construction activity.
5. Selvitz Road is a St. Lucie County Roadway. Offsite improvements will need to be approved by St. Lucie County.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: SYMPHONY LAKES FINAL PD

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

Date: FEBRUARY 19th, 2025

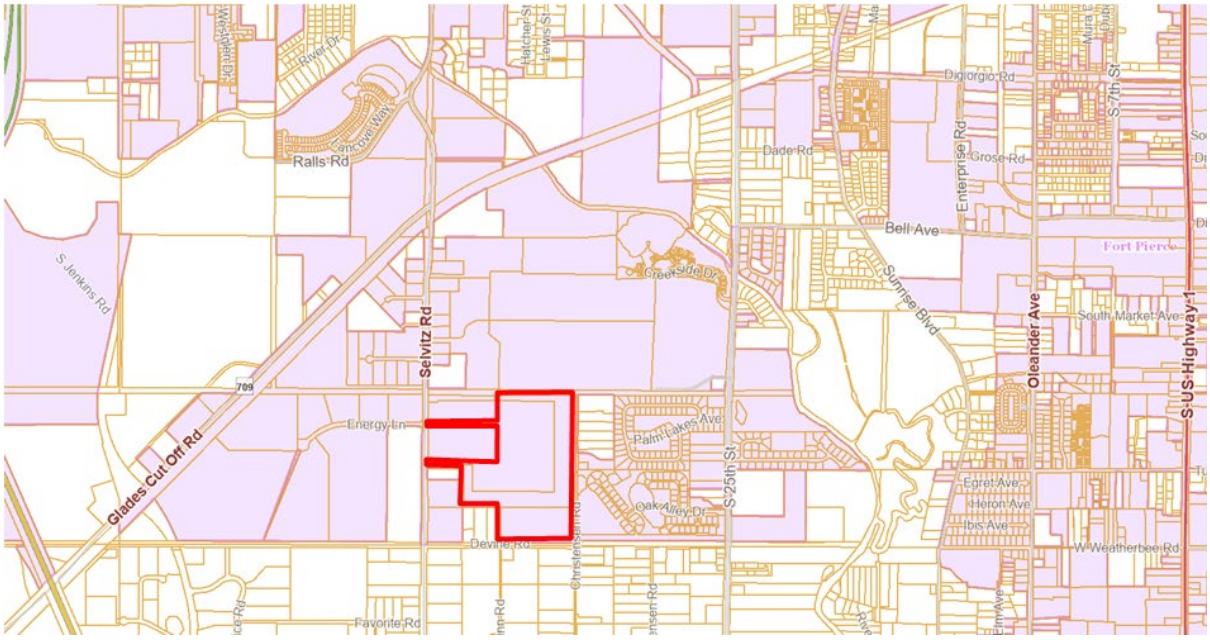
Location: East of Selvitz Road and North of Devine Road. Parcel #'s 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4Location: The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road on the north and south of Energy Lane

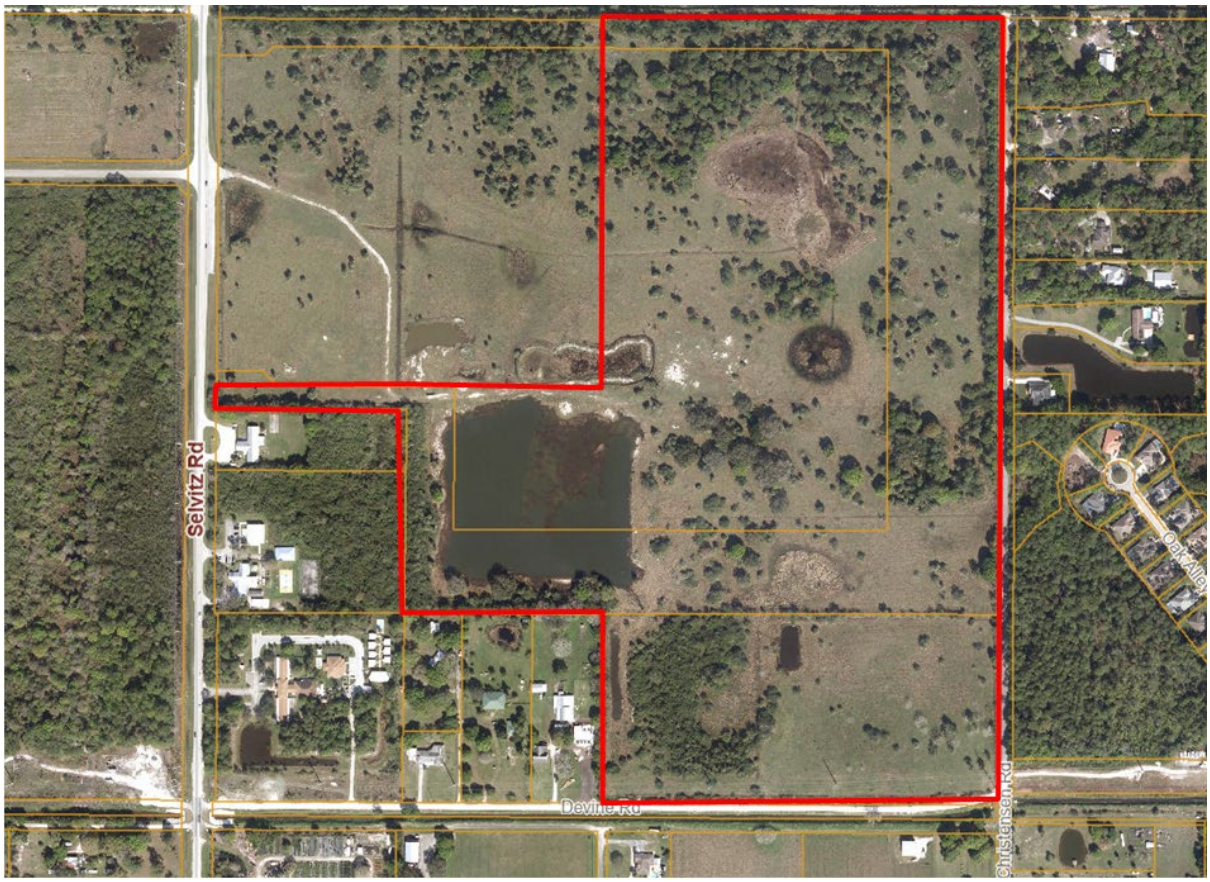
Applicant's Request: Review Symphony Lakes Final Planned Development Plan for Phase 1 - PD2024-00009 (4300 SELVITZ RD Fort Pierce, FL 34981)

Summary

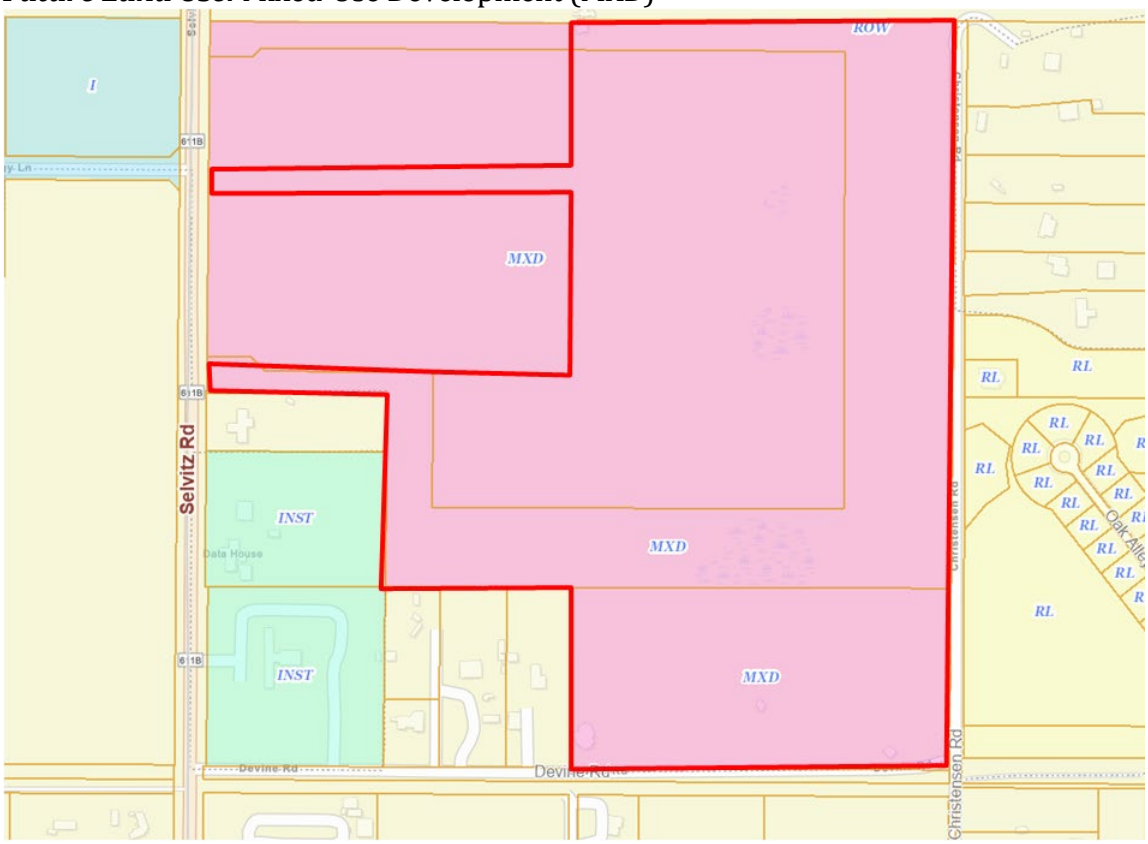
A proposed first phase of a mixed-use development on the NE corner of Devine Rd and Selvitz Rd. The overall 122.8-acre site was approved for MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058. The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes.
Pod 1 comprises 88.05 acres and proposes 286 single-family residential units, at approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

Location & City Limits:

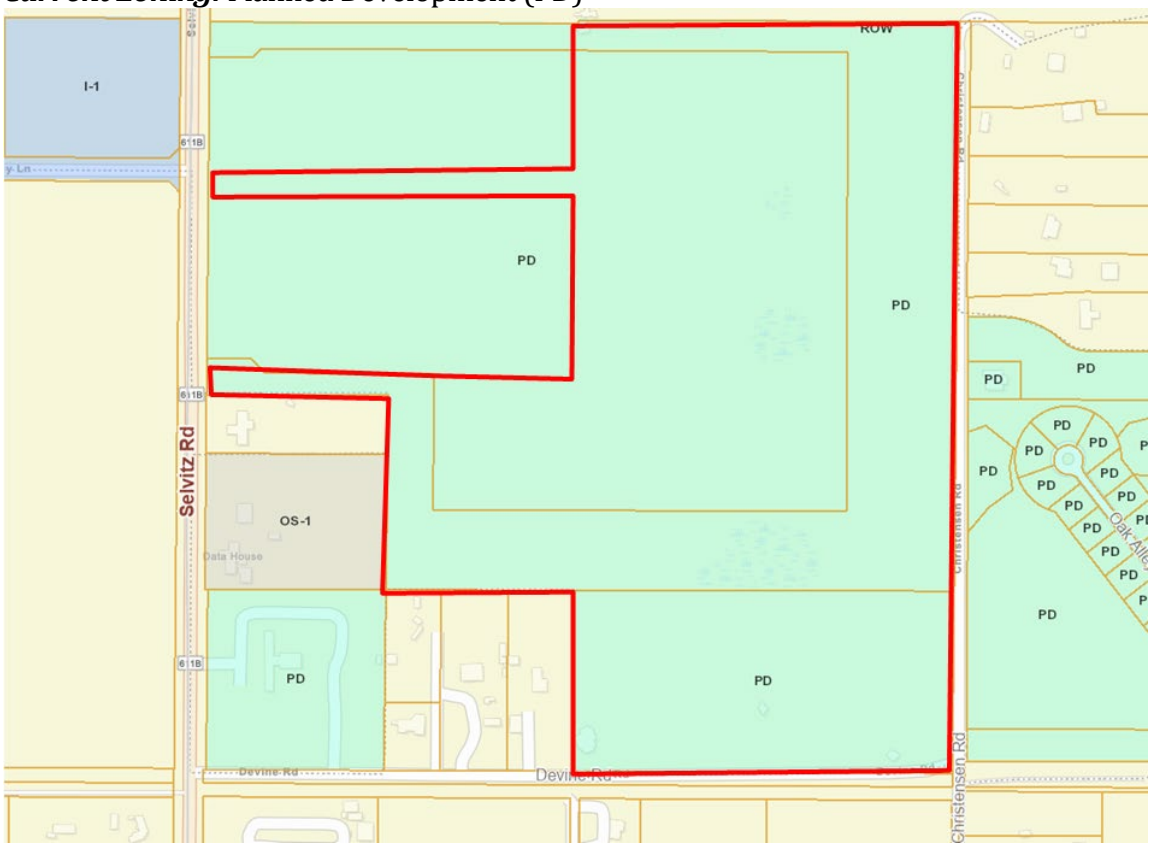




Future Land Use: Mixed-Use Development (MXD)

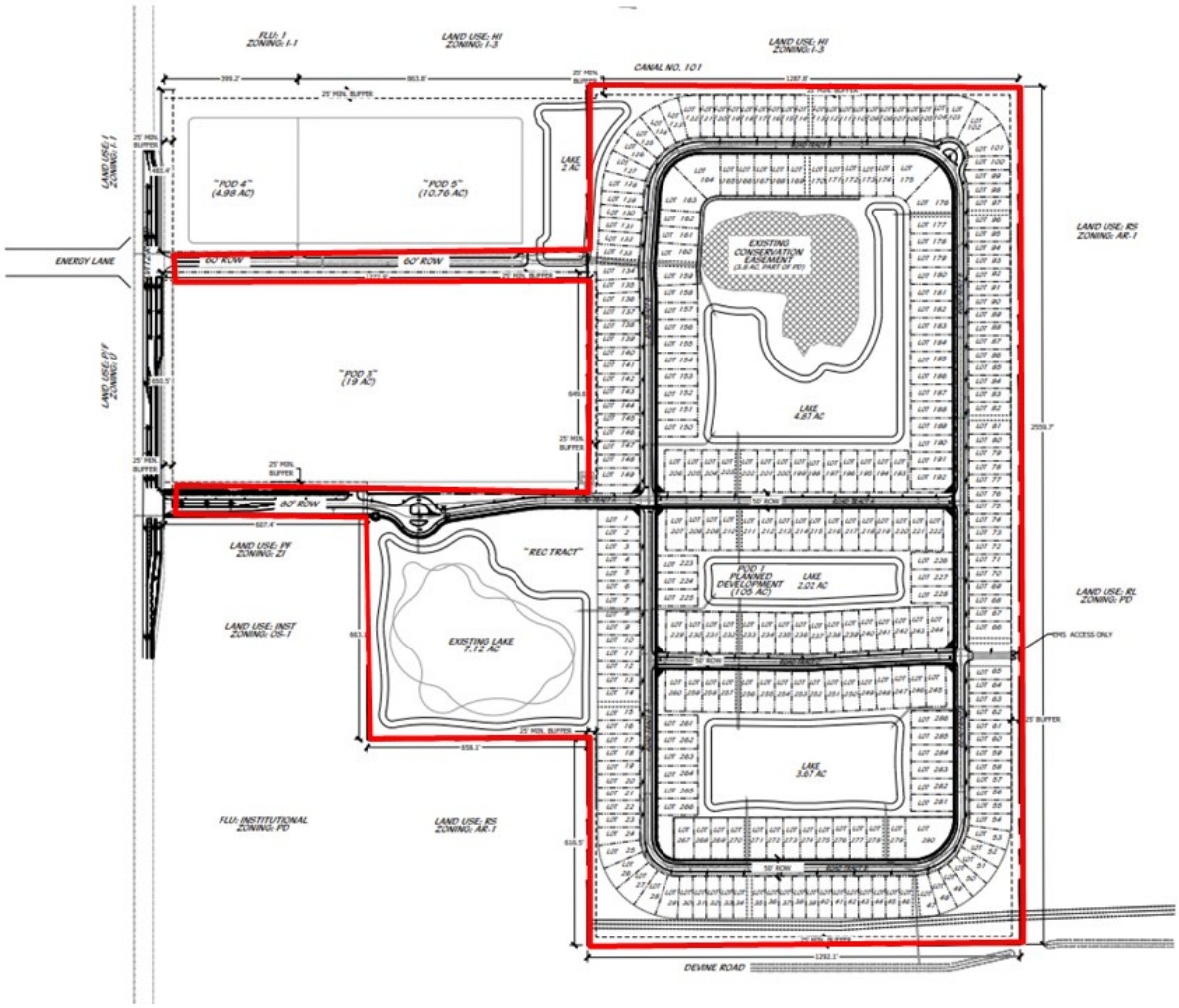


Current Zoning: Planned Development (PD)



Utilities: Located within the FPUA Service Area

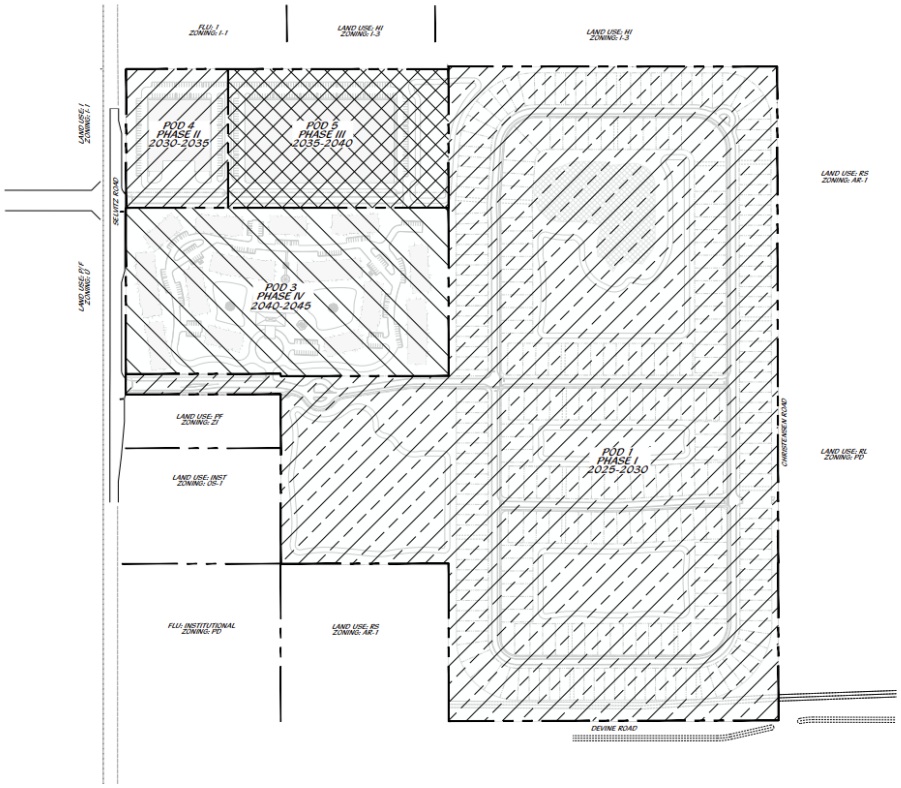
Site Plan:



Site Plan:

- Please provide landscaping details, and maximum heights for the typical lot conditions on the site plan.
- Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but will be considering the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

Phasing Plan



- Tabulate all construction timelines of all phasing elements, Pods, infrastructure completion, etc. including anticipated CO timelines, and whether the north access road will be constructed as part of Phase 1. (Development Agreement Section 2.) – refer to applicable development conditions attached below
- Detail all the Roadway Improvements and anticipated contributions/timelines worked into phasing. (Development Agreement Section 4.)- refer to applicable development conditions attached below

Landscaping/buffer:

- Provide a detail of the wall adjacent to Christensen Road, staff recommend a solid decorative concrete panel wall of a minimum of 6 ft high.
- Provide a detail of the emergency access gate at Christensen Road.

Comprehensive Plan

1.1.6 Policy:

B. Mixed-Use Development (MXD): Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

Residential (single-family and/or multifamily);

Commercial—General and/or Neighborhood;
Commercial—Town Center;
Hotel (minimum 100 units);
Office Uses—Professional and/or medical;
Industrial;
Institutional.

- The proposed final PD complies with the MXD FLU designation by virtue of the Master PD approval.

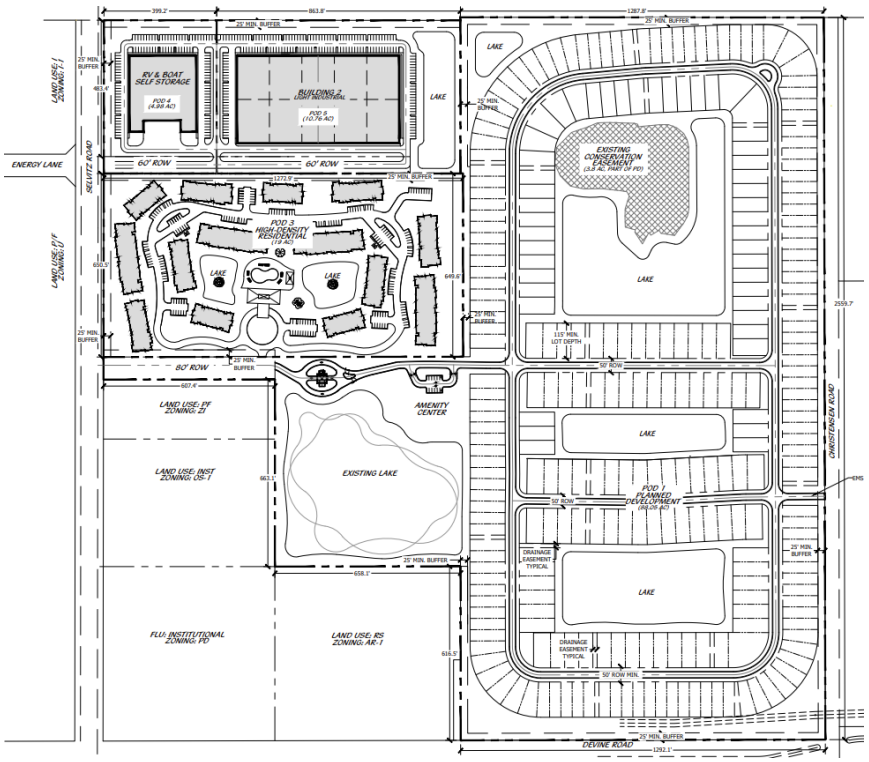
Stormwater Retention & Landscaping

- A stormwater report is required in association with the submitted construction plans.

Traffic Impact Analysis

- A review by St. Lucie County external traffic consultant is awaited.
- The submitted TRAFFIC IMPACT ANALYSIS for Selvitz Phase I, by MacKenzie Engineering & Planning, dated November 2024 states that a 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection. Please confirm contribution with St. Lucie County and if agreed and incorporate into the Development Agreement.
- Refer to applicable development conditions attached below.

Previously Approved Site Plan (Conceptual):



PD Conditions attached to the 'Conceptual PD' Approval (ORD 23-058):

- Indicate compliance with the following conditions attached to the Approval Ord 23-058 (attached below):

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. A development phasing schedule indicating:
    1. The approximate date when construction of the project can be expected to begin.
    2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

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. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

8. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

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 a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

12. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of non-residential acreage.

13. 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.

14. The Final PD site plan shall contain the following information, at minimum:
    a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
    b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    c. The location, size and height of present and proposed buildings and structures.
    d. The location and size of all areas proposed to be conveyed,
    dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
    e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    f. The pedestrian circulation system, including its interrelationships with the vehicular circulation
    system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
    h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

15. 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 completed prior to the issuance of any Building Permit.

16. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

17. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

18. ROW dedication in respect of Selvitz RD will be identified through the site plan process.

19. Improvements to the sidewalk along Selvitz RD will be identified through the site plan process.

20. An evaluation of the potential signalization at Energy Lane and further evaluation of allowable movements at the southern proposed access shall be undertaken during the site plan process.

21. The maximum use of the site shall maintain compliance with the 2045 Long Range Transportation Plan.

22. The analysis **of** ~~**assessed**~~ which roadway segments will require widening as a result of background traffic and FLU traffic. To support FLU traffic, roadway widening will be required for Selvitz Road from Favorite Road to the property based upon the 20% non-residential FLU FAR.

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: PD2024-00009
Symphony Lakes PD 4300 Selvitz Rd

Comments

W/WW Engineering: Concept approved as noted.

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: This submission is outside of the FPUA electric service area.

Gas: This is approved. FPUA will offer gas infrastructure (gas mains/services) at no cost based on load to this development.

FPUAnet Fiber: FPUAnet **Approves.**

Fiber Internet Service **– Can be Available**. Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

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

May 16, 2025

Kevin Freeman
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Symphony Lakes (AKA Selvitz Road MXD)
Application Type: Phase 1 Final Planned Development
Project Number: PD2024-00009

Engineering – Selena Griffett

1. Per City Code Section 121-12(e) Sidewalks shall be installed on both sides of all streets in the subdivision.

Response: Sidewalks are proposed on both sides of the street for roadways within all ROW sections of the development.

2. The 10’ multi-purpose trail on the north side of the 80’ RW disappears in the middle. Either the 10’ trail or a 6’ sidewalk should continue to and within the residential development.

Response: Comment acknowledged. The 10' multi-use trail and 6' sidewalk have been revised to continue through the full 80' ROW, ensuring connectivity with the single-family pedestrian system. Additionally, a 5' sidewalk will extend beyond the entrance to the apartment pod, consistent with the 50' typical ROW.

3. Typical sections show a minimum 6’ width for multi-use trails, the standard minimum width of a multi-use trail is 10’.

Response: Sections where the multi-use trail is present, both a 6’ and 10’ width is proposed on altering sides of the roadway. 6’ is proposed as is the minimum width for two wheelchairs to comfortably pass side by side.

4. The typical section shows 6’-10’ multi-use trails on either side of the 80’ RW roadway, however the plan view shows 5’ sections in some areas, please coordinate.

Response: The typicals and plan have been made consistent to show 6’-10’ multi-use trails on either side of the 80’ RW roadway. A 5’ sidewalk section continues after the multifamily apartment pod as is consistent with the 50’ typical RW section. A label has been added at this transition, please see sheet SP2.

5. Sheet 2 of the Site Plan, Typical Lot Layout, 50’ lot does not show side setback dimensions.

Response: Side setback has been added to the 50’ lot typical.

6. Please show ADA ramps and crosswalks throughout the residential area.

Response: ADA ramps have been added at intersections.

7. The site plan and survey reflect an existing SFWMD Conservation Easement. The plans indicate a proposed drainage swale will encroach into the limits of this easement and according to the Typical Lot Layout accessory construction can have a 0’ setback when abutting a lake or open space. This means that there will only be a 5’ separation between the conservation easement and accessory construction. Please provide a copy of this recorded easement which describes and allowable activities within the easement and any required buffers.

Response: The recorded easement has been included and does not have a buffer requirement. The proposed drainage swale is located outside the limits of the existing conservation easement and is intended to support the preservation area by aiding in the management of land or water to maintain its natural, restored, enhanced, or created condition.

8. Recommendation the 0’ rear accessory setback for lots abutting lakes and open space areas be eliminated and 3’ be utilized.

Response: Comment acknowledged. However, a 0' rear accessory setback will be proposed for the lots abutting lakes and open space areas. We believe this setback is appropriate given the additional horizontal separation and the overall design of the development.

9. Update the site plan to include the overall property boundary dimensions and bearings.

Response: Boundary dimensions and bearings have been added to the site plan, please see all updated sheets.

10. Provide pedestrian sidewalks along Devine and Selvitz.

Response: Sidewalks have been added along Selvitz Road. Devine Road is not a proper right-of-way and is a canal access road, therefore sidewalks will not be provided in this section.

11. Environmental Impact Report:
    a. Multiple noted information has a generic response of “See Site Plan for details, and issued SFWMD permits.” This information is not found on the Site Plan.

Response: The permit issuance is found within the civil plans.

12. Traffic Impact Report
    a. The Traffic Impact Report should be reviewed and approved by St. Lucie County.

Response: Comment acknowledged, an authorization letter was provided with the initial submittal for the St. Lucie County third-party reviewer to provide their comments and analysis.

    b. Review Figure 2 Traffic Assignment values with distribution summary on page 5 to ensure consistency.

Response: The traffic values have been reviewed for consistency.

    c. Coordinate the historic growth rate of 2% with St. Lucie County and TPO.

Response: The historic growth rate has been coordinated with St. Lucie County and TPO.

d. Have any other proposed developments or recently completed projects in the area been included in the background traffic?

Response: The county is still coordinating on any recent projects/ developments in the area with traffic background.

13. The Landscape Plan only shows landscaping on one side of POD 1 roadways, but the typical sections included in the Site Plan show landscaping on both sides.

Response: Both the Site Plan and Landscape Plan include typical sections that note street trees are only required on one side of the roadway. The Landscape Plan has been revised for consistency with the Site Plan and typical ROW sections, and landscaping has been strategically placed where feasible to minimize potential conflicts.

Advisory Comments

1. The grading, paving, and drainage plans were reviewed conceptually and will be further reviewed at the time of DPCR submittal.

Response: Comment acknowledged.

FPUA – Melody Nelson

Approved

Comments on Files

1. Per Ordinance 24-015, The PD Zoning Development Agreement is required as part of the Final PD Submittal.

Response: Comment acknowledged, this is being provided in this resubmittal.

2. Per Ordinance 24-015, A Tree Mitigation Plan is required as part of the Final PD Submittal.

Response: Comment acknowledged, a tree mitigation plan is being provided with this resubmittal.

3. Per Ordinance 24-015, Architectural Drawings with a digital Color Board are required as part of the Final PD Submittal. As mentioned in your response, 12A is the former Design Review Application, I do not see a document listed as 12E. Please submit the documents which you intend to represent this section under this file category. Thank you.

Response: Comment acknowledged, architectural drawings and a color board are being provided with this resubmittal.

4. Per Ordinance 24-015, Phasing Plans are required as part of the Final PD Submittal. Please resubmit.

Response: A phasing plan showing this Phase 1 within the overall PD is being included in this resubmittal.

5. Per Ordinance 24-015, Architectural Drawings with a digital Color Board are required as part of the Final PD Submittal.

Response: Comment acknowledged, architectural drawings and a color board are being provided with this resubmittal.

6. Per Ordinance 24-015, Floor Plans are required as part of the Final PD Submittal.

Response: Comment acknowledged, floorplans are being provided with this resubmittal.

Site Plan – Kevin Freeman

1. Please provide landscaping details, and maximum heights for the typical lot conditions on the site plan.

Response: The typical lot conditions are provided with the site plan. Additional landscape plans for the lots will be provided during the construction of the homes.

2. Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but will be considering the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

Response: Acknowledged, a design packet has been included for review showing the typical buildings/colors/elevations, however the final architecture will be provided at the time of building permit.

Phasing Plan – Kevin Freeman

1. Tabulate all construction timelines of all phasing elements, Pods, infrastructure completion, etc. including anticipated CO timelines, and whether the north access road will be constructed as part of Phase 1. (Development Agreement Section 2.) – refer to applicable development conditions attached below

Response: A detailed construction timeline has been provided on Sheet 1 of the Phasing Plan. This includes the projected 5-year interval buildouts for each phase, consistent with the Development Agreement

2. Detail all the Roadway Improvements and anticipated contributions/timelines worked into phasing. (Development Agreement Section 4.)- refer to applicable development conditions attached below

Response: The traffic timeline has been included within the development order in exhibit “c”.

Landscaping/buffer – Kevin Freeman

1. Provide a detail of the wall adjacent to Christensen Road, staff recommend a solid decorative concrete panel wall of a minimum of 6 ft high.

Response: There is no wall proposed within Christensen Road, however there will be a vegetated buffer to screen from the adjacent road.

2. Provide a detail of the emergency access gate at Christensen Road.

Response: An emergency access gate detail is provided on sheet SP12.

Stormwater Retention & Landscaping – Kevin Freeman

1. A stormwater report is required in association with the submitted construction plans.

Response: Acknowledged, the stormwater report has been included with the construction plan.

PD Conditions attached to the 'Conceptual PD' Approval (ORD 23-058) – Kevin Freeman

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. A development phasing schedule indicating:
    I. The approximate date when construction of the project can be expected to begin.
    II. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    III. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: Comment acknowledged.

2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

Response: Comment acknowledged.

3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied

in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

Response: Comment acknowledged.

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

Response: Comment acknowledged.

8. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

Response: Comment acknowledged.

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

11. 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 each phase of the development.

Response: Comment acknowledged.

12. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of non-residential acreage.

Response: Comment acknowledged.

13. 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.

Response: Comment acknowledged.

14. The Final PD site plan shall contain the following information, at minimum:
    a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
    b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    c. The location, size and height of present and proposed buildings and structures.
    d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
    e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
    h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

Response: Comment acknowledged.

15. 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 completed prior to the issuance of any Building Permit.

Response: Comment acknowledged.

16. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

Response: Comment acknowledged.

17. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

Response: Comment acknowledged.

18. ROW dedication in respect of Selvitz RD will be identified through the site plan process.

Response: Comment acknowledged.

19. Improvements to the sidewalk along Selvitz RD will be identified through the site plan process.

Response: Comment acknowledged.

20. An evaluation of the potential signalization at Energy Lane and further evaluation of allowable movements at the southern proposed access shall be undertaken during the site plan process.

Response: Comment acknowledged.

21. The maximum use of the site shall maintain compliance with the 2045 Long Range Transportation Plan.

Response: Comment acknowledged.

22. The analysis of which roadway segments will require widening as a result of background traffic and FLU traffic. To support FLU traffic, roadway widening will be required for Selvitz Road from Favorite Road to the property based upon the 20% non-residential FLU FAR.

Response: Comment acknowledged.

General Comments - Kori Benton

a) Please include signal timings used as an appendix of the TIA.

Response: Acknowledged. Please see Appendix M

b) Please include relevant information pertaining to improvements along Selvitz Road within the appendix.

Response: Please see the Appenidx J – St. Lucie County Capital Improvement Plan.

c) Please contact County staff regarding vested development information within the study area.

Response: Acknowledged. Fort Pierce Commerce Center (Energy Lane) is included as committed traffic.

d) Please note that development of additional pods will require separate traffic impact studies.

Response: Acknowledged.

Study Area - Kori Benton

a) Please update the significance table to utilize two-way peak hour capacities and project trips per St. Lucie Transportation Planning Organization (TPO) Standardized Traffic Impact Studies (TIS) Methodology and Procedures.

Response: Acknowledged. Please see the revised Table 3.

Existing & Background Intersection Conditions - Kori Benton

a) Please include existing and background traffic conditions within the HCS analysis. Results for these scenarios should be included in the intersection result tables.

Response: Acknowledged

Project Access - Kori Benton

a) It is understood that an ingress right-turn lane will be constructed; however, please update the analysis for the ingress right-turn lane at the project driveway using the methodology outlined in NCHRP Report 457.

Response: Acknowledged. Please see the updated driveway analysis

Signal Warrant Analysis - Kori Benton

a) Please update the signal warrant analysis to use guidelines published within the latest Manual on Unform Traffic Control Devices (MUTCD) 11th Editon (dated December 2023).

Response: Acknowledged.

Planning Board **7. d.**

Meeting Date: 06/09/2025

Re: Site Plan: Conditional Use with New Construction - Okeechobee Rd. Flex Space
Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

23-07000006
Site Plan and Conditional Use - Okeechobee Road Flex Space
Parcel ID(s): 2419-122-0001-040-6 and 2419-122-0001-050-9

SUMMARY:

A conditional use with new construction application has been submitted by applicant HJA Design Studio, on behalf of property owner, St. Lucie Kings, LLC to develop flex space for wholesale trade and warehouse freight on 3.57 acres of land.

The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.

RECOMMENDATION:

Staff's recommendation is **Approval** of the conditional use with new construction application with the following seven (7) conditions:

1. A Unity of Title with the St. Lucie County Clerk of Courts and Parcel Combinations with the St. Lucie County Property Appraiser is required prior to submitting for building permits.
2. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for each proposed building shall be submitted to the Planning Dept. prior any land clearing or development permits
3. A notarized Landscape Maintenance Agreement is required prior to the issuance of the Certificate of Occupancy
4. An updated Environmental Report will be required prior to any earth moving activities
5. Prior to Development Permit Compliance Review approval, provision of St. Lucie County Fire District documentation that existing fire connection is not needed
6. The applicant shall donate property to the Department (FDOT) if right-of-way dedication is required to implement the improvements
7. Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an acces permit.

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
Applicant's Presentation

Form Review

Form Started By: Kerry Driver Started On: 05/21/2025 01:46 PM
Final Approval Date: 05/27/2025

CITY OF FORT PIERCE

PLANNING BOARD

June 9th, 2025

Okeechobee Rd. Flex Space

Conditional Use: w/ New Construction

Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9

APPLICANT

HJA Design Studio

PROPERTY OWNER(S)

St. Lucie Kings, LLC

PARCEL ID #(S):

2419-122-0001-040-6
(4650 Okeechobee Rd.)

2419-122-0001-050-9
(4600 Okeechobee Rd.)

SUMMARY

A ‘conditional use: with new construction’ application has been submitted for design review. Okeechobee Rd. Flex Space proposes to develop flex space for wholesale trade and warehouse freight on 3.57 acres of land.

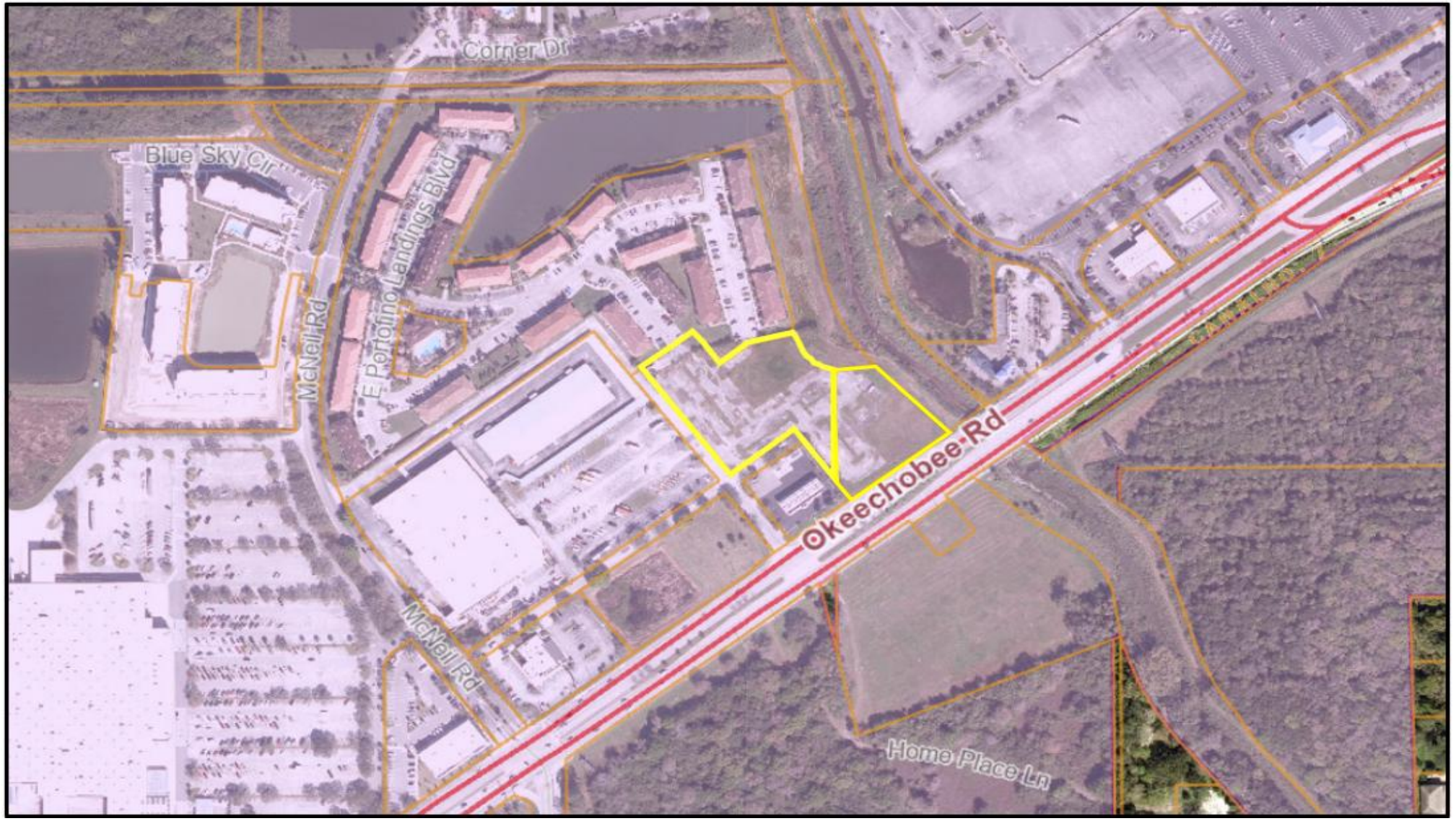
The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.

CONDITIONAL USE

Article V: Section 125-325

The purpose of the conditional use 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.

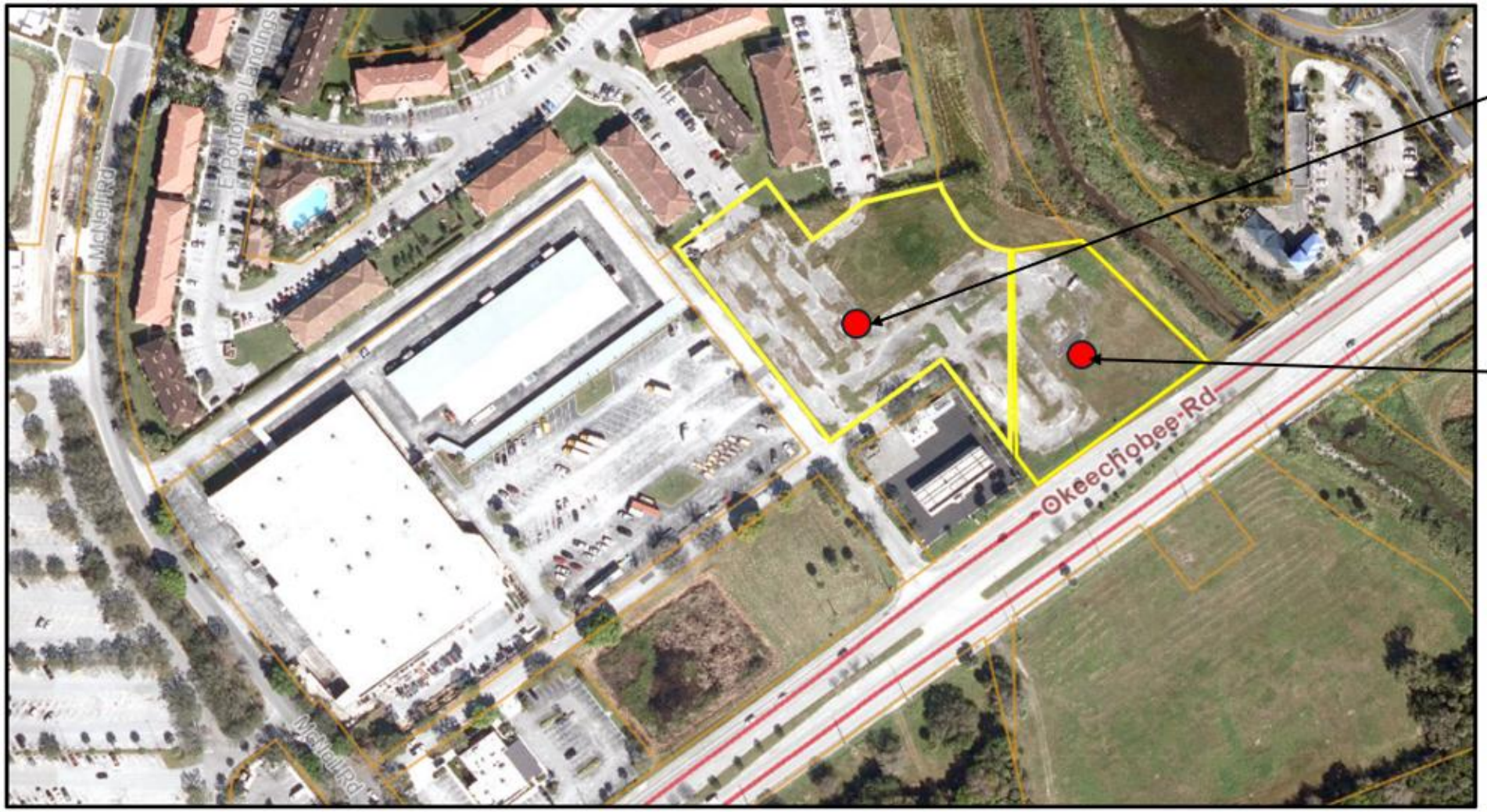
CITY LIMITS



City Limits

Okeechobee Rd. Flex Space – Conditional Use w/ New Construction

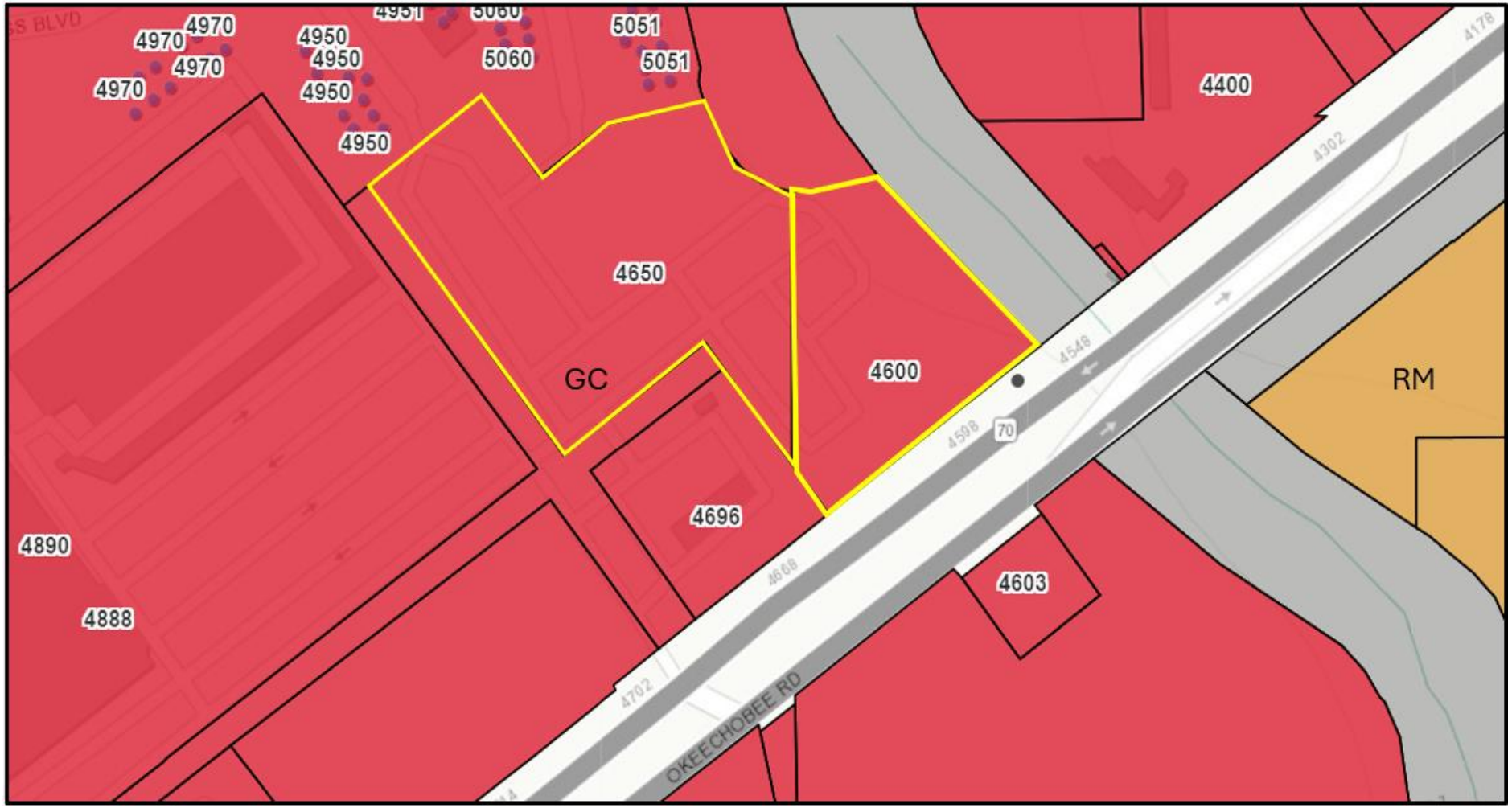
SITE LOCATION



SITE AREA= 3.57 +/- Acres

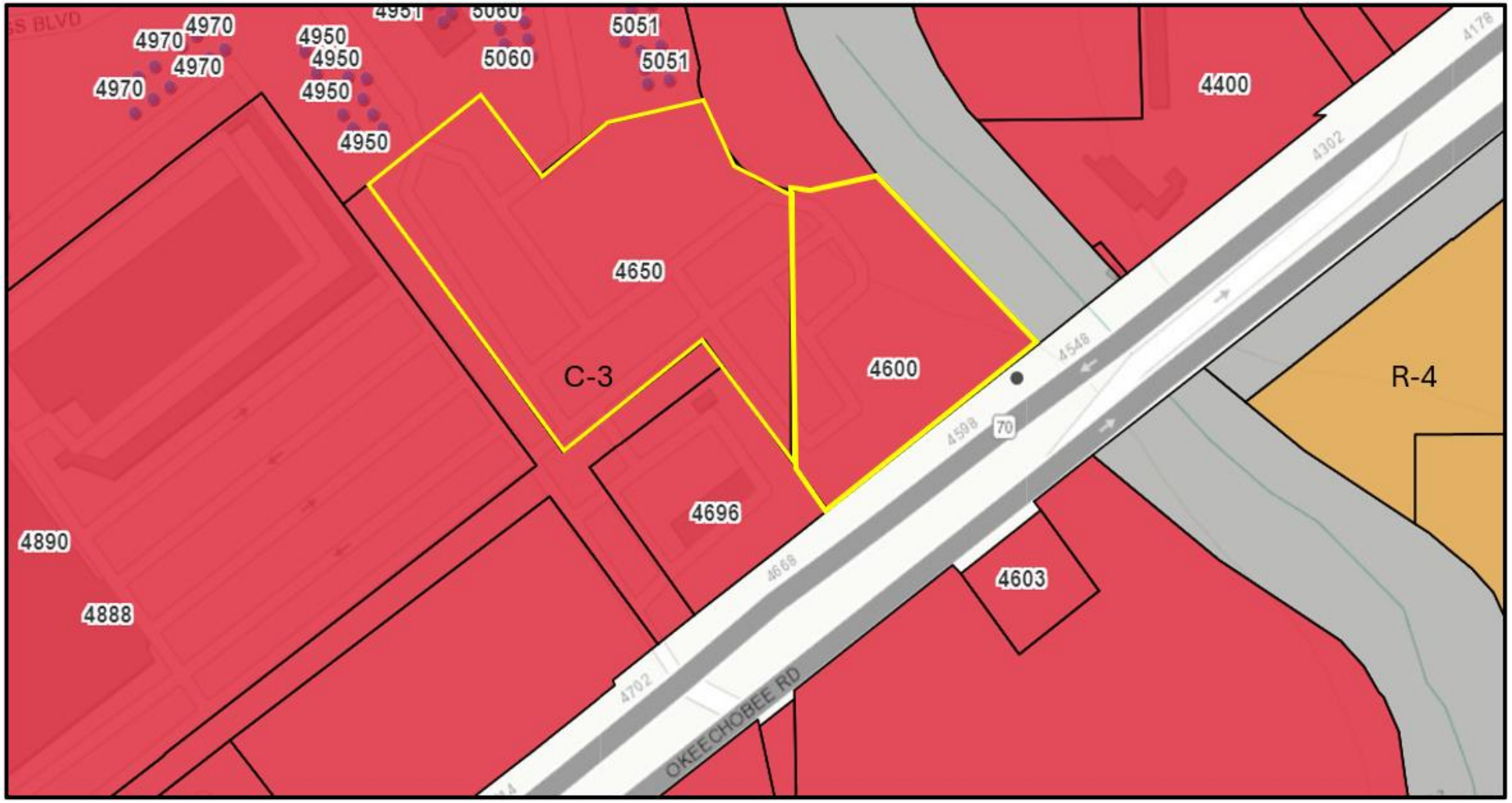
FUTURE LAND USE

FLU: GC,
General Commercial

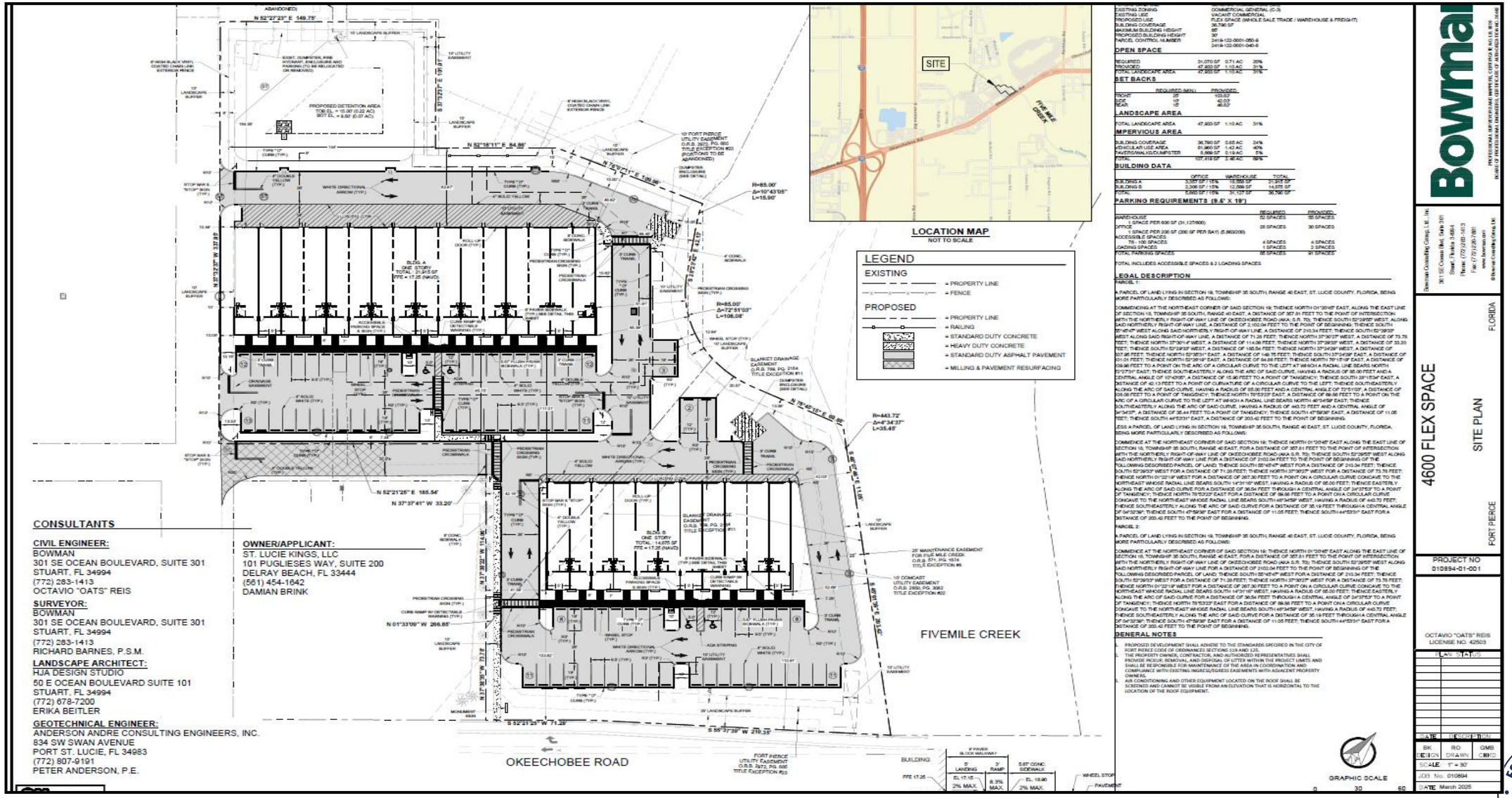


ZONING

Zoning: C-3,
General Commercial



SITE PLAN



Okeechobee Rd. Flex Space – Conditional Use w/ New Construction

SITE PLAN DETAILS

SITE DATA

TOTAL SITE AREA	155,352 SF / 3.57 AC
FUTURE LAND USE	GENERAL COMMERCIAL (GC)
EXISTING ZONING	COMMERCIAL GENERAL (C-3)
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)
BUILDING COVERAGE	36,790 SF
MAXIMUM BUILDING HEIGHT	65'
PROPOSED BUILDING HEIGHT	30'
PARCEL CONTROL NUMBER	2419-122-0001-050-9 2419-122-0001-040-6

OPEN SPACE

REQUIRED	31,070 SF	0.71 AC	20%
PROVIDED	47,933 SF	1.10 AC	31%
TOTAL LANDSCAPE AREA	47,933 SF	1.10 AC	31%

SET BACKS

	REQUIRED (MIN.)	PROVIDED
FRONT	25'	103.82'
SIDE	10'	42.03'
REAR	15'	46.82'

LANDSCAPE AREA

TOTAL LANDSCAPE AREA	47,933 SF	1.10 AC	31%

IMPERVIOUS AREA

BUILDING COVERAGE	36,790 SF	0.85 AC	24%
VEHICULAR USE AREA	61,960 SF	1.42 AC	40%
PAVERS/WALKS/DUMPSTER	8,669 SF	0.19 AC	5%
TOTAL	107,419 SF	2.46 AC	69%

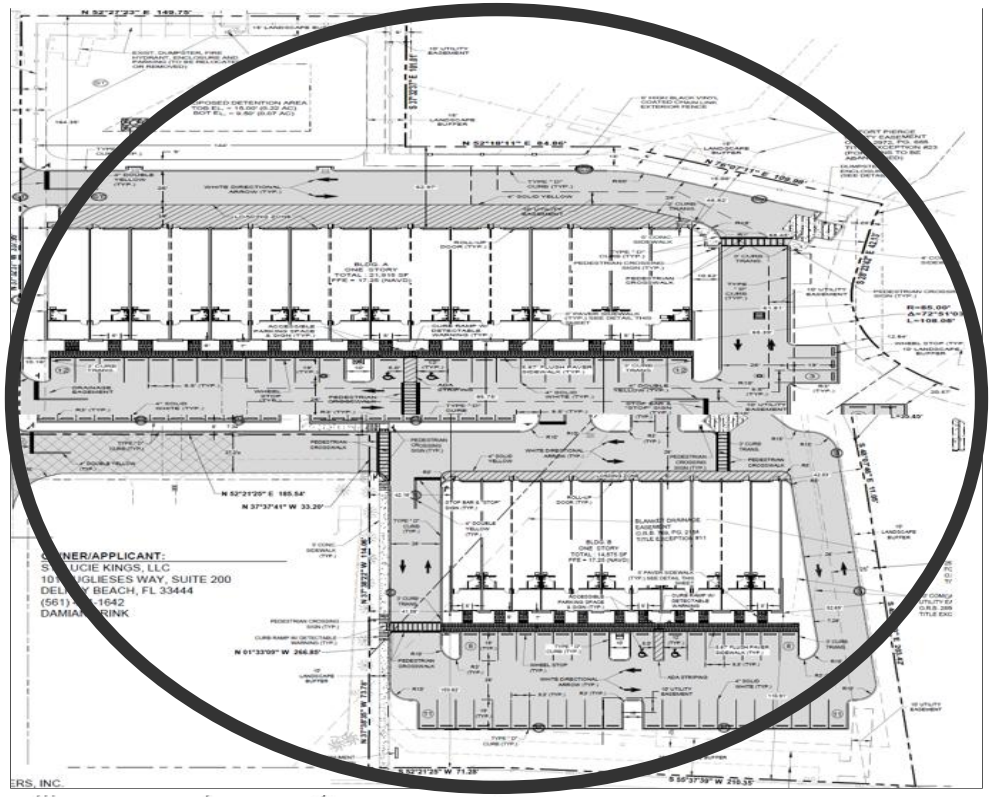
BUILDING DATA

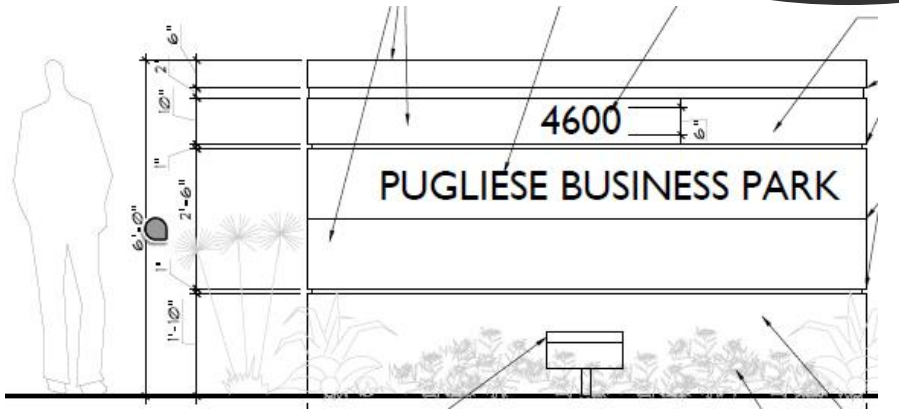
	OFFICE	WAREHOUSE	TOTAL
BUILDING A	3,357 SF / 15%	18,558 SF	21,915 SF
BUILDING B	2,306 SF / 15%	12,569 SF	14,875 SF
TOTAL	5,663 SF / 15%	31,127 SF	36,790 SF

PARKING REQUIREMENTS (9.5' X 19')

	REQUIRED	PROVIDED
WAREHOUSE 1 SPACE PER 600 SF (31,127/600)	52 SPACES	55 SPACES
OFFICE 1 SPACE PER 200 SF (200 SF PER BAY) (5,663/200)	28 SPACES	30 SPACES
ACCESSIBLE SPACES 76 - 100 SPACES	4 SPACES	4 SPACES
LOADING SPACES	1 SPACES	2 SPACES
TOTAL PARKING SPACES	85 SPACES	91 SPACES

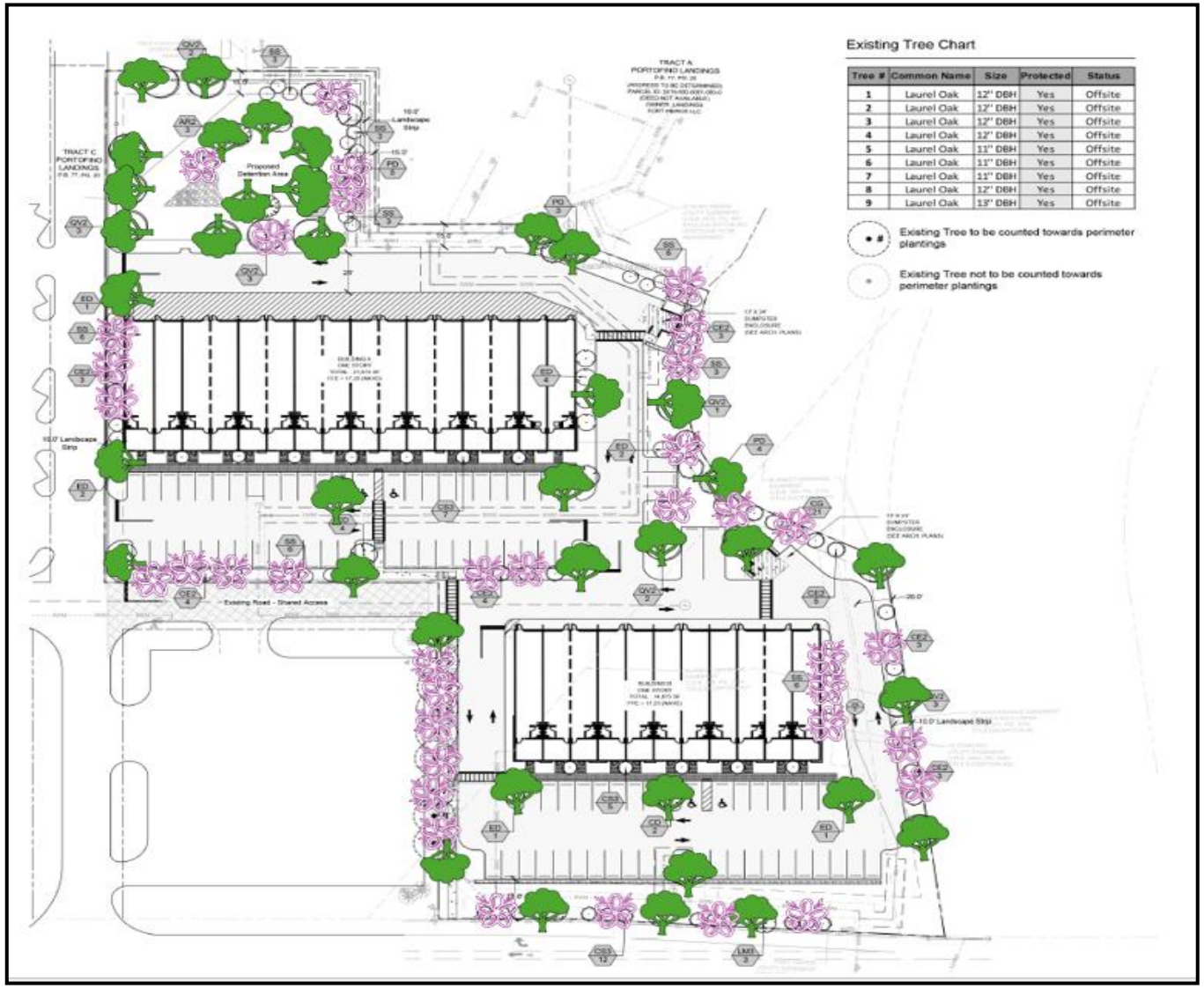
TOTAL INCLUDES ACCESSIBLE SPACES & 2 LOADING SPACES





Okeechobee Rd. Flex Space – Conditional Use w/ New Construction

LANDSCAPE PLAN



Existing Tree Chart

Tree #	Common Name	Size	Protected	Status
1	Laurel Oak	12" DBH	Yes	Offsite
2	Laurel Oak	12" DBH	Yes	Offsite
3	Laurel Oak	12" DBH	Yes	Offsite
4	Laurel Oak	12" DBH	Yes	Offsite
5	Laurel Oak	11" DBH	Yes	Offsite
6	Laurel Oak	11" DBH	Yes	Offsite
7	Laurel Oak	11" DBH	Yes	Offsite
8	Laurel Oak	12" DBH	Yes	Offsite
9	Laurel Oak	13" DBH	Yes	Offsite

Existing Tree to be counted towards perimeter plantings

Existing Tree not to be counted towards perimeter plantings

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Portofino Landings (West) : 315 LF x 10 = 3,150 sf

Trees Required: (3,150 sf / 300) = 11 Trees
Trees Provided: = 11 Trees
(9 Trees + 6 Palms (3:1))

Okeechobee Road (South): 282 LF x 10 = 2,820 sf

Trees Required: (2,820 sf / 300) = 9 Trees
Trees Provided: = 15 Trees

Landscape Strip Adjacent to Other Property

Vehicular use, building, retention/detention areas adjacent to other property
Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.
Fence/Vegetated screening required where VUA abuts residentially zoned property.

