CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, May 21, 2026 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. **PZTEMP2026-00012**
   Temporary Use - Dumpster
   Parcel ID: 2410-601-0002-000-4

   b. **PZSITE2026-00011**
   Minor Site Plan Amendment
   Macedonia Seventh Day Adventist
   1220 Delaware Avenue

   c. **PZSITE2026-00013**
   Minor Site Plan with Innovative Development
   Duplexes
   107 N. 23rd Street

   d. **PZSITE2026-00012**
   Minor Site Plan and Conditional Use
   2904 Okeechobee Road
   Parcel ID: 2417-504-0036-000-4

   e. **PZSITE2026-00015**
   Minor Site Plan
   7-Eleven
   1010 Seaway Drive
   Parcel ID: 2402-142-0001-000-4

f. **PD2025-00005**
Master Planned Development
Peterson Road Planned Development
5125 Peterson Road
Parcel ID: 2418-212-0001-000-7

g. **PZTXA2026-00002**
Text Amendment
Chapter 121 - Plats
City Wide

Technical Review Committee - 10:00 AM **1. a.**

Meeting Date: 05/21/2026

REQUESTED ACTION

PZTEMP2026-00012
Temporary Use - Dumpster
Parcel ID: 2410-601-0002-000-4

SUMMARY

A temporary use application has been submitted by applicant Beatriz Girgado of Bdigit Permitting on behalf of property owner to have a temporary dumpster placed on site for a renovation project. The property is located on approximately 0.16 acres, parcel ID: 2410-601-0002-000-4. It has a future land use of GC, General Commercial and zoning classification of C3, General Commercial.

Please review the attached file and provide comments at least two days before the meeting date by either emailing them to bromer@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-3099.

LOCATION

Address: 921 Orange Avenue D
Parcel ID: 2410-601-0002-000-4
Legal Description: FEE AND MAY`S RE-S/D BLK A LOT 1-LESS A PARCEL ON W END OF LOT BEING 25 FT ON N LI AND 26.5 FT ONS LI- (MAP 24/10C)

RESPONSIBLE STAFF

Bridgette Romer - Planner

RECOMMENDATION

N/A

Attachments

TRC Review Package

Form Review

Form Started By: Bridgette Romer Started On: 04/27/2026 02:22 PM
Final Approval Date: 05/07/2026

Temporary Dumpster request.

The temporary dumpster is being requested in advance to support an upcoming renovation project. While the construction permits are still under review and not yet approved, early placement is necessary to manage initial site preparation, minor clean-out, and staging activities. The dumpster will remain on site only for the duration required at least 60-90 days to maintain a clean and safe work area and will be fully utilized once permit approval is granted and construction begins.

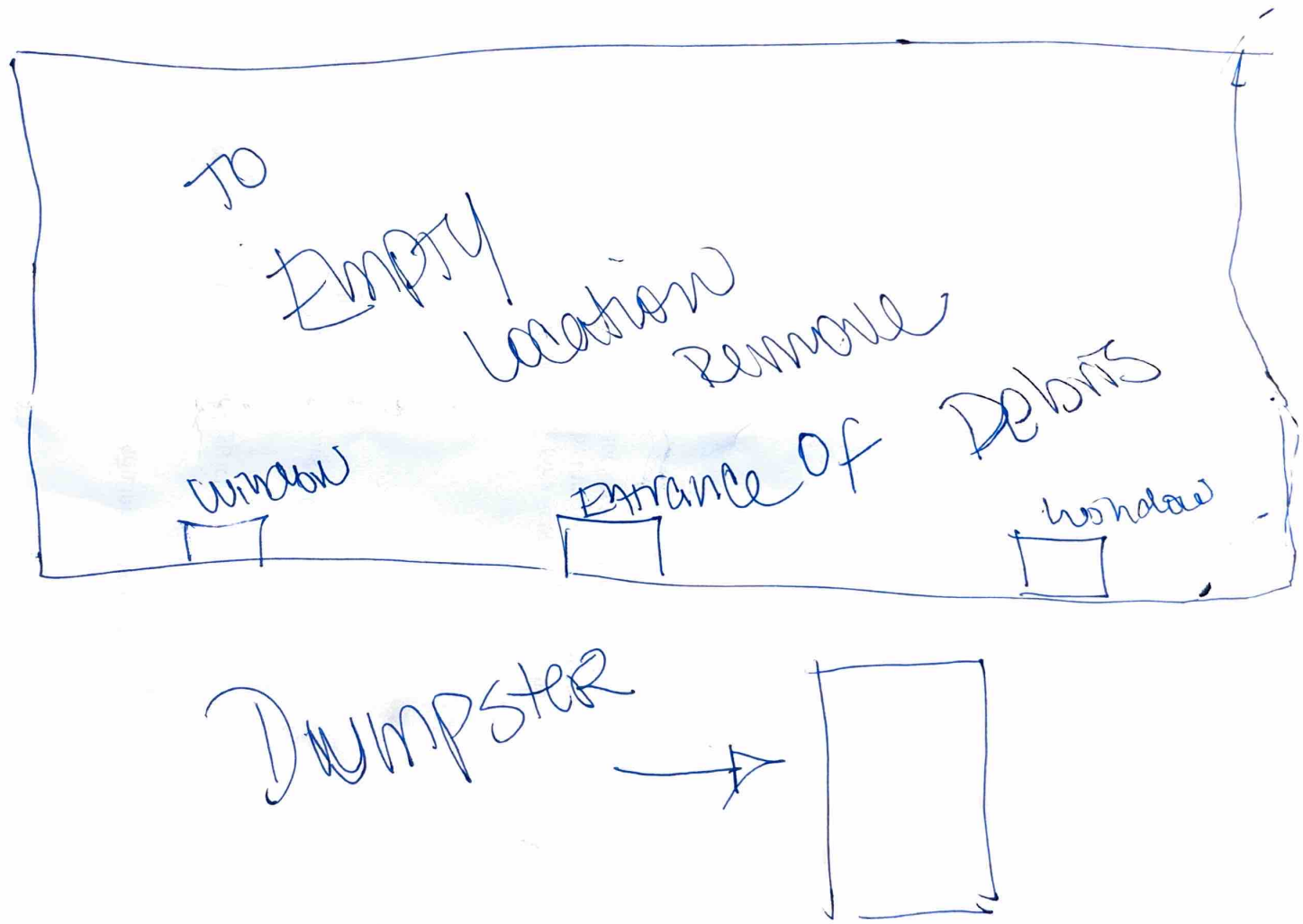
Thank you.

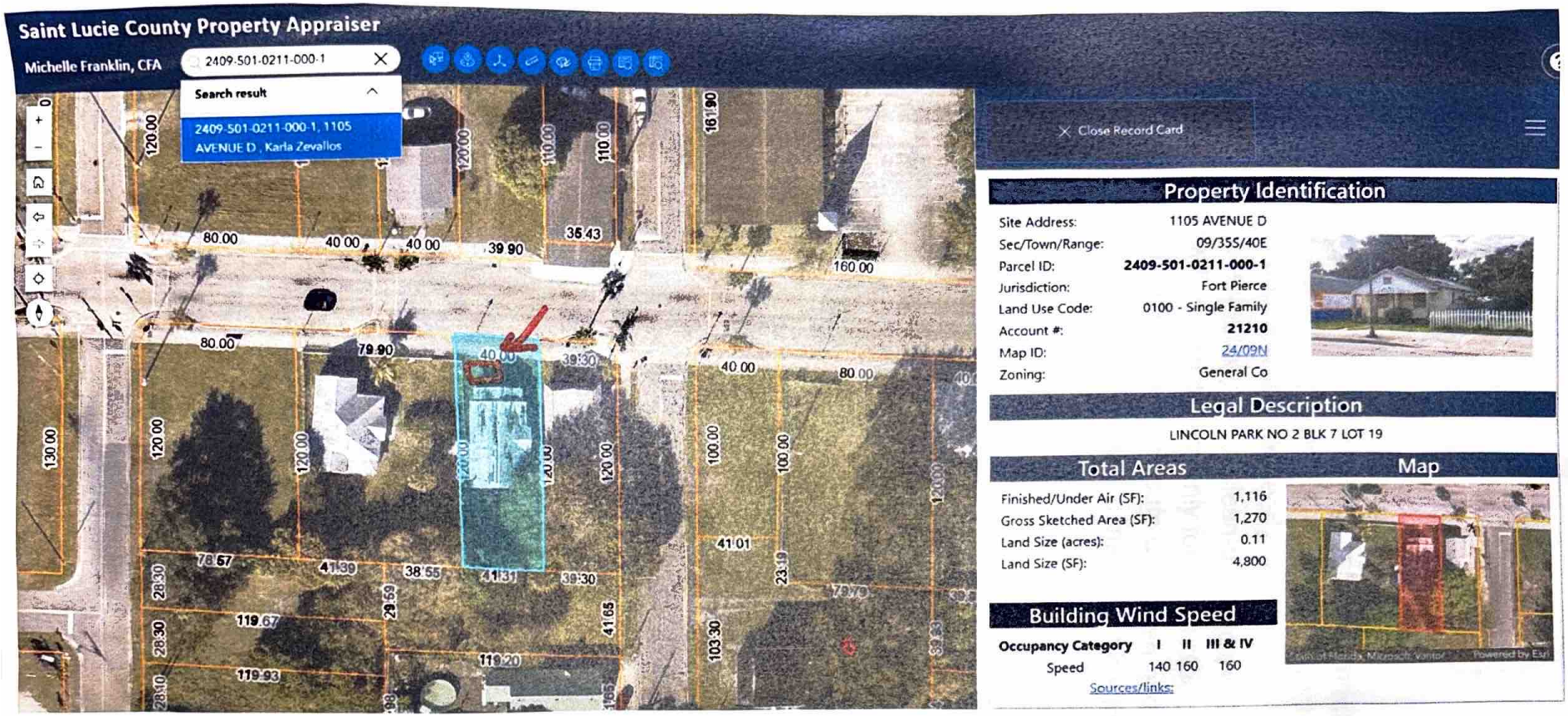
Floridas Palm Drive Properties LLC.

Josiah Abreu.

Property owner.

PZTEMP2026-00011
1105 AVENUE D


To
Empty
Location
Remove
Entrance of Debris
window
window
Dumpster



1105 AVENUE D

PZTEMP2026-00011

Technical Review Committee - 10:00 AM **1. b.**

Meeting Date: 05/21/2026

REQUESTED ACTION

PZSITE2026-00011
Minor Site Plan Amendment
Macedonia Seventh Day Adventist
1220 Delaware Avenue

SUMMARY

Site plan amendment to Macedonia Seventh Day Adventist by adding an accessory unit. The proposed additional building will be approximately 2,777 sq. ft. and will be utilized as a storage unit for the church's pantry. The future land use is Residential Medium (RM) and has a zoning of Medium Density Residential (R-4).

Please review the attached file and provide comments at least two days before the scheduled TRC meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Please be sure to notify me via email if comments are directly uploaded. Should you require additional information, you may contact me at 773-467-3739.

LOCATION

Address: 1220 Delaware Ave
Parcel ID: 2409-807-0012-000-5
Legal Description: KANAWHA PARK BLK 4 LOT 1 AND N 1/2 OF VAC ALLEY ADJ ON S AND BLK 6 LOT 1 AND S 1/2 OF VAC ALLEY ADJ ON N AND LOTS 2, 3, 4 AND 5 AND BLK 3 OF HOME PLACE S/D OF LOTS 1, 2, 3, 4, 5 AND 6 (1.97 AC) (OR 684-2564: 1404-136: 768-2044: 1230-2: 1528-1764)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 04/21/2026 11:24 AM
Final Approval Date: 05/06/2026

Civil Design Engineering LLC.
Telf: 786-439-9837

6973 SW 161st Place
Miami, FL 33193

Written Narrative

1. Project Overview

The applicant proposes the development of a storage building totaling 2,777 sf on a 1.96 Acres site located at 1220 Delaware Ave within the City of Fort Pierce. The project includes associated parking, internal circulation, utility connections, stormwater management, and landscaping improvements. The design has been prepared in accordance with the City of Fort Pierce Land Development Code (LDC), Comprehensive Plan, and all applicable engineering and utility standards.

2. Existing Conditions

The subject property has an existing fellowship hall, classrooms, and storage building and and is zoned R-4. The site is generally flat and drains toward south. Existing utilities, roadway access, and adjacent land uses have been evaluated for compatibility with the proposed development. No environmentally sensitive areas or protected species habitats have been identified on the site.

3. Proposed Development Program

The proposed improvements include:

- Construction of a storage building with a footprint of 2,777 SF
- 51 parking spaces, including required ADA-accessible spaces
- Internal drive aisles designed to meet Fire Marshal access requirements
- Pedestrian connectivity to the public right-of-way
- On-site stormwater management facilities
- Utility service connections and associated infrastructure
- Perimeter and interior landscaping consistent with LDC requirements

The site layout maintains all required setbacks, buffers, and dimensional standards.

4. Access & Circulation

Primary vehicular access is provided via **Preston Court and Delaware Avenue** consistent with the City's access management requirements. Internal circulation accommodates

passenger vehicles, delivery vehicles, and emergency response vehicles. Fire access routes, turning radii, and clearances comply with **NFPA 1**, the **Florida Fire Prevention Code**, and the Fort Pierce Fire Marshal's standards.

Pedestrian circulation is provided through a continuous sidewalk network connecting the building entrance, parking areas, and adjacent public sidewalks.

5. Grading & Drainage

The grading plan establishes positive drainage away from structures and toward on-site stormwater facilities. Stormwater runoff is collected via inlets and conveyance piping and routed to proposed dry retentions sized to meet the City's stormwater criteria and St. Lucie County Erosion & Sedimentation Control requirements.

The stormwater system is designed to:

- Meet pre- vs. post-development discharge requirements
- Provide water-quality treatment per **FDEP ERP criteria**
- Provide flood protection consistent with local and state regulations

6. Landscaping & Urban Design

The landscape plan incorporates native and drought-tolerant species consistent with the City's landscape code and Florida-Friendly Landscaping principles. Required buffers, interior parking lot landscaping, and foundation plantings are provided. Mechanical equipment, refuse areas, and service functions are screened from public view through landscaping and architectural treatments.

7. Lighting & Environmental Considerations

Site lighting is designed to minimize off-site glare and comply with LDC illumination standards. No adverse environmental impacts are anticipated. The project does not encroach upon wetlands, conservation areas, or protected habitats.

8. Concurrency & Level-of-Service (LOS)

The project has been evaluated for impacts to:

- Transportation
- Potable water
- Wastewater
- Solid waste

- Drainage
- Parks & recreation
- Public schools (if applicable)

Based on the proposed development program and available system capacity, the project is expected to meet applicable **Level-of-Service (LOS)** standards. A formal **Certificate of Concurrency Application** will be submitted through the City's **EPL portal**.

10. Compliance Summary

The proposed development complies with:

- City of Fort Pierce LDC
- Comprehensive Plan policies
- Zoning district dimensional standards
- Parking and loading requirements
- Landscape and buffer regulations
- Stormwater management criteria
- FPUA utility standards
- Fire access and life-safety requirements

The project meets the intent of the City's development regulations by providing a functional, safe, and aesthetically cohesive site design that supports the surrounding built environment.

Prepared by:

Alejandro Bosch, P.E.,
Civil Design Engineering, LLC
6973 SW 161st Place
Miami, FL 33193

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1728200 OR BOOK 1230 PAGE 0002
Recorded: 06-15-99 03:36 P.M.

Prepared by and return to:
J. Stephen Tierney, III
Neill, Griffin, Jeffries,
Fowler, Tierney & Neill
Post Office Box 1270
Fort Pierce, Florida
(Courthouse Box #50)

Doc Assump: $ 0.00
Doc Tax : $ 140.00
Int Tax : $ 0.00

WARRANTY DEED

This Warranty Deed Made the 11th day of June, 1999 by THE GIRLS' COTTAGE AND CAMP ASSOCIATION OF ST. LUCIE COUNTY, INC., a Florida Non-Profit Corporation hereinafter called the grantor, to SOUTHEASTERN CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTIST, INC., whose post office address is PO Box 2048 Ft. Pierce, FL 34954, hereinafter called the grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration 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, State of Florida, viz:

Lots 1, 2 and 3 of block 3 in the Subdivision entitled "HOME PLACE SUBDIVISION" as recorded in Plat Book 4 on Page 11 of the Public Records of St.Lucie County, Florida; **AND**

Lot 1, Block 4 in the Subdivision entitled "KANAWHA PARK SUBDIVISION, as recorded in Plat Book 3 on Page 6 of the Public Records of St. Lucie County, Florida; together with the North 1/2 of a vacated alley along the South side of said Lot 1.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

THE GIRLS' COTTAGE AND CAMP ASSOCIATION OF ST. LUCIE COUNTY, INC., a Non-Profit Corporation

Melissa Kay Leisure
Signature
Melissa Kay Leisure
Printed Signature

By: Paul Driscoll
Paul Driscoll, President

Elizabeth K. Ferguson
Signature
Elizabeth K. Ferguson
Printed Signature

PO Box 1569 Ft Pierce, FL 34954
Post Office Address

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared PAUL DRISCOLL, President of The Girls' Cottage and Camp Association of St. Lucie County, Inc., known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same on behalf of said corporation, or that I relied upon the following forms of identification of the above named person Fl drivers license.

WITNESS my hand and official seal, in the County and State last aforesaid on this 14th day of June, 1999.

Elizabeth K. Jorgensen
Notary Public - State of _____

My Commission Expires:

ELIZABETH K. JORGENSEN
MY COMMISSION # CC 691474
EXPIRES: January 25, 2002
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

Property Identification

Site Address:	1220 DELAWARE AVE
Sec/Town/Range:	09/35S/40E
Parcel ID:	**2409-807-0012-000-5**
Jurisdiction:	Fort Pierce
Land Use Code:	7100 - CHRCHS
Account #:	**22664**
Map ID:	24/09S
Zoning:	Medium Den

Legal Description

KANAWHA PARK BLK 4 LOT 1 AND N 1/2 OF VAC ALLEY ADJ ON S AND BLK 6 LOT 1 AND S 1/2 OF VAC ALLEY ADJ ON N AND LOTS 2, 3, 4 AND 5 AND BLK 3 OF HOME PLACE S/D OF LOTS 1, 2, 3, 4, 5 AND 6 (1.97 AC) (OR 684-2564: 1404-136: 768-2044: 1230-2: 1528-1764)

Total Areas

Finished/Under Air (SF):	9,532
Gross Sketched Area (SF):	10,781
Land Size (acres):	1.97
Land Size (SF):	85,685

Map

State of Florida, Microsoft, Vantor Powered by Esri

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	160	160

Sources/links:

Ownership

Southeastern Conf Association of Seventh Day
1701 Robie AVE
Mount Dora, FL 32757-6339

Current Values

Just/Market value:	$479,200
Assessed value:	$479,200
Exemption value:	$479,200

Taxable value:	$0

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

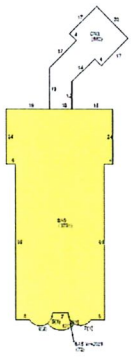
Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 11, 1999	1230/0002	XX02	WD	GIRLS COTTAGE AND CAMP ASSOC	$20,000
Mar 13, 1991	0731/2181	XX01	WD		$3,000

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	725	1970
CHAINLINK 6'	1	902	2004
CHAINLINK 4'	1	70	2004

Building Information

(1 of 3)
Finished Area: 3,864 SF
Gross Area: 4,526 SF



Exterior

Building Type:	CH4
Quality:	Y_D
Number of Units:	1
Year Built:	1970
Effective Year:	1995
Story Height:	1 Story
Roof Structure:	Wood Truss
Roof Cover:	Dim Shingle
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior

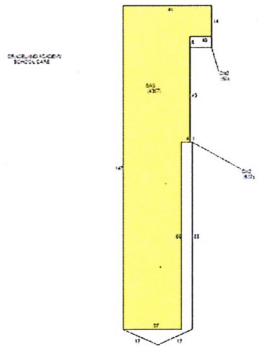
Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

Building Information

(2 of 3)

Finished Area: 4,357 SF

Gross Area: 4,944 SF



Exterior

Building Type:	SCHL
Quality:	Y_D
Number of Units:	1
Year Built:	1960

Interior

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

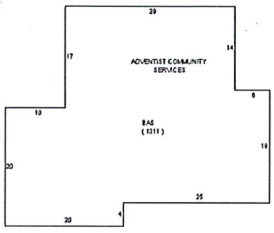
Effective Year:	1975	Electric:	AVERAGE
Story Height:	1 Story	Heat Type:	FrcdHotAir
Roof Structure:	Wood Truss	Heat Fuel:	Electric
Roof Cover:	Dim Shingle	Heated %:	100%
Primary Wall:	Conc Block	Primary Int Wall:	Drywall
Secondary Wall:		Primary Floors:	Vinyl Tiles
View:			

Building Information

(3 of 3)

Finished Area: 1,311 SF

Gross Area: 1,311 SF



Exterior

Building Type:	CH3
Quality:	Y_D
Number of Units:	1
Year Built:	1947
Effective Year:	1975
Story Height:	1 Story
Roof Structure:	Mansard
Roof Cover:	Mod Bitimun
Primary Wall:	CB Stucco
Secondary Wall:	Brk/Masonry
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	CONC GRD

Values Breakdown

2025	
Building	$343,400
SFYI	$10,200
Land	$125,600
Just/Market	$479,200
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$479,200
Exemptions	$479,200
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025		Church	$479,200

Important

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.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount

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

Permits

Number	Issue Date	Description	Amount	Fees
DM2003-24	Jun 20, 2003	Demolition	$2,450	$100
FE2003221	Jan 13, 2004	Chainlink Fence	$850	$75

Number	Issue Date	Description	Amount	Fees
RF20042117	Dec 9, 2004	Roof	$15,500	$280
DM2006150	Sep 13, 2006	Demolition	$0	$260
BP10-1757	Aug 25, 2010	Demolition	$0	$200
BP13-2859	Sep 26, 2013	Alterations/Remodeling	$1,800	$83
BP17-3151	Nov 13, 2017	Roof	$11,200	$0
BP18-0357	Feb 1, 2018	Roof	$1,500	$0
BP18-4240	Dec 17, 2018	Roof	$40,000	$0
BP19-1686	May 29, 2019		$5,580	$0
BP19-3585	Jan 22, 2020		$400,000	$0
BP20-3066	Oct 14, 2020	Driveway	$10,000	$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**

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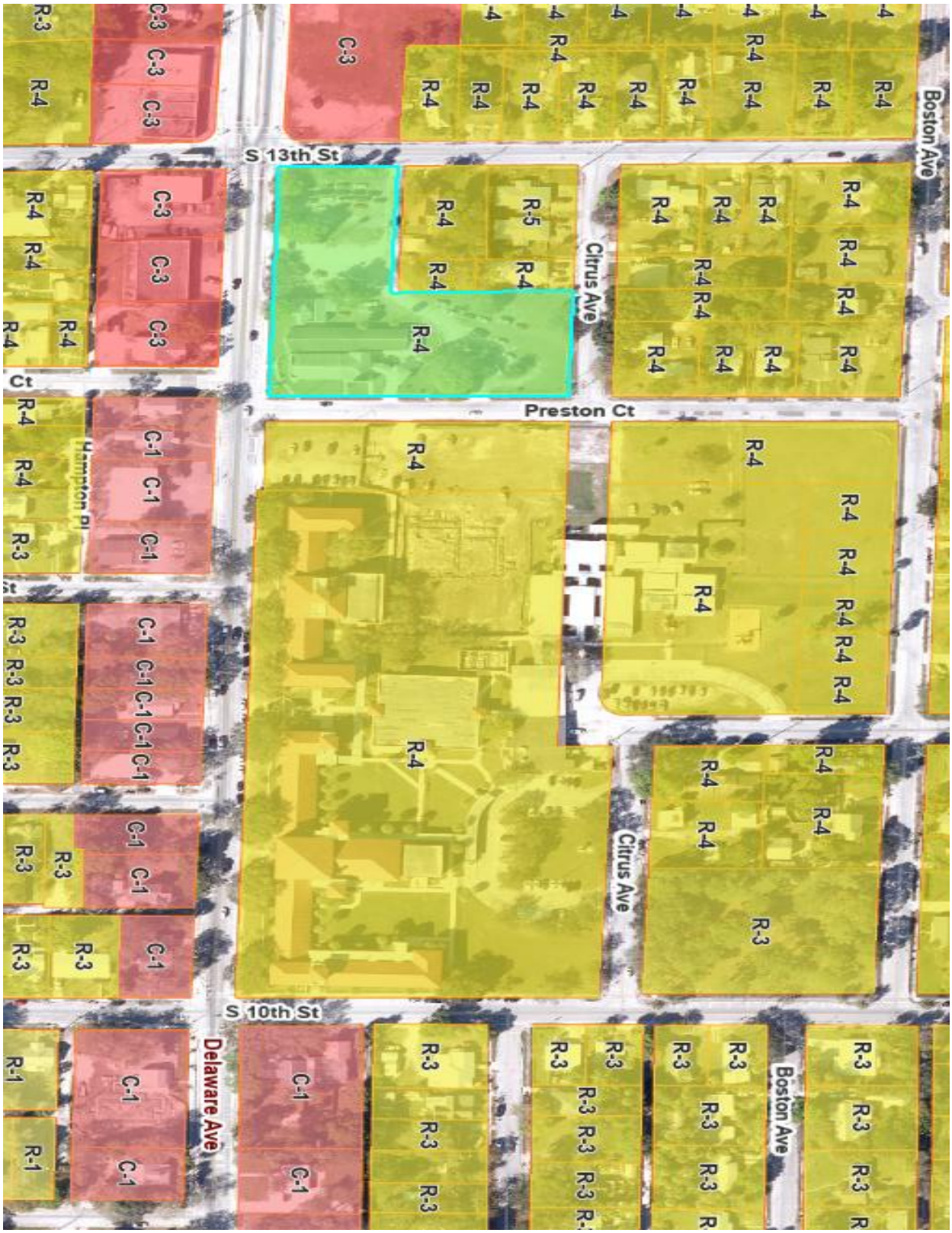
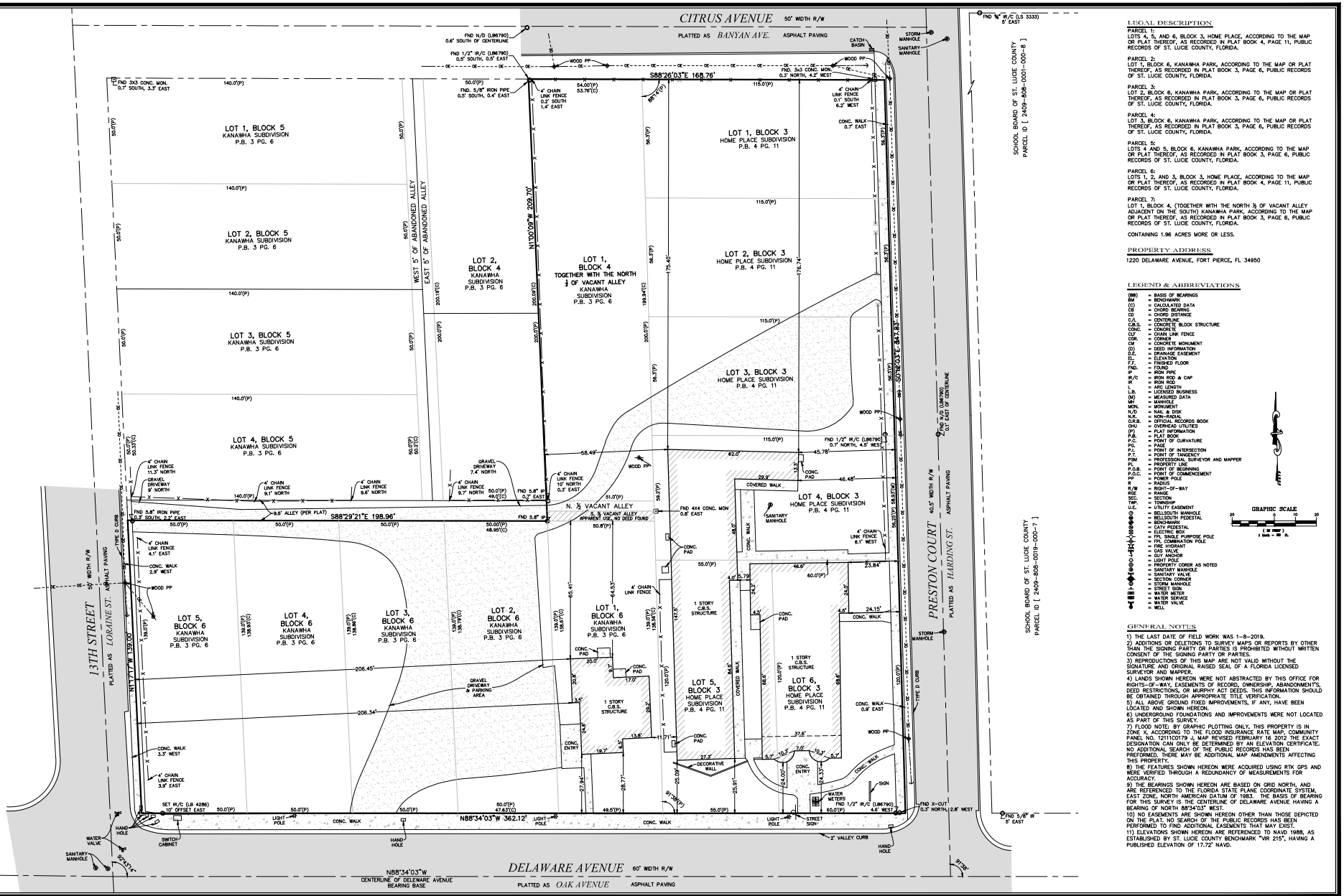
Ariel Map/General Location

Zoning Map


S 13th St
Boston Ave
Citrus Ave
Preston Ct
Hampton Pl
Citrus Ave
S 10th St
Delaware Ave
Boston Ave

Rendering of Signs

There are no proposed signs for new storage building. No other signs besides what is currently on property are being proposed.



LEGAL DESCRIPTION

PARCEL 1:
LOTS 4, 5, AND 6, BLOCK 3, HOME PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
LOT 1, BLOCK 6, KANAWHA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 2, BLOCK 6, KANAWHA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
LOT 3, BLOCK 6, KANAWHA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:
LOTS 4 AND 5, BLOCK 6, KANAWHA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 6:
LOTS 1, 2, AND 3, BLOCK 3, HOME PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
LOT 1, BLOCK 4, (TOGETHER WITH THE NORTH ½ OF VACANT ALLEY ADJACENT ON THE SOUTH) KANAWHA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.96 ACRES MORE OR LESS.

PROPERTY ADDRESS

1220 DELAWARE AVENUE, FORT PIERCE, FL 34950

LEGEND & ABBREVIATIONS

(BB) = BASIS OF BEARINGS
BM = BENCHMARK
(C) = CALCULATED DATA
CB = CHORD BEARING
CD = CHORD DISTANCE
C/L = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
C.L.F. = CHAIN LINK FENCE
COR. = CORNER
CM = CONCRETE MONUMENT
(D) = DEED INFORMATION
D.E. = DRAINAGE EASEMENT
EL. = ELEVATION
F.F. = FINISHED FLOOR
FND. = FOUND
IP = IRON PIPE
IR/C = IRON ROD & CAP
IR = IRON ROD
L = ARC LENGTH
L.B. = LICENSED BUSINESS
(M) = MEASURED DATA
MH = MANHOLE
MON. = MONUMENT
N/D = NAIL & DISK
N/R = NON-RADIAL
O.R.B. = OFFICIAL RECORDS BOOK
OHU = OVERHEAD UTILITIES
(P) = PLAT INFORMATION
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PL = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT-OF-WAY
RGE = RANGE
SEC. = SECTION
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
= BELLSOUTH MANHOLE
= BELLSOUTH PEDESTAL
= BEND-MARK
= CABLE TV PEDESTAL
= ELECTRIC BOX
= FPL SINGLE PURPOSE POLE
= FPL COMBINATION POLE
= FIRE HYDRANT
= GAS VALVE
= GUY ANCHOR
= LIGHT POLE
= PROPERTY CORNER AS NOTED
= SANITARY MANHOLE
= SANITARY VALVE
= SECTION CORNER
= STORM MANHOLE
= STREET SIGN
= WATER METER
= WATER SERVICE
= WATER VALVE
= WELL

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

GENERAL NOTES

1) THE LAST DATE OF FIELD WORK WAS 1-8-2019.
2) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
5) ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
6) UNDERGROUND FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7) FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, MAP REVISED FEBRUARY 16 2012 THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PREFORMED, THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.
8) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
9) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983. THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF DELAWARE AVENUE HAVING A BEARING OF NORTH 88°34'03" WEST.
10) NO EASEMENTS ARE SHOWN HEREON OTHER THAN THOSE DEPICTED ON THE PLAT. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED TO FIND ADDITIONAL EASEMENTS THAT MAY EXIST.
11) ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 1988, AS ESTABLISHED BY ST. LUCIE COUNTY BENCHMARK "MR 215", HAVING A PUBLISHED ELEVATION OF 17.72' NAVD.

