McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart Fl 34994
772-341-9322

JOHN CARROLL HIGH SCHOOL REDEVELOPMENT PROJECT NARRATIVE & JUSTIFICATION STATEMENT

Design Review Site Plan, Major Site Plan Amendment – Commercial & Conditional Use
City of Fort Pierce, Florida

1. Summary

This narrative supports three concurrent applications submitted to the City of Fort Pierce for the redevelopment of a portion of the existing John Carroll High School campus: Design Review Site Plan, Major Site Plan Amendment – Commercial, and Conditional Use Permit. The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.

2. Project Background & Existing Conditions

Property Address: 3402 Delaware Avenue, Fort Pierce, FL

Total Site Area: 8.75 acres

Zoning: R-4 Medium Density Residential

Use: Private high school (50+ years)

3. Pre-Application Meeting Summary (August 13, 2025)

Topics included zoning confirmation, required applications, concurrency evaluation, utility coordination with FPUA, compatibility expectations, buffering requirements, and hearing procedures. Staff expressed support for redevelopment.

4. Proposed Redevelopment Program

A new three-story building totaling 45,159 GSF:

• 1st Floor – 16,089 SF: classrooms, chapel, learning commons, breakout rooms

• 2nd Floor – 18,100 SF: classrooms, mechanical, administrative support

• 3rd Floor – 10,970 SF: science labs, offices, conference rooms, resource rooms

• Terrace – 954 SF

Building footprint: 16,735 SF.

5. Site Plan & Civil Engineering Summary

Includes reconfigured parking, improved circulation, ADA walkways, new dry retention stormwater system and drainage improvements, updated potable water, wastewater, and fire protection infrastructure (FPUA).

6. Traffic & Transportation Analysis

Based on ITE 12th Ed. LUC 534 Private High School:

• Daily Trips: 1,085

• AM Peak: 200

• PM Peak: 330

Redevelopment does not increase student enrollment; traffic impacts remain consistent.

7. Concurrency Analysis Summary

Water, wastewater, solid waste, stormwater, and transportation capacities remain adequate. Stormwater system meets LOS and SFWMD criteria.

8. Zoning Compliance & Conditional Use Justification

Educational institutions are allowed via Conditional Use in R-4. The project is compatible with surrounding development, maintains operational continuity, and enhances neighborhood character.

9. Environmental, Stormwater & Flood Compliance

Stormwater system provides water quality treatment, attenuation for major storm events, and a 90% reduction in nitrogen and phosphorus. No wetlands or protected species impacts.

10. Landscaping, Open Space & Buffers

Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced.

11. Public Benefits & Community Impact

Includes modern educational facilities, improved safety, upgraded ADA compliance, enhanced infrastructure, positive neighborhood compatibility, and long-term community value.

12. Demolition & Construction Phasing

Removes outdated buildings and portables. School remains operational with sequenced construction and maintained life-safety access.

13. Conclusion

The redevelopment complies with City of Fort Pierce requirements, meets concurrency and compatibility standards, modernizes essential educational facilities, and provides substantial public benefits. Approval of all three applications is respectfully requested.

McCarty & Associates

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Agent Authorization

To Whom It May Concern:

This letter authorizes McCarty & Associates Land Planning and Design LLC, to act as agent and represent our interests for the purpose of obtaining permits and approvals from state and local government agencies for the project known as: **John Carroll High School, which is identified by Parcel ID#s: 2408-313-0001-000-6 & 2408-313-0002-000-3**

John Carroll High School

By: Charles E. Notabartolo

Its: **Director**

Printed Name: **Very Rev. Charles E. Notabartolo, V.G.** Date: 11/13/2025

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this **13th** day of **November**, 2025, by **Very Rev. Charles E. Notabartolo, V.G.** of **John Carroll High School** on behalf of the company who ( ) has produced _____ as identification or (✓) is personally known to me.

{NOTARY SEAL}
DESTINY R. GIBBONS
Commission # HH 617777
Expires March 31, 2029

Notary Public
D R Gibbons
Name Printed: Destiny R. Gibbons
My commission expires: March 31, 2029

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

DIOCESE OF PALM BEACH

NOTES:

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENTS). THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. SAID LINE BEARS S 00°13'56" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011). ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

5. ELEVATIONS ARE IN FEET AND RELATED TO SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK "MOBIL", HAVING A PUBLISHED ELEVATION OF 17.51 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

6. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

7. LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

8. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

11. THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

13. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

14. BOUNDARY DIMENSIONS SHOWN HEREON ARE CALCULATED AND FIELD MEASURED UNLESS OTHERWISE NOTED.

15. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

16. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

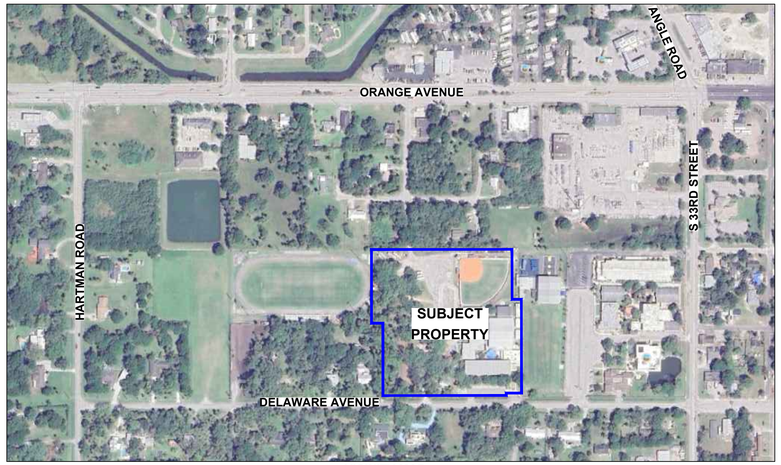
17. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

18. THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION ON THE GROUND BUT DOES NOT DETERMINE OWNERSHIP OF PROPERTY RIGHTS. LEGAL DESCRIPTION NOT TO BE USED FOR CONVEYANCE.

19. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN IMPROVEMENTS AND/OR LOT LINES. DIMENSION SHOWN SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER THE SCALED POSITIONS.

LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 09/26/25.
FILE NUMBER: 22-1034, DATA COLLECTOR NUMBER: DAD233400484.

CERTIFIED TO: DIOCESE OF PALM BEACH.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

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THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER License Number 7473 STATE OF FLORIDA Professional Surveyor and Mapper

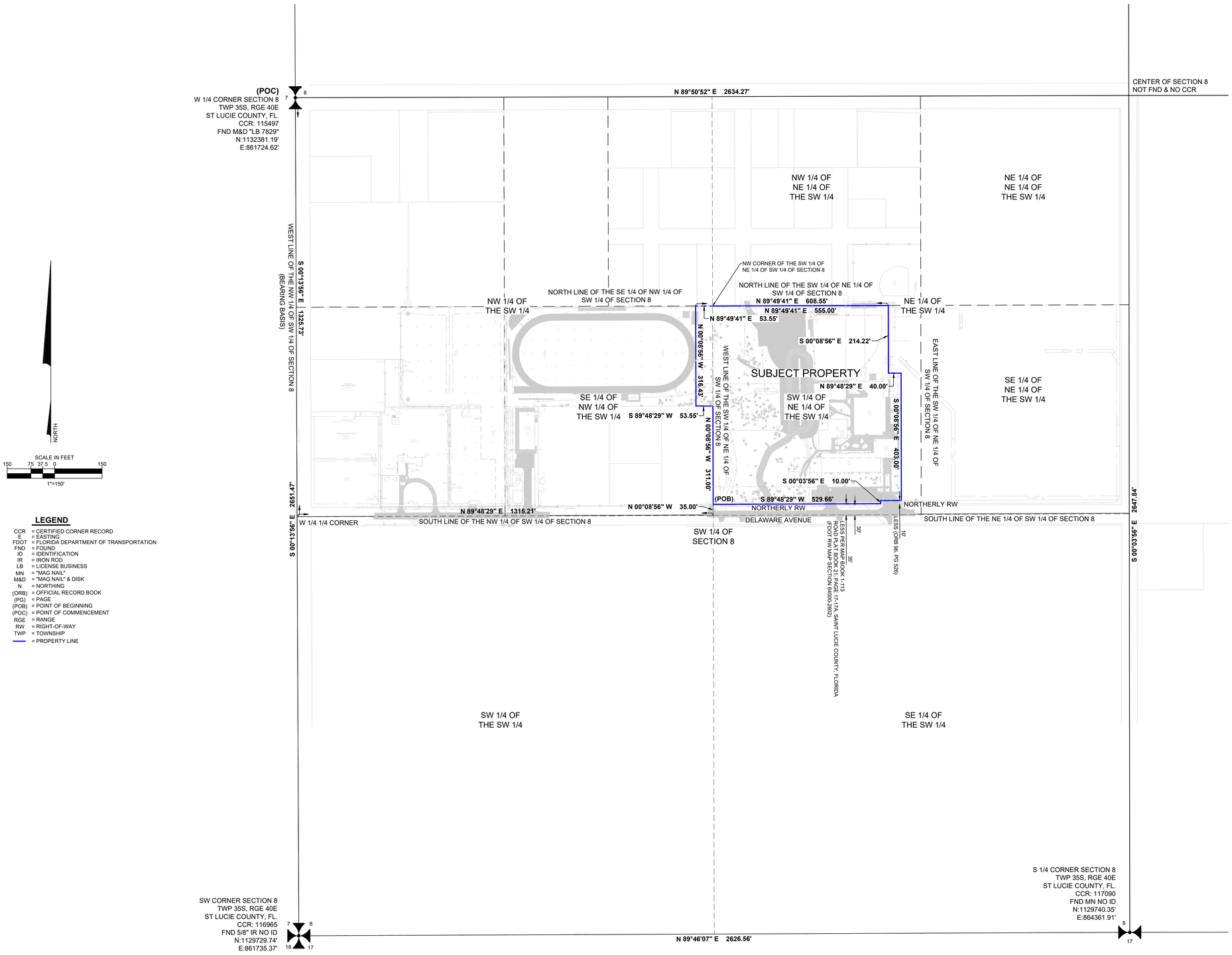
FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: NONE
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: **22-1034**
SHEET: **1 OF 3**



LEGEND

CCR	= CERTIFIED CORNER RECORD
E	= EASTING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IR	= IRON ROD
LB	= LICENSE BUSINESS
MN	= "MAG NAIL"
M&D	= "MAG NAIL" & DISK
N	= NORTHING
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
(POB)	= POINT OF BEGINNING
(POC)	= POINT OF COMMENCEMENT
RGE	= RANGE
RW	= RIGHT-OF-WAY
TWP	= TOWNSHIP
——	= PROPERTY LINE

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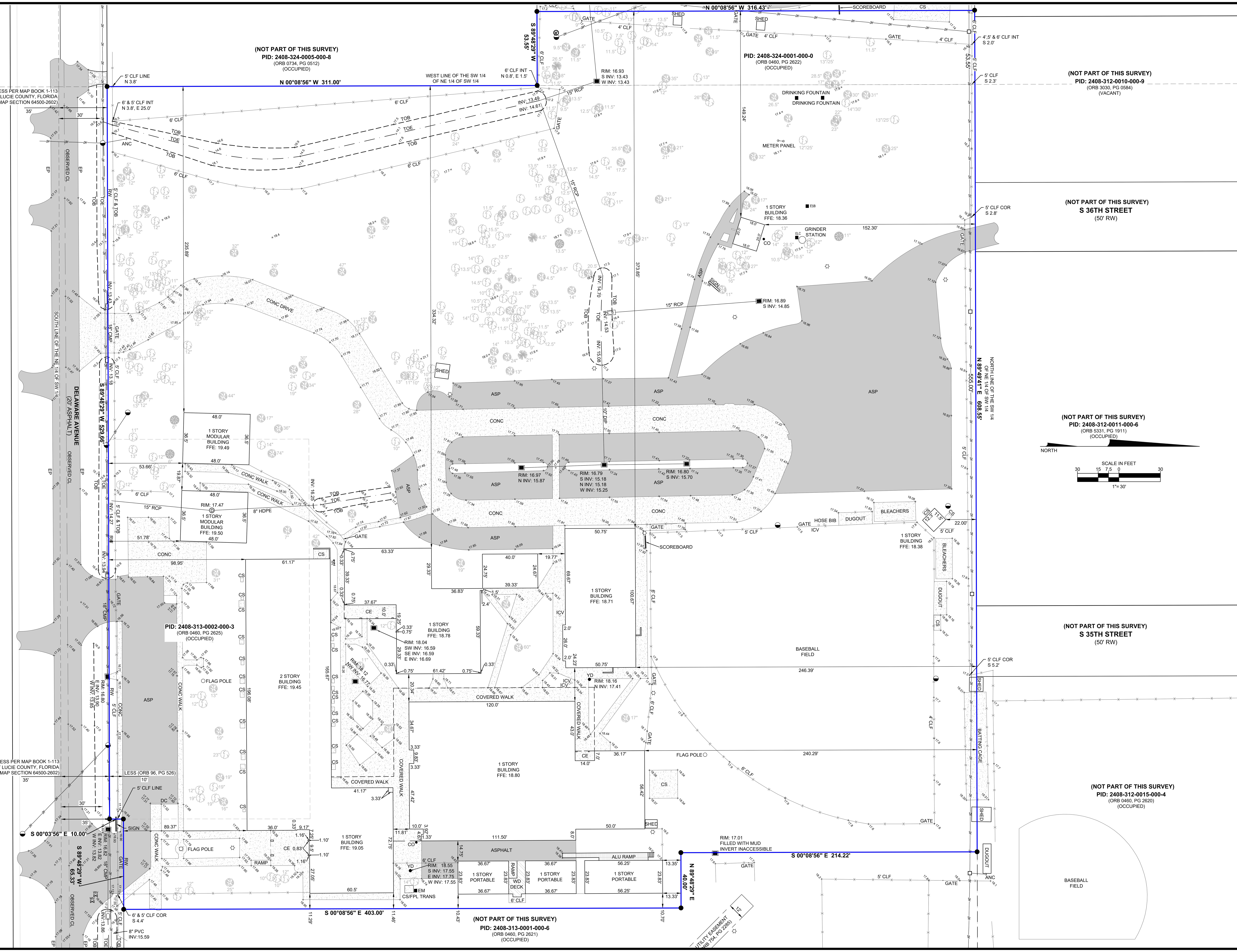
BY	DATE	REVISIONS:

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHWEST QUARTER BREAKDOWN SHEET
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY:	GJS
APPROVED BY:	F. GUETTLER
SCALE:	1" = 150'
DATE:	09-17-25
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER:	22-1034
SHEET:	2 OF 3


(NOT PART OF THIS SURVEY)
PID: 2408-324-0005-000-8
(ORB 0734, PG 0512)
(OCCUPIED)
N 00°08'56" W 311.00'
N 00°08'56" W 316.43'
S 89°48'29" W 53.55'
PID: 2408-324-0001-000-0
(ORB 0460, PG 2622)
(OCCUPIED)
(NOT PART OF THIS SURVEY)
PID: 2408-312-0010-000-9
(ORB 3030, PG 0584)
(VACANT)
LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)
WEST LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4
DRINKING FOUNTAIN
METER PANEL
GRINDER STATION
1 STORY BUILDING FFE: 18.36
(NOT PART OF THIS SURVEY)
S 36TH STREET
(50' RW)
CONC DRIVE
DELAWARE AVENUE
(20' ASPHALT)
SOUTH LINE OF THE NE 1/4 OF SW 1/4
OBSERVED CL
S 89°48'29" W 529.66'
N 89°49'41" E 555.00' 608.55'
NORTH LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4
(NOT PART OF THIS SURVEY)
PID: 2408-312-0011-000-6
(ORB 5331, PG 1911)
(OCCUPIED)
NORTH
SCALE IN FEET
30 15 7.5 0 30
1"= 30'
1 STORY MODULAR BUILDING FFE: 19.49
1 STORY MODULAR BUILDING FFE: 19.50
RIM: 16.97 N INV: 15.87
RIM: 16.79 S INV: 15.18 N INV: 15.18 W INV: 15.25
RIM: 16.80 S INV: 15.70
RIM: 16.89 S INV: 14.85
BLEACHERS
DUGOUT
HOSE BIB
SCOREBOARD
1 STORY BUILDING FFE: 18.38
1 STORY BUILDING FFE: 18.71
1 STORY BUILDING FFE: 18.78
PID: 2408-313-0002-000-3
(ORB 0460, PG 2625)
(OCCUPIED)
2 STORY BUILDING FFE: 19.45
(NOT PART OF THIS SURVEY)
S 35TH STREET
(50' RW)
BASEBALL FIELD
COVERED WALK
1 STORY BUILDING FFE: 18.80
1 STORY BUILDING FFE: 19.05
BATTING CAGE
FLAG POLE
(NOT PART OF THIS SURVEY)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)
LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)
LESS (ORB 96, PG 526)
S 00°03'56" E 10.00'
S 89°48'29" W 65.33'
RIM: 17.01 FILLED WITH MUD INVERT INACCESSIBLE
S 00°08'56" E 214.22'
N 89°48'29" E 40.00'
ASPHALT
ALU RAMP
1 STORY PORTABLE
WD DECK
CS/FPL TRANS
S 00°08'56" E 403.00'
(NOT PART OF THIS SURVEY)
PID: 2408-313-0001-000-6
(ORB 0460, PG 2621)
(OCCUPIED)
UTILITY EASEMENT (ORB 754, PG 2265)
BASEBALL FIELD

LEGEND

ALU = ALUMINUM
ANC = ANCHOR
ASP = ASPHALT
CE = COVERED ENTRY
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CONC = CONCRETE
COR = CORNER
CS = CONCRETE SLAB
DC = "D" CURB
DIP = DUCTILE IRON PIPE
ELC = ELECTRIC BOX
EM = ELECTRIC METER
EP = EDGE OF PAVEMENT
ESB = ELECTRIC SERVICE BOX
(FDOT) = FLORIDA DEPARTMENT OF TRANSPORTATION
FFE = FINISHED FLOOR ELEVATION
FPL = FLORIDA POWER & LIGHT
ICV = IRRIGATION CONTROL VALVE
INT = INTERSECTION
INV = INVERT
LB = LICENSE BUSINESS
OH = OVERHEAD ELECTRIC
(ORB) = OFFICIAL RECORD BOOK
(PG) = PAGE
PID = PROPERTY IDENTIFICATION
PVC = POLYVINYL CHLORIDE
R&C = IRON ROD & CAP
RCP = REINFORCED CONCRETE PIPE
RPZ = REDUCED PRESSURE ZONE
RW = RIGHT-OF-WAY
TOB = TOP OF BANK
TOE = TOE OF SLOPE
TRANS = TRANSFORMER
WD = WOOD
WV = WATER VALVE
YD = YARD DRAIN
— = PROPERTY LINE
● = SET 5/8" R&C "LB 8206" (UNLESS OTHERWISE NOTED)
= LIGHT POLE
= CONCRETE POWER POLE
= WOOD POWER POLE
= MITERED END SECTION
= CATCH BASIN
= PALM TREE
= MAGNOLIA TREE
= OAK TREE
= SPOT ELEVATION

BOUNDARY & TOPOGRAPHIC SURVEY
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REVISIONS	
BY	DATE
DRAWN BY:	GJS
APPROVED BY:	F. GUETTLER
SCALE:	1" = 30'
DATE:	09-22-25
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER:	22-1034
SHEET:	3 OF 3

Location Map

Legal Description

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THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

Site Data

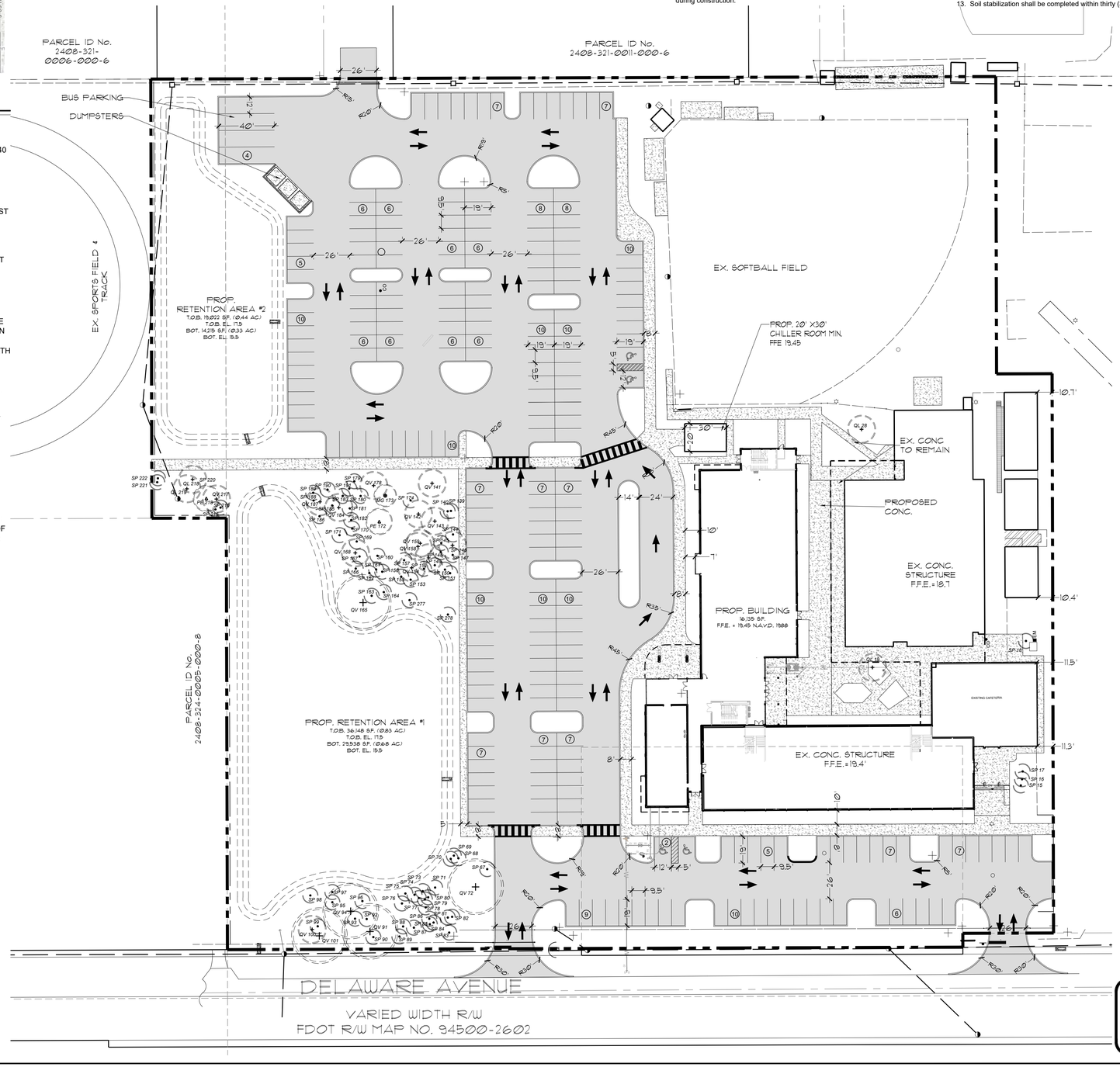
PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN

General Notes

1. All signs shall meet City of Fort Pierce Developement Regulations.
2. All invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
8. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
9. Any proposed lighting will be directed away from any residential units or adjacent roadways.
10. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
11. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
12. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
13. Soil stabilization shall be completed within thirty (30) days of vegetation removal.



NORTH

Scale: 1" = 40'

0' 20' 40' 80'

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Mike@McCartyLandPlanning.com

JCHS
Fort Pierce, Florida
Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SURVEY STATE OF FLORIDA LA 6667190

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025

S1

Location Map

Site Data

PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Landscape Data

	REQ.	PROV.
NORTH PROPERTY LINE		4,050 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	14	14 PLANTED TREES
WEST PROPERTY LINE		3,640 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	12	12 PLANTED TREES
SOUTH PROPERTY LINE		5,380 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	18	18 TOTAL TREES: 13 PLANTED TREES, 2 EXISTING TREES, 9 SABAL PALMS (CREDITED 3:1)
VUA LANDSCAPING		
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 113,052 SF)	7,537	7600+
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	75	77 PLANTED TREES
NATIVE TREE DATA		
NATIVE TREE PERCENTAGE OF REQUIRED TREES	50%	100%

Plant List

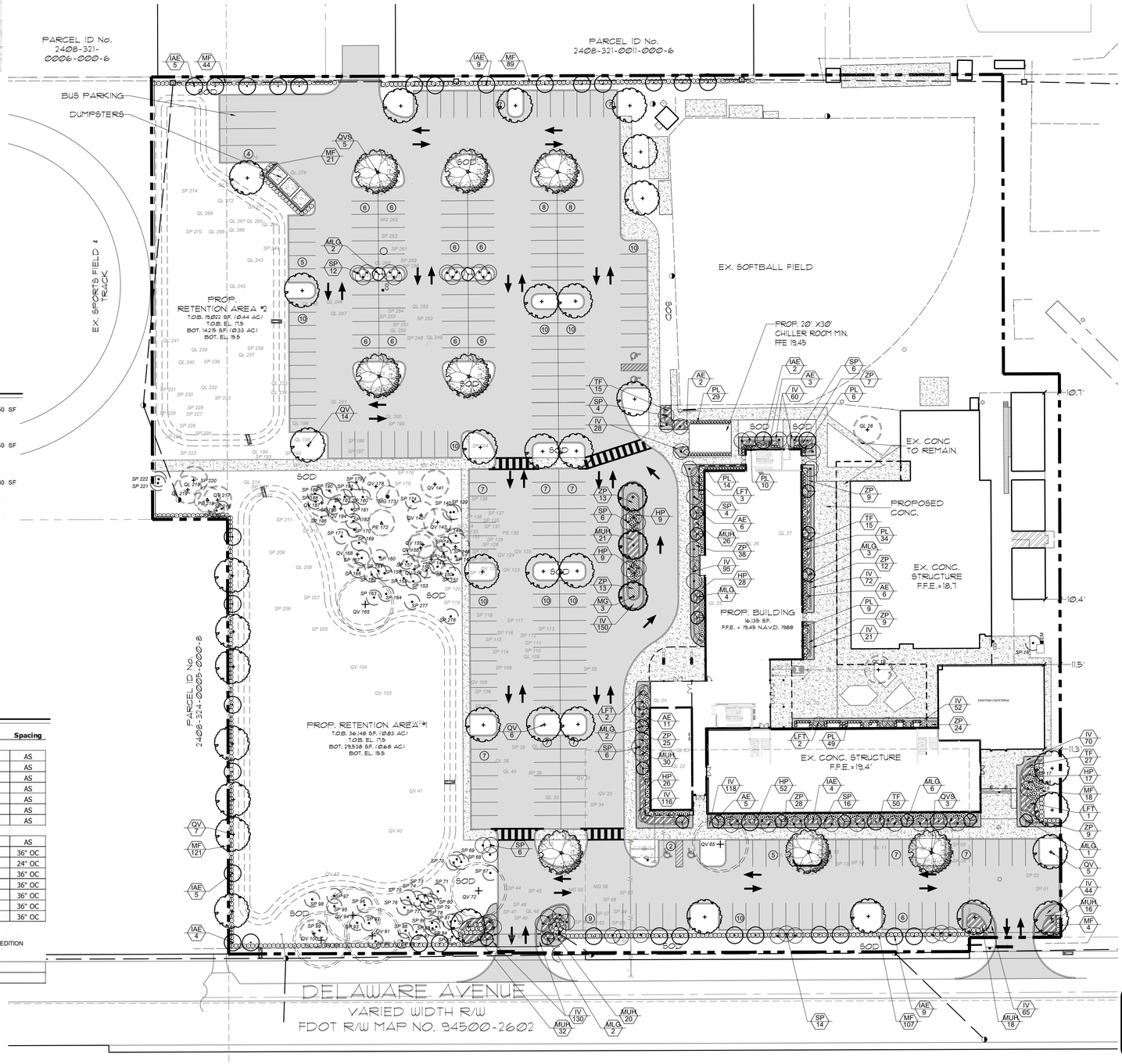
Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia faurei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escalonioides	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	404	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
*DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight
PINE STRAW MULCH

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED



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JCHS
Fort Pierce, Florida
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE BUCKLEY LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current 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. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

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 which are good quality and in a healthy growing condition. An established container grown plant shall be 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. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. 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: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