Portofino Landings (North) : 678 LF x 10 = 6,780 sf

Trees Required: (6,780 sf / 300) = 23 Trees
Trees Provided: = 29 Trees
(23 Trees + 18 Palms (3:1))

Five Mile Creek (East) : 250 LF x 10 = 2,500 sf

Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: = 8 Trees

Sea Lion Real Estate (West) : 221 LF x 10 = 2,210 sf

Trees Required: (2,210 sf / 300) = 7 Trees
Trees Provided: = 9 Trees (Existing)

Interior Vehicular Use Areas

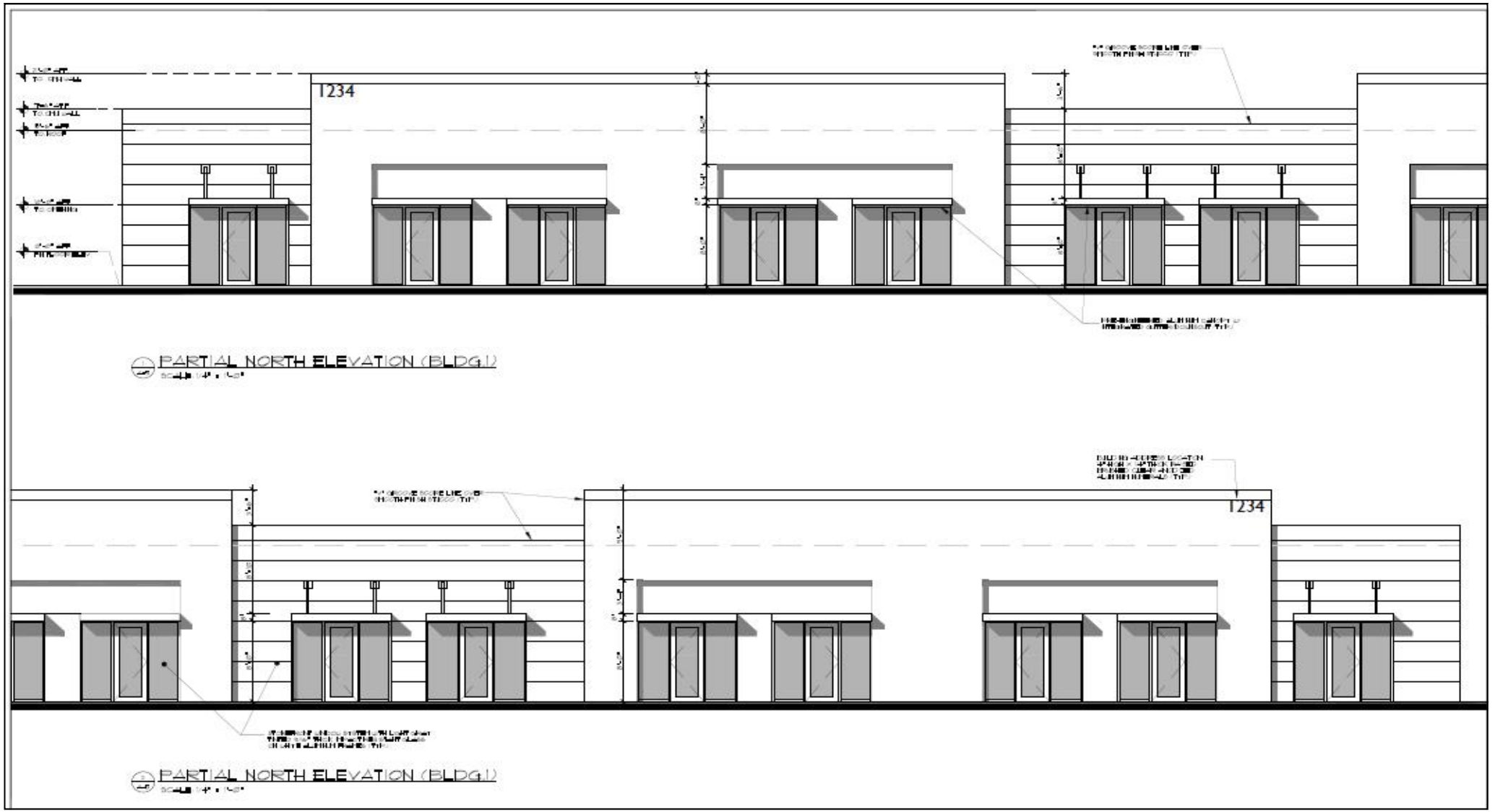
Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

Vehicular Use Area: 64,852 sf

Landscape Area Required: (64,852 sf / 15 sf) = 4,323 sf
Landscape Area Provided: = 16,890 sf

Trees Required: (4,323 SF / 100) = 43 Trees
Trees Provided: = 45 Trees
(41 Trees + 12 Palms (3:1))

ELEVATION DETAILS

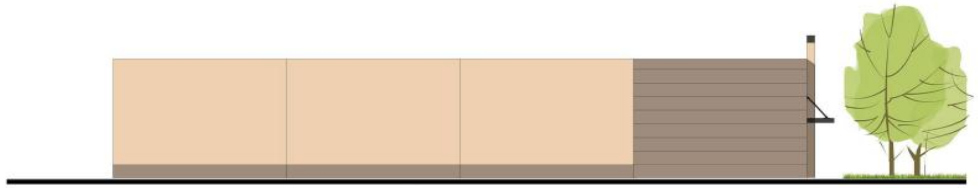


Okeechobee Rd. Flex Space – Conditional Use w/ New Construction

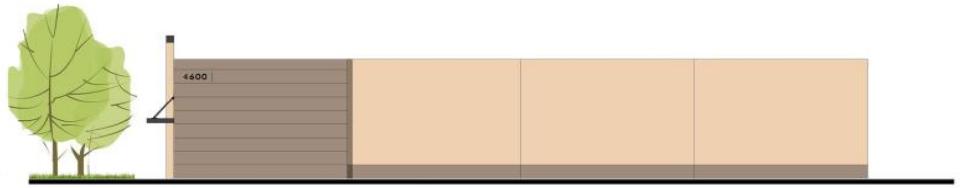
ELEVATION DETAILS cont'd



NORTH ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



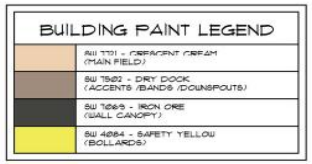
EAST ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



Okeechobee Rd. Flex Space – Conditional Use w/ New Construction

ELEVATION DETAILS cont'd



BUILDING PAINT LEGEND	
	SW 7721 - CRESCENT CREAM (MAIN FIELD)
	SW 7502 - DRY DOCK (ACCENTS /BANDS /DOWNSPOUTS)
	SW 7069 - IRON ORE (WALL CANOPY)
	SW 4084 - SAFETY YELLOW (BOLLARDS)

RECOMMENDATION w/ CONDITIONS

Staff's recommendation is **Approval** of the site plan with the following seven (7) conditions

1. A Unity of Title with the St. Lucie County Clerk of Courts and Parcel combination with the St. Lucie County Property Appraiser is required prior to submitting for building permits.
2. A General Address Request form shall be submitted following the completion of the lot combinations and prior to any land clearing or development permits
3. 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.
4. An Environmental Report will be required prior to any earthmoving activities
5. Prior to DPCR approval, provision of SLCFD documentation that existing fire connection is not needed

RECOMMENDATION w/ CONDITIONS cont'd

6. The applicant shall donate property to the Department (FDOT) if right-of-way dedication is required to implement the improvements.
7. Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

June 9th, 2025

Okeechobee Rd. Flex Space

Conditional Use: w/ New Construction

Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9

LIGHTING PLAN

Submitted by Genesis Lighting

GENESIS LIGHTING

Job Name: 4646 OKEECHOBEE

Catalog Number: VNTS-10000L-40K-DIM-3M-N-XX-XX

Notes:

Type: SA

GENLIGHT24-84006

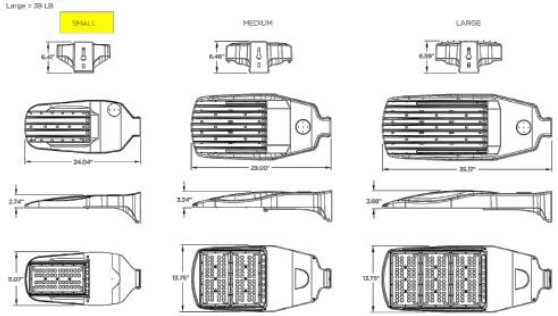
VIENTO AREA LUMINARE

VNT

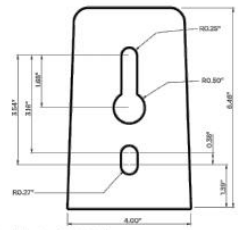
DIMENSIONAL DATA

STANDARD SIZES

WEIGHT:
Small = 31 LB
Medium = 29 LB
Large = 39 LB



MOUNTING



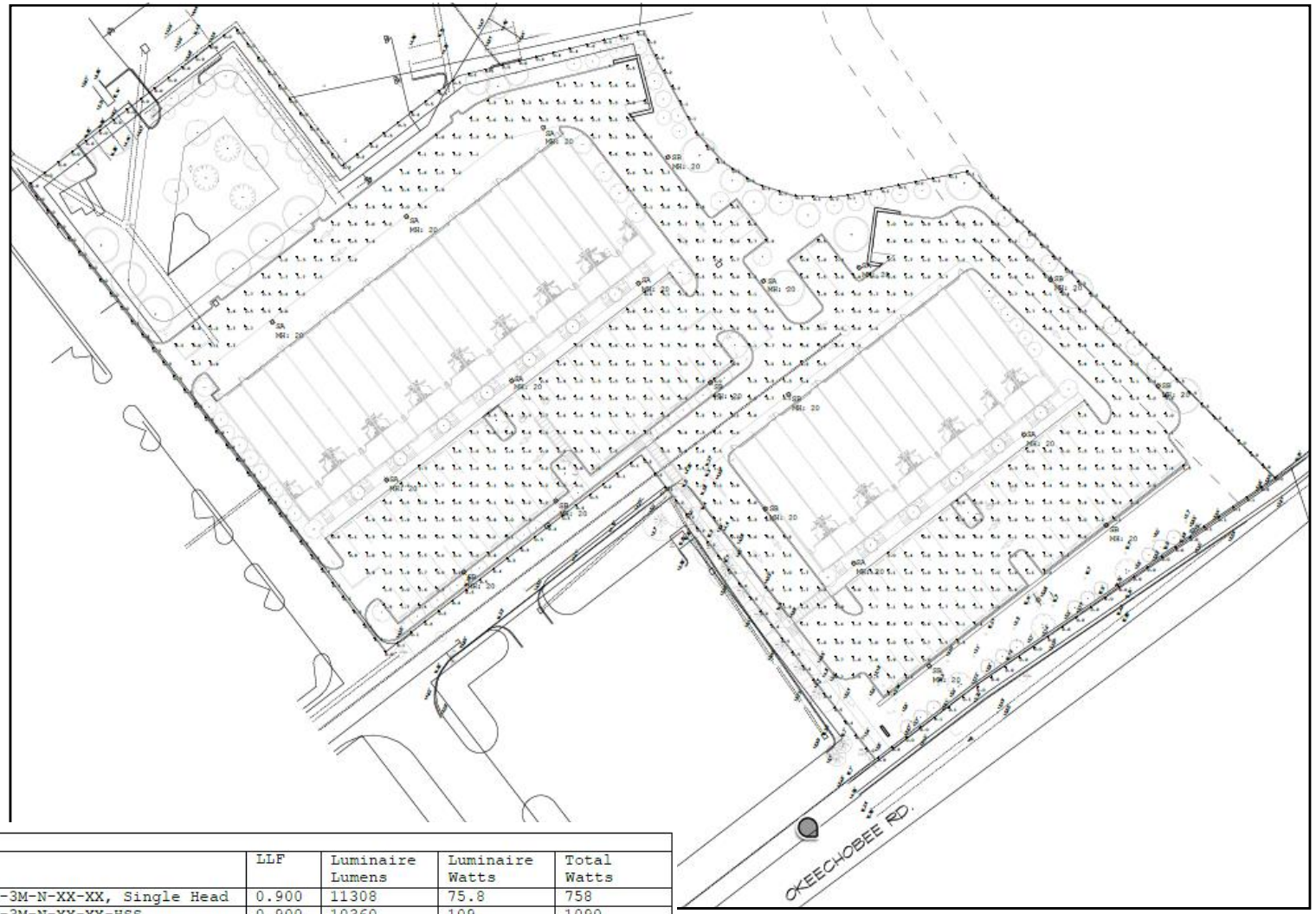
- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

XtraLight

https://www.xtralight.com • (800) 678-6960 • customerservice@XLM.com

XtraLight® reserves the right to change specifications without notice.

Page 4/5 Rev. 081924 VNT



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	10	SA	Single	Xtra Light VNTS-10000L-40K-DIM-3M-N-XX-XX, Single Head	0.900	11308	75.8	758
	10	SB	Single	Xtra Light VNTS-15000L-40K-DIM-3M-N-XX-XX-HSS	0.900	10360	109	1090

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lanes	Illuminance	Fc	2.20	6.5	0.5	4.40	13.00
Property Line	Illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.

FORT PIERCE, FL • THE SUNRISE CITY •

Okeechobee Rd. Flex Space – Conditional Use w/ New Construction

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Okeechobee Rd

Parcel ID #(s): 2419-122-0001-040-6 & 2419-122-0001-050-9

Project description: Flex Space (wholesale trade / warehouse freight)

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 39,450 Sq Ft Site Acreage: 3.57 Acres

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

St. Lucie Kings, LLC
Property Owner(s)

101 Pugliese Way
Street Address

Delray Beach FL 33444
City State Zip

561-454-1625
Phone Number

azurita@puglieseco.com
Email Address

HJA Design Studio
Applicant/Representative, Title, Company

50 SE Ocean Blvd., Suite 101
Street Address

Stuart FL 34994
City State Zip

772-678-7200
Phone Number

erika@hjadstudio.com
Email Address

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

By: St. Lucie Kings, LLC VP
Property Owner(s) Signature(s) DAVID CLORAN, VICE PRESIDENT

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location Okeechobee Rd

Parcel ID #(s) 2419-122-0001-040-6 & 2419-122-0001-050-9

Project description Flex Space (wholesale trade / warehouse freight)

St. Lucie Kings, LLC
Property Owner(s)

101 Pugliese Way
Street Address

Delray Beach FL 33444
City State Zip

561-454-1625
Phone Number

azurita@puglieseco.com
Email Address

HJA Design Studio
Applicant/Representative, Title, Company

50 SE Ocean Blvd., Suite 101
Street Address

Stuart FL 34994
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772-678-7200
Phone Number

erika@hjadstudio.com
Email Address

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

VP

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			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					AE / X

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

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Project Description
4646 Okeechobee Road

Parcel Control Numbers: 2419-122-0001-040-6 & 2419-122-0001-050-9

This is a request for a Conditional Use Approval with new construction to allow a flex space for wholesale trade and warehouse freight uses proposed for the development of the 3.57 acres property located off SR 70 / Okeechobee Road, east of I-95 and west of the Renaissance Business Park alongside Five Mile Creek in the City of Fort Pierce. The site has a zoning and land use of General Commercial. The parcel is accessed off Okeechobee Road through an existing shared access easement within the existing gas station and self-storage sites.

Recent economic studies have shown that there is a demand for small-to medium-sized flex spaces where growing businesses can have offices, workshops, and warehouse space all in one location. The following list includes selected uses limited to the Conditional Uses to be requested to the City of Ft. Pierce for this approval.

- Light Industrial Service/Manufacturing
- Warehouse and Freight
- Environmental Research and Education Facilities
- Day Care Center (Adult/Child)
- Medical Facilities
- Social Service Institution
- Building Maintenance Facilities and Services
- Microbrewery
- Marine-Related Industrial
- Vehicle Storage

The proposed site plan is compiled of three small warehouse buildings with a gross floor area of 39,450 square feet. There is over 30% of open space provided which includes the required landscape buffers and dry retention areas. Adequate parking and loading spaces are proposed to fit the needs for an array of uses listed above. In addition, a trash compactor and dumpers will be located on site to meet the needs of the proposed flex space complex.

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772-678-7200

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4831117 OR BOOK 4570 PAGE 1698, Recorded 03/12/2021 02:43:10 PM Doc Tax: $3920.00

Prepared By:
Doug Marek, Esq.
DOUG MAREK, P.A.
101 Pineapple Grove Way, Suite 200
Delray Beach, Florida 33444
561 454-1610

Property ID: 2419-122-0001-040-6
2419-122-0001-050-9

WARRANTY DEED

THIS WARRANTY DEED is made as of the 9th day of March 2021 by FLORIDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company, whose post office address is 2055 US Highway 1, Vero Beach, FL 32960 ("Grantor") to ST. LUCIE KINGS, LLC, a Florida limited liability company whose post office address is 101 Pugliese's Way, 2nd Floor, Delray Beach, FL 33444 ("Grantee").

GRANTOR, IN CONSIDERATION of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that land as described in Exhibit A attached hereto, situate in St. Lucie County, Florida.

SUBJECT TO easements, restrictions, and reservations of record, taxes for the year 2021 and thereafter (a lien which is not yet due and payable).

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE and to hold the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good, right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021 (a lien which is not yet due and payable).

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

Signed, sealed and delivered in the presence of:

Name: Alicia Kenz

Name: JANA CARRINGTON

Name: Alicia Kenz

Name: JANA CARRINGTON

FLORDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company

By: Kite Tax Lien Capital, LLC, a Florida limited liability company

By: _____
Kelly P. Kite, Jr., Manager

By: _____
Joseph P. Schlitt, Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or ___ on line notarization, Kelly P. Kite, Jr., as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced _____.as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 8th day of March 2021.

Jana Carrington
Notary Public

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or ___ on line notarization, Joseph P. Schlitt, as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced _____.as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 8th day of March 2021.

Jana Carrington
Notary Public

1832-002 *

Notary Public State of Florida
Jana Carrington
My Commission GG 253452
Expires 11/13/2022

EXHIBIT A

Legal Description

Parcel 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH O1°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT I OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE 1OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FIIET TO THE POINT' OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCEOF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Via Email and FedEx
February 1, 2023

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

RE: 4646 Okeechobee Road – Development Review Application – PCN: 2419-122-0001-040-6 & 2419-122-0001-050-9

Dear Kevin,

Please accept this letter and the attached documents as our request for the above mentioned parcel which is a partially constructed site where some underground and paving was begun but stopped prior to completion. This site is a portion of the Portofino Landings Master Plan off of Okeechobee Road.

This parcel is made up of two platted lots totaling 3.57 acres. The proposed site plan is compiled of three small flex space warehouse buildings with a gross floor area of 39,450 square feet. There is over 30% of open space provided which includes the required landscape buffers and dry retention areas.

Enclosed, please find the submittal material for a portion of the Portofino Landings site as reference above. The following items are included as per the application requirements:

1. An executed application form
2. Payment for the application fee will be submitted after invoicing.
3. Warranty Deed
4. SLC Property Record Card
5. Project Narrative
6. General Location Map
7. Survey
8. Conceptual Site Plan showing the conceptual drainage overlaid on an aerial
9. Landscape Plan
10. Environmental Impact Report
11. Lighting Plan
12. Traffic Impact Report
13. Final Floor Plans and Elevation Drawings per the Design Review Submittal requirements

We look forward to discussing this project with you. Thank you for your assistance with this application.

Sincerely,

Michael Houston
President, HJA Design Studio

HJA Design Studio
50 SE Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772-678-7200

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

March 28, 2022
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

St. Lucie Kings, LLC
101 Pugliese Way
Delray Beach, FL 33444

RE: 4646 Okeechobee Road Undeveloped 3.56 acre portion at Portofino Landings

Please be advised that St. Lucie Kings, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

Sincerely,

St. Lucie Kings, LLC

By: _____ V P
David Cloran, Vice President

Date: 3/24/22

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24th day of March 2022 by
David Cloran, as Vice President of St. Lucie Kings, LLC., a Florida Limited Liability Company, on behalf of
the company who is personally known to me.

Signature _____
Sherry Connors
Notary Public-State of Florida
My Commission Expires 03/03/2025

NOTARY PUBLIC STATE OF FLORIDA
SHERRY CONNORS
MY COMMISSION # HH100171
EXPIRES: March 03, 2025

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772-678-7200

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

Property Identification

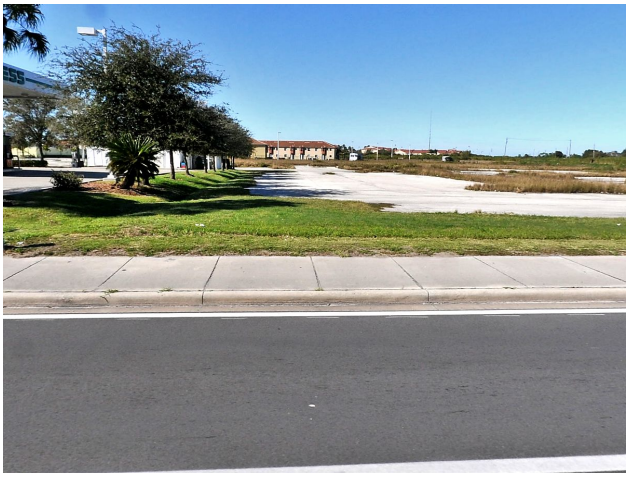
Site Address: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-122-0001-040-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 175561
Map ID: 24/19N
Zoning: General Co

Ownership

ST LUCIE KINGS LLC

101 Puglieses WAY Fl 2
Delray Beach, FL 33444



Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 05 W 221.20 FT,TH S 52 29 33 W 185.54 FT,TH S 37 30 09 E 341.13 FT,TH N 52 35 31 E 149.75 FT,TH S 37 42 29 E 101.01 FT,N 52 26 19 E 84.86 FT,TH N 76 15 19 E 109.98 FT,TH S 28 15 34 E 42.13 FT TO CURVE CONC NE,R OF 85 FT, TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB LESS THAT PARCEL MPDAF:19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 27 W 73.78`, TH N 01 22 19 W 267.30`, TO CURVE CONC NE,R OF 85 FT, TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB (2.19 AC)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.19
Land Size (SF):	95,396.4

Current Values

Just/Market Value:	$543,800
Assessed Value:	$543,800
Exemptions:	$0
Taxable Value:	$543,800

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 8, 2021	4570 / 1698	0137	WD	Florida Tax Lien Assets IV LLC	$560,000
Jul 26, 2018	4162 / 0302	0311	TD	Floridian Properties and Investments LLC	$1,062,900
Jul 25, 2011	3336 / 0357	0001	WD	Prime Homes At Portofino Land	$339,000
Jul 19, 2011	3313 / 0015	0311	WD	Portofino Landings CDD	$0
Jan 30, 2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0
Jan 30, 2006	2483 / 1661	XX02	SP	2890 Inc	$5,100,000

Building Information (1 of 1)

Finished Area: 0 SF

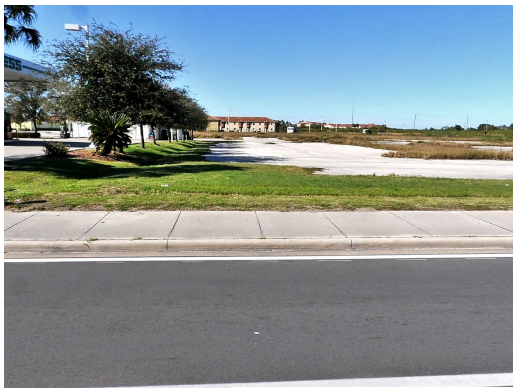
Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	72444	2005

Current Year Values

Current Values Breakdown

Building:	$256,700
Land:	$287,100
Just/Market:	$543,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$543,800
Exemption(s):	$0
Taxable:	$543,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	28.9	Fort Pierce Stormwater Charge	$1,994.10

Start Year	AssessCode	Units	Description	Amount
2013	0054	2.19	North St. Lucie Water Management District	$45.44

Start Year	AssessCode	Units	Description	Amount
2018	4060	9940.83	Portofino Landings CDD	$9,940.83

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$543,800	$543,800	$0	$543,800
2021	$352,700	$352,700	$0	$352,700
2020	$353,500	$353,500	$0	$353,500
2019	$354,300	$354,300	$0	$354,300

Permits

Number	Issue Date	Description	Amount	Fee

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

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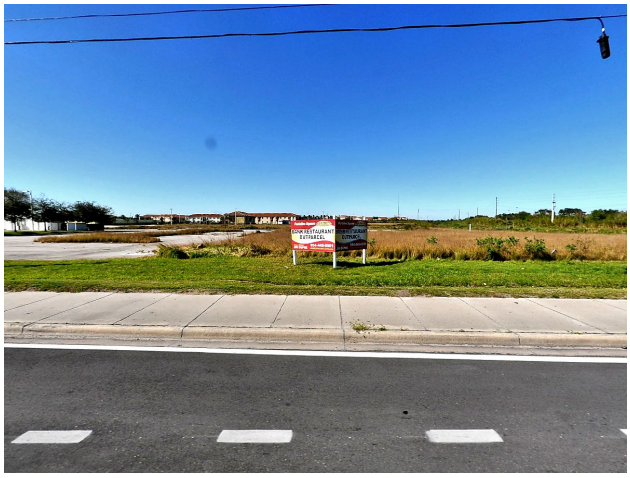
Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-122-0001-050-9
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 176141
Map ID: 24/19N
Zoning: General Co



Ownership

ST LUCIE KINGS LLC

101 Puglieses WAY Fl 2
Delray Beach, FL 33444

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 27 W 73.78`,TH N 01 22 19 W 267.30`,TO CURVE CONC NE,R OF 85 FT,TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB (1.31 AC)

Current Values

Just/Market Value:	$300,100
Assessed Value:	$300,100
Exemptions:	$0
Taxable Value:	$300,100

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.31
Land Size (SF):	57,064

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 8, 2021	4570 / 1698	0137	WD	Florida Tax Lien Assets IV LLC	$560,000
Jul 26, 2018	4162 / 0302	0311	TD	Floridian Properties and Investments LLC	$1,062,900
Jul 25, 2011	3336 / 0361	0001	WD	Prime Homes At Portofino Land	$218,000
Jul 19, 2011	3313 / 0015	0311	WD	Portofino Landings CDD	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

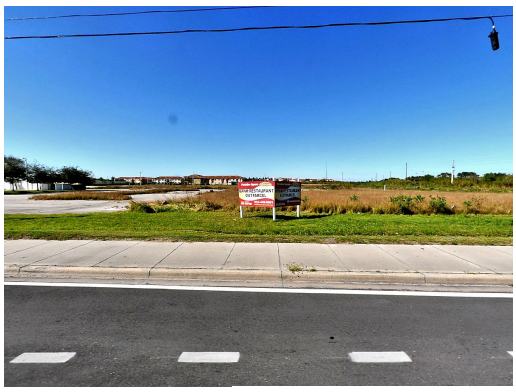
Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	25731	2005

Current Year Values

Current Values Breakdown

Building:	$91,200
Land:	$208,900
Just/Market:	$300,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$300,100
Exemption(s):	$0
Taxable:	$300,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	10.2	Fort Pierce Stormwater Charge	$703.80

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.31001	North St. Lucie Water Management District	$27.18

Start Year	AssessCode	Units	Description	Amount
2018	4060	5946.34	Portofino Landings CDD	$5,946.34

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$300,100	$300,100	$0	$300,100
2021	$198,300	$198,300	$0	$198,300
2020	$198,600	$198,600	$0	$198,600
2019	$198,900	$198,900	$0	$198,900

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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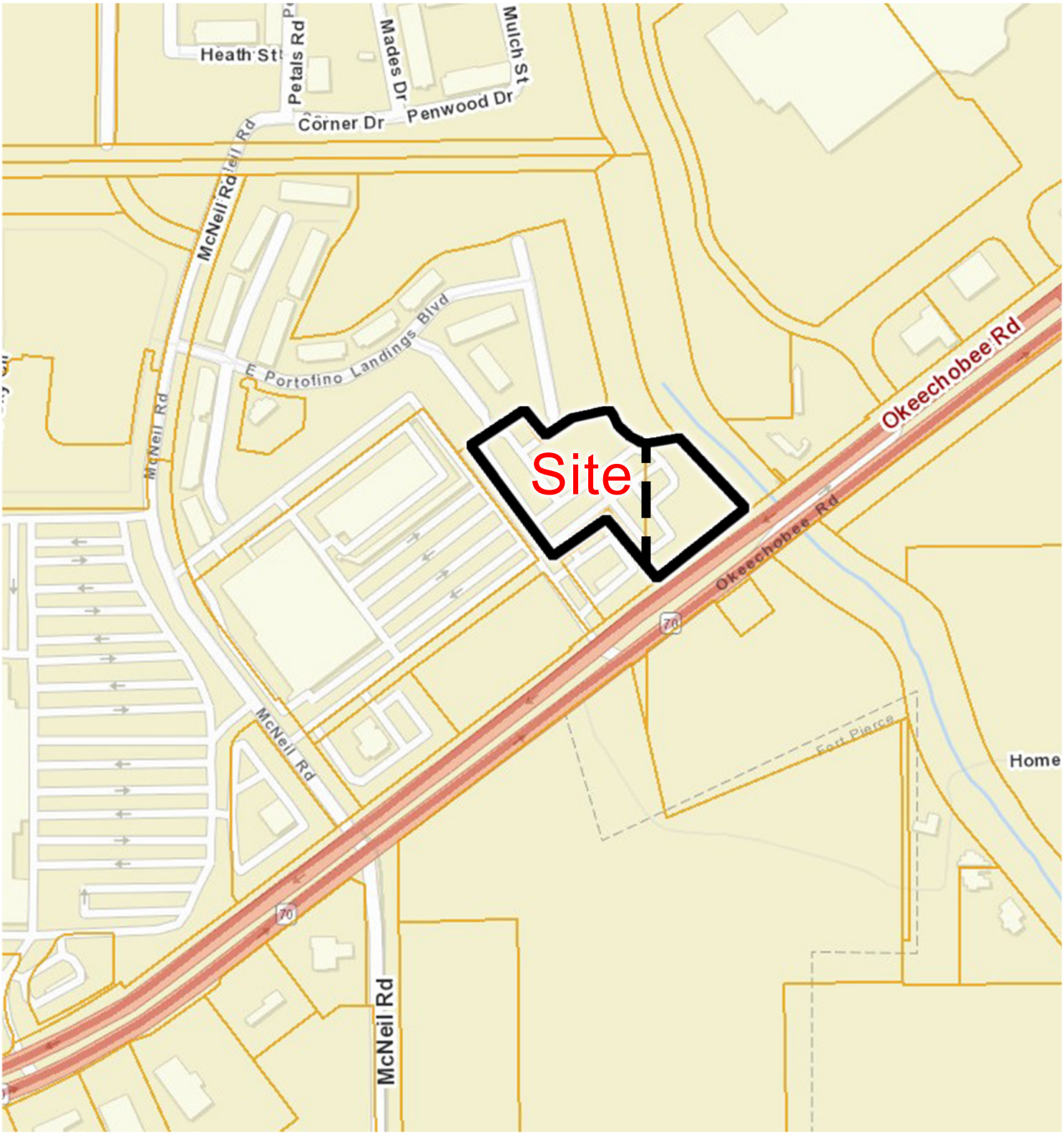
4646 Okeechobee Road

Location Map

Fort Pierece, FL



Prepared by:

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

North

Date:03/25/22

Project #: 2022-07



GENERAL NOTES

- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PROPOSED LIGHT FIXTURES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS IN ACCORDANCE WITH SECTION 3.208 OF ARTICLE 3.
- MAXIMUM INCIDENTAL LIGHT SPILLAGE ONTO NEARBY RESIDENTIAL PARCELS SHALL BE 0.2 FOOT CANDLES AS MEASURED 8 FEET ABOVE AVERAGE GRADE AT THE PROPERTY LINE OF THE RECEIVING PARCEL.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH AHJ APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME OF PERMIT APPLICATION.

OWNER
ALEJANDRO ZURITA
LAND AMERICA 225 LLC
101 PUGLIESES WAY
DELRAY BEACH, FL 33444
PHONE: (561) 441-4203
AZURITA@PUGLIESECO.COM

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SURVEYOR
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LANDSCAPE ARCHITECT
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HJA DESIGN STUDIO
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STUART, FL 34994
PHONE: (772) 678-7200
ERIKA@HJASTUDIO.COM

SITE DATA

TOTAL SITE AREA	155,352 SF	3.57 AC	(100%)
IMPERVIOUS AREA	97,818 SF	2.25 AC	(63%)
BUILDING FOOTPRINT	33,112 SF	0.76 AC	(21%)
PAVEMENT/CONCRETE	64,706 SF	1.49 AC	(42%)
PERVIOUS AREA	57,534 SF	1.32 AC	(37%)
OPEN SPACE	38,045 SF	0.87 AC	(24%)
STORMWATER AREA	19,489 SF	0.45 AC	(13%)

CURRENT ZONING: GENERAL COMMERCIAL (GC)
FUTURE LAND USE: COMMERCIAL GENERAL (C-3)
EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)

PARKING CALCULATIONS

SIZE, USE & RATE	REQUIRED	PROVIDED
39,450 SF WAREHOUSE @ 1 SPACE PER 600 SF	65	63
ACCESSIBLE SPACES @ 51-75 TOTAL SPACES	3	5
LOADING SPACE REQUIREMENT 32' X 14.50'	2	27

GRAPHIC SCALE
0 30 60
1" = 30'

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www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

Cad file name: S:_Marketing\New Proposals\Stuart-PSL Proposals\010894-01-001 Land America Fort Pierce Self Storage\Preliminary Site Plan\FT Pierce SS5.dwg 01/24/23

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30662

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowman.com

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KINGS HIGHWAY
SITE PLAN
CITY OF FORT PEIRCE FLORIDA

PROJECT NO
010595-02-001

M. UHAZIE, P.E.
FL. LICENSE NO. 88667

PLAN STATUS

DATE	DESCRIPTION

MU	GC	GMB
DESIGN	DRAWN	CHKD

SCALE: 1" = 30'
JOB No. 010595
DATE DECEMBER 2022
FILE No. FT PIERCE SS5

SHEET C1

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Portofino Landings (West) : 523 LF x 10 = 5,230 sf

Trees Required: (5,230 sf / 300) = 17 Trees
Trees Provided: = 17 Trees

Okeechobee Road (South): 282 LF x 10 = 2,820 sf

Trees Required: (2,820 sf / 300) = 9 Trees
Trees Provided: = 9 Trees

Landscape Strip Adjacent to Other Property

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.
Fence/Vegetated screening required where VUA abuts residentially zoned property.

Portofino Landings (North) : 682 LF x 10 = 6,820 sf

Trees Required: (6,820 sf / 300) = 23 Trees
Trees Provided: = 23 Trees
(17 Trees + 18 Palms (3:1))

Five Mile Creek (East) : 250 LF x 10 = 2,500 sf

Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: = 8 Trees

Sea Lion Real Estate (West) : 221 LF x 10 = 2,210 sf

Trees Required: (2,210 sf / 300) = 7 Trees
Trees Provided: = 9 Trees (Existing)

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

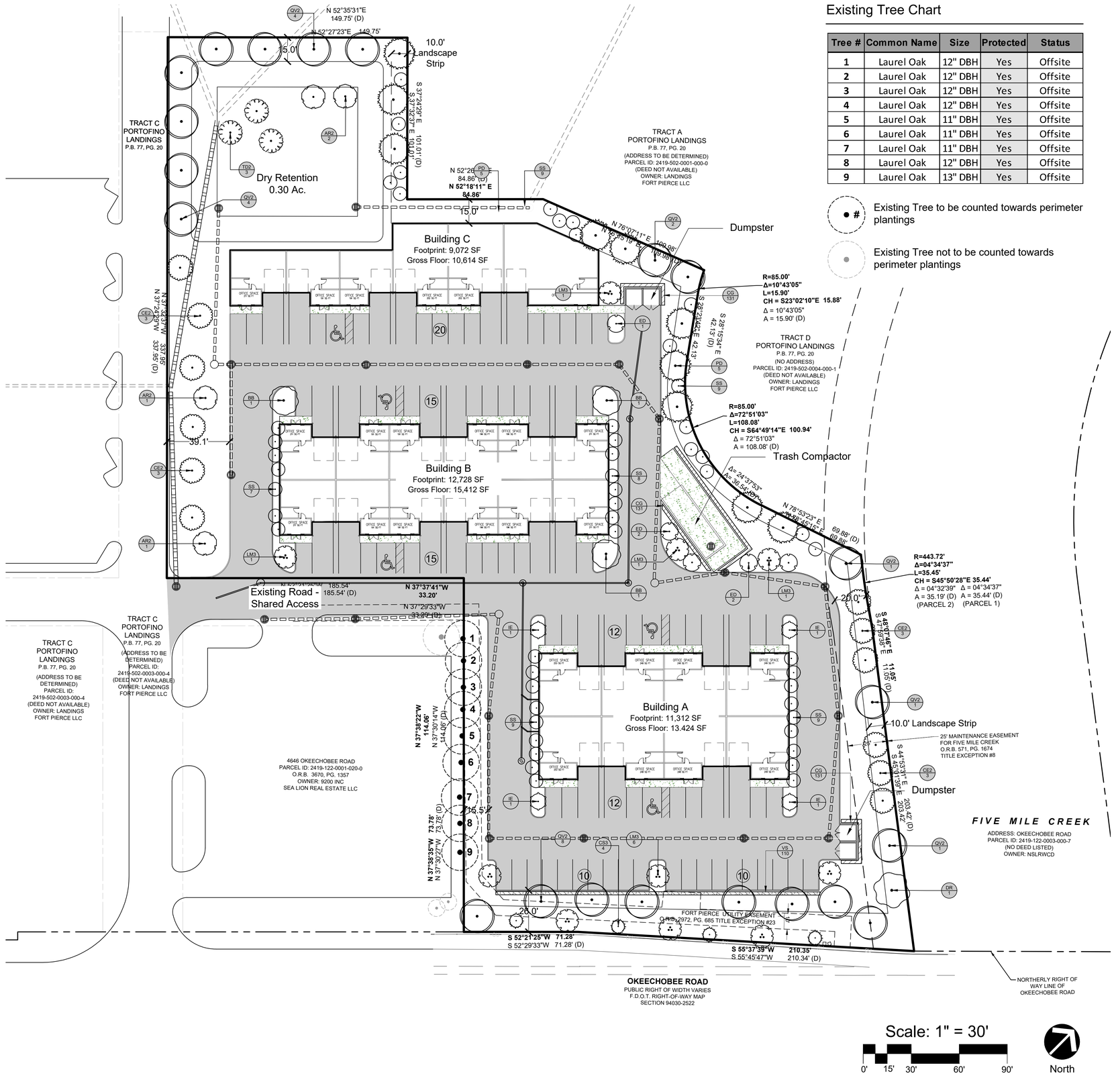
Vehicular Use Area: 53,424 sf

Landscape Area Required: (53,424 sf / 15 sf) = 3,562 sf
Landscape Area Provided: = 16,890 sf

Trees Required: (3,562 LF / 100) = 36 Trees
Trees Provided: = 36 Trees
(25 Trees + 33 Palms (3:1))

Fort Pierce Landscape Notes

1. Plant materials 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.
2. 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.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil 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.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. 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.
7. All landscaping 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 (6) inches above grade.
8. 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
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. 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
11. 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.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required 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.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
    A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
    B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
    C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
    D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.



Scale: 1" = 30'

0' 15' 30' 60' 90'

North

Existing Tree Chart

Tree #	Common Name	Size	Protected	Status
1	Laurel Oak	12" DBH	Yes	Offsite
2	Laurel Oak	12" DBH	Yes	Offsite
3	Laurel Oak	12" DBH	Yes	Offsite
4	Laurel Oak	12" DBH	Yes	Offsite
5	Laurel Oak	11" DBH	Yes	Offsite
6	Laurel Oak	11" DBH	Yes	Offsite
7	Laurel Oak	11" DBH	Yes	Offsite
8	Laurel Oak	12" DBH	Yes	Offsite
9	Laurel Oak	13" DBH	Yes	Offsite

Existing Tree to be counted towards perimeter plantings

Existing Tree not to be counted towards perimeter plantings

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
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Stuart, Florida 34994
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www.hjadesignstudio.com
LA 0000905

4646 Okeechobee Rd. Commercial

City of Fort Pierce Florida

Landscape Plan

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of the designer.

REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUGTON LA0000005 STATE OF FLORIDA

Job No.	2022-07
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	02-01-23
Revision Dates	

LP-1

Landscape Notes / Specifications

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZE LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1', ¡ , AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH 5LB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES. ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE E UAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

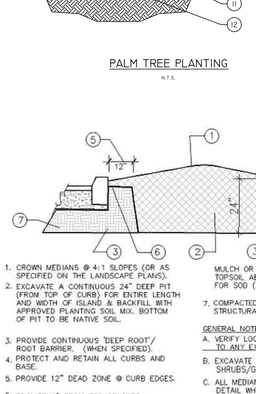
    IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

    WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C, (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

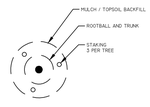
ACCEPTANCE NOTES

1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

    PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.

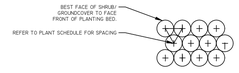


PALM TREE PLANTING
N.T.S.



PLAN

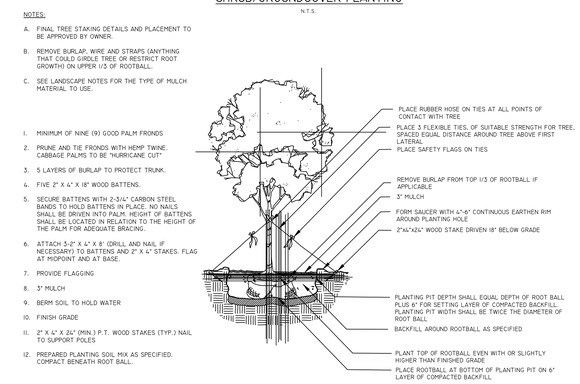
SECTION



PLAN

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING
N.T.S.



TREE PLANTING DETAIL
N.T.S.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

1. MINIMUM OF NINE (9) GOOD PALM FRONDS
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE "HURRICANE CUT"
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. ATTACH 3-2" X 4" X 8' (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING
8. 3" MULCH
9. BERM SOIL TO HOLD WATER
10. FINISH GRADE
11. 2" X 4" X 24" (MIN.) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
12. PREPARED PLANTING SOIL MIX AS SPECIFIED. COMPACT BENEATH ROOT BALL.

1. CROWN MEDIANS @ 4:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING SOIL MIX. BOTTOM OF PIT TO BE NATIVE SOIL.
3. PROVIDE CONTINUOUS "DEEP ROOT"/ ROOT BARRIER. (WHEN SPECIFIED).
4. PROTECT AND RETAIN ALL CURBS AND BASE.
5. PROVIDE 12" DEAD ZONE @ CURB EDGES.
6. PROVIDE 2" FROM TOP OF CURB TO FINISH GRADE TO ALLOW FOR MULCH OR SOD. PROVIDE 4" MINIMUM TOPSOIL ABOVE COMPACTED SUBGRADE FOR SOD (TYP.).
7. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

GENERAL NOTES

A. VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITY.

B. EXCAVATE ENTIRE AREA UNDER ALL SHRUBS/GROUNDCOVER/TREES.

C. ALL MEDIANS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS OR DO NOT MEET LOCAL REQUIREMENTS.

TYPICAL LANDSCAPE MEDIAN
SECTION N.T.S.

SHRUB SCHEDULE				
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
CG	131	Small Leaf Clusia / Clusia guttifera	3 gal., 24" Ht. min., Full	24" o.c.
VS	106	Sandankwa Viburnum / Viburnum suspensum	3 gal., 24" Ht. min., Full	24" o.c.

TREE SCHEDULE					
TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
	AR2	4	Florida Flame Red Maple / Acer rubrum `Florida Flame`	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	BB	3	Shady Lady Black Olive / Bucida buceras 'Shady Lady'	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	CE2	12	Green Buttonwood / Conocarpus erectus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	CS3	4	Silver Buttonwood / Conocarpus erectus sericeus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	DR	1	Royal Poinciana / Delonix regia	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	ED	5	Japanese Blueberry Tree / Elaeocarpus decipiens TM	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	IE	4	Eagleston Holly / Ilex x attenuata `Eagleston`	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	LM3	10	Lavender Crape Myrtle / Lagerstroemia x `Muskogee`	2.5" DBH, 12` Ht. x 5` Spr. Min., Multi-trunk, 5` ct.	No
	PD	10	Slash Pine / Pinus elliottii densa	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	QV2	21	Southern Live Oak / Quercus virginiana	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	TD2	3	Bald Cypress / Taxodium distichum	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
PALMS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
	SS	51	Cabbage Palmetto / Sabal palmetto	30% @ 12` ct., 35% @ 15` ct., 35% @ 18` ct., Stagger Hts. within groups	Yes

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Landscape Specifications

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REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUSTON LA0000905 STATE OF FLORIDA

Job No. 2022-07
Drawn By EB
Checked By MH
Approved By MH
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Revision Dates

LP-2

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

4646 OKEECHOBEE ROAD

ENVIRONMENTAL ASSESSMENT

Prepared For:

LAND AMERICA

Prepared By:

EW CONSULTANTS, INC.

December 2022
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I. INTRODUCTION –

This Environmental Assessment Report details the land covers present on a piece of improved land located at 4646 Okeechobee Road in the City of Fort Pierce, Florida. In particular, this report focuses on the potential listed species which may be found within the open grassed areas of the subject site.

The 3.57-acre project site is located north of and adjacent to Okeechobee Road, just east of McNeill Road, and south of the Portofino Landings project (see Figure 1 in Appendix A, Location Map). It lies within Section 19, Township 35S, Range 40E, as shown on Figure 2 in Appendix A, USGS Quadrangle Map.

II. GENERAL PROPERTY DESCRIPTION –

Based on a December 2022 site visit conducted by staff from EW Consultants, Inc., the majority of the property is improved (paved parking lot) with no vertical construction. There are open areas of mowed grass generally located along the eastern portions of the property, as well as within the parking lot islands. The northwestern portion of the site includes a small portion of the Portofino Landings project (parking spaces and a dumpster).

The project site is bounded by Okeechobee Road to the south, commercial development to the west (a Shell gas station and a Tractor Supply store), the Portofino Landings multi-family residential project to the north, and Fivemile Creek (a North St. Lucie River Water Control District canal) to the east. Figure 3 in Appendix A is a 2021 aerial photo of the subject property and immediate surroundings.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. Any natural soil types are likely heavily altered due to the improvement of the project site from past development activities.

IV. EXISTING LAND COVER TYPES –

The land cover types on the subject property have been classified in accordance with the Florida Land Use & Cover Classifications System developed by the Florida Department of Transportation. The site has one land cover type: #192 - Inactive Lands with Street Patterns but without Structures. This land cover consists of the paved remnant parking lot on-site as well as the grassed areas to the east. Grasses consist mainly of ruderal species such as cogon grass, Bahia, Bermuda, smutgrass, guinea grass, limpo grass, Spanish needles, ragweed, rattlebox, bushy broomsedge, among others. Along the north property line is a black chain-link fence with Brazilian pepper and green buttonwood bushes at its base. There are no intact native wetland or upland habitat on-site.

Figure 4 in Appendix A provides an aerial view and nomenclature for the land cover type described.

V. SPECIMEN NATIVE TREES

There are no mature native tree species on the subject site; therefore there are no native trees which meet the City's protection standards. Planted laurel oaks exists adjacent to the project site in the southwest portion of the property. These trees are part of the landscaping for the adjacent Shell gas station.

VI. LISTED SPECIES DISCUSSION

During the field assessment of the property in December of 2022, observations were made for the presence or potential presence of listed fauna. Although the site is largely developed/paved, the open grassed areas with sandy soils provide potential foraging and burrowing habitat for state threatened gopher tortoise.

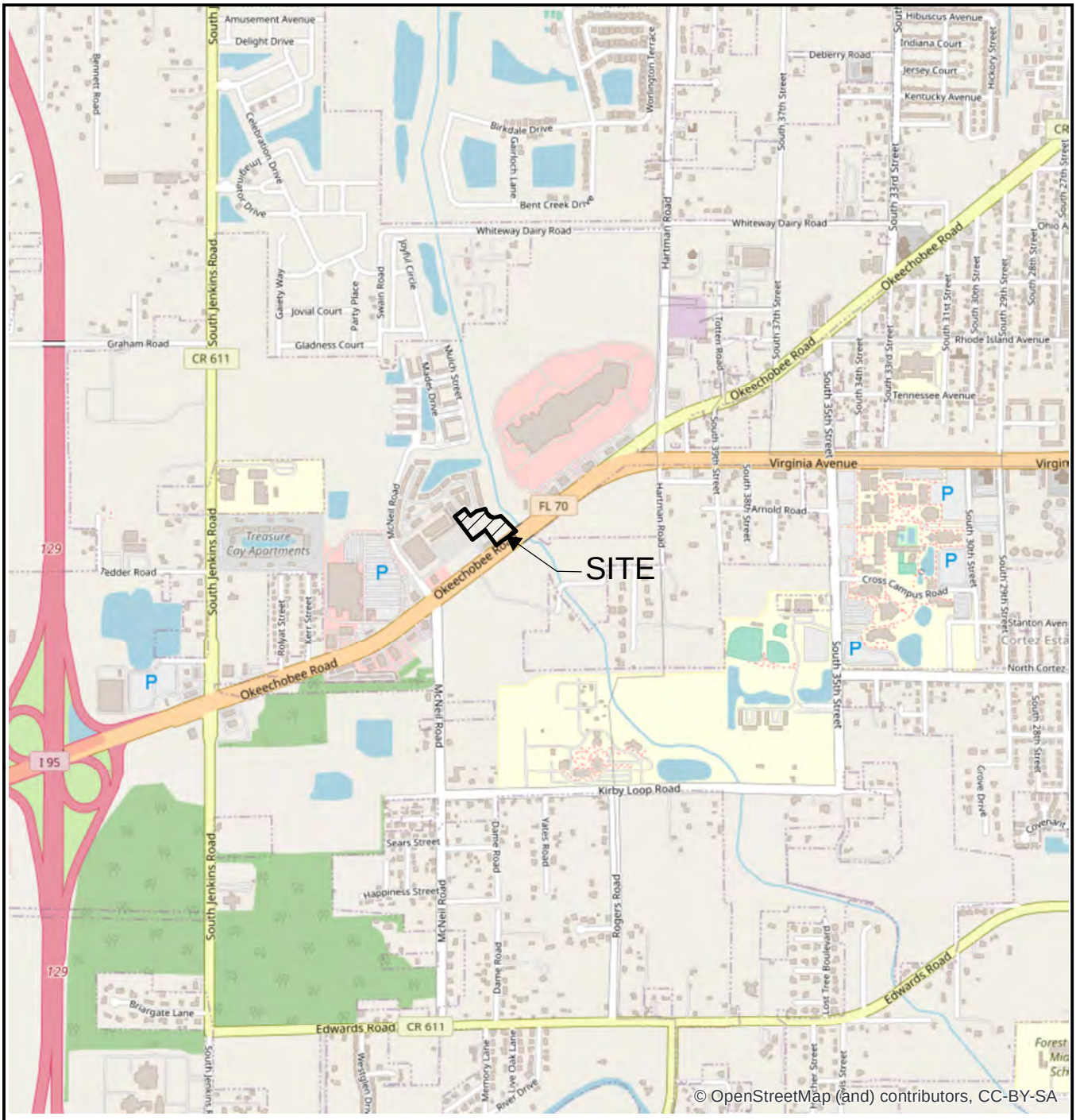
No potentially occupied burrows of this species were observed during the recent site visit. This survey is valid for 90 days and must be updated prior to land alteration activities.