THOMAS P. KIERNAN — DATE
Professional Surveyor & Mapper
Florida Certificate No. 6199

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET ■ FORT PIERCE, FLORIDA 34981
153 SW FLAGLER AVENUE ■ STUART, FLORIDA 34994
PHONE: 772-464-3537 ■ FAX: 772-464-9497 ■ www.cv-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4256

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	1/8/19
CALCS.	JDJ	1/9/19
DRAWN	JDJ	1/11/19
DETAILED	JDJ	1/15/19
CHECKED	TPK	
APPROVED	TPK	

Macedonia SDA Church

Boundary Survey

DATE: 1/15/19
HORIZ. SCALE: 1"=20'
VERT. SCALE:
JOB No. 18-259
SHEET 1 of 1

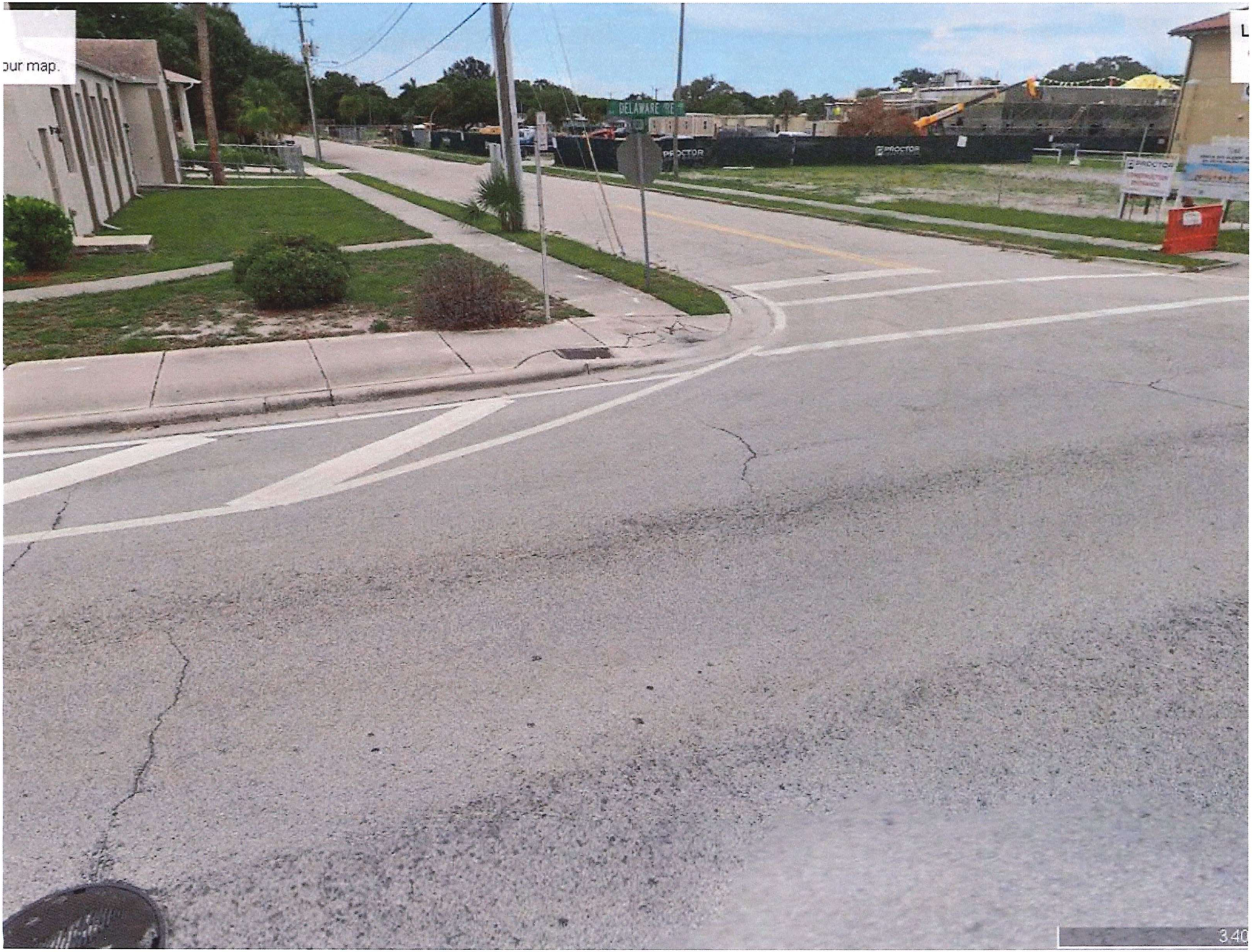
P:\Proj\2018\18-259 Macedonia SDA Church, 1220 Delaware Ave\18-259 Macedonia SDA Church, 1220 Delaware Ave.dwg Richtel, 1/15/2019 2:33 PM By: JONATHAN JONES

DANGER
HARD HAT AREA
DANGER
KEEP OUT

our map.
L
4.50

our map.

DANGER
HARD HAT AREA
DANGER
KEEP OUT

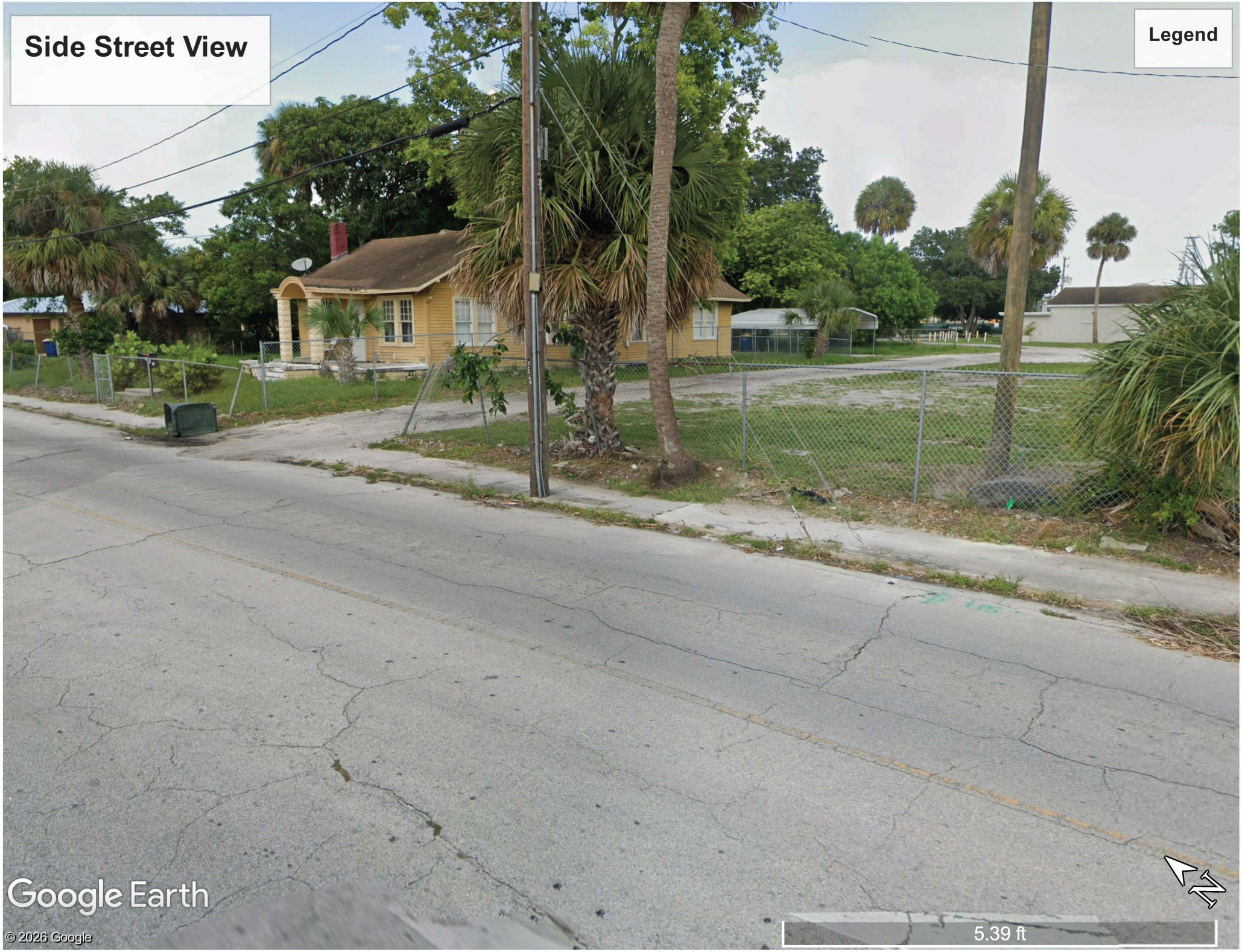

DELAWARE
PROCTOR
PROCTOR
PROCTOR

Photos of Property

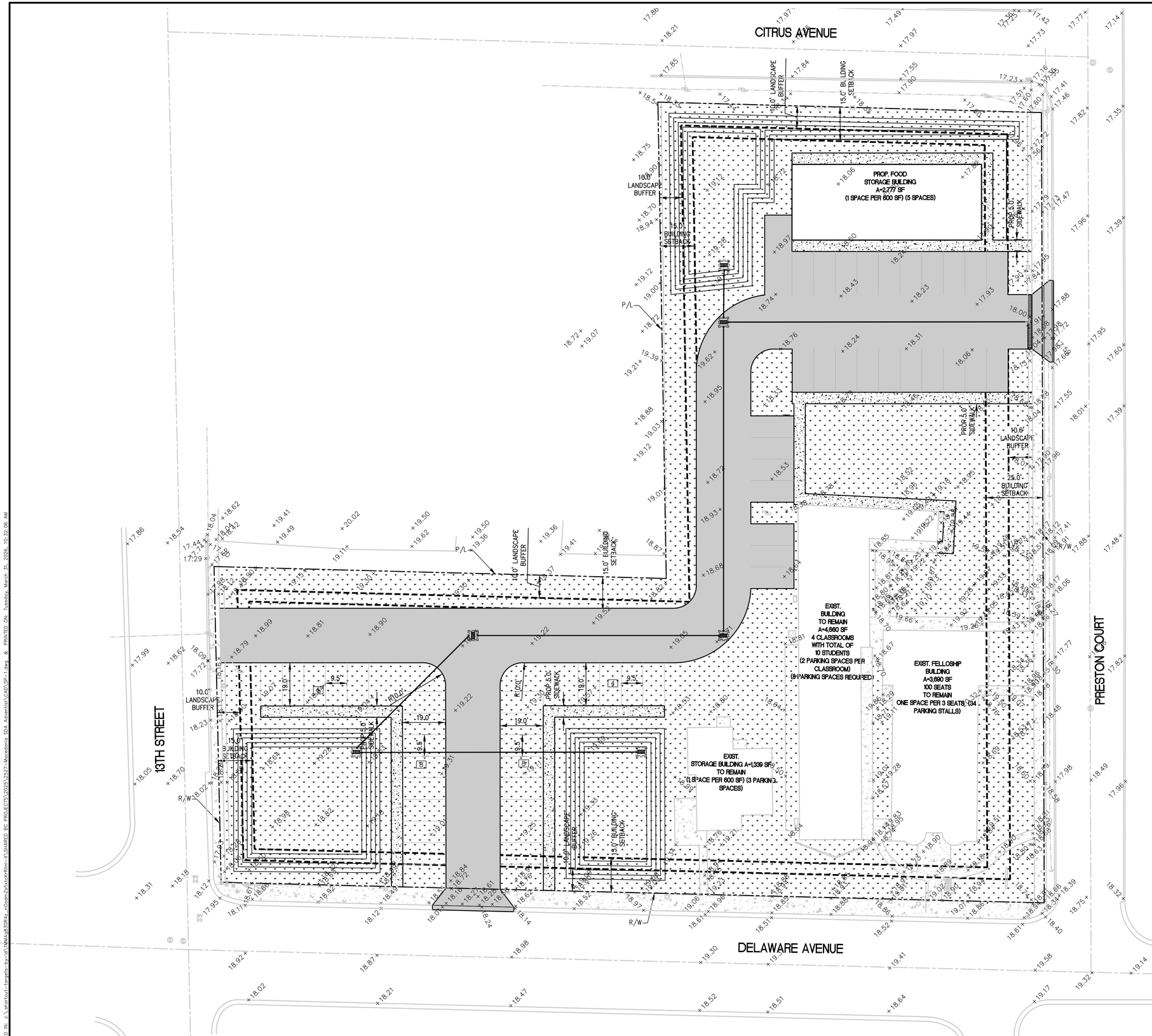
MACEDONIA
SEVENTH-DAY ADVENTIST CHURCH
SABBATH SCHOOL 10:00
WORSHIP SERVICE 11:00

Untitled Map
Write a description for your map.
Legend
Si Mi Reyna Antojitos
Southpaw Plumbing & Metering Services
13TH STREET
NEXT SIGNAL
Google Earth
© 2026 Google
4.80 ft

2nd Front Street View
Legend
DEL TORO
FOR
SHERIFF
Google Earth
© 2026 Google
5.20 ft


Side Street View
Legend
Google Earth
© 2026 Google
5.39 ft
N

Side Street View
Legend
1220 Delaware Ave
1220
1222
1226
1233
405
1203
1205
1219
Fort Pierce Macedonia SDA Church
First Church of Christ Scientist
Florida Architects
Delaware Ave
Bargain Buys Beauty Supply
Southpaw Plumbing & Metering Services
1226
1230
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
100 ft
N



LEGEND:

- NEW ASPHALT CONCRETE PAVEMENT, 1 1/2" ASPHALT CONCRETE 8" COMPACTED LIMEROCK BASE COURSE 12" STABILIZED SUBBASE
- PROPOSED SOD AREA
- PROPOSED CONCRETE AREA
- BUILDING SETBACK
- LANDSCAPE BUFFER
- [9] NUMBER OF STANDARD PARKING SPACES
- [1–H] NUMBER OF ACCESSIBLE PARKING SPACES

PROPERTY ADDRESS:	1220 DELAWARE AVENUE, FT. PIERCE, FL 34950		
ZONING	R-4		
PROPERTY AREA	85,446 SF	196 Ac	
AREA BREAKDOWN			
BUILDING	12,446 SF	0.29 Ac	15 %
ASPHALT+ CONCRETE	24,135 SF	0.55 Ac	28 %
TOTAL PERVIOUS AREA	48,868 SF	1.12 Ac	57 %
BUFFERS REQUIRED/PROVIDED			
BUILDING SETBACKS	FRONT 25', SIDES 15', REAR 15'		
LANDSCAPE SETBACKS	FRONT 10', SIDES 10, REAR 10'		
PARKING PROVIDED			
PROPOSED SPACES	PAVED REGULAR SPACES = 49 PAVED DISABLED SPACES= 2 TOTAL PARKING PROVIDED= 51 SPACES		
PARKING REQUIRED			
FELLOWSHIP HALL (1 SPACE PER 3 SEATS) = 100 SEATS= 34 PARKING STALLS CLASSROOMS (2 SPACES PER CLASSROOM) = 4 CLASSROOMS= 8 PARKING STALLS STORAGE (1 SPACE PER 600 SF) = 4,116 SF= 7 PARKING STALLS			

bosch engineering solutions
Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com
+1 (786) 292-2346
www.boschcorp.com

PROJECT NAME
MACEDONIA CHURCH SDA ADDITION
1220 DELAWARE AVENUE, FT. PIERCE, FL 34950

SHEET TITLE
SITE PLAN

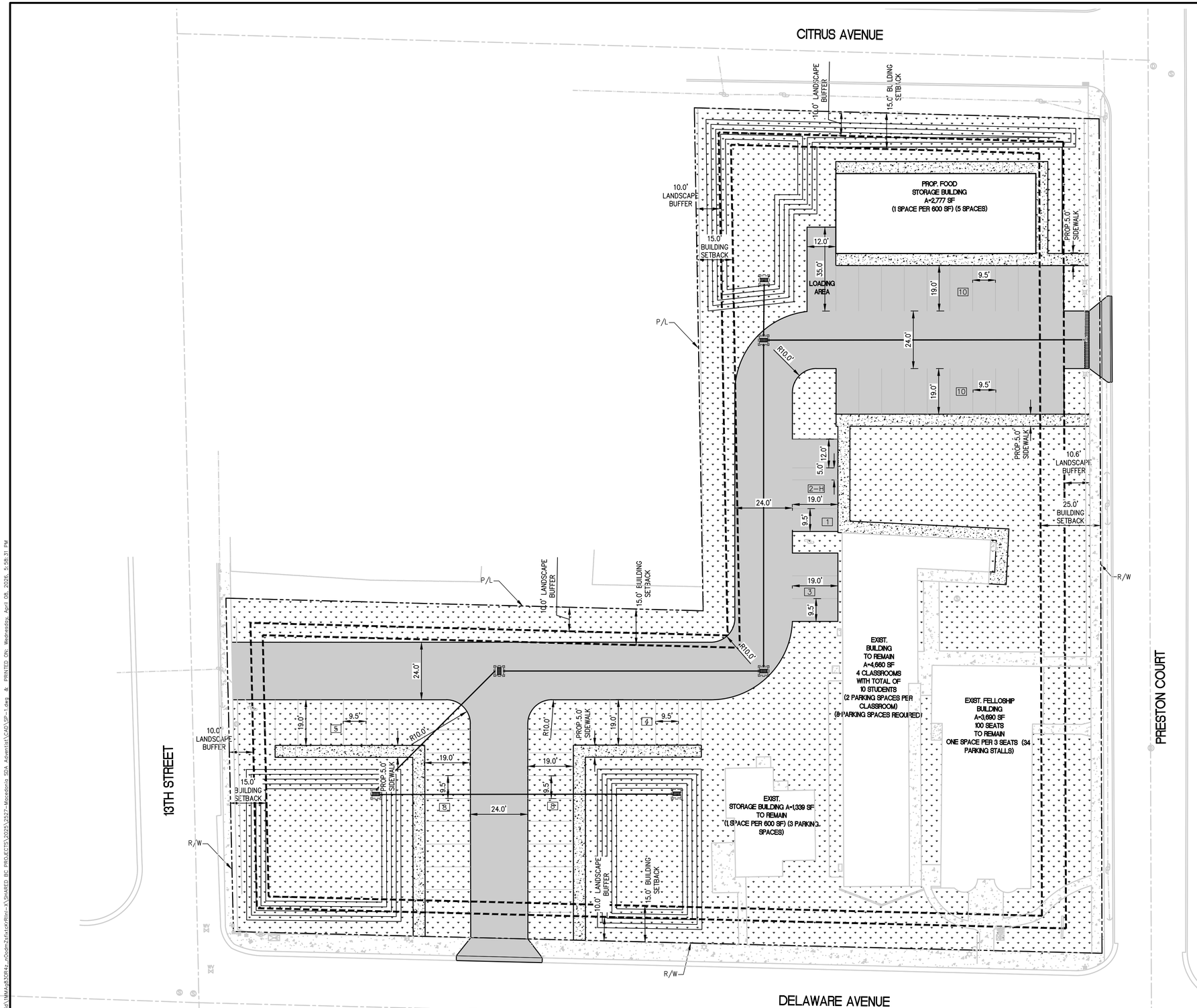
B.E.S PROJ. No.: _____
DATE: AUGUST, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS
date description no.

SHEET
SP-1

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH BOSCH ENGINEERING SOLUTIONS, INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

LOCATED IN: J:\shortcut-targets-by-id\1MMA8J0R4z_rDsdmZzRxKRlmr_X\SHARED BC PROJECTS\2025\2527-Macedonia SDA Adventist\CAD\SP-1.dwg & PRINTED ON: Tuesday, March 31, 2026, 10:32:06 AM



0 10 20
1" = 20'

LEGEND:

- NEW ASPHALT CONCRETE PAVEMENT, 1 1/2" ASPHALT CONCRETE 8" COMPACTED LIMEROCK BASE COURSE 12" STABILIZED SUBBASE
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PROPOSED SPACES	PAVED REGULAR SPACES = 24 PAVED DISABLED SPACES= 2 TOTAL PARKING PROVIDED= 51 SPACES		GRASS PARKING = 25
PARKING REQUIRED			
FELLOWSHIP HALL (1 SPACE PER 3 SEATS) = 100 SEATS= 34 PARKING STALLS CLASSROOMS (2 SPACES PER CLASSROOM) = 4 CLASSROOMS= 8 PARKING STALLS STORAGE (1 SPACE PER 600 SF) = 4,116 SF= 7 PARKING STALLS			

bosch engineering solutions
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www.civildesignengineering.com
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www.boschcorp.com

PROJECT NAME
MACEDONIA CHURCH SDA ADVENTIST ADDITION
1220 DELAWARE AVENUE, FT. PIERCE, FL 34950

SHEET TITLE
SITE PLAN

B.E.S PROJ. No.: _____
DATE: AUGUST, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS
date description no.

SHEET
SP-1

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PLOTTED IN: J:\shortcut-targets-by-id\1MMAq83ORAz_rDsdmZsRsYoKRlm-X\SHARED BC PROJECTS\2025\2527-Macedonia SDA Adventist\CAD\SP-1.dwg & PRINTED ON: Wednesday, April 08, 2026, 5:58:31 PM

Civil Design Engineering LLC.
Telf: 786-439-9837

6973 SW 161st Place
Miami, FL 33193

Design Review Narrative

Project Overview

The proposed development consists of a 2,777 sf storage building on a 1.96-acre parcel located at 1220 Delaware Ave, Ft. Pierce, FL. The project includes associated parking, drive aisles, pedestrian circulation, utility connections, stormwater management, and landscaping improvements. The design has been prepared in accordance with applicable Ft. Pierce code.

2. Site Design & Layout

- The proposed building is located to the north and maintain required setbacks and optimize internal circulation.
- A total of **51 parking spaces** are provided, including **3 ADA-accessible spaces**, meeting the minimum parking requirements for medical office use.
- Pedestrian connectivity is provided via a continuous sidewalk system linking the building entrance to the public right-of-way and on-site parking areas.
- Service and loading functions are located at the rear of the building to minimize visibility from the public frontage.

Access & Circulation

- Primary vehicular access is provided via a full-access driveway on Preston Court and Delaware Avenue.
- Internal circulation is designed to accommodate emergency vehicles, delivery trucks, and standard passenger vehicles.
- Fire lane geometry and turning radii comply with **NFPA 1**, local fire code amendments, and the Fire Marshal's access requirements.

Grading & Drainage

- The site grading plan establishes positive drainage away from the building and toward on-site stormwater facilities.
- Stormwater runoff is collected via a system of inlets and solid conveyance piping and routed to an on-site dry retention area sized to meet water-quality and attenuation criteria.

- The design complies with the jurisdiction's stormwater management code, including pre- vs. post-development discharge requirements, retention volume, and flood protection levels.

Compliance Summary

The proposed development complies with all applicable requirements, including:

- Zoning district dimensional standards
- Parking and loading requirements
- Landscape and buffer regulations
- Stormwater management criteria
- Fire access and life-safety requirements

The project meets the intent of the Design Review criteria by providing a functional, aesthetically cohesive, and code-compliant site design that enhances the surrounding built environment.

Prepared by:

Alejandro Bosch, P.E.,
Civil Design Engineering, LLC
6973 SW 161st Place
Miami, FL 33193

ISSUE NUMBER	DATE	DESCRIPTION	REMARKS
1	11-12-23	A0.0, A2.0, A4.0	SCHEMATIC CLIENT REVIEW SET

REVISION INDEX LOG 17

PROPOSED FOOD SERVICE BUILDING FOR:

MACEDONIA SDA CHUCH

1220 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950

LEGAL DESCRIPTION :

KANAWHA PARK BLK 4 LOT 1 AND N 1/2 OF VAC ALLEY ADJ ON S AND BLK 6 LOT 1 AND S 1/2 OF VAC ALLEY ADJ ON N AND LOTS 2, 3, 4 AND 5 AND BLK 3 OF HOME PLACE S/D OF LOTS 1, 2, 3, 4, 5 AND 6 (1.97 AC) -OR 481-2544- 1404-134- 748-2041- 1290-2- 1538-17+/-)

PARCEL NUMBER :
2409-807-0012-000-5

DESIGN CODES:

BUILDING CODE:	FLA. BUILDING CODE 2020, (7TH EDITION)
PLUMBING CODE:	FLA. BUILDING CODE-PLUMBING 2020, (7TH EDITION)
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE 2018 EDITION
MECHANICAL CODE:	FLA. BUILDING CODE-MECHANICAL 2020, (7TH EDITION)
FUEL GAS CODE:	FLA. BUILDING CODE-FUEL GAS 2020, (7TH EDITION)
FBC EB:	FLA. BUILDING CODE-EXISTING BUILDING 2020, (7TH EDITION)
ACCESSIBILITY CODE:	CHAPTER 11, FLA. BUILDING CODE 2020 FLORIDA ACCESSIBILITY CODE 2020 FOR BUILDING CONSTRUCTION.
FLA. ENERGY CODE:	FLA. BUILDING CODE 2020 7TH EDITION, STATE OF FLA ENERGY EFFICIENCY
FIRE CODE:	NFPA 1, THE FIRE PREVENTION CODE 2018 NFPA 101, LIFE SAFETY CODE 2018 EDITION FLORIDA FIRE PREVENTION CODE, 2020, (7TH EDITION) AUTOMATIC SPRINKLER SYSTEMS, NFPA 13, 2016 EDITION NATIONAL FIRE ALARM CODE, NFPA 72, 2016 EDITION

EXISTING GROSS SQ FT OF BUILDING ..... 2,776 SQ FT

SPRINKLERED _____ NO
FIRE ALARM _____ NO
NUMBER OF STORIES _____ (1) TWO
FBC EXISTING BUILDING
BLDG. OCCUPANCY: _____ STORAGE (GROUP S-2) (FBC 302.3)
BUILDING TYPE: _____ II-B

OCCUPANCY CALCULATIONS:

ROOM NAME	SQ. FT.	FBC TABLE 1004.1.1	NFPA TABLE 7.3.1.2	NUMBER OF PEOPLE	MOST STRINGENT
FOOD STORAGE	2418 SF	300 SF / PER		9	9
			300 SF / PER	9	
OFFICE	117 SF	150 SF / PER		2	2
			150 SF / PER	2	
BREAKROOM	166 SF	150 SF / PER		2	2
			140 SF / PER	2	
BATHROOM	69 SF	20 SF / PER	-	-	-
TOTAL OCCUPANCY					13

MAX. TRAVEL DISTANCE _____ STORAGE (S) UN-SPRINKLERED 100'-0" MIN. 1 EXIT FBC 1017.2
MAX. TRAVEL DISTANCE PROVIDED: _____ 71'-9"
COMMON PATH OF TRAVEL: _____ 30'-0" MAX.

MINIMUM CORRIDOR
WIDTH MIT PASSAGEWAY: 72" (6'-0") (EXIT ACCESS CORRIDOR WITH CAPACITY OVER 100 PEOPLE)
FBC 1018.2 WIDTH
EXIT ACCESS CORRIDORS WITH A REQUIRED CAPACITY OF LESS THAN 100 PERSONS SHALL HAVE NOT LESS THAN 44" OF CLEAR WIDTH. NFPA 101 15.2.3.2.2

FBC TABLE 1005.3.2 (2.2) SPRINKLERED 13 X 0.2 = 2.6"
TOTAL EGRESS WIDTH REQUIRED

EGRESS WIDTH:
NUMBER OF EXITS PROVIDED: " [2] 2'-0" WIDE DOORS) = TOTAL 6'-0"
" [1] 3'-0" WIDE DOOR) = TOTAL 3'-0"

MINIMUM PLUMBING FIXTURES:
WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.

EXCEPTION 2: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR FEWER. (FBCP 403.2, EXCEPTION # 2)

MINIMUM PLUMBING FIXTURES FBC (PLUMBING) TABLE 403.1 (GROUP S)	MEN	WOMEN
TOILETS: 1/100 MEN AND WOMEN REQUIRED	1	1
TOILETS PROVIDED	1	1
LAV: 1/100 MEN AND WOMEN	1	1
LAVATORY PROVIDED	1	1

DRINKING FOUNTAIN PER 1000 OCCUPANTS REQUIRED
DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER. FBC P 410.2 SEE OCCUPANCY CALCULATIONS ABOVE PER FBC-B 1004.1.1

SERVICE SINK. _____ 1 1 PROVIDED

CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR ANY DOCUMENTS NECESSARY TO VERIFY THAT ALL COMPONENTS REQUIRING PRODUCT APPROVAL PER FS 553.842 ARE IN COMPLIANCE AS PER PRODUCT APPROVAL INSTALLATION REQUIREMENTS.

BUILDING DATA 04

AERIAL VIEW 18

VICINITY MAP 19

ARCHITECTURAL
A0.0 -
A0.1 -
A0.2 -
A0.3 -
A0.4 -
A0.5 -
A1.0 -
A1.1 -
A2.0 -
A2.1 -
A2.2 -
A3.0 -
A3.1 -
A4.0 -
A4.1 -
A5.0 -
A5.1 -
A6.0 -
A7.0 -
A7.1 -
A7.2 -
A7.3 -
A7.4 -

STRUCTURAL
S0.0 -
S1.0 -
S1.1 -
S1.2 -
S2.0 -

INDEX OF DRAWINGS 15

MECHANICAL
M-1 -
M-2 -
M-3 -
M-4 -
M-5 -
M-6 -

PLUMBING
P-1 -
P-2 -
P-3 -
P-4 -
P-5 -

ELECTRICAL
E-1 -
E-2 -
E-3 -
E-4 -
E-5 -
E-6 -

OWNER :
SOUTH EAST CONFERENCE ASSOCIATION SEVENTH DAY
MACEDONIA SDA CHURCH
170' ROBIE AVENUE,
MOUNT DORA, FLORIDA 32757
PH: 772-464-1119

ARCHITECT :
OVAN O. DRUMMOND, AIA
ALLIED ARCHITECTURAL SERVICES, INC
P.O. BOX 431
PLYMOUTH , FLORIDA 32768
PH: 407-497-9672
EMAIL: GREG@ALLIEDARCHITECTURAL SERVICES.COM

CIVIL ENGINEERING:
TBD BY OWNER

MECHANICAL, ELECTRICAL AND PLUMBING:
AMPHION ENGINEERING
ATTN: RAFAEL DIAZ
2128 MAYFAIR WAY
TITUSVILLE, FLORIDA 32781
PH: 407-405-2639

PROJECT DIRECTORY 11

BUILDING CODE 07

XX KEYNOTE
100A DOOR NUMBER
SQUARE FEET
100 ROOMNAME ROOMNAME ROOM NUMBER
12 WALL TYPE
3 PLAN NOTE
W1 WINDOW TYPE
2A A1.1 SECTION CUT
ELEVATION TAG
2B A1.1 DETAIL OR ENLARGED PLAN TAG

SYMBOLS 20

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
A.C.T.	ACOUSTICAL CEILING TILE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANCH.	ANCHOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BRG.	BEARING
BM.	BEAM
BTWN.	BETWEEN
BLK.	BLOCK
BD.	BOARD
DIA.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
DN.	DOWN
DS	DOWNSPOUT
DWG.	DRAWING
D.W.	DRYWALL
D.F.	DRINKING FOUNTAIN
EA.	EACH
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ET CETERA
B.O.	BOTTOM OF
BTM.	BOTTOM
BLDG.	BUILDING
B.U.R.	BUILT UP ROOF
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT(S)
C.T.	CERAMIC TILE
C.O.	CLEANOUT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
C.J.	CONTROL JOINT
CONT.	CONTINUOUS
DET.	DETAIL
EXH.	EXHAUST
EXIST.	EXISTING
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
E.I.F.S.	EXT. INSUL. & FIN. SYSTEM
F.R.P.	FIBERGLASS REINFORCED PANEL
F.R.	FIRE RATED
FIN.	FINISH
F.E.	FIRE EXTINGUISHER
FLUOR.	FLUORESCENT
F.D.	FLOOR DRAIN
FLR.	FLOOR
FT.	FOOT, FEET
FTG.	FOOTING
F.V.	FIELD VERIFY
GALV.	GALVANIZED
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GR.	GRADE
GYP.	GYPSUM
HDW.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HORIZ.	HORIZONTAL
INCAN.	INCANDESCENT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MEZZ.	MEZZANINE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLDG.	MOULDING
M.R.	MOISTURE RESISTANT
MTG.	MOUNTING
MULL.	MULLION
NOM.	NOMINAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
N.W.I.S.	NO WORK IN SCOPE
INT.	INTERIOR
JT.	JOINT
K.O.	KNOCK OUT
LAM.	LAMINATED
LAV.	LAVATORY
LB.	POUND
L.H.	LEFT HAND
L.P.	LOW POINT
MFR.	MANUFACTURER
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL
NO.	NUMBER
O.C.	ON CENTER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
O.D.	OUTSIDE DIAMETER
P.T.	PRESSURE TREATED
PTD.	PAINTED
PNL.	PANEL OR PANELING
PART.	PARTITION
P.H.	PHYSICALLY HANDICAPPED
PLAS.	PLASTER
P.LAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PROP.	PROPERTY
Q.T.	QUARRY TILE
R.	RADIUS
REINF.	REINFORCED, REINFORCING
REQD.	REQUIRED
REV.	REVERSE
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
S.F.	SQUARE FEET, FOOTAGE
TEMP.	TEMPERED
THRES.	THRESHOLD
T.P.D.	TOILET PAPER DISPENSER
T.&G.	TONGUE AND GROOVE
T.&B.	TOP AND BOTTOM
T.O.F.	TOP OF FOOTING
T.O. MAS.	TOP OF MASONRY
T.O.S.	TOP OF STEEL
T.	TREAD
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VP	VAPOR PROOF
SCHED.	SCHEDULE
SLT.	SEALANT
SEC.	SECTION
SIM.	SIMILAR
SL.	SLOPE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SW.	SWITCH
TEL.	TELEPHONE
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W.C.	WATER CLOSET
W.H.	WATER HEATER
WP.	WATERPROOF
W.R.	WATER RESISTANT
W.W.M.	WELDED WIRE MESH
W/	WITH
W/O	WITHOUT
WD.	WOOD

ALLIED ARCHITECTURAL SERVICES, INC.
AA26002627 | IB26001439
Architecture | Planning
Interior design
P.O. BOX 431,
PLYMOUTH, FLORIDA
32768
PH : 407-497-9672
FAX : 1-800-380-5507

	REVISIONS	BY

CLIENT REVIEW SET
11-12-2023

PROPOSED FOOD SERVICE BUILDING FOR:
MACEDONIA SDA CHURCH
1220 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950

DRAWN BY: LR
CHECKED: GD
DATE: 11-02-2023
JOB NO.: 22-019
PLOT DATE: 11-12-2023
DRAWING NO.
A0.0
SHEET 1 of

1. EXISTING STORE FRONT TO REMAIN. NO WORK IN SCOPE.
2. EXISTING DEMISING WALL TO REMAIN.
3. NEW STUD WALL. REFER TO DETAIL 15/A2.0 FOR MORE INFORMATION. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN ALL WET AREAS.
4. EXISTING MASONRY COLUMN TO REMAIN.
5. NEW SERVICE SINK. REFER TO THE PLUMBING DRAWINGS FOR MORE INFORMATION.
6. NEW CONCRETE FLOOR TO BE POURED IN THE AREAS WHERE THERE IS NO SLAB. REFER TO THE STRUCTURAL DRAWINGS FOR MORE INFORMATION. STRUCTURAL DRAWINGS BY OTHERS.
7. EXISTING CMU WALL TO REMAIN. NO WORK IN SCOPE.

CONSTRUCTION PLAN KEYNOTES 13

REPRESENTS AN EXTERIOR 8"CMU BUILDING WALL

REPRESENTS A 42" HIGH WALL, WITH A 13" WOOD CAP.