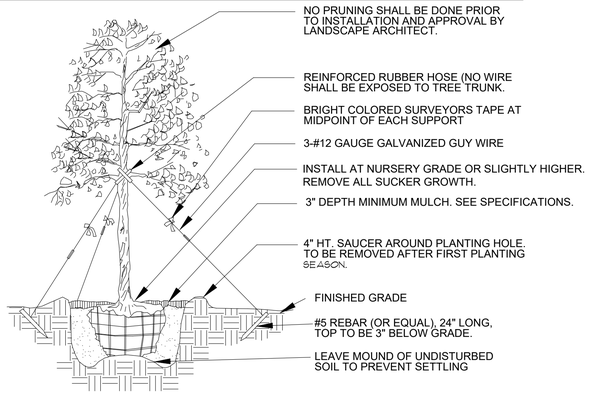
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

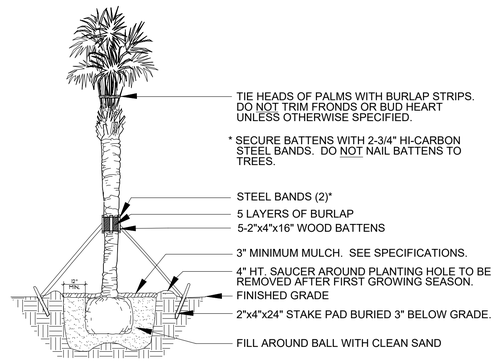
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



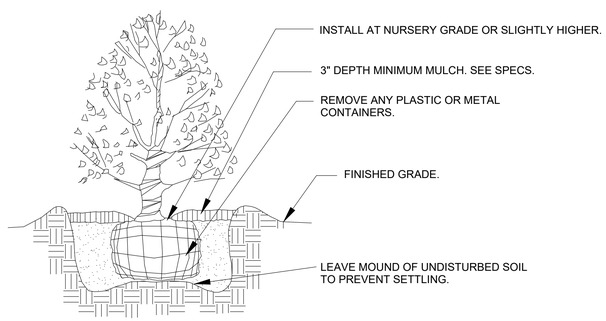
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

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QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
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MF*^	404	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

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PINE STRAW MULCH

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JCHS
Fort Pierce, Florida
Landscape Details

Drawn By DMS
Checked By MM
Scale 1"=40'
Drawing Date 11/13/2025

L2

Ex. Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES) & (PALMS)	TREE CREDIT	PALM CREDIT
1	SP	Sabal palmetto	10'+ CT	REMOVE		1	
2	SP	Sabal palmetto	10'+ CT	REMOVE		1	
3	QL	Quercus laurifolia	25" DBH	REMOVE	25		
4	QL	Quercus laurifolia	16" DBH	REMOVE	16		
5	SP	Sabal palmetto	10'+ CT	REMOVE		1	
6	SP	Sabal palmetto	10'+ CT	REMOVE		1	
7	SP	Sabal palmetto	10'+ CT	REMOVE		1	
8	SP	Sabal palmetto	10'+ CT	REMOVE		1	
9	QL	Quercus laurifolia	19" DBH	REMOVE	19		
10	SP	Sabal palmetto	10'+ CT	REMOVE		1	
11	QL	Quercus laurifolia	19" DBH	REMOVE	19		
12	QL	Quercus laurifolia	13" DBH	REMOVE			
13	SP	Sabal palmetto	10'+ CT	REMOVE		1	
14	SP	Sabal palmetto	10'+ CT	RELOCATE			1
15	SP	Sabal palmetto	10'+ CT	REMAIN			1
16	SP	Sabal palmetto	10'+ CT	REMAIN			1
17	SP	Sabal palmetto	10'+ CT	REMAIN			1
18	SP	Sabal palmetto	10'+ CT	REMAIN			1
19	QL	Quercus laurifolia	10" DBH	REMAIN		10	
20	QL	Quercus laurifolia	11" DBH	REMOVE			
21	SP	Sabal palmetto	10'+ CT	REMOVE		1	
22	*QL	Quercus laurifolia	7" DBH	REMOVE			
23	*QL	Quercus laurifolia	42" DBH	REMOVE			
24	*QL	Quercus laurifolia	13" DBH	REMOVE			
25	QL	Quercus laurifolia	19" DBH	REMOVE	19		
26	*QL	Quercus laurifolia	12" DBH	REMOVE			
27	*QL	Quercus laurifolia	27" DBH	REMOVE			
28	*QL	Quercus laurifolia	17" DBH	REMAIN		17	
29	SP	Sabal palmetto	10'+ CT	REMOVE		1	
30	*QL	Quercus laurifolia	27" DBH	REMOVE			
31	*QV	Quercus virginiana	36" DBH	REMOVE			
32	*QV	Quercus virginiana	74" DBH	REMOVE			
33	*QL	Quercus laurifolia	17" DBH	REMOVE			
34	SP	Sabal palmetto	10'+ CT	REMOVE		1	
35	QV	Quercus virginiana	44" DBH	REMOVE	44		
36	SP	Sabal palmetto	10'+ CT	REMOVE		1	
37	*QL	Quercus laurifolia	34" DBH	REMOVE	34		
38	SP	Sabal palmetto	10'+ CT	REMOVE		1	
39	*QL	Quercus laurifolia	30" DBH	REMOVE			
40	*QL	Quercus laurifolia	24" DBH	REMOVE			
41	*QV	Quercus virginiana	26" DBH	REMOVE			
42	*QV	Quercus virginiana	32" DBH	REMOVE			
43	*QV	Quercus virginiana	20" DBH	REMOVE			
44	SP	Sabal palmetto	10'+ CT	REMOVE		1	
45	SP	Sabal palmetto	10'+ CT	REMOVE		1	
46	SP	Sabal palmetto	10'+ CT	REMOVE		1	
47	SP	Sabal palmetto	10'+ CT	REMOVE		1	
48	QL	Quercus laurifolia	7" DBH	REMOVE			
49	SP	Sabal palmetto	10'+ CT	REMOVE		1	
50	SP	Sabal palmetto	10'+ CT	REMOVE		1	
51	SP	Sabal palmetto	10'+ CT	REMOVE		1	
52	QL	Quercus laurifolia	11" DBH	REMOVE			
53	SP	Sabal palmetto	10'+ CT	REMOVE		1	
54	SP	Sabal palmetto	10'+ CT	REMOVE		1	
55	*MG	Magnolia grandiflolia	6" DBH	REMOVE			
56	*MG	Magnolia grandiflolia	6" DBH	REMOVE			
57	SP	Sabal palmetto	10'+ CT	REMOVE		1	
58	SP	Sabal palmetto	10'+ CT	REMOVE		1	
59	SP	Sabal palmetto	10'+ CT	REMOVE		1	
60	SP	Sabal palmetto	10'+ CT	REMOVE		1	
61	SP	Sabal palmetto	10'+ CT	REMOVE		1	
62	SP	Sabal palmetto	10'+ CT	REMOVE		1	
63	SP	Sabal palmetto	10'+ CT	REMOVE		1	
64	SP	Sabal palmetto	10'+ CT	REMOVE		1	
65	QV	Quercus virginiana	31" DBH	REMAIN			31
66	QL	Quercus laurifolia	16" DBH	REMOVE	16		
67	SP	Sabal palmetto	10'+ CT	REMAIN			1
68	SP	Sabal palmetto	10'+ CT	REMAIN			1
69	SP	Sabal palmetto	10'+ CT	REMAIN			1
70	SP	Sabal palmetto	10'+ CT	REMAIN			1
71	SP	Sabal palmetto	10'+ CT	REMAIN			1
72	QV	Quercus virginiana	30" DBH	REMAIN			30
73	SP	Sabal palmetto	10'+ CT	REMAIN			1
74	SP	Sabal palmetto	10'+ CT	REMAIN			1
75	SP	Sabal palmetto	10'+ CT	REMAIN			1
76	SP	Sabal palmetto	10'+ CT	REMAIN			1
77	SP	Sabal palmetto	10'+ CT	REMAIN			1
78	SP	Sabal palmetto	10'+ CT	REMAIN			1
79	SP	Sabal palmetto	10'+ CT	REMAIN			1
80	SP	Sabal palmetto	10'+ CT	REMAIN			1
81	SP	Sabal palmetto	10'+ CT	REMAIN			1
82	SP	Sabal palmetto	10'+ CT	REMAIN			1
83	SP	Sabal palmetto	10'+ CT	REMAIN			1
84	SP	Sabal palmetto	10'+ CT	REMAIN			1
85	SP	Sabal palmetto	10'+ CT	REMAIN			1
86	SP	Sabal palmetto	10'+ CT	REMAIN			1
87	SP	Sabal palmetto	10'+ CT	REMAIN			1
88	SP	Sabal palmetto	10'+ CT	REMAIN			1
89	SP	Sabal palmetto	10'+ CT	REMAIN			1
90	SP	Sabal palmetto	10'+ CT	REMAIN			1
91	QV	Quercus virginiana	12" DBH	REMAIN			12
92	SP	Sabal palmetto	10'+ CT	REMAIN			1
93	SP	Sabal palmetto	10'+ CT	REMAIN			1
94	QV	Quercus virginiana	29" DBH	REMAIN			29
95	SP	Sabal palmetto	10'+ CT	REMAIN			1
96	SP	Sabal palmetto	10'+ CT	REMAIN			1
97	SP	Sabal palmetto	10'+ CT	REMAIN			1
98	SP	Sabal palmetto	10'+ CT	REMAIN			1
99	SP	Sabal palmetto	10'+ CT	REMAIN			1
100	QV	Quercus virginiana	5" DBH	REMAIN			5
101	QV	Quercus virginiana	28" DBH	REMAIN			28
102	*QV	Quercus virginiana	47" DBH	REMOVE			
103	*QV	Quercus virginiana	34" DBH	REMOVE			
104	*QV	Quercus virginiana	30" DBH	REMOVE			
105	*QV	Quercus virginiana	29" DBH	REMOVE			
106	SP	Sabal palmetto	10'+ CT	REMOVE		1	
107	SP	Sabal palmetto	10'+ CT	REMOVE		1	
108	SP	Sabal palmetto	10'+ CT	REMOVE		1	
109	*QL	Quercus laurifolia	13" DBH	REMOVE			
110	SP	Sabal palmetto	10'+ CT	REMOVE		1	
111	SP	Sabal palmetto	10'+ CT	REMOVE		1	
112	SP	Sabal palmetto	10'+ CT	REMOVE		1	
113	SP	Sabal palmetto	10'+ CT	REMOVE		1	
114	SP	Sabal palmetto	10'+ CT	REMOVE		1	
115	SP	Sabal palmetto	10'+ CT	REMOVE		1	
116	SP	Sabal palmetto	10'+ CT	REMOVE		1	
117	SP	Sabal palmetto	10'+ CT	REMOVE		1	
118	SP	Sabal palmetto	10'+ CT	REMOVE		1	
119	SP	Sabal palmetto	10'+ CT	REMOVE		1	
120	SP	Sabal palmetto	10'+ CT	REMOVE		1	
121	SP	Sabal palmetto	10'+ CT	REMOVE		1	
122	*QV	Quercus virginiana	14" DBH	REMOVE			
123	*QV	Quercus virginiana	41" DBH	REMOVE			
124	*QV	Quercus virginiana	24" DBH	REMOVE			
125	*QV	Quercus virginiana	13" DBH	REMOVE			
126	SP	Sabal palmetto	10'+ CT	REMOVE		1	
127	SP	Sabal palmetto	10'+ CT	REMOVE		1	
128	SP	Sabal palmetto	10'+ CT	REMOVE		1	
129	SP	Sabal palmetto	10'+ CT	REMOVE		1	
130	PE	Pinus elliottii	21" DBH	REMOVE	21		
131	SP	Sabal palmetto	10'+ CT	REMOVE		1	
132	SP	Sabal palmetto	10'+ CT	REMOVE		1	
133	SP	Sabal palmetto	10'+ CT	REMOVE		1	
134	SP	Sabal palmetto	10'+ CT	REMOVE		1	
135	SP	Sabal palmetto	10'+ CT	REMOVE		1	
136	SP	Sabal palmetto	10'+ CT	REMOVE		1	
137	SP	Sabal palmetto	10'+ CT	REMOVE		1	
138	SP	Sabal palmetto	10'+ CT	REMOVE		1	
139	SP	Sabal palmetto	10'+ CT	REMAIN			1
140	SP	Sabal palmetto	10'+ CT	REMAIN			1
141	QV	Quercus virginiana	14" DBH	REMAIN			14
142	QV	Quercus virginiana	4.5" DBH	REMAIN			4.5
143	QV	Quercus virginiana	7" DBH	REMAIN			7
144	SP	Sabal palmetto	10'+ CT	REMAIN			1
145	SP	Sabal palmetto	10'+ CT	REMAIN			1
146	SP	Sabal palmetto	10'+ CT	REMAIN			1
147	SP	Sabal palmetto	10'+ CT	REMAIN			1
148	SP	Sabal palmetto	10'+ CT	REMAIN			1
149	SP	Sabal palmetto	10'+ CT	REMAIN			1
150	SP	Sabal palmetto	10'+ CT	REMAIN			1
151	SP	Sabal palmetto	10'+ CT	REMAIN			1
152	SP	Sabal palmetto	10'+ CT	REMAIN			1
153	SP	Sabal palmetto	10'+ CT	REMAIN			1
154	QV	Quercus virginiana	5" DBH	REMAIN			5
155	SP	Sabal palmetto	10'+ CT	REMAIN			1
156	SP	Sabal palmetto	10'+ CT	REMAIN			1
157	SP	Sabal palmetto	10'+ CT	REMAIN			1
158	QV	Quercus virginiana	6" DBH	REMAIN			6
159	QV	Quercus virginiana	5" DBH	REMAIN			5
160	SP	Sabal palmetto	10'+ CT	REMAIN			1
161	SP	Sabal palmetto	10'+ CT	REMAIN			1
162	SP	Sabal palmetto	10'+ CT	REMAIN			1
163	SP	Sabal palmetto	10'+ CT	REMAIN			1
164	SP	Sabal palmetto	10'+ CT	REMAIN			1
165	QV	Quercus virginiana	33" DBH	REMAIN			33
166	SP	Sabal palmetto	10'+ CT	REMAIN			1
167	SP	Sabal palmetto	10'+ CT	REMAIN			1
168	QV	Quercus virginiana	9" DBH	REMAIN			9
169	SP	Sabal palmetto	10'+ CT	REMAIN			1
170	SP	Sabal palmetto	10'+ CT	REMAIN			1
171	SP	Sabal palmetto	10'+ CT	REMAIN			1
172	PE	Pinus elliottii	4.5" DBH	REMAIN			4.5
173	MG	Magnolia grandiflolia	13.5 DBH	REMAIN			13.5
174	SP	Sabal palmetto	10'+ CT	REMAIN			1
175	SP	Sabal palmetto	10'+ CT	REMOVE	1		
176	SP	Sabal palmetto	10'+ CT	REMOVE	1		
177	*QV	Quercus virginiana	20.5" DBH	REMOVE			
178	QV	Quercus virginiana	7.5" DBH	REMAIN			7.5
179	SP	Sabal palmetto	10'+ CT	REMAIN			1
180	SP	Sabal palmetto	10'+ CT	REMAIN			1
181	SP	Sabal palmetto	10'+ CT	REMAIN			1
182	SP	Sabal palmetto	10'+ CT	REMAIN			1
183	SP	Sabal palmetto	10'+ CT	REMAIN			1
184	QV	Quercus virginiana	5.5" DBH	REMAIN			5.5
185	SP	Sabal palmetto	10'+ CT	REMAIN			1
186	SP	Sabal palmetto	10'+ CT	REMAIN			1
187	QV	Quercus virginiana	13.5" DBH	REMAIN			13.5
188	SP	Sabal palmetto	10'+ CT	REMAIN			1
189	SP	Sabal palmetto	10'+ CT	REMAIN			1
190	SP	Sabal palmetto	10'+ CT	REMAIN			1
191	SP	Sabal palmetto	10'+ CT	REMAIN			1
192	SP	Sabal palmetto	10'+ CT	REMOVE	1		
193	SP	Sabal palmetto	10'+ CT	REMOVE	1		
194	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
195	*QL	Quercus laurifolia	17.5" DBH	REMOVE			
196	SP	Sabal palmetto	10'+ CT	REMOVE	1		
197	SP	Sabal palmetto	10'+ CT	REMOVE	1		
198	*QL	Quercus laurifolia	25.5" DBH	REMOVE			
199	SP	Sabal palmetto	10'+ CT	REMOVE	1		
200	*QL	Quercus laurifolia	21" DBH	REMOVE			
201	*QL	Quercus laurifolia	21" DBH	REMOVE			
202	SP	Sabal palmetto	10'+ CT	REMOVE	1		
203	SP	Sabal palmetto	10'+ CT	REMOVE	1		
204	SP	Sabal palmetto	10'+ CT	REMOVE	1		
205	SP	Sabal palmetto	10'+ CT	REMOVE	1		
206	SP	Sabal palmetto	10'+ CT	REMOVE	1		
207	SP	Sabal palmetto	10'+ CT	REMOVE	1		
208	*QL	Quercus laurifolia	6.5" DBH	REMOVE			
209	SP	Sabal palmetto	10'+ CT	REMOVE	1		
210	SP	Sabal palmetto	10'+ CT	REMOVE	1		
211	SP	Sabal palmetto	10'+ CT	REMOVE	1		
212	SP	Sabal palmetto	10'+ CT	REMOVE	1		
213	SP	Sabal palmetto	10'+ CT	REMOVE	1		
214	*QL	Quercus laurifolia	13.5" DBH	REMOVE			
215	SP	Sabal palmetto	10'+ CT	REMAIN			1
216	SP	Sabal palmetto	10'+ CT	REMAIN			1
217	QV	Quercus virginiana	8" DBH	REMAIN		8	
218	QL	Quercus laurifolia	6.5" DBH	REMAIN		6.5	
219	QL	Quercus laurifolia	9.5" DBH	REMAIN		9.5	
220	SP	Sabal palmetto	10'+ CT	REMAIN			1
221	SP	Sabal palmetto	10'+ CT	REMAIN			1
222	SP	Sabal palmetto	10'+ CT	REMAIN			1
223	SP	Sabal palmetto	10'+ CT	REMOVE	1		
224	SP	Sabal palmetto	10'+ CT	REMOVE	1		
225	SP	Sabal palmetto	10'+ CT	REMOVE	1		
226	SP	Sabal palmetto	10'+ CT	REMOVE	1		
227	SP	Sabal palmetto	10'+ CT	REMOVE	1		
228	SP	Sabal palmetto	10'+ CT	REMOVE	1		
229	SP	Sabal palmetto	10'+ CT	REMOVE	1		
230	SP	Sabal palmetto	10'+ CT	REMOVE	1		
231	SP	Sabal palmetto	10'+ CT	REMOVE	1		
232	*QL	Quercus laurifolia	35" DBH	REMOVE			
233	SP	Sabal palmetto	10'+ CT	REMOVE	1		
234	*QL	Quercus laurifolia	21" DBH	REMOVE			
235	*QL	Quercus laurifolia	21" DBH	REMOVE			
236	SP	Sabal palmetto	10'+ CT	REMOVE	1		
237	*QL	Quercus laurifolia	26" DBH	REMOVE			
238	SP	Sabal palmetto	10'+ CT	REMOVE	1		
239	*QL	Quercus laurifolia	9" DBH	REMOVE			
240	*QL	Quercus laurifolia	6" DBH	REMOVE			
241	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
242	*QL	Quercus laurifolia	26.5" DBH	REMOVE			
243	*QL	Quercus laurifolia	4" DBH	REMOVE			
244	SP	Sabal palmetto	10'+ CT	REMOVE	1		
245	*QL	Quercus laurifolia	32" DBH	REMOVE			
246	*QL	Quercus laurifolia	17" DBH	REMOVE			
247	*QL	Quercus laurifolia	24" DBH	REMOVE			
248	SP	Sabal palmetto	10'+ CT	REMOVE	1		
249	*QL	Quercus laurifolia	11" DBH	REMOVE			
250	*QL	Quercus laurifolia	21" DBH	REMOVE			
251	SP	Sabal palmetto	10'+ CT	REMOVE	1		
252	SP	Sabal palmetto	10'+ CT	REMOVE	1		
253	SP	Sabal palmetto	10'+ CT	REMOVE	1		
254	SP	Sabal palmetto	10'+ CT	REMOVE	1		
255	*QL	Quercus laurifolia	27" DBH	REMOVE			
256	SP	Sabal palmetto	10'+ CT	REMOVE	1		
257	SP	Sabal palmetto	10'+ CT	REMOVE	1		
258	SP	Sabal palmetto	10'+ CT	REMOVE	1		
259	SP	Sabal palmetto	10'+ CT	REMOVE	1		
260	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
261	SP	Sabal palmetto	10'+ CT	REMOVE	1		
262	SP	Sabal palmetto	10'+ CT	REMOVE	1		
263	*MG	Magnolia grandiflolia	11" DBH	REMOVE			
264	*QL	Quercus laurifolia	23" DBH	REMOVE			
265	*QL	Quercus laurifolia	22" DBH	REMOVE			
266	*QL	Quercus laurifolia	17" DBH	REMOVE			
267	*QL	Quercus laurifolia	5" DBH	REMOVE			
268	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
269	*QL	Quercus laurifolia	7" DBH	REMOVE			
270	SP	Sabal palmetto	10'+ CT	REMOVE	1		
271	SP	Sabal palmetto	10'+ CT	REMOVE	1		
272	*QL	Quercus laurifolia	30" DBH	REMOVE			
273	*QL	Quercus laurifolia	31" DBH	REMOVE			
274	SP	Sabal palmetto	10'+ CT	REMOVE	1		
275	SP	Sabal palmetto	10'+ CT	REMOVE	1		
276	*QL	Quercus laurifolia	26" DBH	REMOVE			
277	SP	Sabal palmetto	10'+ CT	REMAIN			1
278	SP	Sabal palmetto	10'+ CT	REMAIN			1
279	SP	Sabal palmetto	10'+ CT	REMOVE	1		

*NOTE EXISTING TREES IN DECLINE/ DISEASED/ DAMAGED; NOT COUNTED TOWARDS MITIGATION.

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

Tree Mitigation Data

TREES REMOVED REQUIRING MITIGATION (INCHES)	213
TREES PRESERVED ONSITE (INCHES) CREDITED PER 1:1 RATIO	314
SABAL PALMS REMOVED REQUIRING MITIGATION	104
SABAL PALMS PRESERVED ONSITE CREDITED PER 1:1 RATIO	79
SABAL PALMS PROPOSED ONSITE CREDITED PER 1:1 RATIO	74

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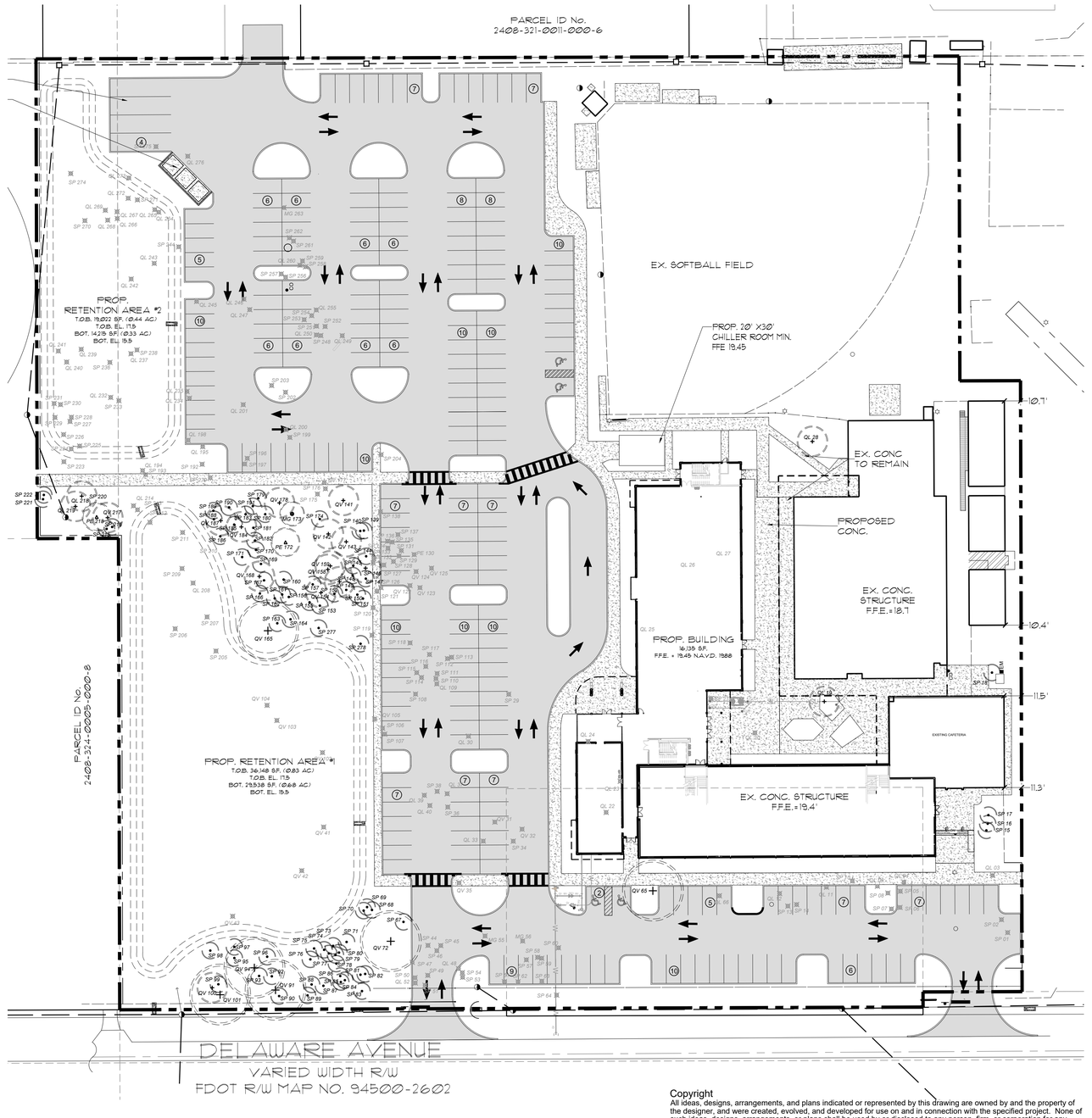
NORTH
Scale: 1" = 40'
0' 20' 40' 80'



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Mike@McCartyLandPlanning.com

JCHS
Fort Pierce, Florida
Tree Management Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE, PLA LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025

L3

John Carroll High School – New Classroom Building

REG Architects

Architectural Style / Design Justification Statement

Five Main Design Concepts

1. *Continuation of historic rhythm*
2. *Strong base for protection*
3. *Shelter under continuous roof*
4. *Transparency in social and learning spaces*
5. *Elevated chapel as anchor*

The proposed addition to John Carroll High School respects the existing 1960s mid-modern structure while expanding classrooms, administrative offices, and the chapel. The design is guided by five main concepts: continuation of rhythm, a strong base, shelter under one roof, transparency, and an elevated chapel anchor.

First, the new building continues the 15-foot structural bays of the original, ensuring consistent spatial organization. Chattahoochee tile at the ground level visually ties to the existing façade, breaking long walls into approachable segments, while vertical metal fins and wood soffits emphasize rhythm and shadow.

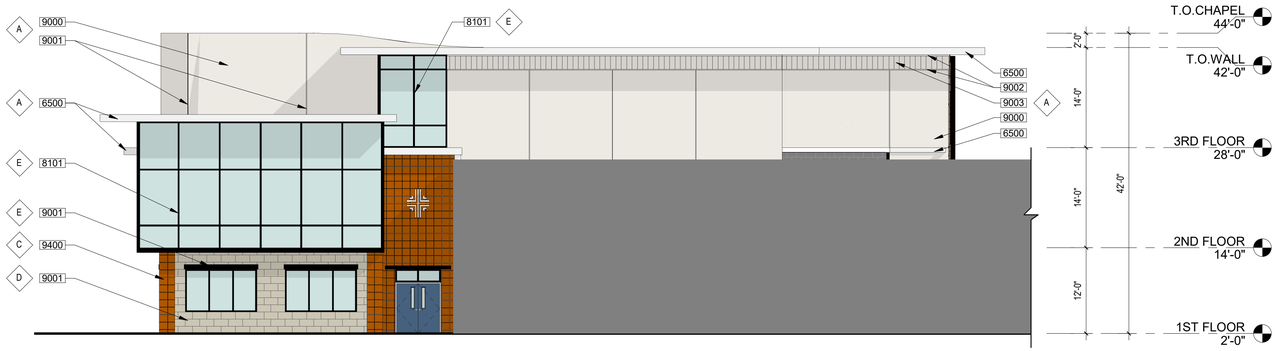
Second, a strong base conveys protection. Tile cladding with a stone-like appearance mirrors the original structure, while lighter stucco upper levels balance solidity with openness.