Non-listed species observed on and near the site included a snipe flushed from the high grass, black vultures in-flight, and an osprey observed perched on top of a powerline pole on the east side of Fivemile Creek northeast of the project site. No other wildlife species were observed on-site at the time of the field reconnaissance in December 2022.

APPENDIX A

Maps and Figures:

Figure 1: Location Map
Figure 2: USGS Quadrangle Map
Figure 3: 2021 Aerial Photograph
Figure 4: Land Cover/FLUCCS Map



LEGEND

▨ - SITE (3.6+/- AC)

0 2,000 Feet

N

4646 OKEECHOBEE ROAD LOCATION

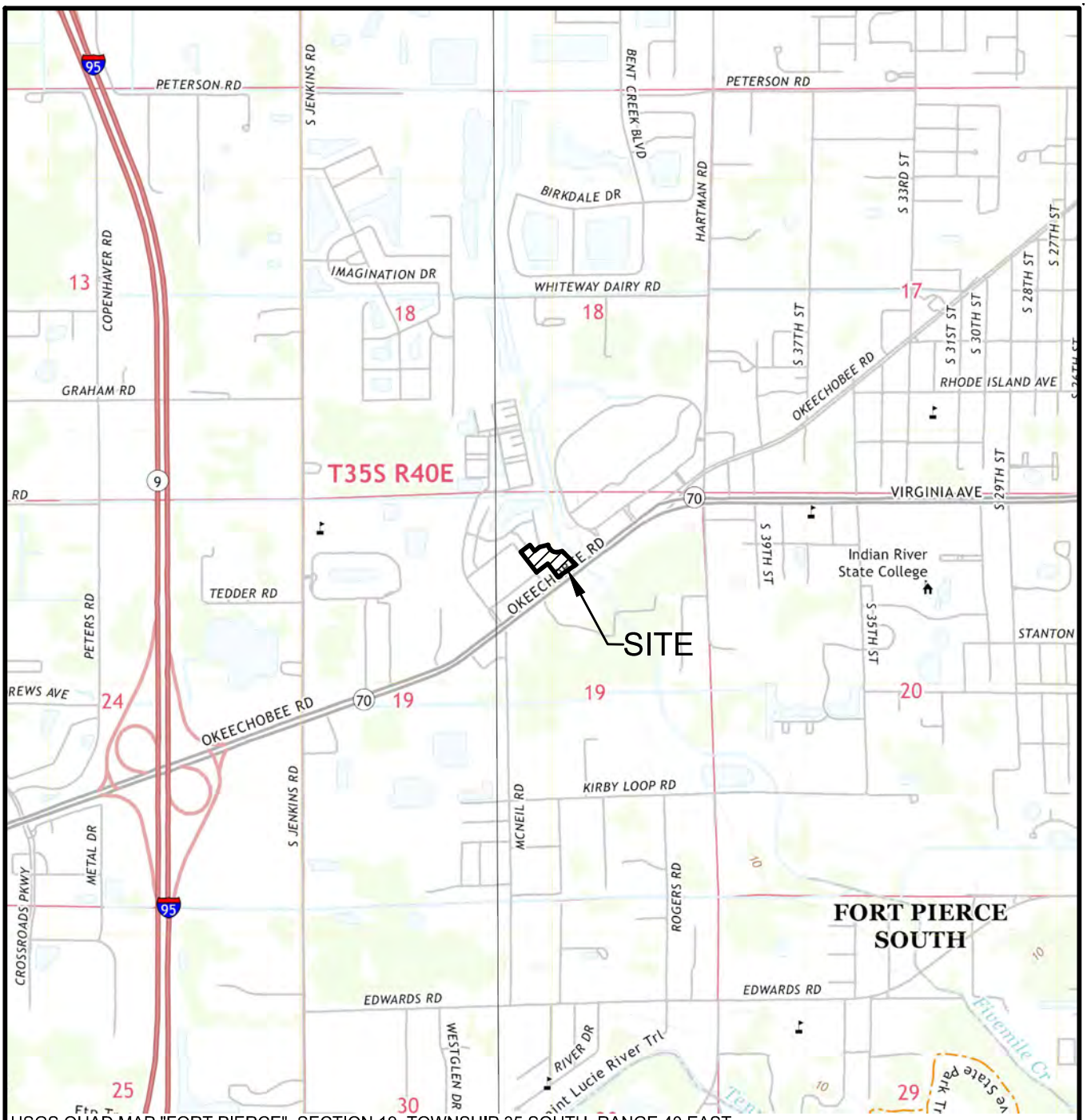
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

DEC 2022

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°25'24.50" LONGITUDE -80d22'22.78"

LEGEND

- SITE (3.6± AC)

0 2000

SCALE IN FEET

4646 OKEECHOBEE ROAD

QUAD MAP

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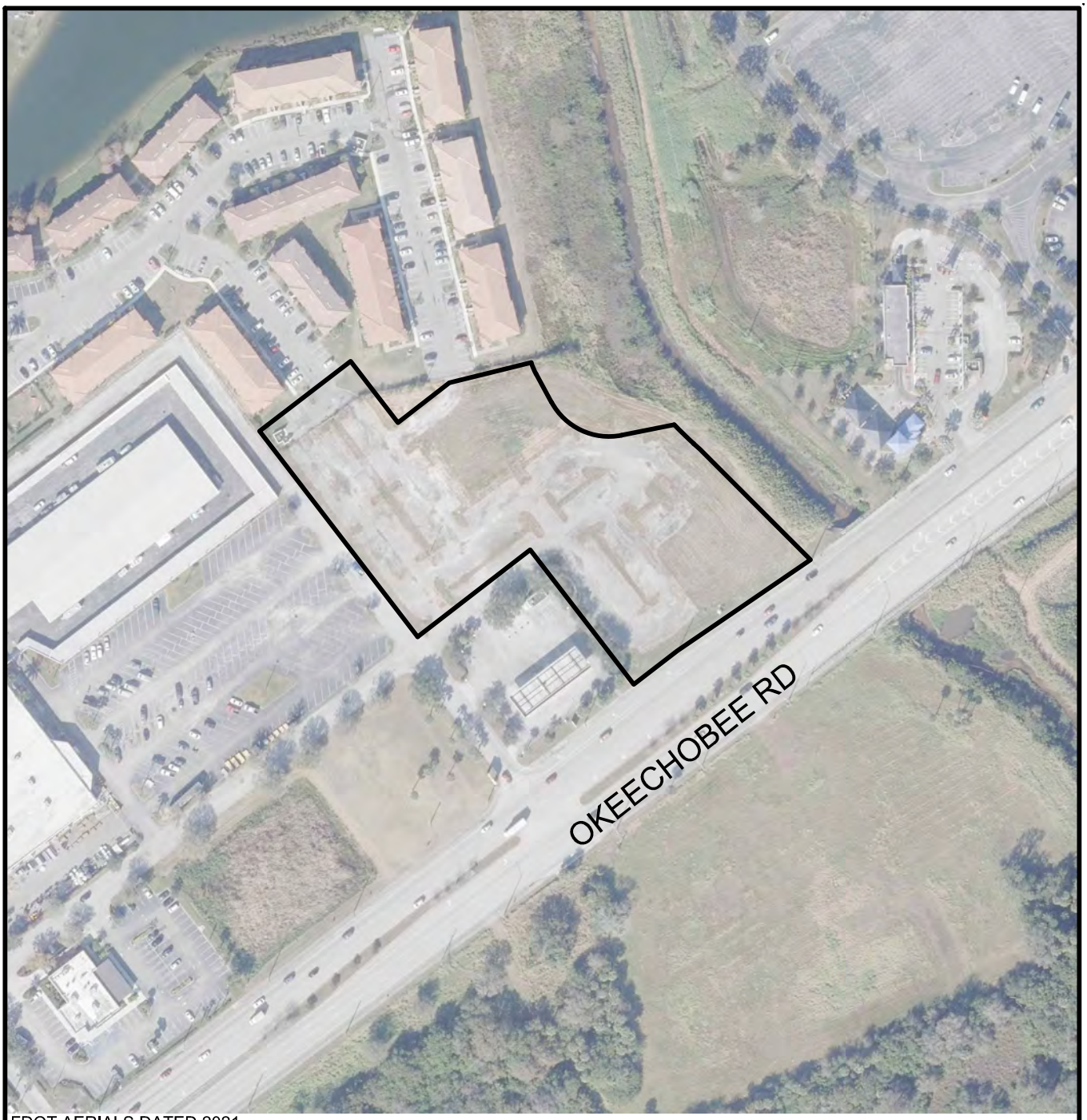
FIGURE

2

4646 Okeechobee Rd.dwg QUAD



FDOT AERIALS DATED 2021

0 200
SCALE IN FEET

4646 OKEECHOBEE ROAD

AERIAL

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EW Consultants, Inc.
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Stuart, FL 34996
772-287-8771 Fax 772-287-2988
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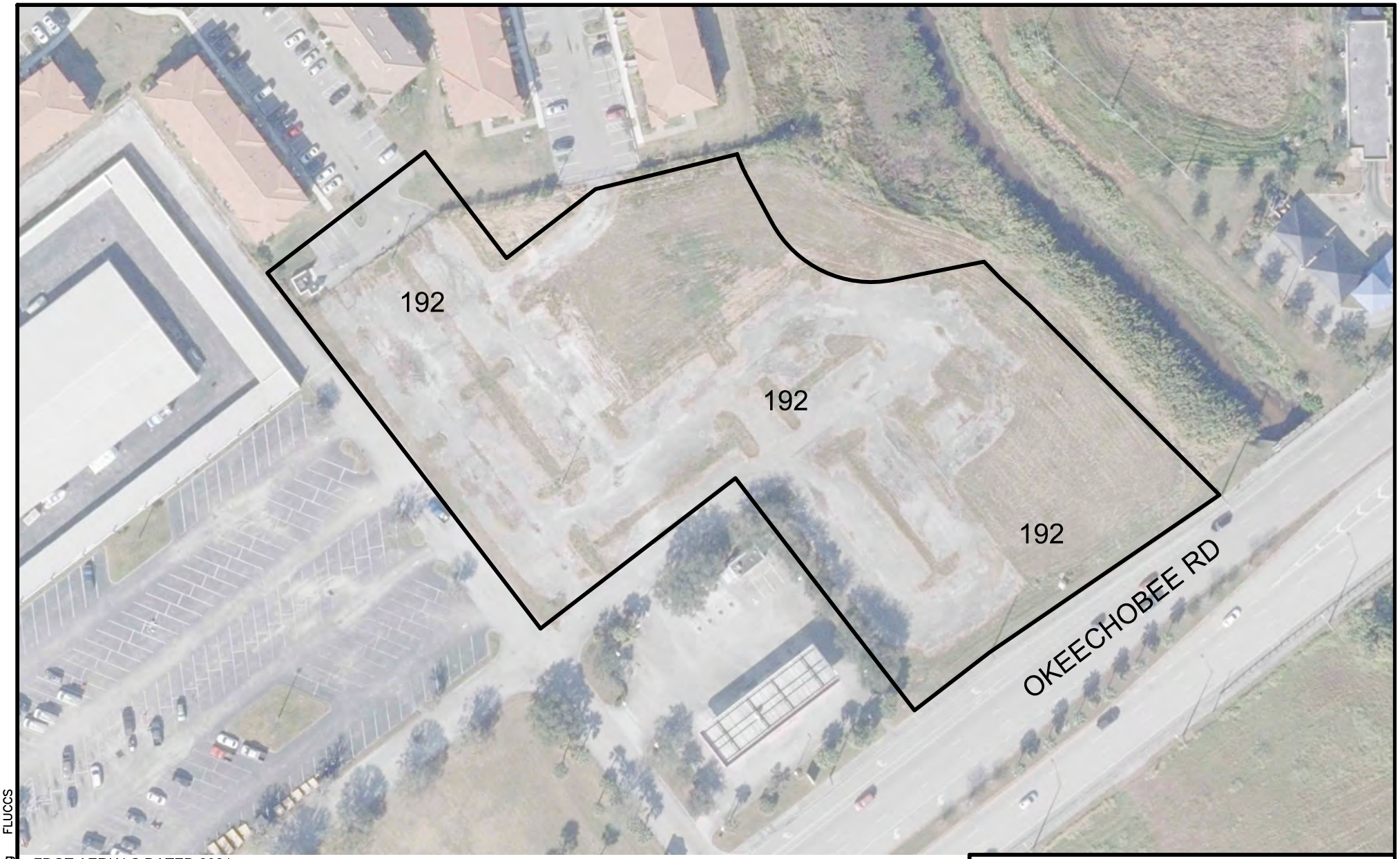
DEC 2022

FIGURE
3

4646 Okeechobee Rd.dwg AERIAL



FDOT AERIALS DATED 2021

LEGEND
192 - INACTIVE LAND WITH STREET PATTERNS BUT WITHOUT STRUCTURES (3.6± AC)

0 100
SCALE IN FEET

4646 OKEECHOBEE ROAD FLUCCS

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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 · FAX 772-287-2988
WWW.EWCONSULTANTS.COM

DEC 2022
FIGURE 4

4646 Okeechobee Rd.dwg FLUCCS

APPENDIX B

NRCS Custom Soils Report

Soil Map—St. Lucie County, Florida
(4646 OKEECHOBEE ROAD)



Map Scale: 1:1,200 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

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

Transportation
- Rails
- Interstate Highways
- US Routes
- Major 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
38	Riviera fine sand, 0 to 2 percent slopes	3.5	98.8%
55	Winder loamy sand	0.0	1.2%
Totals for Area of Interest		**3.6**	**100.0%**

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

4646 Okeechobee

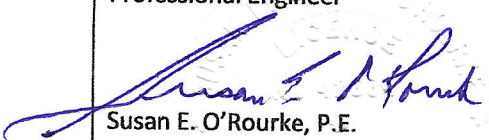
Prepared for:

Mr. Alejandro Zurita
Land America, LLC
C/O Pugliese Company
Pugliese Corporate Center
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

Prepared by:

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

December 16, 2022
SR22121.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 12/16/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

December 16, 2022

Mr. Alejandro Zurita
Land America, LLC
C/O Pugliese Company
Pugliese Corporate Center
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

Re: 4646 Okeechobee

Dear Mr. Zurita:

O'Rourke Engineering & Planning has completed the analysis of the proposed warehouse development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

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EXISTING CONDITIONS	3
PROJECT TRAFFIC	4
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	4
OTHER PROJECT TRAFFIC/ GROWTH RATE	8
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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2022 Level of Service Report
APPENDIX C: Growth Rate & Background Projects

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed warehouse development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

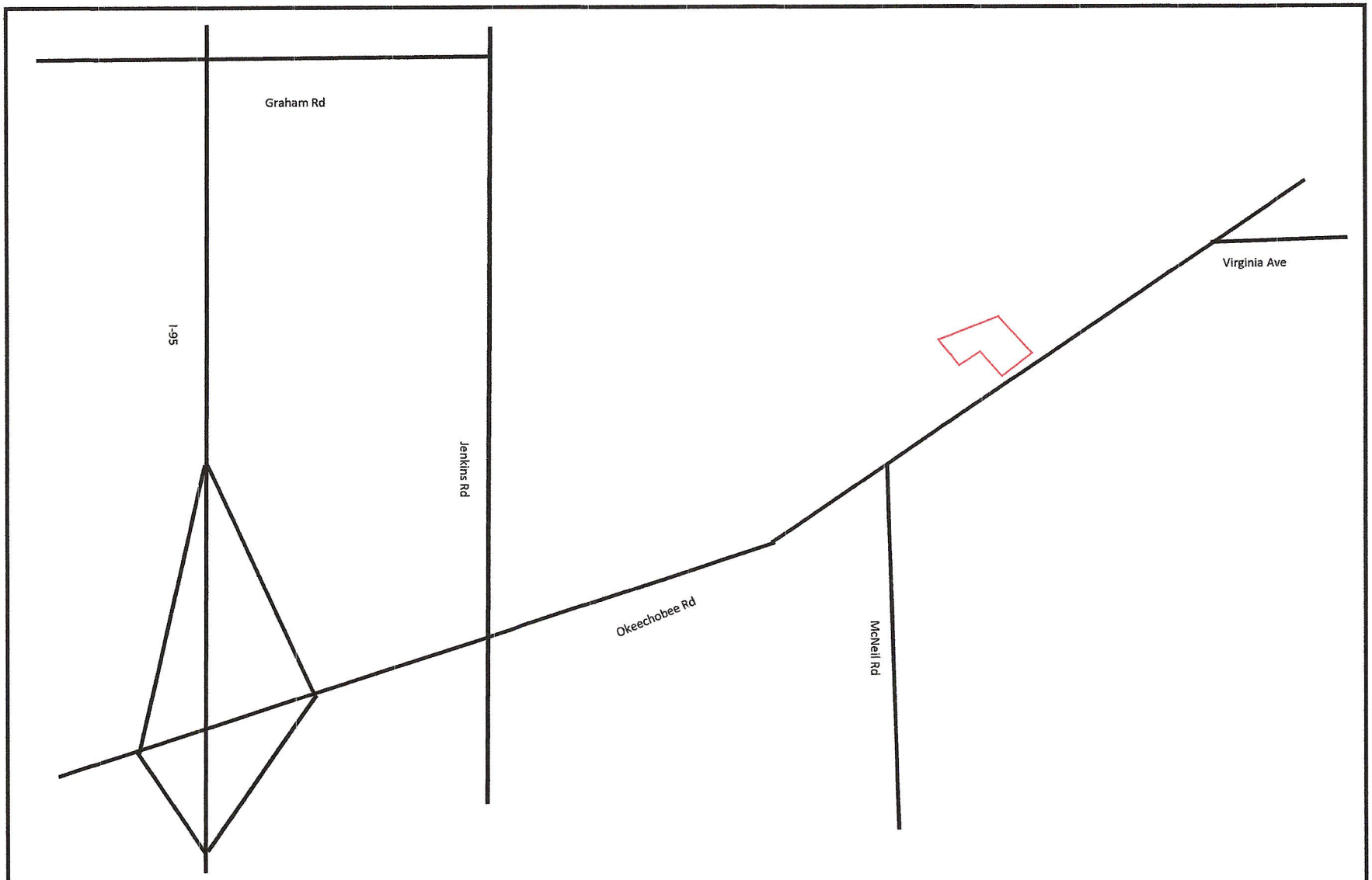
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida, will consist of a 39,450 square foot Warehouse on approximately 3.57 acres. The site is currently vacant. The project location is shown in **Figure 1**.



N NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: Date:	Legend = Project Location	Figure 1 Project Location 4646 Okeechobee

EXISTING CONDITIONS

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

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

Existing 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.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report 2022 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. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie 2022 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates were applied to Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 101 net new daily trips. There will be 7 net new AM peak hour trips with 5 entering the project and 2 trips exiting the project. There will be 7 net new PM peak hour trips with 2 trips entering the project and 5 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

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

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	39,450	Sft	T = 1.58(X) + 38.29	50%	50%	51	50	101
TOTAL		**39,450**					**51**	**50**	**101**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

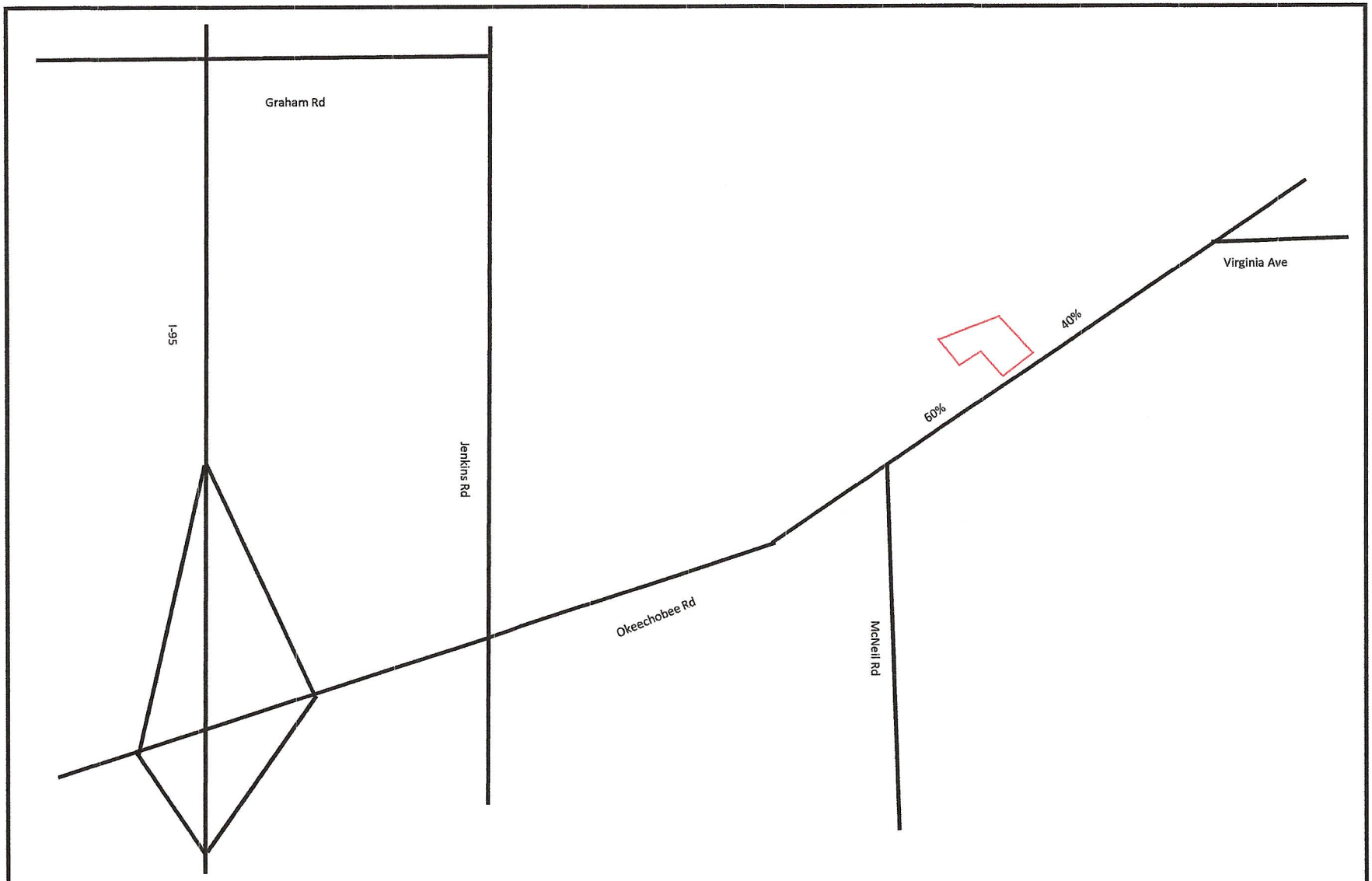
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	39,450	Sft	T = 0.17(X)	77%	23%	5	2	7
TOTAL		**39,450**					**5**	**2**	**7**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	39,450	Sft	T = 0.18(X)	28%	72%	2	5	7
TOTAL		**39,450**					**2**	**5**	**7**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Project Location

Figure 2

Percent Assignment

4646 Okeechobee

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	8LD	EB	IN	NO	3,170	3	0.09%	60%
	McNeil Rd	Project Access	8LD	WB	OUT	NO	3,170	1	0.03%	60%
	Project Access	Virginia Ave	6LD	EB	OUT	NO	3,170	1	0.03%	40%
	Project Access	Virginia Ave	6LD	WB	IN	NO	3,170	2	0.06%	40%

(1) St. Lucie TPO LOS 2022

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	7
Net In:	5
Net Out:	2

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	8LD	EB	IN	NO	3,170	1	0.03%	60%
	McNeil Rd	Project Access	8LD	WB	OUT	NO	3,170	3	0.09%	60%
	Project Access	Virginia Ave	6LD	EB	OUT	NO	3,170	2	0.06%	40%
	Project Access	Virginia Ave	6LD	WB	IN	NO	3,170	1	0.03%	40%

(1) St. Lucie TPO LOS 2022

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	7
Net In:	2
Net Out:	5

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Okeechobee were grown using a 3-year historical growth rate of 4.07%. The growth rate was calculated using available FDOT data from 2018 to 2021, at the link of Okeechobee Road from McNeil Road to Virginia Avenue. The growth rate was applied out 3 years to estimate 2025 traffic. Committed traffic from approved but unbuilt projects were also included as background traffic.

Details of the growth rate calculation and background projects are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Okeechobee Road was not significant but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2020	2020 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	EB	IN	NO	29,519	1,550	4.07%	1,892	143	2,035	3,170	3	2,038	0.09%	YES	60%
	McNeil Rd	Project Access	WB	OUT	NO	29,519	1,550	4.07%	1,892	65	1,957	3,170	1	1,958	0.03%	YES	60%
	Project Access	Virginia Ave	EB	OUT	NO	29,519	1,550	4.07%	1,892	143	2,035	3,170	1	2,036	0.03%	YES	40%
	Project Access	Virginia Ave	WB	IN	NO	29,519	1,550	4.07%	1,892	65	1,957	3,170	2	1,959	0.06%	YES	40%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way:	7
Net In:	5
Net Out:	2
Years Grown:	5

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2020	2020 Peak Hour Directional Volumes	Growth Rate (2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	EB	IN	NO	29,519	1,618	4.07%	1,975	109	2,084	3,170	1	2,085	0.03%	YES	60%
	McNeil Rd	Project Access	WB	OUT	NO	29,519	1,618	4.07%	1,975	165	2,140	3,170	3	2,143	0.09%	YES	60%
	Project Access	Virginia Ave	EB	OUT	NO	29,519	1,618	4.07%	1,975	109	2,084	3,170	2	2,086	0.06%	YES	40%
	Project Access	Virginia Ave	WB	IN	NO	29,519	1,618	4.07%	1,975	165	2,140	3,170	1	2,141	0.03%	YES	40%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way:	7
Net In:	2
Net Out:	5
Years Grown:	5

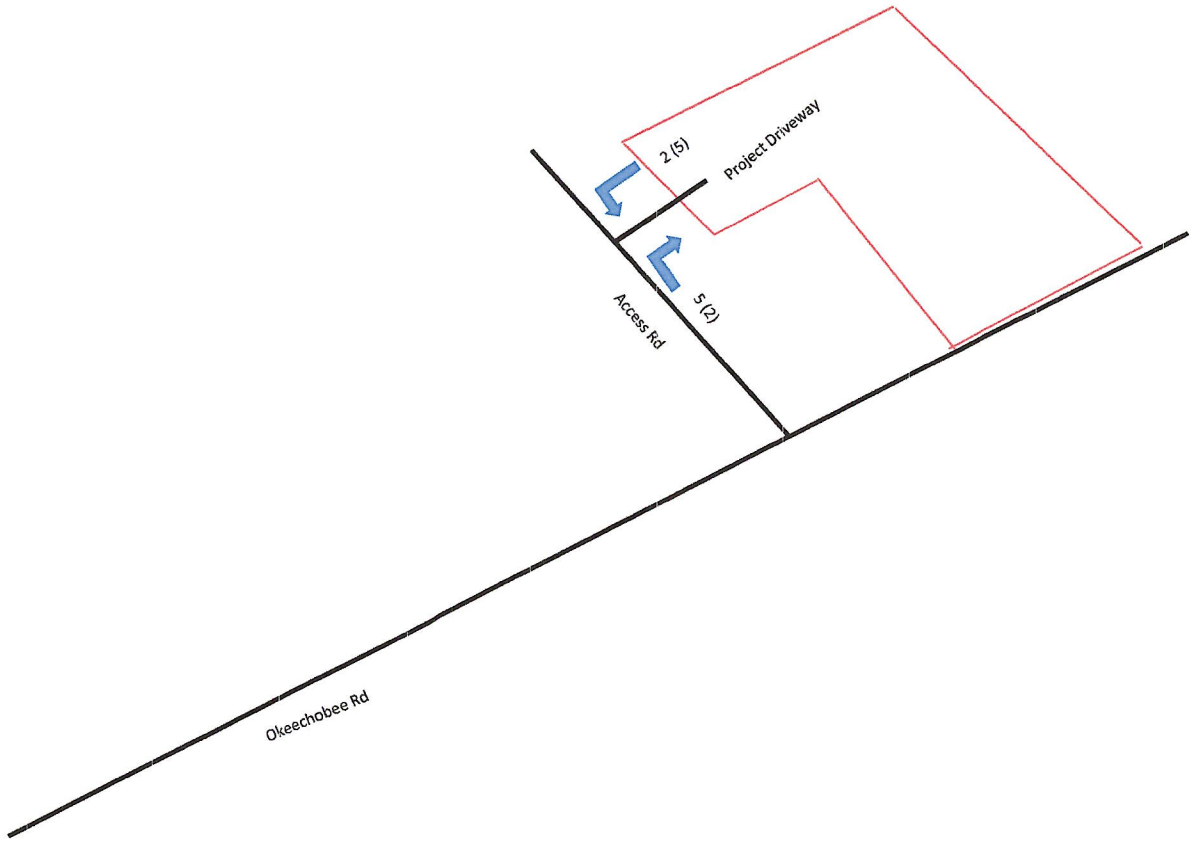
DRIVEWAY ANALYSIS

The project takes access from an existing access road with existing full access to Okeechobee Road. The project volumes are shown on **Figure 3**.

The existing access road already provides a right-turn lane and left-turn lane. Therefore, additional turn lane analysis is not required.

CONCLUSION

The 4646 Okeechobee with 101 daily trips, 7 net AM peak hour trips and 7 net PM peak hour trips will have an insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Project Location

XX (XX) = AM (PM) Driveway Volumes

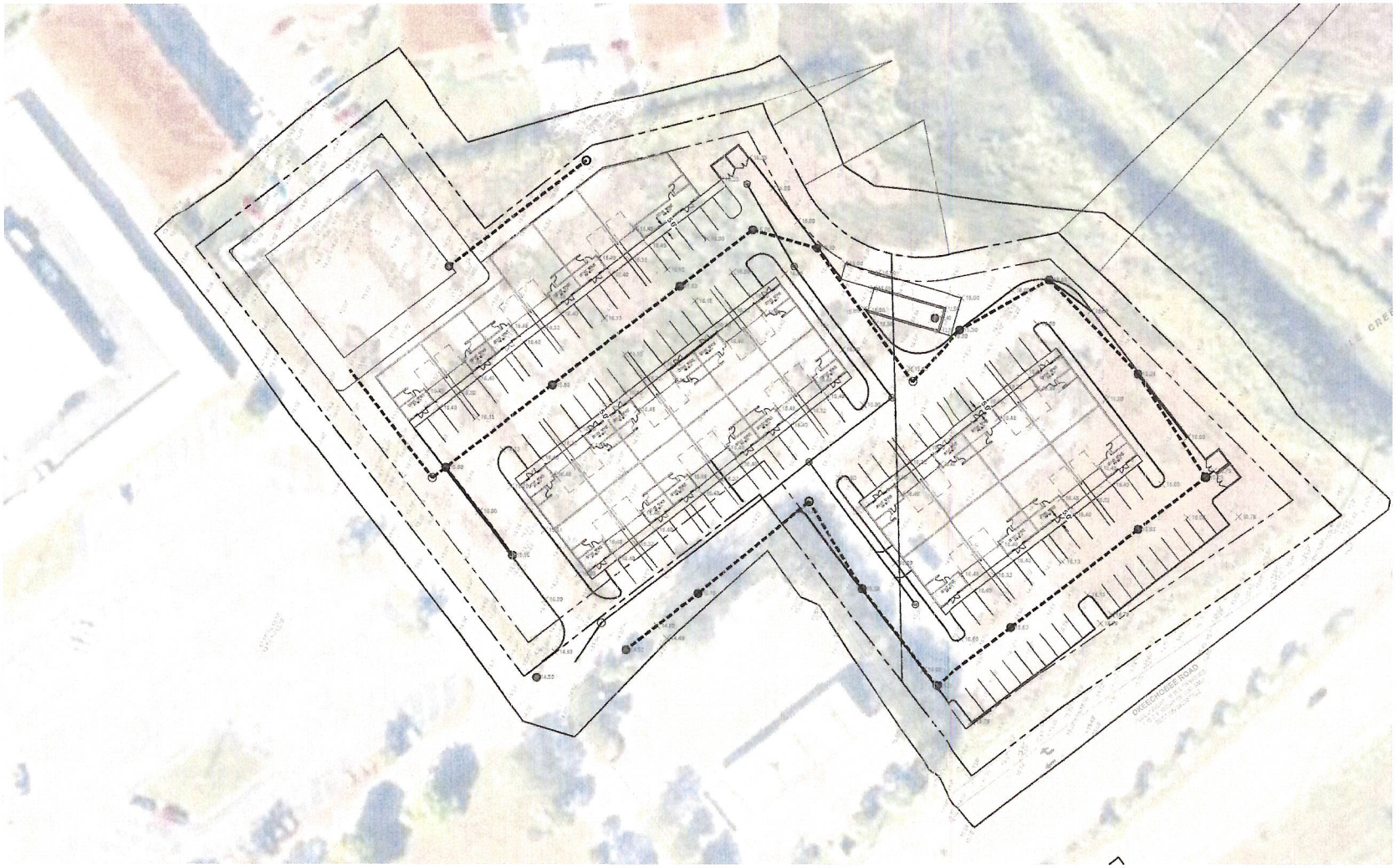
Figure 3

Driveway Volumes

4646 Okeechobee

APPENDIX A

SITE PLAN



SITE DATA

TOTAL SITE AREA	155352 SF	3.57 AC	(100%)
IMPERVIOUS AREA	97510 SF	2.25 AC	(63%)
BUILDING FOOTPRINT	33112 SF	0.76 AC	(21%)
PAVEMENT/CONCRETE	64515 SF	1.48 AC	(42%)
PERVIOUS AREA	57542 SF	1.32 AC	(37%)
OPEN SPACE	44028 SF	1.01 AC	(28%)
STORMWATER AREA	19489 SF	0.45 AC	(9%)

CURRENT ZONING: GENERAL COMMERCIAL (GC)
FUTURE LAND USE: COMMERCIAL GENERAL (C-3)
EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)

PARKING CALCULATIONS

SIZE, USE & RATE	REQUIRED	PROVIDED
39,459 SF WAREHOUSE @ 1 SPACE PER 600 SF	65	63
ACCESSIBLE SPACES @ 31-75 TOTAL SPACES	3	5
LOADING SPACE REQUIREMENT 32' X 14.50'	2	27

GRAPHIC SCALE
0 30 60
1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
Sit Not. Sit Safe. Sit Knots.
www.callsunshine.com

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ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

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KINGS HIGHWAY
CONCEPTUAL SITE PLAN
CITY OF FORT PIERCE
FLORIDA

PROJECT NO
010595-02-001

M. JHAZIE, P.E.
FL. LICENSE NO. 89667

PLAN STATUS

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
MJ	GC	GMB

SCALE: 1" = 30'
JOB No. 010595
DATE JUNE 2021
FILE No FT PIERCE SSS

SHEET EX 5

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2022

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
2022

Roadway Name	Location	STATION ID	2022 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
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,950	2019	700	432	C	0.617	376	C	0.537
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,600	2022	540	213	C	0.394	208	C	0.385
OHIO AVE	COLONIAL RD to US 1	686	3,600	2022	750	213	C	0.284	208	C	0.277
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,342	2020	1,580	592	B	0.375	637	B	0.403
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,342	2020	2,000	592	B	0.296	637	B	0.319
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,535	2020	2,450	370	B	0.151	362	B	0.148
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,535	2020	3,110	370	B	0.119	362	B	0.116
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,920	2020	3,240	376	B	0.116	376	B	0.116
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2020	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2020	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2020	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2020	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2020	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2020	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2020	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2019	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2019	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2019	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2019	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013

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

APPENDIX C

GROWTH RATE
&
BACKGROUND TRAFFIC

Roadway	*Location*	*2018 AADT*	*2021 AADT*
Okeechobee Rd	SW of Virginia Ave	31500	35500
	Total:	31500	35500
	Growth Rate	4.07%	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	35500 C	E 18500	W 17000	9.00	50.90	11.40
2020	29500 F	E 14000	W 15500	9.00	51.30	4.60
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00

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

AM APPROVED PROJECTS			Maverick Boats Phases II-IV			Pursuit Boats (Phase 2)			Approved/Unbuilt A-1 Truss			Pineapple Grove			Stonemont			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Okeechob	Jenkins Rd	McNeil Rd													0%	0	0	###	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	2	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	###	5	14	131	27	49	37	-5	113	-7	78
	McNeil Rd	Virginia Ave													0%	0	0	###	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	2	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	###	5	14	130	17	44	26	-3	143	-5	65
				In	124		In	185		In	69		In	69		In	197		In	143		In	62		In	30		In	45		In	76		In	42		In	342		In	141		In	7		In	36									
				Out	17		Out	55		Out	11		Out	197		Out	55		Out	421		Out	186		Out	96		Out	167		Out	17		Out	42		Out	341		Out	31		Out	5		Out	12									

PM APPROVED PROJECTS			Maverick Boats Phases II-IV			Pursuit Boats (Phase 2)			Approved/Unbuilt A-1 Truss			Pineapple Grove			Stonemont			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Okeechobee	Jenkins Rd	McNeil Rd													0.0%	0	0	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	6	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	102	24	156	23	-5	121	-5	174
	McNeil Rd	Virginia Ave													0.0%	0	0	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	5	0.0%	0	0	3.0%	6	6	0.0%	0	0	0%	0	0	40%	4	4	97	16	153	16	-3	109	-3	165
				In	19		In	89		In	10		In	233		In	68		In	498		In	193		In	100		In	172		In	19		In	51		In	458		In	10		In	12		In	10									
				Out	125		Out	180		Out	60		Out	137		Out	186		Out	311		Out	113		Out	57		Out	167		Out	57		Out	52		Out	216		Out	11		Out	21		Out	11									



SELF STORAGE - 4646 OKEECHOBEE

FT PIERCE, FLORIDA

Developer:

LAND AMERICA, LLC
101 Pugliese Way
Delray Beach, Florida 33444
561-454-1625

Architect

GOOD & EDWARD DESIGN STUDIOS
30901 Stagecoach Blvd #103
Evergreen, CO 80439

REVISION INDEX				
SYMBOL	DATE	BY	SHEETS REVISED	DESCRIPTION OF REVISION

Sheet List Table	
Sheet Number	Sheet Title
ARCHITECTURE	
TITLE	SHEET INDEX
A1	BUILDING A - FLOOR PLANS
A2	BUILDING A - ROOF PLAN
A3	BUILDING A - ELEVATIONS
A4	BUILDING B - FLOOR PLANS
A5	BUILDING B - ROOF PLAN
A6	BUILDING B - ELEVATIONS
A7	BUILDING C - FLOOR PLANS
A8	BUILDING C - ROOF PLAN
A9	BUILDING C - ELEVATIONS

Revisions | By | Date | Symbol | Seal

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Evergreen, CO 80439

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Sheet Title: TITLE SHEET

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale: 3/32" = 1'-0"

Job No.

Date: 11/26/22

Drawn By

Sheet No.

TITLE

AREA A

8 Units

Total Ground Floor = Office 1,996 sf + Warehouse /Bathroom 9,316 sf = 11,312 sf
Total Building = 11,312 Ground Floor + 2,112 Mezzanine = 13,424 sf

NOTES A:

BUILDING OCCUPANCY: STORAGE GROUP S-2

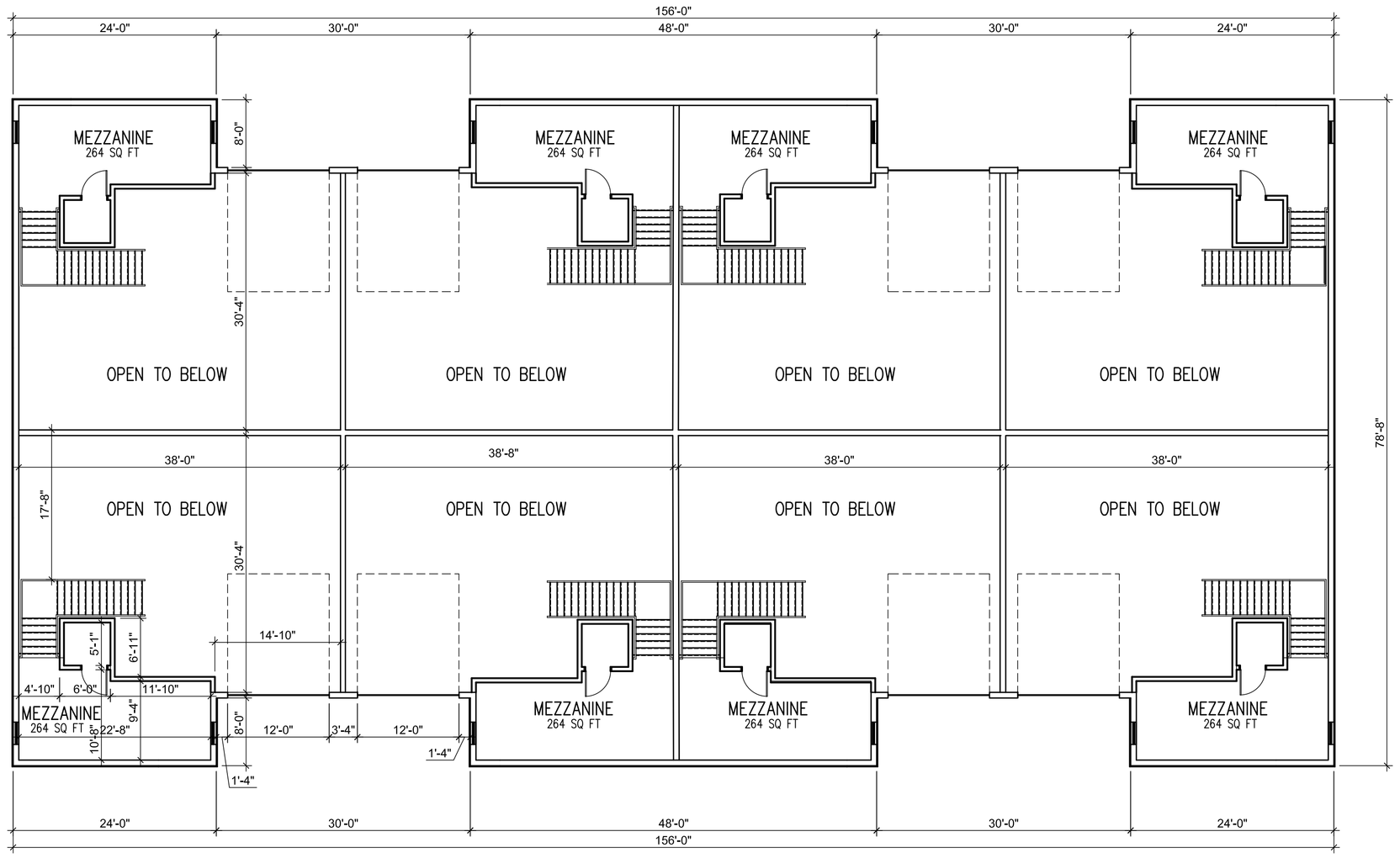
OCCUPANT LOAD:
OFFICE = 1,996 SF /100 = 20 OCCUPANTS
STORAGE SPACE = 11,428 SF /500 = 22.8 OCCUPANTS
CALCULATED TOTAL OCCUPANT LOAD = 42.8 OCCUPANTS
ANTICIPATED ACTUAL OCCUPANT LOAD = 15 OCCUPANTS

CONSTRUCTION TYPE: TYPE II-B

ALL PROPOSED ENCLOSED PORTIONS OF THE BUILDING SHALL BE FIRE SPRINKLER PROTECTED

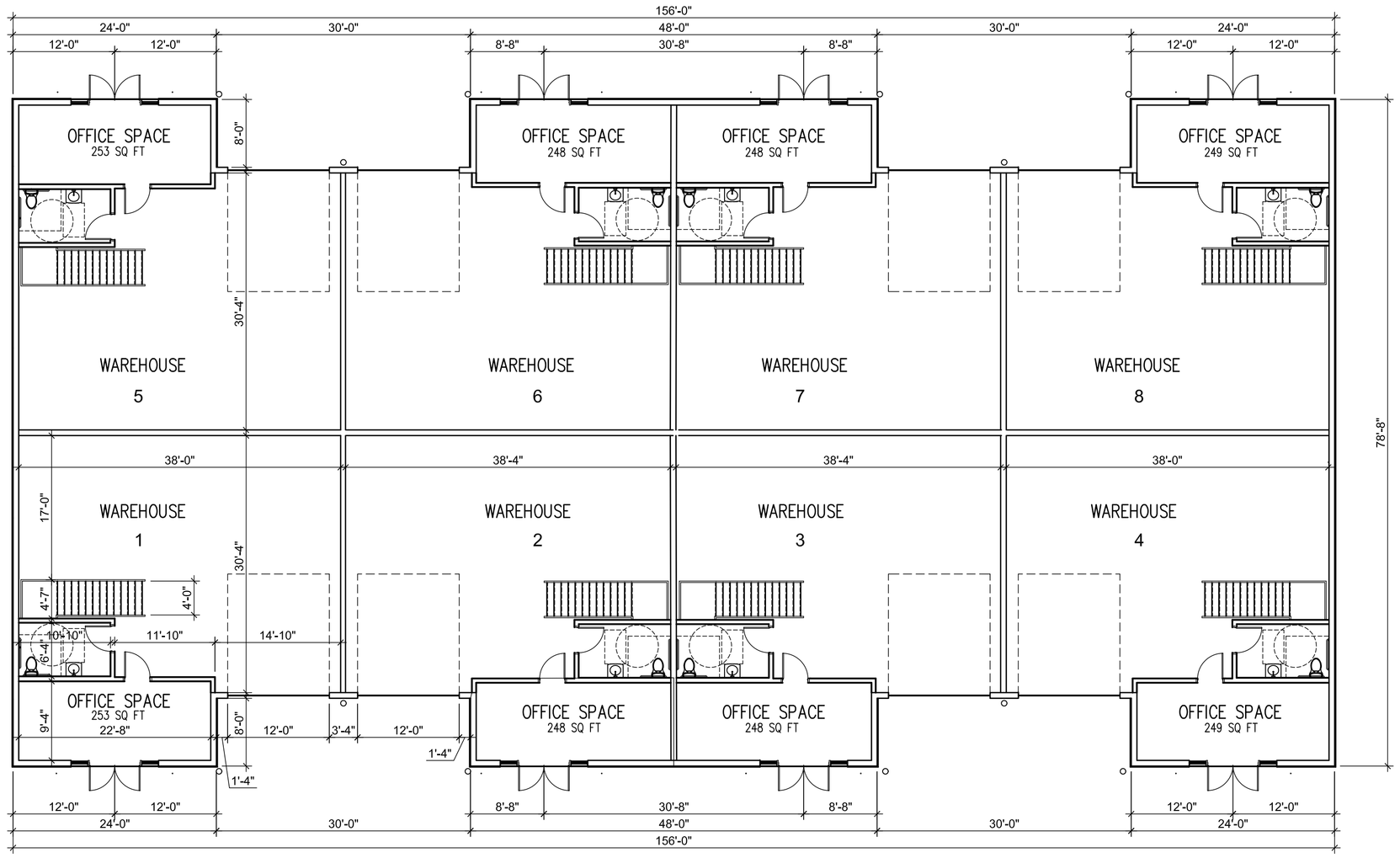
BUILDING SQUARE FOOTAGE:
TOTAL - 13,424 SF

BUILDING FOOTPRINT:
TOTAL - 11,312 SF



MEZZANINE FLOOR PLAN - BUILDING A

SCALE: 3/32" = 1'-0



GROUND FLOOR PLAN - BUILDING A

SCALE: 1/16" = 1'-0

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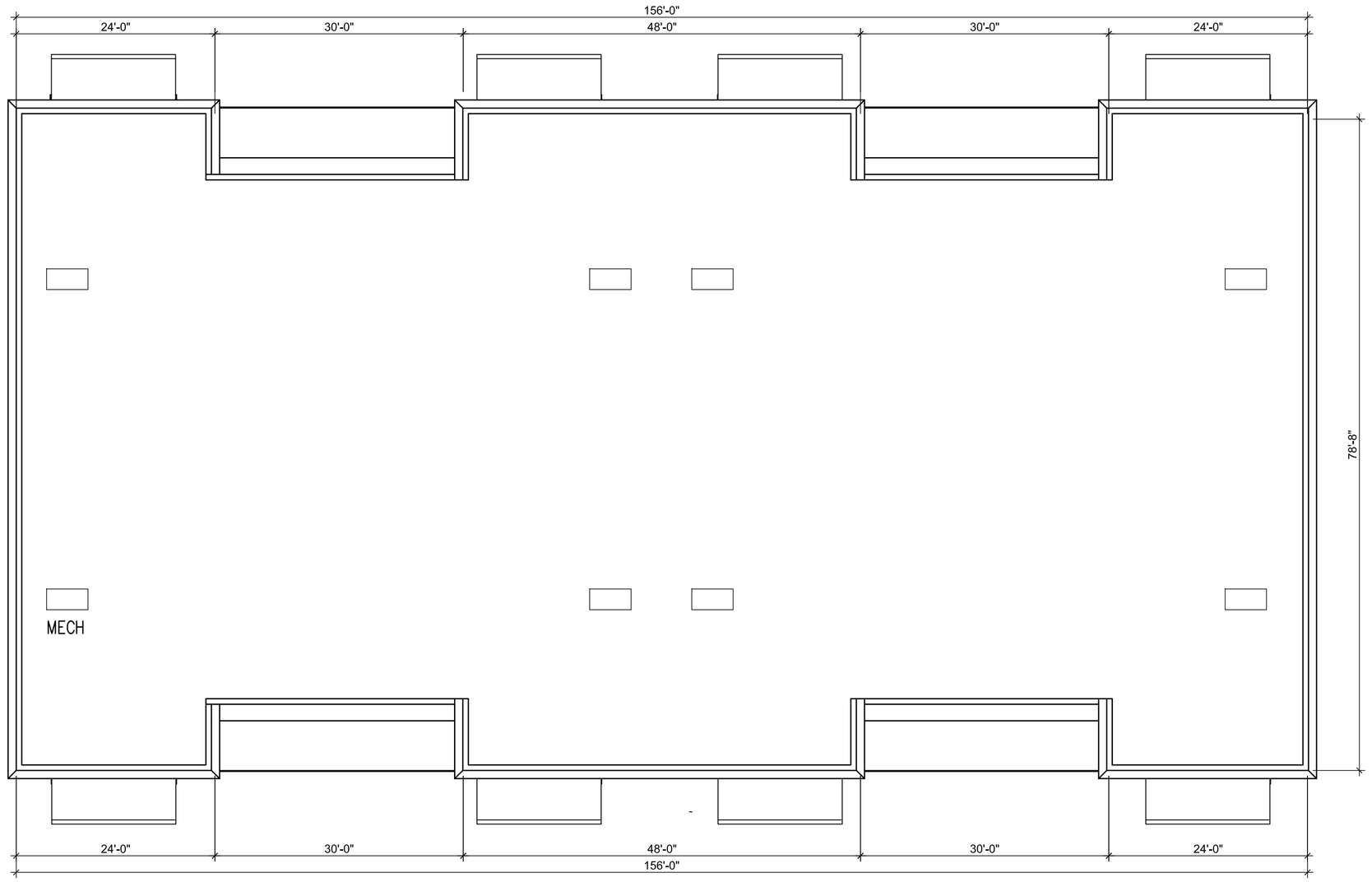
Sheet Title: FLOOR PLAN BUILDING A

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A1



ROOF PLAN - BUILDING A

SCALE: 3/32" = 1'-0

Symbol	Date	By	Revisions

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Sheet Title: ROOF PLAN BUILDING A

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date: 9/26/22	Drawn By

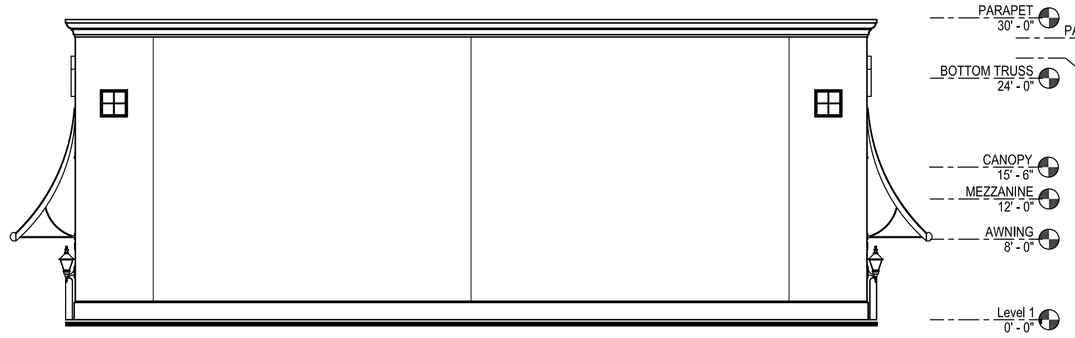
Sheet No.