REPRESENTS A NEW STUD WALL. REFER TO DETAIL 14/A2.1 FOR MORE INFORMATION

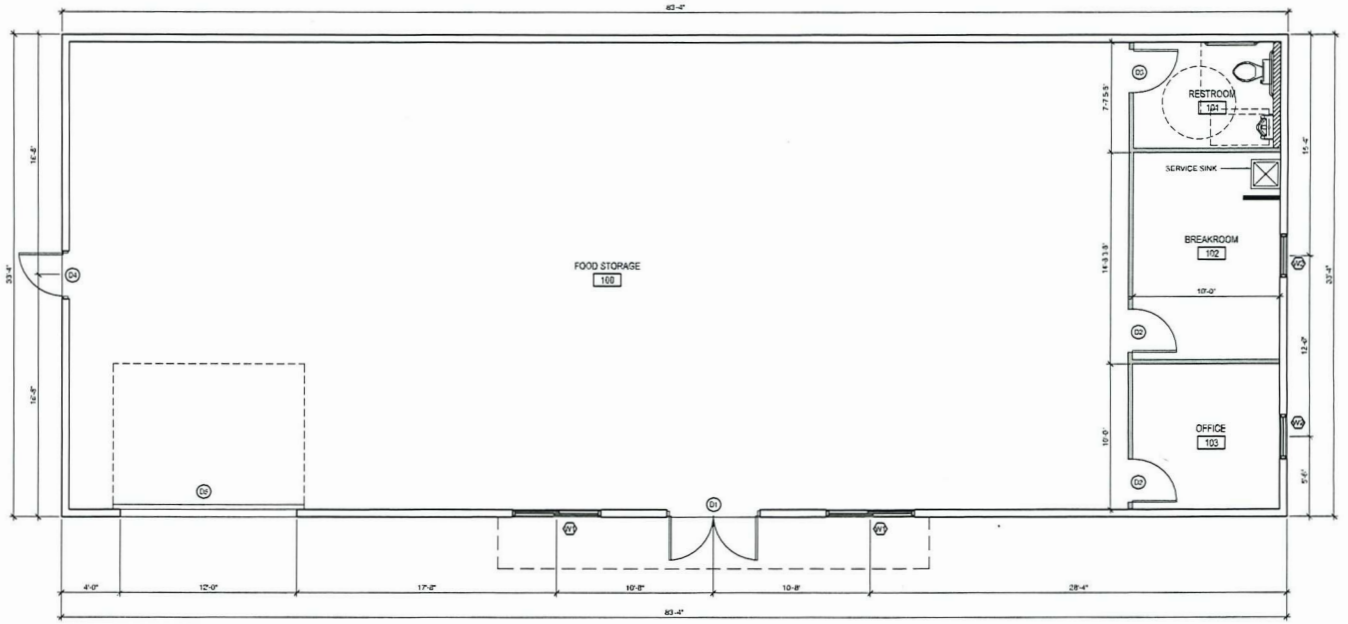
WALL LEGEND 18

WINDOW SCHEDULE

MARK	SIZE	WIND PRESSURE	COMMENT
W1	6'-0" X 5'-0" - SLIDER		
W2	3'-0" X 5'-0" - SH		

1. WINDOWS AND DOORS SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE WIND LOAD AND EMERGENCY EGRESS REQUIREMENTS. PER TABLE 1609.4B OF 2020 FLORIDA BLDG. CODE (IMPLIED PROVISION) FOR 145 MPH WIND, EXPOSURE C, IMPORTANCE FACTOR 0.87 AND MEAN ROOF HEIGHT OF 30' OR LESS, THE EXTERIOR OPENINGS SHALL BE DESIGNED TO WITHSTAND (WORST CASE) APPLIED WIND PRESSURES OF + 20.8 & -27.2 THE CONTRACTOR SHALL SUBMIT DOCUMENTATION THAT DOORS AND WINDOWS WILL MEET THESE MINIMUM PRESSURE LOADS.
2. CONTRACTOR TO VERIFY WINDOW AND DOOR OPENINGS WITH MANUFACTURERS BEFORE FORMING OPENINGS.

WINDOW SCHEDULE 19



CONSTRUCTION PLAN 1/4" = 1'-0" 03

1. THE INTENT OF THESE DRAWINGS IS TO INDICATE THE SCOPE OF WORK REQUIRED IN ORDER TO CONSTRUCT A COMPLETE AND FINISHED SPACE READY FOR TENANT OCCUPANCY. THE CONTRACTOR AND SUB-CONTRACTORS ARE EXPECTED TO VISIT THE PROJECT SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT - PRIOR - DISCREPANCIES WITHIN THE DRAWINGS OR POSSIBLE CONFLICTS WHICH AFFECT THE TO BE CONSTRUCTION - OF ANY PROPOSED OR THAT PROJECT THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE PROJECT
2. DO NOT SCALE THESE DRAWINGS.
3. CONTRACTOR MAY RELOCATE ANY NEW OUTLET SHOWN THAT FALLS WITHIN 3'-0" OF AN EXISTING OUTLET IF APPLICABLE.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AT NEW CONSTRUCTION AND FINISH FACE OF EXISTING WALLS.
5. NOT USED.
6. EXISTING PARTITIONS TO REMAIN ARE TO BE CLEANED AND PATCHED TO PREPARE FOR NEW FINISHES AS SPECIFIED IN THE FINISH NOTES.
7. WHERE NEW CONSTRUCTION JOINS EXISTING SURFACES MATCH AND ALIGN NEW FINISHES WITH THE EXISTING.
8. PROVIDE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2-A:10-B:C FOR EVERY 3000 SQUARE FEET OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT AT 2-6 1/2" A.F.F. - EXISTING FIRE EXTINGUISHERS AND CABINETS MAY BE RECHARGED REFURBISHED AND REINSTALLED IN THE APPROPRIATE LOCATIVE AS DIRECTED BY THE LOCAL FIRE INSPECTION OFFICIAL IN LIEU OF PURCHASING NEW EXTINGUISHERS. HOWEVER, IF REQUIRED CONTRACTOR WILL ALSO PROVIDE AND INSTALL NEW ADDITIONAL EXTINGUISHERS TO MEET CURRENT CODES. LOCATIONS OF EXTINGUISHERS TO BE APPROVED BY THE FIRE MARSHAL.

CONSTRUCTION NOTES 20

HARDWARE SET #1
THUMB TURN LOCK
DOOR SHALL BE UN-LOCK DURING OPERATING HOURS
(4) HINGES - HAGER OR EQUAL
FLOOR STOP - GLYNN JOHNSON
DOOR CLOSURE - LCN 4010 OR EQUAL

HARDWARE SET #2
LOCK SET- SCHLAGE NEPTUNE - AL50PD-626
(4) HINGES - HAGER OR EQUAL - US26D
FLOOR STOP - GLYNN JOHNSON - US26D

HARDWARE SET #3
PASSAGE LOCK - SCHLAGE NEPTUNE - AL70S-626
(4) HINGES - HAGER OR EQUAL
FLOOR STOP - GLYNN JOHNSON
DOOR CLOSURE - LCN 4010 OR EQUAL

HARDWARE SET #4
PRIVACY SET SCHLAGE NEPTUNE - AL40S-626
(4) HINGES - HAGER OR EQUAL - US26D
FLOOR STOP - GLYNN JOHNSON - US26D
DOOR CLOSURE - LCN 4010 OR EQUAL

HARDWARE SET #5
PANIC HARDWARE
(4) HINGES - HAKER OR EQUAL
PROVIDE LCN 4041 CLOSER
DOOR CLOSURE - LCN 4010 OR EQUAL

HARDWARE SET # 6
PASSAGE SET- SCHLAGE NEPTUNE - AL40PD-626
(4) HINGES - HAGER OR EQUAL - US26D
FLOOR STOP - GLYNN JOHNSON - US26D
DOOR CLOSURE - LCN 4010 OR EQUAL
PANIC HARDWARE

P1 : CONTRACTOR TO VERIFY WITH OWNER
ST-1 : CONTRACTOR TO VERIFY WITH OWNER

DOOR & HARDWARE NOTES
1. ALL DOORS TO COMPLY WITH N.F.P.A. 101 7-1.2.1
2. ADJUST ALL CLOSERS TO A 5 LB OPENING FORCE.
3. ALL ENTRY LOCKS TO BE KEYED TO BUILDING MASTER. COORDINATE WITH OWNER.
4. "SOW" DENOTES, SOLID - CORE WOOD
5. PROVIDE LCN 4041 CLOSER
6. "US 26D" - SATIN CHROMIUM PLATED FINISH.
7. SOW DENOTES SOLID CORE WOOD
8. EXISTING PANIC HARDWARE TO REMAIN. VERIFY IN GOOD WORKING CONDITION. NOTIFY SW PM IF NOT WORKING.
9. ALL DOORS TO BE #1 AIN GRADE (BIRCH) IN WD FRAME.
10. PROVIDE AS AN ALTERNATE, STAIN GRADE 3 1/2" CASING AND JAMBS PROFILE TO BE DETERMINED
11. ALL INTERIOR LOCKS ARE TO BE KEYED TO TENANT SUB MASTER.
12. DOORS TO REMAIN OPEN AT ALL TIME DURING BUSINESS OPERATION.

DOOR & FRAME SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THKNS.	DOOR MATL.	DOOR FINISH	FRAME MATL.	FRAME FINISH	LABEL	HDWR. SET	REMARKS
D1	(2) 3'-0"	7'-0"	1-3/4"	ALUM	ST-1	HM	P1	-	1	STOREFRONT DOOR - TEMPERED
D2	3'-0"	7'-0"	1 3/4"	WOOD	ST-1	HM	P1	-	2	SOLID CORE DOOR
D3	3'-0"	7'-0"	1 3/4"	WOOD	ST-1	HM	P1	-	4	SOLID CORE DOOR
D4	3'-0"	7'-0"	1 3/4"	WOOD	ST-1	HM	P1		1	METAL DOOR
D5	12'-0"	10'-0"	1 3/4"	METAL	ST-1	METAL	P1			OVERHEAD DOOR

DOOR SCHEDULE 1/4" = 1'-0" 04

ALLIED ARCHITECTURAL SERVICES, INC.
AA26002607 | IB26001439
Architecture | Planning
Interior design
P.O. BOX 431,
PLYMOUTH, FLORIDA
32768
PH: 407-497-9672
FAX: 1-800-389-5607

REVISIONS	BY

CLIENT REVIEW SET
11-12-2023

PROPOSED FOOD SERVICE BUILDING FOR:
MACEDONIA SDA CHURCH
1220 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950

DRAWN BY: LR
CHECKED: GD
DATE: 11-02-2023
JOB NO: 22-010
PLOT DATE: 11-12-2023
DRAWING NO.
A2.0
SHEET 3 of 9

NOT USED - 13

E EXISTING
N NEW
R RELOCATED

2 X 2 ACOUSTICAL CEILING TILE AND GRID AT 12'-0" A.F.F.

REPRESENTS WAP WIRELESS APPLICATION PROTOCOL BY OTHERS

REPRESENTS A SECURITY CAMERA BY OTHERS

REPRESENT A PENDANT LIGHT FIXTURE.

REPRESENTS A HIGH BAY LIGHT FIXTURE.

REPRESENT A 2 X 2 LIGHT FIXTURE.

FLORESCENT FIXTURE SUSPENDED FROM THE ROOF DECK.

EXIT LIGHT "LED" WITH BATTERY BACK-UP LITHONIA LE-P-R-1-R-120-EL-N CONNECT TO UNSWITCHED LIGHTING CIRCUIT

COMBO EMERGENCY AND EXIT LIGHT "LED" WITH BATTERY BACK-UP LITHONIA LE-P-R-1-R-120-EL-N CONNECT TO UNSWITCHED LIGHTING CIRCUIT

EMERGENCY LIGHT WITH BACK-UP BATTERY

HVAC RETURN DIFFUSER

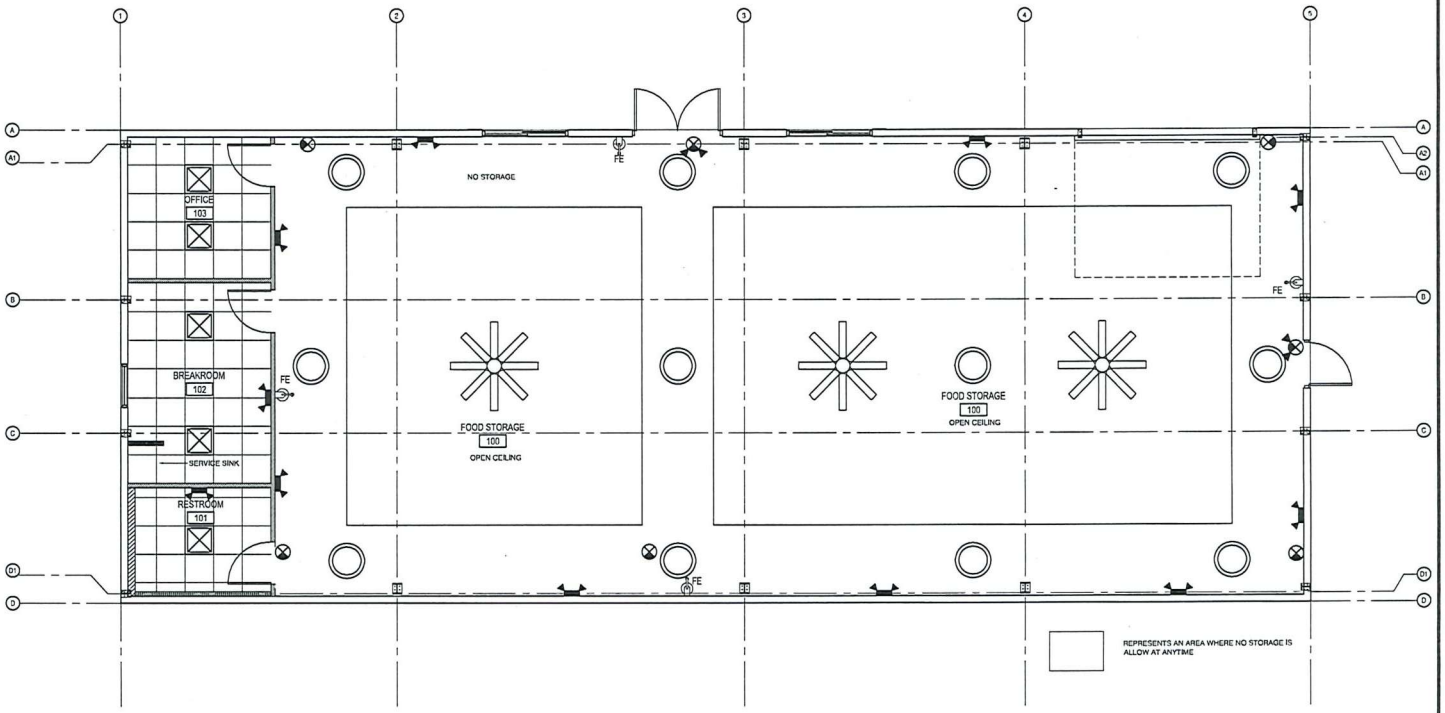
HVAC SUPPLY DIFFUSER

REPRESENTS AN EXHAUST FAN.

REFLECTED CEILING PLAN LEGEND 19

1. RESPONSIBILITY OF CONTRACTOR TO CONNECT REQUIRED AMOUNT OF LIGHTS TO EMERGENCY CIRCUITS AND TO PROVIDE MINIMUM 1 FOOTCANDLE EMERGENCY LIGHTING IN ACCORDANCE WITH THE LIFE SAFETY CODE.
2. EMERGENCY LIGHTS TO BE CONNECTED TO EMERGENCY CIRCUITS. COMPLY W/ NATIONAL ELEC. CODE.
3. EXIT LIGHTS SHALL BE CIRCUITED TO SEPARATE CIRCUIT. COMPLY W/ NATIONAL ELEC. CODE.
4. ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO BE VERIFIED WITH ARCHITECT BEFORE PROCEEDING.
5. GENERAL CONTRACTOR TO RE-LAMP, RE-BALLAST AND CLEAN LENSES OF ALL EXISTING AND/OR RELOCATED LIGHT FIXTURES AND ENSURE FIXTURES ARE WORKING PROPERLY

REFLECTED CEILING PLAN NOTES - 20



REFLECTED CEILING PLAN 1/4" = 1'-0" 04

ALLIED ARCHITECTURAL SERVICES, INC.
AA26002607 | IB26001439
Architecture | Planning
Interior design
P.O. BOX 431,
PLYMOUTH, FLORIDA
32768
PH : 407-497-9672
FAX : 1-800-380-5507

REVISIONS	BY

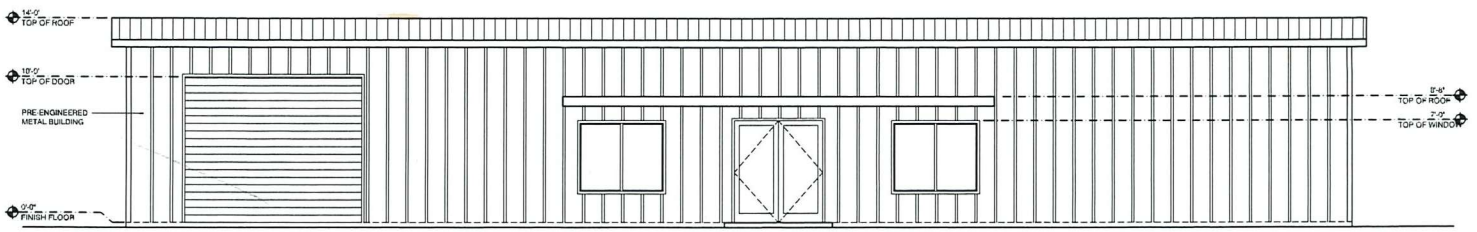
90% CLIENT REVIEW SET
09-30-2024

PROPOSED FOOD SERVICE BUILDING FOR:
MACEDONIA SDA CHURCH
1220 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950

DRAWN BY:	LR
CHECKED:	CD
DATE:	11-02-2023
JOB NO.:	23-019
PLOT DATE:	09-30-2024

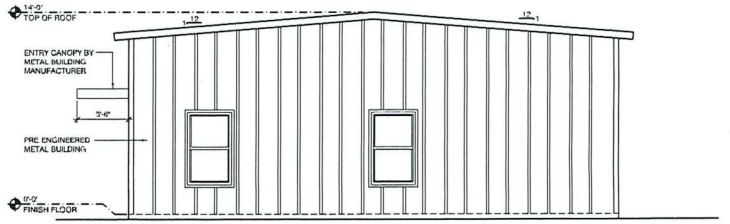
DRAWING NO.
A3.0
SHEET 5 of 7

NOT USED 13



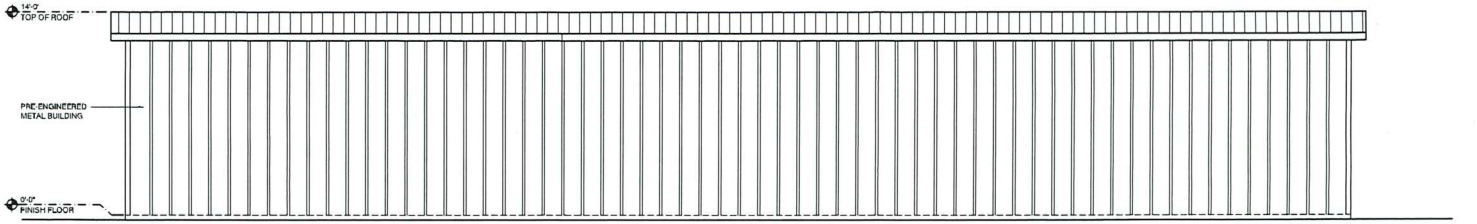
FRONT ELEVATION 1/4" = 1'-0" 01

NOT USED 18



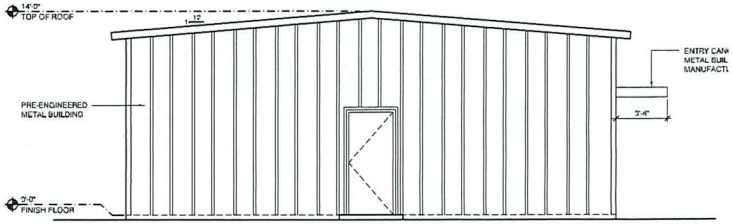
REAR ELEVATION 1/4" = 1'-0" 02

NOT USED 19



REAR ELEVATION 1/4" = 1'-0" 03

NOT USED 20



LEFT ELEVATION 1/4" = 1'-0" 04

ALLIED ARCHITECTURAL SERVICES, INC.
AA26002607 | IB26003439
Architecture | Planning
Interior design
P.O. BOX 431,
PLYMOUTH, FLORIDA
32768
PH: 407-497-9672
FAX: 1-877-321-5517

REVISIONS	BY

CLIENT REVIEW SET
11-12-2023

PROPOSED FOOD SERVICE BUILDING FOR:
MACEDONIA SDA CHURCH
1220 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950

DRAWN BY: LR
CHECKED: QD
DATE: 11-02-2023
JOB NO: 22-019
PLOT DATE: 11-12-2023
DRAWING NO.
A4.0
SHEET 3 of 9

Color Rendering Elevation

Koko Brown
26 GA

Light Stone
26 / 24 GA

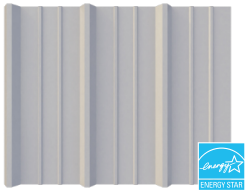
Rendering of Signs

Dear Planning and Zoning Department:

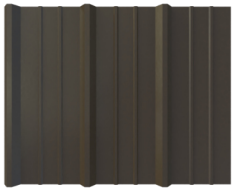
There are no proposed signs for new storage building. No other signs besides what is currently on property are being proposed.

MBMI METAL BUILDINGS

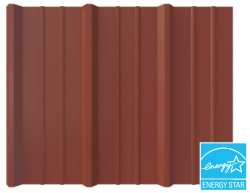
Available Panel and Trim Colors



Ash Gray
26 / 24 GA

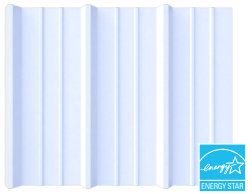


Burnished Slate
26 / 24 GA



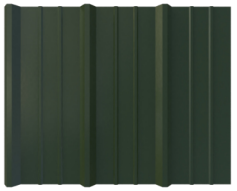
Colonial Red
26 / 24 GA

Colony Green
26 GA

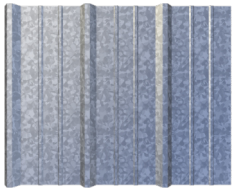


Cool White
26 GA

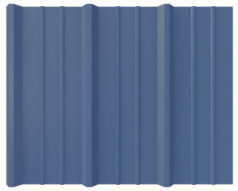
Evergreen
26 GA



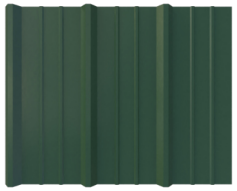
Fern Green
26 GA



Galvalume Plus
26 / 24 / 22 GA

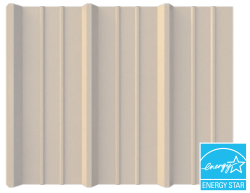


Hawaiian Blue
26 / 24 GA

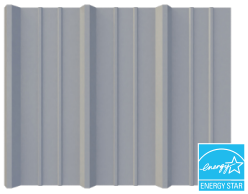


Kelly Green*
24 GA

Koko Brown
26 GA



Light Stone
26 / 24 GA



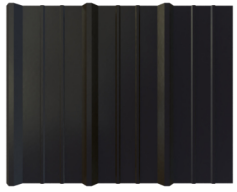
Old Town Gray
26 GA

Patriot Red
26 GA

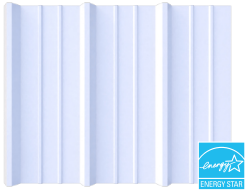
Polar White
26 / 24 / 22 GA

Royal Blue
26 GA

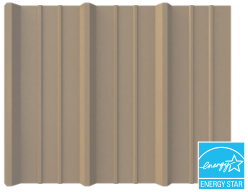
Sahara Tan
26 / 24 GA



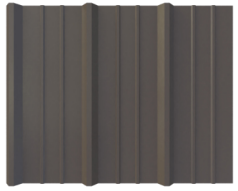
Black
26 GA



Solar White
24 GA



Surfsand
26 GA

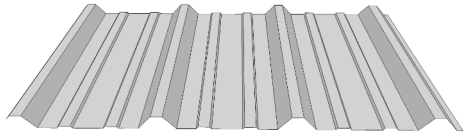


Steel Gray
26 GA

* Aspen Green and Kelly Green are special KYNAR colors, priced higher, extended lead times may apply

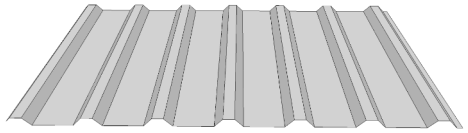
Trim color is only available in 26 GA. Actual colors may vary from sample shown, color chips are available upon request.
Our colors may not match those of other companies despite the color names being identical. Colors may not match the color of existing adjacent panels, even if the panels are standard colors. Please contact for complete details.

Available Panel Types



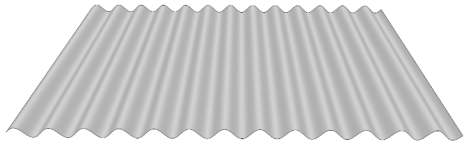
Super Span X

The Super Span X is our most popular choice. Because of its strength, it can be used over a larger span, which lowers the costs, and the installation process is quicker. Not only is the Super Span X an extremely popular style, but also, it is one of the best-looking panels on a finished project.



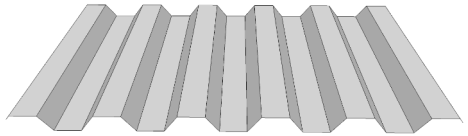
Low Rib X

For a residential or commercial project, a popular option is the smaller 6″ rib panel. This look is not as industrial as the other options and can be installed horizontally as well. This shape is great for roof or walls. It can also be used for interior wall liners, soffits and partitions.



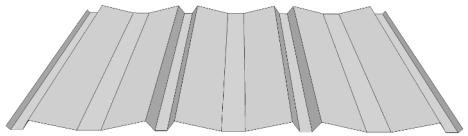
Cor-Span X

The Cor-span X style is one of the industries original panel designs and is perfect for a range of uses, including light commercial, architectural, agricultural, and residential purposes.



7.2 Rib

For carports and walkway covers, the 7.2 rib is ideal since the size and spacing of the symmetrical ribs offers exceptional coverage. it can also be installed horizontally.



Monarch

For a commercial or light industrial project, the Monarch panel is a beautiful and sensible choice; used as a wall panel only.

MBMI Metal Buildings

4723 W Atlantic Ave, Ste A20
Delray Beach, FL 33445

Toll free phone: 1-800-293-2097
Toll free fax: 1-800-840-3634

info@mbmi.biz
www.mbmi.biz

Landscape Plan

Four (4) Green Gem Boxwood Shrub with Naturally Rounded Form

Four (4) Oak Trees Already on Property

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE

APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Premium. For a complete list of DLC Premium products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 65000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

VNT _____ _____ _____ _____ _____ _____ _____ _____ _____

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	**5000L**	**30K** 3000K	**DIM** Dim 0-10V, 120-277V	**2M** Type II Medium	**N** Normal (forward)	**BZ** Bronze	**XX** No Fixture Controls	**HSS** House-side Shield
	10000L	**40K** 4000K	**DIM0**[2] Dim 0-10V, 120-277V	**3M** Type III Medium	**L** Left	**WH** White	**IS3**[5] IR Smart Sensor, 20'H/40'D	**ASF**[6] Adjustable Slip Fitter Cord Whip
	15000L	**50K** 5000K	**HVD** to off Dim 0-10V, 347-480V	**4M** Type IV Medium	**R** Right	**CC**[4] Custom Color	**IS7**[5] IR Smart Sensor, 40'H/100'D	**3**[7] NEMA 3-Pin Twist-Lock Receptacle
	18000L			**5S**[3] Type V Square			**BS3**[5] Bluetooth Smart Sensor, 20'H/40'D	**5**[7] NEMA 5-Pin Twist-Lock Receptacle
	20000L[9]						**BS7**[5] Bluetooth Smart Sensor, 40'H/100'D	**7**[7] NEMA 7-Pin Twist-Lock Receptacle
M Medium	**15000L**						**CAS** Casambi Controlled	**SP**[8] Selectable Power
	20000L						**AUT** Autani Controlled	**10Y** 10 Year Warranty
	25000L						**SYN** Synapse Controlled	
	30000L						**SWX** Sensorworx Controlled	
	35000L						**CUS** Custom Sensor (Factory Installed)	
	40000L[9]							
L Large	**30000L**							
	35000L							
	40000L							
	45000L							
	50000L							
	55000L							
	60000L[9]							
	65000L[9]							

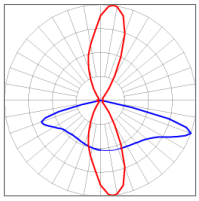
1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIM0** (Dim to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. Sensor integrated in bottom fixture. (See dimensional drawing)
6. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
7. Photocell ordered separately. (See page 6)
8. See page 3 for selectable power table.
9. S - 20000L, M - 40000L, L - 60000L, L - 65000L up to +40°C max.

VIENTO AREA LUMINARE

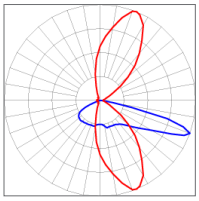
VNT

ISO LINES

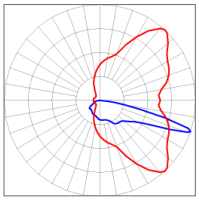
TYPE II MEDIUM



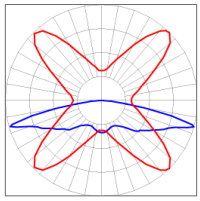
TYPE III MEDIUM



TYPE IV MEDIUM



TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	5S	5172	153	5387	160	5388	160	34	B3-U0-G2
		4M	5054	150	5265	156	5266	156		B1-U0-G3
		3M	5113	152	5326	158	5327	158		B2-U0-G3
		2M	5418	161	5644	167	5645	168		B2-U0-G2
	10000L	5S	11005	155	11464	161	11466	161	71	B4-U0-G3
		4M	10765	151	11214	158	11216	158		B2-U0-G4
		3M	10855	152	11307	159	11309	159		B2-U0-G2
		2M	11533	162	12014	169	12016	169		B3-U0-G3
	15000L	5S	15252	152	15887	158	15890	158	101	B4-U0-G3
		4M	14911	148	15532	155	15535	155		B3-U0-G5
		3M	15022	149	15648	156	15651	156		B3-U0-G3
		2M	15802	157	16460	164	16463	164		B3-U0-G3
	18000L	5S	17461	147	18189	153	18192	153	119	B4-U0-G3
		4M	17270	145	17990	151	17993	151		B3-U0-G5
		3M	17206	145	17923	151	17926	151		B3-U0-G3
		2M	18315	154	19078	160	19082	160		B3-U0-G3
	20000L	5S	19236	142	20037	148	20041	148	135	B4-U0-G3
		4M	19025	141	19818	147	19822	147		B3-U0-G5
		3M	18954	140	19744	146	19748	146		B3-U0-G3
		2M	20176	149	21016	156	21020	156		B3-U0-G3
VNTM MEDIUM	15000L	5S	15252	156	15887	162	15890	162	98	B4-U0-G3
		4M	14911	152	15532	158	15535	159		B3-U0-G5
		3M	15022	153	15648	160	15651	160		B3-U0-G3
		2M	15802	161	16460	168	16463	168		B3-U0-G3
	20000L	5S	22011	155	22928	161	22932	161	142	B4-U0-G3
		4M	21531	151	22428	158	22432	158		B3-U0-G5
		3M	21709	152	22614	159	22618	159		B3-U0-G3
		2M	23067	162	24028	169	24033	169		B3-U0-G3
	25000L	5S	24610	152	25635	158	25640	158	162	B5-U0-G3
		4M	23900	148	24896	154	24901	154		B3-U0-G4
		3M	23811	147	24804	153	24808	153		B4-U0-G3
		2M	25861	160	26939	166	26944	166		B4-U0-G4
	30000L	5S	30148	149	31404	155	31410	155	202	B5-U0-G4
		4M	29881	148	31126	154	31132	154		B4-U0-G5
		3M	29674	147	30910	153	30916	153		B4-U0-G4
		2M	31340	155	32646	162	32652	162		B4-U0-G4
	35000L	5S	34451	147	35886	153	35893	153	235	B5-U0-G4
		4M	33458	142	34852	148	34858	148		B4-U0-G5
		3M	33668	143	35071	149	35078	149		B4-U0-G3
		2M	35492	151	36971	157	36978	157		B4-U0-G4
	40000L	5S	38471	142	40074	148	40082	148	270	B5-U0-G4
		4M	38050	141	39636	147	39643	147		B4-U0-G5
		3M	37908	140	39488	146	39495	146		B4-U0-G3
		2M	40351	149	42033	156	42041	156		B4-U0-G4

- Some Photometric Data is extrapolated and subject to change.