Third, a continuous roofline provides unifying shelter. Deep overhangs block harsh summer sunlight, and natural wood soffits connect interior spaces with the outdoors. All spaces sit beneath this protective canopy except the chapel, which rises above to connect symbolically with the sky.

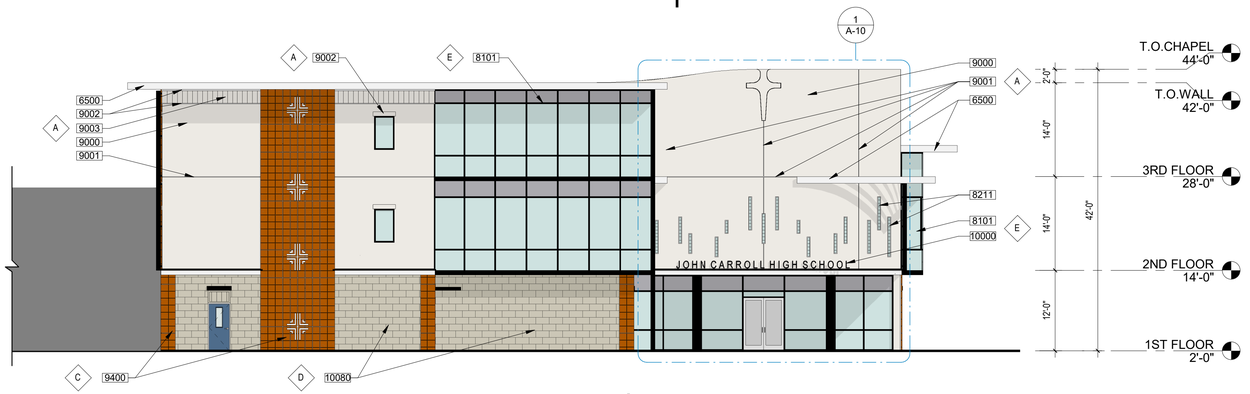
Fourth, social and learning spaces use glazing for transparency, blurring interior and exterior boundaries. Elevated study areas encourage visual interaction across the campus, especially toward the courtyard.

Finally, the chapel acts as the project's anchor. Elevated and curved, it disrupts the grid to create a softer spiritual space. Its visibility across the campus reinforces its significance, guiding circulation and marking entry beneath it as a protected threshold.

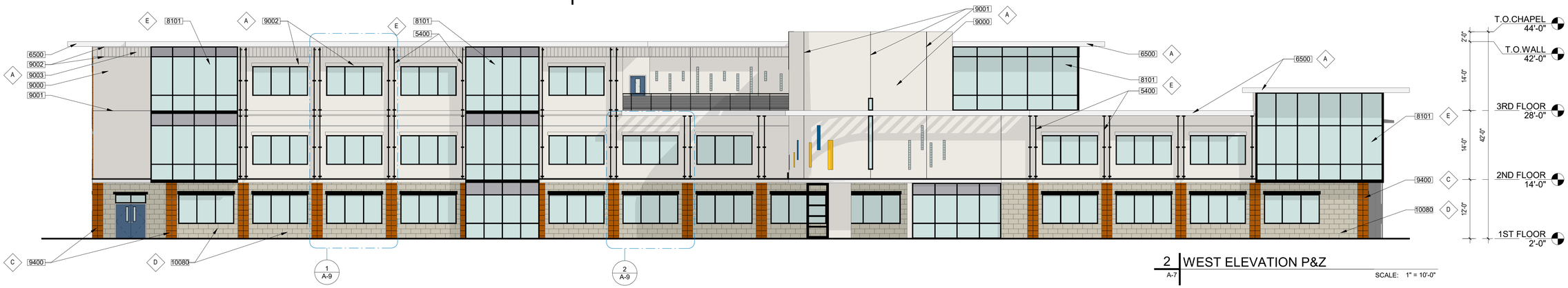
Overall, the design respects and preserves the richness of the existing building, incorporating clean lines, simple shapes, and a warm color palette with earthy tones and bold accents consistent with mid-century modern architecture. It furthermore creates a unified, light filled environment that enhances learning, community, and worship.



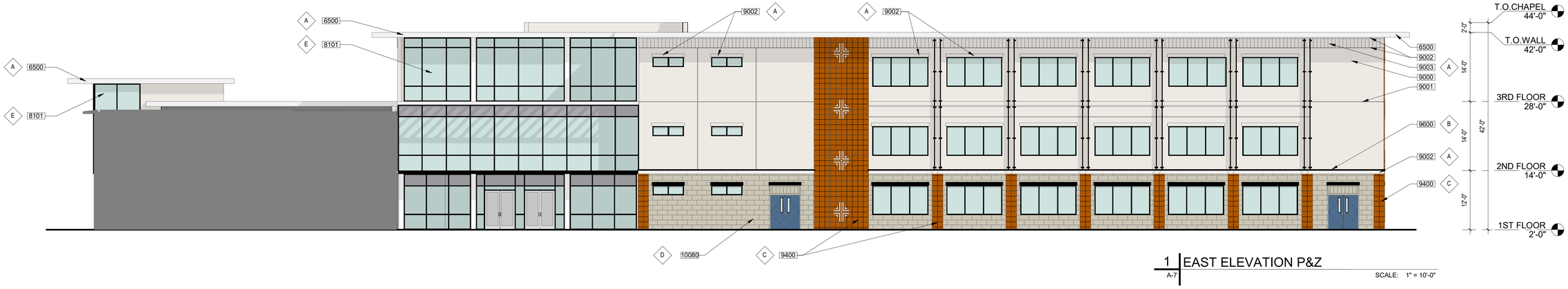
4 | SOUTH ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"



3 | NORTH ELEVATION P&Z
A-7
SCALE: 3/32" = 1'-0"



2 | WEST ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"



1 | EAST ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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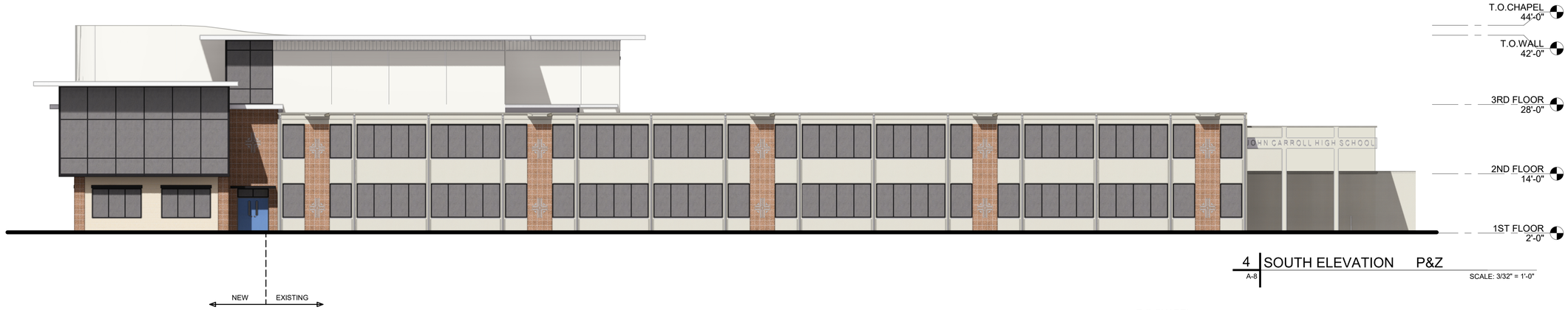
NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

BUILDING ELEVATIONS

PROGRESS SET - P&Z

A-7



4 | SOUTH ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

3 | NORTH ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

2 | WEST ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

1 | EAST ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

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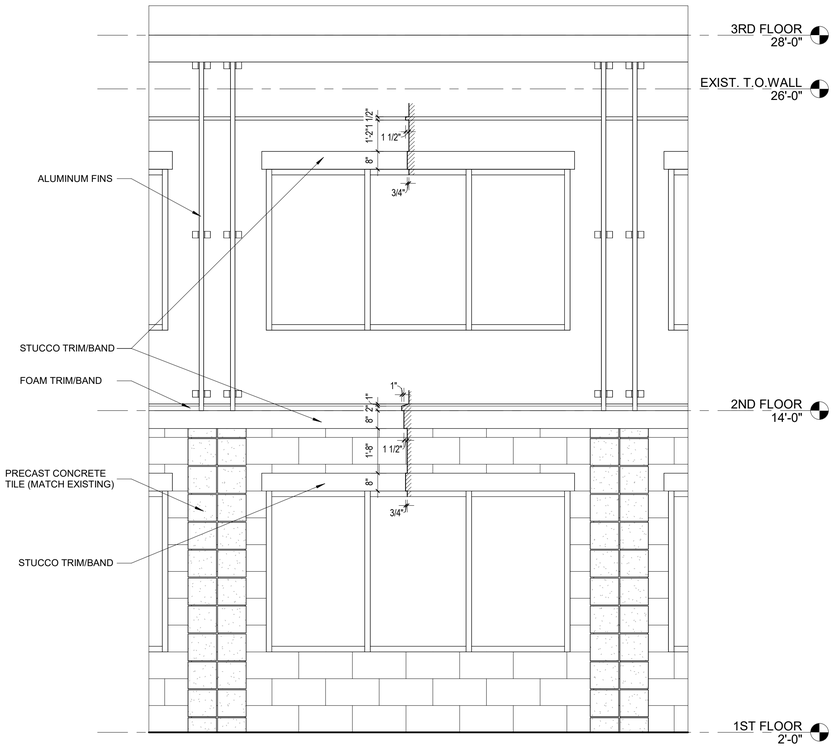
BUILDING ELEVATIONS

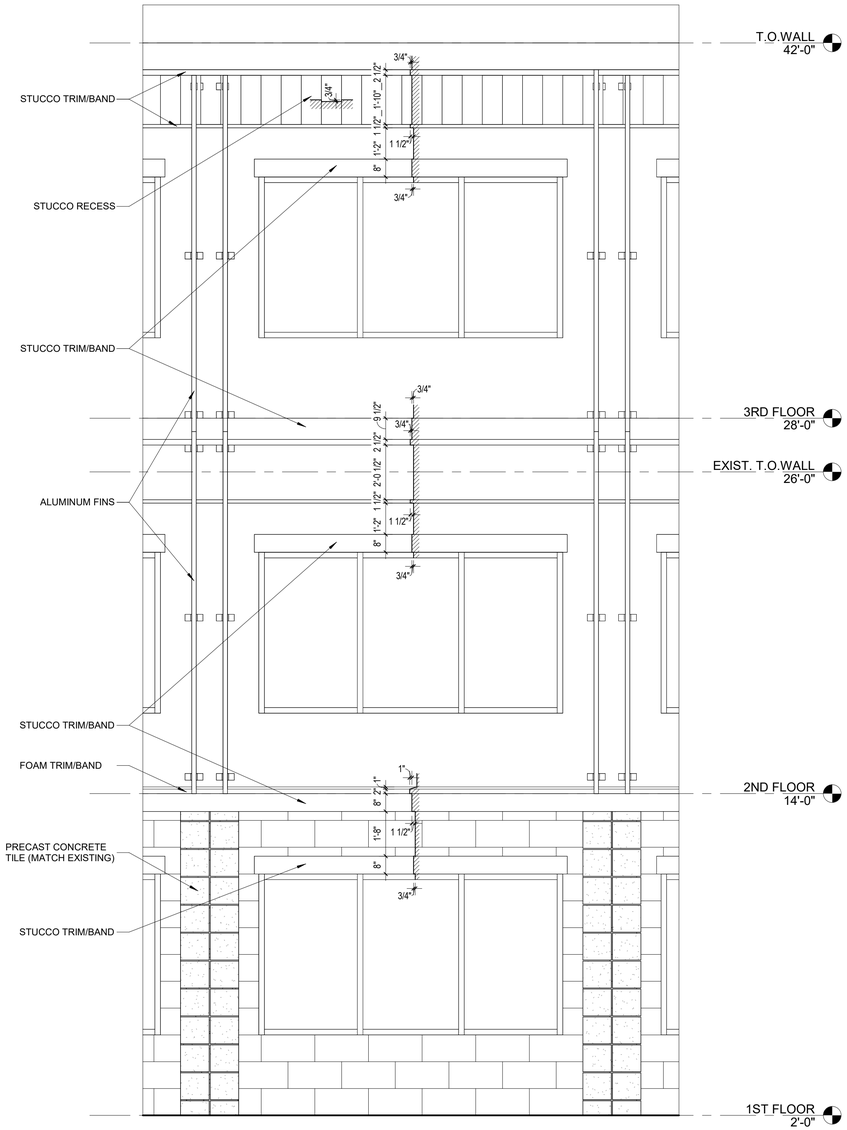
PROGRESS SET - P&Z

A-8



2 | A-9 WEST ELEVATION - TYP. DETAIL B P&Z

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



1 | A-9 WEST ELEVATION - TYP. DETAIL A P&Z

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

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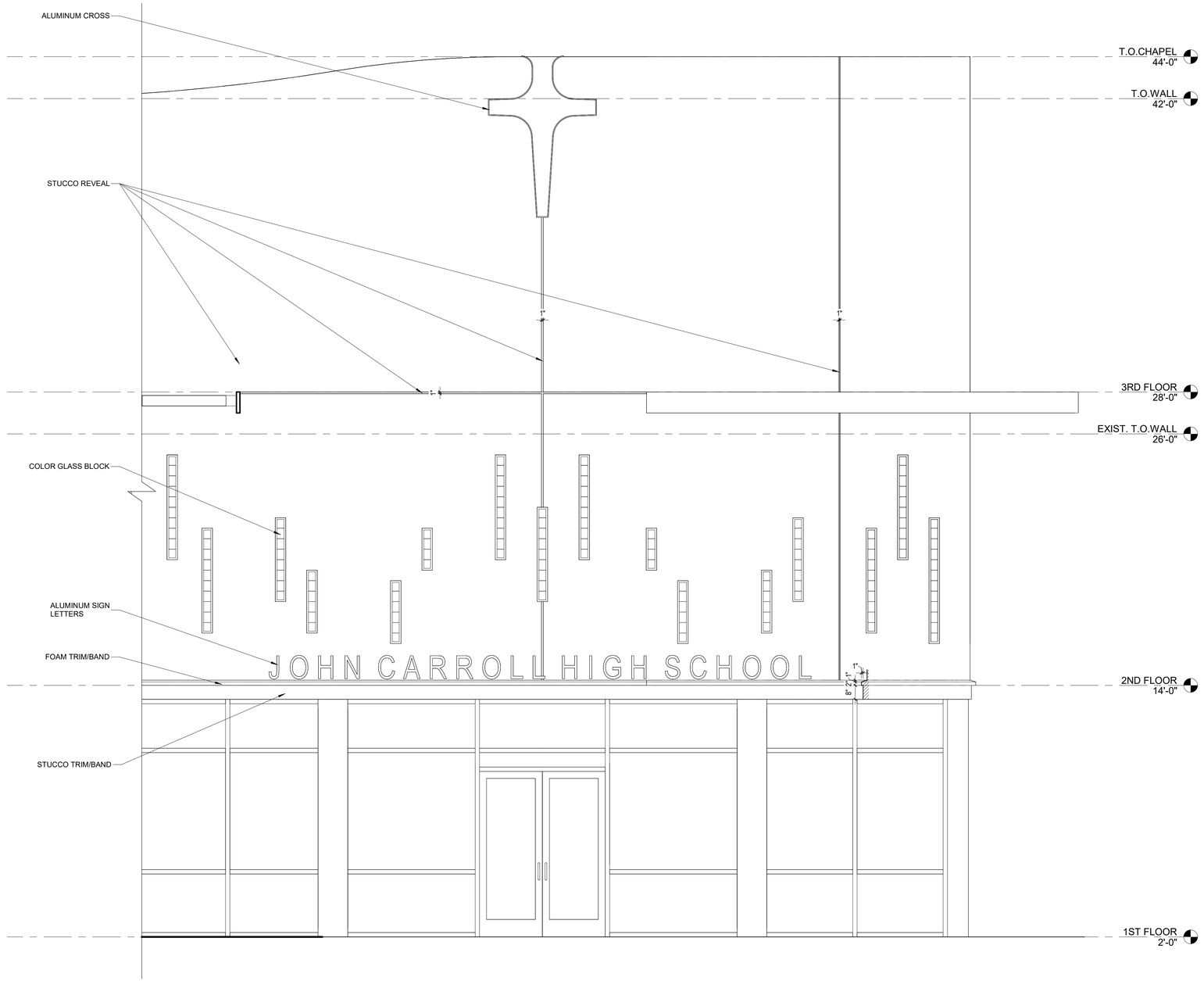
ELEVATION DETAILS

PROGRESS SET - P&Z

A-9



1 A-10 NORTH ELEVATION - DETAIL P&Z

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

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ELEVATION DETAILS

PROGRESS SET - P&Z

A-10

FRONT RENDERING

CORNER RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-13

ENTRANCE RENDERING

BACK RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-14

FRONT CORNER RENDERING

NORTH RENDERING

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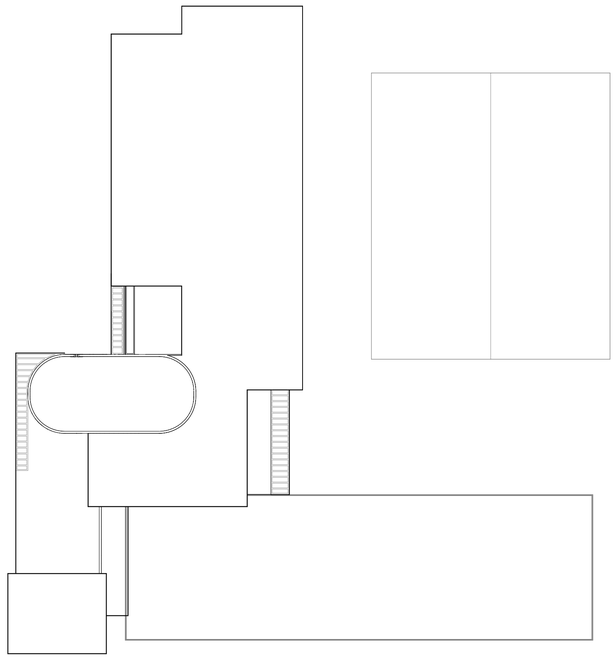
CONCEPTUAL RENDERING

PROGRESS SET - P&Z

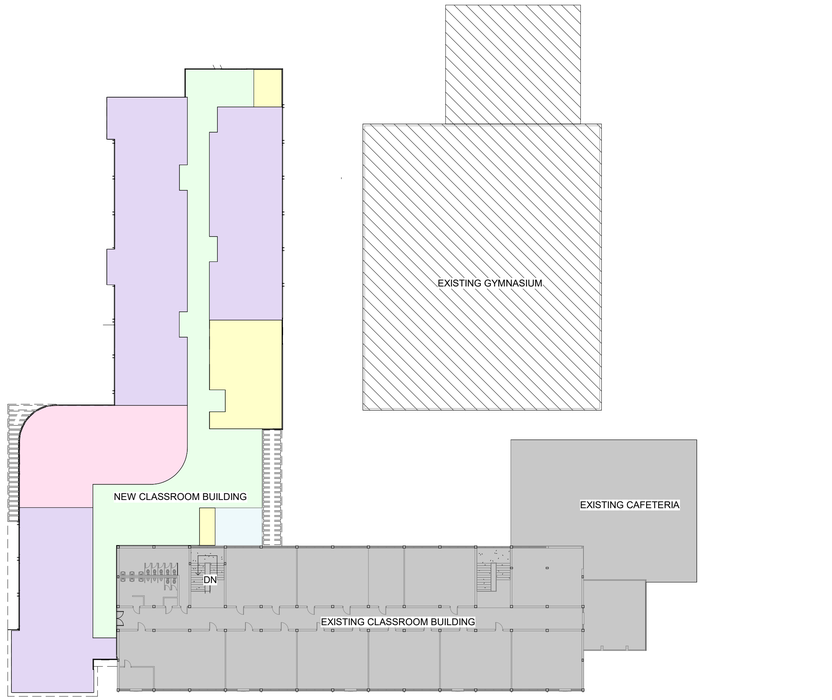
A-15



4 A-2 ROOF PLAN OVERALL P&Z

SCALE: 1" = 30'-0"

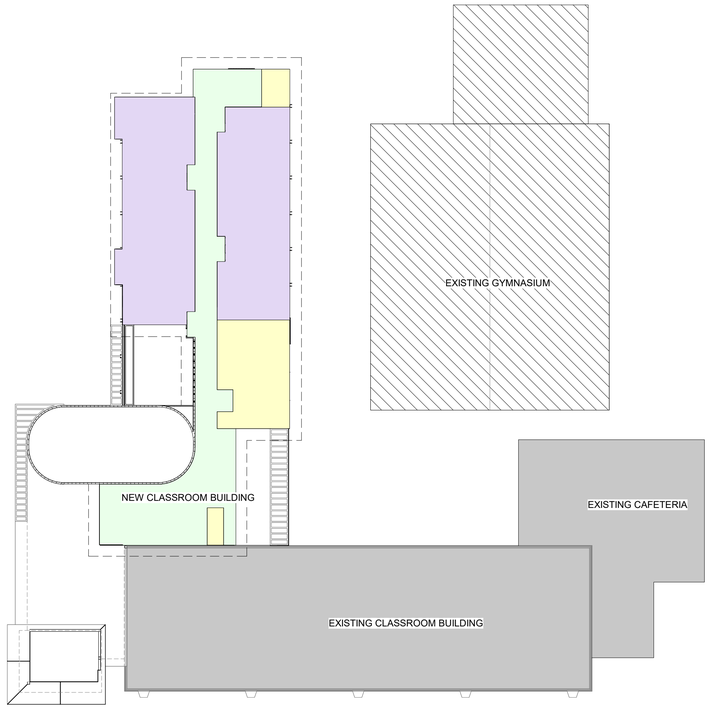
NORTH



2 A-2 SECOND FLOOR PLAN OVERALL

SCALE: 1" = 30'-0"

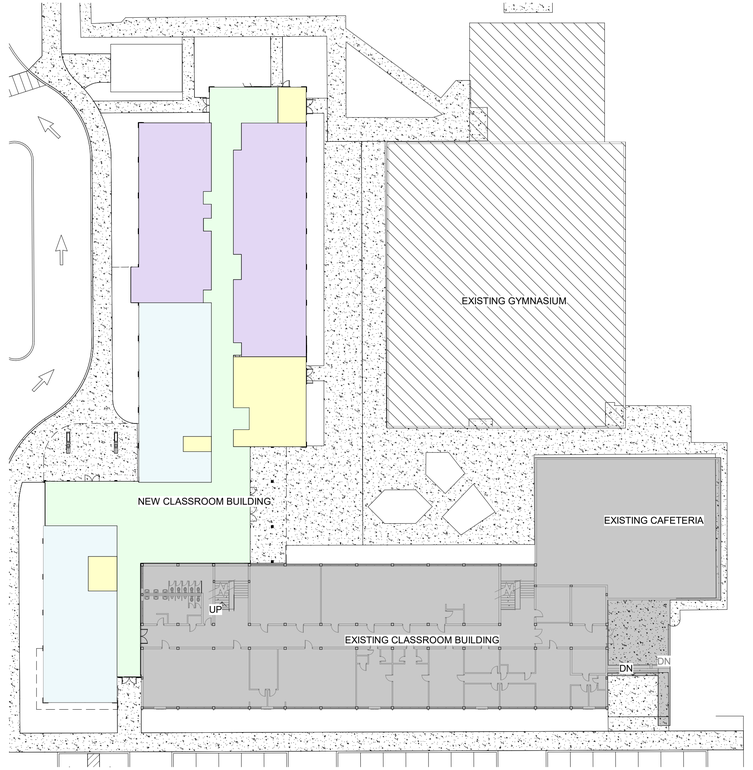
NORTH



3 A-2 THIRD FLOOR PLAN OVERALL P&Z

SCALE: 1" = 30'-0"

NORTH



1 A-2 FIRST FLOOR PLAN OVERALL

SCALE: 1" = 30'-0"

NORTH

COLOR LEGEND

	CIRCULATION	**13,257 SF**
	CHAPEL	**2,531 SF**
	ADMINISTRATIVE	**4,646 SF**
	UTILITIES / STORAGE	**4,971 SF**
	CLASSROOM	**20,017 SF**
	EXISTING CLASSROOM BUILDING	
	EXISTING GYMNASIUM	

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 954 SF)

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President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

USE DESIGNATION PLANS

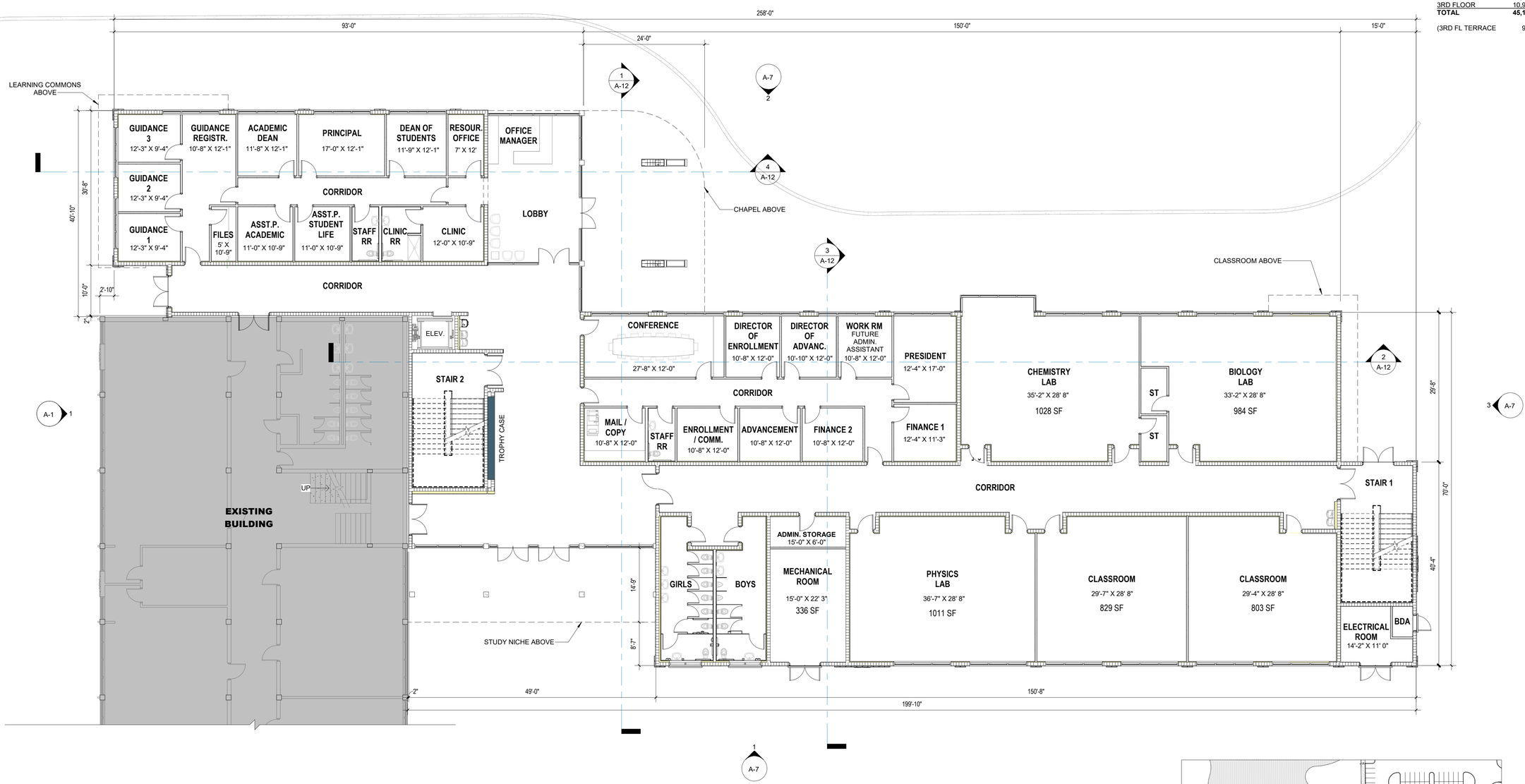
PROGRESS SET - P&Z

A-2

AREA BREAKDOWN

BUILDING AREA

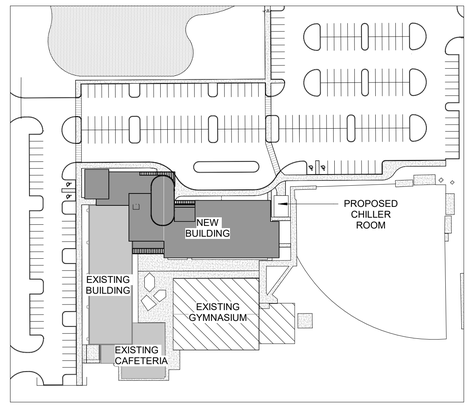
1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**
(3RD FL TERRACE	956 SF)