A2



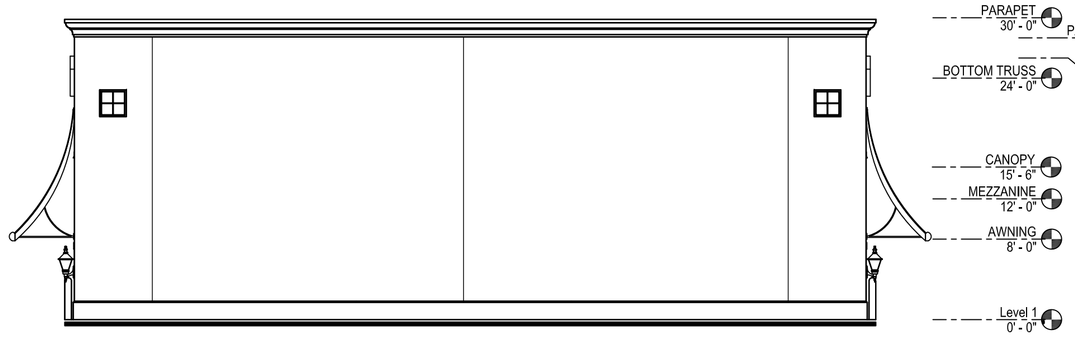
FRONT ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0



RIGHT ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0



LEFT ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0



REAR ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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Sheet Title: ELEVATIONS BUILDING A

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A3

AREA B

12 Units

Total Ground Floor = Office 2,181 sf + Warehouse /Bathroom 10,547 sf = 12,728 sf
Total Building = 12,728 Ground Floor + 2,684 Mezzanine = 15,412 sf

NOTES B:

BUILDING OCCUPANCY: STORAGE GROUP S-2

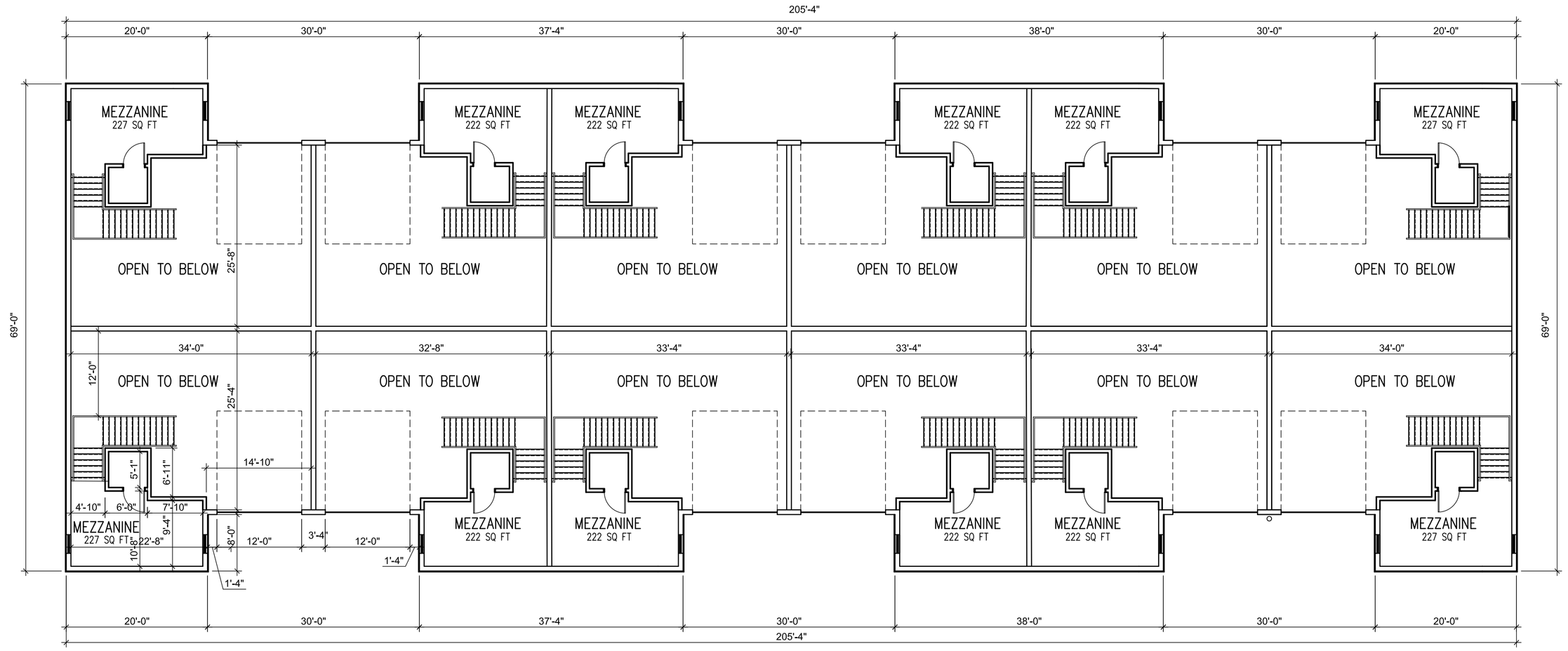
OCCUPANT LOAD:
OFFICE = 2,181 SF /100 = 21.8 OCCUPANTS
STORAGE SPACE = 13,231 SF /500 = 26.5 OCCUPANTS
CALCULATED TOTAL OCCUPANT LOAD = 48.3 OCCUPANTS
ANTICIPATED ACTUAL OCCUPANT LOAD = 22 OCCUPANTS

CONSTRUCTION TYPE: TYPE II-B

ALL PROPOSED ENCLOSED PORTIONS OF THE BUILDING SHALL BE FIRE SPRINKLER PROTECTED

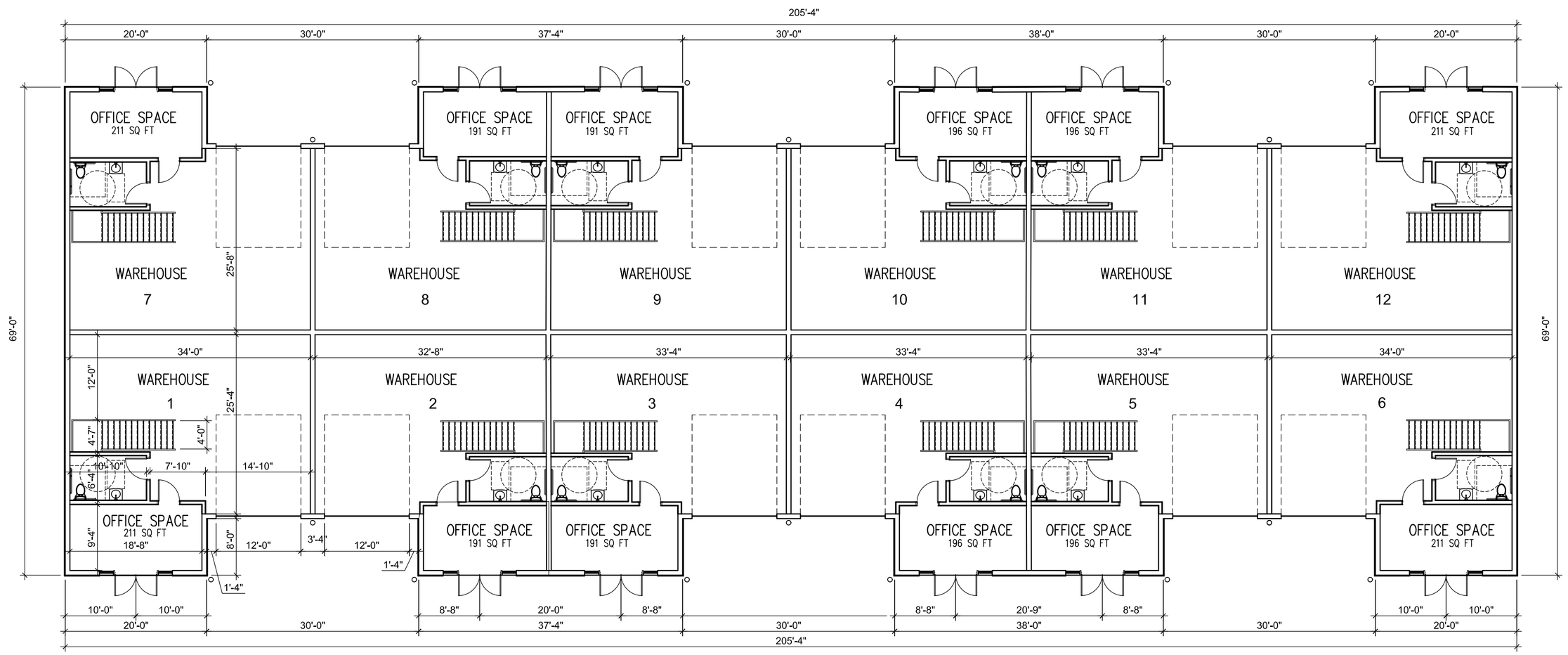
BUILDING SQUARE FOOTAGE:
TOTAL - 15,412 SF

BUILDING FOOTPRINT:
TOTAL - 12,728 SF



MEZZANINE FLOOR PLAN - BUILDING B

SCALE: 3/32" = 1'-0



GROUND FLOOR PLAN - BUILDING B

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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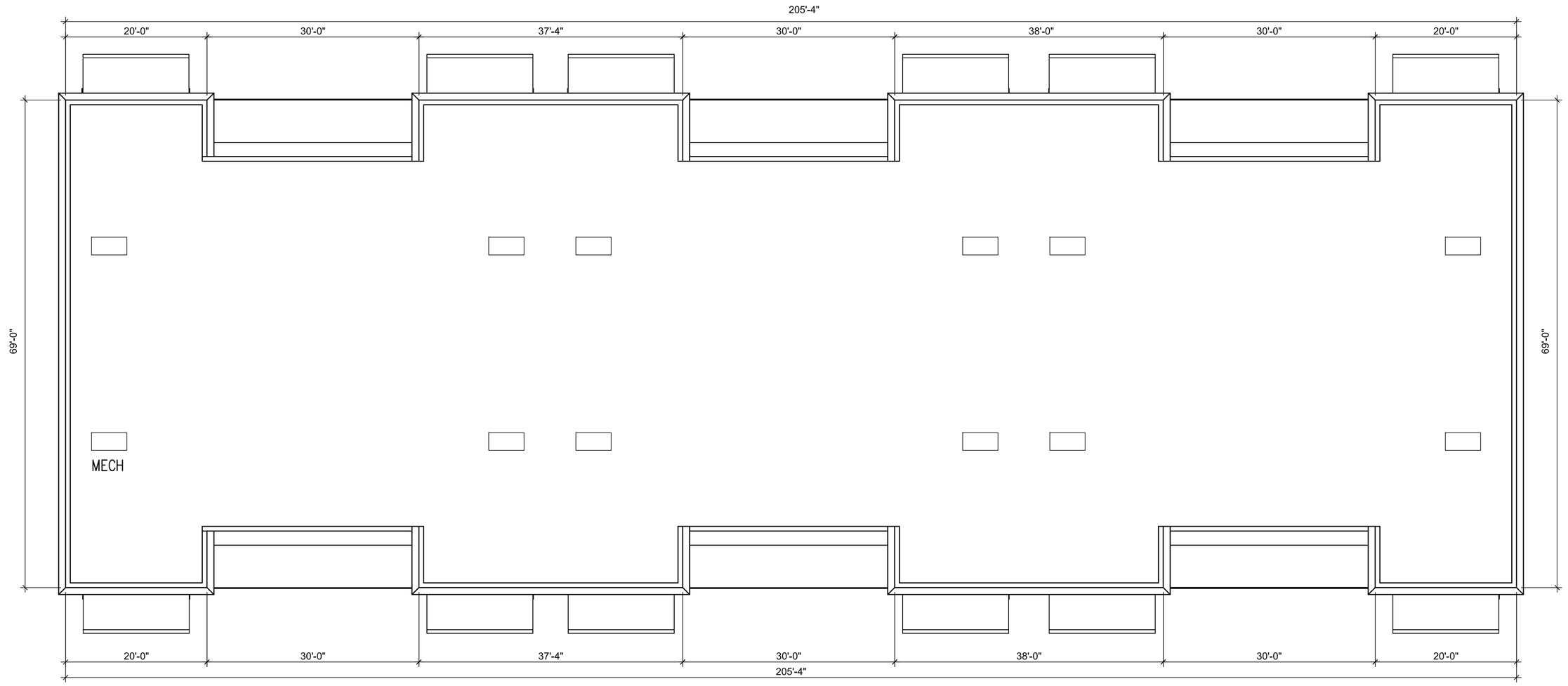
Sheet Title: FLOOR PLAN BUILDING B

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A4



ROOF PLAN - BUILDING B

SCALE: 3/32" = 1'-0

Revisions

Symbol	Date	By

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Sheet Title: ROOF PLAN BUILDING B

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date: 11/26/22	Drawn By

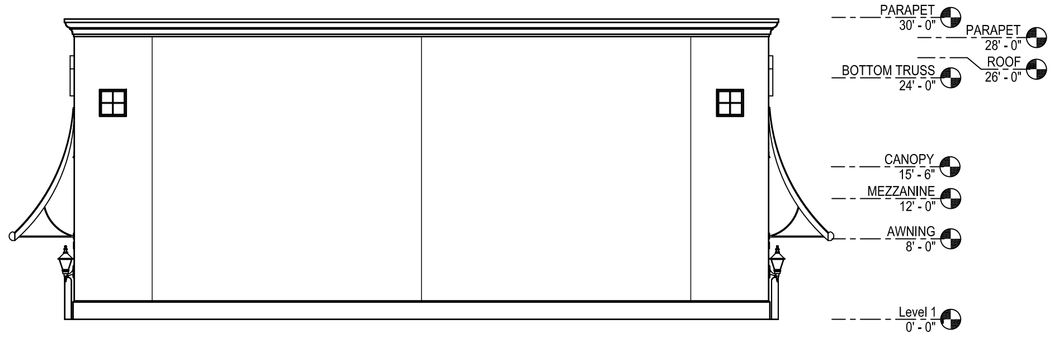
Sheet No.

A5



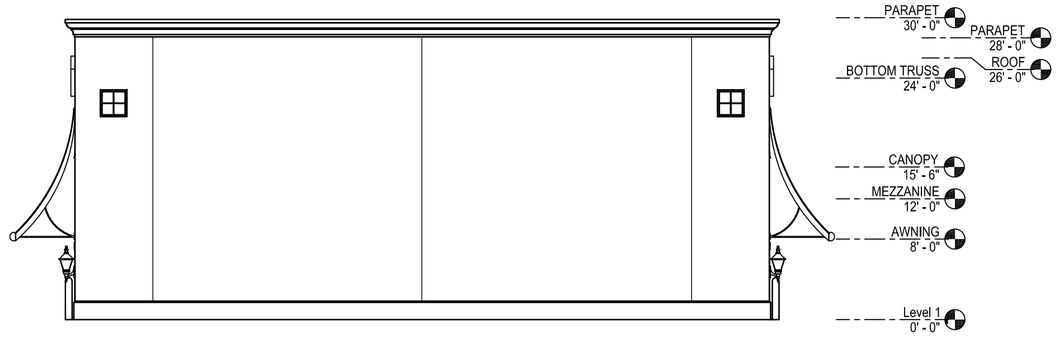
FRONT ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0



RIGHT ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0



LEFT ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0



REAR ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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Sheet Title: ELEVATIONS BUILDING B

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A6

AREA C

6 Units

Total Ground Floor = Office 1,455 sf + Warehouse /Bathroom 7,617 sf = 9,072 sf
Total Building = 9,072 Ground Floor + 1,542 Mezzanine = 10,614 sf

NOTES C:

BUILDING OCCUPANCY: STORAGE GROUP S-2

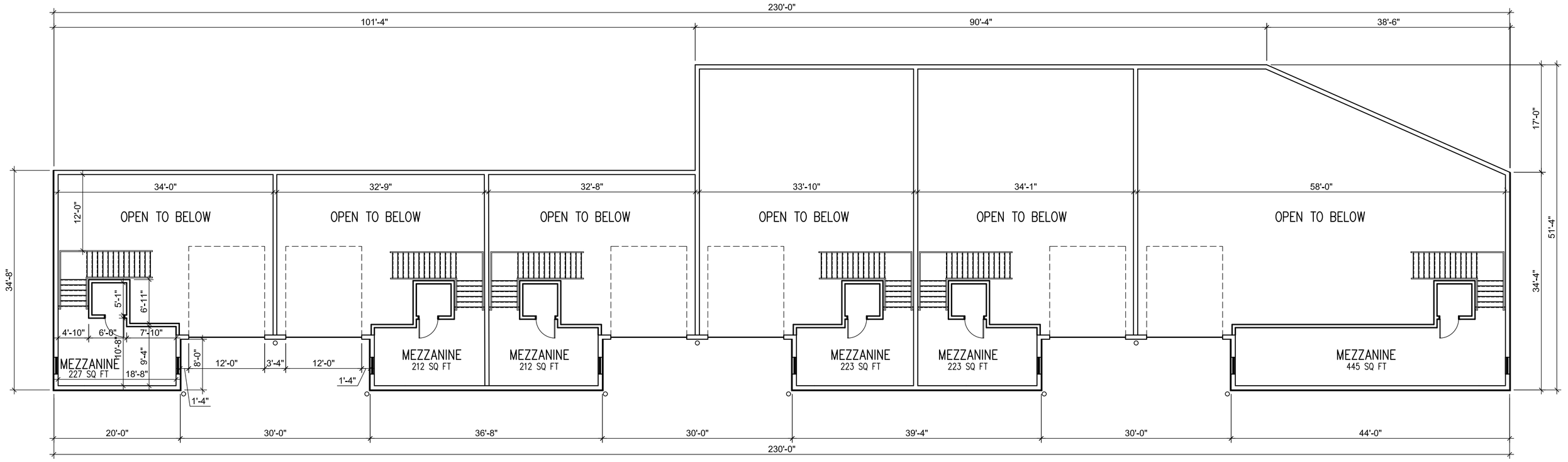
OCCUPANT LOAD:
OFFICE = 1,455 SF /100 = 14.6 OCCUPANTS
STORAGE SPACE = 9,159 SF /500 = 18.3 OCCUPANTS
CALCULATED TOTAL OCCUPANT LOAD = 32.9 OCCUPANTS
ANTICIPATED ACTUAL OCCUPANT LOAD = 12 OCCUPANTS

CONSTRUCTION TYPE: TYPE II-B

ALL PROPOSED ENCLOSED PORTIONS OF THE BUILDING SHALL BE FIRE SPRINKLER PROTECTED

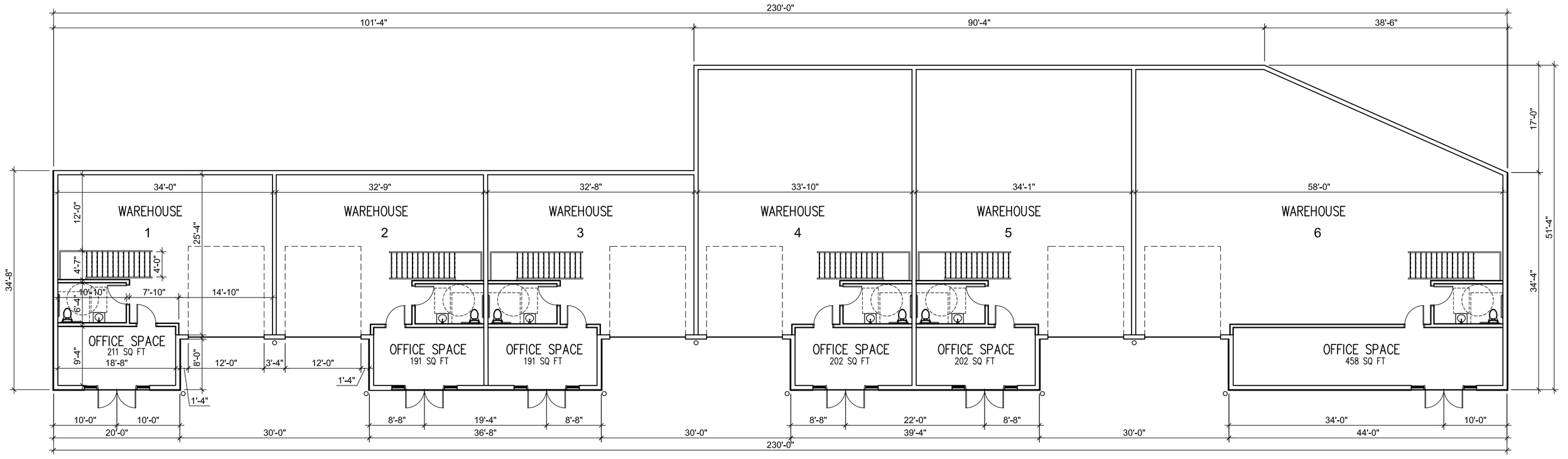
BUILDING SQUARE FOOTAGE:
TOTAL - 10,614 SF

BUILDING FOOTPRINT:
TOTAL - 9,072 SF



MEZZANINE FLOOR PLAN - BUILDING C

SCALE: 3/32" = 1'-0



FLOOR PLAN - BUILDING C

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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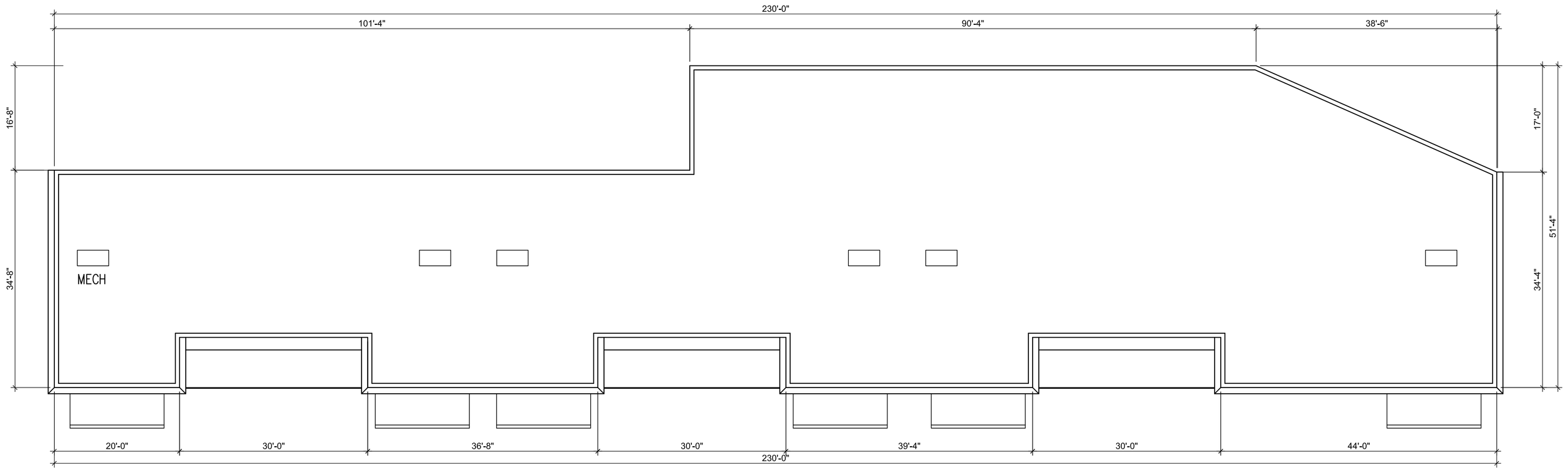
Sheet Title: FLOOR PLAN BUILDING C

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A7



ROOF PLAN - BUILDING C

SCALE: 3/32" = 1'-0

Symbol	Date	By	Revisions

This is an original design, created by Good & Edward Design Studios concepts, ideas, plans and details are the sole property of Good & Edward Design Studios. None of the aforementioned shall be used by or disclosed to any person, firm or organization for any purpose without the prior written permission of Good & Edward Design Studios.

Seal

GOOD & EDWARD DESIGN STUDIOS
30901 Stagecoach Blvd
Evergreen, CO 80439

321-271-0748
GoodEdward.com

Sheet Title: ROOF PLAN BUILDING C

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date: 11/26/22	Drawn By

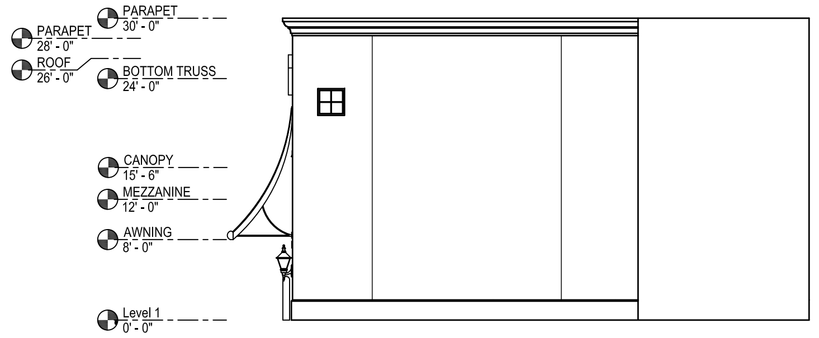
Sheet No.

A8



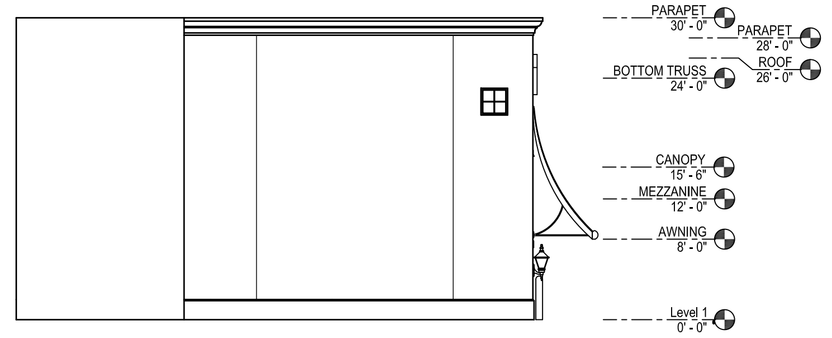
FRONT ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0



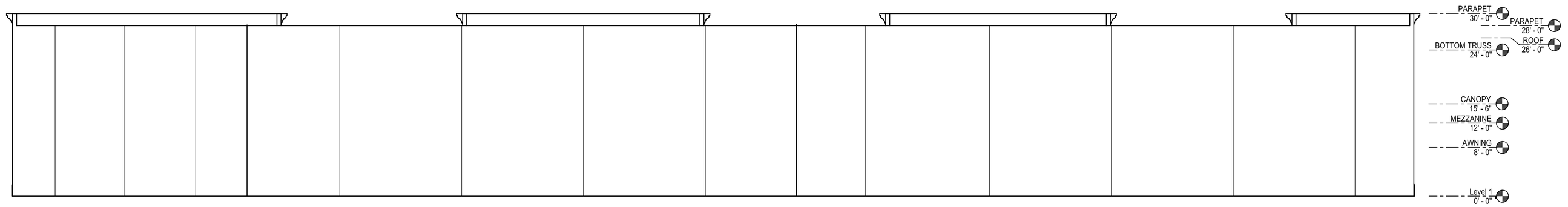
RIGHT ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0



LEFT ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0



REAR ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

Seal

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GOOD & EDWARD DESIGN STUDIOS
30901 Stagecoach Blvd
Evergreen, CO 80439

321-271-0748
GoodEdward.com

Sheet Title: ELEVATIONS BUILDING C

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A9

HJA Design Studio
3500 SW Corporate Pkwy., Suite 203
Palm City, FL 34990
Phone: 772-678-7200

Delivery Transmittal

To:	City of Fort Pierce Planning & Engineering Depts.	From:	HJA Design Studio
C/O:	Planning Department	Date:	November 12, 2024
Phone:	772-467-3729	Ref #:	TRC No. 23-07000006
Re:	4600 Okeechobee Rd AKA Okeechobee Road Flex Space Resubmittal Package	CC:	Development Team

☐ Via Fed Ex ☐ Via US Mail ☐ Via E-Transmittal

☒ Via Hand Delivery ☐ Via Package Pick Up

Comments:

Please see the attached documents pertaining to the above referenced project.

If you have any questions or concerns, please feel free to contact us at 772-678-7200.

HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida 34990 T 772-678-7200

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Hand Delivered
November 12, 2024

Kev Freeman
Planning Director
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Re: 4600 Okeechobee Road – Resubmittal Project#: 23-07000006

Dear Kev,

On behalf of St. Lucie Kings, LLC and following the August 21st staff meeting, we are pleased to resubmit the application materials for the referenced project, located along Okeechobee Road in Fort Pierce, Florida.

Enclosed, you will find one copy of the documents, three sets of plans as requested, and a digital copy of the revised materials for your review

1. Design Review Application
2. Development Review Application
3. Location Map
4. Project Description/Narrative
5. Site Plan
6. Lighting Plan
7. Landscape Plan
8. Architectural Drawings
9. 3D Renderings
10. Color board containing color samples of exterior finishes
11. Property Record Card
12. Warranty Deed

We look forward to working with you to complete this project. If you have any questions or need any additional information, please do not hesitate to contact our office at 772-678-7200. Thank you.

Sincerely,

Erika Beitler

Erika Beitler
Project Manager
HJA Design Studio, LLC

cc: St. Lucie Kings, LLC
Development Team

HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida USA 34990 T 772-678-7200

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location 4600-4650 Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-122-0001-040-6 & 2419-122-0002-050-9

Project description Flex Space (wholesale trade / warehouse and freight)

ST. LUCIE KINGS, LLC	HJA Design Studio, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
101 Pugliese Way, Suite 200	3500 SW Corporate Parkway, Suite 203
Street Address	Street Address
Delray Beach FL 33444	Palm City FL 34990
City State Zip	City State Zip
561-454-1642	772-678-7200
Phone Number	Phone Number
dbrink@pugliesseco.com	erika@hjadstudio.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.*

10/02/2024

Property Owner(s) Signature(s) ST. LUCIE KINGS, LLC, By David Cloran, it's Authorized Agent

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

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4600-4650 Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s): 2419-122-0001-040-6 & 2419-122-0002-050-9

Project description: Flex Space (wholesale trade / warehouse and freight)

Application Type

- ☒ Site Plan
- ☐ Minor Site Plan
- ☐ Innovative Residential Development
- ☐ Minor Amendment
- ☐ Major Amendment
- ☒ Conditional Use w/New Construction

Site Information

Non-Residential: Proposed Sq. Ft.: 36,790 Site Acreage: 3.57

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

ST. LUCIE KINGS, LLC	HJA Design Studio, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
101 Pugliese Way, Suite 200	3500 SW Corporate Parkway, Suite 203
Street Address	Street Address
Delray Beach FL 33444	Palm City FL 34990
City State Zip	City State Zip
561-454-1642	772-678-7200
Phone Number	Phone Number
dbrink@puglieseco.com	erika@hjadstudio.com
Email Address	Email Address

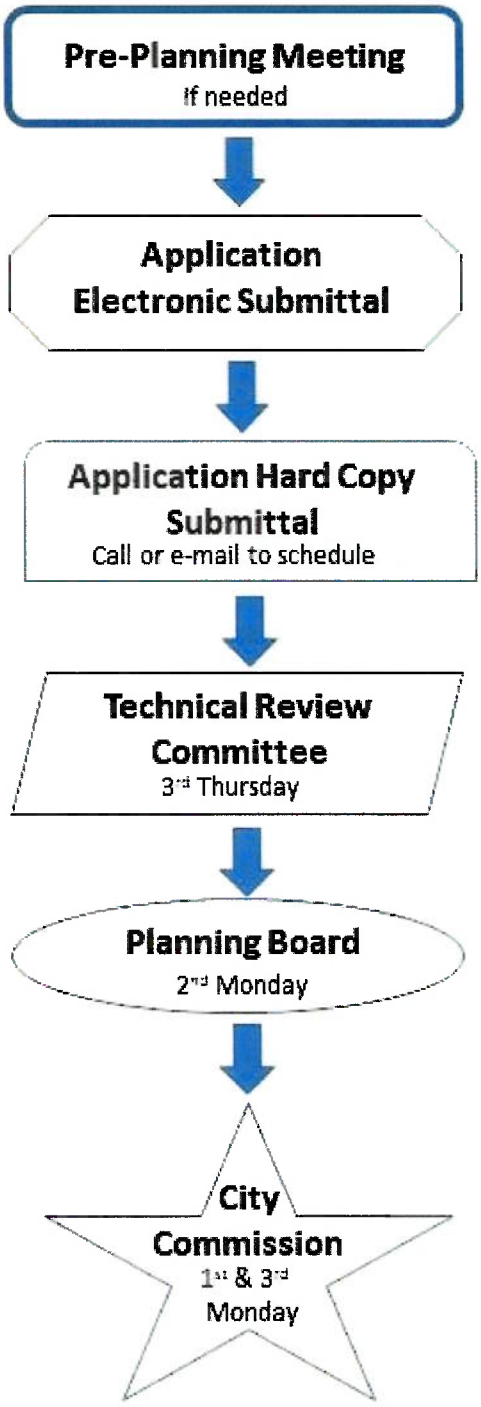
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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) ST. LUCIE KINGS, LLC, By David Cloran, it's Authorized Agent *Date* 10/02/2024

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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



Site Plan submittal requirements:

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

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

4600 Okeechobee Road



9/24/2024

1:4,514

0 260 520 1,040 ft

0 75 150 300 m

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4831117 OR BOOK 4570 PAGE 1698, Recorded 03/12/2021 02:43:10 PM Doc Tax: $3920.00

Prepared By:
Doug Marek, Esq.
DOUG MAREK, P.A.
101 Pineapple Grove Way, Suite 200
Delray Beach, Florida 33444
561 454-1610

Property ID: 2419-122-0001-040-6
2419-122-0001-050-9

WARRANTY DEED

THIS WARRANTY DEED is made as of the 9th day of March 2021 by FLORIDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company, whose post office address is 2055 US Highway 1, Vero Beach, FL 32960 ("Grantor") to ST. LUCIE KINGS, LLC, a Florida limited liability company whose post office address is 101 Pugliese's Way, 2nd Floor, Delray Beach, FL 33444 ("Grantee").

GRANTOR, IN CONSIDERATION of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that land as described in Exhibit A attached hereto, situate in St. Lucie County, Florida.

SUBJECT TO easements, restrictions, and reservations of record, taxes for the year 2021 and thereafter (a lien which is not yet due and payable).

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE and to hold the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good, right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021 (a lien which is not yet due and payable).

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

Signed, sealed and delivered in the presence of:

Name: Alicia Kenz

Name: JANA CARRINGTON

Name: Alicia Kenz

Name: JANA CARRINGTON

FLORDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company

By: Kite Tax Lien Capital, LLC, a Florida limited liability company

By: _____
Kelly P. Kite, Jr., Manager

By: _____
Joseph P. Schlitt, Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or ___ on line notarization, Kelly P. Kite, Jr., as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced _____.as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 8th day of March 2021.

Notary Public

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or ___ on line notarization, Joseph P. Schlitt, as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced _____.as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 8th day of March 2021.

Notary Public

1832-002 *

Notary Public State of Florida
Jana Carrington
My Commission GG 253452
Expires 11/13/2022

EXHIBIT A

Legal Description

Parcel 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH O1°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT I OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE 1OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FIIET TO THE POINT' OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCEOF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Project Description

4600 Okeechobee Road

Project Overview
The proposed development, located in Fort Pierce, Florida, encompasses a total site area of 155,352 square feet (3.57 acres). The project aims to transform a currently vacant commercial lot into a functional flex space designed for wholesale trade, warehouse, and freight operations. The development will feature two primary buildings, extensive landscaping, and necessary infrastructure to support its intended use.

Site Layout and Design
The site plan outlines the following key components:

1. **Buildings**:
   - **Building A**: A one-story structure with a total area of 21,915 square feet, including 3,357 square feet of office space and 18,558 square feet of warehouse space.
   - **Building B**: A one-story structure with a total area of 14,875 square feet, including 2,288 square feet of office space and 12,569 square feet of warehouse space.

2. **Parking and Accessibility**:
   - A total of 91 parking spaces are provided, exceeding the required 85 spaces. This includes 55 spaces for warehouse use, 30 spaces for office use, 4 accessible spaces, and 2 (35'X12') loading spaces.
   - Accessible parking spaces and signage are strategically placed to ensure compliance with ADA standards.

3. **Landscaping**:
   - The site includes a total landscape area of 48,676 square feet (1.12 acres), which constitutes 31% of the total site area. This exceeds the required open space of 31,070 square feet (0.71 acres).
   - Landscape buffers of varying widths (10 to 25 feet) are incorporated along the property boundaries to enhance aesthetic appeal and provide screening.

4. **Infrastructure and Utilities**:
   - The site plan includes provisions for utility easements, drainage easements, and maintenance easements to ensure proper functionality and compliance with local regulations. The existing utility easements that conflict with buildings and other development will be abandoned and re-recorded in new locations.
   - A proposed detention area is designed to manage stormwater runoff effectively.

5. **Circulation and Access**:
   - Main access points will be from existing drive aisles that are part of the current development as cross-access easements over these drive aisles are already in place.
   - The site features well-defined vehicular and pedestrian circulation paths, including concrete sidewalks, paver walkways, and designated crosswalks.

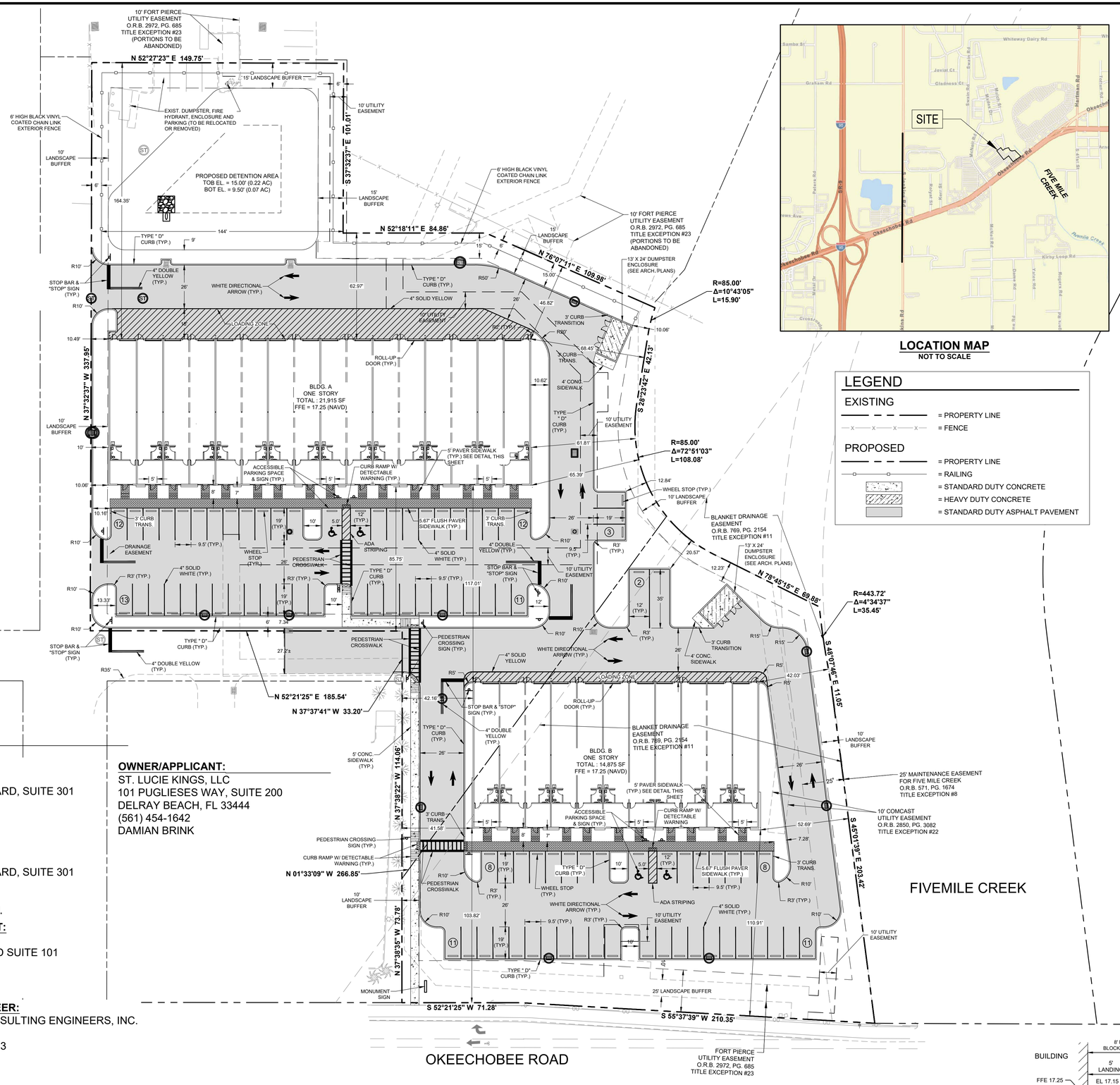
HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida 34990 T 772-678-7200

- Directional arrows, stop bars, and signage are included to facilitate safe and efficient traffic flow within the site.

Compliance and Regulations
The project adheres to the following zoning and regulatory requirements:

- **Zoning**: The site is zoned as Commercial General (C-3) with a future land use designation of General Commercial (GC).
- **Setbacks**: The provided setbacks exceed the minimum requirements, ensuring adequate spacing and compliance with local codes.
- **Building Height**: The proposed building height is 30 feet, well within the maximum allowable height of 65 feet.

Conclusion
This project aims to create a functional and aesthetically pleasing flex light industrial space that meets the needs of wholesale trade and warehouse operations while adhering to local regulations and environmental considerations. The thoughtful design and strategic layout ensure that the development will be a valuable addition to the Fort Pierce community, providing economic benefits and enhancing the area's commercial infrastructure. On behalf of the owner, ST. LUCIE KINGS, LLC, HJA Design Studio, LLC respectfully requests your review and approval of this project.



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING
- = PROPERTY LINE
- = FENCE

PROPOSED
- = PROPERTY LINE
- = RAILING
- = STANDARD DUTY CONCRETE
- = HEAVY DUTY CONCRETE
- = STANDARD DUTY ASPHALT PAVEMENT

SITE DATA

TOTAL SITE AREA	155,352 SF / 3.57 AC		
FUTURE LAND USE	GENERAL COMMERCIAL (GC)		
EXISTING ZONING	COMMERCIAL GENERAL (C-3)		
EXISTING USE	VACANT COMMERCIAL		
PROPOSED USE	FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)		
BUILDING COVERAGE	36,790 SF		
MAXIMUM BUILDING HEIGHT	65'		
PROPOSED BUILDING HEIGHT	30'		
PARCEL CONTROL NUMBER	3323-640-0003-010-1		

OPEN SPACE

REQUIRED	31,070 SF	0.71 AC	20%
PROVIDED	48,676 SF	1.12 AC	31%
TOTAL LANDSCAPE AREA	48,676 SF	1.12 AC	31%

SET BACKS

	REQUIRED (MIN.)	PROVIDED
FRONT	25'	103.82'
SIDE	10'	42.03'
REAR	15'	46.82'

LANDSCAPE AREA

TOTAL LANDSCAPE AREA	48,676 SF	1.12 AC	31%

IMPERVIOUS AREA

BUILDING COVERAGE	36,790 SF	0.85 AC	24%
VEHICULAR USE AREA	64,852 SF	1.49 AC	42%
PAVERS/WALKS/DUMPSTER	5,033 SF	0.11 AC	3%
TOTAL	106,675 SF	2.45 AC	69%

BUILDING DATA

	OFFICE	WAREHOUSE	TOTAL
BUILDING A	3,357 SF / 15%	18,558 SF	21,915 SF
BUILDING B	2,288 SF / 15%	12,569 SF	14,857 SF
TOTAL	5,645 SF / 15%	31,127 SF	36,772 SF

PARKING REQUIREMENTS (9.5' X 19')

	REQUIRED	PROVIDED
WAREHOUSE 1 SPACE PER 600 SF (31,127/600)	52 SPACES	55 SPACES
OFFICE 1 SPACE PER 200 SF (200 SF PER BAY) (5,645/200)	28 SPACES	30 SPACES
ACCESSIBLE SPACES		
76 - 100 SPACES	4 SPACES	4 SPACES
LOADING SPACES	1 SPACES	2 SPACES
TOTAL PARKING SPACES	85 SPACES	91 SPACES

TOTAL INCLUDES ACCESSIBLE SPACES & 2 LOADING SPACES

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH O1°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'24" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°34'39", THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(G)
2. AIR CONDITIONING AND OTHER EQUIPMENT LOCATED ON THE ROOF SHALL BE SCREENED AND CANNOT BE VISIBLE FROM AN ELEVATION THAT IS HORIZONTAL TO THE LOCATION OF THE ROOF EQUIPMENT.

CONSULTANTS

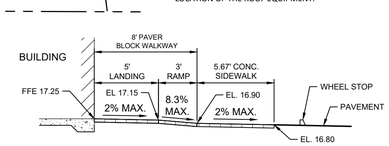
CIVIL ENGINEER:
BOWMAN
301 SE OCEAN BOULEVARD, SUITE 301
STUART, FL 34994
(772) 283-1413
OCTAVIO "OATS" REIS

SURVEYOR:
BOWMAN
301 SE OCEAN BOULEVARD, SUITE 301
STUART, FL 34994
(772) 283-1413
RICHARD BARNES, P.S.M.

LANDSCAPE ARCHITECT:
HJA DESIGN STUDIO
50 E OCEAN BOULEVARD SUITE 101
STUART, FL 34994
(772) 678-7200
ERIKA BEITLER

GEOTECHNICAL ENGINEER:
ANDERSON ANDRE CONSULTING ENGINEERS, INC.
834 SW SWAN AVENUE
PORT ST. LUCIE, FL 34983
(772) 807-9191
PETER ANDERSON, P.E.

OWNER/APPLICANT:
ST. LUCIE KINGS, LLC
101 PUGLIESES WAY, SUITE 200
DELRAY BEACH, FL 33444
(561) 454-1642
DAMIAN BRINK



TYPICAL PAVER BLOCK ENTRANCE DETAIL

GRAPHIC SCALE
0 30 60
1" = 30'

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

FINAL DESIGN (FOR REVIEW)

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

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010894 – Pugliese\010894-01-001 (ENG) – Self Storage Ft Pierce\Engineering\CAD_Plans (dwg)\PLANS\010894-HCP.dwg 10/28/24

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS; CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS; CERTIFICATE OF AUTHORIZATION NO. 33462

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Phone: (772) 283-1413
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www.bowmanr.com
© Bowman Consulting Group, Ltd.

4600 FLEX SPACE

FORT PIERCE FLORIDA

SITE PLAN

PROJECT NO
010894-01-001

OCTAVIO "OATS" REIS
LICENSE NO. 42503

PLAN STATUS	
DATE	DESCRIPTION

BK DESIGN	RO DRAWN	GMB CHKD

SCALE: 1" = 30'
JOB No. 010894
DATE October 2024
FILE No. 010894-HCP

SHEET SP1

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, September 24, 2024

Parcel Report





Parcel

PARCELNO: 2419-122-0001-040-6

Property ID: 175561

Owner1: ST LUCIE KINGS LLC

SiteAddress: 4650 OKEECHOBEE RD

Owner

Owner1: ST LUCIE KINGS LLC

Owner2:

Owner3:

MailingAddress: 101 Puglieses WAY, Unit Fl 2 Delray Beach, FL 33444-3761

Overview

PrimaryLandUse: 1000 - Vac Comm

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: $491,500

FinishedArea:

Acres: 2.19

TotalArea: 95,396.4

Legal Description

LegalDescription: 19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 05 W 221.20 FT,TH S 52 29 33 W 185.54 FT,TH S 37 30 09 E 341.13 FT,TH N 52 35 31 E 149.75 FT,TH S 37 42 29 E 101.01 FT,N 52 26 19 E 84.86 FT,TH N 76 15 19 E 109.98 FT,TH S 28 15 34 E 42.13 FT TO CURVE CONC NE,R OF 85 FT, TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB LESS THAT PARCEL MPDAF:19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 27 W 73.78`, TH N 01 22 19 W 267.30`, TO CURVE CONC NE,R OF 85 FT, TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB (2.19 AC)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$491,500	$0	$491,500	$0	$347,391	$0	$347,391	$144,109	$0
2023	$491,500	$0	$491,500	$0	$315,810	$0	$315,810	$175,690	$0
2022	$287,100	$0	$30,400	$256,700	$287,100	$0	$287,100	$0	$0
2021	$352,700	$0	$300,500	$52,200	$352,700	$0	$352,700	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Portofino Landings CDD	2018	9,940.83	9,940.83
North St. Lucie Water Management District	2013	2.19	52.56
Fort Pierce Stormwater Charge	2012	28.9	1,994.1

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	95,396.4	SqFt

Permits

Permit Number	Issue Date	Description
23-5023	01/21/2024	Fence

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2021	$560,000	0137	WD	Florida Tax Lien Assets IV LLC	4570-1698	Clerk of Courts
07/26/2018	$1,062,900	0311	TXDEED	Floridian Properties and Investments LLC	4162-302	Clerk of Courts
07/25/2011	$339,000	0001	WD	Prime Homes At Portofino Land	3336-357	Clerk of Courts
07/19/2011	$0	0311	WD	Portofino Landings CDD	3313-15	Clerk of Courts
01/29/2006	$0	XX03	SPWD	Portofino Landings CDD	3254-1039	Clerk of Courts
01/29/2006	$5,100,000	XX02	SPWD	2890 Inc	2483-1661	Clerk of Courts

Photos



v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, September 24, 2024

Parcel Report





Parcel

PARCELNO: 2419-122-0001-050-9

Property ID: 176141

Owner1: ST LUCIE KINGS LLC

SiteAddress: 4600 OKEECHOBEE RD

Owner

Owner1: ST LUCIE KINGS LLC

Owner2:

Owner3:

MailingAddress: 101 Puglieses WAY, Unit Fl 2 Delray Beach, FL 33444-3761

Overview

PrimaryLandUse: 1000 - Vac Comm

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: $357,100

FinishedArea:

Acres: 1.31

TotalArea: 57,064

Legal Description

LegalDescription: 19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 27 W 73.78`,TH N 01 22 19 W 267.30`,TO CURVE CONC NE,R OF 85 FT,TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB (1.31 AC)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$357,100	$0	$357,100	$0	$252,769	$0	$252,769	$104,331	$0
2023	$357,100	$0	$357,100	$0	$229,790	$0	$229,790	$127,310	$0
2022	$208,900	$0	$117,700	$91,200	$208,900	$0	$208,900	$0	$0
2021	$198,300	$0	$179,800	$18,500	$198,300	$0	$198,300	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Portofino Landings CDD	2018	5,946.34	5,946.34
North St. Lucie Water Management District	2013	1.31	31.44
Fort Pierce Stormwater Charge	2012	10.2	703.8

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	57,064	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2021	$560,000	0137	WD	Florida Tax Lien Assets IV LLC	4570-1698	Clerk of Courts
07/26/2018	$1,062,900	0311	TXDEED	Floridian Properties and Investments LLC	4162-302	Clerk of Courts
07/25/2011	$218,000	0001	WD	Prime Homes At Portofino Land	3336-361	Clerk of Courts
07/19/2011	$0	0311	WD	Portofino Landings CDD	3313-15	Clerk of Courts

Photos



Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Portofino Landings (West) : 315 LF x 10 = 3,150 sf

Trees Required: (3,150 sf / 300) = 11 Trees
Trees Provided: = 11 Trees
(9 Trees + 6 Palms (3:1))

Okeechobee Road (South): 282 LF x 10 = 2,820 sf

Trees Required: (2,820 sf / 300) = 9 Trees
Trees Provided: = 15 Trees

Landscape Strip Adjacent to Other Property

Vehicular use, building, retention/detention areas adjacent to other property
Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.
Fence/Vegetated screening required where VUA abuts residentially zoned property.

Portofino Landings (North) : 678 LF x 10 = 6,780 sf

Trees Required: (6,780 sf / 300) = 23 Trees
Trees Provided: = 29 Trees
(23 Trees + 18 Palms (3:1))

Five Mile Creek (East) : 250 LF x 10 = 2,500 sf

Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: = 8 Trees

Sea Lion Real Estate (West) : 221 LF x 10 = 2,210 sf

Trees Required: (2,210 sf / 300) = 7 Trees
Trees Provided: = 9 Trees (Existing)

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

Vehicular Use Area: 64,852 sf

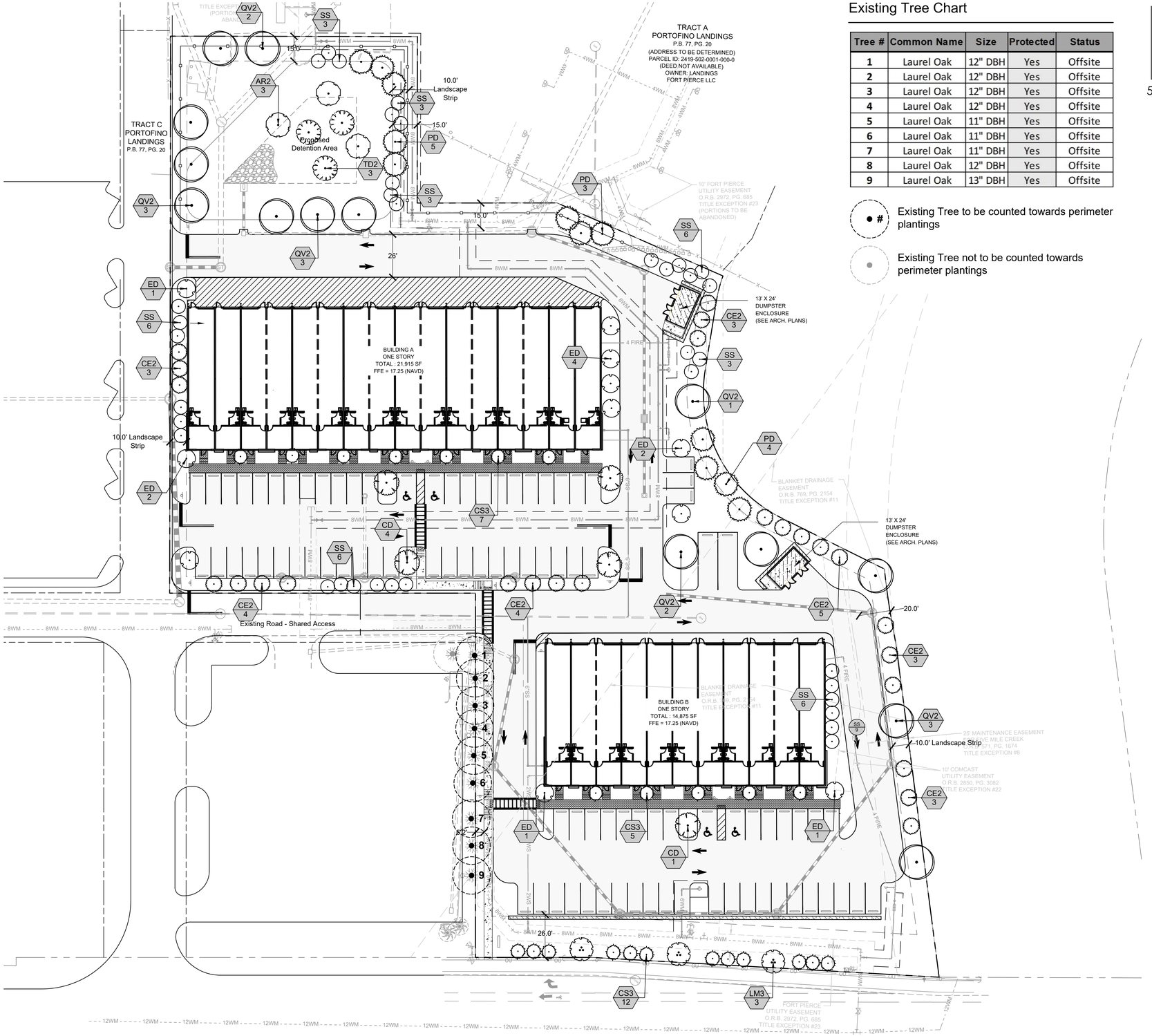
Landscape Area Required: (64,852 sf / 15 sf) = 4,323 sf
Landscape Area Provided: = 16,890 sf

Trees Required: (4,323 SF / 100) = 43 Trees
Trees Provided: = 45 Trees
(41 Trees + 12 Palms (3:1))

Fort Pierce Landscape Notes

1. Plant materials 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.
2. 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.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil 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.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. 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.
7. All landscaping 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 (6) inches above grade.
8. 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
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. 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
11. 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.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required 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.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.

A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.



Existing Tree Chart

Tree #	Common Name	Size	Protected	Status
1	Laurel Oak	12" DBH	Yes	Offsite
2	Laurel Oak	12" DBH	Yes	Offsite
3	Laurel Oak	12" DBH	Yes	Offsite
4	Laurel Oak	12" DBH	Yes	Offsite
5	Laurel Oak	11" DBH	Yes	Offsite
6	Laurel Oak	11" DBH	Yes	Offsite
7	Laurel Oak	11" DBH	Yes	Offsite
8	Laurel Oak	12" DBH	Yes	Offsite
9	Laurel Oak	13" DBH	Yes	Offsite

● # Existing Tree to be counted towards perimeter plantings

● Existing Tree not to be counted towards perimeter plantings

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Landscape Plan

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Job No.	2022-07
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	02-01-23
Revision Dates	10-30-24

LP-1

Landscape Notes / Specifications

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZE LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1', ¡ , AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH 5LB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES. ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE E UAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

    IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

    WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C, (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

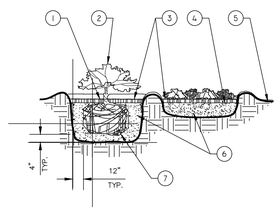
ACCEPTANCE NOTES

1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

    PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.



PLAN

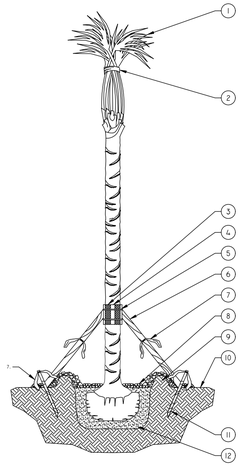


SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING

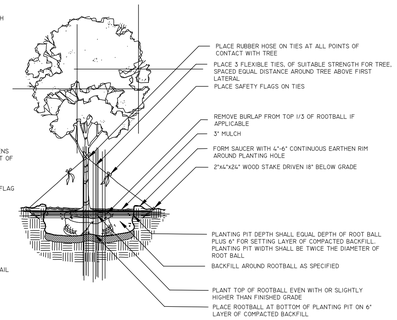
N.T.S.



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

1. MINIMUM OF NINE (9) GOOD PALM FRONDS
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE "HURRICANE CUT"
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. ATTACH 3-2" X 4" X 8' (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING
8. 3" MULCH
9. BERM SOIL TO HOLD WATER
10. FINISH GRADE
11. 2" X 4" X 24" (MIN.) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
12. PREPARED PLANTING SOIL MIX AS SPECIFIED. COMPACT BENEATH ROOT BALL.



TREE PLANTING DETAIL

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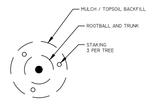

PLAN

PALM TREE PLANTING

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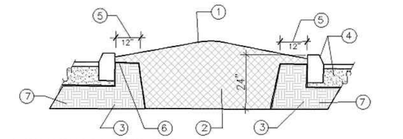

1. CROWN MEDIANS @ 4:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING SOIL MIX. BOTTOM OF PIT TO BE NATIVE SOIL.
3. PROVIDE CONTINUOUS "DEEP ROOT"/ ROOT BARRIER. (WHEN SPECIFIED).
4. PROTECT AND RETAIN ALL CURBS AND BASE.
5. PROVIDE 12" DEAD ZONE @ CURB EDGES.
6. PROVIDE 2" FROM TOP OF CURB TO FINISH GRADE TO ALLOW FOR MULCH OR SOD. PROVIDE 4" MINIMUM TOPSOIL ABOVE COMPACTED SUBGRADE FOR SOD (TYP.).
7. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

GENERAL NOTES

A. VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITY.
B. EXCAVATE ENTIRE AREA UNDER ALL SHRUBS/GROUNDCOVER/TREES.
C. ALL MEDIANS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS OR DO NOT MEET LOCAL REQUIREMENTS.

TYPICAL LANDSCAPE MEDIAN

SECTION N.T.S.

TREE SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
TREES					
	AR2	3	Florida Flame Red Maple / Acer rubrum `Florida Flame`	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	CD	5	Pigeon Plum / Coccoloba diversifolia	12` HT. x 6` Spr. Min,	Yes
	CE2	25	Green Buttonwood / Conocarpus erectus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	CS3	24	Silver Buttonwood / Conocarpus erectus sericeus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	ED	11	Japanese Blueberry Tree / Elaeocarpus decipiens TM	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	LM3	3	Lavender Crape Myrtle / Lagerstroemia x `Muskogee`	2.5" DBH, 12` Ht. x 5` Spr. Min., Multi-trunk, 5` ct.	No
	PD	12	Slash Pine / Pinus elliottii densa	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	QV2	14	Southern Live Oak / Quercus virginiana	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	TD2	3	Bald Cypress / Taxodium distichum	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
PALMS					
	SS	36	Cabbage Palmetto / Sabal palmetto	30% @ 12` ct., 35% @ 15` ct., 35% @ 18` ct., Stagger Hts. within groups	Yes

SHRUB SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
SHRUB AREAS				
CG	52	Small Leaf Clusia / Clusia guttifera	3 gal., 24" Ht. min., Full	24" o.c.
VS	118	Sandankwa Viburnum / Viburnum suspensum	3 gal., 24" Ht. min., Full	24" o.c.