VIENTO AREA LUMINARE

VNT

PHOTOMETRIC DATA

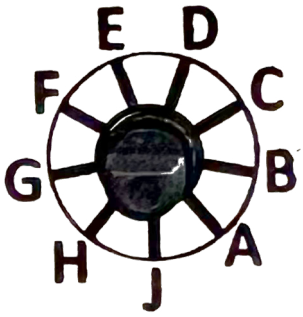
STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	5S	30148	154	31404	160	31410	160	196	B5-U0-G4
		4M	29881	152	31126	159	31132	159		B4-U0-G5
		3M	29674	151	30910	158	30916	158		B4-U0-G4
		2M	31340	160	32646	167	32652	167		B4-U0-G4
	35000L	5S	34451	152	35886	159	35893	159	226	B5-U0-G4
		4M	33458	148	34852	154	34858	154		B4-U0-G5
		3M	33668	149	35071	155	35078	155		B4-U0-G3
		2M	35492	157	36971	164	36978	164		B4-U0-G4
	40000L	5S	39267	151	40903	158	40911	158	260	B5-U0-G5
		4M	38370	148	39969	154	39977	154		B4-U0-G5
		3M	38022	147	39606	153	39614	153		B5-U0-G4
		2M	40952	158	42658	164	42666	164		B5-U0-G4
	45000L	5S	44814	148	46681	154	46690	154	303	B5-U0-G5
		4M	43522	144	45335	150	45344	150		B4-U0-G5
		3M	43393	143	45201	149	45210	149		B5-U0-G4
		2M	46738	154	48685	161	48694	161		B5-U0-G4
	50000L	5S	49878	146	51956	152	51966	152	342	B5-U0-G5
		4M	48440	142	50458	148	50468	148		B4-U0-G5
		3M	48260	141	50271	147	50280	147		B5-U0-G5
		2M	51723	151	53878	158	53888	158		B5-U0-G5
	55000L	5S	53689	143	55926	149	55937	149	375	B5-U0-G5
		4M	52141	139	54314	145	54324	145		B4-U0-G5
		3M	51948	139	54112	144	54122	144		B5-U0-G5
		2M	54761	146	57043	152	57054	152		B5-U0-G5
	60000L	5S	57629	136	60030	142	60041	142	423	B5-U0-G5
		4M	56998	135	59373	140	59385	140		B4-U0-G5
		3M	56786	134	59152	140	59163	140		B5-U0-G5
		2M	60445	143	62964	149	62976	149		B5-U0-G5
	65000L	5S	62109	133	64697	139	64709	139	467	B5-U0-G5
		4M	61430	132	63989	137	64001	137		B4-U0-G5
		3M	61201	131	63751	137	63763	137		B5-U0-G5
		2M	65145	139	67859	145	67872	145		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

SELECTABLE POWER (OPTION)

OPTION	SWITCH POSITION	OUTPUT PERCENTAGE	SWITCH POSITION	OUTPUT PERCENTAGE
SP	A	75%	F (DEFAULT)	100%
	B	65%	G	90%
	C	55%	H	85%
	D	50%	J	80%
	E	45%	Switch is located in driver compartment	



VIENTO AREA LUMINARE

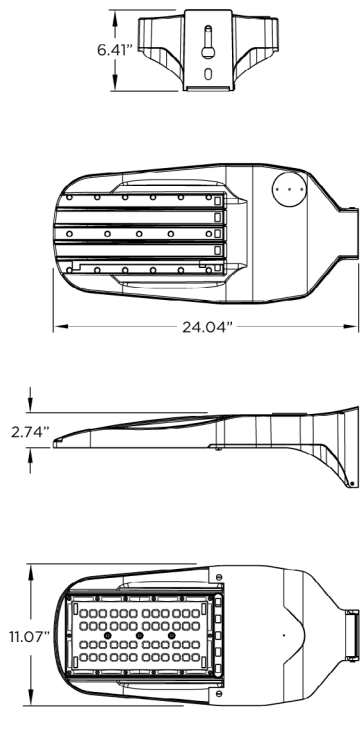
VNT

DIMENSIONAL DATA

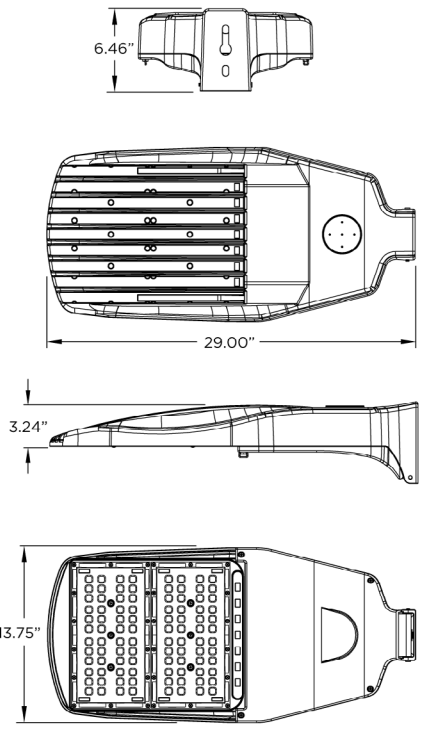
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB

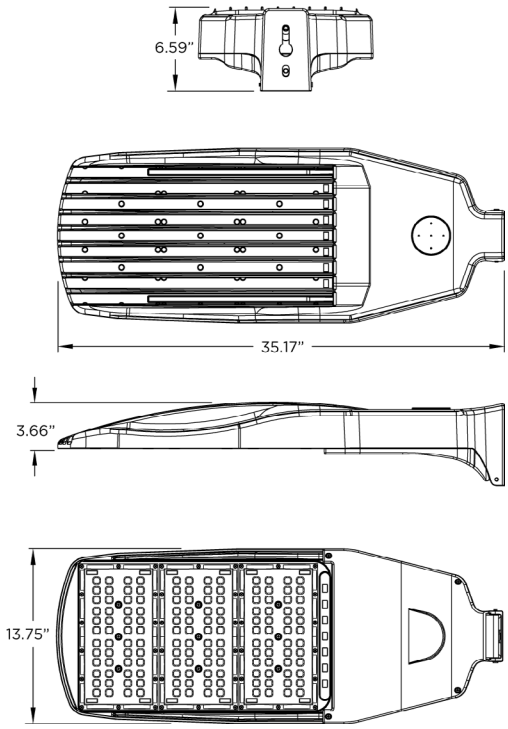
SMALL



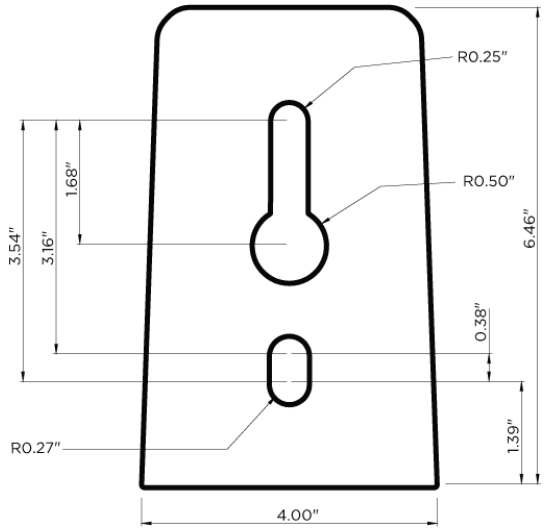
MEDIUM



LARGE



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB
- Viento must not be tilted more than 20° when using ASF

VNT-RPA [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB

VNT-WB [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Wall Bracket

VNT-TWB [ ]

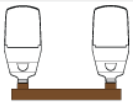
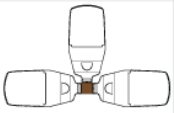
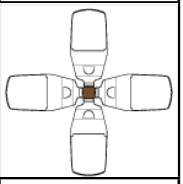
FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.

EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-SSA [ ]

FINISH	
BZ	Bronze
WH	White
CC	Custom Color

DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB

VNT-TMA [ ] [ ] [ ] [ ]

POLE		FINISH		SIZE		MOUNTING	
S	Square	**BZ**	Bronze	**4**	4”	**01**	1 Fixture
R	Round	**WH**	White	**5**	5”	**28**	2 Fixtures at 180°
				6	6”	**29**	2 Fixtures at 90°
						39	3 Fixtures at 90°
						32	3 Fixtures at 180°
						49	4 Fixtures at 90°

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4”/5”/6”
- Dimensions (R): 4”/5” DIA
- EPA: 0.4 sq. ft. 10 - 16 LB

VNT-UPM [ ] [ ]

POLE		FINISH	
SQ	Square	**BZ**	Bronze
RD	Round	**WH**	White

DESCRIPTION

- Universal Pole Mount Adaptor

[ ]

DIMMING CONTROL	
MS5559	Scheduled Dimming, Standard Voltage
MS5560	Scheduled Dimming, High Voltage
MS5561	Constant All-Night Dimming, Standard Voltage
MS5562	Constant All-Night Dimming, High Voltage

DESCRIPTION

- Dimming Control
- Standard Voltage: 105-305 VAC
- High Voltage: 312-530 VAC
- Frequency: 50/60 Hz

[ ]

SHORTING CAP	
MS1827	Shorting Cap

DESCRIPTION

- Shorting Cap
- Shorting cap required if no other controls are being used in fixture receptacle.

[ ]

PHOTOCELL STANDARD ON/OFF	
MS0192	120/277
MS5088	480v

LOCATION SKETCH (NOT TO SCALE)

LEGEND:

- PALM TREE (DIA.)
- PINE TREE (DIA.)
- UNKNOWN TREE (DIA.)
- OAK TREE (DIA.)

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW TOPOGRAPHIC INFORMATION FOR THE AREA PROVIDED BY CLIENT.
2. ALL BOUNDARY INFORMATION AND IMPROVEMENTS SHOWN HEREON WERE PROVIDED BY CLIENT
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "M-350", BEING A SURVEY DISK 64 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF ORANGE AVENUE (STATE ROAD #68), 63.6 FEET PLUS OR MINUS EAST OF THE CENTERLINE OF 8TH STREET, 11.5 FEET PLUS OR MINUS WEST OF THE ENTRANCE TO THE BUILDING, THE 4'' BRASS DISK IS SET IN THE FOUNDATION OF THE MAIN ENTRANCE TO THE FORT PIERCE HAITIAN UNITED METHODIST CHURCH, MARK IS STAMPED 1978., ELEVATION = 5.34'.
10. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03'. THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1'. THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
11. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
12. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
13. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 29, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

LUIS M SANTALIZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM 7501

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PORT ST. LUCIE, FL
34953

D. ROBERTS CONSTRUCTION

1220 DELAWARE AVE
FORT PIERCE, FL
34950

PROJECT NUMBER 2025-028

GRAPHIC SCALE
0 20 40
SCALE: 1" =20'

DATE:	10/30/25
DRAWN BY:	FS
CHECKED BY:	LS
FIELD BOOK:	04

NO.	DATE	DESCRIPTION

CERTIFIED TO:

SHEET TYPE

TOPOGRAPHIC SURVEY

SHEET NUMBER 1 OF 1

Plotted by: fscot On 11/6/2025 9:41 AM

Drawing name: P:\P-2025\2025-028 1220 DELAWARE\DWG\2025-028 1220 DELAWARE TOPO.dwg

Environmental Impact Statement

Dear Planning and Zoning Department:

The proposed Site Plan Amendment is showing an additional storage unit over the already developed area of the site plan therefore there will be no impact on the Environment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single Family house	Single Family house	R-4
South	Single Family house	Single Family house	R-4
East	Single Family house	Single Family house	R-4
West	Single Family house	Single Family house	R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current		R-4		1.96	
****Proposed**		R-4		1.96	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 0
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 0
**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
Demand Analysis	Maximum 0
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 0
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	0	
Urban District	5 acres per 1,000 people	0	0	
Community	2.5 acres per 1,000 people	0	0	
Neighborhood	1.36 acres per 1,000 people	0	0	

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	0	0
City	0	0
Distance	0	0
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	0	0

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	0
****Proposed Zoning/FLU**	0
***Change in Demand**	0

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

Impact	No pollution 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	R-4	
****Proposed Zoning/FLU**	R-4	
***Change in Demand**	Trips	Trips
Impact to Capacity	None	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Storage		2777 sf			

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

CITRUS AVENUE

EXIST. CURB (TYP.)

EXIST. EDGE OF PAVEMENT

EXIST. DRAINAGE MANHOLE (TYP.)

EXIST. SAN. SEWER MANHOLE (TYP.)

EXIST. WOOD POLE (TYP.)

EXIST. OVERHEAD UTILITY LINE (TYP.)

EXIST. CATCH BASIN (TYP.)

PROP. DRY RETENTION 1

PROP. FOOD STORAGE BUILDING
A = 2,777 SF
F.F.E. = 20.00'

PROP. 5.0' SIDEWALK

LOT LINE (TYP.)

PRESTON COURT

EXIST. BUILDING TO REMAIN
A = 4,660 SF

EXIST. FELLOWSHIP BUILDING
A = 3,690 SF
TO REMAIN

EXIST. STORAGE BUILDING
A = 1,339 SF
TO REMAIN

EXIST. 5.0' SIDEWALK

EXIST. FENCE (TYP.)

13TH STREET

PROP. DRY RETENTION 3

PROP. DRY RETENTION 2

EXIST. WATER VALVE (TYP.)

EXIST. SWITCH CABINET (TYP.)

EXIST. TELEPHONE HANDHOLE (TYP.)

EXIST. 7.3' SIDEWALK

EXIST. LIGHT POLE (TYP.)

EXIST. SIGN (TYP.)

EXIST. WATER METER (TYP.)

DELAWARE AVENUE

EXIST. CURB (TYP.)

EXIST. EDGE OF PAVEMENT

R/W

P/L

N

0 10 20
1" = 20'

LEGEND:

- PROPOSED ASPHALT CONCRETE PAVEMENT, 1 1/2" ASPHALT CONCRETE S' COMPACTED LIMEROCK BASE COURSE 12" STABILIZED SUBBASE
- PROPOSED SOD AREA
- PROPOSED CONCRETE AREA
- EXISTING CONCRETE AREA
- PROPOSED ELEVATIONS (19.40 / 18.90)

bosch engineering solutions
Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com
+1 (786) 292-2346
www.boschcorp.com

PROJECT NAME
MACEDONIA CHURCH
SDA ADVENTIST
ADDITION
1220 DELAWARE AVENUE,
FT. PIERCE, FL 34950

SHEET TITLE
PRELIMINARY
GRADING AND
DRAINAGE PLAN

B.E.S PROJ. No.: _____
DATE: AUGUST, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS

date	description	no.

SHEET
C-2

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LOCATED IN: J:_shortcut-targets-by-id\1MMAg83ORkz_nDoomZafrusKRlm-_xJ\SHARED BE PROJECTS\2025\2527-Macedonia SDA Adventist\CAD\C-2 - PRELIMINARY DRAINAGE PLAN - MACEDONIA.dwg & PRINTED ON: Tuesday, March 31, 2026, 10:34:09 AM

Untitled Map
Write a description for your map.
Legend
Si Mi Reyna Antojitos
Southpaw Plumbing & Metering Services
13TH STREET
NEXT SIGNAL
SHERIFF
Google Earth
© 2026 Google
4.80 ft

2nd Front Street View
Legend
DEL TORO
FOR
SHERIFF
Google Earth
© 2026 Google
5.20 ft

Side Street View
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Google Earth
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First Church of Christ Scientist
Florida Architects
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Delaware Ave
Bargain Buys Beauty Supply
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Southpaw Plumbing & Metering Services
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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MBMI
METAL BUILDINGS

Design professionals from Basic to Complex

Why settle for anything but the best?

Reliability · Quality · Service

Who We Are

Mission Statement

MBMI will design, engineer, detail and deliver the best quality, highest valued buildings in the industry. Everyday we will challenge ourselves to exceed our customer's expectations!

Brief history

MBMI was formed by a group of top professionals in the metal building industry. It's no secret in this industry: you're only as good as your engineering and detailing. And in those areas, MBMI is second to none! State of the art technology and first class engineering enable us to build a custom building as easy and economically as a standard box building. Using only the finest materials available to the metal building industry we are proud to say, "We are the company that other companies use to set their standards."

MBMI is one of America's premier suppliers of pre-engineered metal buildings and accessories. With careful attention to detail, our buildings not only look good, but they are erected problem-free. There's virtually no fieldwork required simply because our buildings are so well designed and detailed.

With our national headquarters located in Delray Beach, FL, we ship from many locations around the country making shipping charges minimal.

MBMI's staff is comprised of engineers, draftsmen, detailers and building designers with over 60 years of experience in the industry. We have the experience and know-how to put together the highest quality metal buildings in the industry.

From the first MBMI customer, to the thousands who have followed, each have learned that it's not only the engineering that makes one company better than another, it's the quality of the people involved. And, at MBMI our people are top quality!

Why Buy from MBMI?

Reliability

We offer great customer service as well as technical support from our own engineering staff. When you order from MBMI, we send you detailed drawings of your building, together with a complete, fully itemized list of parts and accessories, so you know exactly what you are paying for, down to the last bolt. With written warranties on paint and paneling, you can be sure that your building will perform as expected under various weather and environmental conditions for decades to come.

Quality

All of our parts are manufactured to the highest tolerances according to the Metal Building Manufacturers Association. From the welds on our I-Beams to our long lasting paint finishes, we only allow the best parts to leave the factory doors because we know that our buildings represent our company.

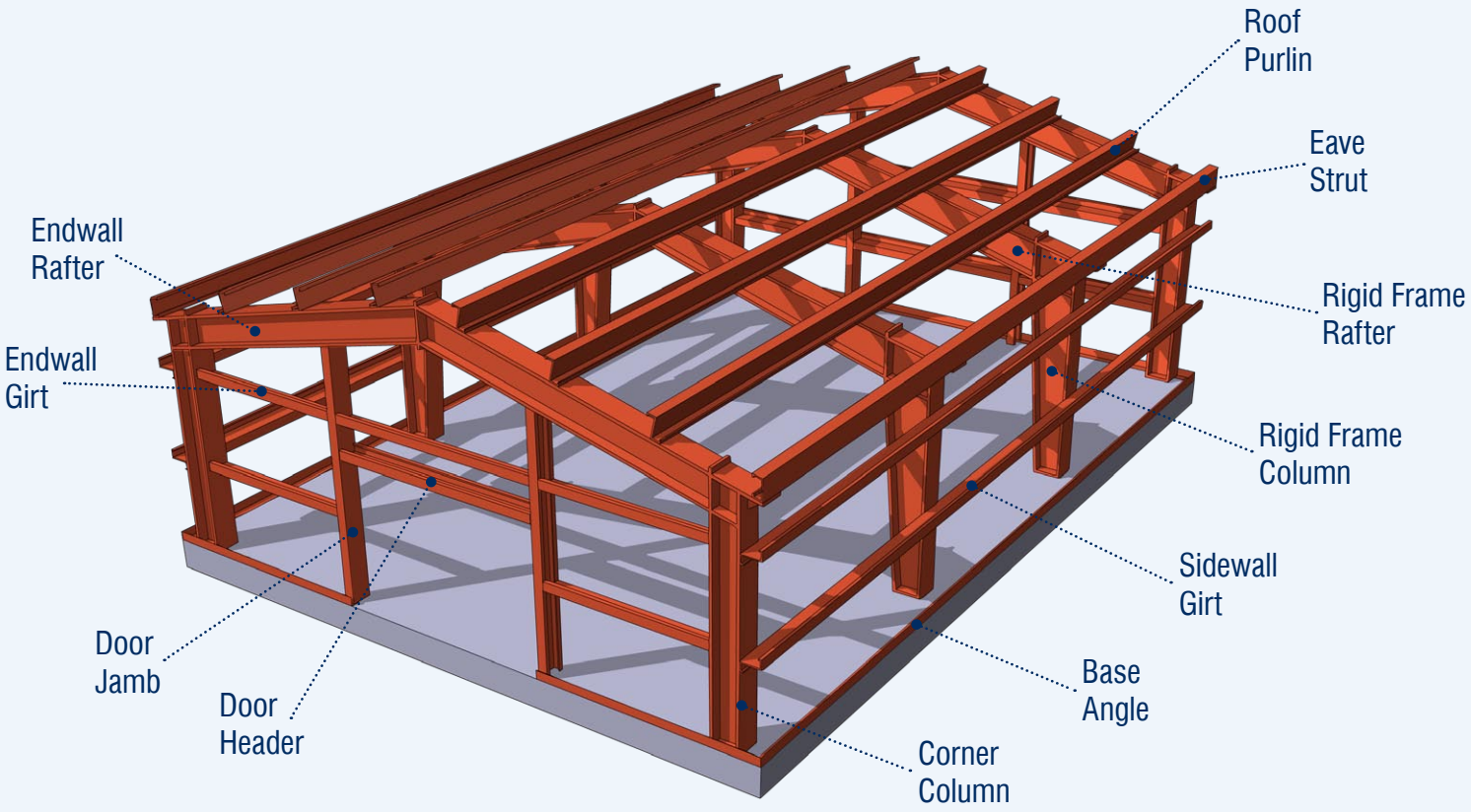
Expertise

At MBMI we don't just sell the buildings, we also design, engineer, and detail our own buildings. You can be sure that your order is in good hands every step of the way: from your initial quote to the day of delivery. Our staff is experienced in all types of buildings — from airplane hangars to two story structures. Even if your building is a small backyard shop, you can be sure that we can handle every aspect of the job.

Our philosophy

At MBMI we know that satisfied customers are the corner-stone of our success. Our goal is your satisfaction. We will go out of our way to deliver the best building and service available.

Building Framework

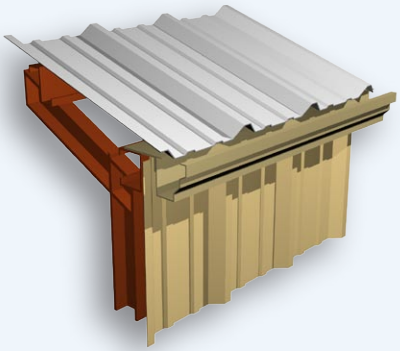


Pre-engineered metal buildings are the most economical way of building commercial projects in the building industry today. We will design and fabricate your building to any specifications you require. Whether a hip roof, attached structure or airplane hangar, it is no problem for our highly skilled design, engineering and detailing staff. Together with our hi-tech computer program, we can finish projects in days that take other companies weeks to complete.

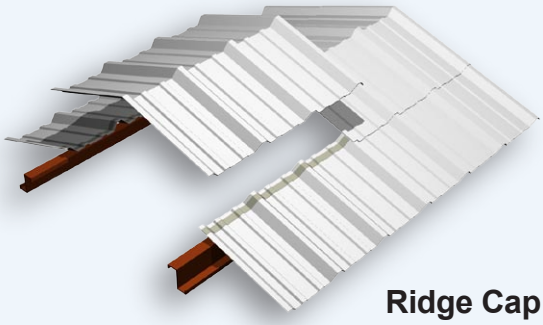
In addition, all buildings come with a complete set of drawings for your building permit. We can meet all building codes and can build for seismic zones 1 thru 4, and for 200 mph winds. We are one of the few companies that have Dade County, Florida approval on our roof and wall panels. You can choose from all types of standing seam roof profiles with Galvalume Plus or Kynar finishes available. Wall panels come in a wide range of styles and colors, including concealed fastener panels.

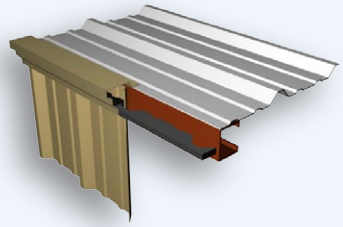
Visit us online at **www.MBMI.biz**
Call toll free **800-293-2097**

Basic Design



Basic design showing how the metal building system fits together



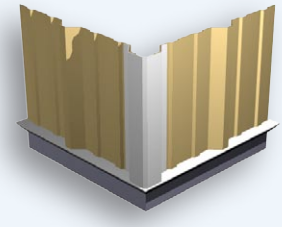


Roof Panels

Rake trim connects the roof and wall panels at the endwall (peak)

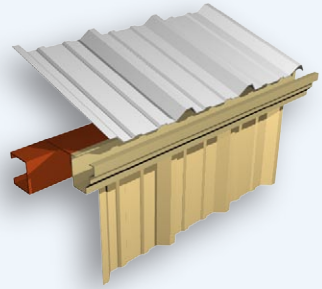
Ridge Cap

Die cut form fitting ridge cap is the same profile as our roof panel and connects the roof panels at the peak, covering the peak of the building.



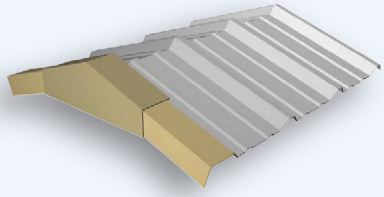
Corner Trim

Connects the wall panels at the corners



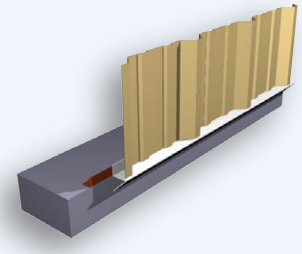
Gutters

Will keep water away from the building. Our contoured fitting gutter system also provides an attractive contoured trim for the eaves.



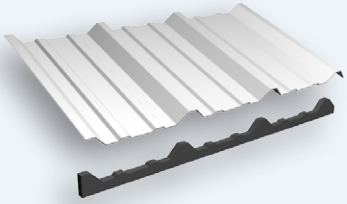
Peak Box

Covers the rake trim at the peak of the building



Base Trim

Together with the base angle forms a tight seal keeping out water, dirt and critters. Also make erection easier, faster and makes the building more attractive



Foam Closures

Closures are custom fit to form an air tight seal, keeping out water, dirt, and critters.

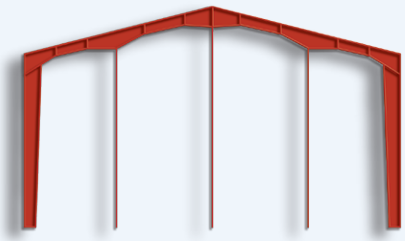
Frame Types

Rigid Frame Clearspan

A proven performer, the clearspan rigid frame offers you incredible strength, durability, versatility and economy. The RF System offers the most practical solution to most ordinary building requirements from 30’ thru 200’.

Single Slope Frame

The SS System offers a wide range of uses from shopping centers, to large office complexes. Together with fascia systems and parapet walls, exquisite building lines can be achieved for a pleasing architectural treatment. The SS System may also be used as a wing unit, or addition to an existing building.



Rigid Frame Multi-Span

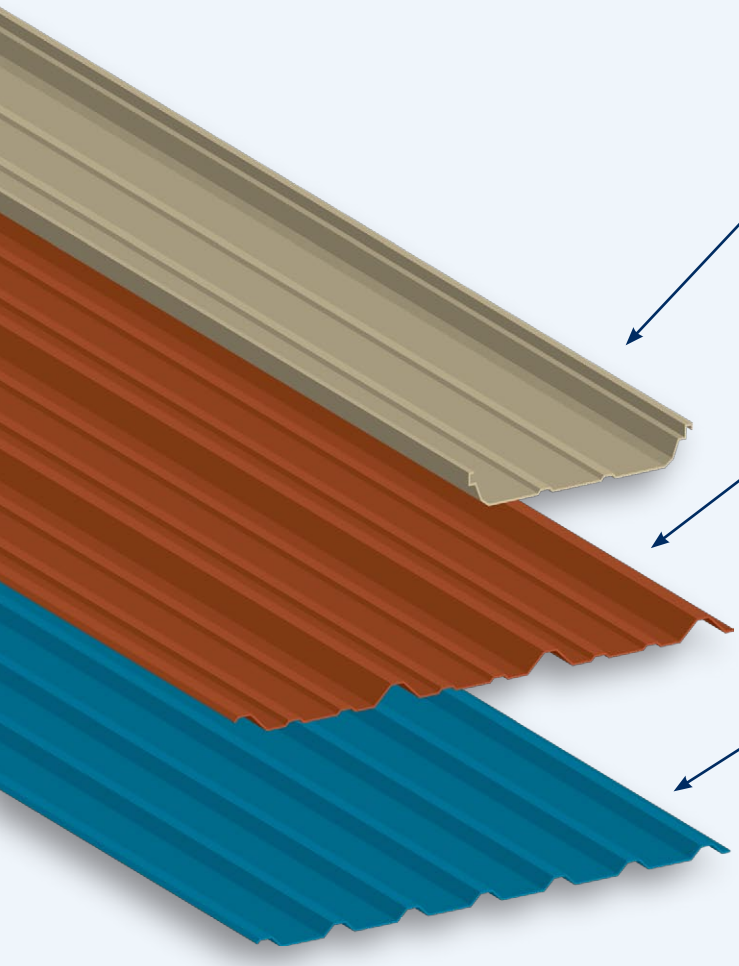
The RFMS System offers the most economical cost per square foot of coverage when spans over 80’ are required and interior column supports are not objectionable. Spans of up to 400’ are available with multiple interior column spacings.

Lean-To Frame

Lean-to’s are designed to be partially supported by another structure. They can be designed with additional structures or designed to be added on at a later time. Lean-to’s add extra space and can be open or enclosed.

Visit us online at www.MBMI.biz
Call toll free 800-293-2097

Panel Types



Standing Seam Roof

For high profile projects. Standing seam roofs are water tight and extremely attractive.

Is available in Bare Galvalume Plus or an assortment of colors.

Multi-Purpose Xtra Rib Panels

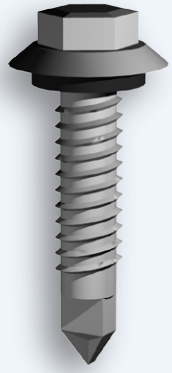
This is an extremely popular and attractive panel that is used for roof and walls

Is available in Bare Galvalume Plus or any assortment of colors.

Deck Panel

Decking panels are used primarily for floors on mezzanines. Available in 22 – 24 ga. and can also be used as a roof panel.

Is available in Bare Galvalume Plus or any assortment of colors.



LIFETIME Self Drilling / Self Tapping Screws

All of our buildings come standard with self drilling / self tapping screws for all wall panels. Our Lifetime Fasteners never rust. They are also painted to match the wall color — giving the wall a real smooth finish.

Building Erection

Step 1

Typically supplied through your foundation contractor, anchor bolts are not included with your building. It is important that the foundation is setup and poured correctly so that the anchor bolts are in the correct spot.

Step 2

Primary Framing consists of the I-Beam frames. These members are the first pieces that you will bolt together and fasten to your foundation. Once a few of your frames are up, you can begin bolting the secondary framing to the primary framing.

Step 3

Secondary framing consists of the girts and purlins. These members run the length of the building and provide the strength behind the wall and roof sheeting. Once all secondary framing is in place, you can then fasten the wall and roof sheeting.

Step 4

Wall and Roof Sheeting attaches using self-drilling fasteners. As you install the panels you also install the weather stripping which will keep the building leak-free.

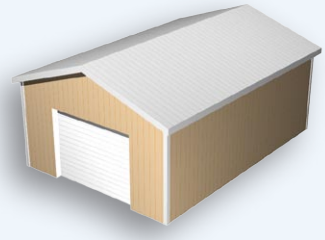
Step 5

Trim and accessories are installed once all the panels are attached. The trim not only finishes off the building; it makes it weather tight. Accessories are also installed last including the doors, windows and vents.

Visit us online at www.MBMI.biz
Call toll free 800-293-2097

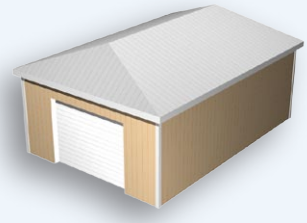
Custom Designs

MBMI specializes in custom designed buildings, with options such as lean-to's, canopies, mansards, hip roofs, gambrel roofs and mezzanines. We also specialize in designing airplane hangers — which require special engineering to properly handle the large doors needed to accommodate airplanes.



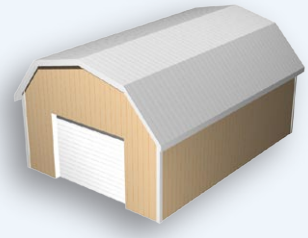
Gabled

A gabled building has the peak or gable facing the front.



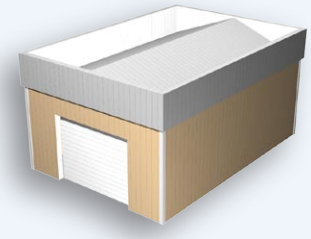
Hipped

A hipped roof where all four roof faces rise to a ridge across the top, often with broader faces across the front slope and narrower side sections.



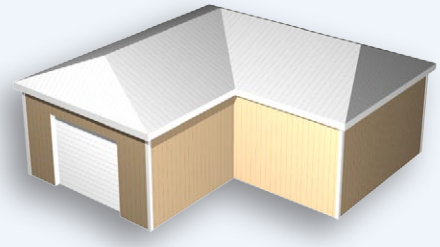
Gambrel

A gambrel roof has a broad upper story and side façade, and is often associated with barns.



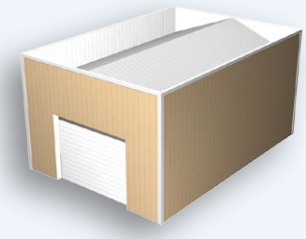
Mansard

A mansard is typically used for aesthetic purposes. The mansard will hide the slope of the roof and conceal any other roof accessories. It also creates an exceptional area for signage, making the building a much more attractive commercial structure.



Cross-hipped

The cross-hipped roof has multiple sections or wings that cross the main section, meeting in a valley, each with its own hipped profile.



Parapet

Parapets are used to cover the roof- line of the building. Raising the walls past the eave does this. The end result looks as if the roof has no slope in any direction (an effect some customers desire).

Building Uses

Garage / Workshop

MBMI metal garages and metal workshops are incredibly versatile. Our steel buildings are great for protecting your valuable cars, boats, RV's, machiery and tools from the elements. Compared to a stick building or a block building, MBMI metal buildings are maintenance free, economical and extremely simple to erect. Our warranties exceed industry standards. You can rest assured that your valuables are safe and dry in an MBMI metal building.

Storage / Warehouse

MBMI metal storage and metal warehouses provide excellent protection for all types of applications. Whether its airplane hangars, boat storage, merchandise storage, or any other types of commodities, MBMI can design and fabricate a steel building that will suit your needs. No project is too large or too small.

Commercial buildings

MBMI metal commercial buildings can be designed to meet various customer specifications. Strip malls, distribution centers, auto service shops, churches, gymnasiums, and community centers are only some of the many uses for commercial metal buildings. We can design these buildings to accommodate alternate materials such as partial block walls, tilt walls, stucco finishes, and others to create unique designs.

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Call toll free 800-293-2097

Agricultural buildings

MBMI metal agricultural buildings are designed and fabricated with the same quality and attention to detail as all of our steel building systems. Whether you are looking for a riding arena, horse barn or hay barn, MBMI metal buildings can design the right building for all your agricultural needs.

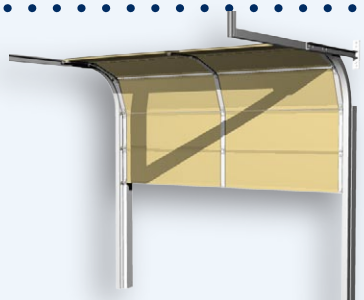
Industrial buildings

MBMI metal industrial buildings are used for a wide range of applications. We have designed our steel buildings for cement companies, chemical processing, food processing, heavy equipment, waste management and for various other industrial needs. MBMI can meet the most demanding specifications required for industrial buildings.

Custom buildings

MBMI custom metal buildings can be designed without boundaries, from mild to wild. Our designers and engineers can turn your creative ideas into reality. Overhangs, parapet walls, mansards, fascias, hip and valley roofs, crane systems, sliding doors, partition walls, angled corners, and standing seam roofs are only the beginning of our custom designs. Call today to speak with a design engineer.

Accessories



Sectional Overhead Doors

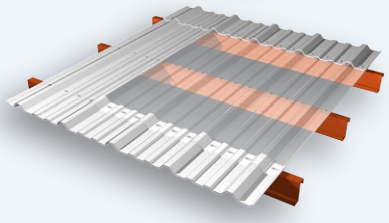
Overhead doors come in large variety of sizes and colors. They can be purchased with low profile hardware where headroom is limited. They can be designed to meet the high wind loads (Wind Locked) of the coastal counties susceptible to hurricanes. Insulation may also be added as an option.

Roll Up Doors

Roll Up doors come in large variety of sizes and colors. They can be designed to meet the high wind loads (Wind Locked) of the coastal counties susceptible to hurricanes. Insulation can also be added as an option.

Walk Doors & Passage Doors

Walk doors are available in a single or double size, and can be solid or half glass. Our standard doors are made of pre-finished commercial bronze, with solid core insulation and a complete hardware package. Also available are wind rated doors for high wind load counties. We also offer a complete line of hardware.