1 | A-3 FIRST FLOOR PLAN

SCALE: 1" = 10'-0"

NORTH



2 | A-3 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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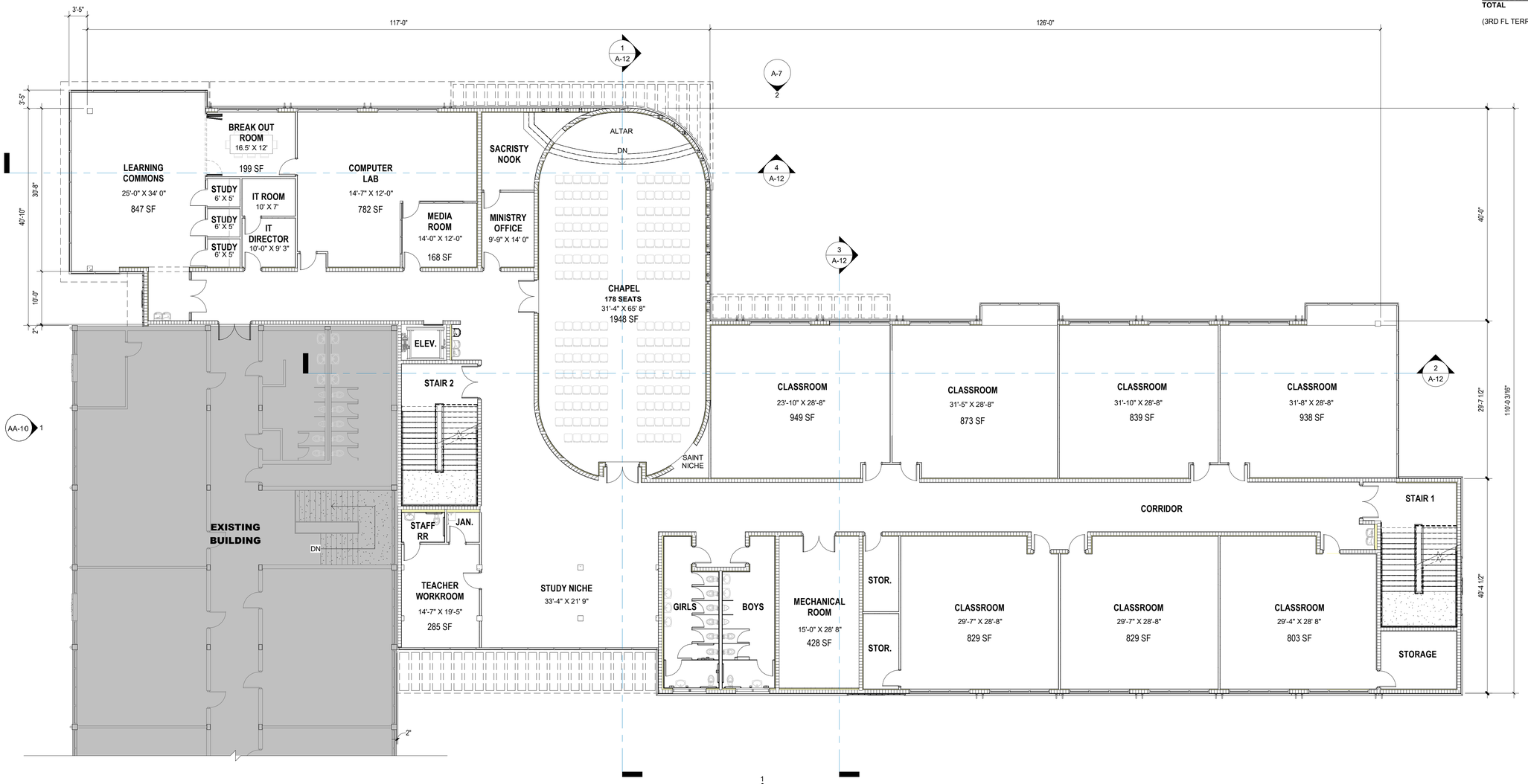
FIRST FLOOR PLAN

PROGRESS SET - P&Z

A-3



1 A-7

1 A-4 SECOND FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

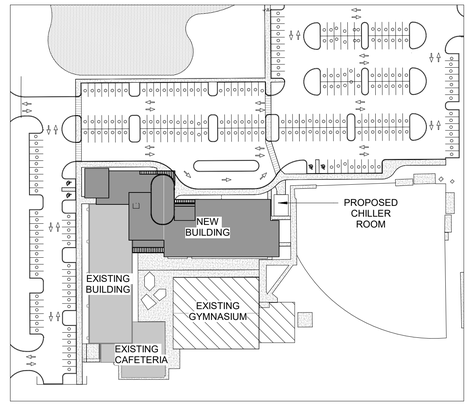
NORTH

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 956 SF)



2 A-4 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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SECOND FLOOR PLAN

PROGRESS SET - P&Z

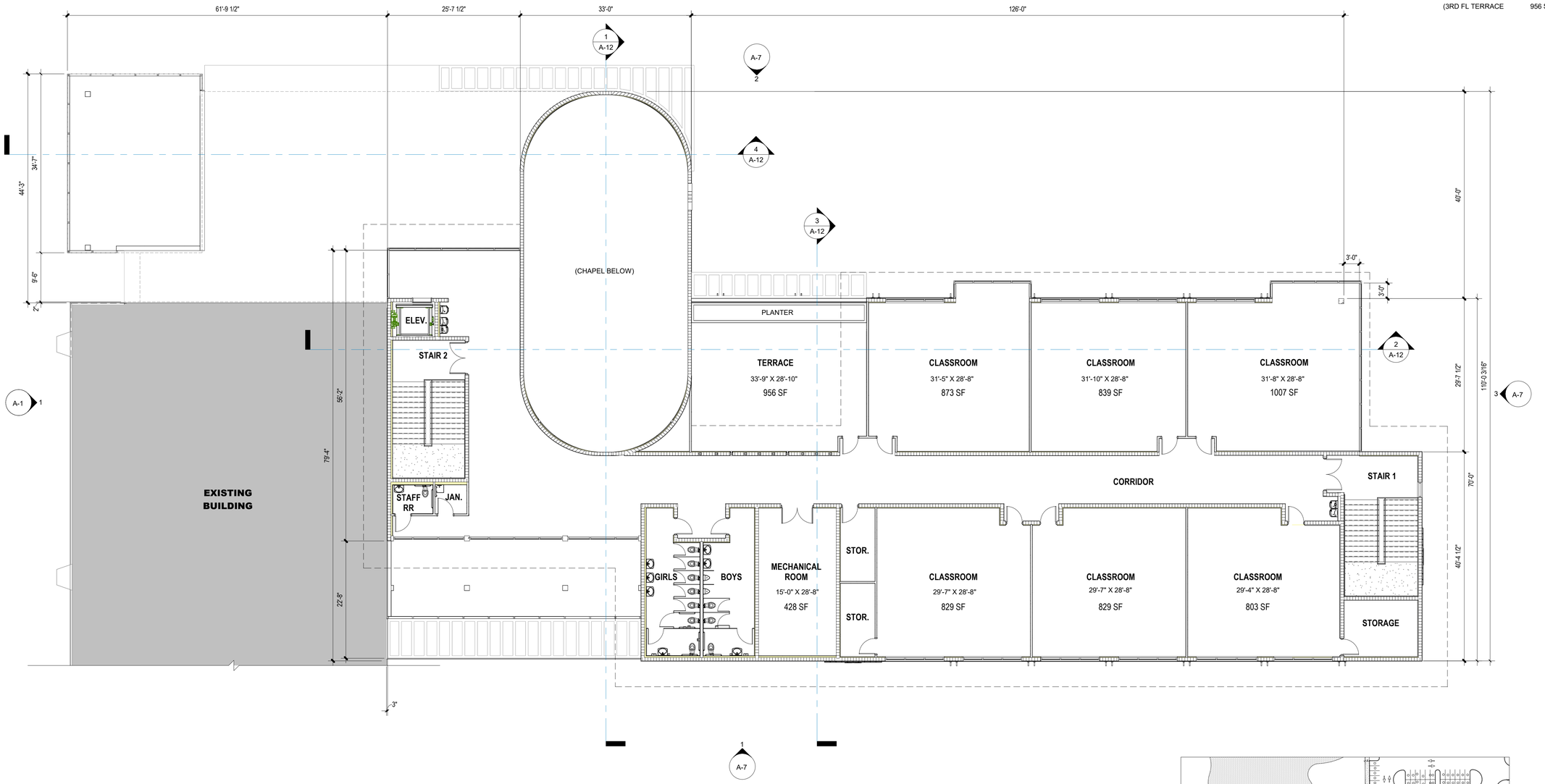
A-4

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

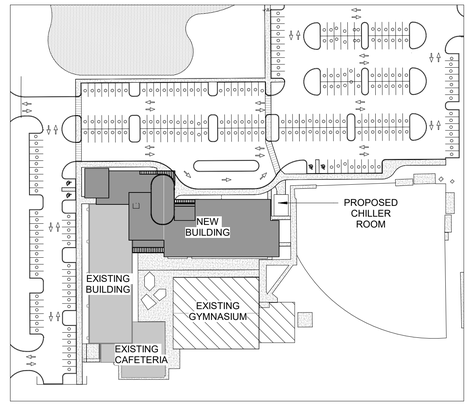
(3RD FL TERRACE 956 SF)



1 A-5 THIRD FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 A-5 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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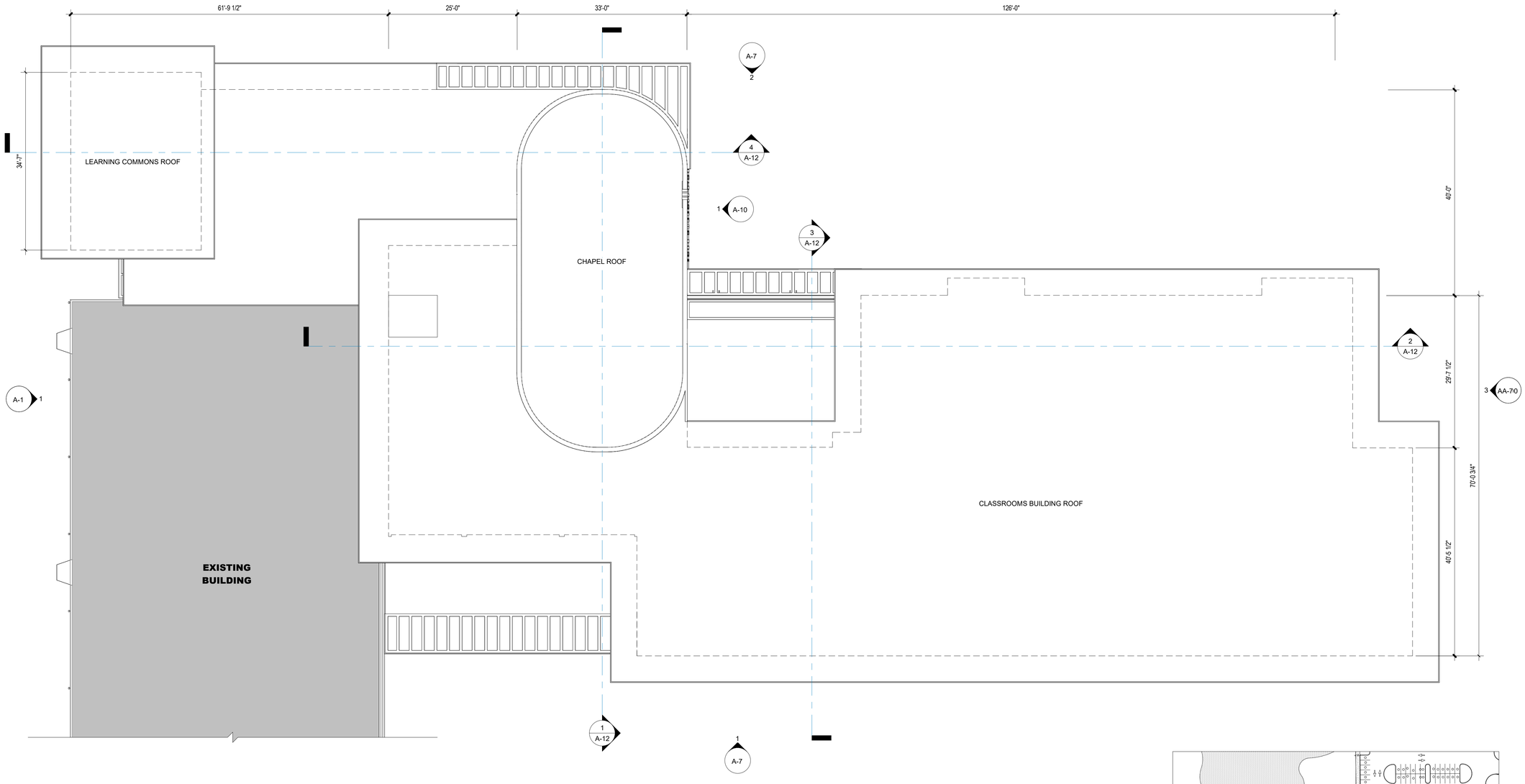
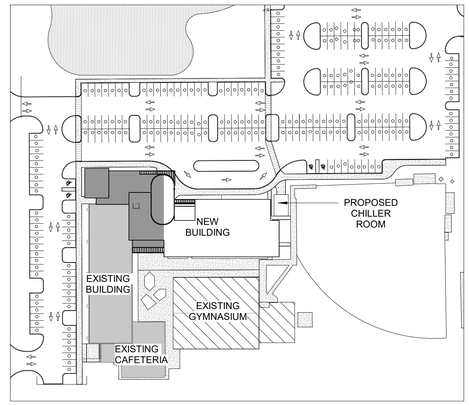
THIRD FLOOR PLAN

PROGRESS SET - P&Z

A-5



1 ROOF PLAN P&Z
A-6
SCALE: 1" = 10'-0"
NORTH



2 KEY PLAN
A-6
SCALE: 1" = 100'-0"
NORTH

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ROOF PLAN

PROGRESS SET - P&Z

A-6

JOHN CARROLL CATHOLIC HIGH SCHOOL FINISHES BOARD REG PROJECT #25008 10/02/2025

NICHE COLOR
SW 6965 - HYPER BLUE

NICHE COLOR
SW 6903 - CHEERFUL

NUBIO - THICKSET 90
SEVES GLASS BLOCKS
SIZE - 6” x 8”

INSPIRATION FOR CHAPEL LIGHTING
CHAPELLE NOTRE-DAME DU HAUT DE RONCHAMP

FIELD COLOR
SW 7004 - SNOWBOUND

INSPIRATION FOR CEILING AND OVERHANG
THERMOWOOD

PORCELAIN WALL TILE
AT70 - ECLIPSE
ASTRONOMY

TRIM COLOR
SW 6001 - GRAYISH

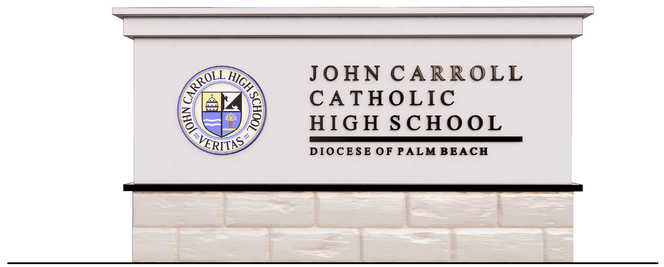
EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS

PRECAST CONCRETE TILE
MATCH TO EXISTING

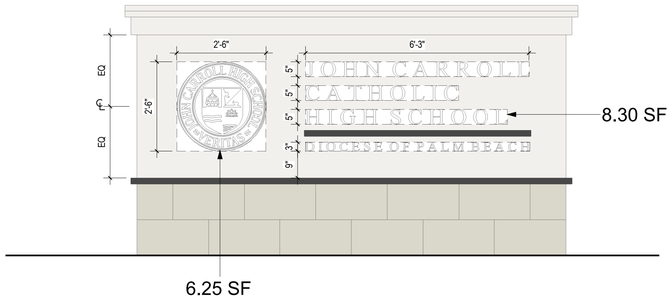
TYPICAL ELEVATION DETAIL

INSPIRATION FOR METAL FINS

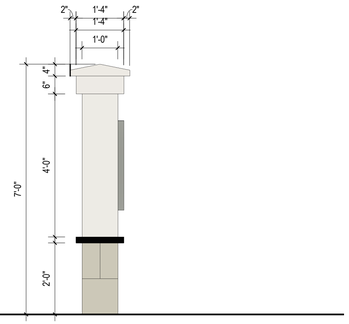
VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.



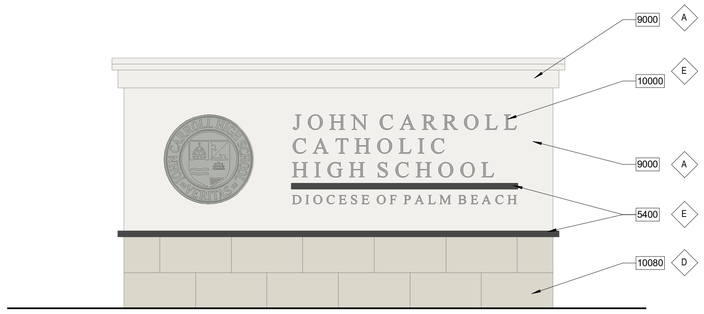
5 MONUMENT SIGN FRONT RENDERING
A-11 SCALE: 1/2" = 1'-0"



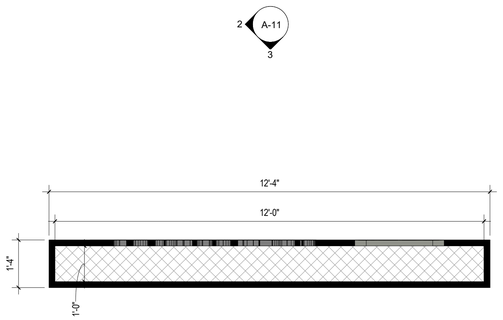
4 MONUMENT SIGN AREA DIAGRAM
A-11 SCALE: 1/2" = 1'-0"



2 MONUMENT SIGN SIDE ELEVATION
A-11 SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN FRONT ELEVATION
A-11 SCALE: 1/2" = 1'-0"



1 MONUMENT SIGN PLAN
A-11 SCALE: 1/2" = 1'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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SIGNAGE DETAILS

PROGRESS SET - P&Z

A-11

Mirada Medium (MRM)

Outdoor LED Area Light

MANUFACTURED IN THE USA · TITLE 24 COMPLIANT · cULus LISTED · DARK SKY APPROVED · DLC LISTED PREMIUM · RoHS COMPLIANT · IP66 · IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

Mirada Medium (MRM)

Outdoor LED Area Light

MANUFACTURED IN THE USA · TITLE 24 COMPLIANT · cULus LISTED · DARK SKY APPROVED · DLC LISTED PREMIUM · RoHS COMPLIANT · IP66 · IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

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- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms, 48W **9L** - 9,000 lms, 62W **12L** - 12,000 lms, 85W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 176W **30L** - 30,000 lms, 232W **36L** - 36,000 lms, 288W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 401W **55L** - 55,000 lms, 438W Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[8]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite	**MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[2] **IL** - Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System[9]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor[9]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor[9]
ALBMR1LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-24' mounting height)[3,9]
ALBMR2LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (25-40' mounting height)[3,9]

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle ANSI C136.41[4]
IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,9]
IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,9]

Button Type Photocells
PCI120 - 120V
PCI208-277 - 208 -277V
PCI347 - 347V

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[5]

CONTROLS ACCESSORIES

Description	Order Number
PC120 Photocell for use with CR7P option (120V)[6]	**122514**
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[6]	**122515**
Twist Lock Photocell (347V) for use with CR7P[6]	**122516**
Twist Lock Photocell (480V) for use with CR7P[6]	**1225180**
AirLink 5 Pin Twist Lock Controller (120-277V Only)[6]	**661409**
AirLink 7 Pin Twist Lock Controller (120-277V Only)[6]	**661410**
AirLink 7 Pin Twist Lock Controller (347-480V) [6]	**679948**
Shorting Cap for use with CR7P[6]	**149328**

FUSING OPTIONS[7]

Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS

3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution. IL not available with LC/RC distributions.
3. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
4. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
5. Accessories are shipped separately and field installed.
6. Factory installed CR7P option required. See Options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatibility.
8. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
9. Not available with 55L Lumen Package when 347-480V is specified.

Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Universal Mounting Bracket
Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: BKA UMB CLR

Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQM B3B5 XX CLR

15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQ15 B3B5 XX CLR

Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)

Part Number: BKA ASF CLR

Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires

Part Number: BKA XNM *

Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires

Part Number: BKA X_ISF * CLR

Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: BKS XBO WM CLR

Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)

Part Number: BKS XBO WP CLR

SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS

Part Number: 690981

Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 743415

External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available

Part Number: 783607BLK (3") / 776538BLK (6")

Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction

Part Number: 4SQ/5SQ/6SQ

Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 4RP/5RP

Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: RTP

Misc.

Bird Spikes
10' linear bird spike (3' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool

Spike Part Number: 751631
Adhesive Part Number: 751632
Caulk Gun Part Number: 751636

Replace CLR with paint finish description

Replace X with: 3

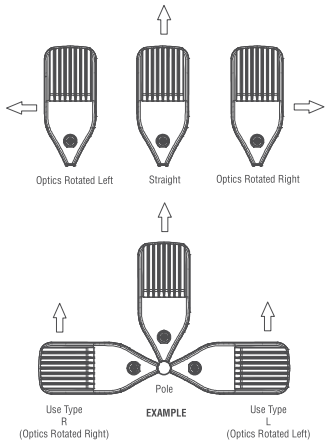
Replace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)

Luminaire Shown with IMSBTL Option

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

PERFORMANCE

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DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	62
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
	4		9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	
	5W		9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
	LC/RC		9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	
12L	2	70	13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	85
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	
	5W		12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	
	FT		13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM		13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
	LC/RC		11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	
18L	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4		18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA		19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	
	AM		19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	
	LC/RC		17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	
24L	2	70	24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	176
	3		25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	
	4		24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	
	5W		24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	
	FT		24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	
	FTA		24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	
	AM		24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	
	LC/RC		25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	
30L	2	70	30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	232
	3		31243	141	B3-U0-G4	32656	141	B3-U0-G4	32656	141	B3-U0-G4	
	4		30631	144	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	
	5W		30402	135	B5-U0-G3	31267	135	B5-U0-G3	31267	135	B5-U0-G3	
	FT		31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	
	FTA		30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	
	AM		3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	
	LC/RC		32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	

*LEDs are frequently updated therefore values are nominal.

PERFORMANCE (CONT.)

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
36L	2	70	35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3	288
	3		36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4	
	4		35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5	
	5W		35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	
	FT		36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	
	FTA		35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3	
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5	
42L	2	70	41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4	314
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5	
	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5	
	5W		41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	
	FT		42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	
	FTA		41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4	
	AM		42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3	
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5	
48L	2	70	45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4	401
	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5	
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5	
	5W		45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	
	FT		46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4	
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3	
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5	
55L	2	70	50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4	438
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5	
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5	
	5W		50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	
	FT		50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4	
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3	
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5	

*LEDs are frequently updated therefore values are nominal.

PERFORMANCE (CONT.)

ELECTRICAL DATA (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.33	0.77	0.67	0.58	0.46	0.33
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.12	1.22	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.05	1.76	1.53	1.32	1.05	0.76
55L	3.65	2.11	1.83	1.58	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE[1] (0-25°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	91%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE[1] (40°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%

RECOMMENDED LUMEN MAINTENANCE[1] (50°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L C	100%	96%	91%	87%	83%

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

DELIVERED LUMENS*					
Lumen Package	**Distribution**	**Phosphor Converted Amber (Peak 610mm)**			**Wattage**
		Delivered Lumens	**Efficacy**	**BUG Rating**	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	10955	63	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

*LEDs are frequently updated therefore values are nominal.

PHOTOMETRICS

Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

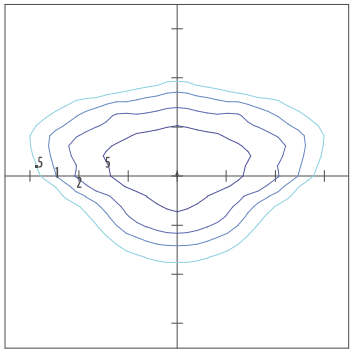
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,416
Watts	232
Efficacy	140
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4796	15%
Medium (30-60°)	19811	61%
High (60-80°)	7474	23%
Very High (80-90°)	335	1%
Uplight (90-180°)	0	0%
Total Flux	32416	100%

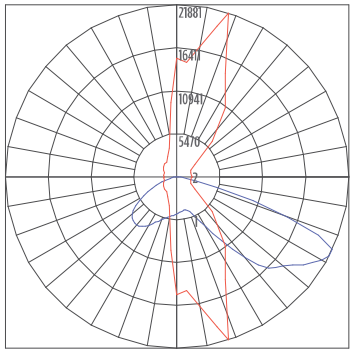
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



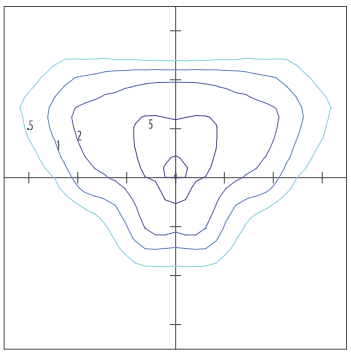
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3385	10%
Medium (30-60°)	16250	50%
High (60-80°)	12430	38%
Very High (80-90°)	591	2%
Uplight (90-180°)	0	0%
Total Flux	32656	100%

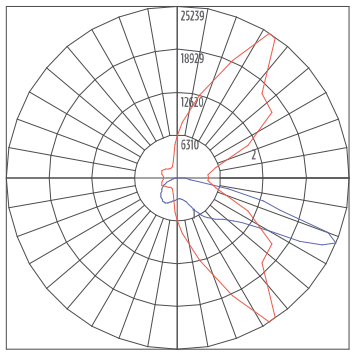
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



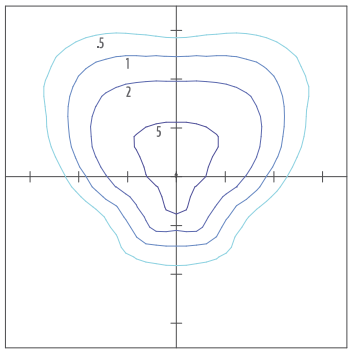
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3952	12%
Medium (30-60°)	15505	48%
High (60-80°)	12279	38%
Very High (80-90°)	688	2%
Uplight (90-180°)	0	0%
Total Flux	32424	100%

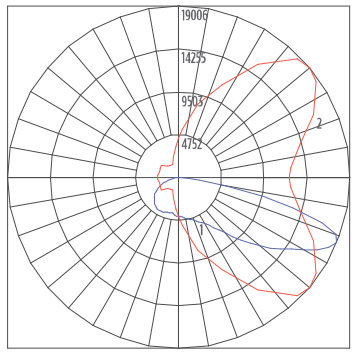
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

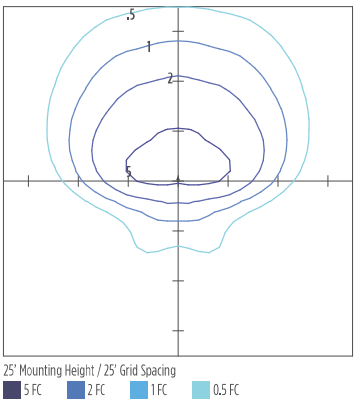
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,141
Watts	213
Efficacy	151
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3119	10%
Medium (30-60°)	13569	42%
High (60-80°)	13649	42%
Very High (80-90°)	1804	6%
Uplight (90-180°)	0	0%
Total Flux	32141	100%

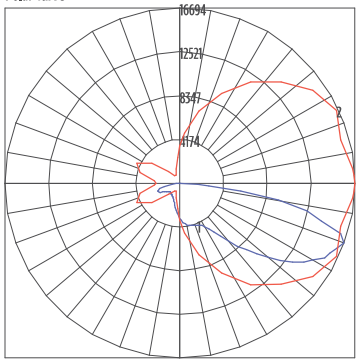
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