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

4646vOkeechobee Road
Florida
City of Fort Pierce
Landscape Specifications

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

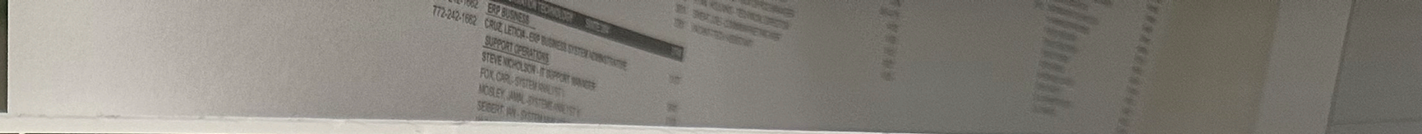
Job No. 2022-07
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 02-01-23
Revision Dates 10-30-24

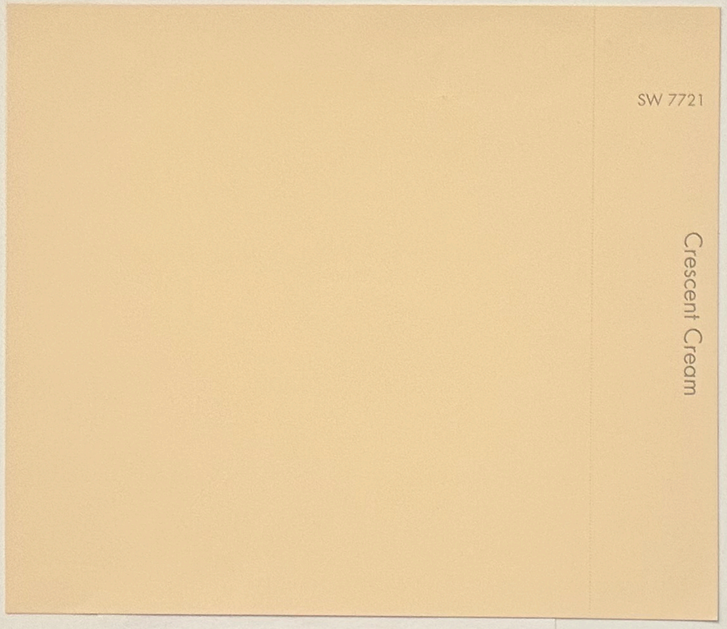
LP-2


4600

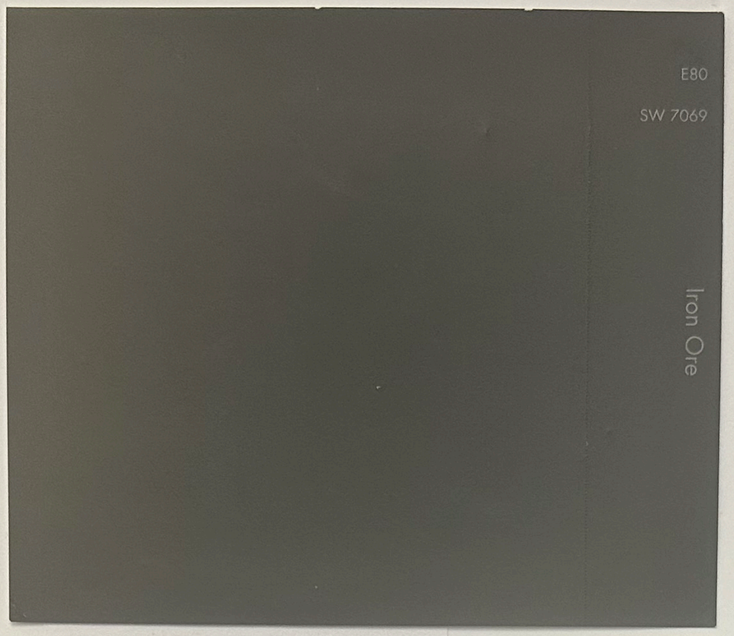

4600
4600







SW 7721 – CRESCENT CREAM



SW 7069 – IRON ORE

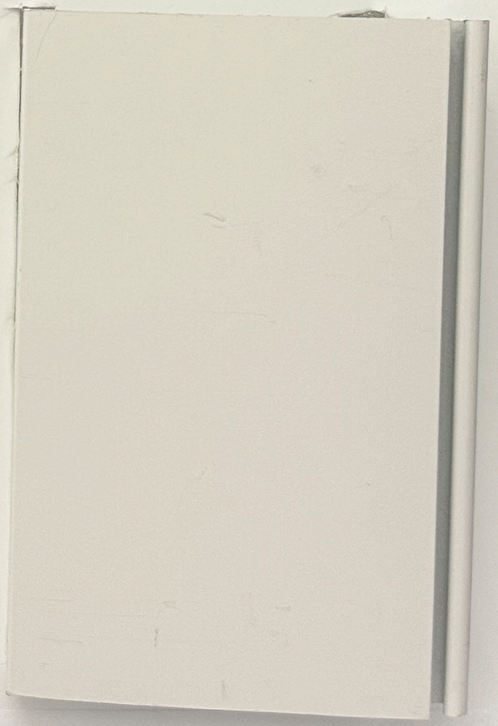


SW 7502 – DRY DOCK

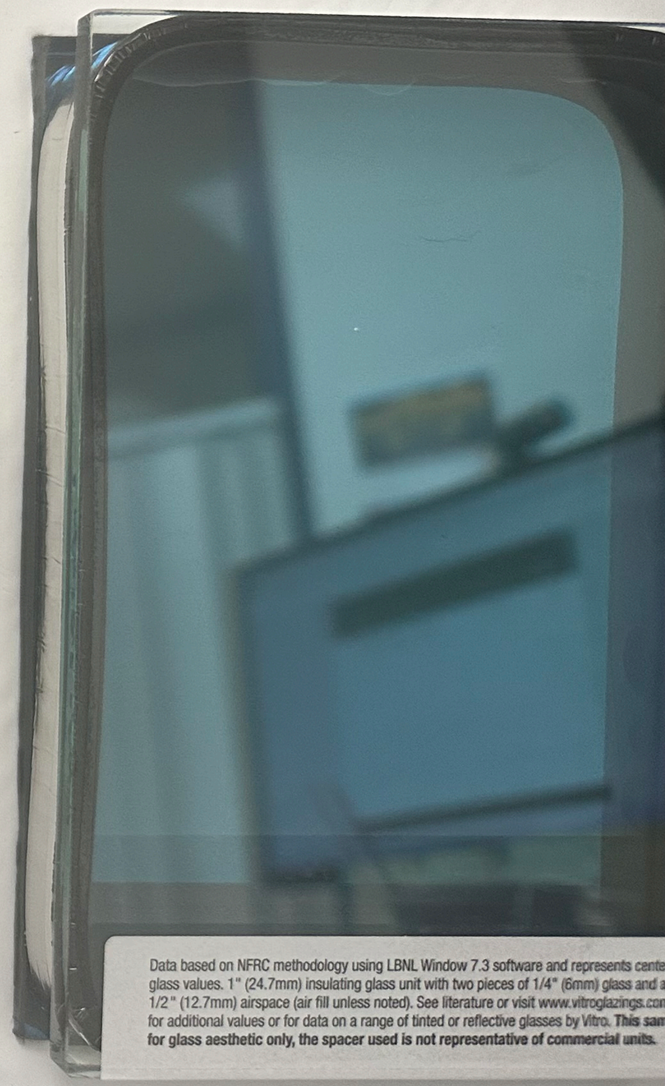
EXTERIOR PAINT COLORS



GRAY POWDER COAT USED FOR ALUMINUM CANOPY



WHITE ALUMINUM FINISH TO BE USED FOR STOREFRONT WINDOWS



GRAY TINTED IMPACT GLASS

INDUSTRIAL WAREHOUSE BUILDING • 4600 OKEECHOBEE RD., FORT. PIERCE, FL. 34947 • CORRALES GROUP ARCHITECTS

TWO FLEX WAREHOUSE BUILDINGS

LOCATED AT

4600 OKEECHOBEE RD . FORT PIERCE, FL 34947

PREPARED FOR

PUGLIESE CREATE VENTURES

OJECT D

OWN

[redacted] way, Suite 200
[redacted] Beach, FL 33444
[redacted]561) 454-1625
[redacted] Vice [redacted]

ARCHITE

[redacted] Boulevard
[redacted] Raton, FL 33431
[redacted](561) 995-6700 FAX: (561) 995
[redacted] Sales - Principal in Ch
[redacted] Plaza, [redacted]

STRUCTURAL ENGIN

[redacted] Raton, FL 33432
[redacted](561) 982-8999
[redacted] Johnson - President/Project E
[redacted] johnsonstructural

CIVIL ENGINE

[redacted] Beach, FL 33442
[redacted](954) 949-2200 FAX: (954)94
[redacted]m - Principal/Project Mana
[redacted] Bl

MEP ENGINE

[redacted] Village Center
[redacted] St. Lucie, FL 34987
[redacted](772) 283-1413
[redacted] Keller [redacted]

LANDSCAPE ARCHIT

[redacted] Corporate Pkwy
[redacted] City, FL 34990
[redacted](772) 678-7200
[redacted] - Pr[redacted]

NERAL NO

1. ALL WORK SHALL TO COMPLY WITH ALL LOCAL, STATE, & NATIONAL REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING STANDARD PRACTICE OF CARE AND IN A QUALITY WORKMANSHIP LIKE MANNER.

3. THE TERMS "NOT PART OF CONTRACT" OR "NOT IN CONTRACT (NIC)" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.

4. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE BIDDING.

5. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BIDDING.

6. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

7. ALL CHANGE ORDERS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.

8. THE GENERAL CONTRACTOR SHALL ESTABLISH ALL ITEMS WHICH REQUIRE IMMEDIATE PROCESSING DUE TO LONG LEAD ORDERING TIME. A LIST OF THESE ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WITHIN ONE WEEK AFTER THE CONTRACT IS AWARDED.

9. THE GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER TEN (10) DAYS AFTER THE AWARD OF THE CONTRACT.

10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP, INCLUDING BUT NOT LIMITED TO THE CLEANING OF ALL INTERIOR GLASS SURFACES.

11. SUB CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THROUGH THE GENERAL CONTRACTOR. ONCE CHECKED, THE GENERAL CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.

12. ALL MATERIALS SHALL BE DELIVERED IN AMPLE QUANTITIES TO PREVENT DELAY OF WORK.

13. MANUFACTURER'S DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED AND ARE HEREWITH MADE APART OF THE CONSTRUCTION DOCUMENTS.

14. ALL WOOD IN CONTACT WITH MASONRY TO BE PRESSURE TREATED.

15. ALL PENETRATIONS PASSING THROUGH FIRE RATED PARTITION ASSEMBLIES ARE TO BE PROTECTED

16. DOWNSPOUTS ARE TO BE CONNECTED TO RAIN WATER LEADERS AND UNDERGROUND DRAINAGE SYSTEM UNLESS OTHERWISE NOTED

17. UPON COMPLETION OF THE JOB, THE CONTRACTOR WILL PROVIDE THE TENANT AND LANDLORD WITH: A. RELEASE OF LIENS FOR ALL SUB-CONTRACTORS B. AS-BUILT PLANS C. A FINAL RELEASE OF LIENS FROM THE GENERAL CONTRACTOR D. THE ORIGINAL BUILDING PERMIT PLANS WITH THE ORIGINAL INSPECTOR'S SIGNATURES

18. PROVIDE ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOR EACH 3000 SQUARE FEET AND WITH A MAXIMUM TRAVEL DISTANCE TO REACH OF 75 FEET. TOP NOT TO EXCEED 5 FEET ABOVE THE FLOOR.

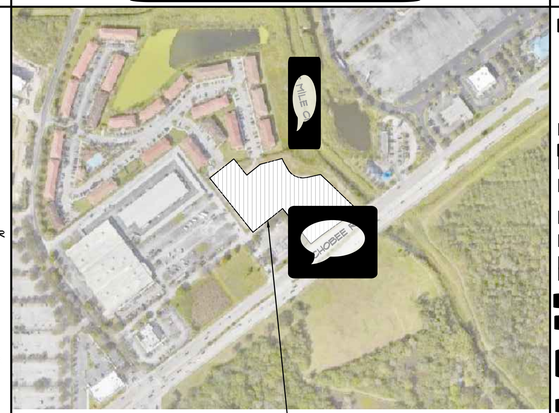
19. CONTRACTOR SHALL PROVIDE OWNER WITH 1 YEAR WARRANTY ON ALL MATERIALS, SYSTEMS AND EQUIPMENT AND 15 YEAR MANUFACTURER'S WARRANTY ON THE TPO ROOFING SYSTEM

20. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. SUGGESTED WORDING FOR FIRE AND SMOKE BARRIERS: "FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS".

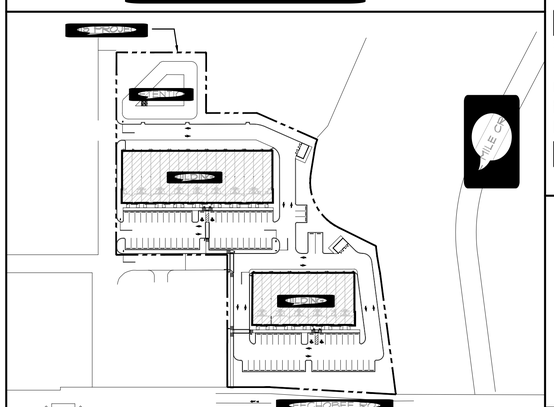
21. SLIP RESISTANCE: FLOORING FINISH MATERIAL (INCLUDING BUT NOT LIMITED TO TILE, POLISHED FINISHES, VCT, ETC.) SHALL MEET ANSI/NFSI B-101.1 AND SHALL PROVIDE 0.6 SCOF (STATIC COEFFICIENT OF FRICTION) FOR FLAT SURFACES AND 0.8 SCOF FOR RAMPS. SUBMIT PRODUCT DOCUMENTATION AND MATERIAL SAMPLE FOR REVIEW.

22. THE BLDG. SHALL BE PROVIDED WITH AN E.S.F.R. AUTOMATIC FIRE-EXTINGUISHING SYSTEM THROUGH OUT AS REQUIRED BY FBC 2010 903.3.1.1 NFPA 13. FIRE SPRINKLER DRAWINGS ARE NOT PART OF THIS SUBMITTAL AND SHALL BE SUBMITTED BY SPRINKLER CONTRACTOR UNDER SEPARATE PERMIT APPLICATION.

CATION M



SK-1



DE ANALY

ZONING (2)

[redacted] BUILDING CO[redacted]
[redacted]TION
[redacted] NFPA 1 AND NFPA101 (2
[redacted] ACCESSIBILITY (20
[redacted] CONSTRUCTION
ZONING DESIGN
DEPARTM[redacted]
BUDGET
[redacted] CLASSIFICA
PROPERTY AND
[redacted]
LEASE
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RESTRICTION
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PRIOR USE
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SOLID WASTE
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OF TALL
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PARKING
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PARKING
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[redacted] FIRE RATING REQUIREMENTS PER FBC TABLE
[redacted]
STRUCTURAL FRA
[redacted]
EXTERIOR BEARING WA
[redacted]
INTERIOR BEARING WA
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EXTERIOR CONSTRU
[redacted]
INTERIOR CONSTRU
[redacted]
PATIENT
[redacted]

[redacted] COMPLETE SITE STATISTICS INCLUDING PA
[redacted] SEE SITE PLAN ON SHEET

REVISIO

[redacted] TECTURAL DRAW
[redacted]
[redacted] PLAN BUILDING 2
[redacted] ATIONS BUILDING 1
[redacted] RGED ELEVATIONS BUILD
[redacted] ATIONS BUILDING 2
[redacted] DE ELEVATIONS BUILD
[redacted] METRICS
[redacted] REA

[redacted] ties group archit
[redacted] Corporate Park Drive
[redacted] Florida 34431 (561)
[redacted] ugliesgroup.com
[redacted] AA

A-0

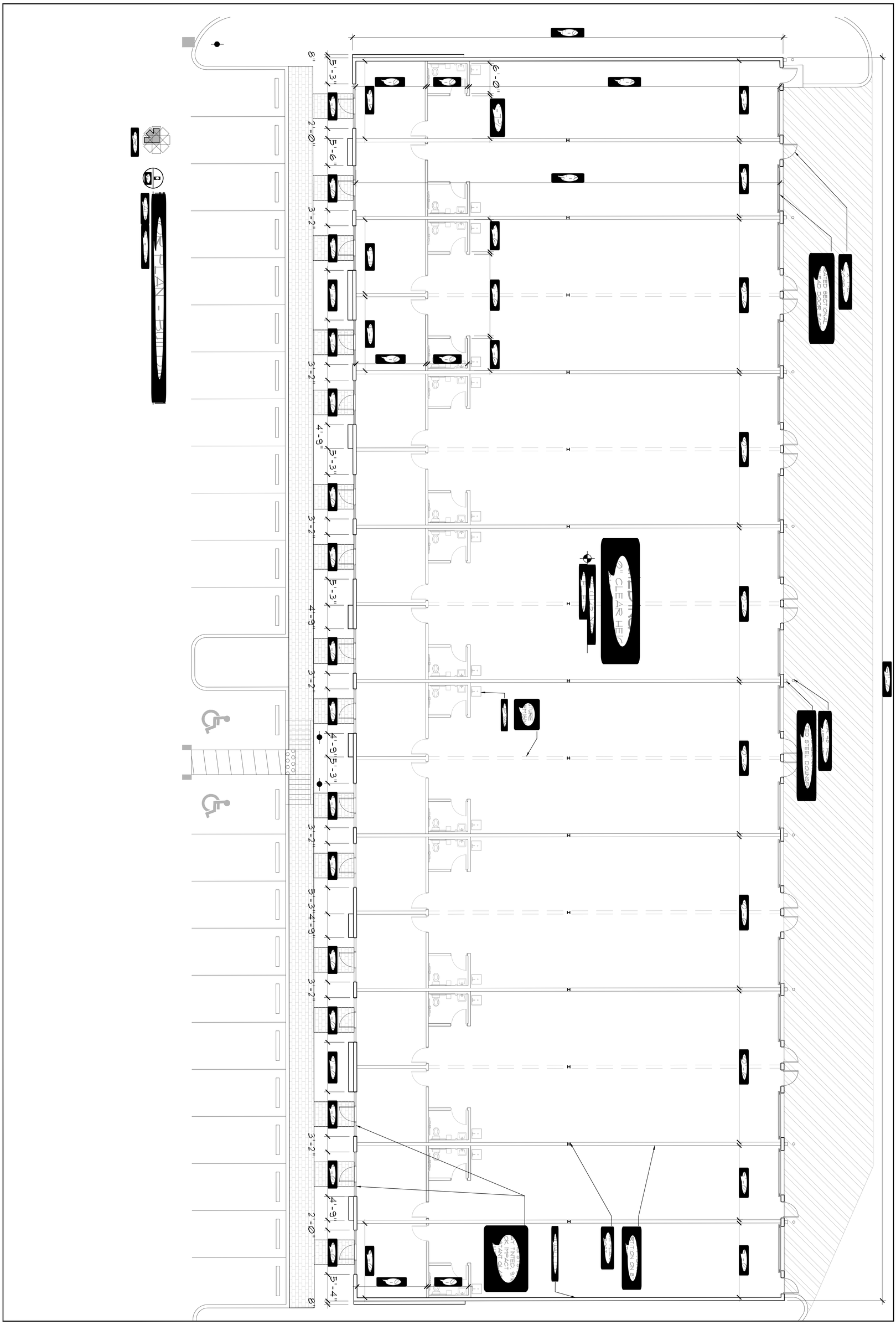
[redacted] SHEET

corrales group
architects

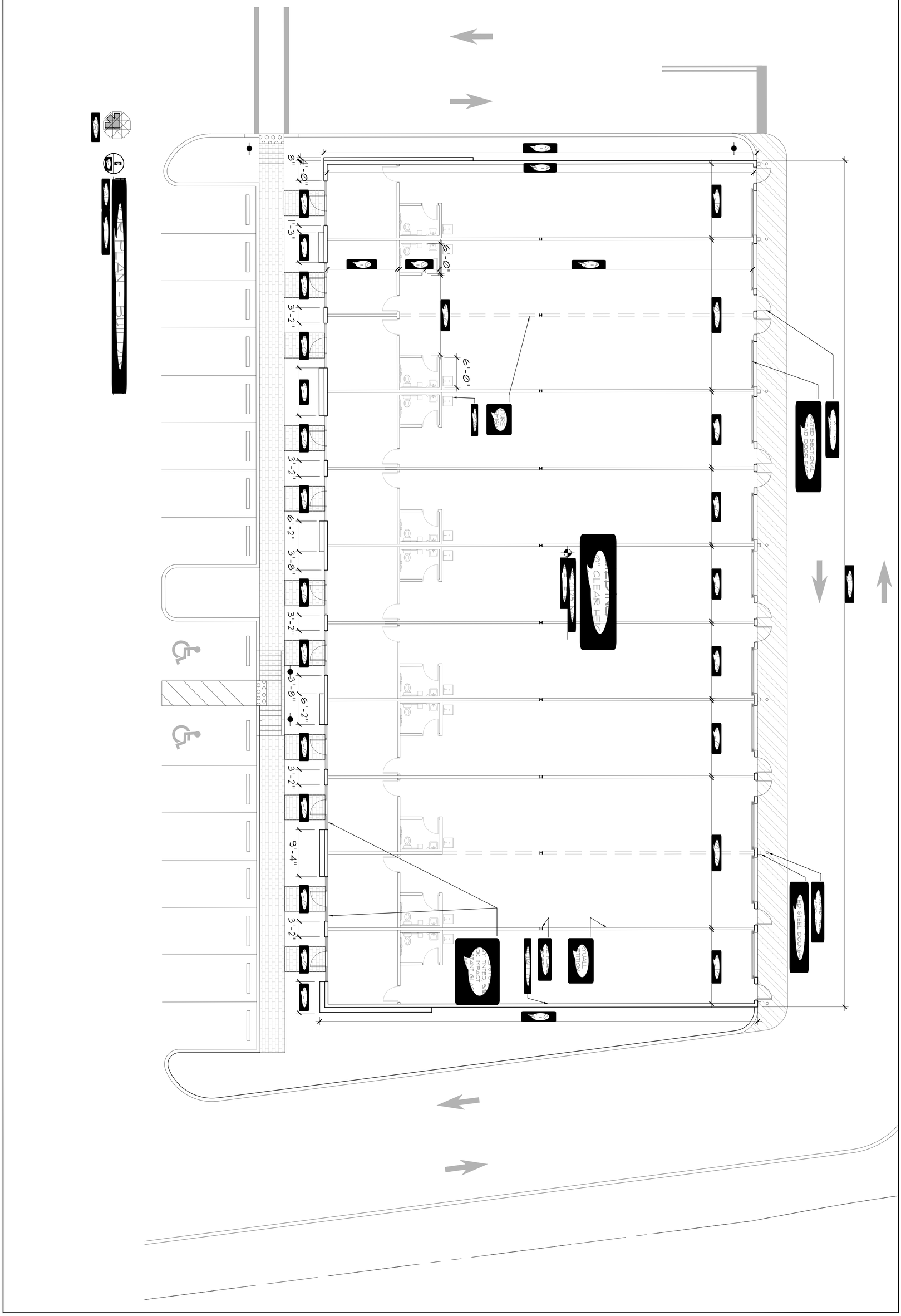
SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

SITE DETAILS

A-1



A-2	FLOOR PLAN	SCHEMATIC SITE PLAN SMALL BAY WAREHOUSES 4600 OKEECHOBEE ROAD IN FORT PIERCE, FLORIDA PREPARED FOR PUGLIESE CREATIVE VENTURES	corrales group architects			



A-3

FLOOR PLAN

SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

corrales group architects

1234

1234

1/4" THICK RAISED BRO
ANODIZED ALUMINUM

9/16" THICK IMPACT RESISTANT

ELEVATION (C)

1234

1/4" THICK RAISED BRO
ANODIZED ALUMINUM

ELEVATION (B)

ELEVATION (B)

ELEVATION (B)

corrales group
architects

Raton, Florida
305-6700

SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

ELEVATIONS

A-4

1234

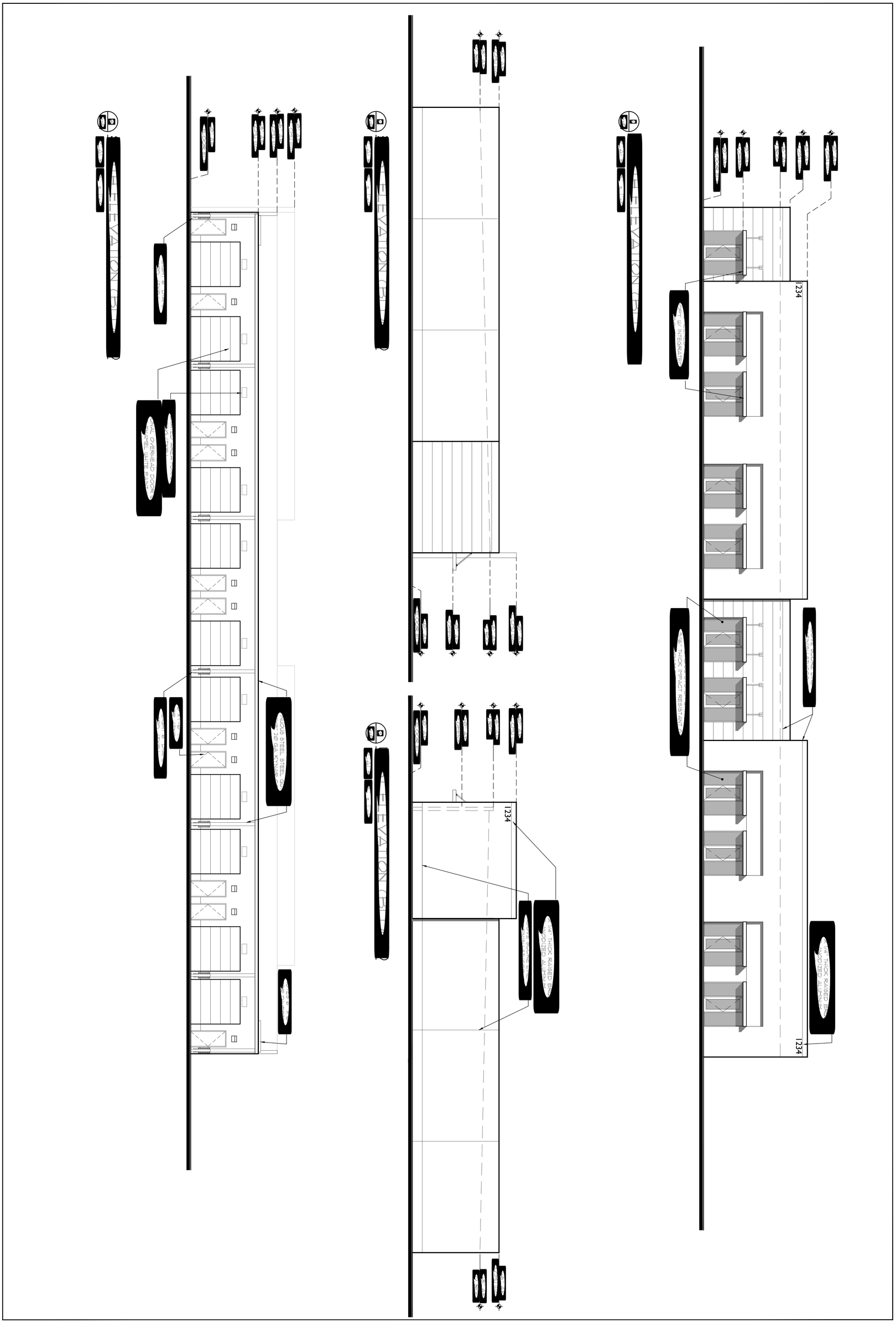
1234

corrales group
architects

SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

ELEVATIONS

A-5



A-6

ELEVATIONS

SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

corrales group architects

A1 NORTH ELEVATION (B)

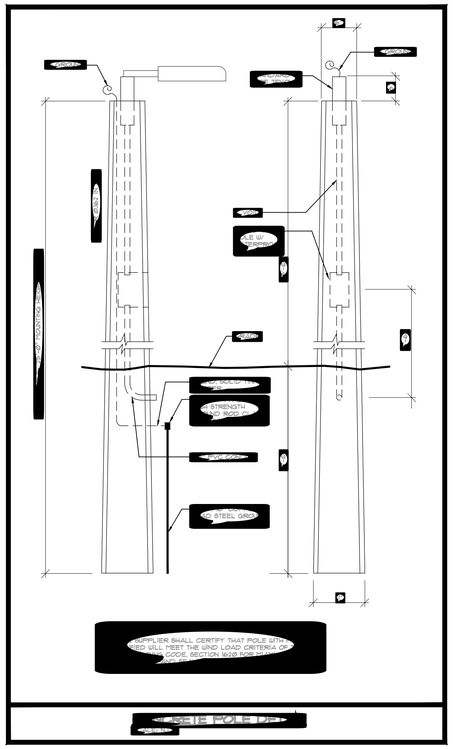
A1 NORTH ELEVATION (A)

corrales group
architects

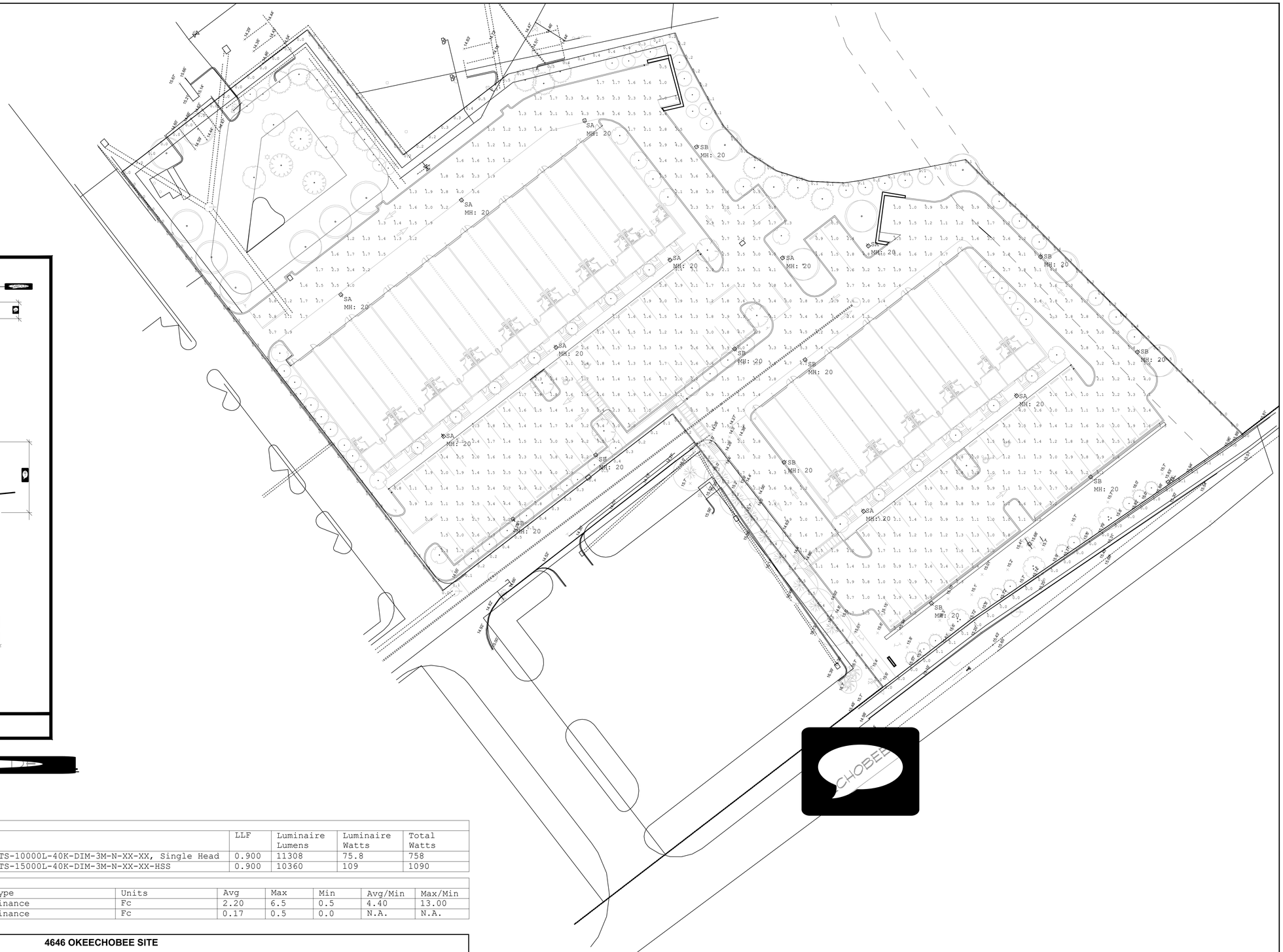
SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

ELEVATIONS

A-7



SITE LIGHT POLE D



HOMERIC SITE PLAN

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	10	SA	Single	Xtra Light VNTS-10000L-40K-DIM-3M-N-XX-XX, Single Head	0.900	11308	75.8	758
	10	SB	Single	Xtra Light VNTS-15000L-40K-DIM-3M-N-XX-XX-HSS	0.900	10360	109	1090

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lanes	Illuminance	Fc	2.20	6.5	0.5	4.40	13.00
Property Line	Illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.

4646 OKEECHOBEE SITE

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS		VOLTS	MOUNTING	REMARKS	INPUT WATTS
				Qty	Type				
SA	XTRALIGHT	VNTS-10000L-40K-DIM-3M-N-XX-XX	LED SITE LUMINAIRE	1	LED INCLUDED	XX	POLE		76W
SB	XTRALIGHT	VNTS-15000L-40K-DIM-3M-N-XX-XX-HSS	LED SITE LUMINAIRE WITH HOUSE SHIELD	1	LED INCLUDED	XX	POLE		110W

...on the date ...
Printed copies of this ...
are not consid...
if sealed

corrales group
architects
...
Boca Raton, Florida ...
561-395-6700

SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

SITE PHOTOMETRICS

A-8

XtraLight® LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS
- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS
- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES
- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION
- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL
- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS
- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING
- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY
- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC
SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

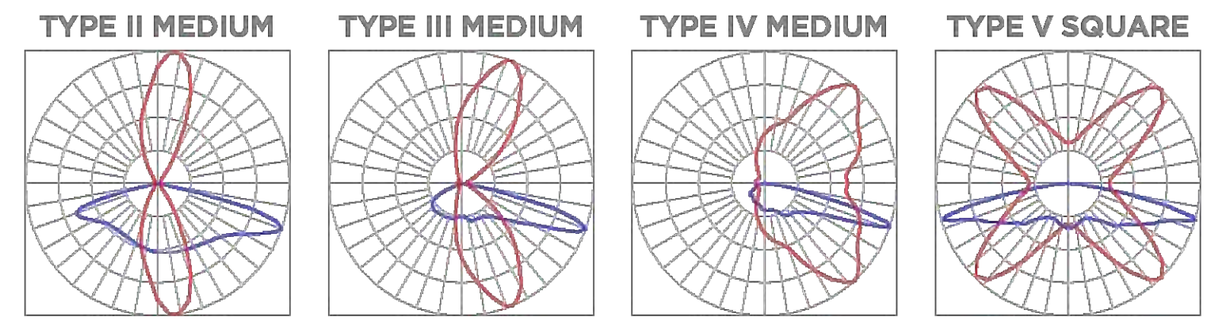
VNT

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	5000L 10000L 15000L 18000L	30K 3000K 40K 4000K 50K 5000K	DIM Dim 0-10V, 120-277V DIMO[2] Dim 0-10V, 120-277V HVD to off Dim 0-10V, 347-480V	2M Type II Medium 3M Type III Medium 4M Type IV Medium 5S[3] Type V Square	N Normal (forward) L Left R Right	BZ Bronze WH White CC[4] Custom Color MUST SPECIFY	XX No Fixture Controls IS3 IR Smart Sensor, 20'H/40'D IS7 IR Smart Sensor, 40'H/100'D BS3 Bluetooth Smart Sensor, 20'H/40'D BS7 Bluetooth Smart Sensor, 40'H/100'D CAS Casambi Controlled AUT Autani Controlled SYN Synapse Controlled SWX Sensorworx Controlled CUS Custom Sensor (Factory Installed)	HSS House-side Shield ASF[5] Adjustable Slip Fitter Cord Whip 3[6] NEMA 3-Pin Twist-Lock Receptacle 5[6] NEMA 5-Pin Twist-Lock Receptacle 7[6] NEMA 7-Pin Twist-Lock Receptacle
M Medium	15000L 20000L 25000L 30000L 35000L							
L Large	30000L 35000L 40000L 45000L 50000L 55000L							

1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with DIMO (Dim to off).
3. The 5S (Type V Square) optic option is not available with L (Left) or R (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. The ASF (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
6. Photocell not included.

VIENTO AREA LUMINARE
VNT

ISO LINES
TYPE II MEDIUM | TYPE III MEDIUM | TYPE IV MEDIUM | TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA
STANDARD

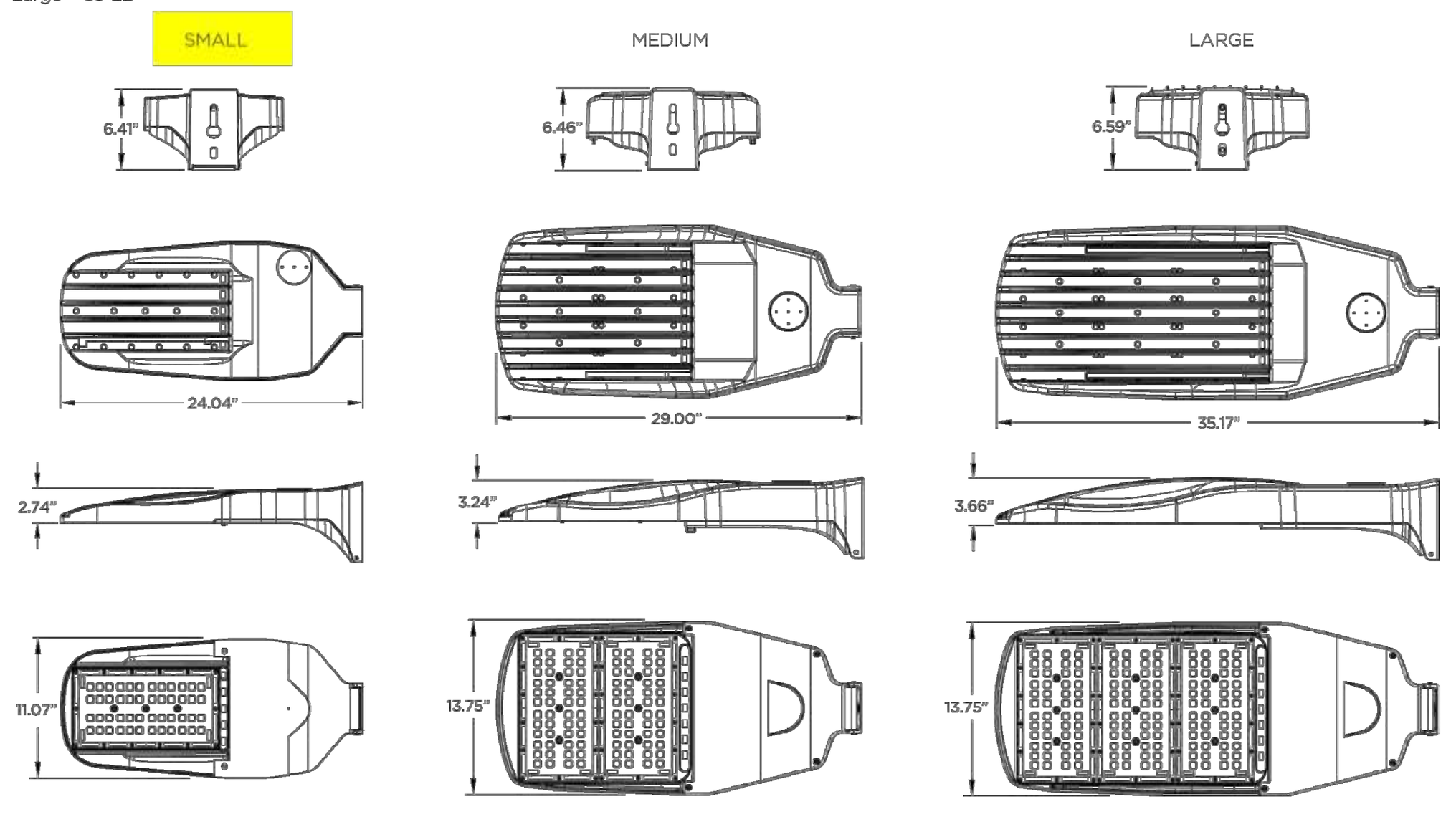
SIZE	MODEL	OPTICS	3000K LUMENS	3000K EFFICACY	4000K LUMENS	4000K EFFICACY	5000K LUMENS	5000K EFFICACY	WATTAGE	BUG RATING
VNTS SMALL	5000L	2M	5418	151	5644	156	5559	154	36	B2-U0-G2
		3M	5113	142	5326	148	5246	146		B2-U0-G3
		4M	5054	140	5265	146	5186	144		B1-U0-G3
		5S	5172	144	5387	149	5306	147		B3-U0-G2
	10000L	2M	11533	152	12014	158	11834	156	76	B3-U0-G3
		3M	10855	143	11307	149	11137	147		B2-U0-G2
		4M	10765	142	11214	148	11046	145		B2-U0-G4
		5S	11005	145	11464	151	11292	149		B4-U0-G3
	15000L	2M	15802	145	16460	152	16213	149	109	B3-U0-G3
		3M	15022	138	15648	144	15413	141		B3-U0-G3
		4M	14911	137	15532	143	15299	140		B3-U0-G5
		5S	15252	140	15887	146	15649	144		B4-U0-G3
	18000L	2M	18315	142	19078	147	18792	146	129	B3-U0-G3
		3M	17206	133	17923	139	17654	137		B3-U0-G3
		4M	17270	134	17990	139	17720	137		B3-U0-G5
		5S	17461	135	18189	141	17916	139		B4-U0-G3
VNTM MEDIUM	15000L	2M	15802	146	16460	152	16213	150	108	B3-U0-G3
		3M	15022	139	15648	145	15413	143		B3-U0-G3
		4M	14911	138	15532	143	15299	142		B3-U0-G5
		5S	15252	141	15887	146	15649	145		B4-U0-G3
	20000L	2M	23067	152	24028	158	23668	156	152	B3-U0-G3
		3M	21709	143	22614	149	22275	147		B3-U0-G3
		4M	21531	142	22428	148	22092	145		B3-U0-G5
		5S	22011	145	22928	151	22584	149		B4-U0-G3
	25000L	2M	25861	144	26939	149	26535	147	180	B4-U0-G4
		3M	23574	131	24556	136	24188	134		B4-U0-G3
		4M	23645	131	24630	136	24261	135		B3-U0-G4
		5S	24347	135	25362	141	24981	139		B5-U0-G3
	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4

- Some Photometric Data is extrapolated and subject to change.

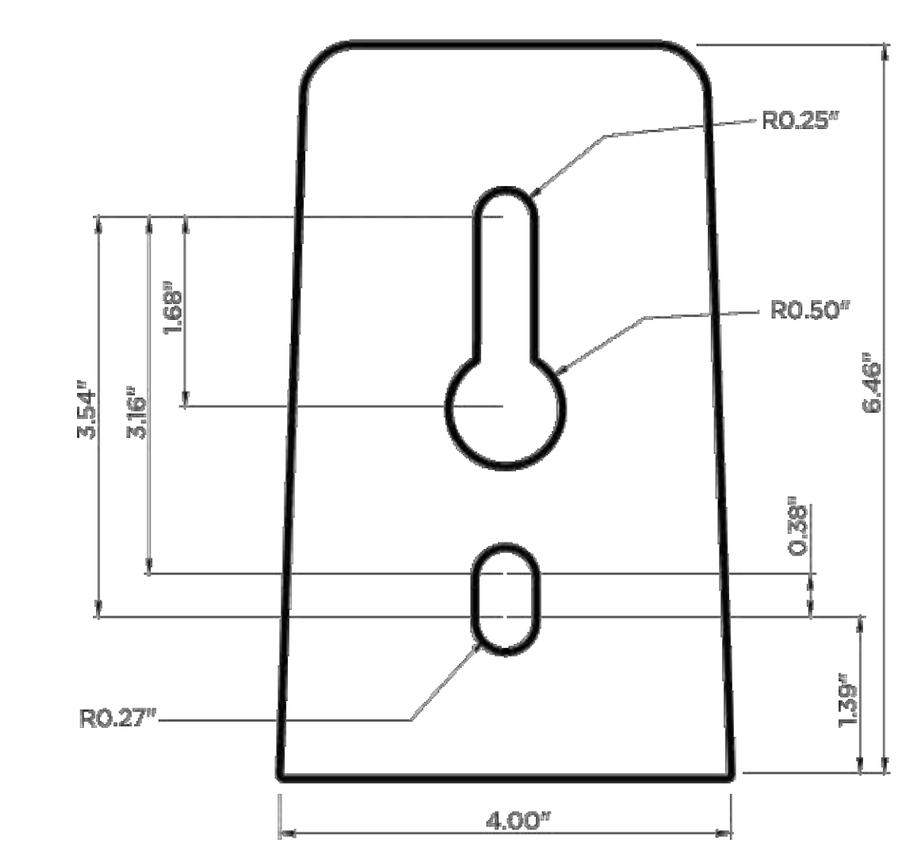
VIENTO AREA LUMINARE
VNT

DIMENSIONAL DATA
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

VIENTO AREA LUMINARE
VNT

MUST SPECIFY

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB



VNT-RPA — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB



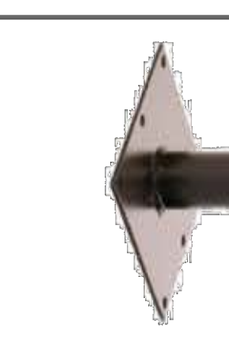
VNT-WB — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Wall Bracket



VNT-TWB — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.



VNT-SSA — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA

POLE	FINISH	SIZE	MOUNTING
S Square R Round	BZ Bronze WH White	4 4" 5 5" 6 6"	01 1 Fixture 28 2 Fixtures at 180° 29 2 Fixtures at 90° 39 3 Fixtures at 90° 32 3 Fixtures at 180° 49 4 Fixtures at 90°

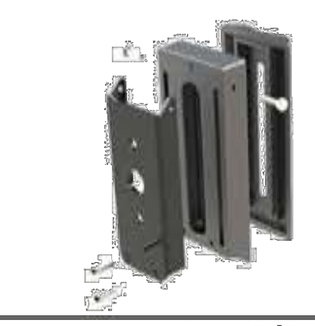
DESCRIPTION
- Tenon Mount Adaptor
- Dimensions (S): 4"/5"/6"
- Dimensions (R): 4"/5" DIA
- EPA: 0.4 sq. ft. 10 - 16 LB
- VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count.



VNT-UPM

POLE	FINISH
SQ Square RD Round	BZ Bronze WH White

DESCRIPTION
- Universal Pole Mount Adaptor



[redacted]

XtraLight® LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS
- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS
- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES
- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION
- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL
- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS
- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING
- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY
- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC
SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

VNT

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	5000L 10000L 15000L 18000L	30K 3000K 40K 4000K 50K 5000K	DIM Dim 0-10V, 120-277V DIMO[2] Dim 0-10V, 120-277V HVD to off Dim 0-10V, 347-480V	2M Type II Medium 3M Type III Medium 4M Type IV Medium 5S[3] Type V Square	N Normal (forward) L Left R Right	BZ Bronze WH White CC[4] Custom Color MUST SPECIFY	XX No Fixture Controls IS3 IR Smart Sensor, 20'H/40'D IS7 IR Smart Sensor, 40'H/100'D BS3 Bluetooth Smart Sensor, 20'H/40'D BS7 Bluetooth Smart Sensor, 40'H/100'D CAS Casambi Controlled AUT Autani Controlled SYN Synapse Controlled SWX Sensorworx Controlled CUS Custom Sensor (Factory Installed)	HSS House-side Shield ASF[5] Adjustable Slip Fitter Cord Whip 3[6] NEMA 3-Pin Twist-Lock Receptacle 5[6] NEMA 5-Pin Twist-Lock Receptacle 7[6] NEMA 7-Pin Twist-Lock Receptacle
M Medium	15000L 20000L 25000L 30000L 35000L							
L Large	30000L 35000L 40000L 45000L 50000L 55000L							

1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with DIMO (Dim to off).
3. The 5S (Type V Square) optic option is not available with L (Left) or R (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. The ASF (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
6. Photocell not included.

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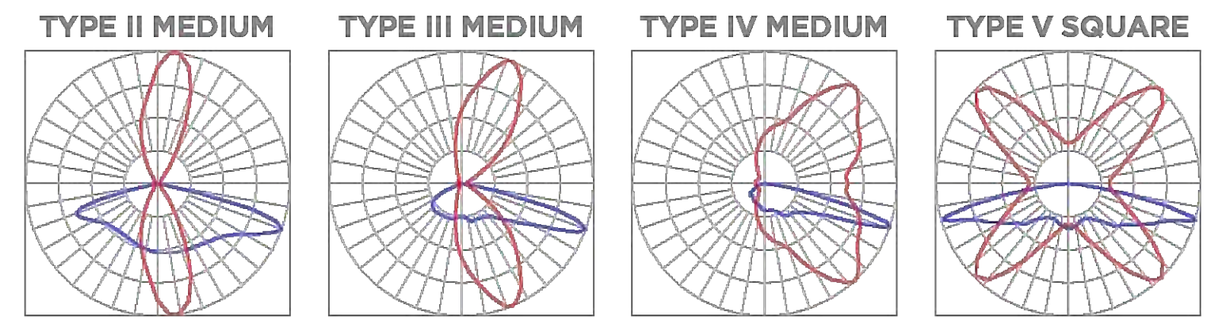
Submitted On: Nov 7, 2024 1/4 Index Page

VIENTO AREA LUMINARE
VNT

ISO LINES
TYPE II MEDIUM | TYPE III MEDIUM | TYPE IV MEDIUM | TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA
STANDARD

SIZE	MODEL	OPTICS	3000K LUMENS	3000K EFFICACY	4000K LUMENS	4000K EFFICACY	5000K LUMENS	5000K EFFICACY	WATTAGE	BUG RATING
VNTS SMALL	5000L	2M	5418	151	5644	156	5559	154	36	B2-U0-G2
		3M	5113	142	5326	148	5246	146		B2-U0-G3
		4M	5054	140	5265	146	5186	144		B1-U0-G3
		5S	5172	144	5387	149	5306	147		B3-U0-G2
	10000L	2M	11533	152	12014	158	11834	156	76	B3-U0-G3
		3M	10855	143	11307	149	11137	147		B2-U0-G2
		4M	10765	142	11214	148	11046	145		B2-U0-G4
		5S	11005	145	11464	151	11292	149		B4-U0-G3
	15000L	2M	15802	145	16460	152	16213	149	109	B3-U0-G3
		3M	15022	138	15648	144	15413	141		B3-U0-G3
		4M	14911	137	15532	143	15299	140		B3-U0-G5
		5S	15252	140	15887	146	15649	144		B4-U0-G3
	18000L	2M	18315	142	19078	147	18792	146	129	B3-U0-G3
		3M	17206	133	17923	139	17654	137		B3-U0-G3
		4M	17270	134	17990	139	17720	137		B3-U0-G5
		5S	17461	135	18189	141	17916	139		B4-U0-G3
VNTM MEDIUM	15000L	2M	15802	146	16460	152	16213	150	108	B3-U0-G3
		3M	15022	139	15648	145	15413	143		B3-U0-G3
		4M	14911	138	15532	143	15299	142		B3-U0-G5
		5S	15252	141	15887	146	15649	145		B4-U0-G3
	20000L	2M	23067	152	24028	158	23668	156	152	B3-U0-G3
		3M	21709	143	22614	149	22275	147		B3-U0-G3
		4M	21531	142	22428	148	22092	145		B3-U0-G5
		5S	22011	145	22928	151	22584	149		B4-U0-G3
	25000L	2M	25861	144	26939	149	26535	147	180	B4-U0-G4
		3M	23574	131	24556	136	24188	134		B4-U0-G3
		4M	23645	131	24630	136	24261	135		B3-U0-G4
		5S	24347	135	25362	141	24981	139		B5-U0-G3
	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4

- Some Photometric Data is extrapolated and subject to change.

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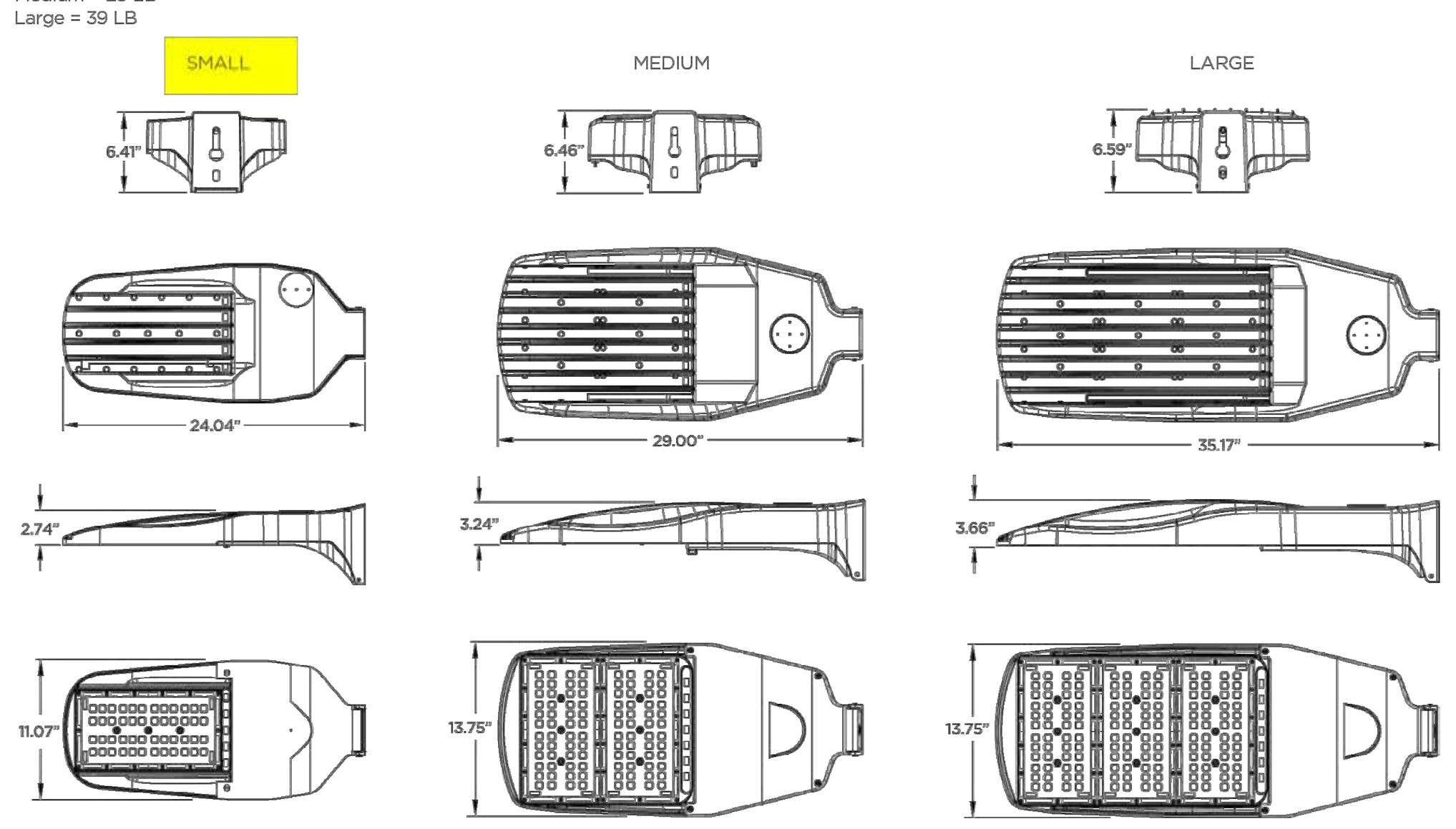
Submitted On: Nov 7, 2024 2/4 Index Page

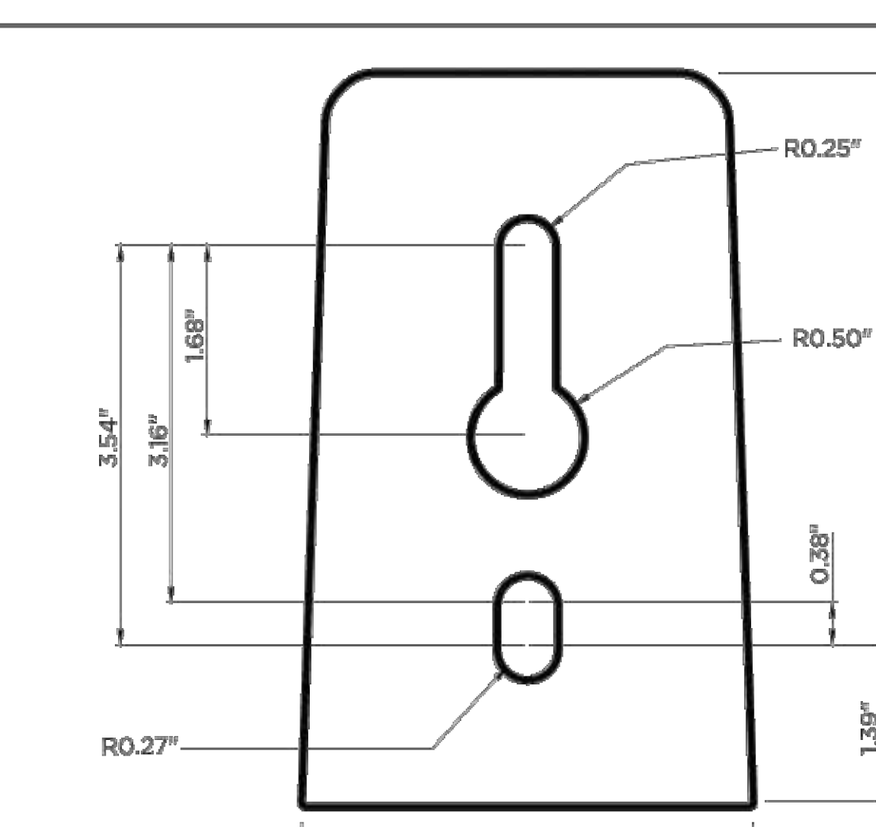
VIENTO AREA LUMINARE
VNT

DIMENSIONAL DATA
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

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VIENTO AREA LUMINARE
VNT

MUST SPECIFY

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB



VNT-RPA — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB



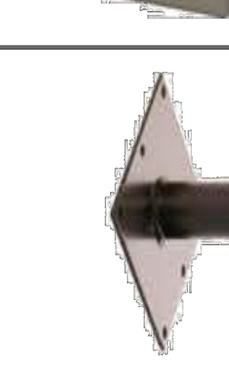
VNT-WB — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Wall Bracket



VNT-TWB — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.



VNT-SSA — FINISH: BZ Bronze, WH White, CC Custom Color

DESCRIPTION
- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA

POLE	FINISH	SIZE	MOUNTING
S Square R Round	BZ Bronze WH White	4 4" 5 5" 6 6"	01 1 Fixture 28 2 Fixtures at 180° 29 2 Fixtures at 90° 39 3 Fixtures at 90° 32 3 Fixtures at 180° 49 4 Fixtures at 90°

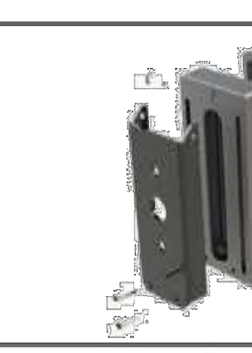
DESCRIPTION
- Tenon Mount Adaptor
- Dimensions (S): 4"/5"/6"
- Dimensions (R): 4"/5" DIA
- EPA: 0.4 sq. ft. 10 - 16 LB
- VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count.