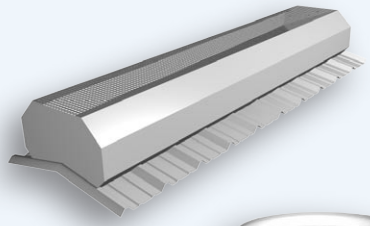
Sky Lights and Wall Lights

Fiberglass translucent panels provide inexpensive, yet effective lighting through the roof or walls. Each panel is 3' wide and come in various lengths to suit your needs. Insulated skylights are available as an option.

Custom & Standard Canopies

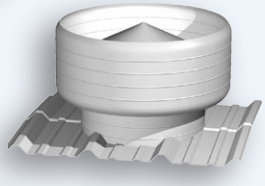
Canopies provide a covering for windows, walkways, doors, and MORE! They are appealing to the eye and make your metal building unique. Contrasting colors can be used as well to provide an impressive appearance. These canopies can be designed in many shapes, sizes and colors to satisfy any customer's demands.

Visit us online at www.MBMI.biz
Call toll free 800-293-2097



Ridge Vents

We carry several different types of ridge vents. Other ridge vent options include continuous ridge vents and low profile ridge vents.



Circular Vents

Circular roof vents provide economical ventilation.

Louver Vents

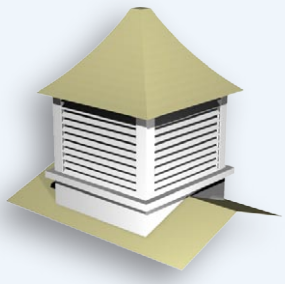
Although best used to generate cross flow for larger devices, louvers often provide the only ventilation in smaller buildings. MBMI offers fixed vents in various sizes and colors.

Sliding Glass Windows

Windows come complete with framing and flashing in a large variety of sizes. Vertical and horizontal sliders are available. As an option, double pane glass is available.

Insulation

All uninsulated metal buildings will allow the outside temperature into the building. This will make it hot in the summer and cold in the winter. Enclosed buildings are also susceptible to condensation. Insulation will reverse these effects by keeping the heat out in the summer and keeping the cold out in the winter. Insulation will also act as a vapor barrier and prevent condensation.



Cupolas

Cupolas are available in 24”x24”, 36”x36” and 48”x48” sizes. We provide both louvered sided and window sided cupolas in a variety of colors and can even be two tone. Cupolas will add both beauty and individuality to your MBMI metal building.

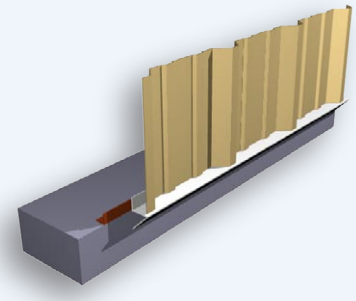
Why MBMI Crushes The Competition

BBB MEMBER SOUTHEAST FLORIDA

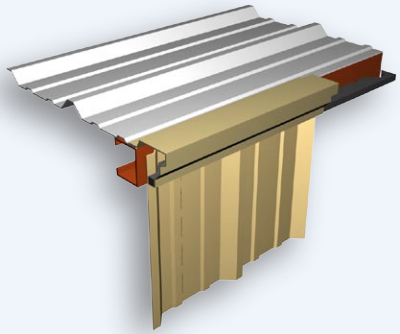
"AMERICA'S BEST VALUE"

There are many reasons why MBMI metal buildings outshine the competition. Here are just a few.

MBMI ENGINEERS ARE PROUD MEMBERS OF AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION



- **Base Trim**
  We supply **Base Trim** as a standard feature on all of our buildings which makes the erection much easier. It also provides a much better seal than foam closures for keeping out dust, water and critters, (an option for most metal building companies) and improves the appearance of your building.



- **Formed Eave Trim**
  MBMI uses **Formed Eave Trim** (deluxe contoured trim) instead of simple eave trim, which gives the entire structure a constant and refined finished look.

- **Jamb And Header Cover Trim**
  All framed openings come with **Jamb And Header Cover Trim**. This trim covers the door jambs and header beam giving your building a more attractive and finished look.

- **Premium Lifetime Fasteners**
  We use matching finish, self drilling, self tapping **Premium Lifetime Fasteners** on all roof and wall panels. Guaranteed not to rust! (fasteners that are not lifetime will void your warranty).

- **Purlin Strapping**
  Every building comes with **Purlin Strapping** which greatly increases purlin strength and eliminates purlin rotation and sag.

- **40 year warranty**
  Our high gloss, high luster painted panels have up to a **40 Year Warranty** against rusting, fading and chalking. They also are much more attractive than the standard "R" or "PBR" panel most companies use.

Our Staff

MBMI's staff is comprised of a talented group of professionals whose main focus is designing and engineering the best product possible. From our designers to our detailers, engineers, customer service reps, our mission is 100% customer satisfaction and the chance to add every new client to our vast referral list.

Contact Us

How to get in touch

Our goal is to provide you with superior customer service. You can contact us in several ways. We are only a phone call or email away. We can satisfy all your questions, needs and inquiries.

Email

Sales: sales@mbmi.biz
Building contractors & erectors: construction@mbmi.biz
Finance dept.: finance@mbmi.biz
General information: info@mbmi.biz

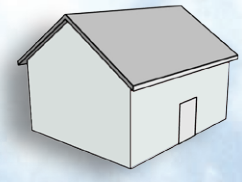
Telephone

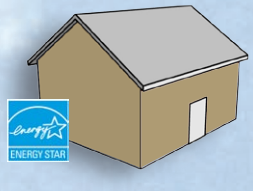
Toll free telephone: 800-293-2097
Toll free fax: 800-840-3634

Mailing Address

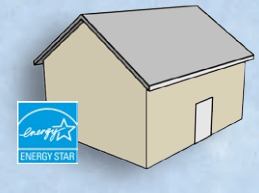
955 N.W. 17th Avenue, Building H
Delray Beach, FL 33445

Our 40 Year Limited Warranty Colors

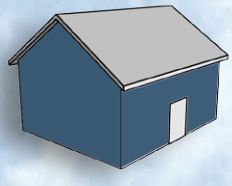

Polar White

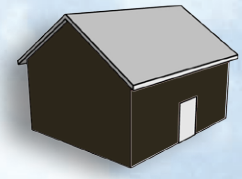


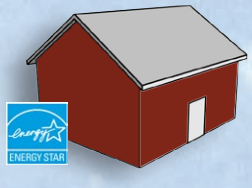
Sahara Tan



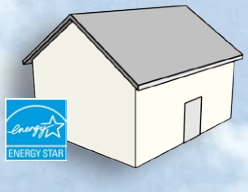
Light Stone


Hawaiian Blue

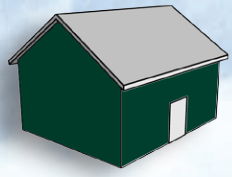

Burnished Slate

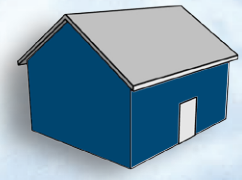


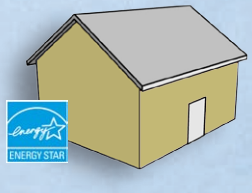
Colonial Red



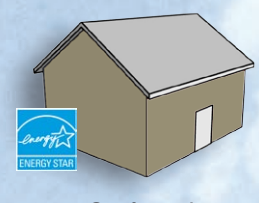
Cool White


Evergreen

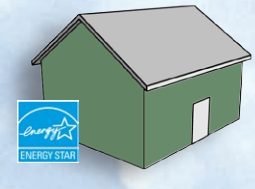

Royal Blue



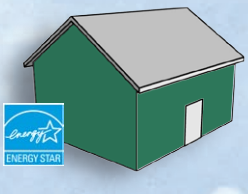
Aztec Gold



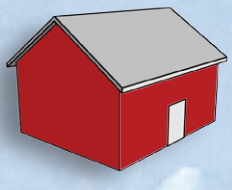
Surfsand

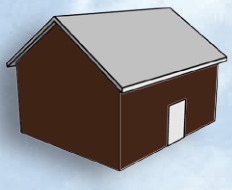


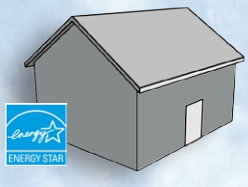
Colony Green



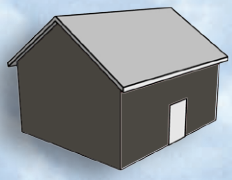
Aspen Green

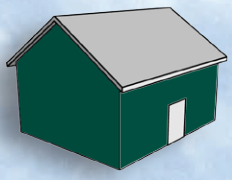

20 yr Crimson Red

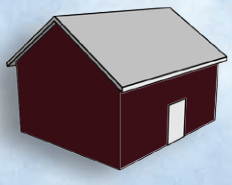

Koko Brown

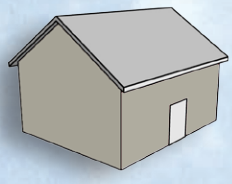


Old Town Gray


Steel Gray


Fern Green


Burgundy


Ash Gray

Actual colors may vary from sample shown.

ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.

ENERGY STAR qualified roof products reflect more of the sun's rays. This can lower roof surface temperature by up to 100°F, decreasing the amount of heat transferred into a building.

ENERGY STAR qualified roof products can help reduce the amount of air conditioning needed in buildings, and can reduce peak cooling demand by 10 - 15%.

www.MBMI.biz

CITRUS AVENUE

EXIST. CURB (TYP.)

EXIST. EDGE OF PAVEMENT

EXIST. WOOD POLE (TYP.)

EXIST. OVERHEAD UTILITY LINE (TYP.)

EXIST. DRAINAGE MANHOLE (TYP.)

EXIST. SAN. SEWER MANHOLE (TYP.)

EXIST. CATCH BASIN (TYP.)

PROP. DRY RETENTION 1

PROP. FOOD STORAGE BUILDING
A = 2,777 SF
F.F.E. = 20.00'

PROP. 5.0' SIDEWALK

PRESTON COURT

LOT LINE (TYP.)

EXIST. FENCE (TYP.)

EXIST. 5.0' SIDEWALK

EXIST. BUILDING TO REMAIN
A = 4,660 SF

EXIST. STORAGE BUILDING
A = 1,339 SF
TO REMAIN

EXIST. FELLOWSHIP BUILDING
A = 3,690 SF
TO REMAIN

13TH STREET

PROP. DRY RETENTION 3

PROP. DRY RETENTION 2

EXIST. WATER VALVE (TYP.)

EXIST. SWITCH CABINET (TYP.)

EXIST. TELEPHONE HANDHOLE (TYP.)

EXIST. EDGE OF PAVEMENT

EXIST. 7.3' SIDEWALK

EXIST. LIGHT POLE (TYP.)

EXIST. SIGN (TYP.)

EXIST. WATER METER (TYP.)

DELAWARE AVENUE

EXIST. CURB (TYP.)

N

0 10 20

1" = 20'

LEGEND:

- PROPOSED ASPHALT CONCRETE PAVEMENT, 1 1/2" ASPHALT CONCRETE S' COMPACTED LIMEROCK BASE COURSE 12" STABILIZED SUBBASE
- PROPOSED SOD AREA
- PROPOSED CONCRETE AREA
- EXISTING CONCRETE AREA
- PROPOSED ELEVATIONS (19.40 / 18.90)

bosch engineering solutions

Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com

+1 (786) 292-2346
www.boschcorp.com

PROJECT NAME

MACEDONIA CHURCH
SDA ADVENTIST
ADDITION
1220 DELAWARE AVENUE,
FT. PIERCE, FL 34950

SHEET TITLE

PRELIMINARY
GRADING AND
DRAINAGE PLAN

B.E.S PROJ. No.: _____

DATE: AUGUST, 2025

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____

REVISIONS

date	description	no.

SHEET

C-2

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH BOSCH ENGINEERING SOLUTIONS, INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

LOCATED IN: J:\shortcut-targets-by-id\1MAyB3ORKz_rDbsm2zfeIdxRlm-X\SHARED BC PROJECTS\2025\2527-Macedonia SDA Adventist\CAD\C-2 - PRELIMINARY DRAINAGE PLAN - MACEDONIA.dwg & PRINTED ON: Wednesday, April 08, 2026, 5:59:01 PM

Technical Review Committee - 10:00 AM **1. c.**

Meeting Date: 05/21/2026

REQUESTED ACTION

PZSITE2026-00013
Minor Site Plan with Innovative Development
Duplexes
107 N. 23rd Street

SUMMARY

On behalf of owner, Emilie Alouption, applicant, J&M Capital Construction, LLC proposes to develop two sets of duplexes on their 0.46 acres. Each unit proposed 4 bedrooms and 3 baths with1,426 sq ft of living space. The future land use is Residential Low (RL) and has a zoning of Single-family Moderate Density (R-3).

Please review the attached file and provide comments at least two days before the scheduled TRC meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Please be sure to notify me via email if comments are directly uploaded. Should you require additional information, you may contact me at 773-467-3739.

LOCATION

Address: 107 N 23rd Street
Parcel ID: 2408-507-0020-000-0
Legal Description: FT PIERCE HTS BLK 5 LOTS 3, 4 AND 5

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 05/05/2026 04:46 PM
Final Approval Date: 05/06/2026

SITE CONSTRUCTION FOR
ALOUPTION/NORZELUS
107 N 23 RD ST
FORT PIERCE, FLORIDA
16 DECEMBER 2025

CONTENTS:

OWNER:

ALOUPTION/NORZELUS
1450 SW DIMPERIO AVE
PORT ST LUCIE, FL 34953-7036
PHONE

ENGINEERS:

JOSEPH SIMMONS
7619 GRAMERCY DR
ORLANDO, FL 32818
407-454-1890

PROJECT DESCRIPTION

PROJECT SUMMARY

A- THE 2 DUPLEXES PROJECT 4 BEDROOMS 3 BATH 1,426 SQFT LIVING SPACE (EACH UNIT) ARE PLANNED FOR LOW INCOME WORKING FAMILY. EACH UNIT WILL BE COMPRISED OF 4 BEDROOMS 3 BATH A KITCHEN SPACE AND A COMMON AREA (GREAT ROOM) FOR THE FAMILY.
EXISTING STRUCTURES.

B- PARKING REQUIREMENTS GENERATED BY THIS PROJECT WILL BE ACCOMMODATED 2 PARKING SPACE FOR EACH UNIT.

C- OCCUPANCY FOR THIS PROJECT IS SCHRDULED FOR WINTER 2023

PROPOSAL, BUILDING AND CONTRACTING DELIVERY METHOD

A- THE OWNER HAS DECIDED TO USE HIS CONTRACTOR "DELIVERY METHODE" FOR THIS PROJECT WITH AN EARLY SITE PACKAGE TO COMPLY WITH THE SCHEDULE

SUBSTRUCTURE
FOUNDATION

A- FOUNDATION: 3,000 PSI CAST INPLACE CONCRETE.
B- FOOTINGS-SPREAD FOOTING BASE ON ENGINEER RECOMMENDATION.
C- SLAB ONGRAD- 4INCH THICK SLAB CONCRETE ON GRADE, ON COMPACTED FILL COMPLYING WITH REQUIREMENTS OF FLORIDA 2020 BUILDING CODE

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4872517 OR BOOK 4621 PAGE 1079, Recorded 06/02/2021 12:15:07 PM Doc Tax: $920.50

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 20905

General Warranty Deed

Made this May 20, 2021 A.D. By

David Houston, hereinafter called the grantor,

to **Emilie Alouption and Claire A. Norzelus and Guesty K. Alouption** , whose post office address is: 1450 SW Dimperio Ave., Port St. Lucie, FL 34953, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, ($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:

LOTS 3, 4 AND 5, BLOCK 5 FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

Parcel ID Number: 2408-507-0020-000/0

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon..

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Printed Name Elizabeth Moran

Witness #2 Printed Name Morgan Wiegel

David Houston (Seal)
Address:

(Seal)
Address:

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of May, 2021, by David Houston, who is/are personally known to me or who has produced Drivers license as identification.

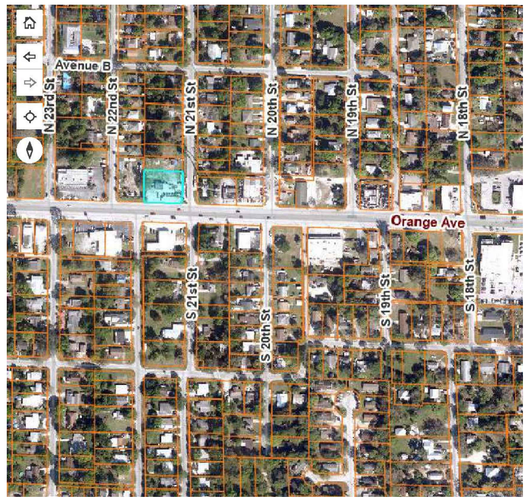
ELIZABETH MORAN
Notary Public - State of Florida
Commission # GG 948346
My Comm. Expires Mar 6, 2024
Bonded through National Notary Assn.

(Seal)

Notary Public
Print Name: Elizabeth Moran
My Commission Expires: 3/6/2024

PROPOSED NEW DUPLEXES

107 N 23rd ST
FORT PIERCE , FL 34950



GOOGLE MAP LOCATION
SCALE: NOT TO SCALE

RENDERING ELEVATION
SCALE: NOT TO SCALE

Legal Description
FT PIERCE HTS BLK 5 LOTS 3, 4 AND 5

Parcel ID: 2408-507-0020-000-0
Sec/Town/Range: 09/37S/40E Account#: 20415

Building Authority:
City of Fort Pierce
Building Department
300 Orange Ave
Fort Pierce, FL 34950
Phone: 772-465-3718

	SHEET INDEX
	# SHEET DESCRIPTION
C01	COVER SHEET
A1	COVER SHEET 2
A2	DEMOLITION PLAN
A3	FLOOR PLAN AND DETAIL
A4	ELEVATION PLAN
R1	RENDERING
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ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILITY,LIFE SAFETY FIRE CODE AND NEC 2020
CONSTRUCTION 160MPH WIND SPEED,2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL. P.E. LIC. NO. 52101
7619 GRAMERCY DR
ORLANDO, FL 32818
407-454-1890
JOESIMMONS3@GMAIL.CO

107 N 23rd ST
FORT PIERCE , FL 34950

DREAM DESIGN

REVISIONS	
DRAWN BY	FR
CHK BY	JS
SCALE	AS SHOWN
DATE:	

JOSEPH SIMMONS III LICENSE No. 52101 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO
A1

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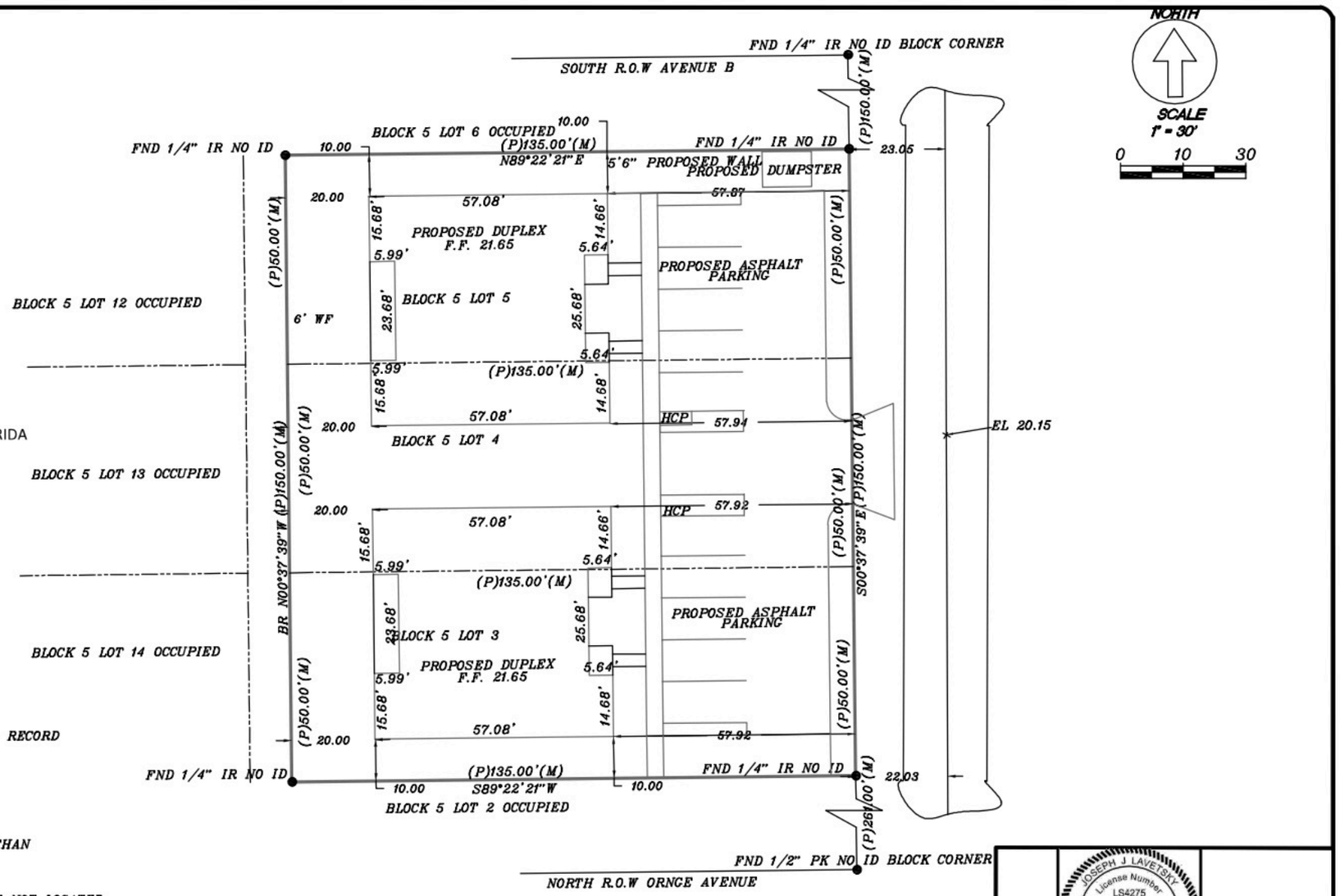
ROW – RIGHT–OF–WAY
WPP – WOOD POWER POLE
LB – LICENSED BUSINESS
CL – CENTERLINE
WM – WATER METER
PG– PAGES
MH– MANHOLE
FIRC – FOUND IRON ROD & CAP
F.F. – FINISH FLOOR
P – PLAT
NAVD – NORTH AMERICAN VERTICAL DATUM
GM – GAS METER
EM – ELECTRIC METER
BBQ – BARBEQUE
BR – BEARING REFERENCE
WF – WOOD FENCE
HCP – HANDICAP PARKING

I.R. – IRON ROD
PP – POWER POLE
FIR – FOUND IRON ROD
FND – FOUND
D – DEED
M – MEASURED
PB– PLATBOOK
ID. – IDENTIFICATION
IP – IRON PIPE
EL – ELEVATION
CLF – CHAINLINK FENCE
DW– DRIVEWAY
SW–SIDEWALK
CONC.–CONCRETE
IRC– 1/2" IRON ROD & CAP
CLI– CENTERLINE INTERSECTION
N&D– NAIL AND DISK
CBS– CONCRETE BLOCK & STUCCO

FORT PIERCE HEIGHTS BLOCK 5 LOTS 3, 4 AND 5
AS RECORDED PLATBOOK 1 PAGE 39 IN RECORDS OF SAINT LUCIE COUNTY CLERK OF COURTS, FLORIDA
SECTION 09 TOWNSHIP 35 SOUTH RANGE 40 EAST
0.46 ACRES MORE OR LESS

PROPERTY ADDRESS: 107 N 23RD STREET, FORT PIERCE, FLORIDA



1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY AND/OR EASEMENTS OF RECORD NO SEARCH OF PUBLIC RECORDSHAS BEEN DONE BY THIS OFFICE.
2. THIS SURVEY IS CERTIFIED ONLY TO THE NAMED INDIVIDUALS.
3. ELEVATIONS SHOWN ARE NAVD 88 DESIGNATION A 356 EL 20.43 , SAINT LUCIE COUNTY
4. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
5. NO STRUCTURES THAT ARE ABOVE OR BENEATH THE SURFACE HAVE BEEN LOCATED OTHER THAN WHAT IS SHOWN. HEREON.
6. BEARINGS SHOWN HEREON ARE CONFORMED TO PLAT UNLESS OTHERWISE NOTED.
7. ENCROACHMENTS OF UNDERGROUND FOUNDATIONS, IMPROVEMENTS OR UTILITIES, NOT VISIBLE WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS SHOWN HEREON.
8. THIS MAP AND ALL SHEETS ATTACHED AND/OR REPRODUCTION THEREOF ARE NOT VALID WITHOUT THE DICITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. FLOOD ZONE X MAP PANEL 12111C0178J EFFECTIVE DATE 02/16/2012
10. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD FEET.
11. ADDITIONS AND OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. LAST DATE OF FIELD SURVEY : NOVEMBER 1, 2024
13. BEARING REFERENCE WEST LINE OF LOT 3,4,&5 BEARS N00°37'39"W
14. 6' WOODEN FENCE ENCRAOCHMENTS SHOWN

A.B. SURVEY SUPPLIES ENTERPRISES INC L.B. 6301
342 S.W. CARTER AVENUE, PORT SAINT LUCIE, FLORIDA 34983
PHONE NUMBER 772-267-0596
EMAIL: SEAN.BACCHUS@MAIL.COM

SHEET NUMBER 1OF 1

JOB NUMBER:
DATE: 11-01-2024
DRAWN BY: S.B.
FIELD BOOK:
APPROVED BY:
SCALE: 1" = 30'

TITLE: BOUNDARY SURVEY
SKETCH OF SURVEY
PROPOSED SITE PLAN

CLIENT:
Emilie Alouption

DATE	REVISIONS	DESCRIPTION

JOSEPH J LAVETSKY License Number LS4275 STATE OF FLORIDA Professional Surveyor and Mapper

Joseph J Lavetsky
Digitally signed by Joseph J Lavetsky
Date: 2025.08.06 11:27:01 -04'00'

For The Firm
JOSEPH J LAVETSKY P.S.M. LS 4275
PAGES OR SHEETS COVERED BY THIS SEAL 1

Property Identification

Site Address:	107 N 23RD ST
Sec/Town/Range:	09/35S/40E
Parcel ID:	**2408-507-0020-000-0**
Jurisdiction:	Fort Pierce
Land Use Code:	0800 - M-F < 10U
Account #:	**20415**
Map ID:	24/09N
Zoning:	SF Moderat

Legal Description

FT PIERCE HTS BLK 5 LOTS 3, 4 AND 5

Total Areas

Finished/Under Air (SF):	880
Gross Sketched Area (SF):	965
Land Size (acres):	0.46
Land Size (SF):	20,250

Map

State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Ownership

Emilie Alouption
Claire A Norzelus
Guesty K Alouption
1450 SW Dimperio AVE
Port St Lucie, FL 34953-7036

Current Values

Just/Market value:	$201,900
Assessed value:	$156,259
Exemption value:	$0
Taxable value:	$156,259

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

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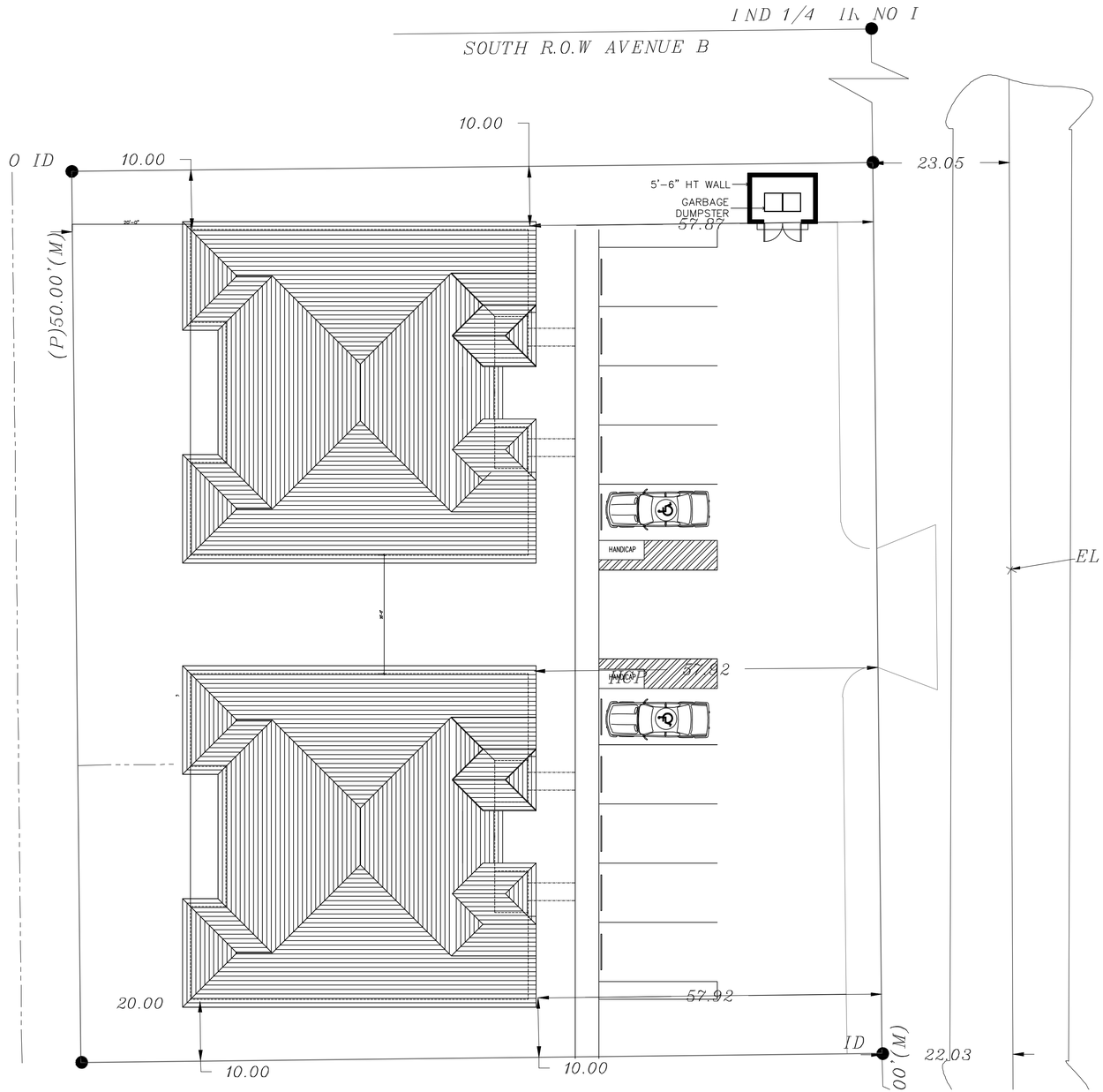

NORTH

SCALE
1" = 30'

0 10 30

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JOSEPH SIMMONS III
LICENSE
No. 52101
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO
S1

SITE AND SOIL PREPARATION STATEMENT

1. STRIPPING OF SITE:

ALL VEGETATION TOP SOILS, MARL, TREE STUMPS, ROOTS, ORGANIC ZONES, ASPHALT PAVEMENT (WITH LIMERICK BASE COURSE), AND OTHER DELETERIOUS MATERIALS MUST BE STRIPPED TO WHATEVER DEPTH IS NECESSARY, AND REMOVED FROM THE SITE. STRIPPING OF THE SITE WILL BE REQUIRED TO A DEPTH FOR COMPLETE REMOVAL OF ALL UNACCEPTABLE MATERIAL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER. CONTACT SOIL ENGINEER FOR INSPECTION AND FINAL APPROVAL BEFORE CONTINUING.

2. COMPACTION AFTER STRIPPING:

THE COMPLETE COMPACTION PROCESS MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. THIS COMPACTION IS TO BE TESTED WITH 8 FEET STANDARD PENETRATION TEST BORINGS. FREQUENCY OF TESTS TO BE AT EVERY 1500 SQ. FT. THE UPPER 12" MUST BE TESTED FOR 95% OF THE MODIFIED PROCTOR (ASTM D-1557). TESTS ARE TO BE OBSERVED AND APPROVED BY GEOTECHNICAL ENGINEER BEFORE CONTINUING WITH THE COMPACTION. GENERAL CONTRACTORS TO EXERCISE CAUTION DURING COMPACTION OPERATIONS TO AVOID DAMAGE TO ANY NEARBY EXISTING STRUCTURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES.

3. STRUCTURAL FILLING AND BACKFILLING:

MADE IN LIFTS NOT EXCEEDING 12" IN DEPTH. COMPACTION WITH A VIBRATORY ROLLER TO ATTAIN 95 % COMPACTION OF MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). MUST BE COMPLETED UNIFORMLY. STRUCTURAL FILL TO CONSIST OF NON-ORGANIC, NON-PLASTIC, CLEAN, COARSE-GRAINED SAND/ROCK MATERIAL (ASTM D-1557). TESTS ARE TO BE OBSERVED AND APPROVED BY GEOTECHNICAL ENGINEER BEFORE CONTINUING. SAMPLES ARE TO BE SUBMITTED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK. NO PARTICLE SIZE GREATER THAT THREE INCHES AND LESS THAN 10 % PASSING THROUGH THE #200 SIEVE. THE COMPACTION OF EACH LIFT MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

4. FOUNDATION BEARING SURFACE PREPARATION:

THE UPPER 12" OF BEARING SOIL IN THE FOOTING EXCAVATION BOTTOM SURFACES (AFTER EXCAVATING FOR FOUNDATIONS) MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK. AFTER APPROVAL ALL THE BEARING SURFACES MUST BE COMPACTED TO DENSITIES EQUIVALENT TO 98 % OF THE MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). SOILS WHICH ARE NOT APPROVED MUST BE REMOVED OR REPLACED, OR LOWERED TO A SATISFACTORY BEARING ELEVATION, OR FURTHER COMPACTED AS DETERMINED AND INSTRUCTED BY THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER. THE COMPACTION OF THESE AREAS MUST ALSO BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

5. TESTING:

TESTING OF COMPACTED EXISTING SOIL, OR OF STRUCTURAL BACKFILL TO MEET OR EXCEED 95 % OF MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). FREQUENCY OF TESTS: ONE EACH 1500 SQ. FT. (OR A MINIMUM OF 3 IN ANY ONE BUILDING OR BUILDING ADDITION) AND AT EACH LIFT OF EXISTING OR BACKFILL, ONE OF EACH SPREAD FOOTING, AND ONE EACH 100 LIN. FT. OF CONTINUOUS FOOTINGS. GENERAL CONTRACTOR TO SUBMIT TESTING PLAN FOR APPROVAL BY ARCHITECT, GEOTECHNICAL ENGINEER, AND STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK.