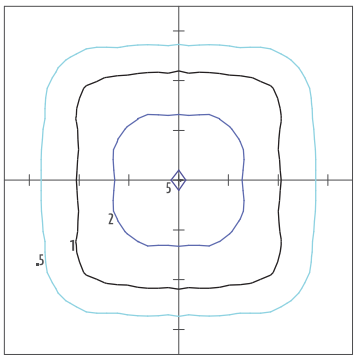
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3138	10%
Medium (30-60°)	13193	42%
High (60-80°)	14641	47%
Very High (80-90°)	296	1%
Uplight (90-180°)	0	0%
Total Flux	31267	100%

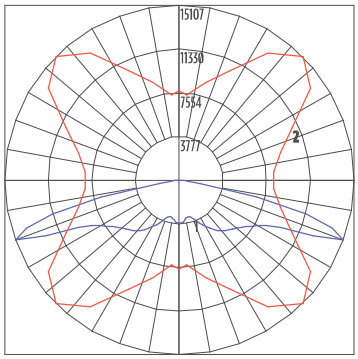
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



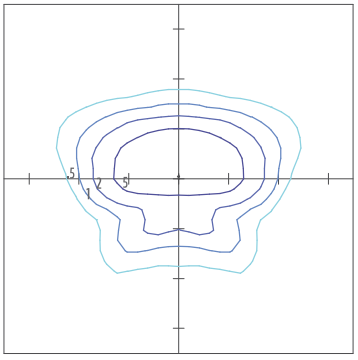
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6986	21%
Medium (30-60°)	19172	59%
High (60-80°)	5875	18%
Very High (80-90°)	534	2%
Uplight (90-180°)	0	0%
Total Flux	32566	100%

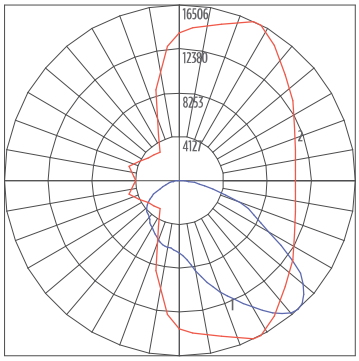
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

PHOTOMETRICS (CONT)

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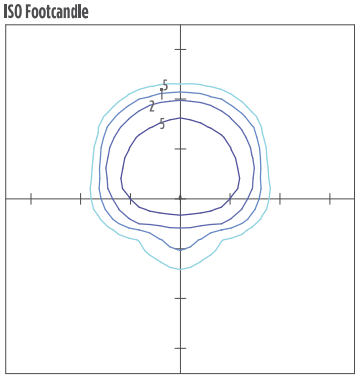
MRM-LED-30L-SIL-AM-40-70CRI

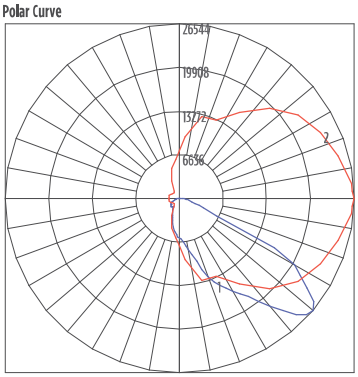
Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6363	19%
Medium (30-60°)	22026	67%
High (60-80°)	4192	13%
Very High (80-90°)	379	1%
Uplight (90-180°)	0	0%
Total Flux	32960	100%

ISO Footcandle



Polar Curve

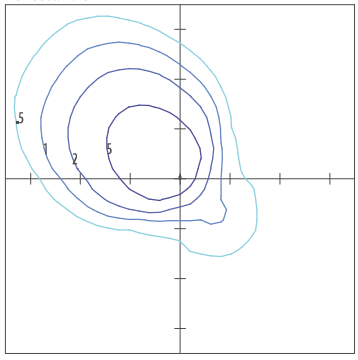


MRM-LED-30L-SIL-LC-40-70CRI

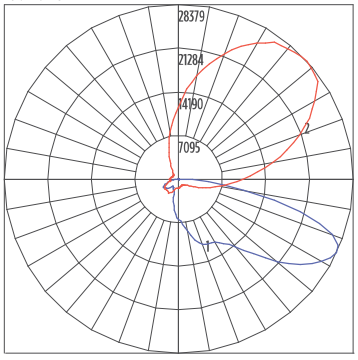
Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

ISO Footcandle



Polar Curve

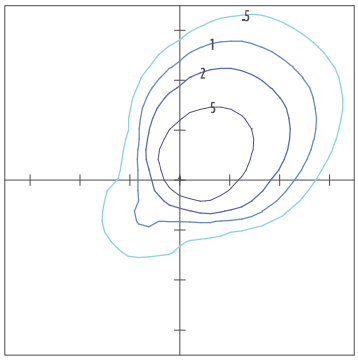


MRM-LED-30L-SIL-RC-40-70CRI

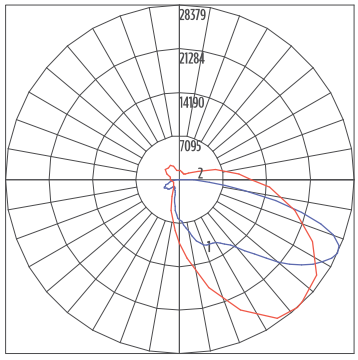
Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

ISO Footcandle



Polar Curve



Mirada Medium Outdoor LED Area Light

Type : _____

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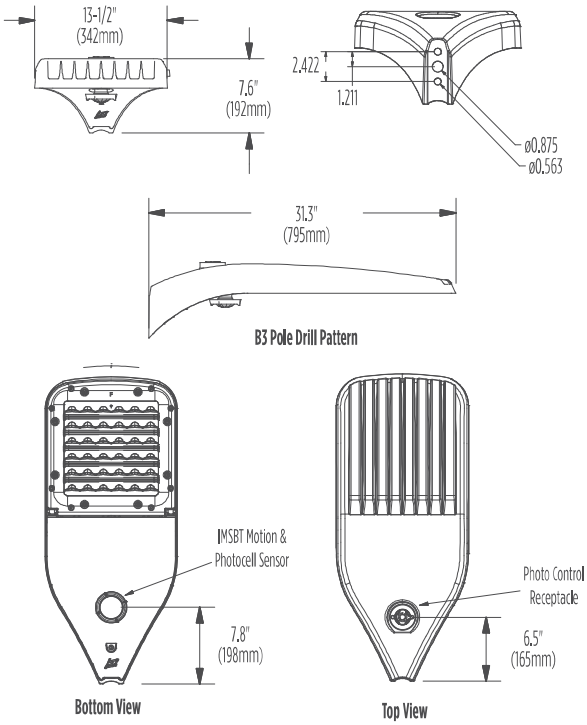
PRODUCT DIMENSIONS



Luminaire EPA Chart					
Tilt Degree		**0°**	**15°**	**30°**	**45°**
	Single	0.5	1.0	1.5	1.9
	D180°	1.0	2.0	2.6	3.4
	D90°	0.8	2.0	2.6	3.4
	T90°	1.0	2.2	2.8	3.4
	TN120°	1.0	2.5	3.6	4.4
	Q90°	1.0	2.2	2.8	3.4

CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 **4L** - 4,000 **6L** - 6,000 **8L** - 8,000 **12L** - 12,000 **15L** - 15,000 **18L** - 18,000 **21L** - 21,000 **Custom Lumen Packages**[1]	**30** - 3000K **40** - 4000K **50** - 5000K **AMB** - Phosphor Converted Amber[2]

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **Wireless Controls** **ALSC** - Airlink Synapse Control System **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBMR1LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (8 - 15') mounting height)[3] **ALBMR2LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (16 - 40' mounting height)[3] **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** -Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,4] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,4] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**Blank** - None **BB** - Battery Back-up (0°C)[5] **CWBB** - Cold Weather Battery Backup (-20°C)[5] **XPMA** - Pole Mounting Bracket **SP1** - 10kV Surge Protection **TB** - Terminal Block

Need more information?
Click here for our glossary

Have additional questions?
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FUSING ACCESSORY ORDERING INFORMATION[6]

Part Number	Description
FK120[7]	FK120 - Single Fusing
FK277[7]	FK277 - Single Fusing
FK347[7]	FK347 - Single Fusing
DFK208[7]	DFK - Double Fusing
DFK240[7]	DFK - Double Fusing (240V)
DFK480[7]	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION[6]

Part Number[8]	Description
809374CLR	XWM Wet Location Surface Conduit/Wiring Box
751632	10' Linear Bird Spike Kit (2' Recommended per Luminaire)

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 Only available in 6L Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALBMRxLR control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.
4 IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.
5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fusing must be located in a hand hole for pole or in the junction box.
8 "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.

PERFORMANCE

Delivered Lumens[1]

Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
3L	2	70	3,178	138	B1-U0-G1	3,368	146	B1-U0-G1	9,853	159	B1-U0-G1	23
	3		3,224	140	B1-U0-G1	3,416	148	B1-U0-G1	3,361	145	B1-U0-G1	
	4		3,210	140	B1-U0-G2	3,364	146	B1-U0-G2	3,294	143	B1-U0-G2	
	FT		3,160	137	B1-U0-G1	3,349	145	B1-U0-G1	3,294	143	B1-U0-G1	
4L	2	70	4,230	139	B1-U0-G1	4,483	147	B1-U0-G1	4,410	145	B1-U0-G1	30
	3		4,291	141	B1-U0-G1	4,547	150	B1-U0-G1	4,473	147	B1-U0-G1	
	4		4,234	141	B1-U0-G2	4,437	148	B1-U0-G2	4,344	145	B1-U0-G2	
	FT		4,206	138	B1-U0-G1	4,458	147	B1-U0-G1	4,385	144	B1-U0-G1	
6L	2	70	6,326	134	B2-U0-G1	6,704	142	B2-U0-G2	6,595	140	B2-U0-G2	47
	3		6,417	136	B1-U0-G2	6,800	144	B2-U0-G2	6,689	142	B2-U0-G2	
	4		6,336	135	B1-U0-G3	6,640	141	B1-U0-G3	6,500	138	B1-U0-G3	
	FT		6,290	134	B2-U0-G2	6,666	142	B2-U0-G2	6,557	139	B2-U0-G2	
8L	2	70	8,166	128	B2-U0-G2	8,654	135	B2-U0-G2	8,513	133	B2-U0-G2	64
	3		8,283	129	B2-U0-G2	8,778	137	B2-U0-G2	8,635	134	B2-U0-G2	
	4		8,362	131	B1-U0-G3	8,763	137	B2-U0-G3	8,579	134	B1-U0-G3	
	FT		8,120	126	B2-U0-G2	8,605	134	B2-U0-G2	8,465	132	B2-U0-G2	
12L	2	70	11,492	149	B2-U0-G2	12,033	156	B3-U0-G2	11,927	155	B3-U0-G2	77
	3		11,757	153	B2-U0-G2	12,311	160	B2-U0-G2	12,203	158	B2-U0-G2	
	4		11,486	149	B2-U0-G3	12,058	157	B2-U0-G3	11,716	152	B2-U0-G3	
	FT		11,721	152	B2-U0-G2	12,274	159	B2-U0-G3	12,166	158	B2-U0-G3	
15L	2	70	14,221	145	B3-U0-G2	14,891	152	B3-U0-G2	14,760	151	B3-U0-G2	98
	3		14,549	148	B2-U0-G2	15,235	155	B2-U0-G2	15,101	154	B2-U0-G2	
	4		14,099	144	B2-U0-G3	14,801	151	B2-U0-G3	14,382	147	B2-U0-G3	
	FT		14,505	148	B2-U0-G3	15,189	155	B2-U0-G3	15,055	154	B2-U0-G3	
18L	2	70	16,894	138	B3-U0-G3	17,690	145	B3-U0-G3	17,534	144	B3-U0-G3	122
	3		17,285	142	B3-U0-G3	18,099	148	B3-U0-G3	17,940	147	B3-U0-G3	
	4		16,951	139	B2-U0-G3	17,795	146	B3-U0-G3	17,291	142	B3-U0-G3	
	FT		17,231	141	B3-U0-G3	18,044	148	B3-U0-G3	17,885	147	B3-U0-G3	
21L	2	70	19,961	133	B3-U0-G3	20,902	139	B3-U0-G3	20,718	138	B3-U0-G3	150
	3		20,422	136	B3-U0-G3	21,385	143	B3-U0-G3	21,197	141	B3-U0-G3	
	4		19,768	132	B3-U0-G4	20,753	138	B3-U0-G5	20,165	134	B3-U0-G4	
	FT		20,360	136	B3-U0-G3	21,320	142	B3-U0-G3	21,132	141	B3-U0-G3	

Electrical Data (Amps) – 3000K/4000K/5000K[2]

Lumen Package	120V	208V	240V	277V	347V	480V
3L	0.19	0.11	0.10	0.08	0.07	0.05
4L	0.25	0.14	0.13	0.11	0.09	0.06
6L	0.39	0.23	0.20	0.17	0.14	0.10
9L	0.53	0.31	0.27	0.23	0.18	0.13
12L	0.64	0.37	0.32	0.28	0.22	0.16
15L	0.82	0.47	0.41	0.35	0.28	0.20
18L	1.02	0.59	0.51	0.44	0.35	0.25
21L	1.25	0.72	0.63	0.54	0.43	0.31

Delivered Lumens (Phosphor Converted Amber)

Lumen Package	Distribution	Amber			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
6L	2	3,325	76	B1-U0-G1	44
	3	3,385	78	B1-U0-G1	
	4	3,310	75	B1-U0-G1	
	FT	3,343	77	B1-U0-G1	

Recommended Lumen Maintenance – XWM[3]

Ambient Temperature C°	Initial[4]	25K hrs.[4]	50K hrs.[4]	75K hrs.[5]	100K hrs.[5]
35	99%	97%	95%	93%	91%
50	100%	98%	95%	93%	90%

1 LEDs are frequently updated therefore values are nominal
2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

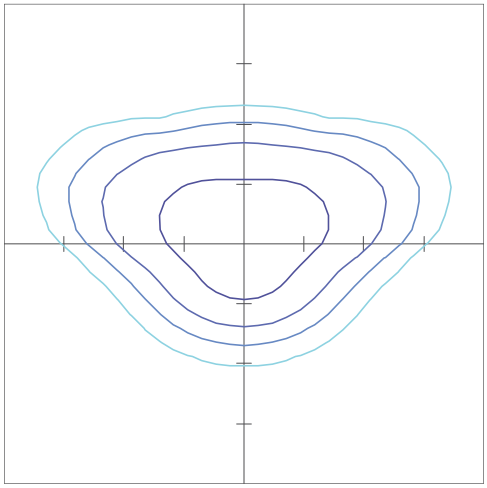
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWM-2-LED-12L-40

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,033
Watts	77
Efficacy	156
IES Type	Type II - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,961	16%
Medium (30-60°)	6,874	57%
High (60-80°)	3,014	25%
Very High (80-90°)	184	2%
Uplight (90-180°)	0	0%
Total Flux	12,033	100%

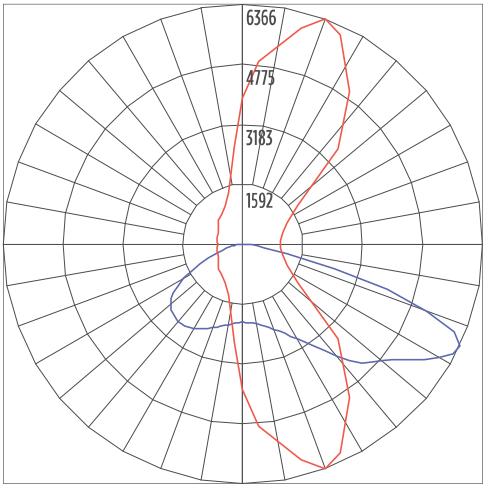
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



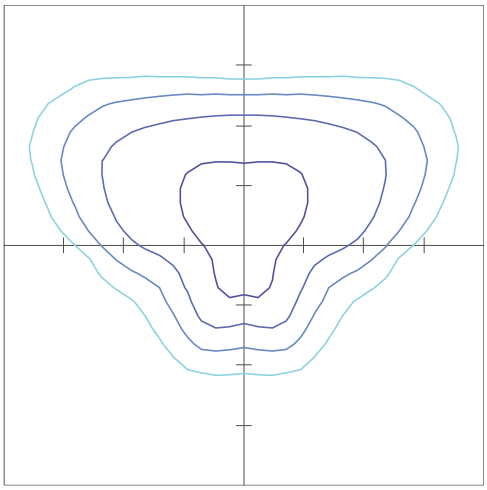
Vertical Plane Horizontal Cone

XWM-3-LED-12L-40

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,311
Watts	77
Efficacy	160
IES Type	Type III - Short
BUG Rating	B2-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,340	11%
Medium (30-60°)	6,164	50%
High (60-80°)	4,549	37%
Very High (80-90°)	258	2%
Uplight (90-180°)	0	0%
Total Flux	12,311	100%

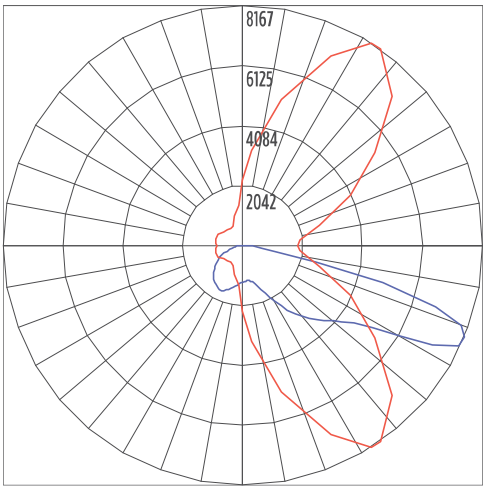
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

10 FC 5 FC 2 FC 1 FC

Polar Curve



Vertical Plane Horizontal Cone

PHOTOMETRICS

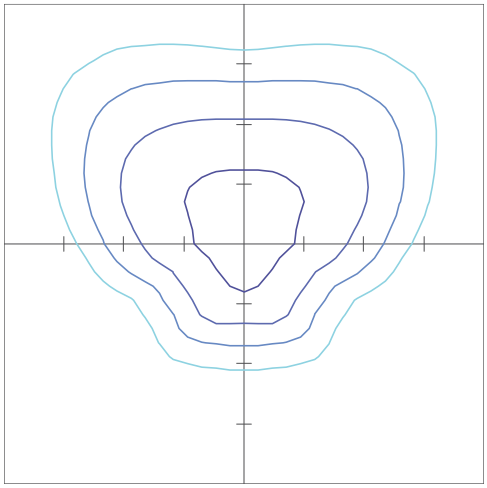
Back to Quick Links

XWM-FT-LED-12L-40

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,274
Watts	77
Efficacy	159
IES Type	Type IV - Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,578	13%
Medium (30-60°)	5,798	47%
High (60-80°)	4,576	37%
Very High (80-90°)	322	3%
Uplight (90-180°)	0	0%
Total Flux	12,274	100%

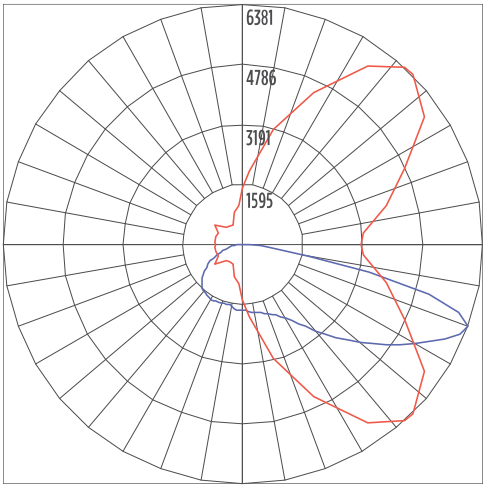
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



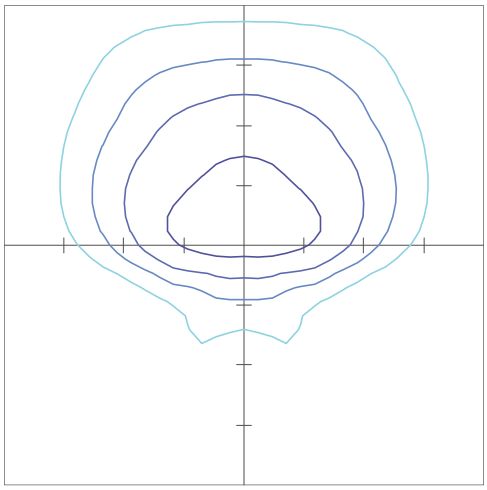
Vertical Plane Horizontal Cone

XWM-4-LED-12L-40

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,058
Watts	77
Efficacy	157
IES Type	Type IV - Very Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,345	11%
Medium (30-60°)	5,394	45%
High (60-80°)	4,855	40%
Very High (80-90°)	464	4%
Uplight (90-180°)	0	0%
Total Flux	12,058	100%

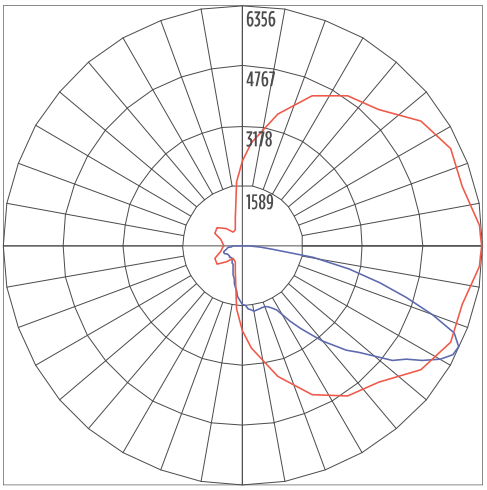
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

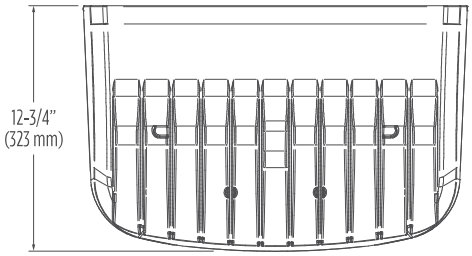
5 FC 2 FC 1 FC 0.5 FC

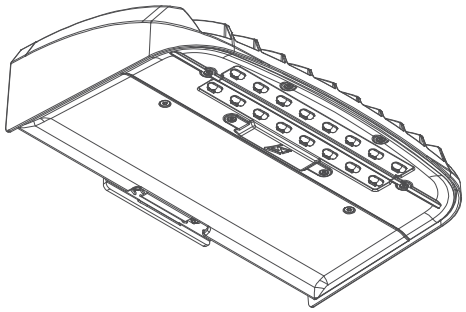
Polar Curve

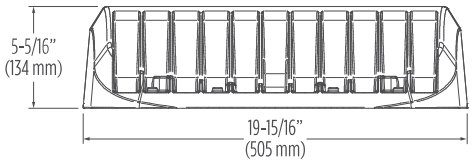


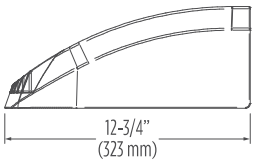
Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

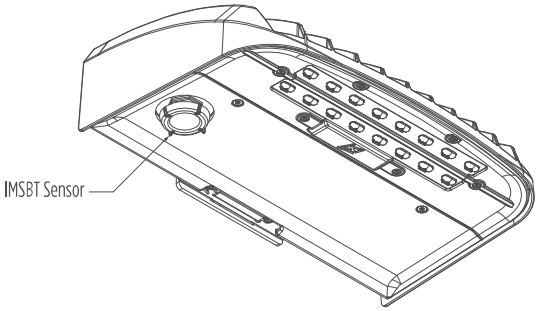




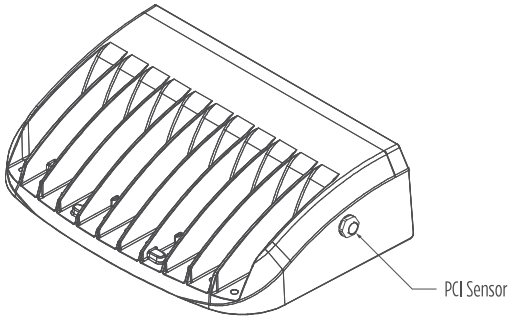




Mirada Medium Wall Sconce with Integral Bluetooth™ Motion and Photocell Sensor
(XWM IMSBTxL)

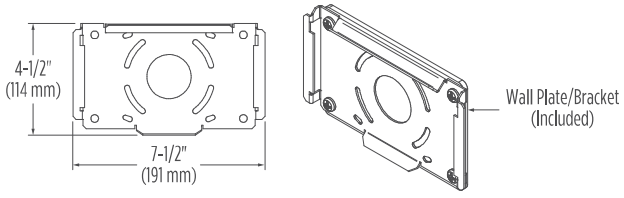


Mirada Medium Wall Sconce with Button Type Photocell
(XWM PCI)

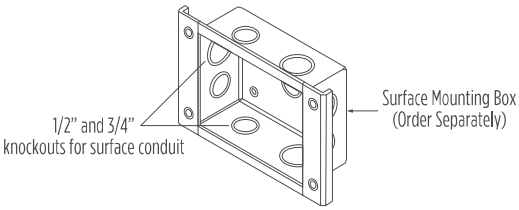


Mounting Options

Mounting Over Junction Box
(Standard/Included)



XWM Wet Location Surface Conduit/Wiring Box
(809374CLR)



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Velcon Engineering & Surveying, LLC
1449 NW Commerce Center Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

November 11th, 2025

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

Re: John Carroll High School- Major Site Plan Amendment
Drainage & Utility Statement

John Carroll High School, located in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support the continued growth and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the construction of a new academic building designed to expand classroom and program space. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors.

Drainage

To support the proposed use, a new on-site stormwater management system will be designed and constructed to meet all City of Fort Pierce and South Florida Water Management District (SFWMD) criteria for water quality treatment and volume attenuation. Stormwater runoff from impervious and stabilized areas will be collected and directed via swales and inlets to a dry retention basin located on the property. Site grading will promote positive drainage toward the basins, ensuring protection of adjacent properties and rights-of-way from offsite discharge. The retention system will provide all required water quality treatment and attenuation prior to a controlled release into the Delaware Ave. drainage right-of-way which leads to the North Fork of the Saint Lucie River.

Potable Water & Fire Protection

Along the frontage of the site on Delaware Ave. Public right-of-way there is an existing six-inch water main, this water line is owned and operated by Fort Pierce Utilities Authority. We propose extending this water main into our site to serve fire protection and potable water to the new buildings. The applicant is already a customer with FPUA and will be able to update their utility reservations at the time of utility permitting.

Wastewater

There is an existing private sanitary manhole onsite available for connection. This private sewer system is ultimately conveyed to Fort Piece Utilities Authority. The applicant is already a customer with FPUA and will be able to update their utility reservations at the time of utility permitting.

Solid Waste

A new dumpster enclosure is proposed on site and will be serviced by the City of Fort Pierce Solid Waste Division. Any additional fees or reservations will be addressed at the time permitting.

Velcon Engineering & Surveying, LLC
1449 NW Commerce Center Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Should you have any questions, or require additional information on the above, please do not hesitate to contact me at (772) 879-0477.

Sincerely,

Darren Guettler, P.E.
FL License No. 74637

This item has been digitally signed and sealed by Darren C. Guettler on the date adjacent to the seal. Signature must be verified on any electronic copies.

WATER USE ESTIMATE FOR:

John Carroll High School

Schools from Table 1 per FPUA standards

Units	Use		Unit Factor		Estimated GPD	
500	10 gpd per student + 4 gpd for cafeteria	=	14	Flow =	7000.00	
50	15 gpd per employee	=	15	Flow =	750.00	

TOTAL GPD = 7,750.00

31.00 ERC's * 250 gpd / 1 ERC = 7,750 gpd

Total Project ERCs =	**31.00**	**ERCs**
or =	**7,750**	**gpd**

Average Daily Flow:

Operating Hours = 8 So, 7,750 gpd / (8 hrs * 60 min) = 16.15 gpm ADF

Maximum Daily Flow:

16.1 gpm * 4.0 peaking factor ** = 64.58 gpm MDF* (OK)

Job #: 23-1030
Calcd: JM
Ckd: DG
Date: 11/12/25

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre dr., Port St. Lucie, FL, 34986
Ph: 772/879-0477
BPR & FBPE License No. 32222

Stormwater Management Report

for

John Carroll High School

Fort Pierce, Florida

November, 2025

Prepared By:

Velcon Engineering & Surveying LLC
1449 NW Commerce Centre Drive, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477
http://velconfl.com

Certificate of Authorization No. 32222
Engineer's Project No. 23-1002

Darren C. Guettler, P.E.
Florida Lic. No 74637

Date: 11-11-2025

1. Purpose

The purpose of this report is to provide the City of Fort Pierce & SFWMD with calculations and documentation which demonstrate that the proposed surface water management system complies with state and local criteria.