VNT-UPM

POLE	FINISH
SQ Square RD Round	BZ Bronze WH White

DESCRIPTION
- Universal Pole Mount Adaptor



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[redacted]

[redacted]

[redacted]

corrales group architects

[redacted]

SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

[redacted]

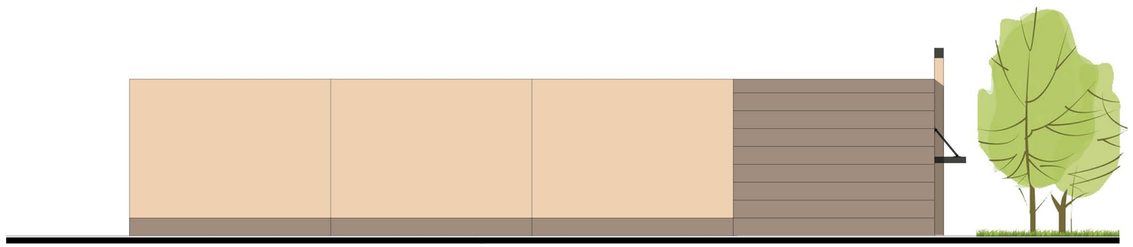
LIGHTING SPECS

A-9

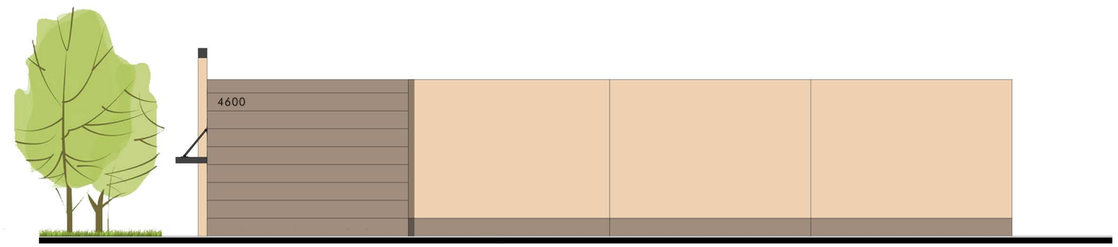
[redacted]



1 A-10 NORTH ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



2 A-10 EAST ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



3 A-10 WEST ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



4 A-10 SOUTH ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"

BUILDING PAINT LEGEND	
	SW 7721 - CRESCENT CREAM (MAIN FIELD)
	SW 7502 - DRY DOCK (ACCENTS /BANDS /DOWNSPOUTS)
	SW 7069 - IRON ORE (WALL CANOPY)
	SW 4084 - SAFETY YELLOW (BOLLARDS)

Drawn by M.U.
Proj. Mgr. M.U.
File:
Job. Capt. M.U.

PETER CORRALES
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corrales group architects
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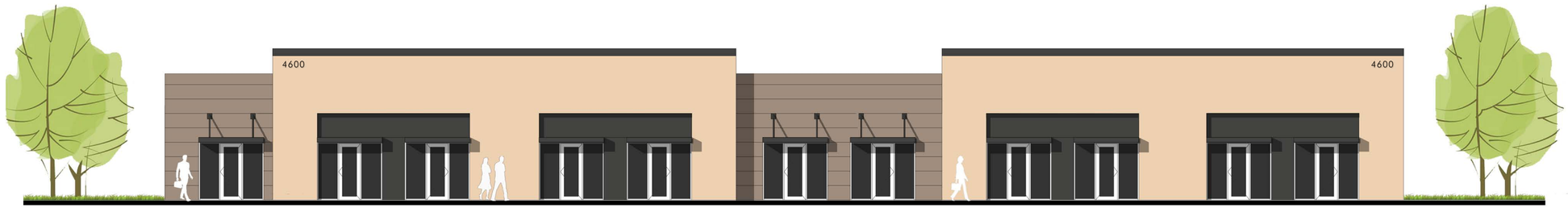
2300 Corporate Blvd. N.W., Suite 145
Boca Raton, Florida 33431
(561) 995-6700
Corporation no. AA-0002519
Architect no. AR-0009125

Project
SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

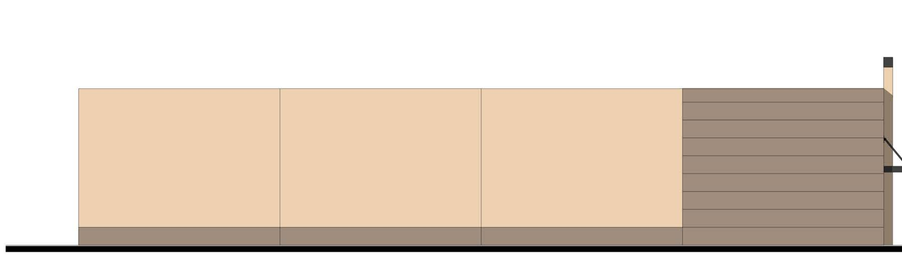
SHEET TITLE
BLDG.1 - COLORED ELEVATIONS

Project No. -----
Date 04-01-2024

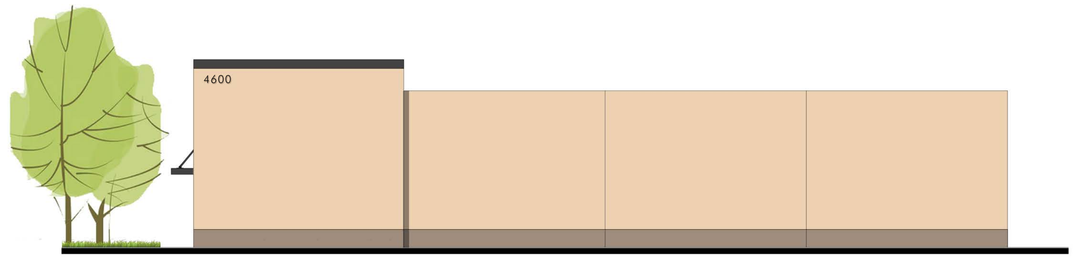
Sheet No. A-10
Sheet 10 of 1



1 A-11 NORTH ELEVATION (BLDG.2)
SCALE: 1/8" = 1'-0"



2 A-11 EAST ELEVATION (BLDG.2)
SCALE: 1/8" = 1'-0"



3 A-11 WEST ELEVATION (BLDG.2)
SCALE: 1/8" = 1'-0"



4 A-11 SOUTH ELEVATION (BLDG.2)
SCALE: 1/8" = 1'-0"

BUILDING PAINT LEGEND	
	SW 7721 - CRESCENT CREAM (MAIN FIELD)
	SW 7502 - DRY DOCK (ACCENTS /BANDS /DOWNSPOUTS)
	SW 7069 - IRON ORE (WALL CANOPY)
	SW 4084 - SAFETY YELLOW (BOLLARDS)

Drawn by M.U.
Proj. Mgr. M.U.
File:
Job. Capt. M.U.

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LICENSE NO. AA-0002519
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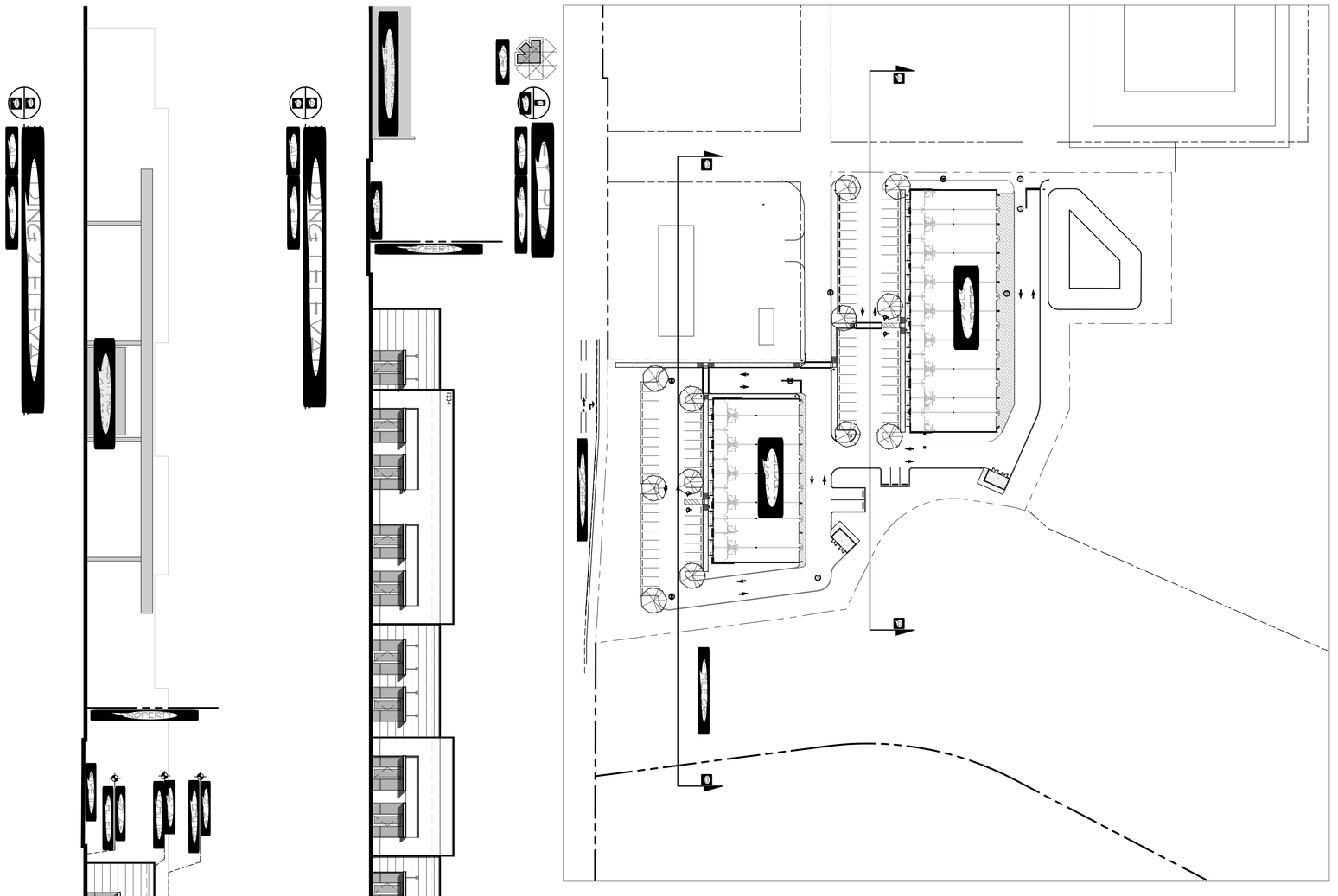
2300 Corporate Blvd. N.W., Suite 145
Boca Raton, Florida 33431
(561) 995-6700
Corporation no. AA-0002519
Architect no. AR-0009125

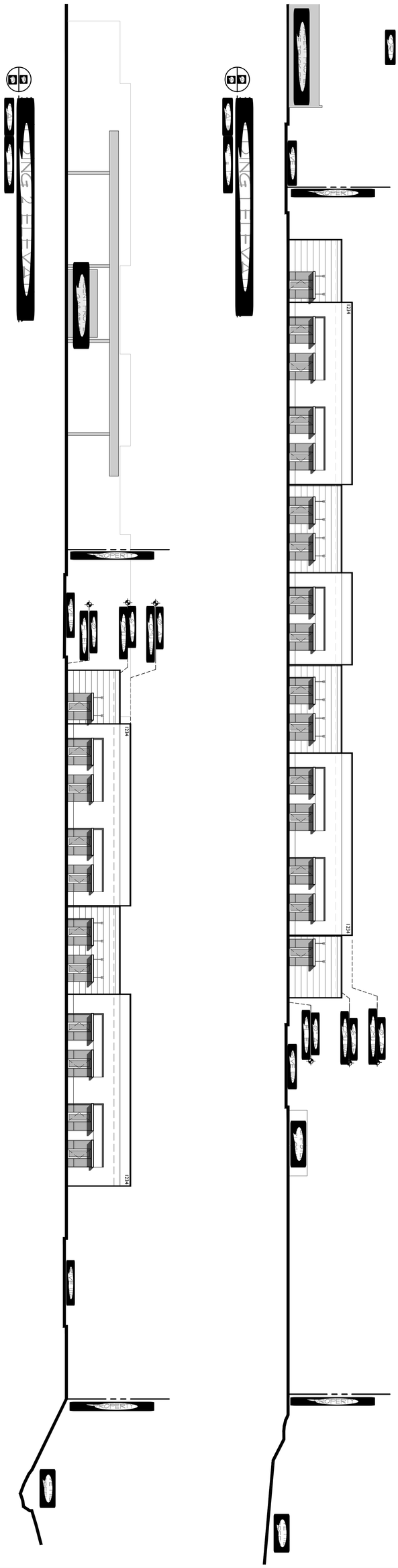
Project
SCHEMATIC SITE PLAN
SMALL BAY WAREHOUSES
4600 OKEECHOBEE ROAD
IN
FORT PIERCE, FLORIDA
PREPARED FOR
PUGLIESE CREATIVE VENTURES

SHEET TITLE
BLDG.2 - COLORED ELEVATIONS

Project No. -----
Date 04-01-2024

Sheet No. A-11
Sheet 11 of 1





A-12	ELEVATIONS	SCHEMATIC SITE PLAN SMALL BAY WAREHOUSES 4600 OKEECHOBEE ROAD IN FORT PIERCE, FLORIDA PREPARED FOR PUGLIESE CREATIVE VENTURES			

HJA Design Studio
3500 SW Corporate Pkwy., Suite 203
Palm City, FL 34990
Phone: 772-678-7200

Delivery Transmittal

To:	City of Fort Pierce Planning & Engineering Depts.	From:	HJA Design Studio
C/O:	Planning Department	Date:	March 12, 2025
Phone:	772-467-3729	Ref #:	TRC No. 23-07000006
Re:	4600 Okeechobee Rd AKA Okeechobee Road Flex Space Resubmittal Package	CC:	Development Team

☐ Via Fed Ex ☐ Via US Mail ☒ Via E-Transmittal

☐ Via Hand Delivery ☐ Via Package Pick Up

Comments:

Please see the attached documents pertaining to the above referenced project.

If you have any questions or concerns, please feel free to contact us at 772-678-7200.

HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida 34990 T 772-678-7200

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Hand Delivered
March 13, 2025

Kev Freeman
Planning Director
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Re: 4600 Okeechobee Road – Resubmittal Project#: 23-07000006

Dear Kev,

On behalf of St. Lucie Kings, LLC, we are pleased to resubmit the application materials for the referenced project, located along Okeechobee Road in Fort Pierce, Florida.

Enclosed, you will find one copy of the documents, three sets of plans as requested, and a digital copy of the revised materials for your review:

1. Comment Response Letter
2. Traffic Report
3. Environmental Assessment
4. Site Plan
5. Landscape Plan
6. Landscape Maintenance Agreement
7. Survey
8. Fire Truck Exhibit
9. Fire Hydrant Exhibits

We look forward to working with you to complete this project. If you have any questions or need any additional information, please do not hesitate to contact our office at 772-678-7200. Thank you.

Sincerely,

Erika Beitler
Project Manager
HJA Design Studio, LLC

CC: St. Lucie Kings, LLC
Development Team

HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida USA 34990 T 772-678-7200

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Via Email
March 12, 2025

Kevin Freeman
Director of Planning
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Re: Site Plan (Development and Design Review) & Conditional Use – Okeechobee Road Flex Space Resubmittal & Response to 01/09/2025 Staff Report

Project Number: 23-07000006
Date of Staff Report: 01/09/2025

Dear Kev,

Please find our responses to the February 20, 2025 staff report below.

City of Fort Pierce Planning Department

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 provided.
   RESPONSE: We have elected to forgo the lot combination and unity of title during site plan review process. These documents will be provided to the City prior to the issuance of the building permit for vertical construction.

2. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
   RESPONSE: An address request will be submitted prior to submitting the building permit for vertical construction.

3. A notarized Landscape Maintenance Agreement is required
   RESPONSE: Please see attached draft with additional legalese to address ownership and apply to future owners. Once staff has reviewed and approved the Agreement, we will send the City an executed version.

Fort Pierce Engineering Department

1. Design Review submittal requires a 1"=30' minimum scale survey. (Code Section 125-313)
   RESPONSE: Acknowledged, the property survey has been provided with this resubmittal.

2. Development Review requires Environmental Impact Report and Traffic Impact Report.
   RESPONSE: Please see attached Environmental Impact Report and revised Traffic Impact Analysis.

3. The Site Data information identifies incorrect parcel numbers and incorrect area.
   RESPONSE: Acknowledged, Parcel numbers and total site number have been updated accordingly.

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4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
   RESPONSE: Acknowledged, a note has been added to the site plan.

5. Ensure updated dumpster enclosure detail is included.
   RESPONSE: Acknowledged, the dumpster enclosures have been updated and the detail has been included with the site plan.

6. Show separate pedestrian access to the dumpsters.
   RESPONSE: Acknowledged, the site plan has been revised to accommodate pedestrian access to each dumpster enclosure location.

7. Extend new asphalt to connection with ingress/egress roadway (N/S/W connection).
   RESPONSE: Acknowledged, the proposed asphalt has been extended to the N/S/W connection.

8. Relocate all plantings from within the limits of the proposed detention area.
   RESPONSE: All planting have been removed from the proposed detention area. See revised landscape plan, Sheet LP-1.

9. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.
   RESPONSE: Per discussions during a meeting with staff and SLCFD, the existing paved connection is not in use and currently fenced off with no access. Ingress/egress and internal circulation is the responsibility of the adjacent property.

10. General Note 1 generally does not apply as there is no adjacent City Right-of-Way. The Property Owner will be responsible to provide pickup, removal, and disposal of litter and maintenance of the area in coordination and compliance with existing ingress/egress easements with adjacent property owners.
    RESPONSE: Acknowledged, General Note 1 has been revised per the comment above.

Advisory Comments:

a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
   RESPONSE: We have elected to forgo the lot combination and unity of title during site plan review process. These documents will be provided to the City prior to the issuance of the building permit for vertical construction.

b. The drainage plan will be fully reviewed when building plans are submitted.
   RESPONSE: Acknowledged and understood.

St. Lucie County Fire District

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
   RESPONSE: Acknowledged separate SLCFD development and site plan review application will be submitted under separate cover.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
   RESPONSE: Acknowledged and understood.

3. Please send the Fire District electronic plans for the site and buildings.
   RESPONSE: Acknowledged a revised site plan and building footprints will be provide with the application Submittal.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
   RESPONSE: Acknowledged and understood.

5. 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 116.1.4). 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 1.18.2.3.5.2.5)
   RESPONSE: Acknowledged, an Autoturn Truck exhibit will be provided with the site plan application demonstrating site access throughout the site.

6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
   RESPONSE: Acknowledged, no gates are proposed for this development.

7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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: Acknowledged and understood. Vertical Clearance will be provided throughout the approved site fire access route.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.
   RESPONSE: Acknowledged and understood.

9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150’ from FD access roads as measured by an approved route around the exterior of the building or facility. (450’ for NFPA 13, 13D, 13R sprinklered protected buildings).
   RESPONSE: Acknowledged, this site does not propose fire sprinklers, however each building is located within 150’ of an approved FD access road.

10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
    RESPONSE: Acknowledged and understood.

11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
    RESPONSE: Acknowledged and understood.

12. 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: Acknowledged a fire hydrant coverage exhibit will be provided with the site plan application.

13. 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: Acknowledged, an approved water supply spreadsheet will be provided under separate cover.

14. 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 location of connections shall be based upon the access requirements of the fire department.
    RESPONSE:

15. 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: Acknowledged and understood.

16. 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: Acknowledged and understood.

17. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.
    RESPONSE: Per previous discussions the pre-construction checklist is not required for this development.

18. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.
    RESPONSE: Acknowledge, a separate exhibit has been provide with he site plan application submittal.

Florida Department of Transportation

The Okeechobee Road Flex Space applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.

1. Larry Hymowitz
   Planning Specialist, Policy and Mobility Planning Section
   954-777-4663 larry.hymowitz@dot.state.fl.us

   RESPONSE: Acknowledged.

Thank you for your attention to this matter. We look forward to working with you on this exciting project. Following your review of the application please let us know if you need any additional copies or have any questions. Thank you for your assistance with this application.

Sincerely,

Erika Beitler

Erika Beitler
Project Manager

c.c. Development Team

Okeechobee Flex
Project № 25011.03 , v1.1
February 17, 2025

Traffic Impact Analysis
St. Lucie County
Florida

Prepared for:

Land America, LLC
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

Prepared by:

Traffic & Mobility CONSULTANTS
Formerly O'Rourke Engineering & Planning

3725 SE Ocean Boulevard, Suite 201
Stuart, Florida 34996
www.trafficmobility.com
(772) 781-7918

PROFESSIONAL ENGINEERING CERTIFICATION

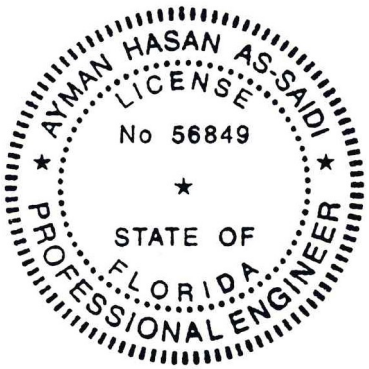
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Okeechobee Flex

LOCATION: St. Lucie County, Florida

CLIENT: Land America, LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803

CERTIFICATE OF AUTHORIZATION CA-30024

Ayman As-Saidi, P.E. № 56849

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INTRODUCTION

Traffic & Mobility Consultants, formerly O'Rourke Engineering & Planning, was retained to prepare a traffic analysis for the proposed warehouse development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

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

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida, will consist of a 36,790 square foot Warehouse on approximately 3.57 acres. The site is currently vacant. The project location is shown in **Figure 1**.



NTS

TMC Traffic & Mobility CONSULTANTS
Formerly O'Rourke Engineering & Planning
3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number: 25011.03 | Date: 1/29/2025

Legend

= Project Location

Figure 1

Project Location

Okeechobee Flex

EXISTING CONDITIONS

The study radius of area of influence is defined by the total daily trips. The project generates 96 daily trips. Therefore, the study area is limited to the directly accessed link and the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway. 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 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 has a context classification of C3C adjacent to the project and is a six-lane divided roadway from Rolyat Street to Virginia Avenue.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report 2024 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. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie 2024 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates were applied to Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material is included in the latter half of Appendix B.

As shown, the project will generate 96 net new daily trips. There will be 6 net new AM peak hour trips with 5 trip entering the project and 1 trip exiting the project. There will be 7 net new PM peak hour trips with 2 trips entering the project and 5 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity Significant is defined as the directly accessed link and an impact of 5% or more on all other links. As shown, there are no roadways impacted by 5% or more.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	36,790	Sft	T = 1.58(X) + 38.29	50%	50%	48	48	96
TOTAL		**36,790**					**48**	**48**	**96**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

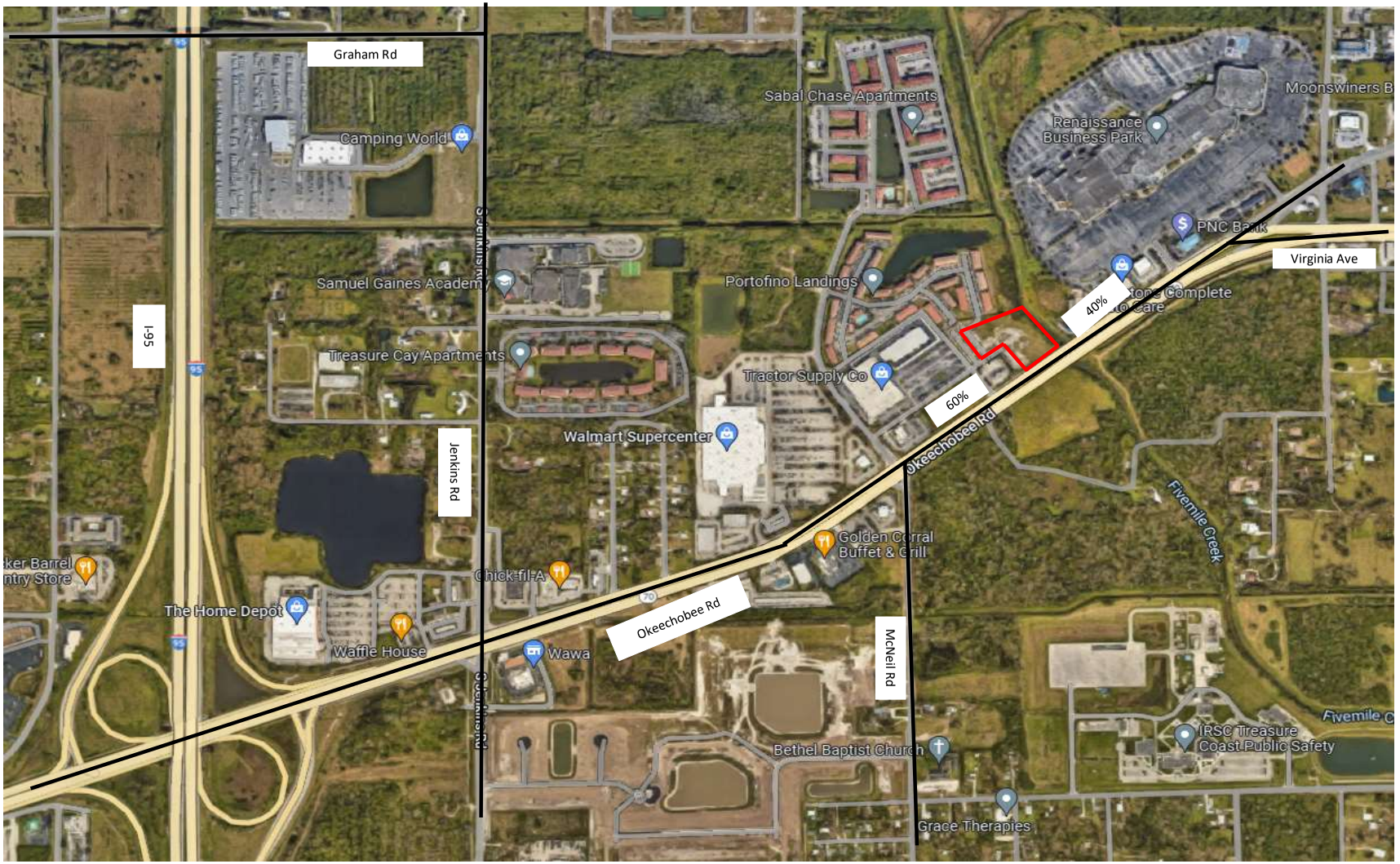
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	36,790	Sft	T = 0.17(X)	77%	23%	5	1	6
TOTAL		**36,790**					**5**	**1**	**6**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	36,790	Sft	T = 0.18(X)	28%	72%	2	5	7
TOTAL		**36,790**					**2**	**5**	**7**

Source: ITE 11th Edition Trip Generation Rates



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Legend

= Project Location

Figure 2
Project Distribution
Okeechobee Flex

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	6LD	EB	IN	NO	2,680	3	0.11%	60%
	McNeil Rd	Project Access	6LD	WB	OUT	NO	2,680	1	0.04%	60%
	Project Access	Virginia Ave	6LD	EB	OUT	NO	2,680	0	0.00%	40%
	Project Access	Virginia Ave	6LD	WB	IN	NO	2,680	2	0.07%	40%

(1) St. Lucie TPO LOS 2024 & FDOT 2023 Q/LOS Tables

Two-Way:	6
Net In:	5
Net Out:	1

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	6LD	EB	IN	NO	2,680	1	0.04%	60%
	McNeil Rd	Project Access	6LD	WB	OUT	NO	2,680	3	0.11%	60%
	Project Access	Virginia Ave	6LD	EB	OUT	NO	2,680	2	0.07%	40%
	Project Access	Virginia Ave	6LD	WB	IN	NO	2,680	1	0.04%	40%

(1) St. Lucie TPO LOS 2024 & FDOT 2023 Q/LOS Tables

Two-Way:	7
Net In:	2
Net Out:	5

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Okeechobee Road were grown using a historical growth rate of 4.08%. The growth rate was calculated using available FDOT data from 2018 to 2023, at the link of Okeechobee Road from McNeil Road to Virginia Avenue. The growth rate was applied 5 years to estimate 2028 traffic. Committed traffic from approved but unbuilt projects were also included as background traffic.

Details of the growth rate calculation and background projects are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Okeechobee Road was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2023	2023 Peak Hour Directional Volumes	Growth Rate (2)	2028 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2028 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	EB	IN	NO	29,519	1,645	4.08%	2,009	256	2,265	2,680	3	2,268	0.11%	YES	60%
	McNeil Rd	Project Access	WB	OUT	NO	29,519	1,106	4.08%	1,351	154	1,505	2,680	1	1,506	0.04%	YES	60%
	Project Access	Virginia Ave	EB	OUT	NO	29,519	1,645	4.08%	2,009	256	2,265	2,680	0	2,265	0.00%	YES	40%
	Project Access	Virginia Ave	WB	IN	NO	29,519	1,106	4.08%	1,351	154	1,505	2,680	2	1,507	0.07%	YES	40%

(1) St. Lucie TPO LOS 2024 & FDOT 2023 Q/LOS Tables

(2) 5-year historical growth rate calculated from FDOT Historical AADT

Two-Way:	6
Net In:	5
Net Out:	1
Years Grown:	5

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2023	2023 Peak Hour Directional Volumes	Growth Rate (2)	2028 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2028 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	EB	IN	NO	29,519	1,517	4.08%	1,853	215	2,068	2,680	1	2,069	0.04%	YES	60%
	McNeil Rd	Project Access	WB	OUT	NO	29,519	1,638	4.08%	2,001	283	2,284	2,680	3	2,287	0.11%	YES	60%
	Project Access	Virginia Ave	EB	OUT	NO	29,519	1,517	4.08%	1,853	215	2,068	2,680	2	2,070	0.07%	YES	40%
	Project Access	Virginia Ave	WB	IN	NO	29,519	1,638	4.08%	2,001	283	2,284	2,680	1	2,285	0.04%	YES	40%

(1) St. Lucie TPO LOS 2024 & FDOT 2023 Q/LOS Tables

(2) 5-year historical growth rate calculated from FDOT Historical AADT

Two-Way:	7
Net In:	2
Net Out:	5
Years Grown:	5

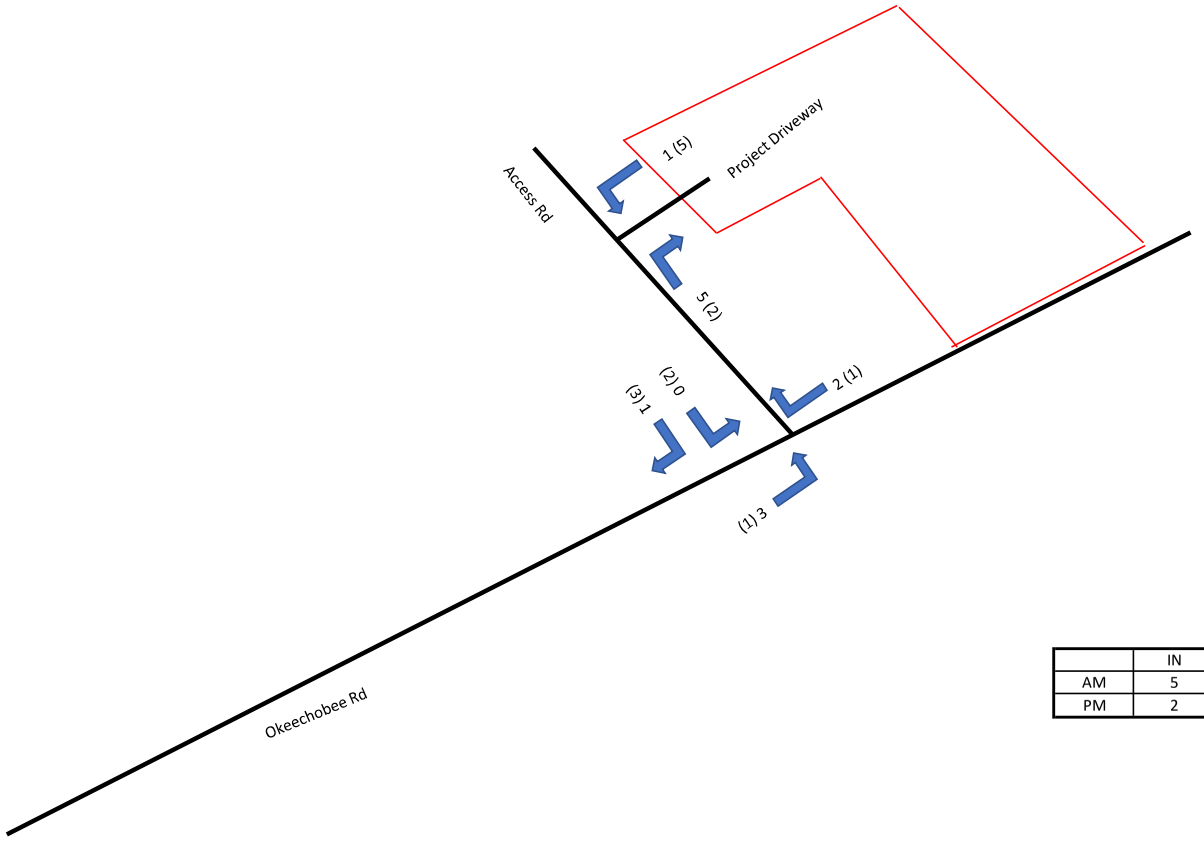
DRIVEWAY ANALYSIS

The project takes access from an existing access road with existing full access to Okeechobee Road. The project volumes are shown on **Figure 3**.

The existing access road already provides a right-turn lane and left-turn lane. Therefore, additional turn lane analysis is not required.

CONCLUSION

The Okeechobee Flex with 96 daily trips, 6 net AM peak hour trips and 7 net PM peak hour trips will have an insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	5	1
PM	2	5

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Job Number: 25011.03 | Date: 1/29/2025

Legend

= Project Location

XX (XX) = AM (PM) Driveway Volumes

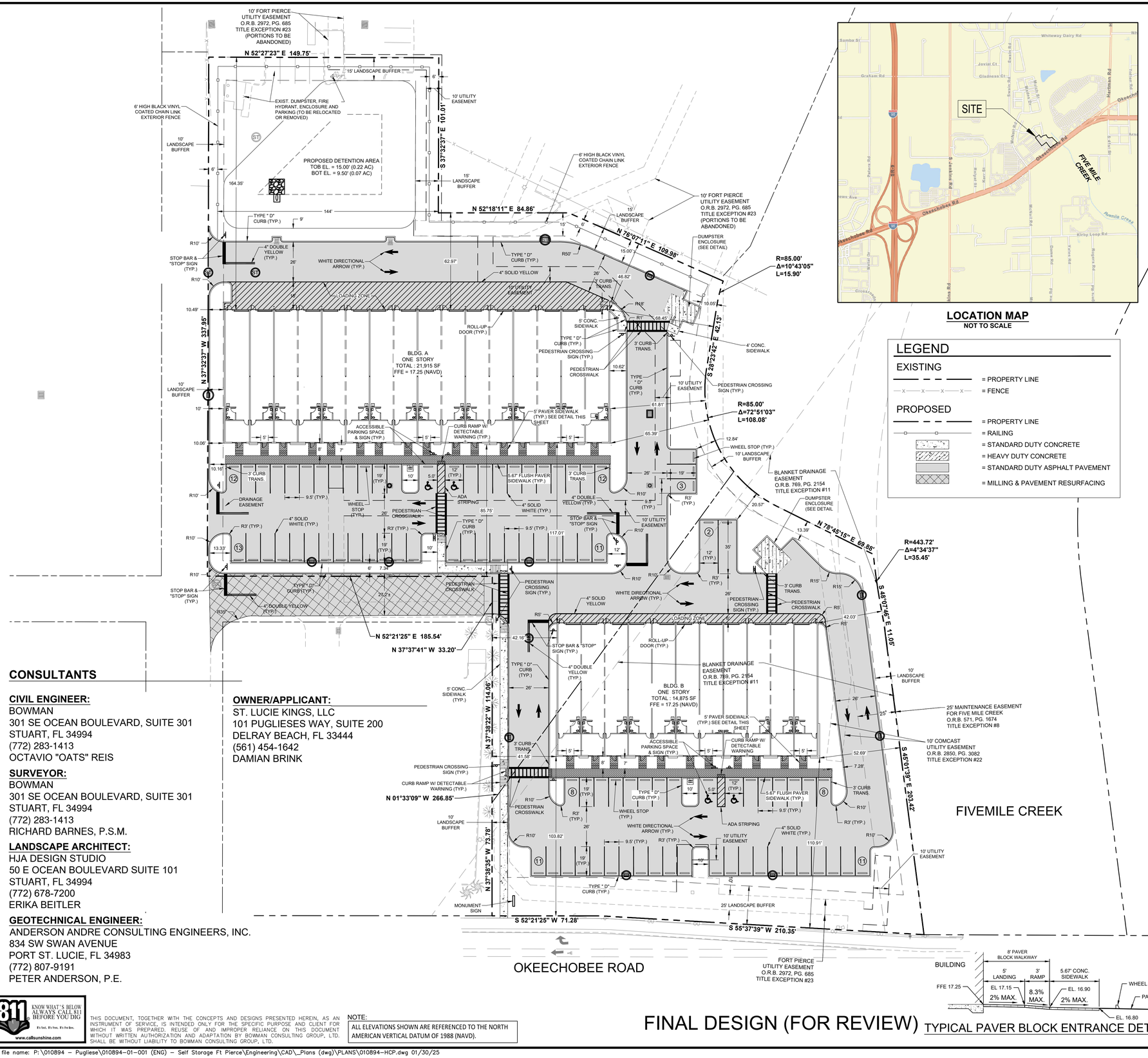
Figure 3

Driveway Volumes

Okeechobee Flex

APPENDIX A

SITE PLAN



TYPICAL PAVER BLOCK ENTRANCE DETAIL

LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING
- = PROPERTY LINE
- = FENCE

PROPOSED
- = PROPERTY LINE
- = RAILING
- = STANDARD DUTY CONCRETE
- = HEAVY DUTY CONCRETE
- = STANDARD DUTY ASPHALT PAVEMENT
- = MILLING & PAVEMENT RESURFACING

SITE DATA

TOTAL SITE AREA	155,352 SF / 3.57 AC		
FUTURE LAND USE	GENERAL COMMERCIAL (GC)		
EXISTING ZONING	COMMERCIAL GENERAL (C-3)		
EXISTING USE	VACANT COMMERCIAL		
PROPOSED USE	FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)		
BUILDING COVERAGE	36,790 SF		
MAXIMUM BUILDING HEIGHT	65'		
PROPOSED BUILDING HEIGHT	30'		
PARCEL CONTROL NUMBER	2419-122-0001-050-9		
	2419-122-0001-040-6		

OPEN SPACE

REQUIRED	31,070 SF	0.71 AC	20%
PROVIDED	47,933 SF	1.10 AC	31%
TOTAL LANDSCAPE AREA	47,933 SF	1.10 AC	31%

SET BACKS

	REQUIRED (MIN.)	PROVIDED
FRONT	25'	103.82'
SIDE	10'	42.03'
REAR	15'	46.82'

LANDSCAPE AREA

TOTAL LANDSCAPE AREA	47,933 SF	1.10 AC	31%

IMPERVIOUS AREA

BUILDING COVERAGE	36,790 SF	0.85 AC	24%
VEHICULAR USE AREA	61,960 SF	1.42 AC	40%
PAVERS/WALKS/DUMPSTER	8,669 SF	0.19 AC	5%
TOTAL	107,419 SF	2.46 AC	69%

BUILDING DATA

	OFFICE	WAREHOUSE	TOTAL
BUILDING A	3,357 SF / 15%	18,558 SF	21,915 SF
BUILDING B	2,306 SF / 15%	12,569 SF	14,875 SF
TOTAL	5,663 SF / 15%	31,127 SF	36,790 SF

PARKING REQUIREMENTS (9.5' X 19')

	REQUIRED	PROVIDED
WAREHOUSE 1 SPACE PER 600 SF (31,127/600)	52 SPACES	55 SPACES
OFFICE 1 SPACE PER 200 SF (200 SF PER BAY) (5,663/200)	28 SPACES	30 SPACES
ACCESSIBLE SPACES 76 - 100 SPACES	4 SPACES	4 SPACES
LOADING SPACES	1 SPACES	2 SPACES
TOTAL PARKING SPACES	85 SPACES	91 SPACES

TOTAL INCLUDES ACCESSIBLE SPACES & 2 LOADING SPACES

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH O1°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. PROPOSED DEVELOPMENT SHALL ADHERE TO THE STANDARDS SPECIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
2. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA IN COORDINATION AND COMPLIANCE WITH EXISTING INGRESS/EGRESS EASEMENTS WITH ADJACENT PROPERTY OWNERS.
3. AIR CONDITIONING AND OTHER EQUIPMENT LOCATED ON THE ROOF SHALL BE SCREENED AND CANNOT BE VISIBLE FROM AN ELEVATION THAT IS HORIZONTAL TO THE LOCATION OF THE ROOF EQUIPMENT.

CONSULTANTS

CIVIL ENGINEER:
BOWMAN
301 SE OCEAN BOULEVARD, SUITE 301
STUART, FL 34994
(772) 283-1413
OCTAVIO "OATS" REIS

SURVEYOR:
BOWMAN
301 SE OCEAN BOULEVARD, SUITE 301
STUART, FL 34994
(772) 283-1413
RICHARD BARNES, P.S.M.

LANDSCAPE ARCHITECT:
HJA DESIGN STUDIO
50 E OCEAN BOULEVARD SUITE 101
STUART, FL 34994
(772) 678-7200
ERIKA BEITLER

GEOTECHNICAL ENGINEER:
ANDERSON ANDRE CONSULTING ENGINEERS, INC.
834 SW SWAN AVENUE
PORT ST. LUCIE, FL 34983
(772) 807-9191
PETER ANDERSON, P.E.

OWNER/APPLICANT:
ST. LUCIE KINGS, LLC
101 PUGLIESES WAY, SUITE 200
DELRAY BEACH, FL 33444
(561) 454-1642
DAMIAN BRINK

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

FINAL DESIGN (FOR REVIEW)

GRAPHIC SCALE
0 30 60
1" = 30'

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS: CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS: CERTIFICATE OF AUTHORIZATION NO. 33462

Bowman Consulting Group, Ltd., Inc.
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© Bowman Consulting Group, Ltd.

4600 FLEX SPACE
FORT PIERCE FLORIDA

SITE PLAN

PROJECT NO
010894-01-001

OCTAVIO "OATS" REIS
LICENSE NO. 42503

PLAN STATUS

DATE	DESCRIPTION

BK DESIGN	RO DRAWN	GMB CHKD

SCALE: 1" = 30'
JOB No. 010894
DATE January 2025
FILE No. 010894-HCP
SHEET SP1

Cad file name: P:\010894 – Pugliese\010894-01-001 (ENG) – Self Storage Ft Pierce\Engineering\CAD_Plans (dwg)\PLANS\010894-HCP.dwg 01/30/25

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2024
&
FDOT 2023 Q/LOS TABLES

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

COUNTY: 94
STATION: 0742
DESCRIPTION: SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (CO
START DATE: 05/02/2023
START TIME: 1200

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	31	27	23	18	99	31	18	18	19	86	185
0100	24	16	9	16	65	23	10	8	10	51	116
0200	17	17	22	6	62	11	15	10	14	50	112
0300	11	8	10	21	50	16	19	12	12	59	109
0400	15	25	31	24	95	28	10	41	56	135	230
0500	29	41	75	91	236	36	75	79	123	313	549
0600	123	147	179	271	720	161	227	280	225	893	1613
0700	222	308	430	474	1434	233	230	302	274	1039	2473
0800	377	364	312	335	1388	264	266	289	244	1063	2451
0900	255	302	272	289	1118	246	240	234	229	949	2067
1000	273	292	260	292	1117	229	260	274	279	1042	2159
1100	275	221	270	291	1057	262	240	304	286	1092	2149
1200	286	301	323	307	1217	321	291	286	285	1183	2400
1300	302	272	284	327	1185	294	308	288	317	1207	2392
1400	277	302	299	288	1166	313	284	296	287	1180	2346
1500	354	333	379	347	1413	362	386	378	357	1483	2896
1600	331	405	341	357	1434	347	364	407	387	1505	2939
1700	333	387	407	390	1517	413	431	342	337	1523	3040
1800	329	341	287	289	1246	285	274	264	275	1098	2344
1900	254	243	226	203	926	250	249	207	202	908	1834
2000	208	189	184	200	781	216	202	192	183	793	1574
2100	143	147	114	101	505	146	150	99	131	526	1031
2200	120	127	106	71	424	107	66	55	48	276	700
2300	79	55	56	33	223	58	41	46	25	170	393
24-HOUR TOTALS:					19478					18624	38102

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	1645	730	1106	730	2751
P.M.	1700	1517	1630	1638	1645	3057
DAILY	730	1645	1630	1638	1645	3057

GENERATED BY SPS 5.0.0.61

APPENDIX C

GROWTH RATE
&
BACKGROUND TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	37000 C	E 19000	W 18000	9.00	51.60	11.40
2022	33500 C	E 17000	W 16500	9.00	51.40	11.40
2021	35500 C	E 18500	W 17000	9.00	50.90	11.40
2020	29500 F	E 14000	W 15500	9.00	51.30	4.60
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70

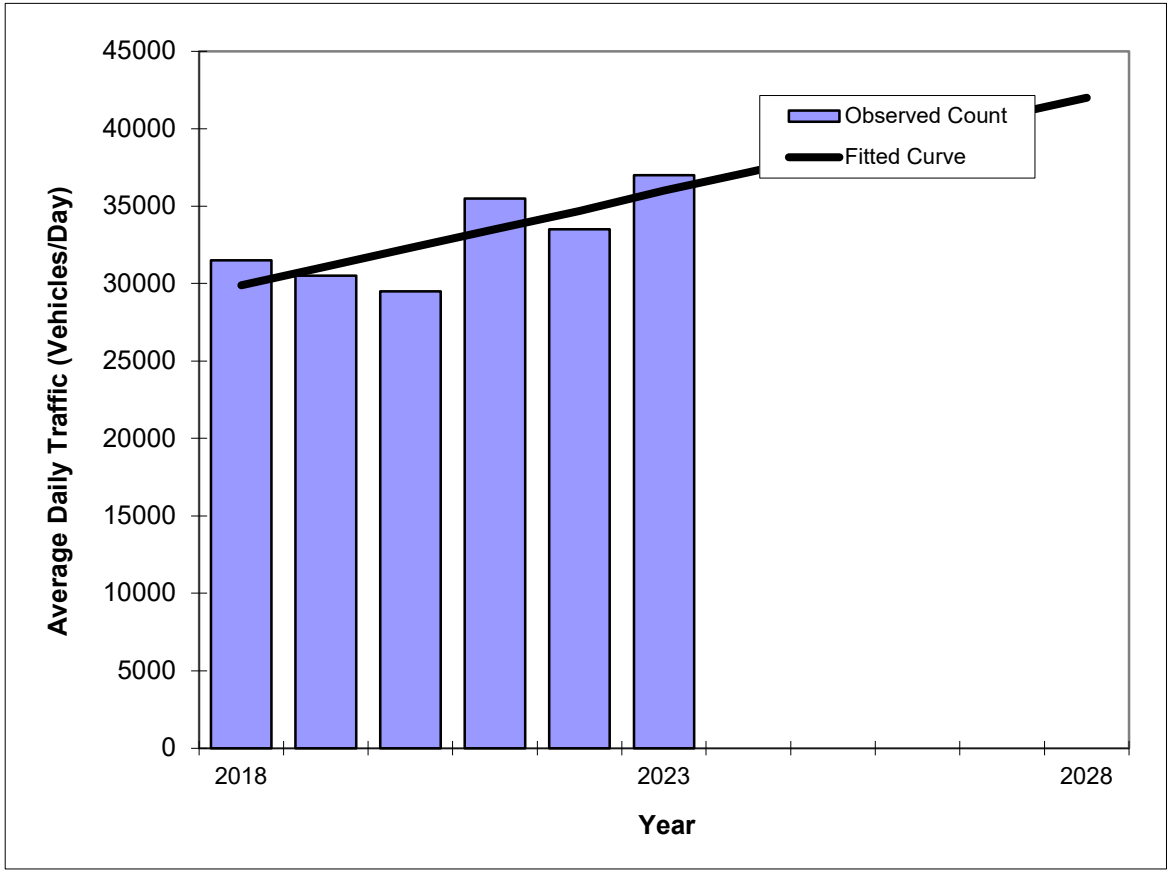
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

--

PIN#	973215-1
Location	1

County:	St. Lucie (94)
Station #:	0
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2018	31500	29900
2019	30500	31100
2020	29500	32300
2021	35500	33500
2022	33500	34700
2023	37000	36000
2025 Opening Year Trend		
2025	N/A	38400
2026 Mid-Year Trend		
2026	N/A	39600
2028 Design Year Trend		
2028	N/A	42000
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	1,214
Trend R-squared:	59.72%
Trend Annual Historic Growth Rate:	4.08%
Trend Growth Rate (2023 to Design Year):	3.33%
Printed:	29-Jan-25

Straight Line Growth Option

***Axle-Adjusted**

AM APPROVED PROJECTS			Ferrell Communities						Creekside						Whispering Oaks					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	McNeil Rd	Virginia Ave	15%	398	27	OUT	21	6	30%	2,233	169	OUT	126	43	2%	56	4	OUT	3	1
				2,655	**181**		**In**	**42**		**7,443**	**564**		**In**	**143**		**2,806**	**212**		**In**	**45**
				Daily	**Two-Way**		**Out**	**139**		**Daily**	**Two-Way**		**Out**	**421**		**Daily**	**Two-Way**		**Out**	**167**

AM APPROVED PROJECTS			Viva at Treasure Coast West						Viva at Treasure Coast East						3000 Virginia					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	McNeil Rd	Virginia Ave	40%	599	37	OUT	28	9	40%	558	35	OUT	26	8	45%	1,072	60	IN	14	46
				1,498	**92**		**In**	**22**		**1,396**	**87**		**In**	**21**		**2,383**	**134**		**In**	**32**
				Daily	**Two-Way**		**Out**	**70**		**Daily**	**Two-Way**		**Out**	**66**		**Daily**	**Two-Way**		**Out**	**102**

AM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Woodspring Suites Ft 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
Okeechobee Rd	McNeil Rd	Virginia Ave	9%	86	9	OUT	2	8	3%	153	20	OUT	10	10	40%	360	22	OUT	10	12
				956	**101**		**In**	**84**		**5,100**	**683**		**In**	**342**		**899**	**54**		**In**	**30**
				Daily	**Two-Way**		**Out**	**17**		**Daily**	**Two-Way**		**Out**	**341**		**Daily**	**Two-Way**		**Out**	**24**

AM APPROVED PROJECTS			Jenkins Waypoint / Resurrection Life						Project Hurricane					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	McNeil Rd	Virginia Ave	10%	332	21	OUT	16	5	40%	169	19	OUT	5	14
				3,318	**209**		**In**	**53**		**422**	**48**		**In**	**36**
				Daily	**Two-Way**		**Out**	**156**		**Daily**	**Two-Way**		**Out**	**12**

AM APPROVED PROJECTS			SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Okeechobee Rd	McNeil Rd	Virginia Ave	5,249	767	353	70	235	26	119	44	-14	410	-5	256	-9	154

PM APPROVED PROJECTS			Ferrell Communities						Creekside						Whispering Oaks					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	McNeil Rd	Virginia Ave	15%	398	29	OUT	11	17	30%	2,233	205	OUT	77	128	2%	56	5	OUT	2	3
				2,655	**190**		**In**	**116**		**7,443**	**682**		**In**	**426**		**2,806**	**266**		**In**	**172**
				Daily	**Two-Way**		**Out**	**74**		**Daily**	**Two-Way**		**Out**	**256**		**Daily**	**Two-Way**		**Out**	**94**

PM APPROVED PROJECTS			Viva at Treasure Coast West						Viva at Treasure Coast East						3000 Virginia					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	McNeil Rd	Virginia Ave	40%	599	46	OUT	17	29	40%	558	44	OUT	16	28	45%	1,072	79	IN	50	29
				1,498	**116**		**In**	**73**		**1,396**	**109**		**In**	**69**		**2,383**	**175**		**In**	**110**
				Daily	**Two-Way**		**Out**	**43**		**Daily**	**Two-Way**		**Out**	**40**		**Daily**	**Two-Way**		**Out**	**65**

PM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Woodspring Suites Ft 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
Okeechobee Rd	McNeil Rd	Virginia Ave	9%	86	10	OUT	8	3	3%	153	20	OUT	6	14	40%	360	25	OUT	12	13
				956	**114**		**In**	**29**		**5,100**	**674**		**In**	**458**		**899**	**62**		**In**	**32**
				Daily	**Two-Way**		**Out**	**85**		**Daily**	**Two-Way**		**Out**	**216**		**Daily**	**Two-Way**		**Out**	**30**

PM APPROVED PROJECTS			Jenkins Waypoint / Resurrection Life						Project Hurricane					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	McNeil Rd	Virginia Ave	10%	332	27	OUT	10	17	40%	169	24	OUT	15	9
				3,318	**274**		**In**	**172**		**422**	**60**		**In**	**23**
				Daily	**Two-Way**		**Out**	**102**		**Daily**	**Two-Way**		**Out**	**37**

PM APPROVED PROJECTS			SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Okeechobee Rd	McNeil Rd	Virginia Ave	5,249	767	435	79	183	41	252	38	-16	498	-8	215	-8	283

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

4646 OKEECHOBEE ROAD

ENVIRONMENTAL ASSESSMENT

Prepared For:

LAND AMERICA

Prepared By:

EW CONSULTANTS, INC.

December 2022
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1000 SE Monterey Commons Boulevard, Ste 208 Stuart, FL 34996
772-287-8771 • Fax 772-287-2988

www.ewconsultants.com

I. INTRODUCTION –

This Environmental Assessment Report details the land covers present on a piece of improved land located at 4646 Okeechobee Road in the City of Fort Pierce, Florida. In particular, this report focuses on the potential listed species which may be found within the open grassed areas of the subject site.

The 3.57-acre project site is located north of and adjacent to Okeechobee Road, just east of McNeill Road, and south of the Portofino Landings project (see Figure 1 in Appendix A, Location Map). It lies within Section 19, Township 35S, Range 40E, as shown on Figure 2 in Appendix A, USGS Quadrangle Map.

II. GENERAL PROPERTY DESCRIPTION –

Based on a December 2022 site visit conducted by staff from EW Consultants, Inc., the majority of the property is improved (paved parking lot) with no vertical construction. There are open areas of mowed grass generally located along the eastern portions of the property, as well as within the parking lot islands. The northwestern portion of the site includes a small portion of the Portofino Landings project (parking spaces and a dumpster).

The project site is bounded by Okeechobee Road to the south, commercial development to the west (a Shell gas station and a Tractor Supply store), the Portofino Landings multi-family residential project to the north, and Fivemile Creek (a North St. Lucie River Water Control District canal) to the east. Figure 3 in Appendix A is a 2021 aerial photo of the subject property and immediate surroundings.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. Any natural soil types are likely heavily altered due to the improvement of the project site from past development activities.

IV. EXISTING LAND COVER TYPES –

The land cover types on the subject property have been classified in accordance with the Florida Land Use & Cover Classifications System developed by the Florida Department of Transportation. The site has one land cover type: #192 - Inactive Lands with Street Patterns but without Structures. This land cover consists of the paved remnant parking lot on-site as well as the grassed areas to the east. Grasses consist mainly of ruderal species such as cogon grass, Bahia, Bermuda, smutgrass, guinea grass, limpo grass, Spanish needles, ragweed, rattlebox, bushy broomsedge, among others. Along the north property line is a black chain-link fence with Brazilian pepper and green buttonwood bushes at its base. There are no intact native wetland or upland habitat on-site.

Figure 4 in Appendix A provides an aerial view and nomenclature for the land cover type described.

V. SPECIMEN NATIVE TREES

There are no mature native tree species on the subject site; therefore there are no native trees which meet the City's protection standards. Planted laurel oaks exists adjacent to the project site in the southwest portion of the property. These trees are part of the landscaping for the adjacent Shell gas station.

VI. LISTED SPECIES DISCUSSION

During the field assessment of the property in December of 2022, observations were made for the presence or potential presence of listed fauna. Although the site is largely developed/paved, the open grassed areas with sandy soils provide potential foraging and burrowing habitat for state threatened gopher tortoise.

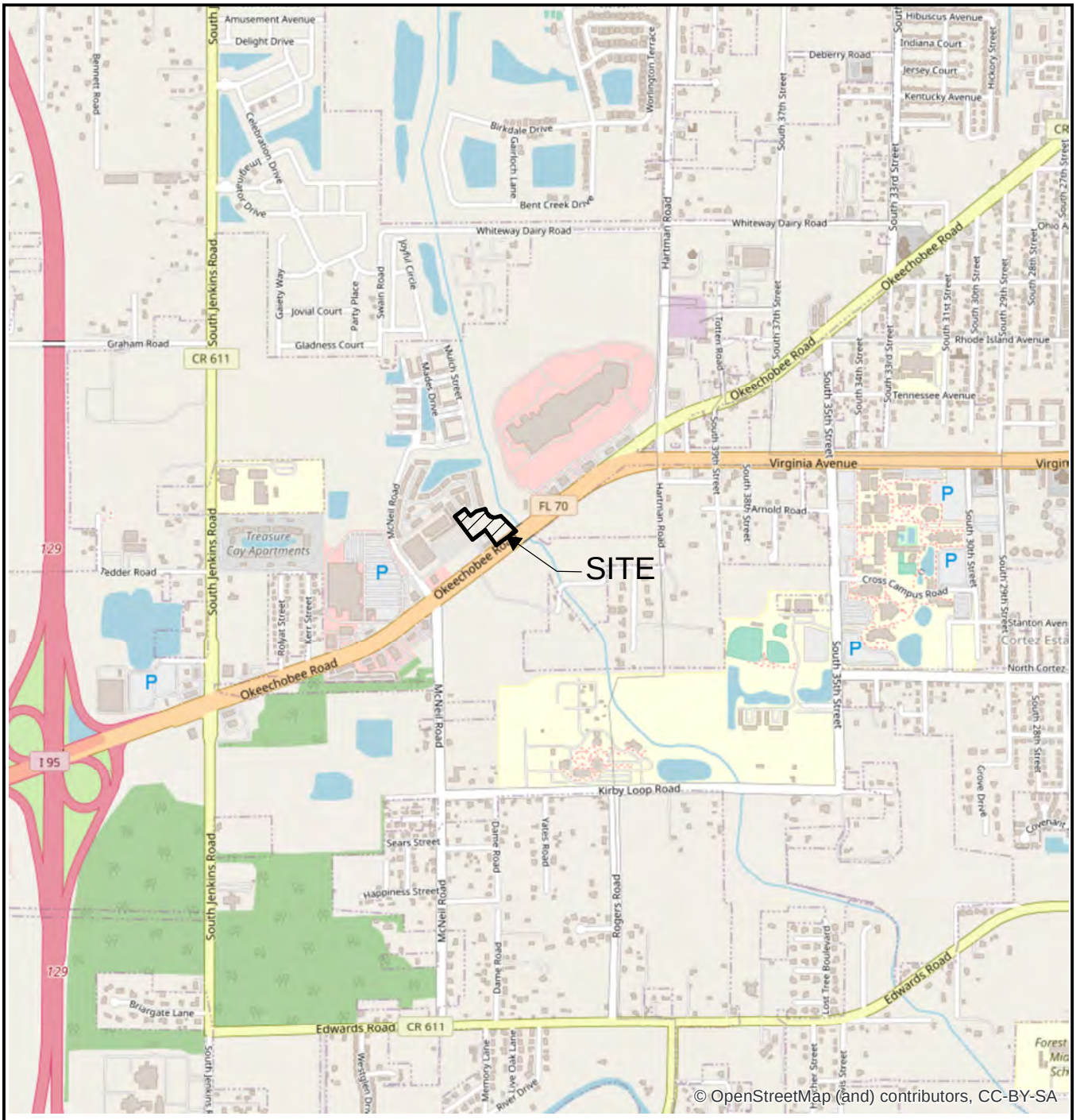
No potentially occupied burrows of this species were observed during the recent site visit. This survey is valid for 90 days and must be updated prior to land alteration activities.