SLAB ON FILL

1. FILL AND BACKFILL TO BE COMPACTED TO 95 % OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINE BY THE STANDARD PROCTER TEST.

2. COMPACTION LAYERS NOT TO EXCEED 8 INCHES, SLABS ON FILL TO BE PLACED ON A CHECKEREBOARD PATERN WITH CASTING LIMITED TO 600 SQUARE FEET OR 25 FEET IN ANY DIRECTIONARD PATTERN.

3. PROVIDE 6-MILL VAPOR BARRIER (VISQUEEN) BELOW ALL INTERRIOR SLABS ON FILL. SOIL MUST BE TREATED FOR TERMITE. TO BE PERFORMED BY APPROVED TERMITE SPECIALIST

GENERAL NOTES:

1. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE #2 YELLOW PINE, OR S.P.F.
3. WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS.- SEE SPECIFICATION REGARDING MEAN OF EGRESS BELOW.
4. ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" X 2" WOOD FRAMING.
5. PROVIDE OUTLET AND SWITCHED LIGHT AT ALL ATTIC ACCESS
6. ALL INTERIOR DOOR SHALL BE HOLLOW CORE
7. ALL SHOWER ENCLOSURE GLASS TO BE SAFETY GLAZING.
8. ALL WINDOW FRAMES TO BE SET IN CAULK BEDS.
9. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING.
10. EXTERIOR SOFFITS & CLG. SHALL BE CLAD WITH STUCCO OVER EXP. METAL LATH APPLIED PER FBC 2023 CHAPTER 25, SECTION 2506.
11. GENERAL CONTRACTOR SHALL VERIFY ALL MASONRY OPENINGS WITH MANUFACTURER'S LITERATURE

SPECIFICATIONS REGARDING MEANS OF EGRESS

THE MODE OF OPERATION OF EGRESS WINDOWS SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, 5.7 SQ. FT. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.

VENTILATION OF ATTIC SPACE PER 2023 FBC 2326.3.2

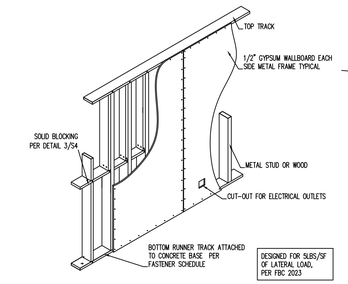
RATIO OF NET FREE VENTILATION TO CEILING = 1/150	
ATTIC SPACE TO BE VENTILATED	2,932 SQ. FT.
NET AREA OF SCREEN VENTILATION REQUIRED 2,932 S.F. = 19.54 SQ. FT. 150	
SIZE AND SPACING OF SCREEN VENTS	7"x22" (1.06 S.F.) @ 6'-0" O.C.
MIN. NUMBER OF REQUIRED SCREEN VENTS	19.54 / 1.06 = 19 SCREEN VENTS
LINEAR FT OF EAVE (SOFFIT) AVAILABLE	245'-0 3/16" Ln. Ft.
NUMBER OF SCREEN VENTS PROVIDED	245'-0" / 8' = 31 SCREEN VENTS
SEE "TYP. WALL SECTION" ON SAME SHT. FOR SREEN VENT LOCATION	

AREA BREAKDOWN

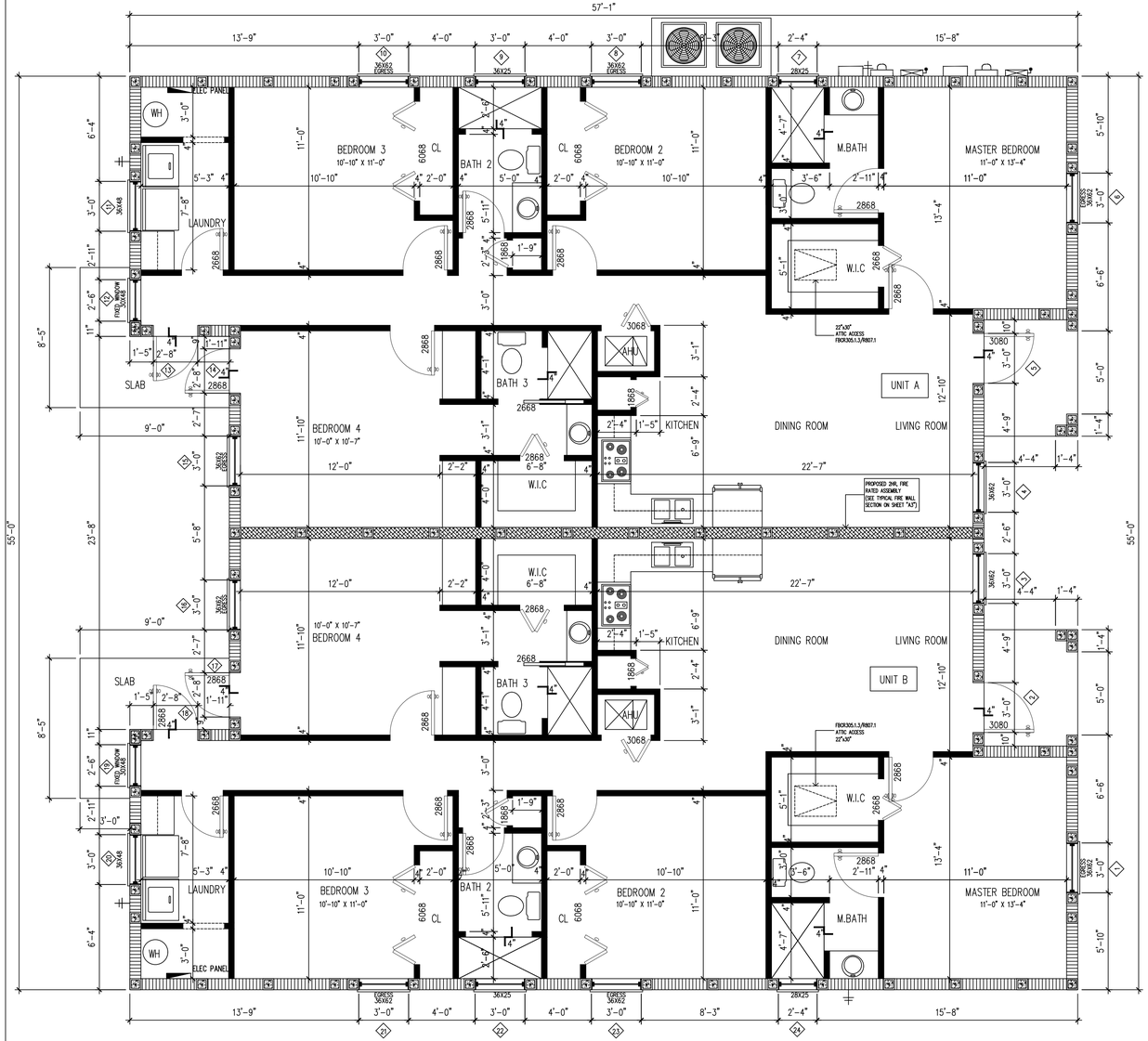
UNIT 1 LIVING AREA =		1,426 SQ. FT.
UNIT 2 LIVING AREA=		1,426 SQ. FT.
ENTRANCE 1 AREA =		40 SQ. FT.
ENTRANCE 2 AREA =		40 SQ. FT.
TOTAL AREA	=	2,932 SQ. FT.

WALL LEGEND

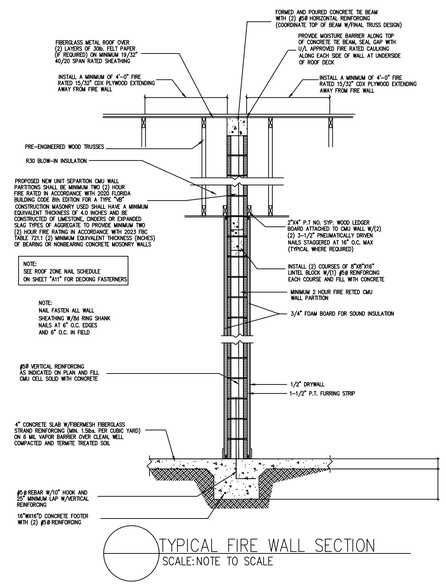
- 8" CMU BRG WALL
- 4" INTERIOR NON-BEARING PARTITION
- 8" CMU BRG WALL (FIRE WALL)



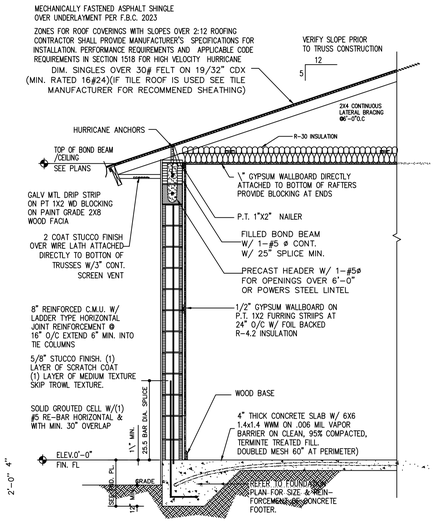
DESIGNED FOR SLBS/SF OF LATERAL LOAD, PER FBC 2023



FLOOR PLAN
SCALE: 1/4" = 1'-0"



TYPICAL FIRE WALL SECTION
SCALE:NOTE TO SCALE



WALL SECTION
SCALE: NTS

City Of Fort Pierce Building Department PRODUCT Approval Submittal Affidavit

Permit # Building Address: Contractor

Opening schedule: Swing Doors, Overhead Doord, Sliding Doors, Fixed Glass, Windows & Skylights

FL # or Miami Dade	Product	Model #	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment	Building Design Pressure	Product Design Pressure
FL14095.1	Window	PREMIUM ATLANTIC VINYL	JELD-WEN	IMPACT	FRAME HEAD - 1/4" ELOS TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACED MAX 33 1/4" O/C. FRAME JAMBS 1/4" ELOS TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 9 1/4" O.C. FRAME SILL - NONE	+55 -55	+65 -70
FL 15216.1	Underlayment	-	Owens corning	N/A	TIN TABS @6" O.C. @ LAPS @ 2 ROWS	+55 -55	n/a
FL 11136.1	Door	OPAQUE IMPACT	JELD-WEN	OPAQUE FIBER GLASS IMPACT	FRAME HEAD - 1/4" ELOS TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS FRAME JAMBS 1/4" ELOS TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 16" O.C.	+55 -55	+66 -70

Product	Model #	Manufacturer	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.	Building Design Pressure	Product Design Pressure
Mullions	Noa 20--2814.10	Lawson	5/16" TAPCON W/3 1/2" MIN. EMBED.WOOD PENETRATION. MIN. EDGE DISTANCE 2 3/8" CONCRETE OR HOLLOW BLOCK		
Roof	FL 10124	Gaf	INSTALLED PER MANUFACTURES SPECS. NAILING:USE GALVANIZED (ZINC COATED) ROOFING NAILS, 11 OR 12 GAUGE, WITH AT LEAST 3/8" DIAMETER HEADS. LONG ENOUGH TO PENETRATE THROUGH PLYWOOD OR 3/4" INTO BOARDS. USE 4 NAILS PER SHINGLE PLACED 6+1/2" ABOVE THE BUTT EDGE APPROX. 1" AN 13" FROM EACH END AND 1/2" ABOVE EACH CUT OUT		
Siding					
Soffit	Stucco				
Hurricane Panels Less than 6' span			Gauge of Steel		
Hurricane Panels 6' span or more			Gauge of Steel		

I have reviewed the above components or cladding and I have approved their use in this structure. These products provide adequate resistance to the wind loads and forces specified by current code provisions

Name: JOSEPH SIMMONS
Signature:

Certification Number: 52101
Date:

Please customize the size of this form for your specific structure. It is not intended that you fit the product approval information into the provided spaces. This form is provided as a template.

revised 07/12/2016 tv

107 N 23rd ST
FORT PIERCE , FL 34950

ENGINEERING NOTES ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
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ORLANDO, FL 32818
407-454-1890
JOESIMMONS3@GMAIL.CO

DREAM DESIGN

DATE:	DRAWN BY	REVISIONS
	FR	
SCALE	CHK BY	
AS SHOWN	JS	

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SHEET NO
A3

SITE CONSTRUCTION FOR
ALOUPTION/NORZELUS
107 N 23 RD ST
FORT PIERCE, FLORIDA
16 DECEMBER 2025

CONTENTS:

OWNER:

ALOUPTION/NORZELUS
1450 SW DIMPERIO AVE
PORT ST LUCIE, FL 34953-7036
PHONE

ENGINEERS:

JOSEPH SIMMONS
7619 GRAMERCY DR
ORLANDO, FL 32818
407-454-1890

PROJECT DESCRIPTION

PROJECT SUMMARY

A- THE 2 DUPLEXES PROJECT 4 BEDROOMS 3 BATH 1,426 SQFT LIVING SPACE (EACH UNIT) ARE PLANNED FOR LOW INCOME WORKING FAMILY. EACH UNIT WILL BE COMPRISED OF 4 BEDROOMS 3 BATH A KITCHEN SPACE AND A COMMON AREA (GREAT ROOM) FOR THE FAMILY.
EXISTING STRUCTURES.

B- PARKING REQUIREMENTS GENERATED BY THIS PROJECT WILL BE ACCOMMODATED 2 PARKING SPACE FOR EACH UNIT.

C- OCCUPANCY FOR THIS PROJECT IS SCHRDULED FOR WINTER 2023

PROPOSAL, BUILDING AND CONTRACTING DELIVERY METHOD

A- THE OWNER HAS DECIDED TO USE HIS CONTRACTOR "DELIVERY METHODE" FOR THIS PROJECT WITH AN EARLY SITE PACKAGE TO COMPLY WITH THE SCHEDULE

SUBSTRUCTURE
FOUNDATION

A- FOUNDATION: 3,000 PSI CAST INPLACE CONCRETE.
B- FOOTINGS-SPREAD FOOTING BASE ON ENGINEER RECOMMENDATION.
C- SLAB ONGRAD- 4INCH THICK SLAB CONCRETE ON GRADE, ON COMPACTED FILL COMPLYING WITH REQUIREMENTS OF FLORIDA 2020 BUILDING CODE

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
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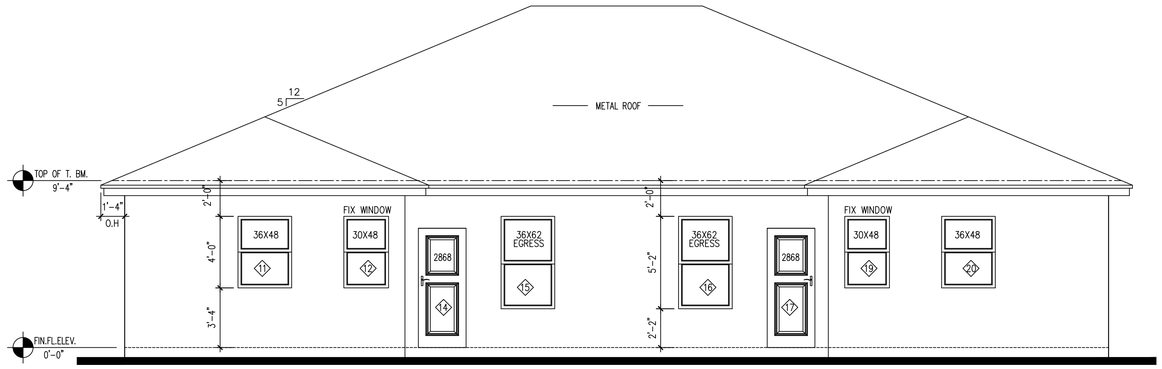
SHEET NO
CO 1



REAR ELEVATION

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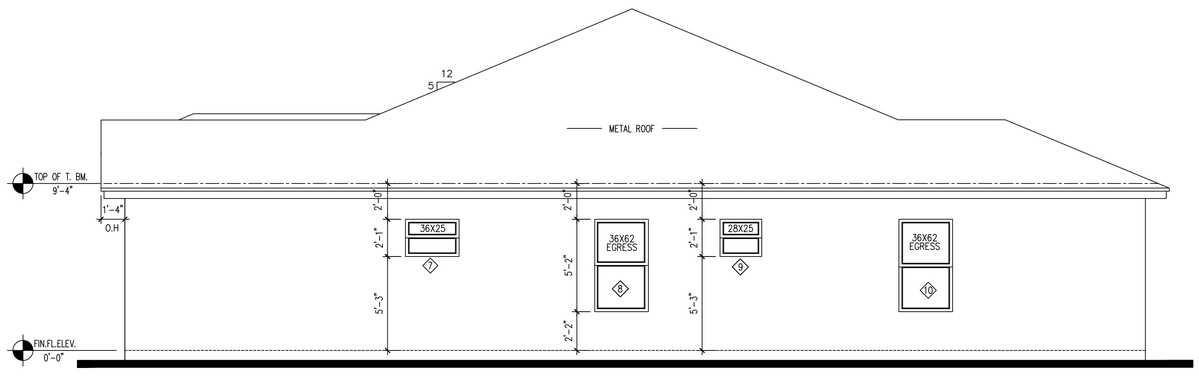

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILITY,LIFE SAFETY FIRE CODE AND NEC 2020
CONSTRUCTION 160MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

DUPLEX
107 N 23rd ST
FORT PIERCE , FL 34950

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL. P.E. LIC. NO. 52101
7619 GRAMERCY DR
ORLANDO, FL 32818
407-454-1890
JOESIMMONS3@GMAIL.CO

DREAM DESIGN

DATE:	REVISIONS:
DRAWN BY FR	
CHK BY JS	
SCALE AS SHOWN	

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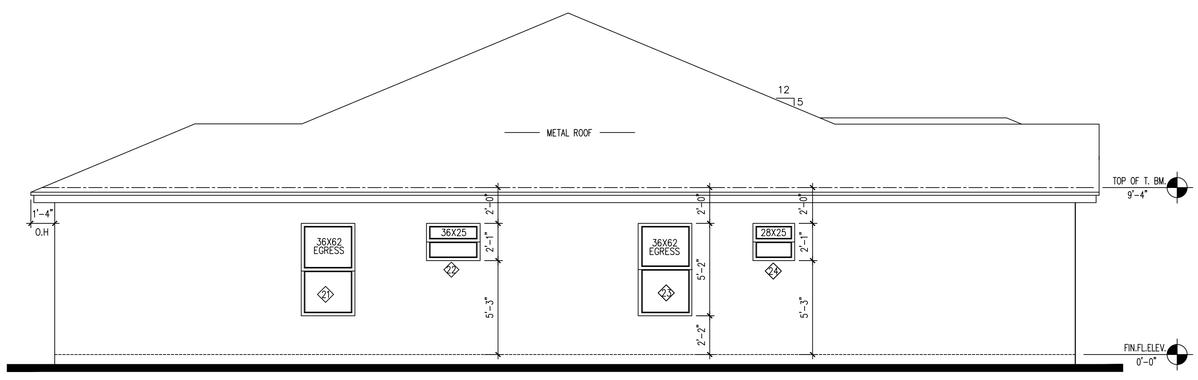
JOSEPH SIMMONS III
LICENSE
No. 52101
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO
A5

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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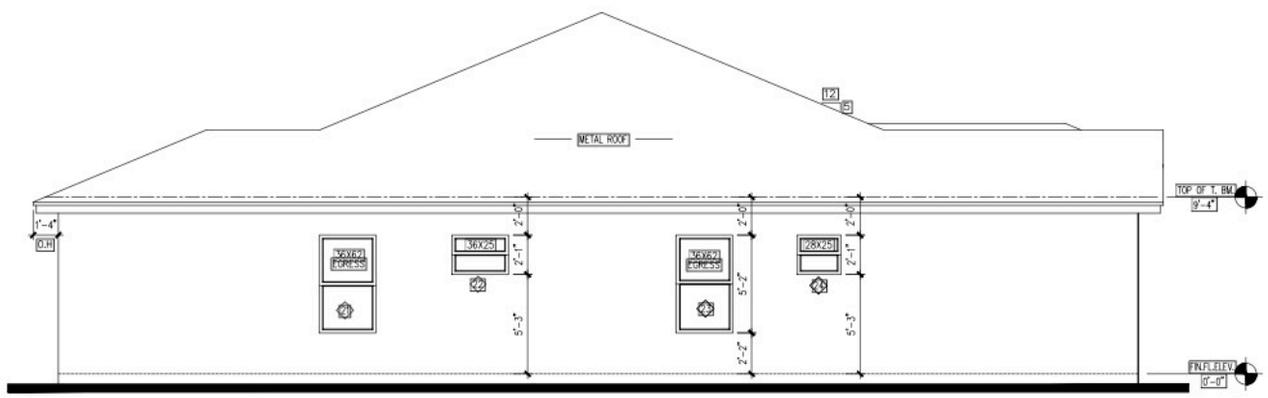
PROFESSIONAL ENGINEER

SHEET NO
A4

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
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FORT PIERCE , FL 34950

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FL. P.E. LIC. NO. 52101
7619 GRAMERCY DR
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407-454-1890
JOESIMMONS3@GMAIL.CO

DREAM DESIGN

DATE:	REVISIONS:
DRAWN BY	ER
CHK BY	JS
SCALE	AS SHOWN

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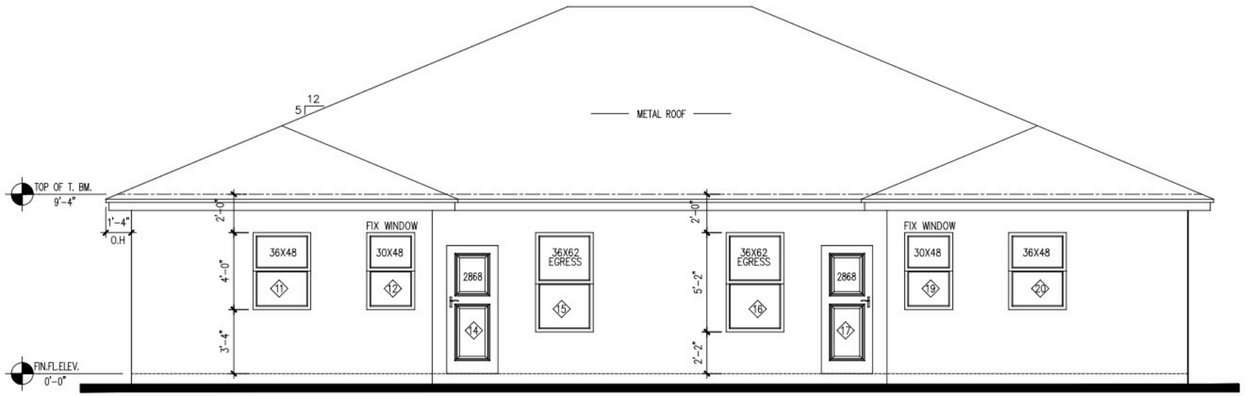

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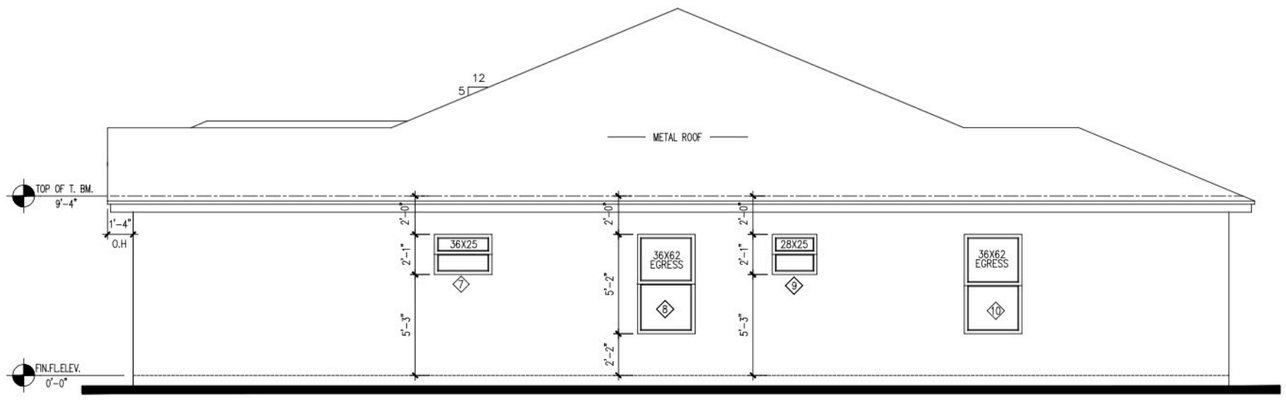

RIGHT ELEVATION

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DUPLEX
107 N 23rd ST
FORT PIERCE , FL 34950

ENGINEER OF RECORD
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DREAM DESIGN

REVISIONS:	
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SCALE	AS SHOWN
DATE:	

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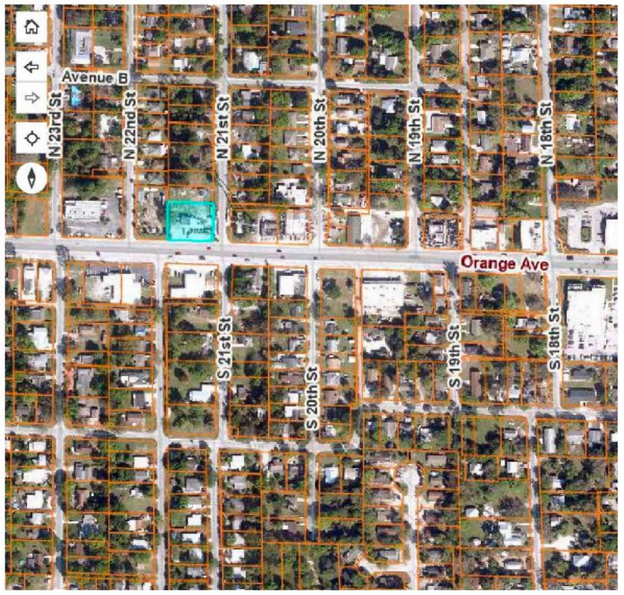
JOSEPH SIMMONS III LICENSE No. 52101 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO
A5

PROPOSED NEW DUPLEXES

107 N 23rd ST
FORT PIERCE , FL 34950



GOOGLE MAP LOCATION
SCALE: NOT TO SCALE

RENDERING ELEVATION
SCALE: NOT TO SCALE

Legal Description
FT PIERCE HTS BLK 5 LOTS 3, 4 AND 5

Parcel ID: 2408-507-0020-000-0
Sec/Town/Range: 09/37S/40E Account#: 20415

Building Authority:
City of Fort Pierce
Building Department
300 Orange Ave
Fort Pierce, FL 34950
Phone: 772-465-3718

	SHEET INDEX
#	SHEET DESCRIPTION
C01	COVER SHEET
A1	COVER SHEET 2
A2	DEMOLITION PLAN
A3	FLOOR PLAN AND DETAIL
A4	ELEVATION PLAN
R1	RENDERING
S1	SITE PLAN
A7	
A8	
A9	
A10	
E1	
E2	
M1	

RENDERING ELEVATION

SCALE: NOT TO SCALE

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
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107 N 23rd ST
FORT PIERCE , FL 34950

DREAM DESIGN

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SHEET NO
R1

107 N. 23rd Street Duplexes

Fort Pierce, Florida

FOR

EMILIE ALOUPTION
1450 SW DEMPERIO AVE
PORT ST. LUCIE, FL

PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19, The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

PLANTING PROCEDURE

1. All dimensions 6" and less are exaggerated for illustrative purposes only.

2. Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

3. The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" – 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.

4. Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.

5. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.

6. Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.

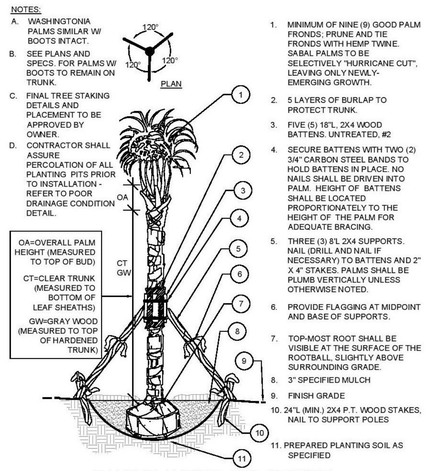
7. Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	N*	WW*	SIZE/SPECIFICATIONS
TREES						
DH	5	Ilex cassine	Dahoon Holly	X	X	12' Ht., 2 ½" DBH., 65 Gal.
SL	3	Chrysophyllum oliviforme	Satin Leaf	X	X	12' Ht., 2 ½" DBH., 65 Gal.
QV	4	Quercus virginiana	Live Oak	X	X	12' Ht., 2 ½" DBH., 65 Gal.
MA	2	Magnolia grandiflora	Magnolia 'Little Gem'	X	X	12' Ht., 2 ½" DBH., 65 Gal.
YH	2	Ilex vomitoria	Yaupon Holly Tree	X	X	10' Ht., 2 " DBH., 50 Gal.
TA	1	Tabebuia pallida	Pink Tabebuia			12' Ht., 2 ½" DBH., 65 Gal.
GB	2	Conocarpus erectus	Green Buttonwood Tree	X	X	10' Ht., 2" DBH., 50 Gal.
PALMS						
FP	9	Wodyetia bifurcata	Foxtail Palm			8' Ht. Grey Wood, Matched
AD	9	Adonidia merrillii	Christmas Palm			8' Ht., Grey Wood, Matched
SP	13	Sabal palmetto	Sabal Palm	X	X	10'-14' Ht., Smooth Trunk
SHRUBS						
WV	48	Viburnum obovatum	Walter's Viburnum	X	X	7 Gal., 24" Ht. 30" O.C.
CO	76	Chrysobalanus icaco	Cocoplum 'Red Tip'	X	X	7 Gal., 24" Ht. 30" O.C.
CL	50	Clusia guttifera 'Dwarf'	Dwarf Clusia	X	X	7 Gal., 24" Ht. 30" O.C.
IV	36	Ilex vomitoria 'Nana'	Shillings dwarf	X	X	7 Gal., 24" Ht. 24" O.C.
FB	45	Hamelia pantens, Dwarf	Firebush, Dwarf	X	X	7 Gal., 24" Ht. 30" O.C.
NG	22	Ixora 'Nora Grant'	Nora Grant Ixora		X	7 Gal., 24" Ht. 30" O.C.
MY	33	Rapanea punctata	Myrsine	X	X	7 Gal., 24" Ht. 30" O.C.
GROUNDCOVERS						
HF	54	Cyrtomium falcatum	Holly Fern			3 Gal., 18" O.C.
JN	60	Juniperus horizontalis wiltonii	Blue Rug Juniper		X	1 Gal., 16" O.C.
SG	54	Tulbaghia violacea	Society Garlic		X	3 Gal., 18" O.C.
LM	54	Liriope Muscari 'Emerald Goddess'	Liriope Emerald Goddess			1 Gal., 16" O.C.
BF	50	Gaillardia pulchella	Blanketflower		X	1 Gal., 16" O.C.
LAWN GRASS						
SA	per plan	Stenothphrum secundatum	St. Augustine 'Floritam'			Solid sod

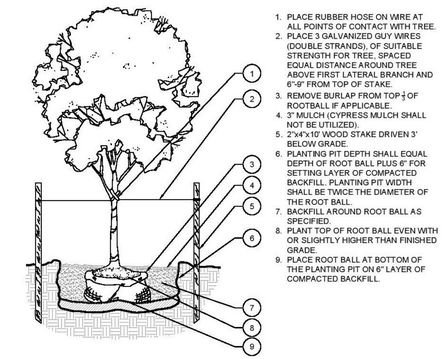
NOTE: * N = Florida Native; WW = Water Wise Drought tolerant

PLANTING DETAILS



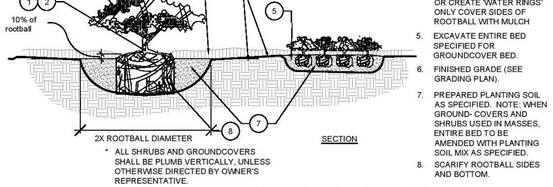
PALM PLANTING AND STAKING

SECTION NTS



TREE PLANTING AND STAKING

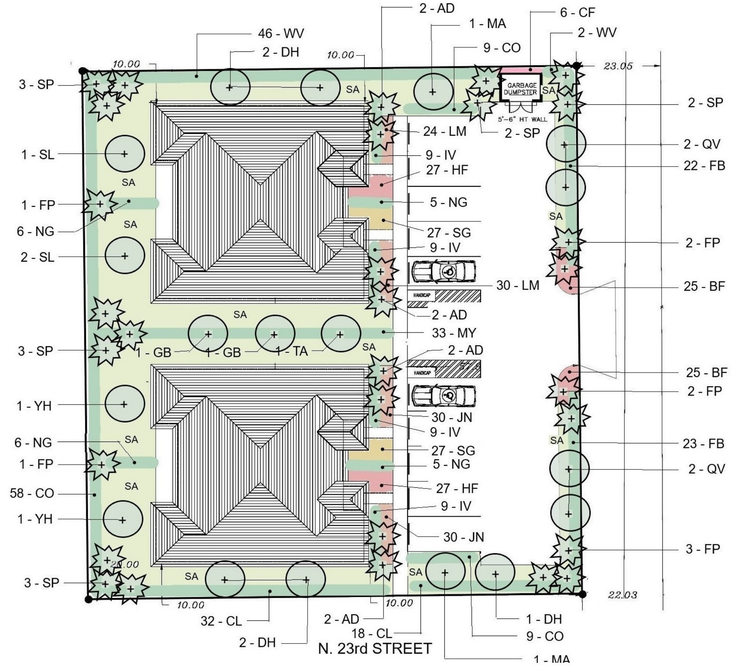
NTS



SHRUB / GROUNDCOVER PLANTING

APRIL 06, 2026

LANDSCAPE PLAN



PREPARED BY: FL REG. # 0000422

GEORGE BOTNER, PLA, AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S E Cove Lake Circle, Suite # 104
Stuart, FL 34997 botnerg@aol.com
(954) 798-7158 (Cell) (772) 221-9558

107 N. 23rd Street Duplexes

Fort Pierce, Florida

FOR

EMILIE ALOUPTION
1450 SW DEMPERIO AVE
PORT ST. LUCIE, FL

IRRIGATION SPECIFICATIONS

SYSTEM DESCRIPTION:
This is an automatic irrigation system. Water supply is a 1 HP 110V PUMP supplied by a 2" well (see plans) The system is looped and consists 3 (THREE) zones. Flow rate is a minimum of 53 GPM to the valves, which the Contractor shall verify.

SYSTEM PIPE:
All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. Do not use SxMIP adapters except for shrub risers. Class 200 PVC main line pipe. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC Pipe cleaner prior to applying glue. Main shall have a minimum of 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than ¾" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe:
   a. Cut square with PVC cutter, and debur the cut prior to assembly.
   b. Clean PVC pipe with PVC cleaner prior to assembly.
   c. Use gray, heavy bodied, slow drying, high strength glue.
   d. Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

SLEEVES:
All pipe under paving (walks, planter walls and drives, etc.) shall be sleeved with Sch. 40 Galv. pipe
Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.