2. Background

The 8.746 acre site is located on the north side of the Delaware Ave. and west of 33rd Ave. The site is currently occupied with multiple buidlings and modular classrooms. The purpose of the project is to provide a remodel for the existing John Carroll High School with new buildings and a new parking lot. The project is bordered to the north and west by an existing sports fields and some residential property. South of the proposed site is Delaware Ave. with more residential properties across the street. To the east is the Saint Anastasia Church and shcool which parterned with John Carroll. The existing site grading slopes towards the permitter and conveys stormwater out to the Delaware Ave. right-of-way.

3. Proposed System

The proposed project entails the construction of a paved parking area, along with a stormwater management system consisting of a dry retention area to serve the site.

The stormwater management system will provide water quality pretreatment and attenuation for the 10-year, 24-hour 10-year, 72-hour and 25-year, 72-hour storm events, with a controlled discharge to Delaware Ave. road side swale. Attenuation is also provided for the 100-year, 72-hour storm event with no discharge.

The existing conveyance ditch onsite at a TOE elevation of 14.5' NAVD stays dry year round, this equates to an apparent water table elevation of 14.5' NAVD. Following a conservative approach, we estimated the wet season water table elevation at 14.5' NAVD.

Drainage Calculations

Site Data

Area	SF	AC	%
Project Area	380,975	8.75	
Undeveloped Area Not Included	0	0.00	
Drainage Area	380,975	8.75	100.00
Impervious Areas:			
Prop. Bldg.	16,735	0.38	4.39
Ex. Bldg.	34,166	0.78	8.97
Prop. Pavement & Walks	134,016	3.08	35.18
Ex. Pavement to Remain	14,372	0.33	3.77
Total Impervious	199,289	4.58	52.31
Pervious Areas:			
Dry Retention Area	55,170	1.27	14.48
Other Pervious	126,516	2.90	33.21
Total Pervious	181,686	4.17	47.69

Soil Storage

Wet Season
Water Table Elevation = 14.5 NAVD
Avg. Grade Elevation = 18.5 NAVD
Depth to Wet Season W.T. = **4.0 FT**

Soil Storage - Reference SFWMD Permit Manual Vol IV						
Depth to	**Coastal (1)**		**Flatwoods (2)**		**Depression (3)**	
W.T. (ft)	**Storage (in)**	**CN**	**Storage (in)**	**CN**	**Storage (in)**	**CN**
1.0	0.6	94	0.6	94	0.6	94
1.5	1.6	87	1.6	87	1.4	88
2.0	2.5	80	2.5	80	2.1	83
2.5	4.6	70	4.0	72	3.3	76
3.0	6.6	60	5.4	65	4.4	69
3.5	8.8	54	7.2	59	5.6	65
4.0	10.9	48	**9.0**	53	6.8	60

Soil Storage = 9.0 inches

Soil Moisture Storage, S = (0.75)(% Pervious)(Soil Storage)

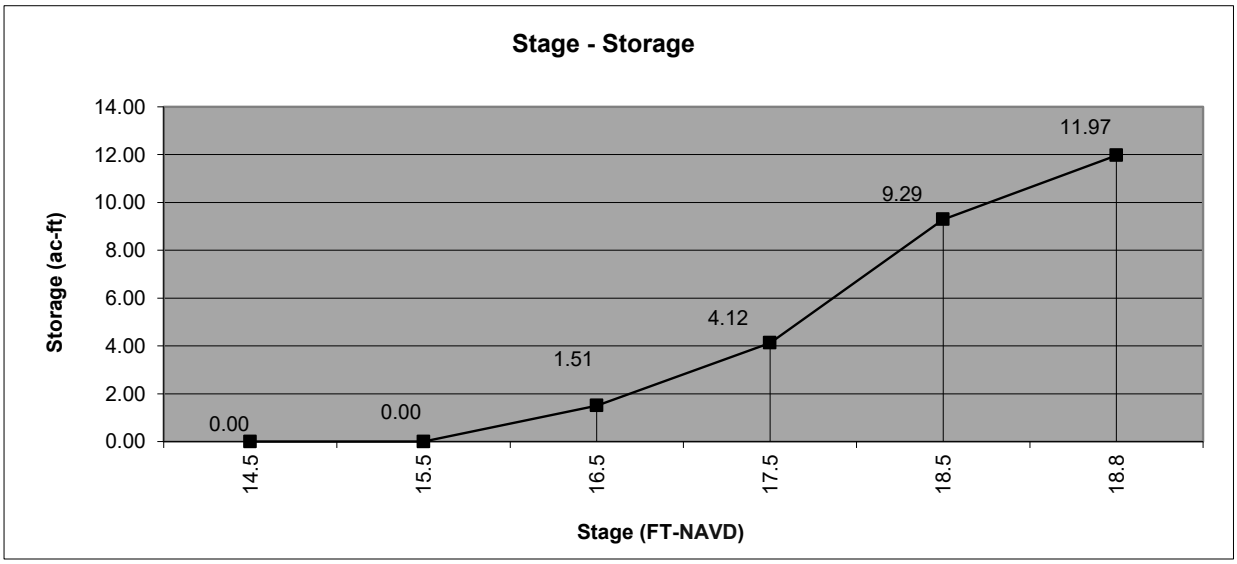
S = 2.24 inches

Stage - Storage

Elevation (FT - NAVD)	Dry Detention Area (SF)	Dry Detention Vol. (ac-ft)	Other Areas Pavement[1] (ac-ft)	Other Areas Pervious[2] (ac-ft)	Other Areas Exfiltration (ac-ft)	Total Volume (ac-ft)	Cumm. Volume (ac-ft)
14.5	0	0.00	0.00	0.00	0.00	0.00	0.00
15.5	43,754	0.00	0.00	0.00	0.00	0.00	0.00
16.5	49,361	1.07	0.00	0.44	0.00	1.51	1.51
17.5	55,170	1.20	0.10	1.32	0.00	2.62	4.12
18.5	55,170	1.27	1.70	2.20	0.00	5.17	9.29
18.8	55,170	0.38	1.02	1.27	0.00	2.67	11.97

[1]Pavement Area Varies Linearly from EL. 17.20 to EL. 18.80 NAVD
Impervious Areas = 3.41 ac

[2]Pervious Area Varies Linearly from EL. 15.50 to EL. 18.80 NAVD
Pervious Areas = 2.90 ac



Water Quality Calculations

1.0 Inch Over the Project Area

1.0 inch * 1ft / 12in * 8.75 (Drainage Area (AC)) = 0.73 (Treated Volume) ac-ft

OR

2.5 Inches Times the Percent Impervious

(Site Area) 8.75 (Project Area (AC)) - (0.00 (Lakes (AC)*) + 0.00 (Wetlands (AC)*) + 1.17 (Roofs)) = 7.58 (Site Area)

(Impervious Area) 7.58 (Site Area (AC)) - 4.17 (Pervious Area (AC)) = 3.41 (Impervious Area) ac

(% Impervious) Impervious Area / Site Area (AC) * 100 % = 45.0%

(2.5 in. * % Imp.) 2.50 inches * 45.0% (Percent Impervious) = 1.12 (Inches To Be Treated) inches

(Treated Volume) 1.12 (Treated Inches) * 1ft / 12 inches * 8.75 (Site Area (AC)) = 0.82 (Treated Volume) ac-ft

Required Wet Detention = 0.82 ac-ft

Required Dry Detention = 0.61 ac-ft

Required DRY Retention = 0.41 ac-ft

Required DRY Retention Per BMPTrains Nutrient Loading = 1.02 ac-ft ⇦

PLEASE SEE ATTACHED BMPTRAINS REPORT

Water Quality is Achieved at:	**Elev. 16.18 NAVD**

(dry retention area)

(See Stage-Storage Section)

Water Quality is Provided at:	**Elev. 16.50 NAVD**

1.51 ac-ft

Post-Development Discharge

(See Output From ICPR Software)

Event	Rainfall (inches)	Max Stage (FT-NAVD)		Q_{max} (CFS) Pre Vs. Post	
		ICPR Model	Plan Grade		
10yr-1 day (Parking)	6.00	16.99	< 17.20 min. pavt.	24.84	> 1.55
10yr-3 day (NSLRWCD)	8.50	17.35	< 17.5 min. berm	28.66	> 3.72
25yr-3 day (Berm)	9.50	17.45	< 17.5 min. berm	32.24	> 4.34
100yr-3 day (FFE)	12.23	18.24	< 18.80 FFE min. FFE	Zero Discharge	

Conclusion

As demonstrated in this drainage report, all the proposed improvements meet the development criteria for the City of Fort Pierce and SFWMD stormwater management and flood protection. All required water quality pretreatment will be provided in the proposed dry detention system, all minimum elevations are met for the proposed site improvements, and the discharge rate meets the minimum requirements for discharge rates established by SFWMD.

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
BUILDINGS	B/D	1.04	11.9%	98	102
PAVEMENT	B/D	2.02	23.1%	98	198
PERVIOUS	B/D	5.69	65.1%	79	450
	TOTAL	8.75	100.0%		86

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	3.05 AC-ft	
TOTAL IMPERVIOUS AREA	3.05 AC-ft	
BUILDINGS =	1.04 AC-ft	
PAVEMENT =	2.02 AC-ft	
TOTAL PERVIOUS AREA	5.69 AC-ft	
GREEN SPACE =	5.69 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	3.05 AC-ft	34.91% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	3.05 AC-ft	

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
DRY RETENTION	B/D	1.27	14.5%	69	87
BUILDINGS	B/D	1.17	13.4%	98	115
PAVEMENT	B/D	3.41	38.9%	98	334
PERVIOUS	B/D	2.90	33.2%	69	200
	TOTAL	8.75	100.0%		84

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	4.58 AC-ft	
TOTAL IMPERVIOUS AREA	4.58 AC-ft	
BUILDINGS =	1.17 AC-ft	
PAVEMENT =	3.41 AC-ft	
TOTAL PERVIOUS AREA	2.90 AC-ft	
GREEN SPACE =	2.90 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	4.58 AC-ft	52.31% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	4.58 AC-ft	

Appendix A - BMPTrains Nutrient Loading

Complete Report Ver 5.3.2

Project: John Carroll High School
Date: 11/12/2025 4:41:05 PM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.35
Non DCIA Curve Number	79.00
DCIA Percent (0-100)	34.90
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	14.304
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.929
Phosphorus Loading (kg/yr)	3.316

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	69.00
DCIA Percent (0-100)	52.31
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130

Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	18.341
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	25.554
Phosphorus Loading (kg/yr)	4.251

Catchment Number: 1 Name: Onsite

Project: John Carroll High School
Date: 11/12/2025

Retention Design

Retention Depth (in)	1.400
Retention Volume (ac-ft)	1.021

Watershed Characteristics

Catchment Area (acres)	8.75
Contributing Area (acres)	8.750
Non-DCIA Curve Number	69.00
DCIA Percent	52.31
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	60
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	90
Provided TP Treatment Efficiency (%)	90

Media Mix Information

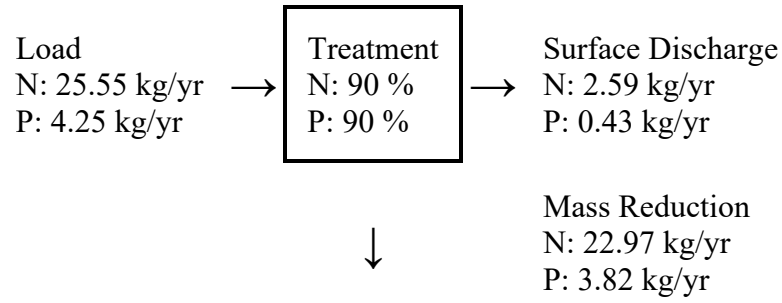
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

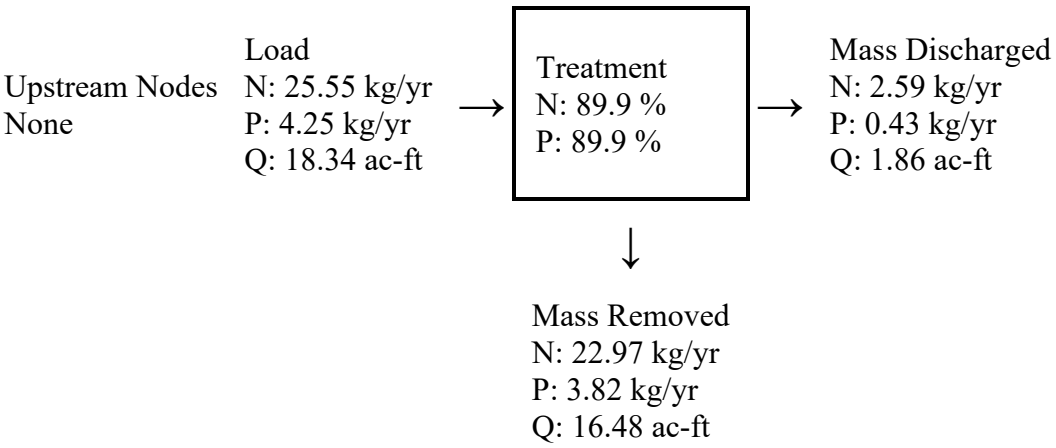
Treatment Rate (MG/yr)	0.000

TN Mass Load (kg/yr)	22.968
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.821
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Date:11/12/2025

Project: John Carroll High School

Routing Summary
Catchment 1 Routed to Outlet

Analysis Type: Specified
Removal Efficiency
BMP Types:
Catchment 1 - (Onsite)
Retention
Based on % removal values to
the nearest percent
Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	19.93 kg/yr	
Total N post load	25.55 kg/yr	
Target N load reduction	60 %	
Target N discharge load	10.22 kg/yr	
Percent N load reduction	90 %	
Provided N discharge load	2.59 kg/yr	5.7 lb/yr
Provided N load removed	22.97 kg/yr	50.64 lb/yr

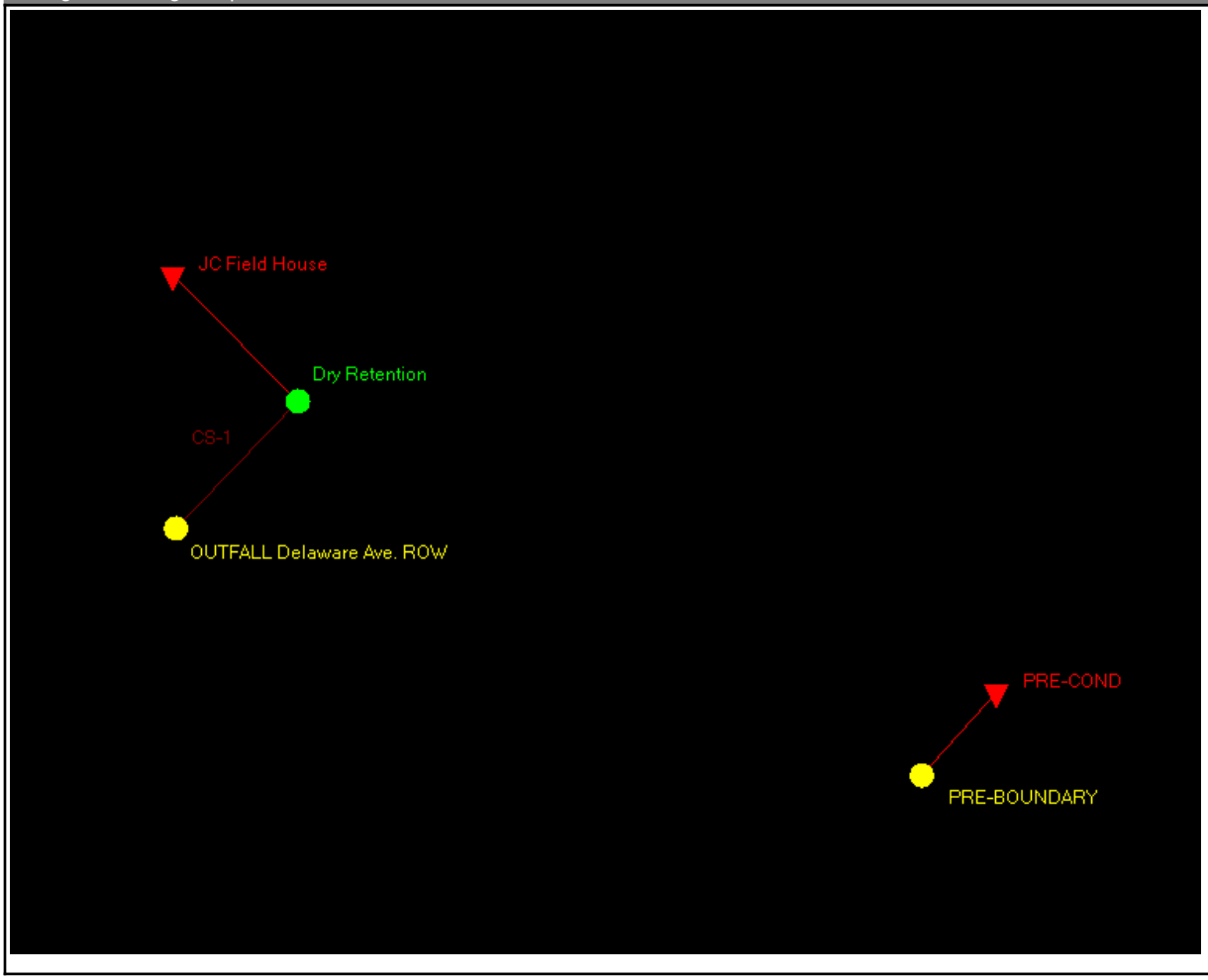
Phosphorus

Surface Water Discharge

Total P pre load	3.316 kg/yr	
Total P post load	4.251 kg/yr	
Target P load reduction	90 %	
Target P discharge load	.425 kg/yr	
Percent P load reduction	90 %	
Provided P discharge load	.43 kg/yr	.95 lb/yr
Provided P load removed	3.821 kg/yr	8.426 lb/yr

Appendix B - ICPR Flood Routing Model

Background Image: Capture



Simple Basin: PRE-COND

Scenario:	w/ Discharge
Node:	PRE-BOUNDARY
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7460 ac
Curve Number:	86.0
% Impervious:	34.90
% DCIA:	34.90
% Direct:	0.00
Rainfall Name:	

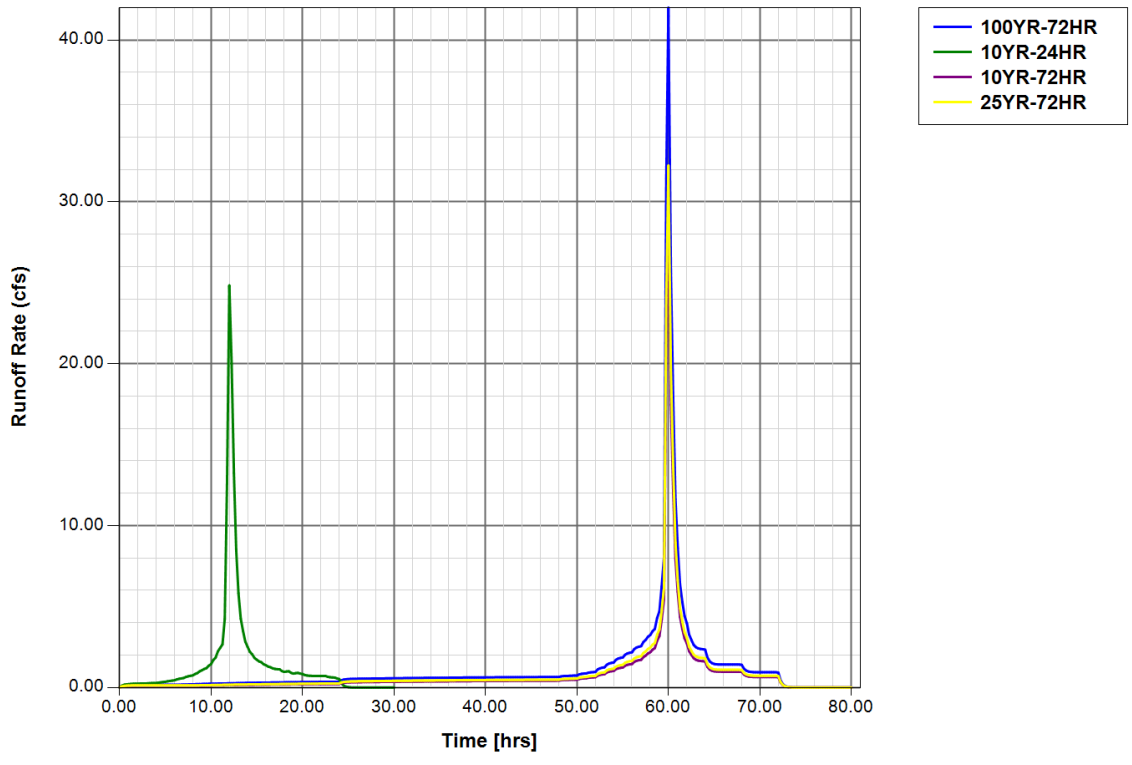
Comment:

pre dev discharge rate

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE-COND	100YR-72HR	41.99	60.0000	12.23	11.09	8.7460	90.7	34.90	34.90
PRE-COND	10YR-24HR	24.84	12.0167	6.00	4.96	8.7460	91.1	34.90	34.90
PRE-COND	10YR-72HR	28.66	60.0000	8.50	7.40	8.7460	90.9	34.90	34.90
PRE-COND	25YR-72HR	32.24	60.0000	9.50	8.39	8.7460	90.8	34.90	34.90

Simple Basin Runoff Rate: PRE-COND [w/ Discharge]



Node: Dry Retention

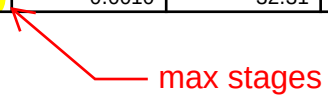
Scenario: w/ Discharge
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 15.50 ft
Warning Stage: 18.80 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.50	0.00	0
16.50	1.51	65776
17.50	4.12	179467
18.50	9.29	404672
18.80	11.97	521413

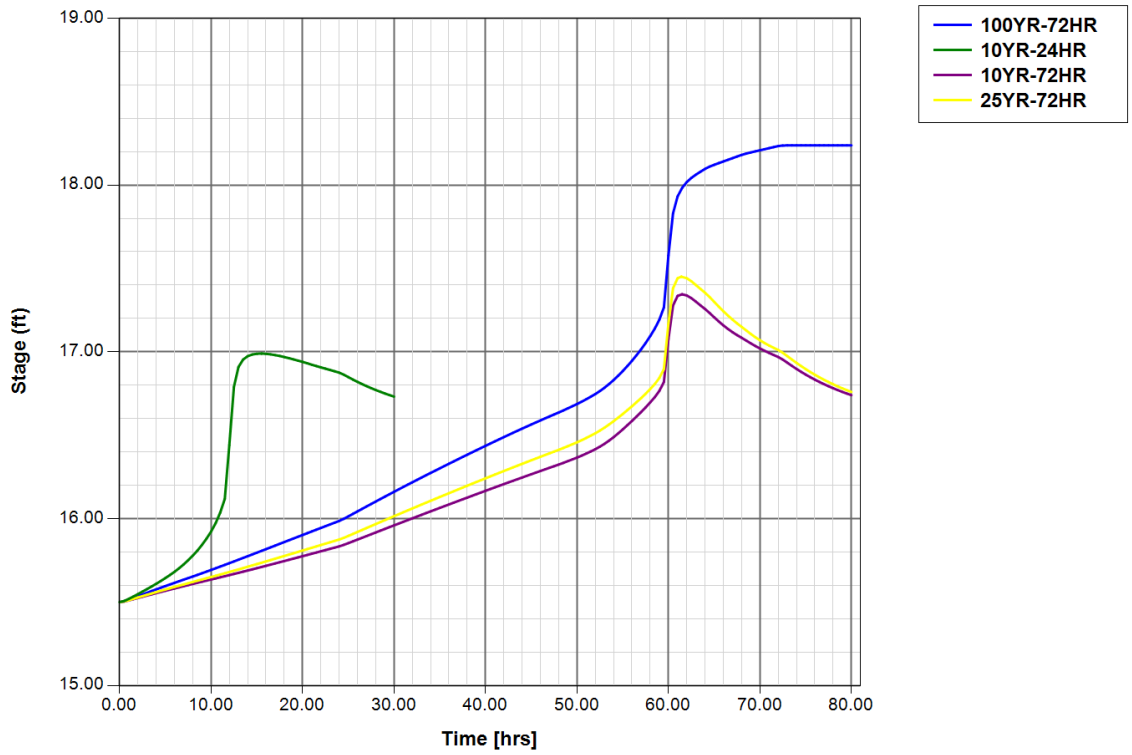
Comment:

Node Max Conditions [w/ Discharge]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508

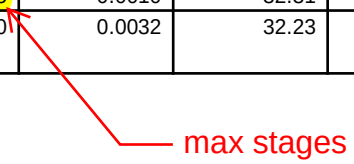


Stage [Node: Dry Retention]



Node Max Conditions [w/ Discharge]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
PRE-BOUNDARY	100YR-72HR	17.90	13.80	0.0032	41.98	0.00	0
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
PRE-BOUNDARY	10YR-24HR	17.90	5.75	0.0032	24.84	0.00	0
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
PRE-BOUNDARY	10YR-72HR	17.90	13.80	0.0032	28.65	0.00	0
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508
PRE-BOUNDARY	25YR-72HR	17.90	13.80	0.0032	32.23	0.00	0



Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	w/ Discharge	Invert:	15.70 ft	Invert:	15.70 ft
From Node:	Dry Retention	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	OUTFALL Delaware	Geometry: Circular		Geometry: Circular	
	Ave. ROW	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	None	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	10	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0130	Manning's N:	0.0130
Damping:	0.0000 ft	Top Clip			
Length:	16.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	1	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	1.00	Manning's N:	0.0130	Manning's N:	0.0130
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	16.50 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

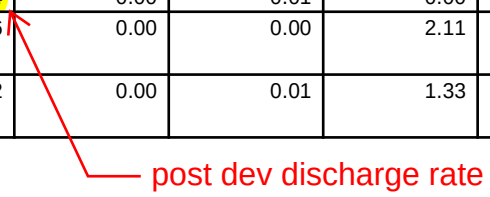
Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	17.00 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	2.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

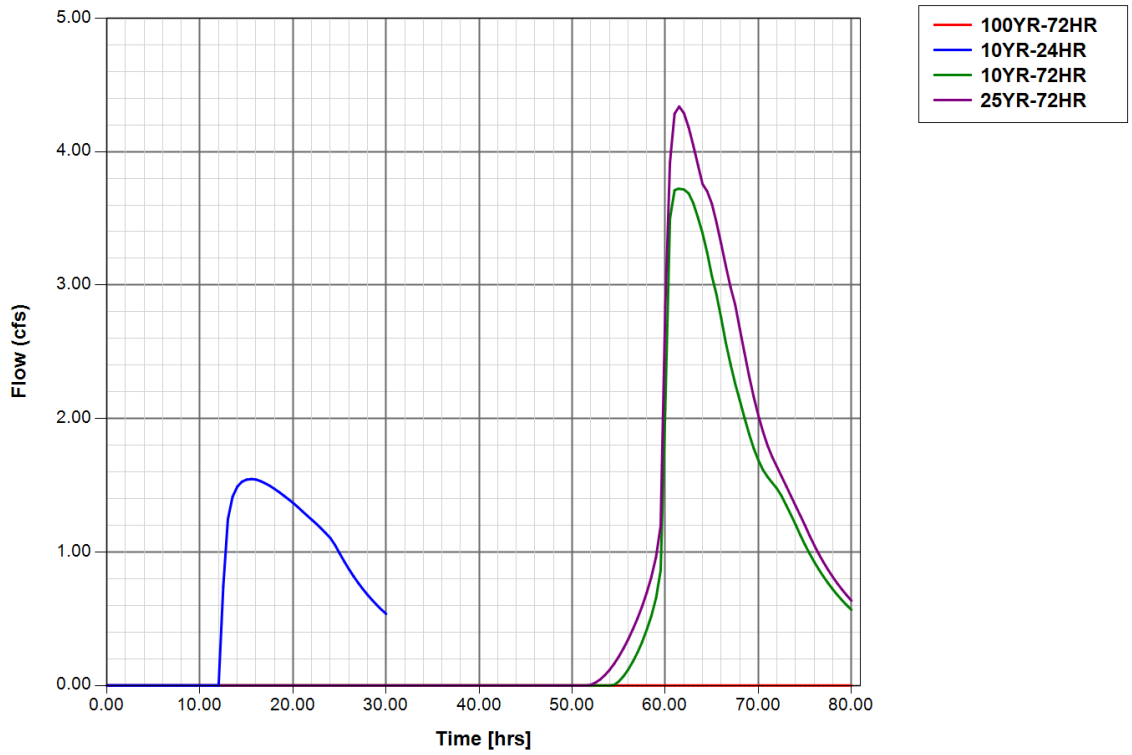
Drop Structure Comment:

Link Min/Max Conditions [w/ Discharge]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-1 - Pipe	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 2	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 3	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-24HR	1.55	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-24HR	1.55	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-72HR	3.72	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-72HR	2.14	0.00	0.01	1.33	1.33	1.33
CS-1 - Pipe	25YR-72HR	4.34	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	25YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	25YR-72HR	2.72	0.00	0.01	1.33	1.33	1.33



Link Flow: CS-1 [w/ Discharge]



Appendix C - FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

80°22'9"W 27°26'56"N

80°21'32"W 27°26'24"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 / 17.5 Cross Sections with 1% Annual Chance / 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 4/26/2024 at 3:17 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 D - USDA Soil Survey

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida

April 26, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:650 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

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
16	Hilolo loamy sand, 0 to 2 percent slopes	1.8	100.0%
Totals for Area of Interest		**1.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY140FL - Loamy and Clayey Hardwood Hammocks
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Brynwood
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pople
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: Yes

Winder
Percent of map unit: 4 percent
Landform: Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, linear
Ecological site: F155XY140FL - Loamy and Clayey Hardwood Hammocks
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
Hydric soil rating: Yes

Riviera
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart Fl 34994
772-341-9322

JOHN CARROLL HIGH SCHOOL REDEVELOPMENT PROJECT NARRATIVE & JUSTIFICATION STATEMENT

Design Review Site Plan, Major Site Plan Amendment – Commercial & Conditional Use
City of Fort Pierce, Florida

1. Summary

This narrative supports three concurrent applications submitted to the City of Fort Pierce for the redevelopment of a portion of the existing John Carroll High School campus: Design Review Site Plan, Major Site Plan Amendment – Commercial, and Conditional Use Permit. The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.