Non-listed species observed on and near the site included a snipe flushed from the high grass, black vultures in-flight, and an osprey observed perched on top of a powerline pole on the east side of Fivemile Creek northeast of the project site. No other wildlife species were observed on-site at the time of the field reconnaissance in December 2022.

APPENDIX A

Maps and Figures:

Figure 1: Location Map
Figure 2: USGS Quadrangle Map
Figure 3: 2021 Aerial Photograph
Figure 4: Land Cover/FLUCCS Map



LEGEND

▨ - SITE (3.6+/- AC)

0 2,000 Feet

N

4646 OKEECHOBEE ROAD LOCATION

EW CONSULTANTS, INC.

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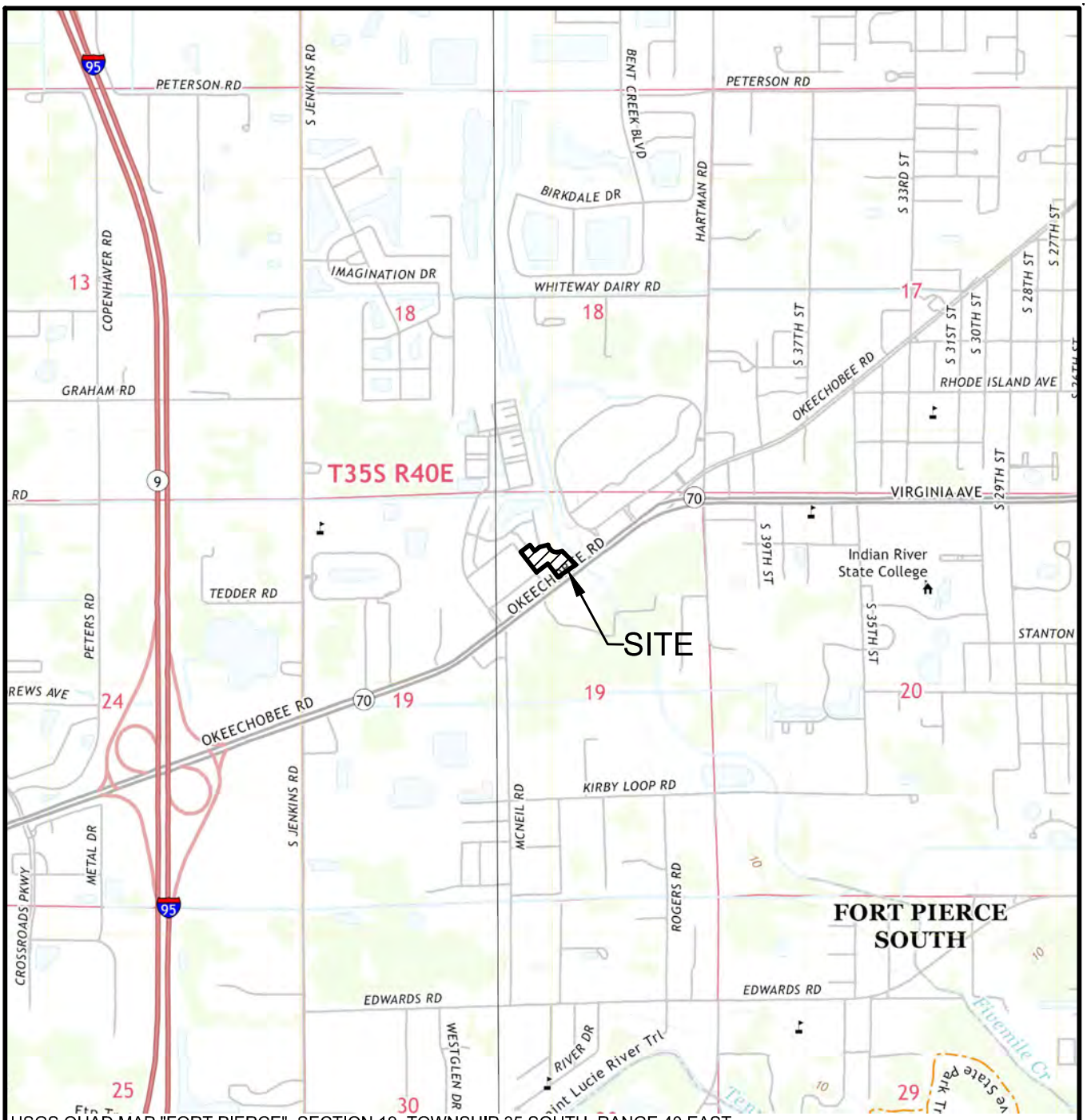
DEC 2022

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°25'24.50" LONGITUDE -80d22'22.78"

LEGEND

- SITE (3.6± AC)

0 2000

SCALE IN FEET

4646 OKEECHOBEE ROAD

QUAD MAP

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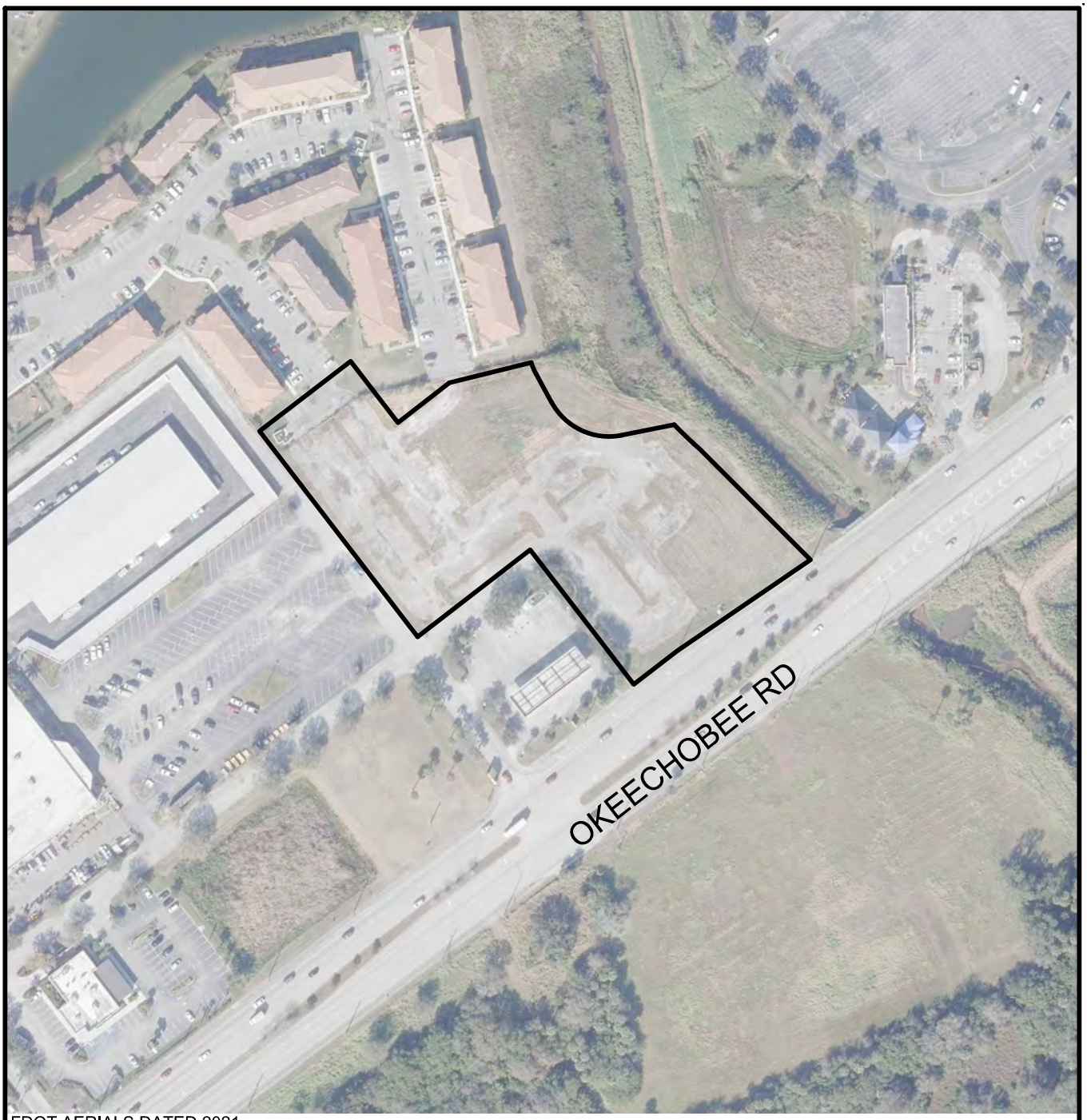
DEC 2022

FIGURE

2

4646 Okeechobee Rd.dwg QUAD



FDOT AERIALS DATED 2021

0 200
SCALE IN FEET

4646 OKEECHOBEE ROAD

AERIAL

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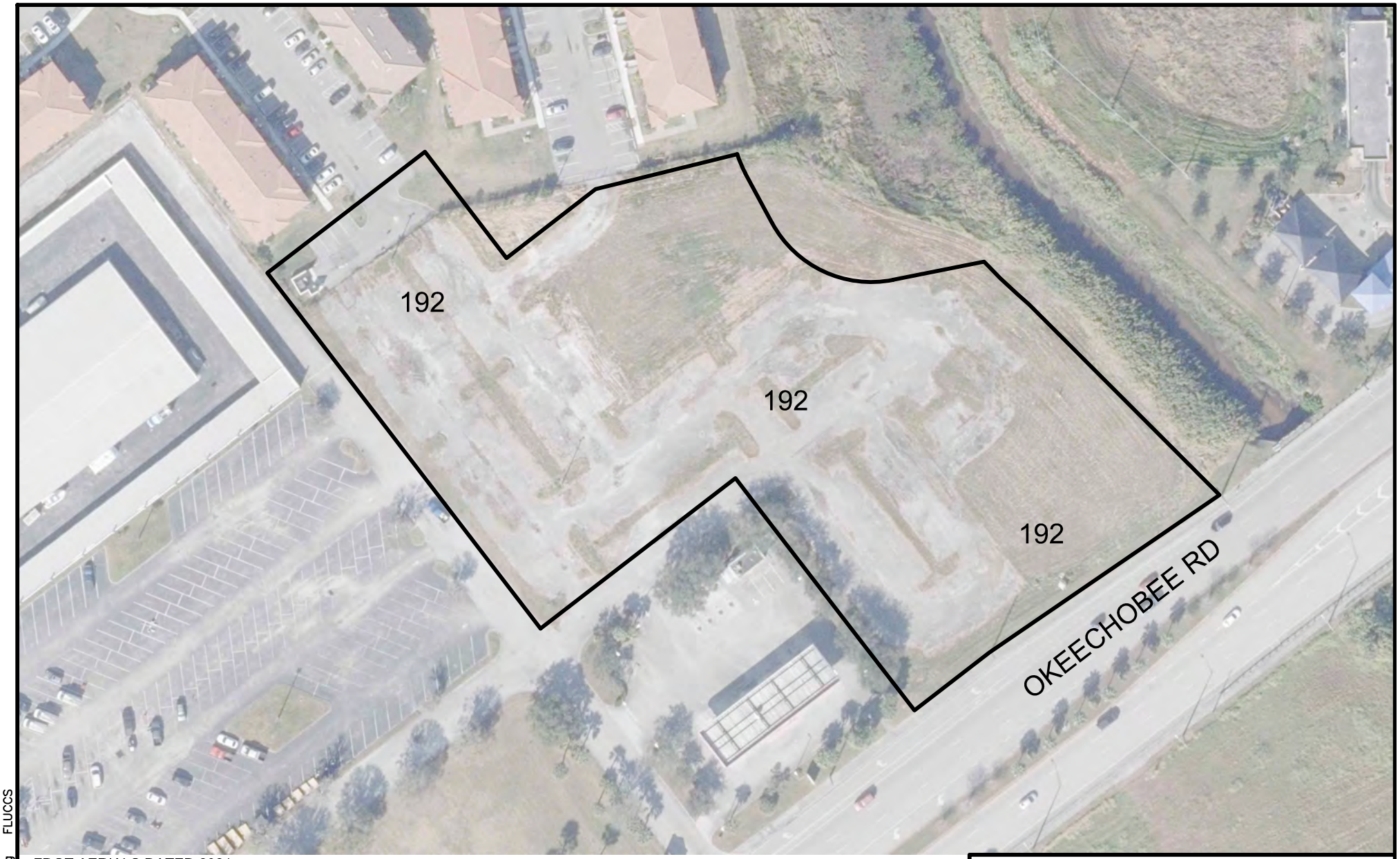
DEC 2022

FIGURE
3

4646 Okeechobee Rd.dwg AERIAL



FDOT AERIALS DATED 2021

LEGEND
192 - INACTIVE LAND WITH STREET PATTERNS BUT WITHOUT STRUCTURES (3.6± AC)

0 100
SCALE IN FEET

4646 OKEECHOBEE ROAD FLUCCS

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DEC 2022
FIGURE 4

4646 Okeechobee Rd.dwg FLUCCS

APPENDIX B

NRCS Custom Soils Report

Soil Map—St. Lucie County, Florida
(4646 OKEECHOBEE ROAD)



Map Scale: 1:1,200 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

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

Transportation
- Rails
- Interstate Highways
- US Routes
- Major 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

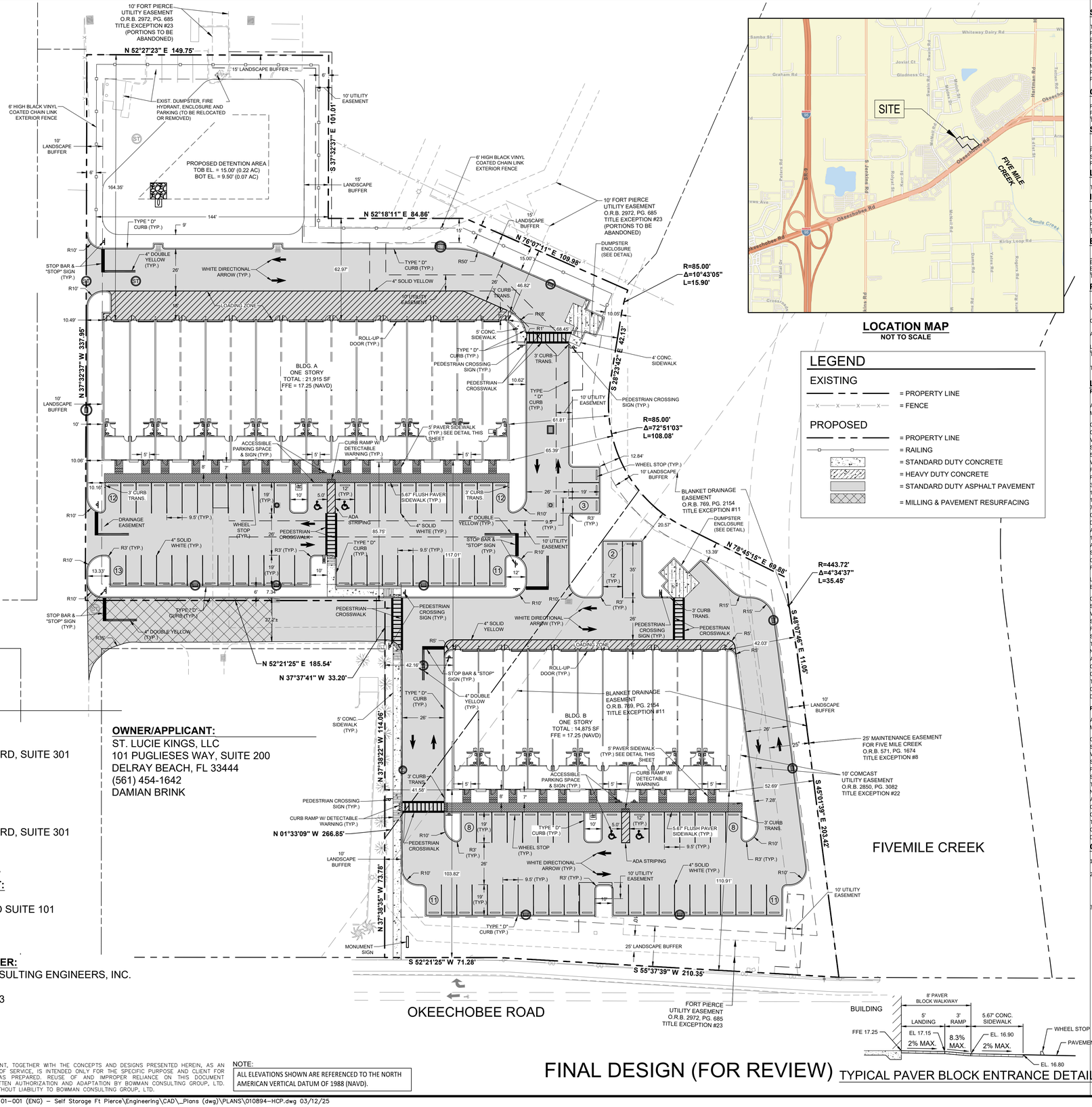
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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
38	Riviera fine sand, 0 to 2 percent slopes	3.5	98.8%
55	Winder loamy sand	0.0	1.2%
Totals for Area of Interest		**3.6**	**100.0%**



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING

= PROPERTY LINE
= FENCE

PROPOSED

= PROPERTY LINE
= RAILING
= STANDARD DUTY CONCRETE
= HEAVY DUTY CONCRETE
= STANDARD DUTY ASPHALT PAVEMENT
= MILLING & PAVEMENT RESURFACING

SITE DATA

TOTAL SITE AREA	155,352 SF / 3.57 AC	
FUTURE LAND USE	GENERAL COMMERCIAL (GC)	
EXISTING ZONING	COMMERCIAL GENERAL (C-3)	
EXISTING USE	VACANT COMMERCIAL	
PROPOSED USE	FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)	
BUILDING COVERAGE	36,790 SF	
MAXIMUM BUILDING HEIGHT	65'	
PROPOSED BUILDING HEIGHT	30'	
PARCEL CONTROL NUMBER	2419-122-0001-050-9	
	2419-122-0001-040-6	

OPEN SPACE

REQUIRED	31,070 SF	0.71 AC	20%
PROVIDED	47,933 SF	1.10 AC	31%
TOTAL LANDSCAPE AREA	47,933 SF	1.10 AC	31%

SET BACKS

	REQUIRED (MIN.)	PROVIDED
FRONT	25'	103.82'
SIDE	10'	42.03'
REAR	15'	46.82'

LANDSCAPE AREA

TOTAL LANDSCAPE AREA	47,933 SF	1.10 AC	31%

IMPERVIOUS AREA

BUILDING COVERAGE	36,790 SF	0.85 AC	24%
VEHICULAR USE AREA	61,960 SF	1.42 AC	40%
PAVERS/WALKS/DUMPSTER	8,669 SF	0.19 AC	5%
TOTAL	107,419 SF	2.46 AC	69%

BUILDING DATA

	OFFICE	WAREHOUSE	TOTAL
BUILDING A	3,357 SF / 15%	18,558 SF	21,915 SF
BUILDING B	2,306 SF / 15%	12,569 SF	14,875 SF
TOTAL	5,663 SF / 15%	31,127 SF	36,790 SF

PARKING REQUIREMENTS (9.5' X 19')

	REQUIRED	PROVIDED
WAREHOUSE 1 SPACE PER 600 SF (31,127/600)	52 SPACES	55 SPACES
OFFICE 1 SPACE PER 200 SF (200 SF PER BAY) (5,663/200)	28 SPACES	30 SPACES
ACCESSIBLE SPACES 76 - 100 SPACES	4 SPACES	4 SPACES
LOADING SPACES	1 SPACES	2 SPACES
TOTAL PARKING SPACES	85 SPACES	91 SPACES

TOTAL INCLUDES ACCESSIBLE SPACES & 2 LOADING SPACES

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH O1°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 4°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. PROPOSED DEVELOPMENT SHALL ADHERE TO THE STANDARDS SPECIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
2. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA IN COORDINATION AND COMPLIANCE WITH EXISTING INGRESS/EGRESS EASEMENTS WITH ADJACENT PROPERTY OWNERS.
3. AIR CONDITIONING AND OTHER EQUIPMENT LOCATED ON THE ROOF SHALL BE SCREENED AND CANNOT BE VISIBLE FROM AN ELEVATION THAT IS HORIZONTAL TO THE LOCATION OF THE ROOF EQUIPMENT.

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OCTAVIO "OATS" REIS

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PETER ANDERSON, P.E.

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DAMIAN BRINK

TYPICAL PAVER BLOCK ENTRANCE DETAIL

GRAPHIC SCALE
0 30 60
1" = 30'

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

FINAL DESIGN (FOR REVIEW)

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It's fast. It's free. It's the law.
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Cad file name: P:\010894 – Pugliese\010894-01-001 (ENG) – Self Storage Ft Pierce\Engineering\CAD_Plans (dwg)\PLANS\010894-HCP.dwg 03/12/25

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS: CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS: CERTIFICATE OF AUTHORIZATION NO. 30462

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www.bowman.com
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4600 FLEX SPACE

SITE PLAN

FORT PIERCE FLORIDA

PROJECT NO
010894-01-001

OCTAVIO "OATS" REIS
LICENSE NO. 42503

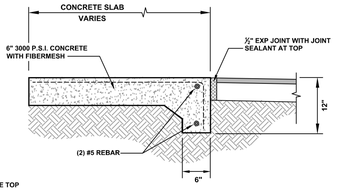
PLAN STATUS

DATE	DESCRIPTION

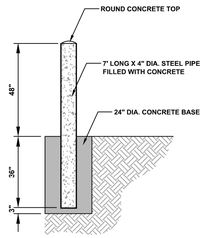
BK DESIGN	RO DRAWN	GMB CHKD

SCALE: 1" = 30'
JOB No. 010894
DATE March 2025
FILE No. 010894-HCP

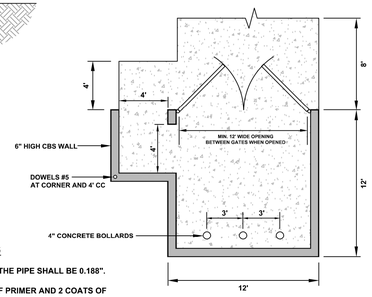
SHEET SP1



FOOTER FOUNDATION



BOLLARD



GENERAL CONSTRUCTION NOTES

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

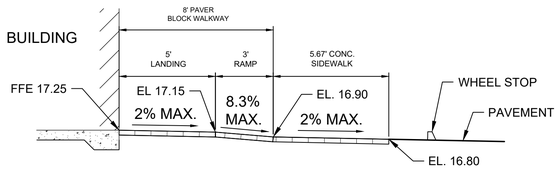
D:\Engineering CADD Files\Drawings\References\City Details\City Details 2018\200 Dumpster Enclosure Detail.dwg

CITY OF FORT PIERCE UTILITIES AUTHORITY ENGINEERING DEPARTMENT

DUMPSTER ENCLOSURE DETAIL

DATE:	MAY 2022
SCALE:	N.T.S.
DRAWN:	D.SUMNER

SHEET —



TYPICAL PAVER BLOCK ENTRANCE DETAIL

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NOTE:
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FINAL DESIGN (FOR REVIEW)

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4600 FLEX SPACE

SITE PLAN

FORT PIERCE FLORIDA

PROJECT NO
010894-01-001

OCTAVIO "OATS" REIS
LICENSE NO. 42503

PLAN STATUS	
DATE	DESCRIPTION

BK DESIGN	RO DRAWN	GMB CHKD

SCALE: 1" = 30'
JOB No. 010894
DATE March 2025
FILE No. 010894-HCP
SHEET SP2

Cad file name: P:\010894 – Pugliese\010894-01-001 (ENG) – Self Storage Ft Pierce\Engineering\CAD_Plans (dwg)\PLANS\010894-HCP.dwg 03/12/25

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Portofino Landings (West) : 315 LF x 10 = 3,150 sf

Trees Required: (3,150 sf / 300) = 11 Trees
Trees Provided: = 11 Trees
(9 Trees + 6 Palms (3:1))

Okeechobee Road (South): 282 LF x 10 = 2,820 sf

Trees Required: (2,820 sf / 300) = 9 Trees
Trees Provided: = 15 Trees

Landscape Strip Adjacent to Other Property

Vehicular use, building, retention/detention areas adjacent to other property
Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.
Fence/Vegetated screening required where VUA abuts residentially zoned property.

Portofino Landings (North) : 678 LF x 10 = 6,780 sf

Trees Required: (6,780 sf / 300) = 23 Trees
Trees Provided: = 29 Trees
(23 Trees + 18 Palms (3:1))

Five Mile Creek (East) : 250 LF x 10 = 2,500 sf

Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: = 8 Trees

Sea Lion Real Estate (West) : 221 LF x 10 = 2,210 sf

Trees Required: (2,210 sf / 300) = 7 Trees
Trees Provided: = 9 Trees (Existing)

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

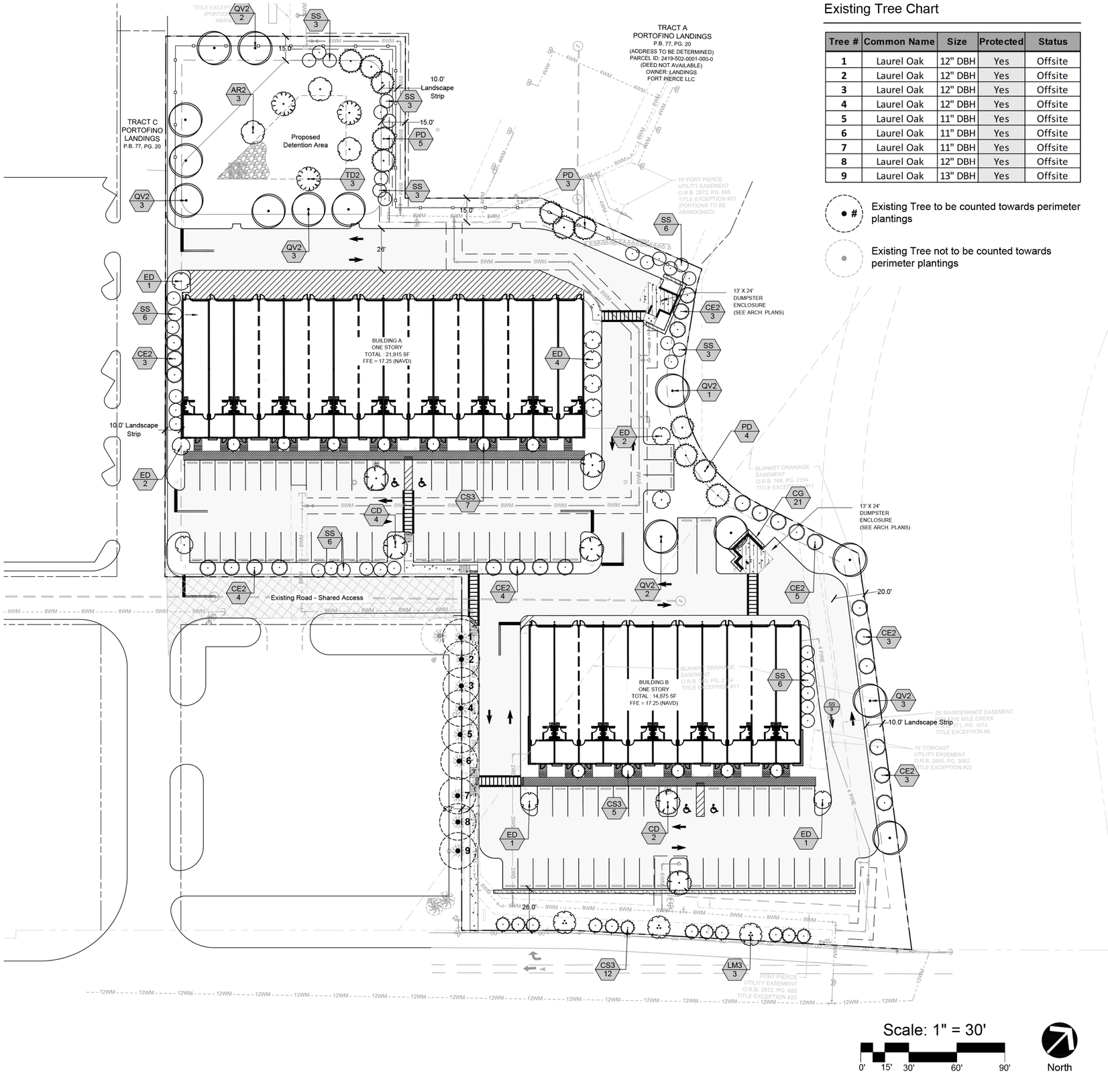
Vehicular Use Area: 64,852 sf

Landscape Area Required: (64,852 sf / 15 sf) = 4,323 sf
Landscape Area Provided: = 16,890 sf

Trees Required: (4,323 SF / 100) = 43 Trees
Trees Provided: = 45 Trees
(41 Trees + 12 Palms (3:1))

Fort Pierce Landscape Notes

1. Plant materials 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.
2. 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.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil 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.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. 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.
7. All landscaping 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 (6) inches above grade.
8. 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
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. 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
11. 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.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required 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.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place". For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
    A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
    B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
    C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
    D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.



Existing Tree Chart

Tree #	Common Name	Size	Protected	Status
1	Laurel Oak	12" DBH	Yes	Offsite
2	Laurel Oak	12" DBH	Yes	Offsite
3	Laurel Oak	12" DBH	Yes	Offsite
4	Laurel Oak	12" DBH	Yes	Offsite
5	Laurel Oak	11" DBH	Yes	Offsite
6	Laurel Oak	11" DBH	Yes	Offsite
7	Laurel Oak	11" DBH	Yes	Offsite
8	Laurel Oak	12" DBH	Yes	Offsite
9	Laurel Oak	13" DBH	Yes	Offsite

● # Existing Tree to be counted towards perimeter plantings

● Existing Tree not to be counted towards perimeter plantings

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4600 Okeechobee Road
City of Fort Pierce Florida
Landscape Plan

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REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUSTON LA0000905 STATE OF FLORIDA

Job No.	2022-07
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	02-01-23
Revision Dates	10-30-24
	02-20-25

LP-1

Landscape Notes / Specifications

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZE LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1', ¼ , AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH 5LB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES. ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE E UAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

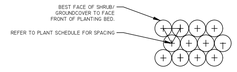
    IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

    WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C, (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

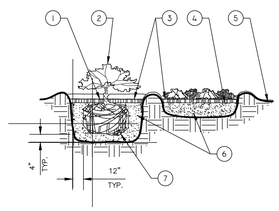
ACCEPTANCE NOTES

1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

    PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.



PLAN

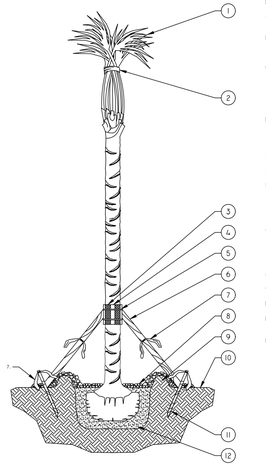


SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING

N.T.S.



PALM TREE PLANTING

N.T.S.

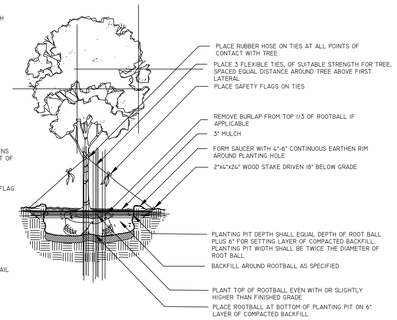
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

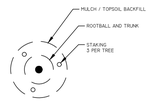
C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

1. MINIMUM OF NINE (9) GOOD PALM FRONDS
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE "HURRICANE CUT"
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. ATTACH 3-2" X 4" X 8' (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING
8. 3" MULCH
9. BERM SOIL TO HOLD WATER
10. FINISH GRADE
11. 2" X 4" X 24" (MIN.) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
12. PREPARED PLANTING SOIL MIX AS SPECIFIED. COMPACT BENEATH ROOT BALL.

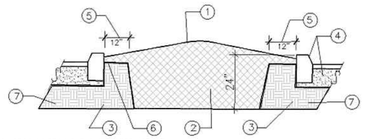


TREE PLANTING DETAIL

N.T.S.



PLAN



1. CROWN MEDIANS @ 4:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING SOIL MIX. BOTTOM OF PIT TO BE NATIVE SOIL.
3. PROVIDE CONTINUOUS 'DEEP ROOT'/ ROOT BARRIER. (WHEN SPECIFIED).
4. PROTECT AND RETAIN ALL CURBS AND BASE.
5. PROVIDE 12" DEAD ZONE @ CURB EDGES.
6. PROVIDE 2" FROM TOP OF CURB TO FINISH GRADE TO ALLOW FOR MULCH OR SOD. PROVIDE 4" MINIMUM TOPSOIL ABOVE COMPACTED SUBGRADE FOR SOD (TYP).
7. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

GENERAL NOTES

A. VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITY.

B. EXCAVATE ENTIRE AREA UNDER ALL SHRUBS/GROUNDCOVER/TREES.

C. ALL MEDIANS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS OR DO NOT MEET LOCAL REQUIREMENTS.

TYPICAL LANDSCAPE MEDIAN

SECTION N.T.S.

TREE SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
TREES					
	AR2	3	Florida Flame Red Maple / Acer rubrum `Florida Flame`	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	CD	6	Pigeon Plum / Coccoloba diversifolia	12` HT. x 6` Spr. Min,	Yes
	CE2	25	Green Buttonwood / Conocarpus erectus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	CS3	24	Silver Buttonwood / Conocarpus erectus sericeus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	ED	11	Japanese Blueberry Tree / Elaeocarpus decipiens TM	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	LM3	3	Lavender Crape Myrtle / Lagerstroemia x `Muskogee`	2.5" DBH, 12` Ht. x 5` Spr. Min., Multi-trunk, 5` ct.	No
	PD	12	Slash Pine / Pinus elliottii densa	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	QV2	14	Southern Live Oak / Quercus virginiana	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	TD2	3	Bald Cypress / Taxodium distichum	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
PALMS					
	SS	36	Cabbage Palmetto / Sabal palmetto	30% @ 12` ct., 35% @ 15` ct., 35% @ 18` ct., Stagger Hts. within groups	Yes

SHRUB SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
SHRUB AREAS				
CG	52	Small Leaf Clusia / Clusia guttifera	3 gal., 24" Ht. min., Full	24" o.c.
VS	118	Sandankwa Viburnum / Viburnum suspensum	3 gal., 24" Ht. min., Full	24" o.c.

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City of Fort Pierce Florida
Landscape Specifications

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REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUSTON LA0000905 STATE OF FLORIDA

Job No.	2022-07
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	02-01-23
Revision Dates	10-30-24
	02-20-25

LP-2

LANDSCAPE MAINTENANCE AGREEMENT

Parcel Number(s):

Project Name:

Project Address:

THIS agreement ("Agreement"), made this _____ by and between _____, hereinafter referred to as the "ST. LUCIE KINGS, LLC" of the following property and the City of Fort Pierce, hereinafter referred to as the "Agency." "Owner" shall mean the person of entity that holds fee simple title to the Property (as such term is defined below) from time to time.

WHEREAS, ST. LUCIE KINGS, LLC is the owner of the following real property ("Property"), described in the attached Exhibit "A" (Legal Description and Location Map) and is vested with full authority to execute deeds, mortgages, and other covenants, such as this Agreement, and does hereby covenant with the Agency and agree as follows:

1. The Owner shall provide for adequate long-term maintenance of all landscape facilities and landscaping located on the Property and shown in the drawing attached hereto as Exhibit "B" ("Landscape Plans"). The Owner shall ensure that all approved landscaping per the Landscape Plan is installed, irrigated, and maintained in accordance with approved design standards, rules and regulations and applicable laws. The Owner shall perform all landscape maintenance activities at the Property in perpetuity in accordance with section 123-7 of the City Code of Ordinances ("Applicable Code"), in order that it continues to present a healthy, neat, and orderly appearance to the public 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 the Applicable Code.
    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.

2. If, upon inspection, the Agency finds that the Owner has failed to perform the preventative maintenance activities at the Property in accordance with the Applicable Code, the Agency may order the work performed within 30 days by written notice sent to the Owner's mailing address at 101 Pugliese's Way, 2nd Floor, Delray Beach, FL 33444, which may be changed by providing written notice of such change to the Agency. In the event the work is not performed within the specified time, the Owner agrees to allow the Agency, upon reasonable notice, to enter the Property to perform the preventative maintenance activities on the landscaping in accordance with the Applicable Code, this Agreement and in a manner so as to minimize interference with the use and enjoyment of the Property by the Owner and its occupants, guests, licensees and invitees. This provision shall not be construed to: (a) allow the Agency to modify existing structures or erect any structure of a permanent nature on the Property without first obtaining written approval of the Owner; (b) to control how the Owner may use the Property so long as the landscaping is being maintained in accordance with the Applicable Code; or (c) to enter upon the Prope1ty without first providing notice to the Owner. Any work performed by the Agency for the benefit of the landscaping on the Property of Owner which disturbs or damages the Property of Owner shall require Agency to repair or replace the Property to the condition it was in prior to the disturbance or damage.

3. The Agency is under no obligation to maintain, or repair said landscaping or landscape facilities, and in no event shall this Agreement be construed to impose any such obligation on the Agency. The Owner shall reimburse the Agency upon demand the reasonable costs incurred by the Agency pursuant to paragraph two (2) above.

4. The Owner shall grant to the Agency or its agent(s) or contractor(s) the right of entry on the Property at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the landscaping or landscaping facilities at the Property, provided the same is undertaken in a manner to minimize interference with the use and enjoyment of the Property by Owner and its occupants, guests, licensees and invitees and otherwise in compliance with this Agreement.

5. If the Owner fails to pay the Agency for the expenses incurred pursuant to paragraph two (2) above, then, after forty-five (45) days following Owner's receipt of Agency's invoice (including all supporting documentation), the Agency may exercise any legal remedies it has to collect said expenses from the Owner, including through appropriate legal action and, in the event Agency is successful in such legal action, the Owner shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

6. The Owner and the Owner's heirs, administrators, executors, assigns and any other successor in interest shall indemnify and hold harmless the Agency and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the Agency from the Owner's failure to perform the landscape maintenance activities of at the Property in accordance with the Applicable Code. In the event a claim is asserted against the Agency, its officers, agents, or employees as a result of such failure, the Agency shall notify the Owner and the Owner shall defend at Owner's expense any suit based on such claim. If any action is brought against the Agency, its officers, agents or employees, as a result of such failure to maintain, the Agency shall not settle any claims without Owner's prior written consent. Owner may defend any such action or may agree to resolve any such claim, in its sole discretion. If a judgment is rendered against Agency as a result of Owner's failure to maintain the landscape in accordance with the Applicable Code then Owner shall pay all costs and expenses in connection therewith. Owner's liability under this Agreement shall not exceed Owner's equity interest in the Property. Nothing herein shall constitute a contractual obligation of the Agency to indemnify, defend or hold harmless in any fashion the Owner from any claims arising from any failure of Owner to carry out its maintenance obligations as required by the Applicable Code.

7. No waiver of any provision of this Agreement shall affect the right of any party thereafter to enforce such a provision or to exercise any right or remedy available. This Agreement embodies the entire agreement and understanding between the parties hereto with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements and understandings relative to such subject matter. This Agreement may not be amended or altered except by a writing signed by all parties to this Agreement at the time of the Agreement or alteration. This Agreement shall be governed by and construed in

accordance with the laws of the State of Florida and the applicable laws of the United States of America. Any action or proceeding under or in connection with this Agreement shall be brought in St. Lucie County, Florida. This Agreement inures, is for the benefit of, and is binding upon each Party's respective predecessors, successors, assigns, affiliates, divisions, subsidiaries, members, partners, insurers, reinsurers, their former, current and future shareholders, directors, officers, trustees, receivers, employees, agents, attorneys, volunteers, representatives, their heirs, executors, administrators, successors and assigns, as well as any persons or entities claiming through one or more of them, any benefit of this Agreement. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, then neither the remainder of this Agreement nor the application of such provision to the other persons or circumstances shall be affected thereby, but rather shall be enforced to the greatest extent permitted by law. All signatories hereto hereby warrant, represent and affirm that they have the authority to enter into this Agreement.

This Agreement is signed by the parties' duly authorized representatives as of the day first written above.

Business Name

By: _____
Property Owners Signature

Owners Name:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by physical presence this _____ day of _____ _____ by _____ on behalf of said corporation who is ____ personally known by me or _____ has produced _____ as identification.

[SEAL]

_____
Notary Public Signature
My Commission Expires:

EXHIBIT A

Legal Description & Location Map

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH O1°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LOCATION MAP

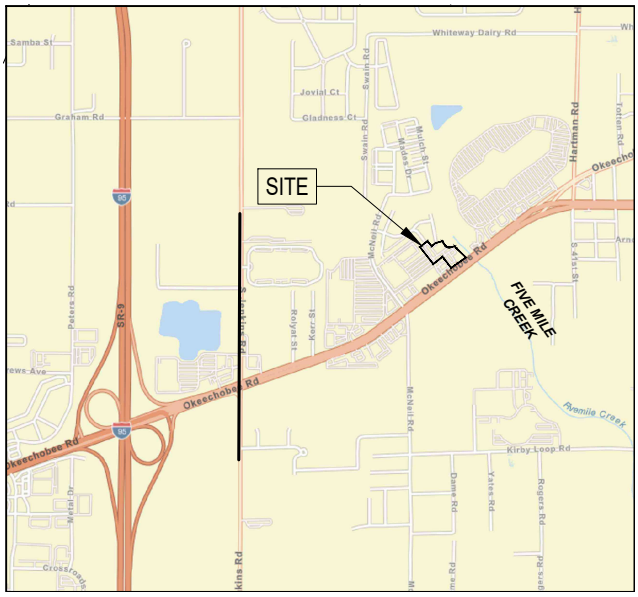


EXHIBIT "B"

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Portofino Landings (West) : 315 LF x 10 = 3,150 sf

Trees Required: (3,150 sf / 300) = 11 Trees
Trees Provided: = 11 Trees
(9 Trees + 6 Palms (3:1))

Okeechobee Road (South): 282 LF x 10 = 2,820 sf

Trees Required: (2,820 sf / 300) = 9 Trees
Trees Provided: = 15 Trees

Landscape Strip Adjacent to Other Property

Vehicular use, building, retention/detention areas adjacent to other property
Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.
Fence/Vegetated screening required where VUA abuts residentially zoned property.

Portofino Landings (North) : 678 LF x 10 = 6,780 sf

Trees Required: (6,780 sf / 300) = 23 Trees
Trees Provided: = 29 Trees
(23 Trees + 18 Palms (3:1))

Five Mile Creek (East) : 250 LF x 10 = 2,500 sf

Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: = 8 Trees

Sea Lion Real Estate (West) : 221 LF x 10 = 2,210 sf

Trees Required: (2,210 sf / 300) = 7 Trees
Trees Provided: = 9 Trees (Existing)

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

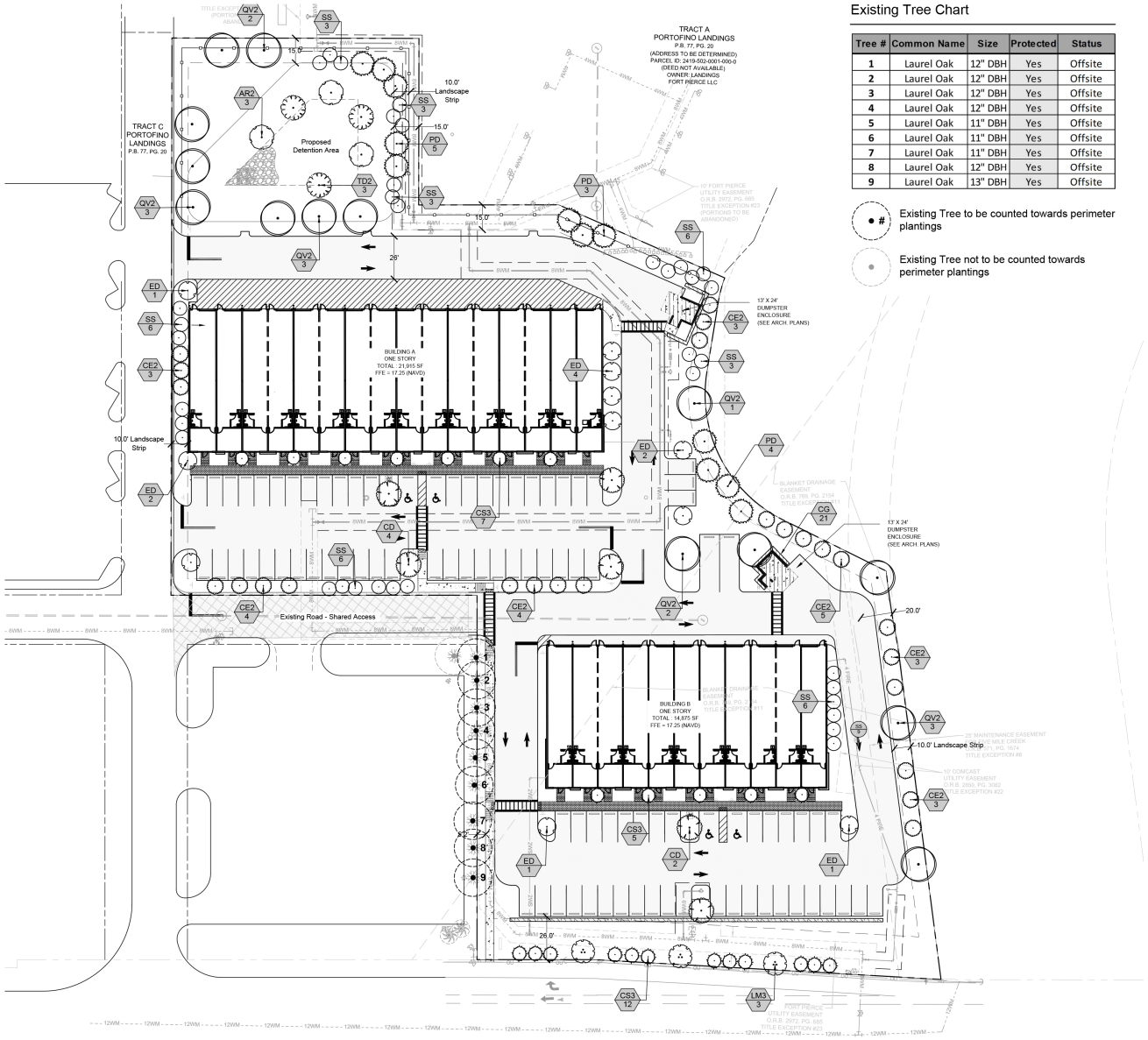
Vehicular Use Area: 64,852 sf

Landscape Area Required: (64,852 sf / 15 sf) = 4,323 sf
Landscape Area Provided: = 16,890 sf

Trees Required: (4,323 SF / 100) = 43 Trees
Trees Provided: = 45 Trees
(41 Trees + 12 Palms (3:1))

Fort Pierce Landscape Notes

1. Plant materials 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.
2. 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.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil 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.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. 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.
7. All landscaping 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 (6) inches above grade.
8. 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.
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. 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.
11. 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.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required 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.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit.
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within this easement.
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
    A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
    B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
    C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
    D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.



Scale: 1" = 30'
0' 15' 30' 60' 90'

North

Existing Tree Chart

Tree #	Common Name	Size	Protected	Status
1	Laurel Oak	12" DBH	Yes	Offsite
2	Laurel Oak	12" DBH	Yes	Offsite
3	Laurel Oak	12" DBH	Yes	Offsite
4	Laurel Oak	12" DBH	Yes	Offsite
5	Laurel Oak	11" DBH	Yes	Offsite
6	Laurel Oak	11" DBH	Yes	Offsite
7	Laurel Oak	11" DBH	Yes	Offsite
8	Laurel Oak	12" DBH	Yes	Offsite
9	Laurel Oak	13" DBH	Yes	Offsite

Existing Tree to be counted towards perimeter plantings

Existing Tree not to be counted towards perimeter plantings

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Florida
City of Fort Pierce
Landscape Plan

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REGISTERED LANDSCAPE ARCHITECT
CRAIG MICHAEL HOUSTON
LA0000905
STATE OF FLORIDA

Job No.	2022-07
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	02-01-23
Revision Dates	10-30-24
	02-20-25

LP-1

Landscape Notes / Specifications

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THIS SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO AS SOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROAD PAVING, INLETS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER, AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

A. PERCENTAGE OF ORGANIC MATTER
B. SALINITY
C. PH
D. LIME CONTENT
E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1", ¾", AND NO. 200 SIEVES
H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE IMPLEMENTED BY TRADES PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

A. TREES: 100% SITE SOIL WITH SUB. TRIPLE SUPER PHOSPHATE PER CU. YD.
B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREAS SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.
2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES, ETC.
3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE EUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOTBALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL CUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOUD SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL, SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

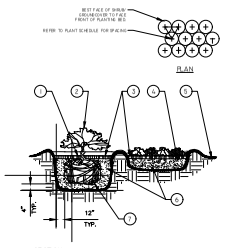
WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOTBALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.

13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, CORRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1 LB. NITROGEN PER 1000 FT2. PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C. (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

ACCEPTANCE NOTES

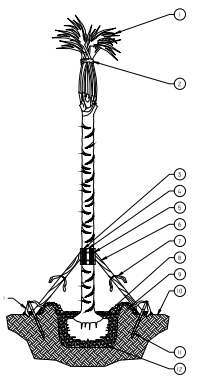
1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

   PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.

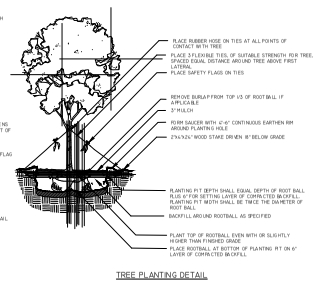


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING
N.T.S.

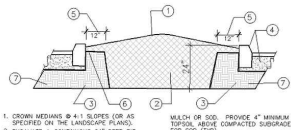


PALM TREE PLANTING
N.T.S.



TREE PLANTING DETAIL
N.T.S.





1. CROWN MEDIANS @ 4:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING SOIL MIX. BOTTOM OF PIT TO BE NATIVE SOIL.
3. PROVIDE CONTINUOUS "DEEP ROOT" ROOT BARRIER. (WHEN SPECIFIED).
4. PROTECT AND RETAIN ALL CURBS AND BASE.
5. PROVIDE 12" DEAD ZONE @ CURB EDGES.
6. PROVIDE 2" FROM TOP OF CURB TO FINISH GRADE TO ALLOW FOR MULCH OR SOD. PROVIDE 4" MINIMUM TOPSOIL ABOVE COMPACTED SUBGRADE FOR SOD (TYP).
7. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

GENERAL NOTES
A. VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITY.
B. EXCAVATE ENTIRE AREA UNDER ALL SHRUBS/GROUNDCOVER/TREES.
C. ALL MEDIANS SHALL UTILIZE PROPER DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS OR DO NOT MEET LOCAL REQUIREMENTS.

TYPICAL LANDSCAPE MEDIAN
SECTION N.T.S.

TREE SCHEDULE					
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
TREES					
	AR2	3	Florida Flame Red Maple / Acer rubrum 'Florida Flame'	2.5" DBH, 12' Ht. x 5' Spr. Min., Std., 5' ct.	Yes
	CD	6	Pigeon Plum / Coccoloba diversifolia	12' HT. x 6' Spr. Min,	Yes
	CE2	25	Green Buttonwood / Conocarpus erectus	2.5" DBH, 12' Ht. x 5' Spr. Min., Std., 5' ct.	Yes
	CS3	24	Silver Buttonwood / Conocarpus erectus sericeus	2.5" DBH, 12' Ht. x 5' Spr. Min., Std., 5' ct.	Yes
	ED	11	Japanese Blueberry Tree / Elaeocarpus decipiens TM	2.5" DBH, 12' Ht. x 5' Spr. Min., Std., 5' ct.	No
	LM3	3	Lavender Crape Myrtle / Lagerstroemia x 'Muskogee'	2.5" DBH, 12' Ht. x 5' Spr. Min., Multi-trunk, 5' ct.	No
	PD	12	Slash Pine / Pinus elliottii densa	2.5" DBH, 12' Ht. x 5' Spr. Min., Std., 5' ct.	Yes
	QV2	14	Southern Live Oak / Quercus virginiana	2.5" DBH, 12' Ht. x 5' Spr. Min., Std., 5' ct.	Yes
	TD2	3	Bald Cypress / Taxodium distichum	2.5" DBH, 12' Ht. x 5' Spr. Min., Std., 5' ct.	Yes
PALMS					
	SS	36	Cabbage Palmetto / Sabal palmetto	30% @ 12' ct., 35% @ 15' ct., 35% @ 18' ct., Stagger Hts. within groups	Yes

SHRUB SCHEDULE				
CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
SHRUB AREAS				
CG	52	Small Leaf Clusia / Clusia guttifera	3 gal., 24" Ht. min., Full	24" o.c.
VS	118	Sandankwa Viburnum / Viburnum suspensum	3 gal., 24" Ht. min., Full	24" o.c.

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City of Fort Pierce, Florida
Landscape Specifications

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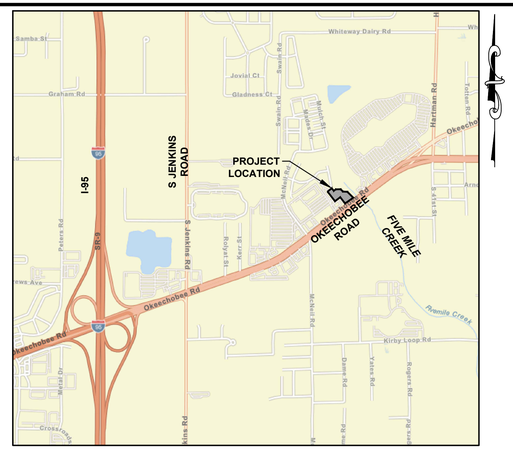
REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUSTON LA0000905 STATE OF FLORIDA

Job No.	2022-07
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	02-01-23
Revision Dates	10-30-24
	02-20-25

LP-2

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

TITLE COMMITMENT:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 1019660
COMMITMENT DATE: FEBRUARY 16, 2021 @ 11:00 P.M.