SPRINKLERS:
All sprinklers shall be the type referred to in the Irrigation Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Barbed fittings shall be same size as sprinkler inlet. Sprinklers shall be set flush with final grade and absolutely vertical.. Use Stainless Steel risers on all rotor heads.

1. Spray heads shall be Rainbird 1806, 6" pop-up heads with series 6, 8, 10 or 15 nozzles, unless otherwise specified in these drawings

2. Spray heads in shrub areas shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. This plan requires 18" risers. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shrub risers with water proof black epoxy paint.

CONTROLLERS:
RAINBIRD ESP LXME to operate 3 sections + master valve. Controller shall be located in the main building where specified by the Owner. Grounding shall be equal to – or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT-OFF DEVICE:
Install a rain shut-off device out of the range of the sprinklers as per State DER requirements. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:
RAINBIRD PGA 24V electric control valves. All valves shall be housed in 16" x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible.

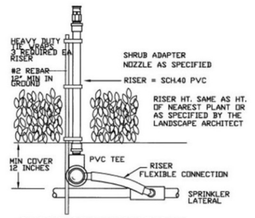
CONTROL WIRE:
Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire.
SIZE: Use a minimum of 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. (No field splices). Communication wire shall be as recommended by manufacturer. All splices shall be made with 3M brand DBY – 6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes.

MAINTENANCE:
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system. Site shall be cleaned daily of trash and debris.

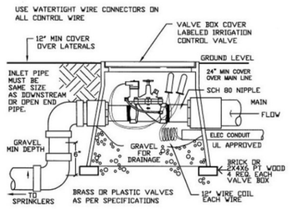
AS-BUILT DRAWINGS:
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

GUARANTEE:
The entire system shall be guaranteed for a period on one year from the time of final acceptance. All manufacturers written warrantees and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.

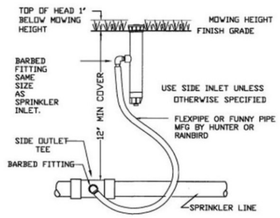
IRRIGATION DETAILS



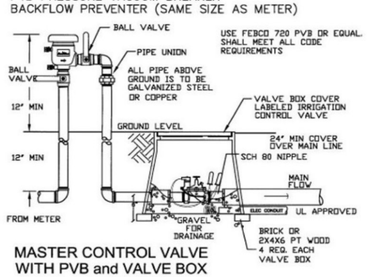
SHRUB SPRAY ON RISER



ELECTRIC REMOTE CONTROL VALVE WITH VALVE BOX

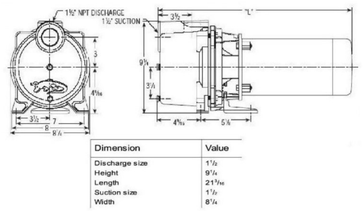


PVB PRESSURE VACUUM BREAKER
BACKFLOW PREVENTER (SAME SIZE AS METER)



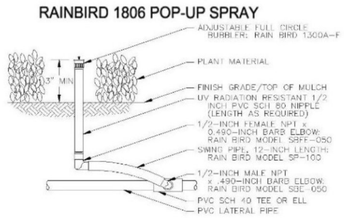
MASTER CONTROL VALVE
WITH PVB and VALVE BOX

GT IRRI-GATOR Corrosion Resistant
Self Priming Pumps
MODEL : GT 10



Dimension	Value
Discharge size	1½
Height	9¼
Length	21⅞
Suction size	1½
Width	8¼

RAINBIRD 1806 POP-UP SPRAY



ADJUSTABLE FULL CIRCLE BUBBLER
1300A-F ON RISER

APRIL 8, 2026

IRRIGATION PLAN

IRRIGATION KEY

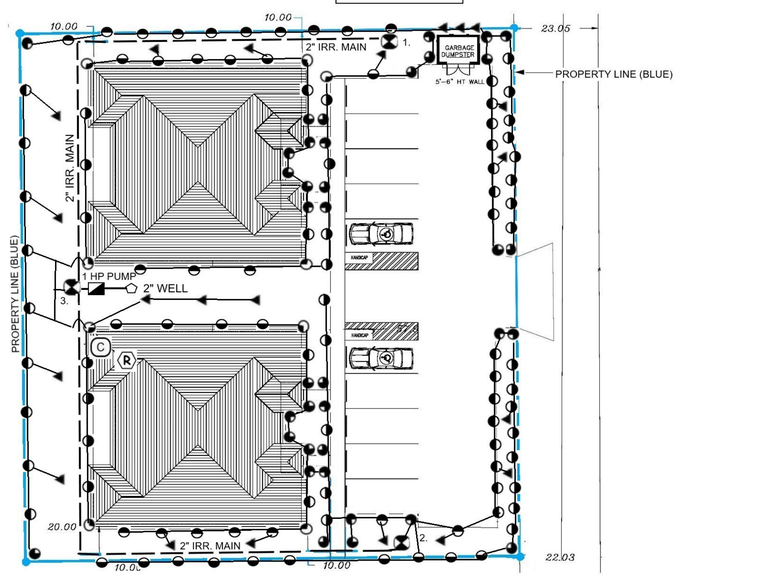
Pop-Up Rainbird 1806 Spray Head Series
15', 10', 8', 6', 5' Radius of Throw

- Full Circle Rainbird A17H Shrub Nozzle
- 3/4 Circle/Adjustable Rainbird A17AP Shrub Nozzle
- Half Circle Rainbird A17H Shrub Nozzle
- Quarter Circle Rainbird A17Q Shrub Nozzle
- Bubbler Rainbird 5CSTB. To be used with Shrub Adapter PA8S
- 24 Volt Electric Control Valve
- Center Strip Rainbird A17CST Shrub Nozzle
- End Strip Rainbird A17EST Shrub Nozzle
- (C) ELECTRONIC CONTROLLER
- (R) RAIN SENSOR

NOTE:
IRRIGATION PLANS ARE SCHEMATIC IN NATURE ALL VALVES AND PIPES SHALL BE LOCATED IN LANDSCAPE AREAS EXCEPT AT ROAD/PAVING CROSSINGS. All construction minimums shall be in conformance to Plumbing section of the South Florida Building Code, Appendix "F". They shall also be equal to, or greater, than the "Standards" as set forth by the F.I.S. FLORIDA IRRIGATION SOCIETY. Nothing herin or contained in the specifications is intended to be in conflict with any code compliance. Contractor shall comply with all code requirements.

ZONE # 1
51.32 GPM
1 1/2" VALVE

ZONE # 3
45.87 GPM
1 1/2" VALVE



ZONE # 2
51.35 GPM
1 1/2" VALVE

GRAPHIC SCALE IN FEET
0' 10' 20' 40'
1 INCH = 20 FEET

PREPARED BY: FL REG. # 0000422

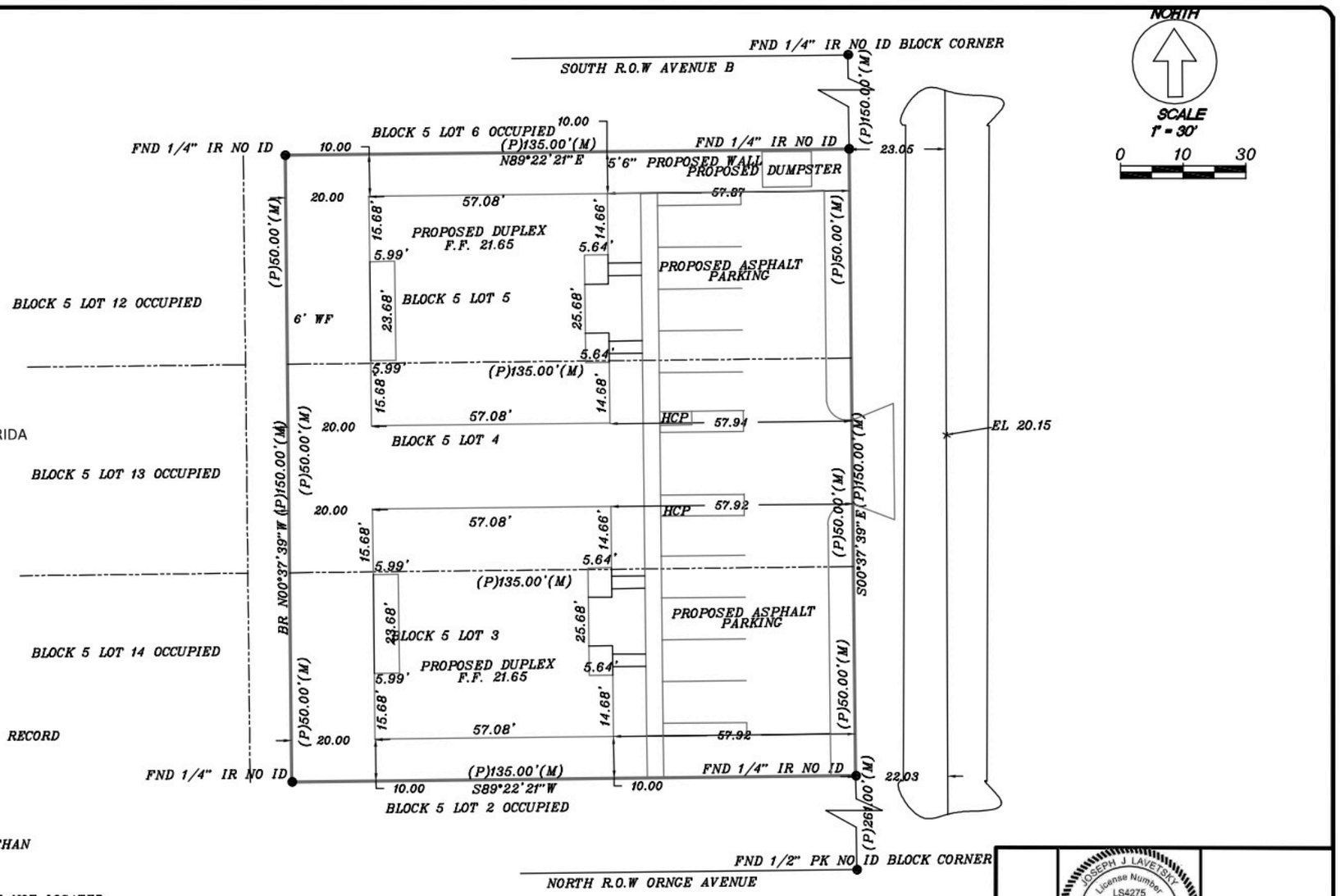
GEORGE BOTNER, PLA, AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S E Cove Lake Circle, Suite # 104
Stuart, FL 34997 botnerg@aol.com
(954) 798-7158 (Cell) (772) 221-9558

ROW – RIGHT–OF–WAY
WPP – WOOD POWER POLE
LB – LICENSED BUSINESS
CL – CENTERLINE
WM – WATER METER
PG– PAGES
MH– MANHOLE
FIRC – FOUND IRON ROD & CAP
F.F. – FINISH FLOOR
P – PLAT
NAVD – NORTH AMERICAN VERTICAL DATUM
GM – GAS METER
EM – ELECTRIC METER
BBQ – BARBEQUE
BR – BEARING REFERENCE
WF – WOOD FENCE
HCP – HANDICAP PARKING

I.R. – IRON ROD
PP – POWER POLE
FIR – FOUND IRON ROD
FND – FOUND
D – DEED
M – MEASURED
PB– PLATBOOK
ID. – IDENTIFICATION
IP – IRON PIPE
EL – ELEVATION
CLF – CHAINLINK FENCE
DW– DRIVEWAY
SW–SIDEWALK
CONC.–CONCRETE
IRC– 1/2" IRON ROD & CAP
CLI– CENTERLINE INTERSECTION
N&D– NAIL AND DISK
CBS– CONCRETE BLOCK & STUCCO

FORT PIERCE HEIGHTS BLOCK 5 LOTS 3, 4 AND 5
AS RECORDED PLATBOOK 1 PAGE 39 IN RECORDS OF SAINT LUCIE COUNTY CLERK OF COURTS, FLORIDA
SECTION 09 TOWNSHIP 35 SOUTH RANGE 40 EAST
0.46 ACRES MORE OR LESS

PROPERTY ADDRESS: 107 N 23RD STREET, FORT PIERCE, FLORIDA



1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY AND/OR EASEMENTS OF RECORD NO SEARCH OF PUBLIC RECORDSHAS BEEN DONE BY THIS OFFICE.
2. THIS SURVEY IS CERTIFIED ONLY TO THE NAMED INDIVIDUALS.
3. ELEVATIONS SHOWN ARE NAVD 88 DESIGNATION A 356 EL 20.43 , SAINT LUCIE COUNTY
4. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
5. NO STRUCTURES THAT ARE ABOVE OR BENEATH THE SURFACE HAVE BEEN LOCATED OTHER THAN WHAT IS SHOWN. HEREON.
6. BEARINGS SHOWN HEREON ARE CONFORMED TO PLAT UNLESS OTHERWISE NOTED.
7. ENCROACHMENTS OF UNDERGROUND FOUNDATIONS, IMPROVEMENTS OR UTILITIES, NOT VISIBLE WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS SHOWN HEREON.
8. THIS MAP AND ALL SHEETS ATTACHED AND/OR REPRODUCTION THEREOF ARE NOT VALID WITHOUT THE DICITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. FLOOD ZONE X MAP PANEL 12111C0178J EFFECTIVE DATE 02/16/2012
10. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD FEET.
11. ADDITIONS AND OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. LAST DATE OF FIELD SURVEY : NOVEMBER 1, 2024
13. BEARING REFERENCE WEST LINE OF LOT 3,4,&5 BEARS N00°37'39"W
14. 6' WOODEN FENCE ENCRAOCHMENTS SHOWN

A.B. SURVEY SUPPLIES ENTERPRISES INC L.B. 6301
342 S.W. CARTER AVENUE, PORT SAINT LUCIE, FLORIDA 34983
PHONE NUMBER 772-267-0596
EMAIL: SEAN.BACCHUS@MAIL.COM

SHEET NUMBER 1OF 1

JOB NUMBER:
DATE: 11-01-2024
DRAWN BY: S.B.
FIELD BOOK:
APPROVED BY:
SCALE: 1" = 30'

TITLE: BOUNDARY SURVEY
SKETCH OF SURVEY
PROPOSED SITE PLAN

CLIENT:
Emilie Alouption

DATE	REVISIONS	DESCRIPTION

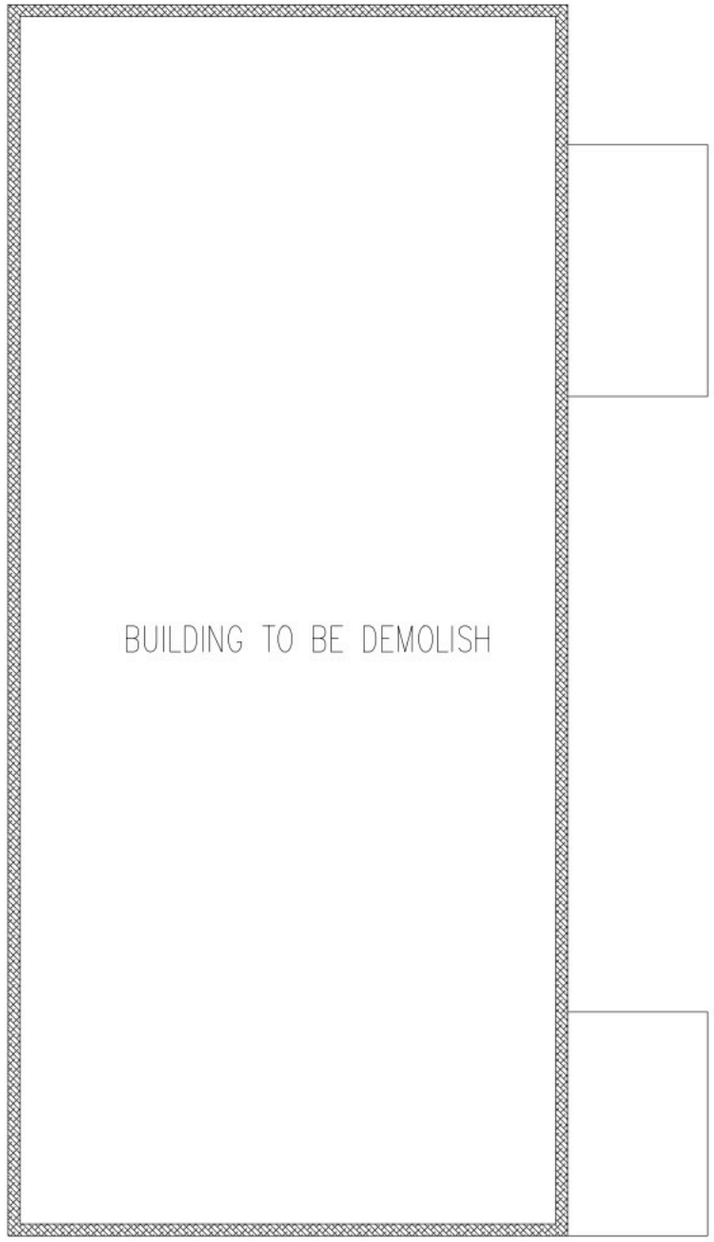
JOSEPH J LAVETSKY License Number LS4275 STATE OF FLORIDA Professional Surveyor and Mapper

Joseph J Lavetsky
Digitally signed by Joseph J Lavetsky
Date: 2025.08.06 11:27:01 -04'00'

For The Firm
JOSEPH J LAVETSKY P.S.M. LS 4275
PAGES OR SHEETS COVERED BY THIS SEAL 1

EXISTING BUILDING

SCALE: NOT TO SCALE



DEMOLITION PLAN

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

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2020
CONSTRUCTION 160MPH WIND SPEED,2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL. P.E. LIC. NO. 52101
7619 GRAMERCY DR
ORLANDO, FL. 32818
407-454-1890
JOESIMMONS3@GMAIL.CO

107 N 23rd ST
FORT PIERCE , FL 34950

DREAM DESIGN

DATE:	REVISIONS:
DRAWN BY	
FR	
CHK BY	
SCALE	
AS SHOWN	JS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH SIMMONS, ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

JOSEPH SIMMONS III LICENSE No. 52101 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO
A2

RENDERING ELEVATION

SCALE: NOT TO SCALE

DREAM DESIGN

DATE:	DRAWN BY	REVISIONS:
	FR	
SCALE	CHK BY	
AS SHOWN	JS	

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION MECH,PLUMB,ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2020 CONSTRUCTION 160MPH WIND SPEED,2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

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Technical Review Committee - 10:00 AM **1. d.**

Meeting Date: 05/21/2026

REQUESTED ACTION

PZSITE2026-00012
Minor Site Plan and Conditional Use
2904 Okeechobee Road
Parcel ID: 2417-504-0036-000-4

SUMMARY

The subject property contains 2.39 acres (104,043 sq. ft.) of land, has a Future Land Use designation of GC, General Commercial, and is zoned C-3, General Commercial. The applicant proposes to construct a 4,750 sq. ft. wood frame pole barn and outdoor storage area requiring conditional use approval with associated site improvements.

LOCATION

2904 Okeechobee Road
Parcel ID: 2417-504-0036-000-4

RESPONSIBLE STAFF

Chris Suneson, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

Location Map
Property Card
Deed
Agent Authorization
Project Narrative
Justification Statement
Neighborhood Photos
Site Photos
Concurrency Analysis
Environmental Impact Report
Traffic Impact Report
Survey
Site Plan
Floor Plan

Preliminary Engineering Plans
Lighting Plan
Landscape Plan
Architectural Design Review Narrative
Elevations
Color Board

Form Review

Form Started By: Christopher Suneson
Started On: 04/03/2026 01:28 PM
Final Approval Date: 04/06/2026

PORCH FACTORY

GENERAL LOCATION MAP

MARCH 2026

Property Identification

Site Address:	2904 OKEECHOBEE RD
Sec/Town/Range:	17/35S/40E
Parcel ID:	**2417-504-0036-000-4**
Jurisdiction:	Fort Pierce
Land Use Code:	4800 - WRHSNG DIST
Account #:	**26670**
Map ID:	24/17N
Zoning:	General Co

Legal Description

COLLIER`S S/D BLK E ALL-LESS THAT PART AS DESC IN DBK 170-253 AND BLK F-LESS THAT PART ASSESSED IN PINECREST ESTATES-UNIT 2-LESS RD RS/W IN BOTH BLKS

Total Areas

Finished/Under Air (SF):	5,960
Gross Sketched Area (SF):	6,164
Land Size (acres):	2.39
Land Size (SF):	104,043

Map

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	150	160

Sources/links:

Earthstar Geographics

Powered by Esri

Ownership

Carriagegate LLC
c/o Old Republic Exchange Company
1990 N California Blvd Ste 1070
Walnut Creek, CA 94596

Current Values

Just/Market value:	$766,600
Assessed value:	$702,986
Exemption value:	$702,986

Taxable value:	$0

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 23, 2026	5427/1254	0117	DEED-WD	St Lucie Habitat for Humanity Inc	$1,100,000
Jul 13, 2001	1414/2565	XX01	WD	Denmon Richard F	$150,000
Sep 8, 1995	0974/0350	XX01	WD	RNBF COMPANY	$107,500
Oct 30, 1991	0761/1691	XX01	CertTtle	Robert D Munnell	$100
Oct 1, 1982	0388/0508	XX01	CV		$65,000
Sep 1, 1982	0384/0737	XX01	CV		$0
Sep 1, 1982	0384/0737	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	1200	1940
CHAINLINK 6'	1	1200	2003
CEMENT CURB	1	110	2004
CONCRETE LOW	1	520	2004
ASPH LOW	1	10720	2004

Building Information

(1 of 2)

Finished Area: 5,000 SF

Gross Area: 5,096 SF

Exterior

Building Type:	INDW
Quality:	Y_D
Number of Units:	1
Year Built:	2004
Effective Year:	2004
Story Height:	1 Story
Roof Structure:	Steel Truss
Roof Cover:	Metal
Primary Wall:	Corr Metal
Secondary Wall:	
View:	

Interior

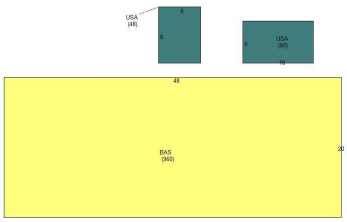
Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	
Heat Fuel:	
Heated %:	100%
Primary Int Wall:	NO INT WALL
Primary Floors:	CONC GRD

Building Information

(2 of 2)

Finished Area: 960 SF

Gross Area: 1,068 SF



Exterior

Building Type:	INDW
Quality:	Y_D
Number of Units:	1
Year Built:	1990
Effective Year:	1990
Story Height:	1 Story
Roof Structure:	
Roof Cover:	
Primary Wall:	Corr Metal
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	AVERAGE
Heat Type:	
Heat Fuel:	
Heated %:	0%
Primary Int Wall:	NO INT WALL
Primary Floors:	CONC GRD

Values Breakdown

2025

Building	$103,600
SFYI	$38,700
Land	$624,300
Just/Market	$766,600
Ag Credit	$0
Save Our Homes or 10% Cap	$63,614
Assessed	$702,986
Exemptions	$702,986
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025		Non-Profit/Charitable Organizations	$702,986

Important

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.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount

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

Permits

Number	Issue Date	Description	Amount	Fees
CM200326	Nov 26, 2003	Commercial New Construction	$142,000	$150
FE2003219	Dec 29, 2003	Chainlink Fence	$500	$0
CP20055	Mar 8, 2005	Concrete	$1,200	$75
bp09-0387	Apr 3, 2009	Additions to existing construction	$1,200	$35
BP15-0681	Apr 3, 2015	Electric	$100	$155
BP17-1799	Jun 28, 2017	Electric	$1,500	$0
BP21-3454	Jul 13, 2021		$131,000	$0
BP21-3454	Jul 9, 2021	Plumbing	$131,000	$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**

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5579319 OR BOOK 5427 PAGE 1254, Recorded 02/04/2026 05:06:19 PM Doc Tax: $7700.00

Prepared by and return to:
Stacy Consalvo
Treasure Coast Title & Escrow, LLC
426 Avenue A
Fort Pierce, FL 34950
(772) 461-7190
File No. 25-088

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of **January, 2026** between **Habitat for Humanity St. Lucie & Okeechobee, Inc., a Florida non-profit corporation** whose post office address is **702 S. 6th Street, Ft. Pierce, FL 34950**, grantor, and **Carriagegate LLC, a California Limited Liability Company** whose post office address is **C/O Old Republic Exchange Company, 1990 N. California Blvd., Suite 1070, Walnut Creek, CA 94596**, grantee:

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

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

All of Block E, Collier's Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 63A and formerly recorded in Plat Book 4, page 63 of the Public Records of St. Lucie County, Florida, excepting therefrom the following described property and less and excepting all road rights of way and easements:
Beginning at the intersection of the West line of Block E, Collier's Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 63A and formerly recorded in Plat Book 4, page 63 of the Public Records of St. Lucie County, Florida, and the Northerly right of way line of Okeechobee Road, said right of way being 33 feet distant from the centerline of Okeechobee Road as measured at right angles thereto; run thence North along the West line of said Block E of Collier's Subdivision, 157.6 feet; thence East 23.9 feet; thence South 40°10' East 104.7 feet to the Northerly right of way line of Okeechobee Road; thence South 49°37' West along the Northerly right of way line of Okeechobee Road, 119.9 feet to the Point of Beginning.
And Also
All that part of Block F, Collier's Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 63A and formerly recorded in Plat Book 4, page 63, of the Public Records of St. Lucie County, Florida, lying East of and adjacent to the East line of Block E of said Collier's Subdivision, more particularly described as follows:
Beginning at a point where the East line of Block E of said Collier's Subdivision intersects the North right of way line of Okeechobee Road, run Northerly along said East line of said Block E, 496.81 feet, more or less, to the Northeast corner of said Block E, then run East 50.42 feet, more or less, to the East line of Block F, then run Southerly on the East line of said Block F, 453.13 feet, more or less, to the North right of way line of Okeechobee Road, then run Southwesterly along said North right of way line 67.4 feet, more or less, to the Point of Beginning; less and except all road rights of way and easements.

Parcel Number: 2417-504-0036-000-4

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2026 and subsequent years.

Grantee is an Exchange Accommodation Titleholder, which is a "holding entity" whose sole purpose is to acquire title on behalf of the real party in interest, in a tax deferred exchange under § IRC 1031 and Rev. Proc. 2000-37.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: Stacy Ewing Consalvo
P.O. Address: 426 Avenue A
Ft Pierce FL 34950

Witness
Printed Name: Paula S. Vance
P.O. Address: 426 Ave. A.
Ft. Pierce, FL 34950

Habitat for Humanity St. Lucie & Okeechobee, Inc., a Florida non-profit corporation

By: _____
Robert D. Calhoun, Executive Director

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of January, 2026 by Robert D. Calhoun, Executive Director of Habitat for Humanity St. Lucie & Okeechobee, Inc., a Florida non-profit corporation, on behalf of said corporation, who [✓] is personally known or [ ] has produced a driver's license as identification.

[Seal]

STACY EWING CONSALVO
Notary Public - State of Florida
Commission # HH 261542
My Comm. Expires May 28, 2026
Bonded through National Notary Assn.

Notary Public
Print Name:
My Commission Expires:

UNOFFICIAL COPY

CERTIFIED COPY OF CORPORATE RESOLUTION

THE UNDERSIGNED OFFICER of HABITAT FOR HUMANITY ST. LUCIE & OKEECHOBEE, INC., a Florida not for profit corporation, ("**Corporation**"), does hereby certify that the following is a true and correct copy of a resolution duly and unanimously adopted by the Directors of the Corporation pursuant to written agreement and authorization:

BE IT RESOLVED, that the Corporation is hereby authorized to enter into the sale of certain real property pursuant to that certain Contract for Sale and Purchase with JR BRANN PROPERTIES, LLC, a Florida limited liability company, as Buyer, for a purchase price of $1,100,000.00, and the Corporation hereby acknowledges that Buyer intends to effectuate a tax-deferred exchange pursuant to Section 1031 of the Internal Revenue Code, and further authorizes the Corporation to convey title to the subject property directly to Carriagegate, LLC, a California limited liability company, or such other qualified exchange entity designated by Buyer, without any increase in liability or cost to the Corporation.

BE IT FURTHER RESOLVED that ROBERT D. CALHOUN, as Executive Director of the Corporation, be, and he is, hereby authorized and directed to execute and deliver on behalf of the Corporation any and all papers required to complete the sale transaction.

BE IT FURTHER RESOLVED that ROBERT D. CALHOUN, as Executive Director, shall negotiate all terms and conditions as said officer shall determine to be in the best interest of this Corporation, with the signature of said officer to be conclusive evidence of such determination and of the authority of said officer to execute and deliver the same.

THE UNDERSIGNED OFFICER FURTHER CERTIFIES that the foregoing Directors' resolution was duly and regularly enacted pursuant to a written consent of the board of Directors for that purpose and in accordance with the articles of incorporation and by-laws of the Corporation and the laws of the State of Florida; that the Directors of the Corporation have full power and authority to bind the Corporation pursuant thereto; and that the resolution is in full force and effect as of the date of this Certificate and has not been altered, modified, or rescinded.

COPY

THE UNDERSIGNED OFFICER FURTHER CERTIFIES that he is the duly elected and acting Executive Director of the Corporation, and that the specimen signature set opposite his name below is his genuine signature:

Officers

Executive Director — ROBERT D. CALHOUN

IN WITNESS WHEREOF, I have affixed my name in my capacity as the officer of the Corporation set forth below my signature, and I have affixed the corporate seal of the Corporation to this certificate as of this 23rd day of January, 2026.

ROBERT D. CALHOUN, Executive Director

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 23RD day of January, 2026, by ROBERT D. CALHOUN, as Executive Director of HABITAT FOR HUMANITY ST. LUCIE & OKEECHOBEE, INC., a Florida not for profit corporation. He is personally known to me or has produced a driver's license as identification.

STACY EWING CONSALVO
Notary Public - State of Florida
Commission # HH 261542
My Comm. Expires May 28, 2026
Bonded through National Notary Assn.

Notary Public
My Commission No.:
My Commission Expires:

CERTIFIED COPY

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

AGENT AUTHORIZATION

Project: Porch Factory
Owner: Carriagegate LLC
Parcel ID: 2417-504-0036-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES R BRANN WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27 day of MARCH, 2026, by James Brann (Name of Person Acknowledging) who is personally known to me or who has produced FLDL (type of identification) as identification and who did (did not) take an oath.

Faith L Vazquez
Notary Signature

Faith L Vazquez
Printed Name of Notary

Notary Public State of Florida
Faith L Vazquez
My Commission HH 774381
Expires 3/5/2030
(Notary Seal)

3/5/2030
My commission expires

Owner's Signature

JAMES R BRANN
Owner's Name

627 EAST CAUSEWAY Blvd
Street Address

Vero Beach FL 32963
City, State, Zip

772-473-1651
Telephone / Email

File No. FL36-6064441-DelIm

LEASE AGREEMENT

Forward Exchange
"Park Replacement Property" - *Construction*

This Lease Agreement ("Lease") is dated as of January 8, 2026 and is by and between Carriagegate LLC, a California limited liability company ("Lessor"), and JRBrann Properties LLC, a Florida limited liability company ("Lessee").

RECITALS

A. Lessor is the owner of certain real property commonly known as 2904 Okeechobee Road, Fort Pierce, Florida ("the Premises").

B. Lessor desires to lease to Lessee and Lessee desires to lease from Lessor the Premises on the terms and conditions in this Lease (the "Lease").

For good and valuable consideration, the parties agree as follows:

Section 1. Lease.

Lessor leases to Lessee and Lessee leases from Lessor the Premises on the terms and conditions in this Lease.

Section 2. Term of Lease.

The term of this Lease ("Term") shall commence on the date the Premises are conveyed to Lessor ("Commencement Date") and shall continue for a period not to exceed 180 days thereafter, during which time Lessor shall convey the Premises to either a third-party Buyer designated by Lessee or to Lessee. Lessor's conveyance shall terminate this lease.

Section 3. Conveyance of Title at Expiration of Term.

Prior to the expiration of the Term of this Lease, Lessee shall be obligated to make any and all necessary arrangements with a closing attorney and/or a title/escrow company to transfer title to the Premises from Lessor to Lessee or from Lessor to a third-party buyer designated by Lessee. Lessee shall pay all fees and costs associated with the conveyance of title to Lessee.

Section 4. Lessee's Obligation to Furnish Property Information.

4.1 Lessee shall be obligated to furnish the following information to Lessor:

(i) Within 5 days of its execution of the Lease, a copy of the real property tax bill for the Premises for the Term;

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(ii) Upon written request of Lessor, Lessee shall be required to furnish Lessor with the following information:

(a) A list of the sub-Lessees in possession ("Tenant"), if any;
(b) The commencement date and the term of rental for each Tenant;
(c) The amount of the monthly rent for each Tenant;
(d) The dates to which rent and other charges have been paid for each Tenant.

Section 5. Property Management /Authority to Enter into Contracts.

During the Term, Lessee, as Property Manager, shall have full responsibility to manage and operate the Premises. Lessees' rights and obligations shall include, but not be limited to, leasing, collection of rental payments, and payment of all expenses arising out of, or related to the Premises, including taxes, insurance, and principal and interest on any obligation secured by a deed of trust against the Premises, and oversight of all maintenance, repairs and/or capital improvements to the Premises. Lessor will have neither the right, nor the obligation, to participate in the management or maintenance of the Premises except as necessitated by the vesting of title to the Premises in Lessor. Furthermore, Lessor authorizes Lessee, as Property Manager, by and on behalf of Lessor, to enter into and execute any and all contracts for the sale of the Premises.

Property Manager shall bear all responsibility for retaining, advising, assisting and consulting with any and all third parties regarding the construction of any capital improvements to the Premises during the term of the Lease.

Section 6. Monthly Rent.

Beginning on the Commencement Date, the minimum monthly rent ("Monthly Rent") shall be the amount required to pay all real property taxes accrued for the Premises each month.

Section 7. Lessee's Obligation to Pay Property Expenses.

Lessee shall be obligated to pay, when due, the following expenses accrued for the premises each month:

(i) All maintenance and repair costs for the Premises during Lessor's ownership;
(ii) All premiums for the property and liability insurance during Lessor's ownership;
(iii) Any deductible required under any insurance policy in the event of a claim during Lessor's ownership;
(iv) Principal and interest on all any and all loans secured by the Premises.

All of the above-described expenses shall be paid by Lessee directly to the applicable payee when due. Lessee shall, upon written request by Lessor, provide proof of payment of these expenses.