2. Project Background & Existing Conditions

Property Address: 3402 Delaware Avenue, Fort Pierce, FL

Total Site Area: 8.75 acres

Zoning: R-4 Medium Density Residential

Use: Private high school (50+ years)

3. Pre-Application Meeting Summary (August 13, 2025)

Topics included zoning confirmation, required applications, concurrency evaluation, utility coordination with FPUA, compatibility expectations, buffering requirements, and hearing procedures. Staff expressed support for redevelopment.

4. Proposed Redevelopment Program

A new three-story building totaling 45,159 GSF:

• 1st Floor – 16,089 SF: classrooms, chapel, learning commons, breakout rooms

• 2nd Floor – 18,100 SF: classrooms, mechanical, administrative support

• 3rd Floor – 10,970 SF: science labs, offices, conference rooms, resource rooms

• Terrace – 954 SF

Building footprint: 16,735 SF.

5. Site Plan & Civil Engineering Summary

Includes reconfigured parking, improved circulation, ADA walkways, new dry retention stormwater system and drainage improvements, updated potable water, wastewater, and fire protection infrastructure (FPUA).

6. Traffic & Transportation Analysis

Based on ITE 12th Ed. LUC 534 Private High School:

• Daily Trips: 1,085

• AM Peak: 200

• PM Peak: 330

Redevelopment does not increase student enrollment; traffic impacts remain consistent.

7. Concurrency Analysis Summary

Water, wastewater, solid waste, stormwater, and transportation capacities remain adequate. Stormwater system meets LOS and SFWMD criteria.

8. Zoning Compliance & Conditional Use Justification

Educational institutions are allowed via Conditional Use in R-4. The project is compatible with surrounding development, maintains operational continuity, and enhances neighborhood character.

9. Environmental, Stormwater & Flood Compliance

Stormwater system provides water quality treatment, attenuation for major storm events, and a 90% reduction in nitrogen and phosphorus. No wetlands or protected species impacts.

10. Landscaping, Open Space & Buffers

Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced.

11. Public Benefits & Community Impact

Includes modern educational facilities, improved safety, upgraded ADA compliance, enhanced infrastructure, positive neighborhood compatibility, and long-term community value.

12. Demolition & Construction Phasing

Removes outdated buildings and portables. School remains operational with sequenced construction and maintained life-safety access.

13. Conclusion

The redevelopment complies with City of Fort Pierce requirements, meets concurrency and compatibility standards, modernizes essential educational facilities, and provides substantial public benefits. Approval of all three applications is respectfully requested.

ENVIRONMENTAL IMPACT REPORT

An environmental report is not required for this submittal, as the proposed amendments do not involve any new ground disturbance, construction activities, or modifications to environmentally sensitive areas. The existing site conditions remain unchanged under this request.

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 FPUA Table 1 for school
Demand Analysis	Maximum average of 7,750 gpd, MAX of 65 gpm
Current Zoning/FLU	Total gallons per day 7,750 gpd
**Proposed Zoning/FLU	Total gallons per day 7,750 gpd
**Change in Demand	Total gallons per day 0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot FPUA Table 1 for school
Demand Analysis	Maximum average of 7,750 gpd, MAX of 65 gpm
Current Zoning/FLU	Total gallons per day 7,750 gpd
**Proposed Zoning/FLU	Total gallons per day 7,750 gpd
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only): NOT APPLICABLE
(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	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Urban District	5 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Community	2.5 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Neighborhood	1.36 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

D. Public Schools (Residential Classifications Only): NOT APPLICABLE
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) NOT APPLICABLE

	K-8	High
School Name	NOT APPLICABLE	NOT APPLICABLE
City	NOT APPLICABLE	NOT APPLICABLE
Distance	NOT APPLICABLE	NOT APPLICABLEv
Current Zoning/FLU Enrollment Demand	NOT APPLICABLE	NOT APPLICABLE
****Proposed Zoning/FLU Enrollment Demand**	NOT APPLICABLE	NOT APPLICABLE
****Change in Demand**	NOT APPLICABLE	NOT APPLICABLE

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	NOT APPLICABLE
****Proposed Zoning/FLU**	NOT APPLICABLE
***Change in Demand**	NOT APPLICABLE

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	School	School
****Proposed Zoning/FLU**	School	School
***Change in Demand**	Trips 1,085	Trips 330
Impact to Capacity	0	

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	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Single-family, attached	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Multi-family	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Other (specify)	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

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

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Re: John Carroll High School
3402 Delaware Ave, Fort Pierce, FL 34947
Traffic Statement

John Carroll High School, located in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support the continued growth and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the construction of a new academic building designed to expand classroom and program space. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors.

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 12th EDITION CATEGORY: Private High School (534)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	# OF STUDENTS	TRIPS
WEEKDAY DAILY TRIPS:	2.17 x per student	500	1,085
P.M. PEAK HOUR TRIPS:	0.66 x per student	500	330
A.M. PEAK HOUR TRIPS:	0.40 x per student	126	200

Parcel 4A

SPECIAL WARRANTY DEED **700261** RANCO FORM 03

5

This Special Warranty Deed *Made the* 14th *day of* December *A. D. 19* 84 *by*
THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole
hereinafter called the grantor, to
THOMAS V. DAILY, as Bishop of the Diocese of Palm Beach, his successors in office and assigns, a corporation sole
whose postoffice address is 9999 North Military Trail, Palm Beach Gardens, FL 33410

hereinafter called the grantee:

(Wherever 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)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00—— *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* St. Lucie *County, Florida viz:*

South 1/2 of NE 1/4 of SW 1/4, less North 150 feet of South 180 feet of W 274.6 feet of E 1060.2 feet and Less Delaware Avenue Right-of-Way as shown in Map Book 1, page 113, located in Section 8, Township 35 South, Range 40 East, and LESS property as described in O. R. Book 96, page 526, Public Records of St.Lucie County, Florida and LESS East 30 feet.

Subject to taxes for 1984 and subsequent years, if not exempt, easements and restrictions of record.

STATE OF FLORIDA DOCUMENTARY STAMP TAX APR-8 85 00.45

'85 APR -8 A10:18

FILED AND RECORDED ROGER P. ... ST. LUCIE ...

700261

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.*

In Witness Whereof, *the said grantor has hereunto set* his *hand and seal the day and year first above written*

Signed, sealed and delivered in our presence:

Sharon J. Malthus

Rose Wells

Thomas J. Grady (L.S.)
Thomas J. Grady, as Bishop of the Diocese of Orlando, his successors (L.S.)
in office and assigns, a corporation sole

STATE OF FLORIDA,
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December A. D. 19 84.

Sharon J. Malthus
Notary Public, State of Florida
My Commission Expires:
85

This Instrument prepared by: THIS INSTRUMENT WAS PREPARED BY ROBERT J. PEGUS, JR. of Smathers, Thompson, Marks, Prescott & Divine, P.A.

Address P. O. Box 2737 Orlando, FL 32802

Notary Public, State of Florida at Large
My Commission Expires May 7, 1985
Bonded by American Fire & Casualty Co.

OR BOOK 460 PAGE 2621

Property Identification

Site Address: 407 S 33RD ST
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0001-000-6
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20079
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410-9650

Legal Description

8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)

Current Values

Just/Market Value:	$4,902,300
Assessed Value:	$4,902,300
Exemptions:	$4,902,300
Taxable Value:	$0

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):	95,883
Gross Sketched Area (SF):	110,916
Land Size (acres):	17.49
Land Size (SF):	761,864.4

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2621	XX01	CV		$0

Building Information (1 of 8)

Finished Area: 38,028 SF

Gross Sketched Area: 39,111 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1978
Effective Year: 1979
No. Units: 1

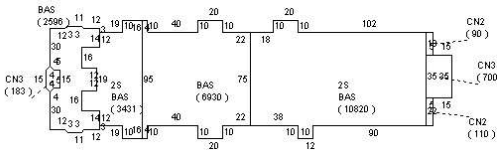
Roof Structure: Steel Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	14251	14251	782
BAS	BASE AREA	23777	23777	1492
CN2	CANOPY	200	0	100
CN3	CANOPY	883	0	166

Building Information (2 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

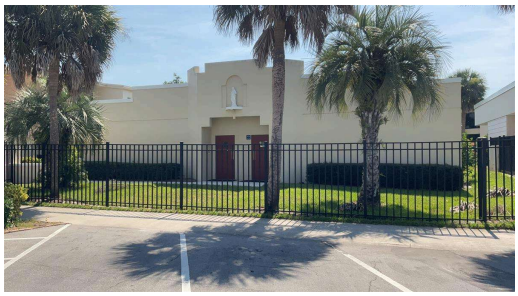
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

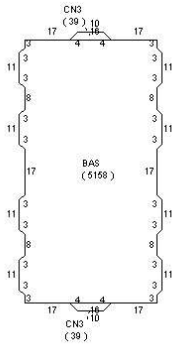
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (3 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

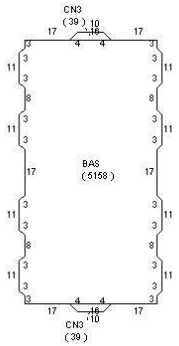
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (4 of 8)

Finished Area: 22,916 SF

Gross Sketched Area: 23,719 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1977
Effective Year: 1979
No. Units: 1

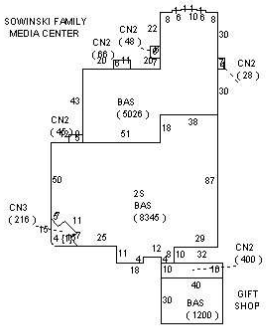
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	8345	8345	421
BAS	BASE AREA	14571	14571	913
CN2	CANOPY	587	0	212
CN3	CANOPY	216	0	70

Building Information (5 of 8)

Finished Area: 7,239 SF

Gross Sketched Area: 8,183 SF

Exterior Data

View:
Building Type: CH5
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1991
Effective Year: 1991
No. Units: 1

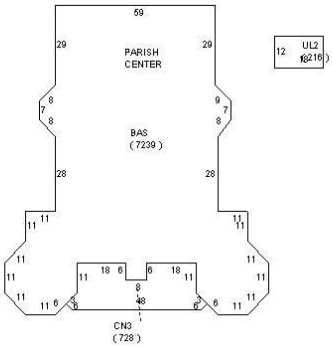
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7239	7239	455
CN3	CANOPY	728	0	143
UL2	DET UTILITY	216	0	60

Building Information (6 of 8)

Finished Area: 9,139 SF

Gross Sketched Area: 9,578 SF

Exterior Data

View:
Building Type: CH4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1998
Effective Year: 1998
No. Units: 1

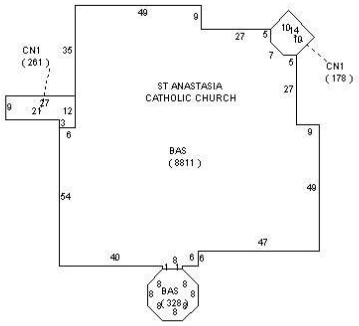
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	9139	9139	469
CN1	CANOPY	439	0	129

Building Information (7 of 8)

Finished Area: 5,445 SF

Gross Sketched Area: 7,078 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 2004
Effective Year: 2004
No. Units: 1

Roof Structure: Wood Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

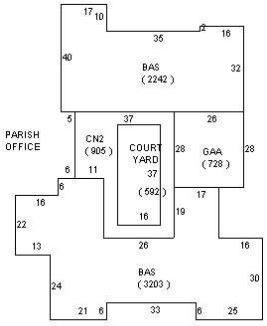
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic

A/C %: 100% Heated %: 100% Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5445	5445	558
CN2	CANOPY	905	0	168
GAA	Garage Attached Average	728	0	108

Building Information (8 of 8)

Finished Area: 2,800 SF

Gross Sketched Area: 12,775 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Steel Truss

Building Type: INDW Year Built: 2001 Frame:

Grade: Y_D Effective Year: 2001 Primary Wall: Corr Metal

Story Height: 1 Story No. Units: 1 Secondary Wall:

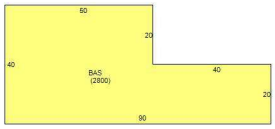
Interior Data

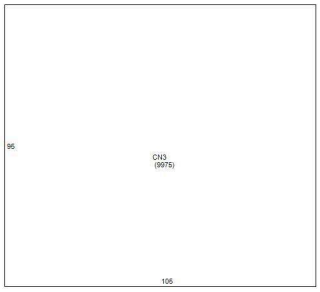
Bedrooms: 0 Electric: AVERAGE Primary Int Wall:

Full Baths: 0 Heat Type: Avg Hgt/Floor: 0

Half Baths: 0 Heat Fuel: Primary Floors: CONC GRD

A/C %: % Heated %: % Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2800	2800	260

CN3	CANOPY	9975	0	400

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1346	1979
SINGLE LIGHT	1	6	1979
CHAINLINK 6'	1	2200	2000
6FT CB Wall	1	28	2000
ASP2 LOW	1	96833	2000
CHAINLINK 4'	1	100	2015
Alum Fen 6'	1	240	2015
Alum Fen 6'	1	120	2017
CONCRETE LOW	1	10200	2017

Current Year Values

Current Values Breakdown

Building and SFYI:	$4,330,900
Land:	$571,400
Just/Market:	$4,902,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,902,300
Exemption(s):	$4,902,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024		3600	Church	$4,902,300

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.49	North St. Lucie Water Management District	$437.25

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
2024	$4,902,300	$4,902,300	$4,902,300	$0
2023	$4,975,400	$4,975,400	$4,975,400	$0
2022	$5,552,400	$5,182,430	$5,182,430	$0
2021	$4,711,300	$4,711,300	$4,711,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP12-1353	Jul 20, 2012	Roof	$18,000	$262
F00-000103	Mar 30, 2000	Commercial New Construction	$300,000	$0
F00-000103A	Mar 30, 2000	Heat and Air Conditioning	$0	$0
F00-103	Mar 30, 2000	Roof	$300,000	$0
8800001231	Nov 18, 1988	Commercial New Construction	$526,524	$526,524
8900000574	Jun 22, 1989	Commercial New Construction	$108,749	$108,749
RF8901011R	Sep 1, 1989	Roof	$2,000	$2,000
RF8901012R	Sep 1, 1989	Roof	$2,000	$2,000
RF89001358	Oct 23, 1990	Shed	$2,500	$2,500
F910000191	Feb 20, 1991	Roof	$2,400	$2,400
F91000746	Jun 5, 1991	Roof	$2,000	$2,000
F91000818	Jun 17, 1991	Roof	$1,600	$1,600

F91000827	Jun 28, 1991	Commercial New Construction	$30,000	$30,000
F910001028	Aug 12, 1991	Heat and Air Conditioning	$10,000	$10,000
F910001174	Sep 16, 1991	Roof	$3,000	$3,000
F92-000745	Jul 30, 1992	Additions to existing construction	$8,000	$8,000
RF92-1007	Aug 17, 1992	Roof	$1,700	$1,700
F93-000196	Mar 1, 1993	Additions to existing construction	$5,000	$5,000
F93-00196B	Mar 16, 1993	Roof	$2,000	$2,000
F93-00196A	Mar 31, 1993	Heat and Air Conditioning	$600	$600
F94-000796	Jun 30, 1994	Alterations/Remodeling	$1,000	$1,000
F94-000891	Jul 21, 1994	Roof	$4,800	$4,800
F95-000660	Jun 14, 1995	Roof	$14,000	$14,000
F97-001400	Mar 4, 1997	Additions to existing construction	$200,000	$200,000
F97-01400A	Jun 17, 1997	Additions to existing construction	$20,000	$20,000
R97-000140	Jul 10, 1997	Roof	$6,100	$6,100
R98/000143	Mar 5, 1998	Additions to existing construction	$175,000	$175,000
R98/00143A	May 4, 1998	Heat and Air Conditioning	$0	$0
R98/001059	Sep 18, 1998	Additions to existing construction	$2,000	$2,000
R99-000965	Aug 5, 1999	Alterations/Remodeling	$10,000	$0
CM2003-17	Jun 9, 2003	Garage	$20,000	$408
CM200321	Jul 30, 2003	Additions to existing construction	$134,716	$1,682
MC200440	Feb 10, 2004	Air Conditioning Only	$2,333	$75
0800001060	Jul 30, 2008	Additions to existing construction	$21,700	$292
BP10-0983	Jun 3, 2010	Alterations/Remodeling	$10,000	$100
BP11-0018	Jan 25, 2011	Concrete	$500	$80
BP12-1466	Aug 16, 2012	Alterations/Remodeling	$10,940	$116
BP12-1884	Dec 17, 2012	Roof	$39,607	$422
BP13-2260	Jun 26, 2013	Roof	$9,000	$169
BP13-2221	Jul 8, 2013	Fence	$29,242	$304
BP13-2223	Jul 24, 2013	Alterations/Remodeling	$15,000	$157
BP13-2521	Jul 26, 2013	Electric	$12,500	$206
BP13-3317	Nov 18, 2013	Electric	$1,800	$155
BP15-1249	Jun 9, 2015	Alterations/Remodeling	$48,343	$503
BP15-1251	Jun 2, 2015	Electric	$13,747	$138
BP15-2089	Aug 7, 2015	Air Conditioning Only	$4,260	$170
BP16-1958	Jul 26, 2016	Awning/Shutters	$20,000	$0
BP16-2504	Oct 3, 2016	Demolition	$2,200	$0
BP17-1803	Jun 28, 2017	Concrete	$15,840	$0
BP18-4061	Nov 30, 2018	Air Conditioning Only	$78,000	$0
BP18-4335	Jan 14, 2019	Roof	$60,000	$0
BP19-0060	Jan 9, 2019	Electric	$2,400	$0
BP19-0907	May 2, 2019	Roof	$60,000	$0
BP19-1821	Jun 19, 2019	Plumbing	$250,000	$0
BP19-1929	Jun 7, 2019	Electric	$600	$0
BP19-1821	Jun 19, 2019	Electric	$250,000	$0
BP20-1506	Jul 10, 2020		$399,872	$0
BP19-1822	Dec 22, 2020		$250,000	$0
BP22-0284	Mar 2, 2022		$105,565	$0
BP22-2227	Jun 15, 2022	Roof	$216,000	$0
23-4083	Jan 8, 2024	Trailer	$16,000	$0
23-4756	Mar 4, 2024	Repairs	$1,430,000	$0
24-1493	Apr 29, 2024	Air Conditioning Only	$5,993	$0
24-1166	Apr 4, 2024	Plumbing	$1,350	$0
CBLDG-2025-00308	Apr 11, 2025	Re Roof Permit	$48,000	$0

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

Property Identification

Site Address: 407 S 33RD ST
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0001-000-6
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20079
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410-9650

Legal Description

8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)

Current Values

Just/Market Value:	$4,902,300
Assessed Value:	$4,902,300
Exemptions:	$4,902,300
Taxable Value:	$0

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):	95,883
Gross Sketched Area (SF):	110,916
Land Size (acres):	17.49
Land Size (SF):	761,864.4

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2621	XX01	CV		$0

Building Information (1 of 8)

Finished Area: 38,028 SF

Gross Sketched Area: 39,111 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1978
Effective Year: 1979
No. Units: 1

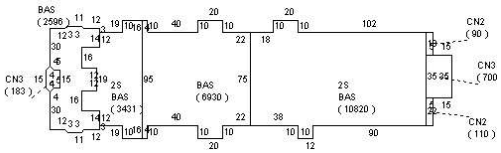
Roof Structure: Steel Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	14251	14251	782
BAS	BASE AREA	23777	23777	1492
CN2	CANOPY	200	0	100
CN3	CANOPY	883	0	166

Building Information (2 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

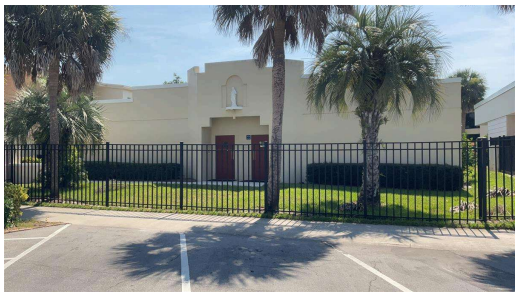
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

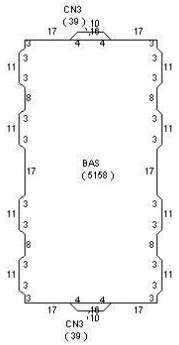
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (3 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

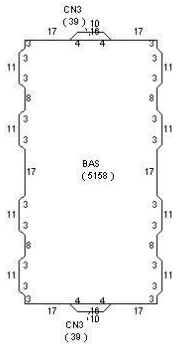
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (4 of 8)

Finished Area: 22,916 SF

Gross Sketched Area: 23,719 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1977
Effective Year: 1979
No. Units: 1

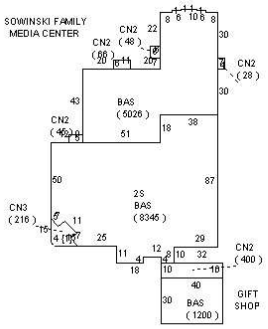
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	8345	8345	421
BAS	BASE AREA	14571	14571	913
CN2	CANOPY	587	0	212
CN3	CANOPY	216	0	70

Building Information (5 of 8)

Finished Area: 7,239 SF

Gross Sketched Area: 8,183 SF

Exterior Data

View:
Building Type: CH5
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1991
Effective Year: 1991
No. Units: 1

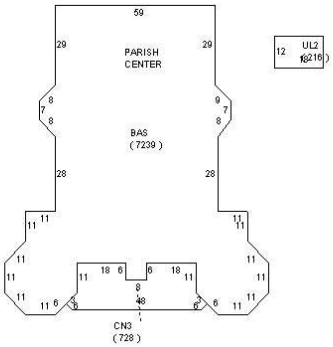
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7239	7239	455
CN3	CANOPY	728	0	143
UL2	DET UTILITY	216	0	60

Building Information (6 of 8)

Finished Area: 9,139 SF

Gross Sketched Area: 9,578 SF

Exterior Data

View:
Building Type: CH4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1998
Effective Year: 1998
No. Units: 1

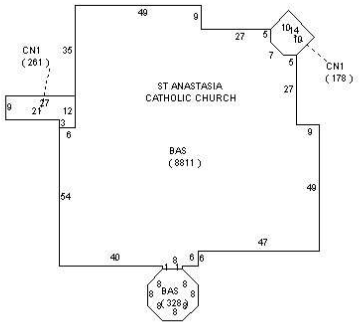
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	9139	9139	469
CN1	CANOPY	439	0	129

Building Information (7 of 8)

Finished Area: 5,445 SF

Gross Sketched Area: 7,078 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 2004
Effective Year: 2004
No. Units: 1

Roof Structure: Wood Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

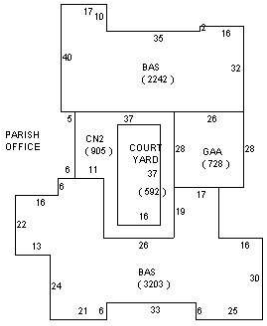
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic

A/C %: 100% Heated %: 100% Sprinkled %: 100%



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CN2	CANOPY	905	0	168
GAA	Garage Attached Average	728	0	108

Building Information (8 of 8)

Finished Area: 2,800 SF

Gross Sketched Area: 12,775 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Steel Truss

Building Type: INDW Year Built: 2001 Frame:

Grade: Y_D Effective Year: 2001 Primary Wall: Corr Metal

Story Height: 1 Story No. Units: 1 Secondary Wall:

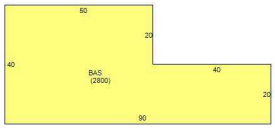
Interior Data

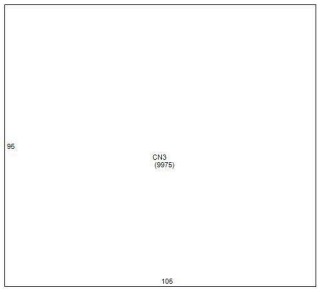
Bedrooms: 0 Electric: AVERAGE Primary Int Wall:

Full Baths: 0 Heat Type: Avg Hgt/Floor: 0

Half Baths: 0 Heat Fuel: Primary Floors: CONC GRD

A/C %: % Heated %: % Sprinkled %: %





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CONCRETE LOW	1	10200	2017

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Current Values Breakdown

Building and SFYI:	$4,330,900
Land:	$571,400
Just/Market:	$4,902,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,902,300
Exemption(s):	$4,902,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024		3600	Church	$4,902,300

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.49	North St. Lucie Water Management District	$437.25

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
2024	$4,902,300	$4,902,300	$4,902,300	$0
2023	$4,975,400	$4,975,400	$4,975,400	$0
2022	$5,552,400	$5,182,430	$5,182,430	$0
2021	$4,711,300	$4,711,300	$4,711,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP12-1353	Jul 20, 2012	Roof	$18,000	$262
F00-000103	Mar 30, 2000	Commercial New Construction	$300,000	$0
F00-000103A	Mar 30, 2000	Heat and Air Conditioning	$0	$0
F00-103	Mar 30, 2000	Roof	$300,000	$0
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F910000191	Feb 20, 1991	Roof	$2,400	$2,400
F91000746	Jun 5, 1991	Roof	$2,000	$2,000
F91000818	Jun 17, 1991	Roof	$1,600	$1,600