SCHEDULE B-II EXCEPTIONS:

EXCEPTIONS 1 THROUGH 5 ARE STANDARD EXCEPTIONS - NO COMMENT

6. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN THE DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1624, AMENDED IN OFFICIAL RECORD BOOK 874, PAGE 812; AS AFFECTED BY ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2483, PAGE 1648, WHICH PARTIALLY ABOLISHES CERTAIN RESTRICTIONS IMPOSED ON PROPERTY. ***ABOLISHED BY 2483/1648, AFFECTS - NOTHING TO PLOT***

7. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1630; AS AFFECTED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1651; OFFICIAL RECORD BOOK 874, PAGE 816; AS AFFECTED BY ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2483, PAGE 1648, WHICH PARTIALLY ABOLISHES CERTAIN RESTRICTIONS IMPOSED ON PROPERTY ***ABOLISHED BY 2483/1648, AFFECTS - NOTHING TO PLOT***

8. EASEMENT GRANTED TO THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT RECORDED JANUARY 14, 1988 IN OFFICIAL RECORDS BOOK 571, PAGE 1674. ***AFFECTS AS PLOTTED***

9. EASEMENT AGREEMENT WITH SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED MARCH 4, 1988 IN OFFICIAL RECORDS BOOK 577, PAGE 1338. ***DOES NOT AFFECT***

10. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 27, 1990 IN OFFICIAL RECORD BOOK 709, PAGE 1026. ***DOES NOT AFFECT***

11. TERMS AND CONDITIONS OF THE GRANT OF DRAINAGE EASEMENT TO AMERICAN VENTURE CAPITAL CORPORATION, RECORDED DECEMBER 30, 1991 IN OFFICIAL RECORDS BOOK 769, PAGE 2154. ***AFFECTS THE EASTERN PORTION - BLANKET DRAINAGE***

12. CROSS-EASEMENT AGREEMENT BY AND BETWEEN AMERICAN VENTURE CAPITAL CORPORATION AND APPLE SOUTH, INC., A GEORGIA CORPORATION, RECORDED DECEMBER 13, 1993 IN OFFICIAL RECORD BOOK 874, PAGE 801. ***DOES NOT AFFECT***

13. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 1067, PAGE 2856; AS AFFECTED BY ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2483, PAGE 1648, WHICH PARTIALLY ABOLISHES CERTAIN RESTRICTIONS IMPOSED ON PROPERTY. ***DOES NOT AFFECT***

14. RESTRICTIONS AS SET FORTH IN THE SPECIAL WARRANTY DEED FROM WAL-MART STORES EAST, INC., A DELAWARE CORPORATION TO 2890, INC., A FLORIDA CORPORATION, RECORDED AUGUST 13, 2002 IN OFFICIAL RECORDS BOOK 1566, PAGE 1437. ***AFFECTS - BLANKET***

15. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THE ACCESS EASEMENT FROM WAL-MART STORES EAST, INC., A DELAWARE CORPORATION TO 2890, INC., A FLORIDA CORPORATION, RECORDED AUGUST 13, 2002 IN OFFICIAL RECORDS BOOK 1566, PAGE 1449 AND RECORDED IN OFFICIAL RECORD BOOK 1709, PAGE 889. ***DOES NOT AFFECT***

16. ACCESS EASEMENT FROM PRIME HOMES AT PORTOFINO LANDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, TO 2890, INC., A FLORIDA CORPORATION, FOR VEHICLE INGRESS AND EGRESS, RECORDED SEPTEMBER 8, 2006 IN OFFICIAL RECORD BOOK 2653, PAGE 277. ***DOES NOT AFFECT***

17. NOTICE OF ESTABLISHMENT OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORD BOOK 2739, PAGE 681, TOGETHER FINAL JUDGMENT RECORDED IN OFFICIAL RECORD BOOK 2803, PAGE 2251, WHICH INCLUDES PROVISIONS FOR ASSESSMENTS. ***DOES NOT AFFECT***

18. EASEMENTS GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC., RECORDED MAY 18, 2007 IN OFFICIAL RECORDS BOOK 2819, PAGE 2731 AND RECORDED IN OFFICIAL RECORDS BOOK 2819, PAGE 2737. ***DOES NOT AFFECT***

19. DECLARATION OF CONSENT TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED JUNE 18, 2007 IN OFFICIAL RECORDS BOOK 2836, PAGE 929. ***NOT A SURVEY MATTER***

20. NOTICE OF LIEN OF RECORD OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 18, 2007 IN OFFICIAL RECORD BOOK 2836, PAGE 932, WHICH INCLUDES A PROVISION FOR SPECIAL ASSESSMENTS; AS AMENDED IN OFFICIAL RECORDS BOOK 3251, PAGE 2188. ***NOT A SURVEY MATTER***

21. TRUE-UP AGREEMENT WITH THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 20, 2007 IN OFFICIAL RECORDS BOOK 2838, PAGE 2, RE-RECORDED IN OFFICIAL RECORD BOOK 2856, PAGE 2629. ***NOT A SURVEY MATTER***

22. GRANT OF EASEMENT TO COMCAST OF COLORADO/FLORIDA RECORDED JULY 17, 2007 IN OFFICIAL RECORDS BOOK 2850, PAGE 2822. ***AFFECTS AS PLOTTED***

23. EASEMENT GRANTED TO THE CITY OF FORT PIERCE FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED MAY 13, 2008 IN OFFICIAL RECORDS BOOK 2972, PAGE 685. ***AFFECTS AS PLOTTED***

24. NOTICE OF WATER/WASTEWATER SUPPLY AGREEMENT WITH THE FORT PIERCE UTILITIES AUTHORITY RECORDED AUGUST 13, 2009 IN OFFICIAL RECORDS BOOK 3117, PAGE 2792. ***AFFECTS - NOT A SURVEY MATTER***

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LEGEND

ALTA	= AMERICAN LAND TITLE ASSOCIATION		= BACKFLOW PREVENTER		= SIGN
A.P.U.	= APPARENT PHYSICAL USE		= BIKE LANE		= SITE CONTROL POINT
CCR	= CERTIFIED CORNER RECORD		= BOLLARD	SAN	= SANITARY SEWER MANHOLE
CH	= CHORD BEARING AND DISTANCE		= CENTRAL ANGLE	STRM	= STORM MANHOLE
(D)	= DEED DATA	— X —	= CHAIN LINK FENCE		= WATER VALVE
EL.	= ELEVATION		= CONCRETE UTILITY POLE	4	= OAK TREE WITH DIAMETER
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	10	= CONTOUR ELEVATION	4	= PALM TREE WITH DIAMETER
G.P.S.	= GLOBAL POSITIONING SYSTEM	(10)	= DRAINAGE / SEWER STRUCTURE NUMBER		= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
I.D.	= IDENTIFICATION	ELEC	= ELECTRIC BOX		= SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
INV.	= INVERT	E	= ELECTRIC HAND HOLE		= FOUND IRON ROD
L	= ARC LENGTH		= FIRE HYDRANT		= FOUND CONCRETE MONUMENT
LB	= LICENSED BUSINESS		= GUY WIRE & ANCHOR		= SECTION CORNER
LTD.	= LIMITED	IRR	= IRRIGATION VALVE OR BOX		
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM		= LIGHT POLE		
NSLRWCD	= NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT	— OU —	= OVERHEAD UTILITY LINE		
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS		= RISER		
O.R.B.	= OFFICIAL RECORDS BOOK				
P.B.	= PLAT BOOK				
PG.	= PAGE				
P.O.C.	= POINT OF COMMENCEMENT				
PVC	= POLYVINYL CHLORIDE PIPE				
R	= RADIUS				
RCP	= REINFORCED CONCRETE PIPE				
R.T.K.	= REAL TIME KINEMATIC				
TYP.	= TYPICAL				
x14.52	= EXISTING ELEVATION				

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.

2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING A TRIMBLE R-12 GPS RECEIVER WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE NATIONAL GEODETIC SURVEY CONTROL POINT "GCY":

   "GCY"
   PID: AA7679
   FOUND SURVEY DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "GCY 1993"
   NORTHING: 1,124,362.57
   EASTING: 861,826.45

   THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF SOUTH 64°03'06" WEST BETWEEN SITE CONTROL POINTS #801 AND #802..

3. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING F.D.O.T. BENCHMARK:

   "BMX-020"
   FOUND F.D.O.T. BRASS DISK AT THE NORTHEAST END OF A CONCRETE STRUCTURE OVER 5 MILE CREEK ON OKEECHOBEE ROAD (STATE ROAD 70), MARK IS STAMPED "9496 X 020".
   ELEVATION - 4.45' (N.A.V.D. 88)

4. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAT 0.10 FEET;

5. ALL DISTANCE SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES UNLESS OTHERWISE NOTED.

6. APPARENT PHYSICAL USES:
   #1) THERE ARE UTILITIES LYING WITHIN THE SOUTH PROPERTY LINE THAT ARE NOT IN AN EASEMENT.
   #2) THERE ARE SEWER STRUCTURES AND UNDERGROUND LINES CROSSING THE PROPERTY.

7. THE IMAGERY SHOWN HEREON, DATED 2018, WAS OBTAINED FROM THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.

8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.

10. TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "AE" AND "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED 2/16/2012.

11. TABLE "A" ITEM 6: NO ZONING REPORT WAS PROVIDED.

12. TABLE "A" ITEM 7A: THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY.

13. TABLE "A" ITEM 9: THERE ARE 4 IDENTIFIABLE PARKING SPACES.

14. TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK.

15. TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES TO RIGHT-OF-WAY. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SURVEYOR'S CERTIFICATION:

TO: PUGLIESE CREATIVE VENTURES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 5, 6(B), 7(A), 7(B)(1), 8, 9, 11, 13, 16, 17 AND 19 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD E. BARNES, JR.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

MARCH 24, 2021
DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

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Cad file name: P:\030028 – Pugliese Company\030028-04-001 (SUR) – 4646 Okeechobee Rd Ft Pierce\Survey\Topo Boundary\030028-04-001 ALTA.dwg 4/8/2021

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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Fax: (772) 220-7881
www.bowmanconsulting.com
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OKEECHOBEE ROAD
ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
030028-04-001

PLAN STATUS	
DATE	DESCRIPTION
FIELD BOOK	PAGE
21-207	40-41
FIELD CREW:	JS, AA
D.A.L. DRAWN	R.E.B. CHKD
SCALE H: N/A V: N/A	
JOB No. 030028-04-001	
DATE: MARCH 24, 2021	
FILE No. 030028-04-001 ALTA	

SHEET 1 OF 1

DRAINAGE AS-BUILTS

1. CATCH BASIN
GRATE EL. = 16.07'
N.W. INV. EL. = 10.83'
BTM. EL. = 10.27'

2. CATCH BASIN
GRATE EL. = 15.16'
S.E. INV. EL. = 9.88'
N.W. INV. EL. = 9.78'
BTM. EL. = 9.53'

3. STORM MANHOLE
RIM EL. = 14.40'
N.E. INV. EL. = 9.40'
S.E. INV. EL. = 9.29'
S.W. INV. EL. = 9.22'
BTM. EL. = 9.13'

4. CATCH BASIN
GRATE EL. = 14.40'
N.E. INV. EL. = 9.97'
BTM. EL. = 9.43'

5. CATCH BASIN
GRATE EL. = 14.24'
N.E. INV. EL. = 9.52'
S.W. INV. EL. = 9.41'
BTM. EL. = 9.01'

6. CATCH BASIN
GRATE EL. = 13.94'
S.W. INV. EL. = 9.52'
N.W. INV. EL. = 9.49'
BTM. EL. = 9.11'

7. STORM MANHOLE
RIM EL. = 14.27'
S.E. INV. EL. = 9.29'
N.W. INV. EL. = 9.24'
BTM. EL. = 8.79'

8. CATCH BASIN
GRATE EL. = 14.11'
N.E. INV. EL. = 10.59'
S.E. INV. EL. = 9.37'
S.W. INV. EL. = 9.33'
N.W. INV. EL. = 9.43'
BTM. EL. = 9.14'

9. CATCH BASIN
GRATE EL. = 14.16'
S.E. INV. EL. = 10.78'
S.W. INV. EL. = 10.79'
BTM. EL. = 10.32'

10. CATCH BASIN
GRATE EL. = 13.94'
N.W. INV. EL. = 10.59'
BTM. EL. = 10.26'

11. CATCH BASIN
GRATE EL. = 14.00'
S.E. INV. EL. = 9.34'
S.W. INV. EL. = 9.22'
BTM. EL. = 8.54'

12. CATCH BASIN
GRATE EL. = 13.78'
N.E. INV. EL. = 9.29'
S.E. INV. EL. = 9.53'
S.W. INV. EL. = 10.95'
N.W. INV. EL. = 9.47'
BTM. EL. = 8.90'

13. CATCH BASIN
GRATE EL. = 13.97'
N.E. INV. EL. = 9.50'
N.W. INV. EL. = 9.24'
BTM. EL. = 8.99'

14. CATCH BASIN
GRATE EL. = 14.22'
N.E. INV. EL. = 11.27'
BTM. EL. = 10.60'

15. CATCH BASIN
GRATE EL. = 13.59'
N.E. INV. EL. = 9.40'
S.E. INV. EL. = 9.50'
S.W. INV. EL. = 10.28'
BTM. EL. = 8.64'

16. CATCH BASIN
GRATE EL. = 13.53'
N.E. INV. EL. = 10.56'
BTM. EL. = 10.06'

17. CONTROL STRUCTURE
RIM EL. = 14.70'
S.W. INV. EL. = 8.88'
N.W. INV. EL. = 4.38'
TOP OF WEIR EL. = 11.60'
BTM. EL. = 3.99'

18. CATCH BASIN
GRATE EL. = 13.55'
S.E. INV. EL. = 3.51'
N.W. INV. EL. = 3.73'
BTM. EL. = ---

19. CATCH BASIN
GRATE EL. = 14.23'
N.E. INV. EL. = 10.07'
S.W. INV. EL. = 6.78'
N.W. INV. EL. = 5.55'
BTM. EL. = 1.20'

20. STORM MANHOLE
RIM EL. = 14.16'
N.E. INV. EL. = 6.90'
S.E. INV. EL. = 7.84'
N.W. INV. EL. = 8.54'
BTM. EL. = 6.45'

21. CATCH BASIN
GRATE EL. = 13.94'
S.E. INV. EL. = 8.82'
S.W. INV. EL. = 8.78'
BTM. EL. = 8.14'

22. STORM MANHOLE
RIM EL. = 14.42'
S.E. INV. EL. = 8.80'
S.W. INV. EL. = 8.42'
N.W. INV. EL. = 8.24'
BTM. EL. = 7.76'

23. CURB INLET
GRATE EL. = 13.65'
N.E. INV. EL. = 8.58'
S.W. INV. EL. = 8.29'
BTM. EL. = 7.88'

24. CATCH BASIN
GRATE EL. = 13.18'
N.E. INV. EL. = 8.59'
S.W. INV. EL. = 8.55'
BTM. EL. = 8.29'

25. STORM MANHOLE
RIM EL. = 14.83'
S.W. INV. EL. = 8.97'
N.W. INV. EL. = 9.06'
BTM. EL. = 8.97'

26. STORM MANHOLE
RIM EL. = 14.58'
N.E. INV. EL. = 9.84'
S.E. INV. EL. = 8.49'
N.W. INV. EL. = 8.56'
BTM. EL. = 8.22'

SANITARY SEWER AS-BUILTS

27. SEWER MANHOLE
RIM EL. = 14.40'
N.E. INV. EL. = 7.67'
S.W. INV. EL. = 7.69'

28. SEWER MANHOLE
RIM EL. = 14.56'
N.E. INV. EL. = 9.60'
S.W. INV. EL. = 9.60'

29. SEWER MANHOLE
RIM EL. = 14.37'
S.E. INV. EL. = 10.81'
S.W. INV. EL. = 10.71'

30. SEWER MANHOLE
RIM EL. = 14.57'
S.E. INV. EL. = 8.71'
N.W. INV. EL. = 8.72'

31. SEWER MANHOLE
RIM EL. = 14.28'
S.E. INV. EL. = 8.26'
N. INV. EL. = 8.13'

32. SEWER MANHOLE
SEALED SHUT

EAST1/4 CORNER OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST FOUND BOAT SPIKE CCR 19526

0 30 60 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'

N 01°19'16" E 2275.64

EAST LINE OF SECTION 18

N 01°19'16" E 357.81' (D)

N 01°20'45" E

P.O.C.
N.E. CORNER OF SECTION 19, TOWNSHIP 35 SOUTH RANGE 40 EAST FOUND 3" BRASS DISK WITH "+" & DIMPLE CCR 104887

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OKEECHOBEE ROAD
ALTA / NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
030028-04-001

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
21-207	40-41

FIELD CREW: JS, AA

D.A.L.	R.E.B.
DRAWN	CHKD

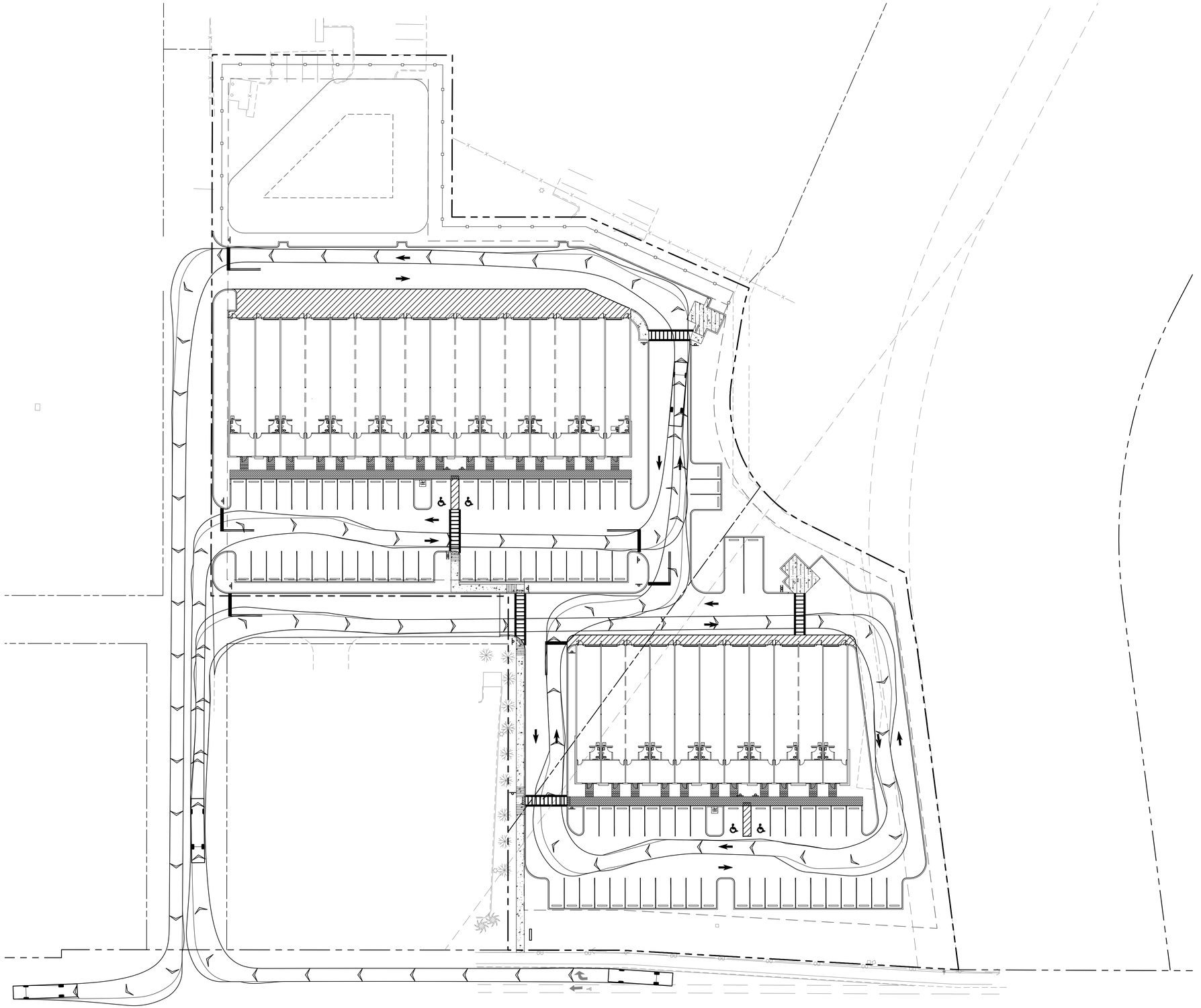
SCALE H: N/A V: N/A

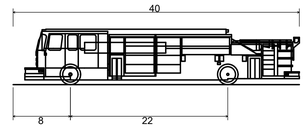
JOB No. 030028-04-001

DATE: MARCH 24, 2021

FILE No. 030028-04-001 ALTA

SHEET 1 OF 1





Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

GRAPHIC SCALE
0 30 60
1" = 30'

FINAL DESIGN (FOR REVIEW)

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

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Cad file name: P:\010894 – Pugliese\010894-01-001 (ENG) – Self Storage Ft Pierce\Engineering\CAD_Plans (dwg)\PLANS\010894-VHTR.dwg 03/12/25

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4600 FLEX SPACE

FIRE TRUCK PATH

FORT PIERCE FLORIDA

PROJECT NO
010894-01-001

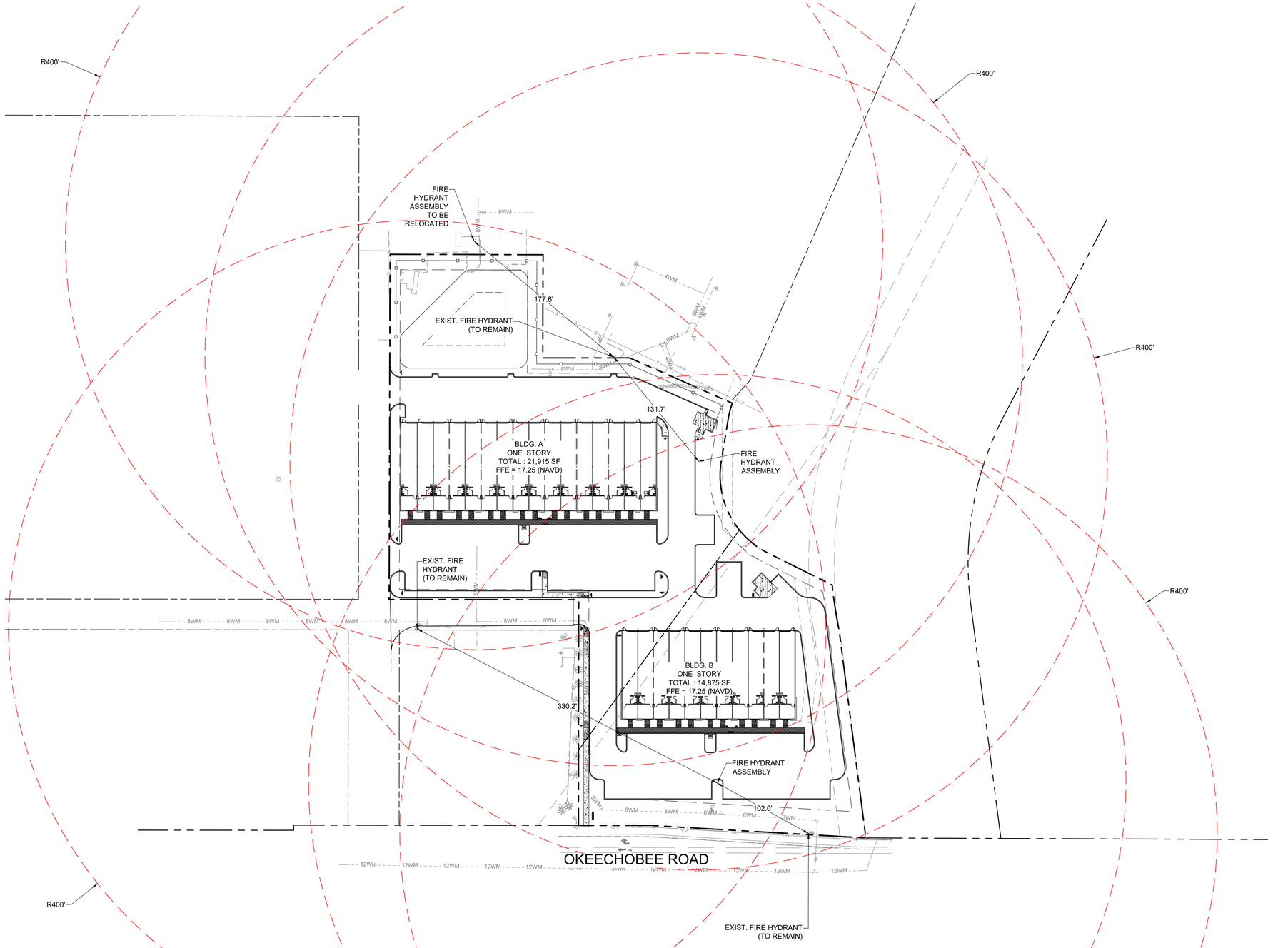
OCTAVIO "OATS" REIS
LICENSE NO. 42503

PLAN STATUS

DATE	DESCRIPTION

BK DESIGN	RO DRAWN	GMB CHKD

SCALE: 1" = 30'
JOB No. 010894
DATE March 2025
FILE No. 010894-VHTR
SHEET EX1



FINAL DESIGN (FOR REVIEW)

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

GRAPHIC SCALE
0 50 100
1" = 50'

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4600 FLEX SPACE

FIRE HYDRANT COVERAGE

FORT PIERCE FLORIDA

PROJECT NO
010894-01-001

OCTAVIO "OATS" REIS
LICENSE NO. 42503

PLAN STATUS

DATE	DESCRIPTION

BK DESIGN	RO DRAWN	GMB CHKD

SCALE: 1" = 50'
JOB No. 010894
DATE March 2025
FILE No. 010894-FH-COV
SHEET EX1


EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

HJA Design Studio
50 SE Ocean Blvd., Suite 101
Stuart, FL 34994

Subject: Site Plan (Development and Design Review) & Conditional Use – Okeechobee Road Flex Space – Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9 – Technical Review Committee Comments for March 16, 2023, TRC Meeting
Project#: 23-07000006

City of Fort Pierce Planning Department

1. The buildings have a gross floor area of 39,450 SF, the necessary parking spaces would be 66 spaces. What is provided is just short of that calculation.

2. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

3. City Code 125-317 (b) requires sidewalks or sidewalk linkages to be provided by the property owner or permit applicant whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure.

4. Prior to the issuance of Building Permit approval, 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 provided.

5. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.

6. Has there been any consideration for electric charging stations?

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

3. Property exists in a Special Flood Hazard Area. All Federal and State requirements shall be addressed.

4. Flood Development Permit required

5. Signed and sealed construction drawings required.

6. Will need to meet the Fire Code.

7. Flexspace is not defined in the Florida Building Code. The applicant shall specify the intended use for each occupancy on the plan before submitting for review.

Fort Pierce Police Department

1. Temporary approval at this time pending a photometric plan. Please ensure project site is illuminated to or beyond the standards set forth by Fort Pierce City Code standards. No additional comments at this time.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted,

FPUA has Water and sewer available to serve this site. Please submit 3 complete sets of utility

construction plans along with a completed plan review application to the Water and Wastewater Engineering Department for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved w/ conditions. Electric and gas services are available. Please be advised that there are existing underground electric primary and secondary lines within the footprints of Building B, Building C, and the dry retention area. Since there is an existing utility easement and no buildings or structures can be erected or placed on these facilities, the lines will need to be relocated at the owner's expense prior to any vertical construction.

Please contact Sal Scimeca for electric customer requirements and project coordination.
Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Please contact Billy Dupre for gas customer requirements.
Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

St. Lucie County Fire District

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 send the Fire District electronic plans for the site and buildings.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. 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 116.1.4). 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 1.18.2.3.5.2.5)

6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).

10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

12. 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.

13. 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".

14. Per NFPA 1114 Chapter 9, Section 1.3. 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).

15. 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.

16. 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.

17. 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.

18. 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.

19. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.

20. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

1. The Okeechobee Road Flex Space applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.

St. Lucie County School Board

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Ryan Altizer, Senior Planner

From : Selena Griffett, P.E.

Thru : Tracy Telle, Assistant City Engineer

Re : Okeechobee Road Flex Space Site Plan Resubmittal
4646 Okeechobee Road

Date : November 17, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 15, 2023:

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

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

ENGINEERING COMMENTS:

1. The Site Data information identifies an incorrect parcel number and being as there are two parcels shouldn't there be two parcel numbers?
2. Property Appraiser site shows addresses as 4600 and 4650 Okeechobee Road. Submittal references 4646 Okeechobee Road, please confirm the correct address.
3. The Location Map on the site plan should highlight the general location of the site.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Show a separate pedestrian access at the dumpster.
6. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.
7. **Advisory Comments:**
    a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title of other acceptable means.
    b. The drainage plan reflects a positive connection to a system located off-site. Acceptance by the owner of this drainage system shall be provided at the time of DPCR review.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Okeechobee Road Flex Space – Site Plan & Conditional Use – 23-07000006** **4646 Okeechobee Road**
BOARD DATE:	March 16, 2023

Resubmittal of a Site Plan & Conditional Use for Okeechobee Road Flex Space

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4646 Okeechobee Road.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Okeechobee Road Flex Space – Site Plan & Conditional Use – 23-07000006** **4646 Okeechobee Road**
BOARD DATE:	March 16, 2023

Site Plan & Conditional Use for Okeechobee Road Flex Space

The above referenced project is being submitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4646 Okeechobee Road.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

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: Okeechobee Road Flex Space – 4600 Okeechobee Rd

REVIEW DATE: 11/27/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: ___X_____

Site Plan Rejected: _____

The Following 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 send the Fire District revised electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **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**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

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 1.18.2.3.5.2.5).

6. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

7. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.**

8. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

9. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**

10. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

11. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**

12. **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.**

13. **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".**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

14. **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.**

15. **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.**

16. **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.

17. **Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.**

18. **Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

GC

Grant M. Chambers<Grant.M.Chambers@stlucieco.gov>

Reply | Reply all | Forward

To: Kerry Driver; Selena Griffett

Wed 12/18/2024 9:59 AM

Cc: Kevin Freeman

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.

Good morning,

No issues accessing the file. The adjacent roadways are FDOT. County public works has no comments.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

[facebook.com/stluciegov]facebook.com/stluciegov | [twitter.com/stluciegov]twitter.com/stluciegov | [instagram.com/stluciegov]instagram.com/stluciegov | [youtube.com/stluciegov]youtube.com/stluciegov



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	KERRY DRIVER, Planner
RE:	**Okeechobee Road Flex Space – Site Plan & Conditional Use – 23-07000006** **4600 Okeechobee Road**
BOARD DATE:	March 16, 2023 (TRC)

Resubmittal of a Site Plan & Conditional Use for Okeechobee Road Flex Space
Resubmittal DATE: November 21, 2024

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4600 Okeechobee Road.

Please send all comments to kdriver@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

HJA Design Studio
50 SE Ocean Blvd., Suite 101
Stuart, FL 34994

Subject: Site Plan (Development and Design Review) & Conditional Use – Okeechobee Road Flex Space – Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9 – Technical Review Committee Comments for March 16, 2023, TRC Meeting
Project #: 23-07000006
Resubmittal Date: November 22, 2024
Comments Resubmittal Date: January 9, 2025

City of Fort Pierce Planning Department
Advisory Comments:
Prior to the issuance of Building Permit approval:

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 provided.
2. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
3. A notarized Landscape Maintenance Agreement is required

Fort Pierce Engineering Department
Do Not Recommend: Approval

1. Design Review submittal requires a 1"=30' minimum scale survey. (Code Section 125-313)
2. Development Review requires Environmental Impact Report and Traffic Impact Report.
3. The Site Data information identifies incorrect parcel numbers and incorrect area.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Ensure updated dumpster enclosure detail is included.
6. Show separate pedestrian access to the dumpsters.
7. Extend new asphalt to connection with ingress/egress roadway (N/S/W connection).
8. Relocate all plantings from within the limits of the proposed detention area.
9. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and

reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.

10. General Note 1 generally does not apply as there is no adjacent City Right-of-Way. The Property Owner will be responsible to provide pickup, removal, and disposal of litter and maintenance of the area in coordination and compliance with existing ingress/egress easements with adjacent property owners.

Advisory Comments:

a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
b. The drainage plan will be fully reviewed when building plans are submitted.

St. Lucie County Fire District

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 send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. 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 116.1.4). 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 1.18.2.3.5.2.5)
6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.
8. The Fire District reserves the right for future comments at the site plan & building construction phase.
9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).
10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

12. 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.
13. 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".
14. 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 location of connections shall be based upon the access requirements of the fire department.
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17. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.
18. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

1. The Okeechobee Road Flex Space applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.
    a. Larry Hymowitz
       Planning Specialist, Policy and Mobility Planning Section
       954-777-4663 larry.hymowitz@dot.state.fl.us

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Planner

From : Selena Griffett, P.E. sdg

Thru : Tracy Telle, Engineering Manager

Re : Okeechobee Road Flex Space – 4646 Okeechobee Road
Site Plan & Conditional Use
TRC No. 23-0700006

Date : January 3, 2025

This is to advise you that we have completed the review of the following documents as received by this office on November 26, 2024:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☒ 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

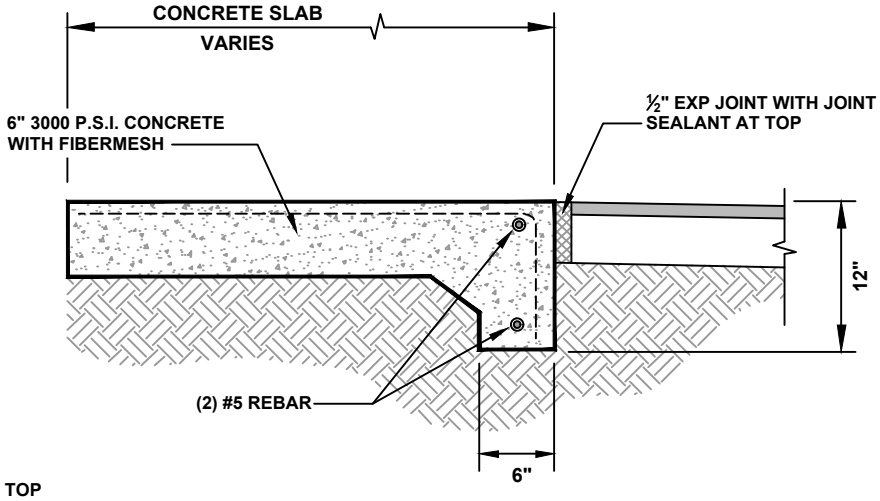
Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible 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 Comments

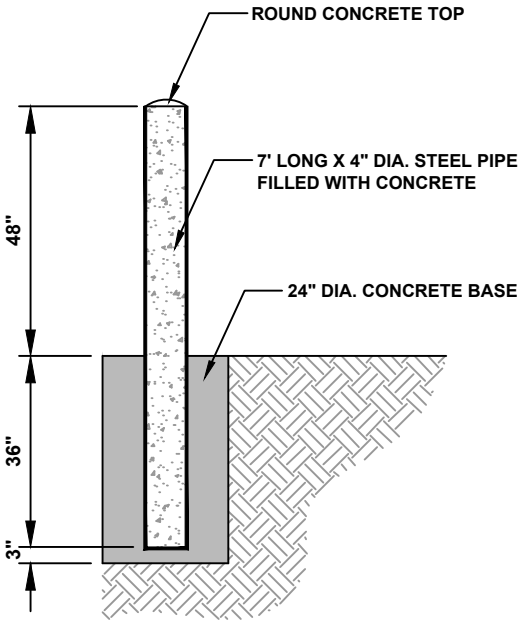
100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

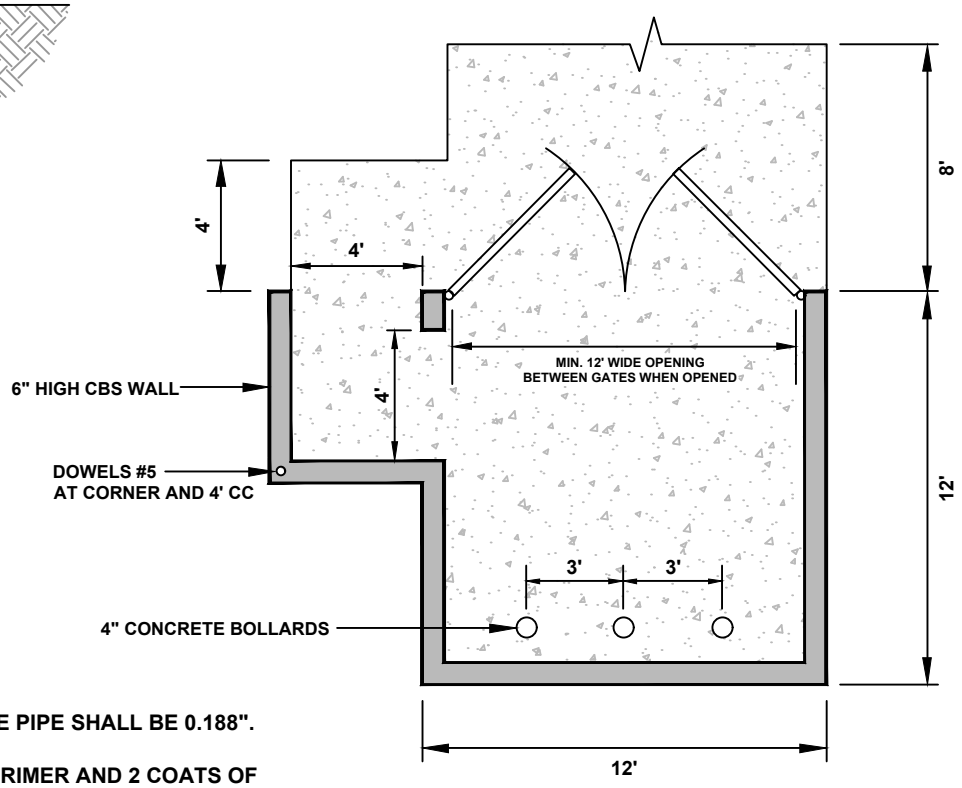
1. Design Review submittal requires a 1"=30' minimum scale survey. (Code Section 125-313)
2. Development Review requires Environmental Impact Report and Traffic Impact Report.
3. The Site Data information identifies incorrect parcel numbers and incorrect area.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Ensure updated dumpster enclosure detail is included.
6. Show separate pedestrian access to the dumpsters.
7. Extend new asphalt to connection with ingress/egress roadway (N/S/W connection).
8. Relocate all plantings from within the limits of the proposed detention area.
9. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.
10. General Note 1 generally does not apply as there is no adjacent City Right-of-Way. The Property Owner will be responsible to provide pickup, removal, and disposal of litter and maintenance of the area in coordination and compliance with existing ingress/egress easements with adjacent property owners.
11. **Advisory Comments:**
    a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
    b. The drainage plan will be fully reviewed when building plans are submitted.



FOOTER FOUNDATION



BOLLARD



GENERAL CONSTRUCTION NOTES

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\000 Dumpster Enclosure Detail.dwg

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

DUMPSTER ENCLOSURE DETAIL

DATE:	MAY 2022
SCALE:	N.T.S.
DRAWN:	D.SUMNER

SHEET

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Senior Planner
RE:	**Site Plan (Conditional Use)– Project#: 23-07000006** **2419-122-0001-050-9 (4600 Okeechobee Rd.)**
BOARD DATE:	November 17, 2023
Resubmit Date:	March 17, 2025

Resubmittal of Site Plan & Conditional Use at Parcel ID: 2419-122-0001-050-9

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 2419-122-0001-050-9, 4600 Okeechobee Rd.

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, Planner

From : Selena Griffett, P.E.

Thru : Mark Zrallack, P.E – City Engineer

Re : Okeechobee Road Flex Space – 4646 Okeechobee Road
Site Plan & Conditional Use
TRC No. 23-0700006

Date : April 1, 2025

This is to advise you that we have completed the review of the following documents as received by this office on March 17, 2025:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☒ 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 Advisory Comments

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

ADVISORY COMMENTS:

1. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
2. The drainage plan will be fully reviewed when building plans are submitted.
3. The Environmental Report will need to be updated prior to earthmoving activities.
4. Prior to DPCR approval, provide SLCFD documentation that existing fire connection is not needed.

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: Okeechobee Road Flex Space – 4600 Okeechobee Rd

REVIEW DATE: 11/27/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand

Site Plan Approved with conditions: ____X___

The Following 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**~~ **Received 3/27/2025**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 4/21/2025**

3. ~~**Please send the Fire District revised electronic plans for the site and buildings.**~~ **Received 3/27/2025**

4. ~~**A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**~~ **Received 3/27/2025**

5. ~~**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 1.18.2.3.5.2.5).**~~ **Received 3/27/2025**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

6. ~~**Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**~~ **Received 3/27/2025**

7. ~~**Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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 3/27/2025**

8. ~~**The Fire District reserves the right for future comments at the site plan & building construction phase.**~~ **Received 3/27/2025**

9. ~~**FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**~~ **Received 3/27/2025**

10. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**~~ **Received 3/27/2025**

11. ~~**Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**~~ **Received 3/27/2025**

12. ~~**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 3/27/2025**

13. ~~**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 3/27/2025**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

14. ~~**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 3/27/2025**

15. ~~**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 3/27/2025**

16. ~~**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.**~~ **Received 3/27/2025**

17. ~~**Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.**~~ **Received 3/27/2025**

18. ~~**Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**~~ **Received 3/27/2025**

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

April 18, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – April 18, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Damian Brink
St. Lucie Kings, LLC
101 Pugliese's Way, Suite 200, Delray Beach, Florida 33444

Dear Damian Brink:
RE: Pre-Application Review for **Category B Safety Upgrade,** Pre-Application Meeting Date: **4/17/2025, 10:00 AM**
St. Lucie County - Fort Pierce; SR 70; Sec. # 94030000; MP: 22.3; Access Class - 05;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: N/A

Request: Utilize existing full access driveway and private road along the north side of SR 70, located approximately 700 feet north of McNeil Road.

SITE SPECIFIC INFORMATION
Project Name & Address: **4600 Okeechobee Flex Space – 4600 Okeechobee Rd., Fort Pierce, Florida 34947**
Property Owner: **St. Lucie Kings, LLC**; Parcel Size: **3.6 Acres**
Development Size: **36,790 SF Warehouse**

NO OBJECTION

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Comments:
- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Nesa Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-04-17\Pre-App 03 94030000 MP 22.40 SR 70 4600 Okeechobee Flex Space\94030000 MP 22.40 SR 70 4600 Okeechobee Flex Space.docx

4600 Okeechobee Road Flex Space

Revised Major Final Site Plan

City of Fort Pierce
Planning Board Meeting

June 9, 2025

Project Team

4646 OKEECHOBEE ROAD FLEX SPACE

Developer:
Land America 225, LLC
Chris King

Civil Engineer:
Bowman Consulting
Brendan P. Kelley, P.E.

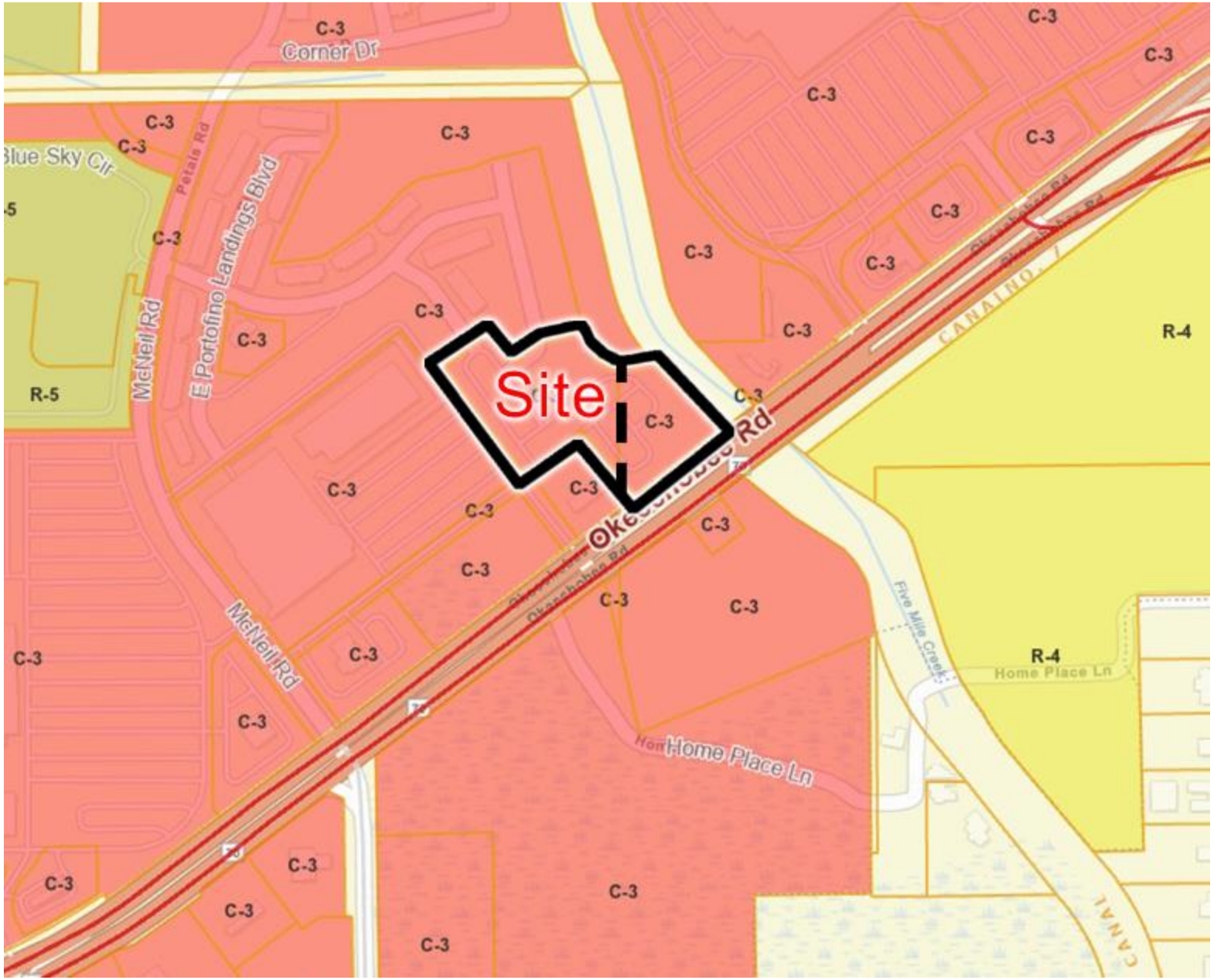
Landscape Architect:
HJA Design Studio
Michael Houston & Erika Beitler



Site Location

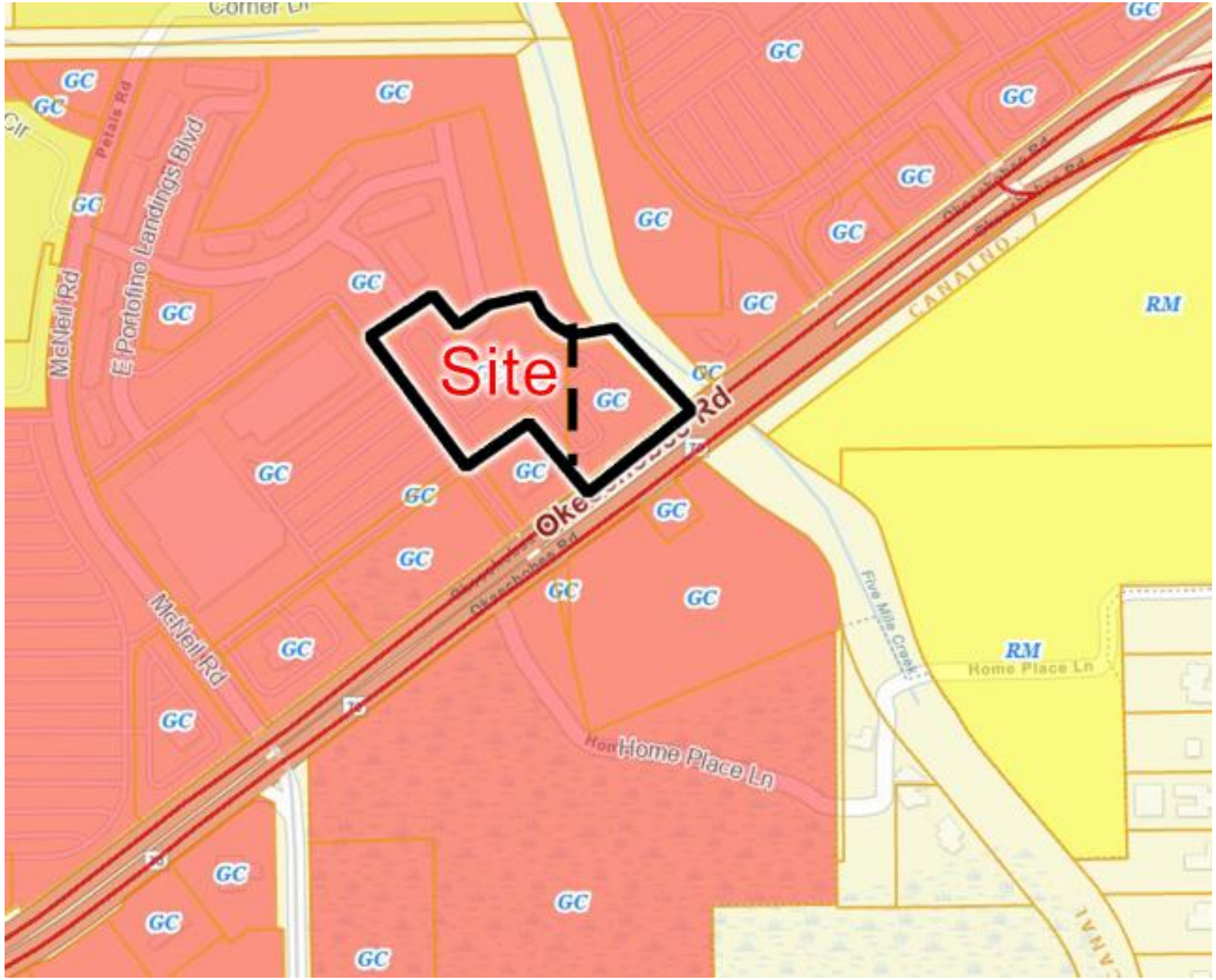
- 4600 Okeechobee Road, Fort Pierce, FL 34947
- +/- 1 Mile East of Interstate 95

N



Previous Zoning Map

- C-3 (General Commercial)
- R-4 (Medium Density Residential)
- R-5 (High Density Residential)



Existing Land Use Map

- GC - General Commercial
- RM - Medium Density Residential
- RH - High Density Residential

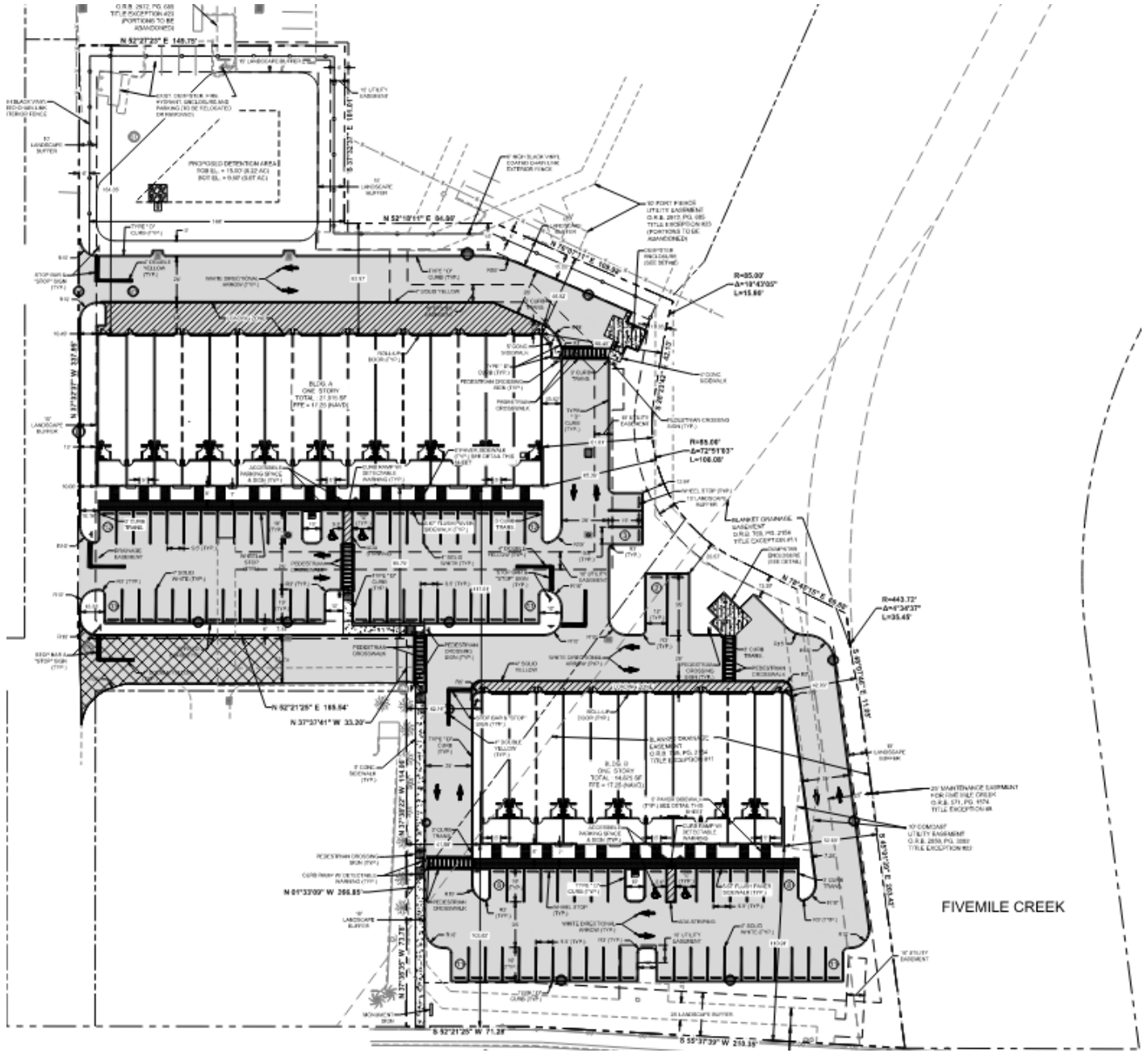


Site Aerial Map

- 3.57-acre property
- Currently an existing vacant paved parking lot
- Shared access with adjacent commercial plaza
- Existing residential to the north
- Existing commercial to the West
- Right-of-way/Drainage Easement to South and East

Surrounding Communities Developments




FIVEMILE CREEK

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	103.8'
SIDE	10'	42.0'
REAR	15'	46.8'

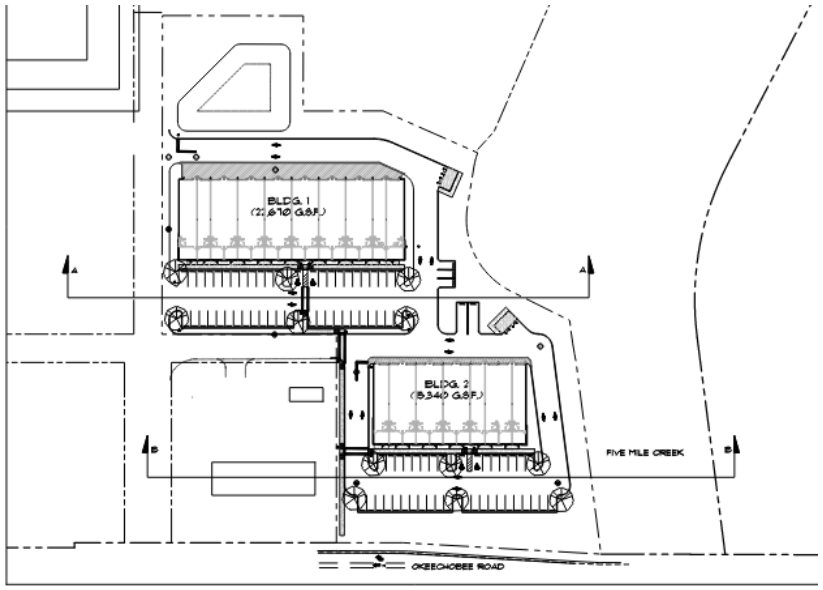
PARKING REQUIREMENTS	REQUIRED	PROVIDED
WAREHOUSE 1 SPACE PER 600 SF	52	55
OFFICE SPACE 1 SPACE PER 200 SF	28	30
ACCESSABLE PARKING STALLS	4	4
LOADING SPACES	1	2
TOTAL	85	91

PERVIOUS AREA

OPEN SPACE REQUIRED	31,070 SF	0.71 AC	(20%)
OPEN SPACE PROVIDED	47,933 SF	1.10 AC	(31%)

IMPERVIOUS AREA			
BUILDING COVERAGE	36,790 SF	0.85 AC	24%
VEHICULAR USE AREA	61,960 SF	1.42 AC	40%
OTHER PAVEMENT	8,669 SF	0.19 AC	5%
TOTAL	107,419 SF	2.46 AC	69%


TRACT C
PORTOFINO
LANDINGS
Proposed
Detention Area
10.0'
Landscape
Strip
15.0'
26'
BUILDING A
ONE STORY
10.0' Landscape
Strip
Existing Road - Shared Access
BUILDING B
ONE STORY
10.0' Landscape Strip
26.0'
1
2
3
4
5
6
7
8
9





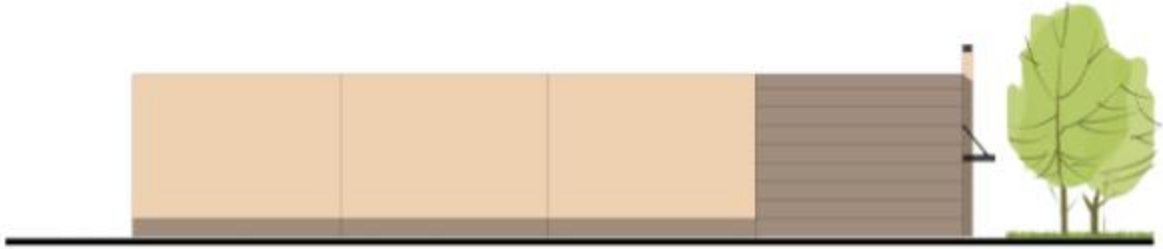
BUILDING 1 ELEVATION



BUILDING 2 ELEVATION



BUILDING 1 NORTH ELEVATION



BUILDING 1 EAST ELEVATION



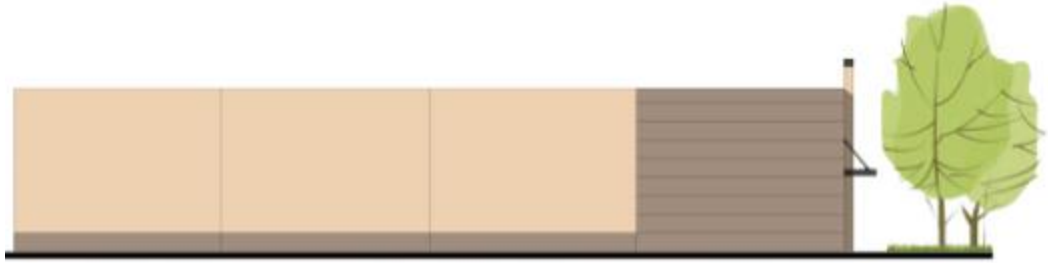
BUILDING 1 WEST ELEVATION



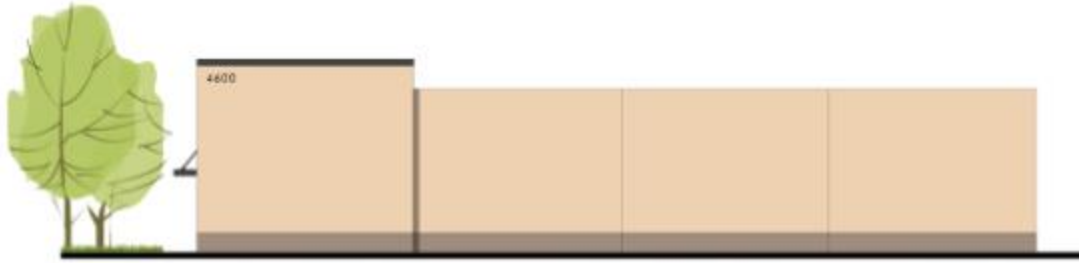
BUILDING 1 SOUTH ELEVATION



BUILDING 2 NORTH ELEVATION



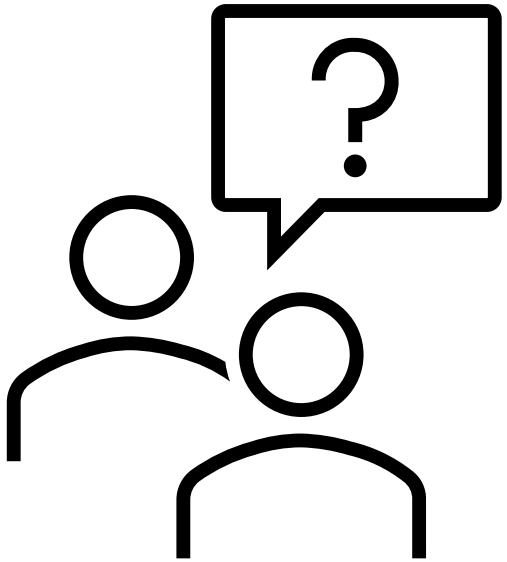
BUILDING 2 EAST ELEVATION



BUILDING 2 WEST ELEVATION



BUILDING 2 SOUTH ELEVATION



Questions?