F91000827	Jun 28, 1991	Commercial New Construction	$30,000	$30,000
F910001028	Aug 12, 1991	Heat and Air Conditioning	$10,000	$10,000
F910001174	Sep 16, 1991	Roof	$3,000	$3,000
F92-000745	Jul 30, 1992	Additions to existing construction	$8,000	$8,000
RF92-1007	Aug 17, 1992	Roof	$1,700	$1,700
F93-000196	Mar 1, 1993	Additions to existing construction	$5,000	$5,000
F93-00196B	Mar 16, 1993	Roof	$2,000	$2,000
F93-00196A	Mar 31, 1993	Heat and Air Conditioning	$600	$600
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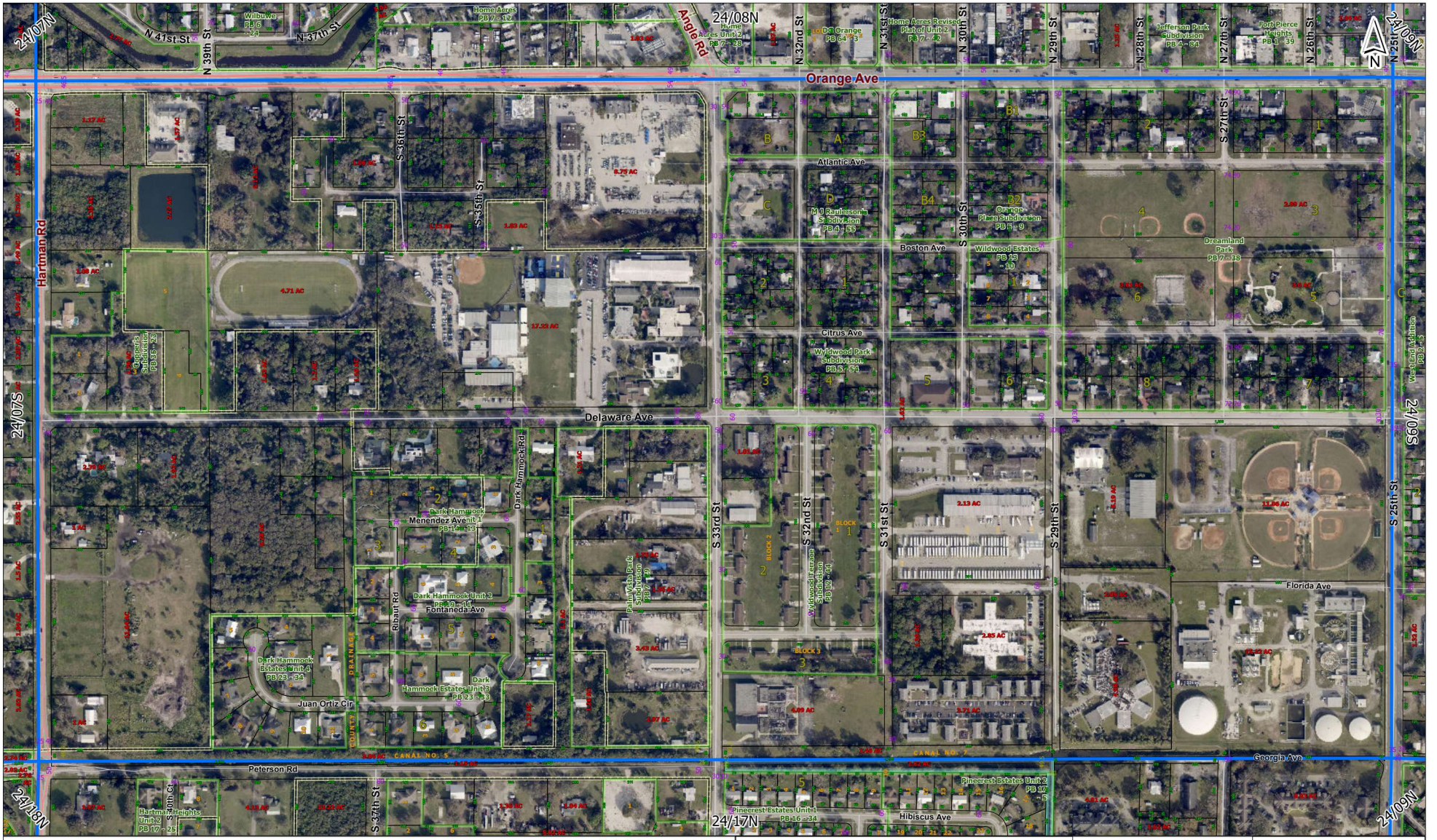
F97-001400	Mar 4, 1997	Additions to existing construction	$200,000	$200,000
F97-01400A	Jun 17, 1997	Additions to existing construction	$20,000	$20,000
R97-000140	Jul 10, 1997	Roof	$6,100	$6,100
R98/000143	Mar 5, 1998	Additions to existing construction	$175,000	$175,000
R98/00143A	May 4, 1998	Heat and Air Conditioning	$0	$0
R98/001059	Sep 18, 1998	Additions to existing construction	$2,000	$2,000
R99-000965	Aug 5, 1999	Alterations/Remodeling	$10,000	$0
CM2003-17	Jun 9, 2003	Garage	$20,000	$408
CM200321	Jul 30, 2003	Additions to existing construction	$134,716	$1,682
MC200440	Feb 10, 2004	Air Conditioning Only	$2,333	$75
0800001060	Jul 30, 2008	Additions to existing construction	$21,700	$292
BP10-0983	Jun 3, 2010	Alterations/Remodeling	$10,000	$100
BP11-0018	Jan 25, 2011	Concrete	$500	$80
BP12-1466	Aug 16, 2012	Alterations/Remodeling	$10,940	$116
BP12-1884	Dec 17, 2012	Roof	$39,607	$422
BP13-2260	Jun 26, 2013	Roof	$9,000	$169
BP13-2221	Jul 8, 2013	Fence	$29,242	$304
BP13-2223	Jul 24, 2013	Alterations/Remodeling	$15,000	$157
BP13-2521	Jul 26, 2013	Electric	$12,500	$206
BP13-3317	Nov 18, 2013	Electric	$1,800	$155
BP15-1249	Jun 9, 2015	Alterations/Remodeling	$48,343	$503
BP15-1251	Jun 2, 2015	Electric	$13,747	$138
BP15-2089	Aug 7, 2015	Air Conditioning Only	$4,260	$170
BP16-1958	Jul 26, 2016	Awning/Shutters	$20,000	$0
BP16-2504	Oct 3, 2016	Demolition	$2,200	$0
BP17-1803	Jun 28, 2017	Concrete	$15,840	$0
BP18-4061	Nov 30, 2018	Air Conditioning Only	$78,000	$0
BP18-4335	Jan 14, 2019	Roof	$60,000	$0
BP19-0060	Jan 9, 2019	Electric	$2,400	$0
BP19-0907	May 2, 2019	Roof	$60,000	$0
BP19-1821	Jun 19, 2019	Plumbing	$250,000	$0
BP19-1929	Jun 7, 2019	Electric	$600	$0
BP19-1821	Jun 19, 2019	Electric	$250,000	$0
BP20-1506	Jul 10, 2020		$399,872	$0
BP19-1822	Dec 22, 2020		$250,000	$0
BP22-0284	Mar 2, 2022		$105,565	$0
BP22-2227	Jun 15, 2022	Roof	$216,000	$0
23-4083	Jan 8, 2024	Trailer	$16,000	$0
23-4756	Mar 4, 2024	Repairs	$1,430,000	$0
24-1493	Apr 29, 2024	Air Conditioning Only	$5,993	$0
24-1166	Apr 4, 2024	Plumbing	$1,350	$0
CBLDG-2025-00308	Apr 11, 2025	Re Roof Permit	$48,000	$0

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



SAINT LUCIE COUNTY PROPERTY APPRAISER

Map Exported: 6/7/2025

PREPARED FOR

Michelle Franklin, CFA

SAINT LUCIE COUNTY PROPERTY APPRAISER

Lot # / Block / Lot Line

Municipality: City Of Fort Pierce

County Boundary: Saint Lucie County

Subdivision: Port Saint Lucie Section 27 PB 14 - 5

Condo: Prima Vista Commons

ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THE SAINT LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE SAINT LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON.

SECTION: 08

TOWNSHIP: 35

RANGE: 40

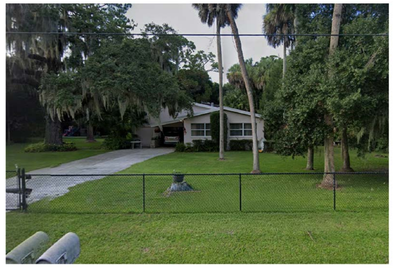
SHEET NUMBER

24/08S

TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE

TRAVELING EAST ON DELAWARE AVE

3730 DELAWARE AVE



3750 DELAWARE AVE

3820 DELAWARE AVE

3915 DELAWARE AVE

3912 DELAWARE AVE

4000 DELAWARE AVE

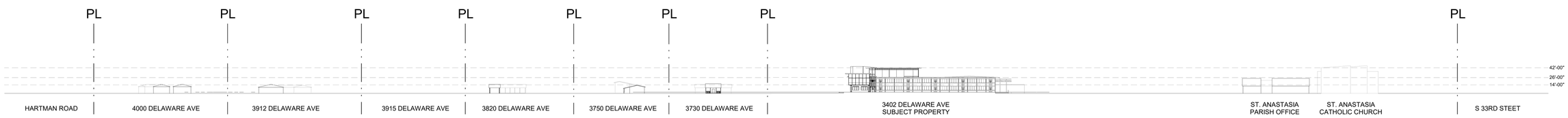
ST. ANASTASIA
PARISH OFFICE

ST. ANASTASIA
CATHOLIC CHURCH

AERIAL - NEIGHBORHOOD STREETSCAPE

2 A-1

SCALE: 1" = 300'-0"



SOUTH ELEVATION P&Z - STREETSCAPE

1 A-1

SCALE: 1" = 80'-0"

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

A-1

TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE

TRAVELING EAST ON DELAWARE AVE

3730 DELAWARE AVE

3750 DELAWARE AVE

3820 DELAWARE AVE

3915 DELAWARE AVE

3912 DELAWARE AVE

4000 DELAWARE AVE

ST. ANASTASIA
PARISH OFFICE

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2 A-1 AERIAL - NEIGHBORHOOD STREETSCAPE

SCALE: 1" = 300'-0"

1 A-1 SOUTH ELEVATION P&Z - STREETSCAPE

SCALE: 1" = 80'-0"

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NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

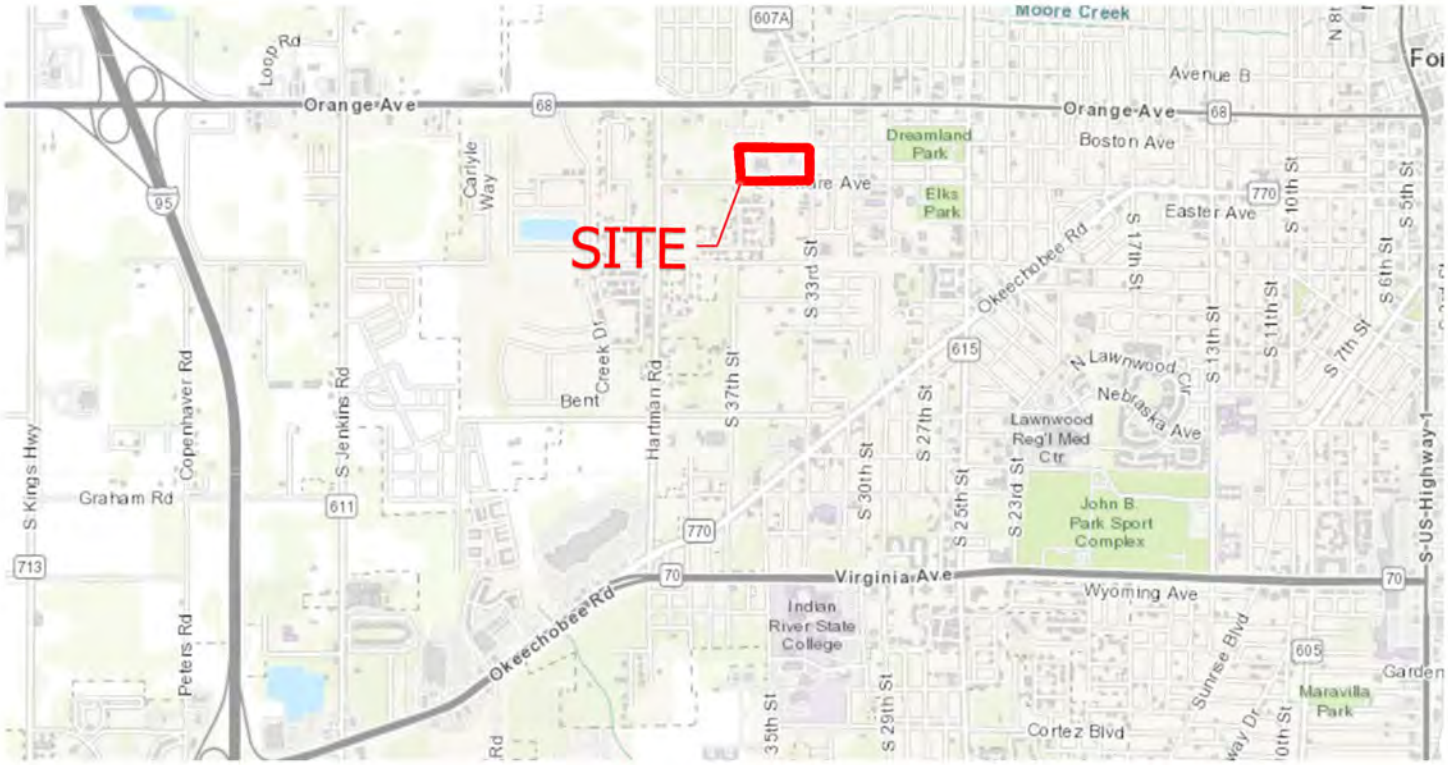
A-1

JCHS - St. Anastasia

2408-313-0001-000-6
407 S 33rd Street
Fort Pierce, Florida

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Location Map



6/25/2025

JCHS - St. Anastasia

2408-313-0001-000-6
407 S 33rd Street
Fort Pierce, Florida

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LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Aerial Photograph

TOTAL SITE

DEVELOPMENT AREA DETAIL

6/25/2025

JCHS - St. Anastasia

2408-313-0001-000-6
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Fort Pierce, Florida

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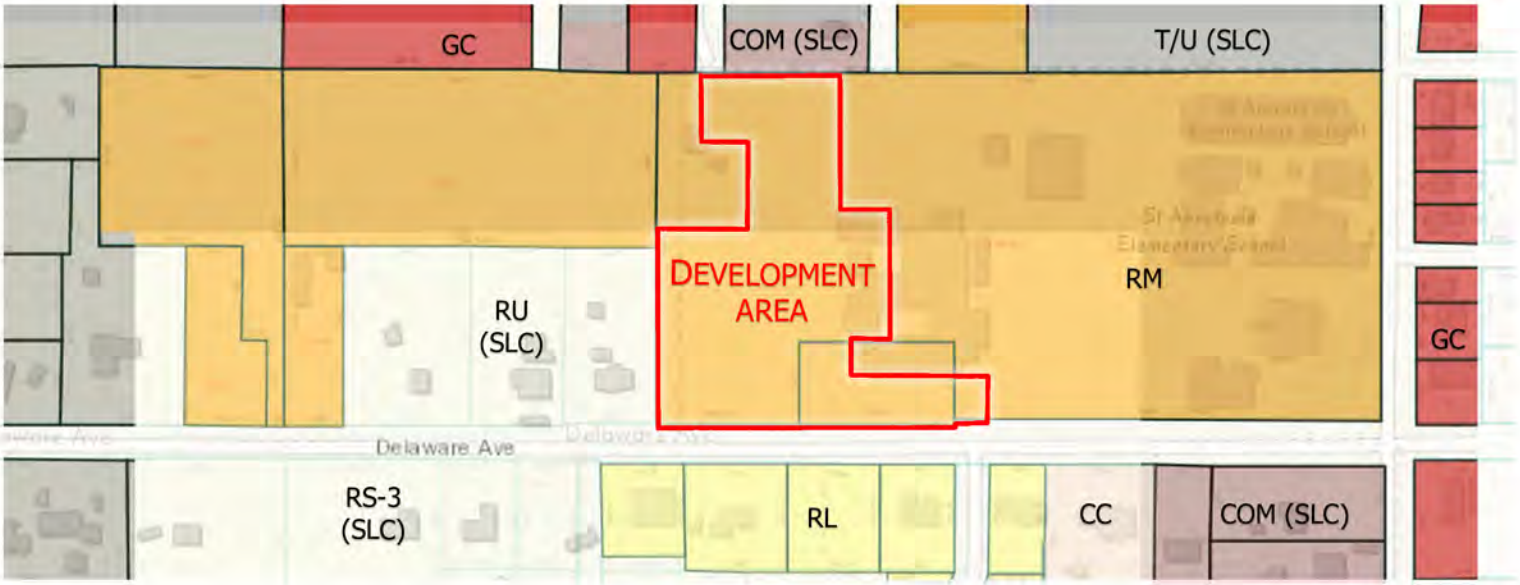
Future Land Use Map



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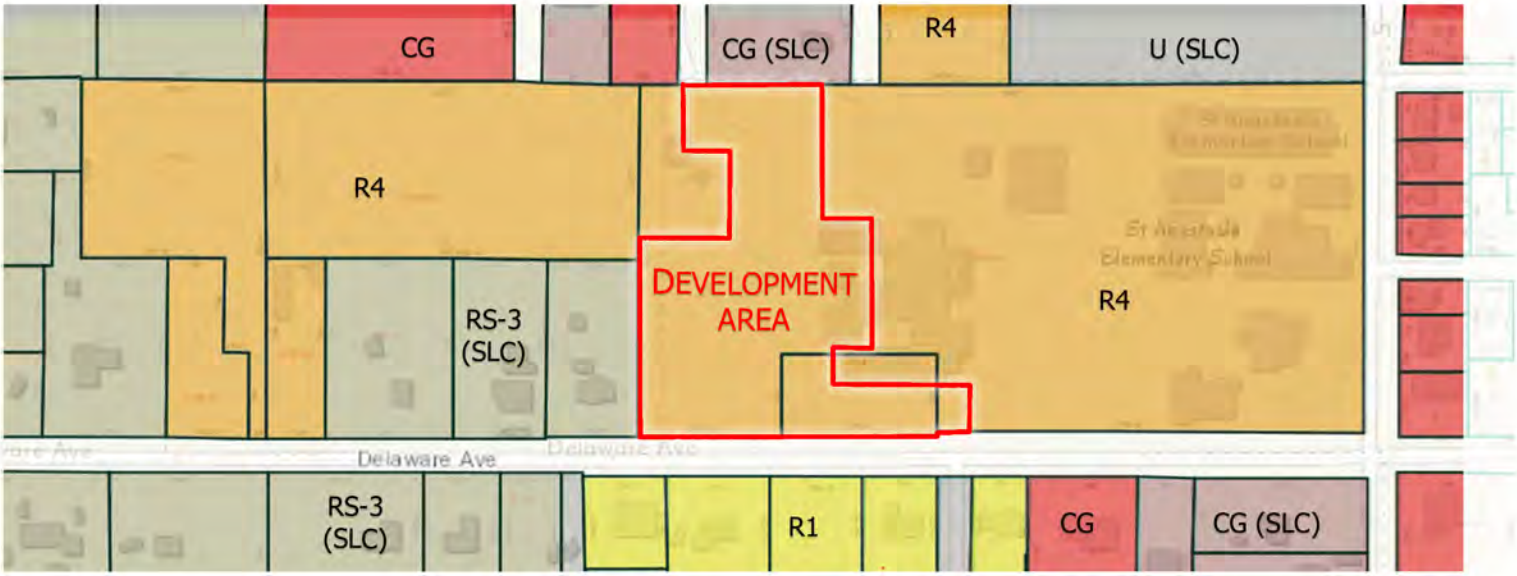
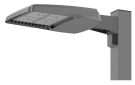
Zoning Map



6/25/2025

Luminaire Schedule (Issue: November 14th, 2025) Project No. **JCHS - Fort Pierce, FL**

Contact McCay Green with Commercial Lighting Industries, 772-485-0561-, McCay@Commercial-Lighting.net for pricing

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by ___. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED**.

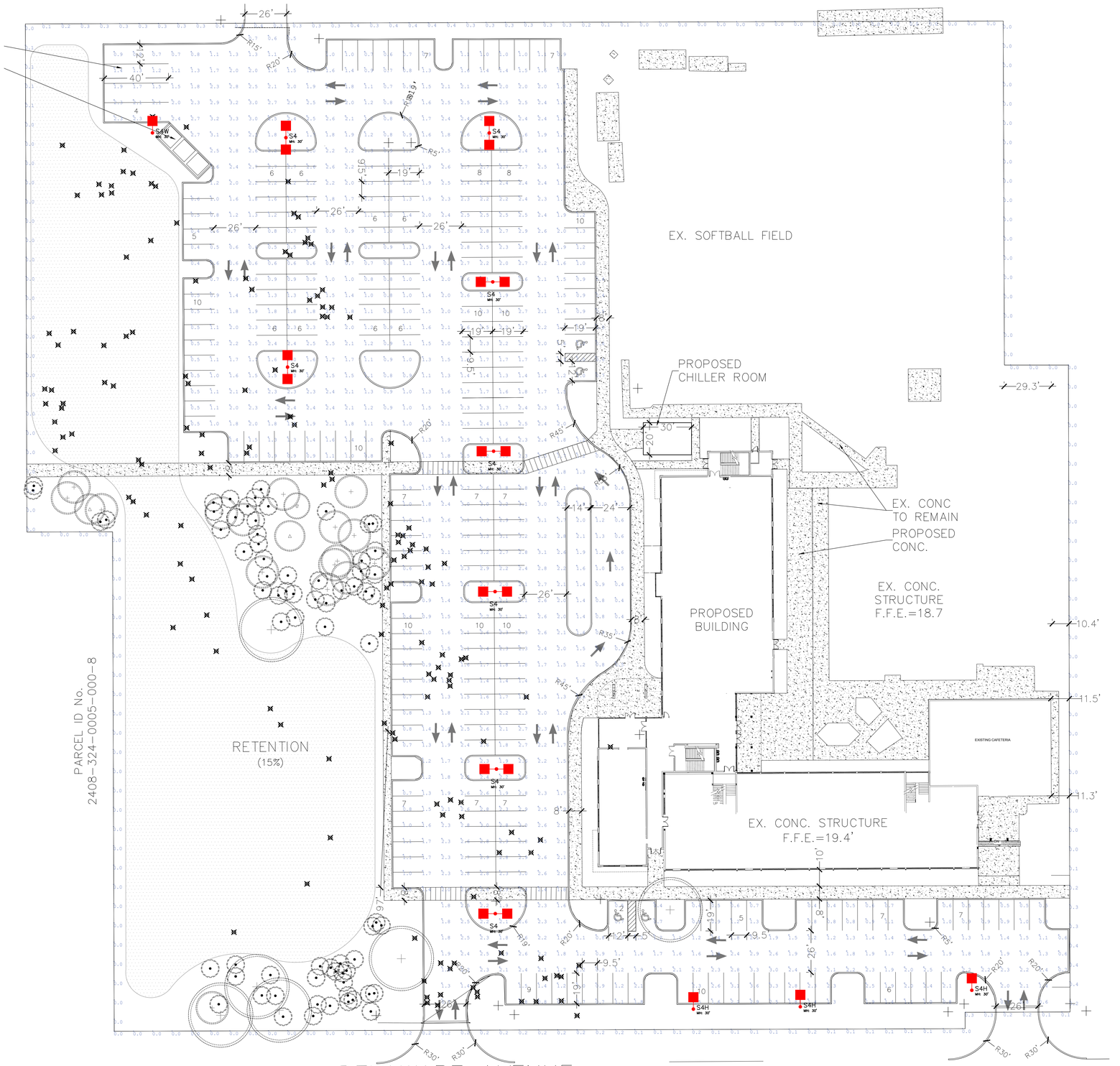
ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture much be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.

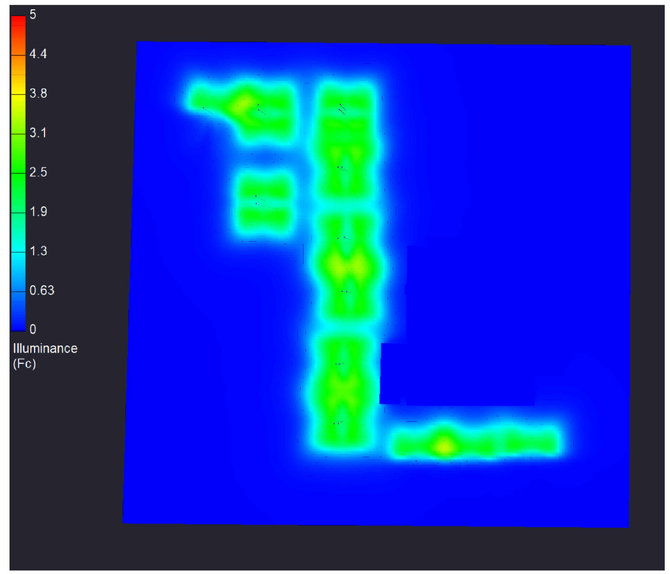


1 **SITE - PHOTOMETRIC DRAWING**

1/32" = 1'-0"

Luminaire Schedule						
Qty	Label	Arrangement	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
17	VP-1-160L-100-4K7-4W	Single	S4	12416	92	1564
3	VP-1-160L-100-4K7-4W-HSS-90-B	Single	S4H	11408	92	276

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site - Parking	Illuminance	Fc	1.70	3.6	0.4	4.25	9.00
Trespassing	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.



2 **PSEUDO COLORS ANALYSIS**

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

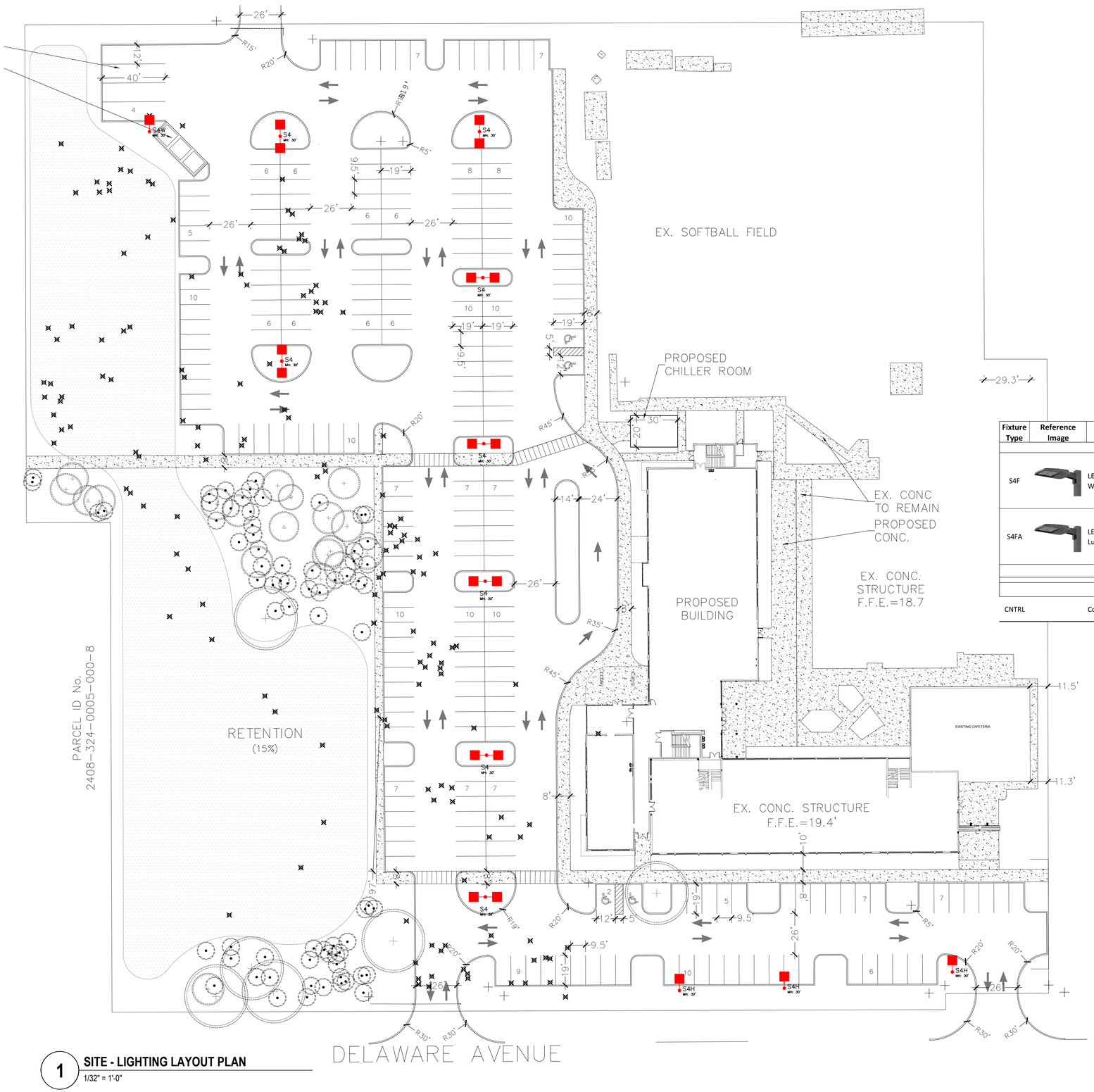
Title

SITE
PHOTOMETRIC
DRAWING

Scale: AS SHOWN
Date: 11.14.2025
Drawn By: S.L.
Checked By: I.D.
Job No.

Sheet No.

LDE–1.2



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
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S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

1 SITE - LIGHTING LAYOUT PLAN
1/32" = 1'-0"

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

Title
SITE
LIGHTING PLAN

Scale	Date
AS SHOWN	11.14.2025
Drawn By	Checked By
S.L.	I.D.
Job No.	
Sheet No.	
LDE–1.1	