Section 8. Rent from Tenant.

Lessee is entitled to any rent income received from Tenant(s) of the Premises during the term of this Lease.

Section 9. Use.

9.1 Lessee may occupy and use the Premises and all other operations incidental to the conduct of its business, and Lessee agrees not to use the Premises for any immoral or unlawful purpose.

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9.2 Lessee shall, at Lessee's own cost and expense, comply with all requirements of Lessor's insurance carriers that are necessary for the continued maintenance at reasonable rates of fire and liability insurance policies on the Premises.

9.3 Lessee shall not commit any waste or any public or private nuisance upon the Premises.

9.4 Lessee shall comply with all laws, rules, and orders of all federal, state, and municipal governments or agencies that may be applicable to use of the Premises.

Section 10. Utilities/Taxes.

10.1 All real estate taxes levied on the Premises for the tax year or years in which the Lessor owns fee title to the Premises shall be the sole responsibility of Lessee. Lessee shall pay Lessee's share of the taxes directly to the applicable taxing authority rather than to the Lessor, and that payment shall constitute full performance under this Lease with respect to said tax liability.

10.2 During the Term, Lessee shall pay, before delinquency, directly to the appropriate payee, all charges or assessments for telephone, water, sewer, gas, heat, electricity, garbage disposal, trash disposal, and all other utilities and services of any kind that may be used on the Premises.

10.3 Lessee shall provide, upon written request from Lessor, proof of the payment of such utilities. Lessee shall pay to the public authorities charged with the collection on or before the last day on which payment may be made without penalty or interest, as additional rent, all taxes, permit, inspection, and license fees, and other public charges of whatever nature that are assessed against the Premises or arise because of the occupancy, use, or possession of the Premises (including, but not limited to, taxes on, or which shall be measured by, any rents or rental income, and taxes on personal property, whether of Lessor or Lessee), subsequent to the commencement of the Term, and all installments or assessments that are due during the Term.

10.4 Lessor agrees to forward statements and billings to Lessee at the address set forth in Section 25 below. Lessee shall deliver to Lessor, on demand, original receipts or photocopies evidencing payment of all taxes, assessments, and public charges payable by Lessee. If Lessee fails to pay taxes, assessments, and charges on or before the last day on which payment may be made without penalty or interest, other than as provided for herein, Lessor may, but shall not be obligated to, pay those taxes, assessments, or charges, together with interest and penalties. Any amounts that Lessor may pay pursuant to this provision, together with interest at the rate of ten percent (10%) per annum, shall be repaid to Lessor by Lessee on demand.

10.5 If Lessee has not paid any tax, assessment, or public charge required by this Lease to be paid by Lessee before its delinquency, or if a tax, assessment, or public charge is contested by Lessee and that tax, assessment, or public charge has not been paid within thirty (30) days after a final determination of the validity, legality, or amount of the tax, assessment or public charge, then Lessor may, but shall not be required to, pay and discharge the tax, assessment, or public charge. If a tax, assessment, or public charge, including penalties and interest, are paid by Lessor, the amount of that payment shall be due and payable to Lessor by Lessee and shall bear interest at the rate of ten percent (10%) per annum from the date of the payment by Lessor until repayment by Lessee.

10.6 Lessee shall be obligated to pay any assessments for local improvements that become a lien after the Commencement Date.

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10.7 The covenants and agreements herein to pay taxes by Lessee shall be deemed to include the payment of any inheritance, estate, succession, transfer, gift, franchise, corporation, income, or profit tax, or capital levy that is or may be imposed on Lessee and/or the grantor from whom Lessor acquired title. If any such taxes become a lien against the Premises, Lessee agrees to pay and discharge them before foreclosure of the lien. If Lessee fails to pay and discharge those taxes prior to the institution of proceedings to foreclose the lien, Lessor, at Lessor's sole option, may advance the funds required to pay and discharge the taxes, together with all penalties and interest, in which event the amount of funds so advanced shall be immediately due and payable from Lessee to Lessor and shall bear interest at the rate of ten percent (10%) per annum from the date of payment by Lessee, until repaid.

Section 11. Repairs and Maintenance.

11.1 Lessee agrees, at Lessee's own expense, to keep the Premises in good condition and repair during the Term.

11.2 Lessee waives the provisions of any law that would require Lessor to maintain the Premises in a Leasable condition or would provide Lessee with the right to make repairs and deduct the cost of those repairs from the rent.

Section 12. Construction of Improvements.

During Lessor's ownership of said property, it shall be Lessee's duty to keep the Premises free and clear of all liens, claims, and demands for work performed, materials furnished, or operations conducted on the Premises. Lessee will indemnify and defend Lessor for all liens, claims, or damages caused by remodeling, improvements, additions, alterations, and major repairs. Lessee will not at any time permit any mechanics', laborers', or material men's liens to stand against the Premises for any labor or material furnished to Lessee or claimed to have been furnished to Lessee or Lessee's agents, contractors, or sub-lessees, in connection with work of any character performed or claimed to have been performed on the Premises. In the event of a final determination of a lien or claim of lien, Lessee will immediately pay any final judgment rendered, with all property costs and charges, and shall have the lien released or judgment satisfied at Lessee's own expense. If Lessee fails to pay the judgment promptly or otherwise fails to prevent any sale, foreclosure, or forfeiture of the Premises because of a lien, Lessor shall have the right, but not the obligation, upon five (5) days' written notice to Lessee, to pay or prevent this action, and the amount paid by Lessor shall be immediately due and payable to Lessor and shall bear interest at the rate of ten percent (10%) per annum from the date of payment by Lessor until repayment by Lessee.

Section 13. Indemnity.

Lessee agrees to indemnify and defend Lessor from any claims, demands, and causes of action of any nature arising from or related to Lessor's ownership of the Premises and any expense incidental to the defense, for injury to or death of persons or loss of or damage to property occurring on or about the Premises during Lessor's ownership of the Premises.

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Section 14. Insurance.

14.1 Lessee agrees to procure and maintain throughout the Term, at Lessee's sole cost and expense, hazard insurance and liability insurance on any existing buildings and improvements or those that may be built or placed on the Premises for full replacement cost naming Lessor as additional insured.

14.2 **Additional Insurance Requirements:** Each policy of insurance shall be issued by a responsible insurance company authorized to do business in the state where the Premises are located and shall be issued in the name of Lessor and Lessee. The insurance coverage required under this Section may be carried by Lessee under a blanket policy insuring other properties owned by Lessee, provided that the Premises covered by this Lease is specifically identified as included under that policy.

14.3 At all times during the Term, Lessee agrees to keep and maintain, or cause Lessee's agents, contractors, or subcontractors to keep and maintain, workmen's compensation insurance and other forms of insurance as may from time to time be required by law or may otherwise be necessary to protect Lessor and the Premises from claims of any person who may at any time work on the Premises, whether as a servant, agent, or employee of Lessee or otherwise. This insurance shall be maintained at the expense of Lessee or Lessee's agents, contractors, or subcontractors and not at the expense of Lessor.

14.4 Lessor agrees that it will tender and turn over to Lessee or to Lessee's insurers the defense of any claims, demands, or suits instituted, made, or brought against Lessor or against Lessor and Lessee jointly, within the scope of this Section. Lessor, however, shall have the right to approve the selection of legal counsel, to the extent that selection is within Lessee's control, which approval shall not be unreasonably withheld or delayed. In addition, Lessor shall retain the right at Lessor's election to have Lessor's own legal counsel participate as co-counsel, to the extent that claims are made that may not be covered by Lessee's insurers.

14.5 Lessee releases Lessor and waives the entire right of recovery against Lessor for loss or damage arising out of or incidental to the perils insured against, which perils occur in, on, or about the Premises. Lessee shall, upon obtaining the required policies of insurance, give notice to the insurance carrier that this waiver is in this Lease.

Section 15. Damage and Destruction.

If the building or other improvements constructed on the Premises are damaged or destroyed, whether partially or entirely, by any cause, Lessee, at Lessee's own cost and expense, but utilizing the proceeds of insurance, if any, including any insurance carried by Lessee to the extent available, shall be solely responsible for repairing, restoring, or reconstructing the damaged or destroyed building and other improvements.

Section 16. Condemnation.

16.1 If, during the Term, the whole of the Premises shall be taken pursuant to any condemnation proceeding, this Lease shall terminate as of Lessor's receipt of notice of said condemnation and both Lessor and Lessee shall be released from all obligations under this Lease. Lessor shall immediately convey title to Lessee in accordance with Section 3 herein.

16.2 If only a part of the Premises is taken pursuant to any condemnation proceeding, the Lease shall terminate upon Lessor's receipt of notice of said condemnation, but the Lease shall remain effective as to that portion of the premises not affected by the condemnation proceeding.

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Section 17. Assignment and Subletting.

17.1 Lessee shall have the right to sublet any part of the Premises for any lawful purpose at any time during the Term. It is expressly understood, however, that Lessee shall, during any period of subletting, remain primarily liable for the Monthly Rent and other expenses to be paid under this Lease and the performance of all terms and conditions of this Lease.

17.2 Lessee shall not assign this Lease without the prior written consent of Lessor, which consent shall not be unreasonably withheld.

Section 18. Default.

18.1 Any of the following events or occurrences shall constitute a material breach of this Lease by Lessee and shall constitute an event of default ("Event of Default").

(i) The failure by Lessee to pay rent, property expenses and/or any other amounts when due;

(ii) The failure by Lessee to perform any obligation under this Lease, if the failure continues for a period of ten (10) days after Lessor demands, in writing, that Lessee cure the failure. If, however, by its nature, the failure cannot be cured within ten (10) days, Lessee may have a longer period as is necessary to cure the failure, but this is conditioned upon Lessee's promptly commencing to cure within the ten (10) day period and thereafter diligently completing the cure. Lessee shall indemnify and defend Lessor against any liability, claim, damage, loss, or penalty that may be threatened or may, in fact, arise from that failure during the period the failure is uncured;

(iii) Any of the following: A general assignment by Lessee for the benefit of Lessee's creditors; any voluntary filing, petition, or application by Lessee under any law relating to insolvency or bankruptcy, whether for a declaration of bankruptcy, a reorganization, an arrangement, or otherwise; the abandonment, vacation, or surrender of the Premises by Lessee without Lessor's prior written consent; or the dispossession of Lessee from the Premises (other than by Lessor) by process of law or otherwise;

(iv) The appointment of a trustee or receiver to take possession of all or substantially all of Lessee's assets; or the attachment, execution or other judicial seizure of all or substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, unless the appointment or attachment, execution, or seizure is discharged within thirty (30) days; or the involuntary filing against Lessee, or any general partner of Lessee if Lessee is a partnership, of:

(a) a petition to have Lessee, or any partner of Lessee if Lessee is a partnership, declared bankrupt; or

(b) a petition for reorganization or arrangement of Lessee under any law relating to insolvency or bankruptcy, unless, in the case of any involuntary filing, it is dismissed within sixty (60) days.

Section 19. Remedies.

Upon the occurrence of an Event of Default, Lessor, in addition to any other rights or remedies available to Lessor at law or in equity, shall have the right to:

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(i) Terminate this Lease and all rights of Lessee under this Lease by giving Lessee written notice that this Lease is terminated, in which case Lessor may recover from Lessee the aggregate sum of:

(a) any unpaid rent earned as of the time of termination;

(b) any other amount necessary to compensate Lessor for all the detriment caused by Lessee's failure to perform Lessee's obligations; and

(c) all other amounts in addition to or in lieu of those previously set out as may be permitted from time to time by applicable law.

(ii) Continue this Lease, and from time to time, recover all rent and other amounts payable as they become due.

Section 20. Late Charge.

Lessee acknowledges that Lessee's failure to pay any installment of the Monthly Rent, monthly property expenses or any other amounts due under this Lease as and when due may cause Lessor to incur costs not contemplated by Lessor when entering into this Lease, the exact nature and amount of which would be extremely difficult and impracticable to ascertain. Accordingly, if any installment of the Monthly Rent or any other amount due under the Lease is not received by the applicable payee when due, then, without any notice to Lessee, Lessee shall be obligated to pay to Lessor an amount equal to ten percent (10%) of the past due amount, which the parties agree represents a fair and reasonable estimate of the costs incurred by Lessor as a result of the late payment by Lessee.

Section 21. Default Interest.

If Lessee fails to pay any amount due under this Lease as and when due, that amount shall bear interest at the maximum rate then allowable by law from the due date until paid.

Section 22. Waiver of Breach.

Any express or implied waiver of a breach of any term of this Lease shall not constitute a waiver of any further breach of the same or other provision of this Lease; and the acceptance of rent shall not constitute a waiver of any breach of any term of this Lease, except as to the payment of rent accepted.

Section 23. Attorneys' Fees.

If any action at law or in equity is brought to recover any rent or other sums under this Lease, or for or on account of any breach of or to enforce or interpret any of the covenants, terms, or conditions of this Lease, or for the recovery of the possession of the Premises, the prevailing party shall be entitled to recover from the other party as part of prevailing party's costs reasonable attorney's fees, the amount of which shall be fixed by the court and shall be made a part of any judgment rendered.

Section 24. Authority.

If Lessee is a corporation, trust, or general or limited partnership, all individuals executing this Lease on behalf of that entity represent that they are authorized to execute and deliver this Lease on behalf of that entity. If

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Lessee is a corporation, trust, or partnership, Lessee shall, prior to the execution of this Lease, deliver to Lessor evidence of that authority and evidence of due formation, all satisfactory to Lessor. If Lessee is a partnership, Lessee shall furnish Lessor with a copy of Lessee's partnership agreement and with a certificate from Lessee's attorney, stating that the partnership agreement constitutes a correct copy of the existing partnership agreement of Lessee.

Section 25. Notices.

Except as otherwise expressly provided by law, all notices or other communications required or permitted by this Lease or by law to be served on or given to either party to this Lease by the other party shall be in writing and shall be deemed served when personally delivered to the party to whom they are directed, or in lieu of the personal service, upon deposit in the United States Mail, certified or registered mail, return receipt requested, postage prepaid, addressed to Lessee at:

JRBrann Properties LLC, a Florida limited liability company

ATTN: James R. Brann
2904 Okeechobee Road
Fort Pierce, FL 34947

or to Lessor at:

Carriagegate LLC
c/o Old Republic Exchange Company
1990 N. California Blvd., Suite 1070
Walnut Creek CA 94596

Either party, Lessee or Lessor, may change the address for the purpose of this Section by giving written notice of the change to the other party in the manner provided for in this Section.

Section 26. Heirs and Successors.

This Lease shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Lessor and Lessee.

Section 27. Joint and Several Rights and Obligations

If more than one person is executing this Agreement as Lessee, all representations, warranties, rights, obligations, and liabilities shall be joint and several; provided, however, that in such event, Lessor shall have no obligation to follow any instructions unless given by all Lessees (unless such other persons have, in writing, authorized one Lessee to act on their behalf).

Section 28. Partial Invalidity.

Should any provision of this Lease be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Lease shall remain in effect, unimpaired by the holding.

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Section 29. Entire Agreement.

This instrument constitutes the sole agreement between Lessor and Lessee respecting the Premises, the leasing of the Premises to Lessee, and the specified lease term, and correctly sets forth the obligations of Lessor and Lessee. Any agreement or representations respecting the Premises or their leasing by Lessor to Lessee not expressly set forth in this instrument are void.

Section 30. Time of Essence.

Time is of the essence in this Lease.

Section 31. Amendments.

This Lease may be modified only in writing and only if signed by the parties at the time of the modification.

Section 32. Counterparts.

This Lease may be executed in counterpart and/or by facsimile and shall be deemed as if one document had been signed by all parties.

Section 33. Governing Law.

This Lease shall be governed by and construed in accordance with California law.

IN WITNESS WHEREOF, this Lease Agreement is effective as of the dates set forth below:

LESSOR

Carriagegate LLC, a California limited liability company
By: OLD REPUBLIC EXCHANGE COMPANY,
a California corporation

Its: Sole Member

Barbara Kaiser

Date: 1/8/2026

By:
Barbara Kaiser, Assistant Vice President

LESSEE

JRBrann Properties LLC, a Florida limited liability company

Date: 1/8/2026

By: MG MBR

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Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

PORCH FACTORY
Project Narrative

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

I. Introduction

On behalf of the applicant, we are proud to present the Site Plan and Conditional Use application for the property located at 2904 Okeechobee Road. The applicant seeks to enhance an existing, fully developed commercial site to better support the operational needs of a longstanding local business. The proposal includes the addition of a 4,750 SF accessory pole barn structure designed for the fabrication and storage of light architectural enclosures, alongside significant site improvements to parking, landscaping, and stormwater management.

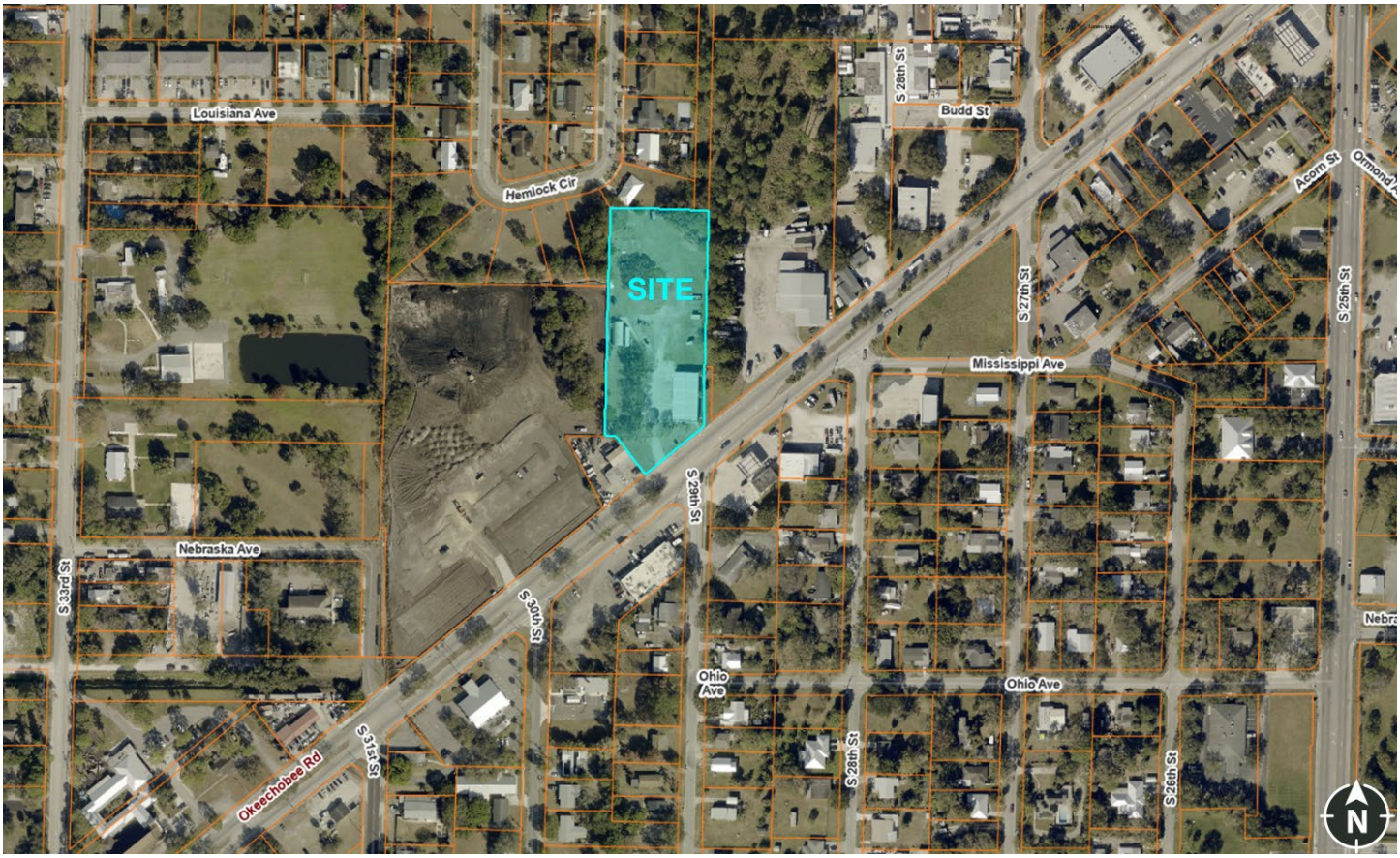


Image 1 - Location

Image 1 – Existing building – view from Okeechobee Road

II. Business Overview: The Porch Factory

The Porch Factory is a premier, locally owned and operated manufacturing and installation firm that has served the Treasure Coast since 2005. Specializing in the design, fabrication, and repair of high-quality screen enclosures, pool cages, and outdoor living spaces, the company has established itself as an industry leader in Florida.

Currently operating from their facility in Fort Pierce, The Porch Factory manages the entire lifecycle of its products—from initial engineering to in-house fabrication and final job-site installation. Their work is critical in providing homeowners with protection from Florida's elements and insects while ensuring all structures meet or exceed the stringent Florida Building Code for wind resistance (up to 160mph). The company is a significant contributor to the local economy, maintaining a dedicated workforce and a commitment to professional excellence and community safety.

III. Proposed Project Scope

The proposed development at 2904 Okeechobee Road is designed to formalize "Light Industrial Service" activities on the site through the following improvements:

- **Architectural Addition:** We propose the construction of a **4,750 SF wood-frame pole barn** with a durable **Galvalume roof**. This structure will serve as a sheltered environment for the pre-assembly of lightweight screen and pool enclosures before they are transported to clients.

- **Aesthetic Integration & Privacy:** The existing 5,040 SF primary building will remain unchanged in color and finish. To provide a professional visual buffer for the adjacent property to the east, the **eastern elevation of the new pole barn will be fully enclosed**, obscuring the view of interior operations and storage.

- **Site Enhancements:**

    - **Surfacing:** The rear yard, utilized for company vehicle parking and material storage, will be improved with a crushed rock and milling surface to ensure a clean, dust-free, and pervious work area.

    - **Parking & Logistics:** The plan provides **25 parking spaces** (surpassing the code requirement of 19), including 2 ADA-accessible spaces. A dedicated **loading area** has been integrated into the design to facilitate safe equipment and product transport.

    - **Landscape & Fencing:** A new **6-foot-high fence** will be added to the perimeter. Landscaping will be enhanced both along the street frontage and around the code-compliant enclosed dumpster to improve the site's overall appearance from the public right-of-way.

    - **Stormwater Management:** The existing dry retention system will be expanded to a total of **21,466 SF**, ensuring that 100% of the project's runoff is managed on-site in accordance with city standards.

By transitioning these operations into a modern, code-compliant facility, The Porch Factory aims to continue its growth as a staple of the Fort Pierce business community while maintaining a sensitive and professional presence on Okeechobee Road.

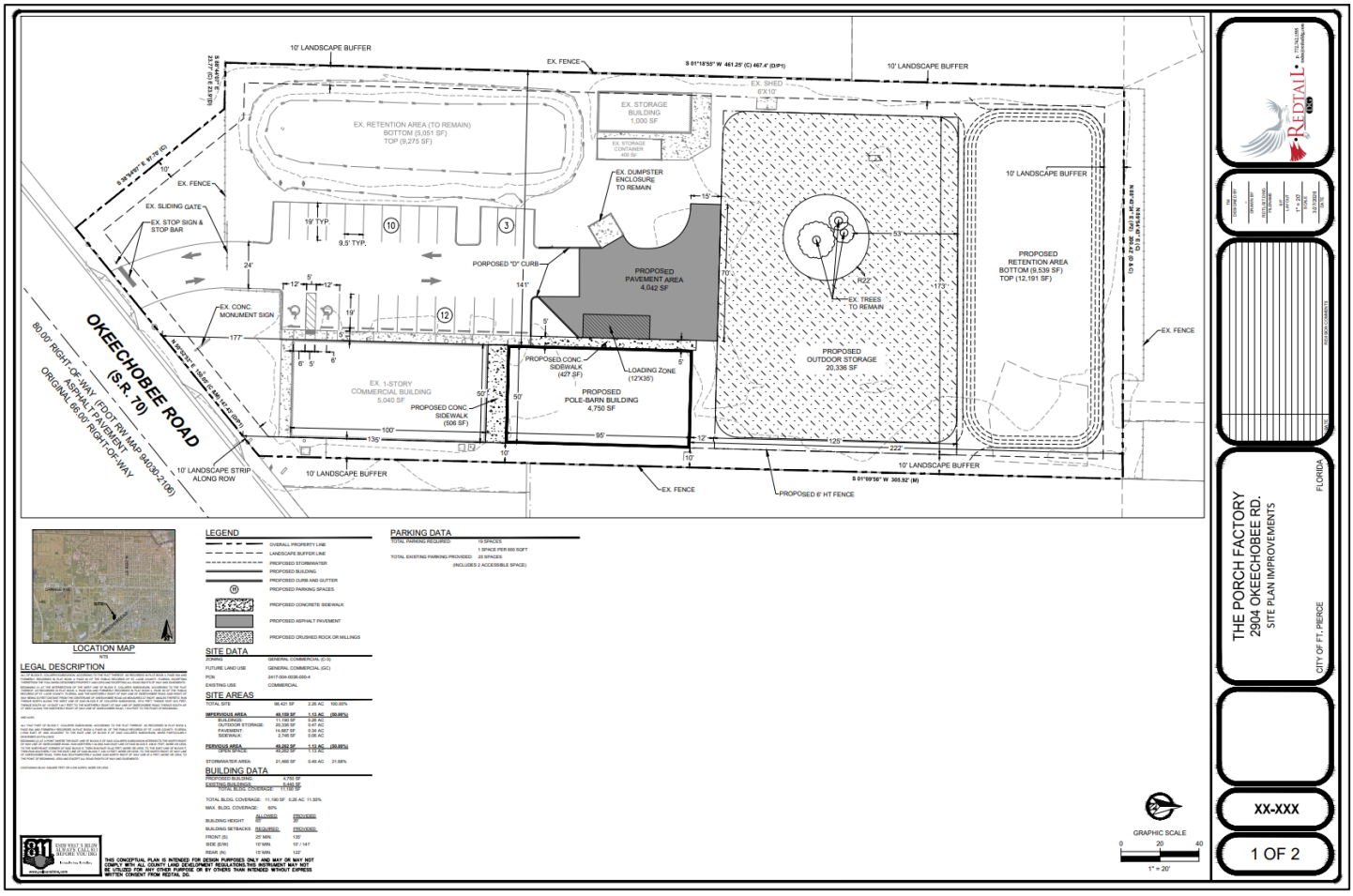


Image 3 – Proposed site plan

IV. Code Compliance and Community Benefit

The proposed project has been meticulously designed to align with the City of Fort Pierce Code of Ordinances and the Comprehensive Plan. By transitioning existing outdoor activities into a structured, screened facility, the project reduces noise and visual impact on the surrounding corridor.

This expansion is highly beneficial to the City as it supports the retention and growth of a specialized local trade, ensuring that The Porch Factory can continue to provide essential hurricane-resistant infrastructure to the region. The project represents responsible infill development that maximizes the utility of an existing C-3 parcel without necessitating new infrastructure or increasing traffic beyond the established baseline for light industrial services.

V. Conclusion and Request for Approval

In conclusion, the proposed site plan and conditional use for 2904 Okeechobee Road represent a balanced approach to business growth and urban stewardship. The design proactively addresses potential impacts through strategic screening, upgraded stormwater capacity, and enhanced landscaping that exceeds municipal requirements.

We believe this project will be an excellent addition to the Okeechobee Road corridor and the City of Fort Pierce at large. We respectfully request the approval of this **Site Plan and Conditional Use** application to allow The Porch Factory to continue its mission of delivering high-quality architectural solutions to our community from a modernized, code-compliant facility.

Tod Mowery, AICP
President

REDTAIL DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

PORCH FACTORY
Justification Letter

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

To the Planning Department,

On behalf of The Porch Factory, we are pleased to submit this application for the development of the property located at 2904 Okeechobee Road. Following a productive meeting with City Planning staff, we have refined our proposal to ensure it serves as an excellent addition to the area while adhering to all municipal standards.

The project includes the addition of a 4,750 SF wood-frame pole barn with a Galvalume roof and comprehensive site improvements to accommodate the specialized needs of our local operations.

1. Conditional Use and Compatibility

As discussed with the Planning Division, the company's operations involve the construction of light-weight screen and pool enclosures within a sheltered environment. Based on staff recommendations, the project is classified under the **"Light Industrial Service"** category. While this is a **Conditional Use** within the C-3 zoning district, it is a highly appropriate fit for this commercial corridor.

- **Operational Workflow:** Enclosures are pre-assembled within the proposed pole barn before being transported to job sites for installation.
-
- **Site Harmony:** The pole barn's design maintains architectural themes consistent with the existing 5,040 SF primary structure, ensuring a cohesive professional appearance.

2. Visual Buffering and Screening

We have taken a proactive approach to the staff's suggestion regarding visual impacts.

- **Eastern Elevation:** The eastern wall of the pole barn will be fully enclosed.
- **Buffer Strategy:** This enclosure, combined with enhanced landscaping, effectively obscures the view of the work area and stored materials from the adjacent car repair business and other neighboring properties.

3. Site Design and Code Compliance

The site has been engineered to meet or exceed the requirements of the **Fort Pierce Code of Ordinances**:

- **Loading and Logistics:** Per municipal code, a dedicated **loading area** has been provided to facilitate the safe and efficient transport of screen enclosures.
- **Parking:** We are providing **25 parking spaces** (including 2 ADA-accessible spaces), which exceeds the code requirement of 19 spaces.
- **Surfacing:** To manage the storage of company vehicles and materials, the rear yard will be surfaced with durable crushed rock and millings.
- **Fencing and Security:** A 6-foot-high fence will be added to the existing perimeter, with code-compliant landscaping placed on the street side to improve the public frontage.

4. Environmental and Stormwater Management

As the site is already fully developed and in use, this project focuses on responsible infill intensification:

- **Preservation:** All existing trees on the property will remain.
- **Drainage:** We are expanding the dry retention area to a total of **21,466 SF** (21.58% of the site). This ensures that the 50% impervious surface ratio is fully supported by an robust on-site stormwater system.
- **Sanitation:** A new enclosed dumpster area is provided, featuring internal landscaping to maintain site aesthetics.

Conclusion

The proposed expansion for The Porch Factory represents a significant investment in the Fort Pierce community. By formalizing "Light Industrial Service" use at this location through the Conditional Use process, we are ensuring a long-term, high-quality operation that respects the visual and environmental standards of the City.

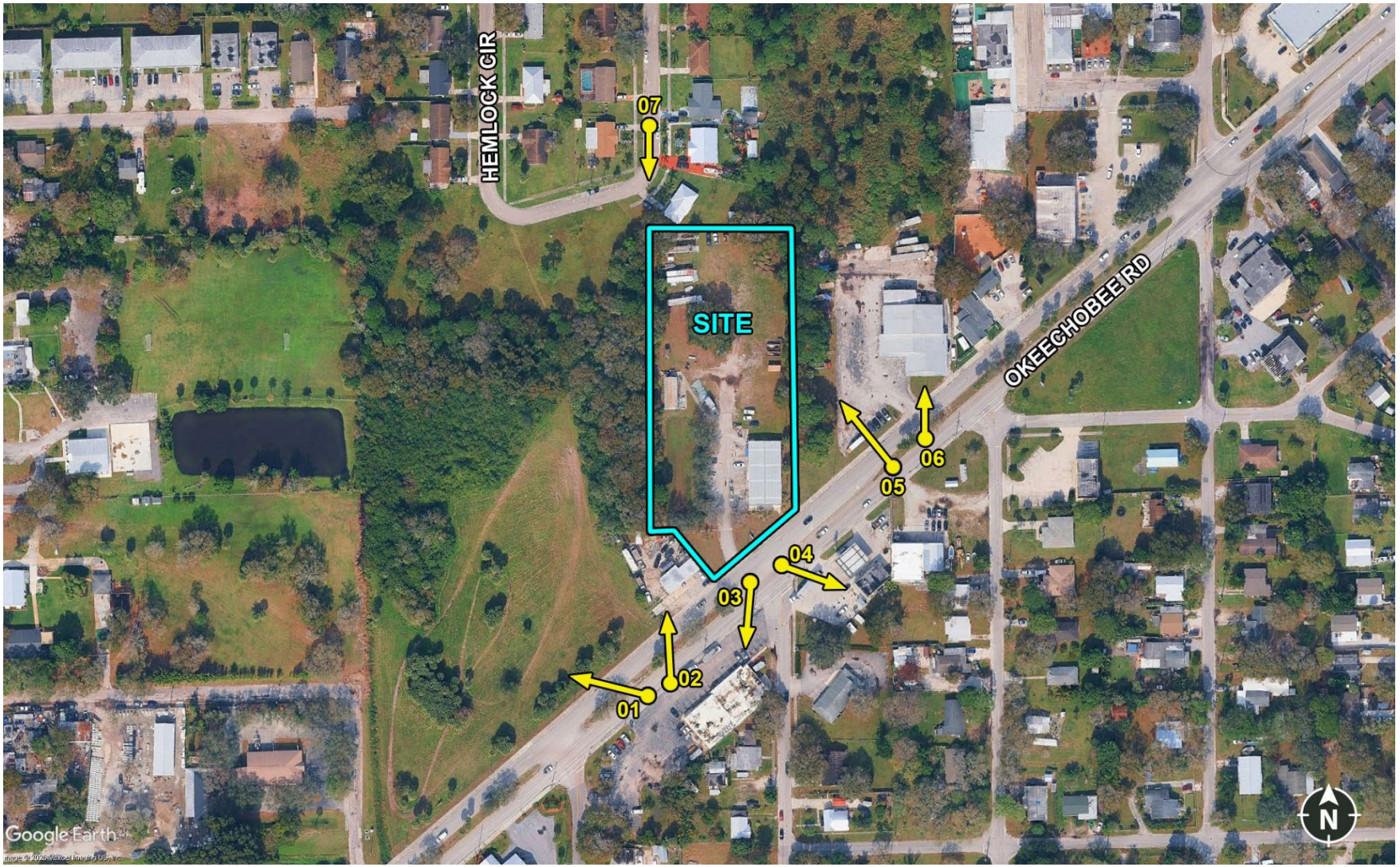
We respectfully request your approval of this Site Plan and Conditional Use application.

Tod Mowery, AICP
President

REDTAIL DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

CONTEXTUAL PHOTOS – NEIGHBORHOOD



Aerial view – Camera Locations

01 – Looking W from Okeechobee Road – Properties on the west

02 - Looking N from Okeechobee Road – Properties on the west

03 - Looking S – Properties across Okeechobee Road

04 - Looking SE – Properties across Okeechobee Road

05 - Looking NW – Property to the east

06 - Looking N – Property to the east

07 - Looking S – Properties on the north

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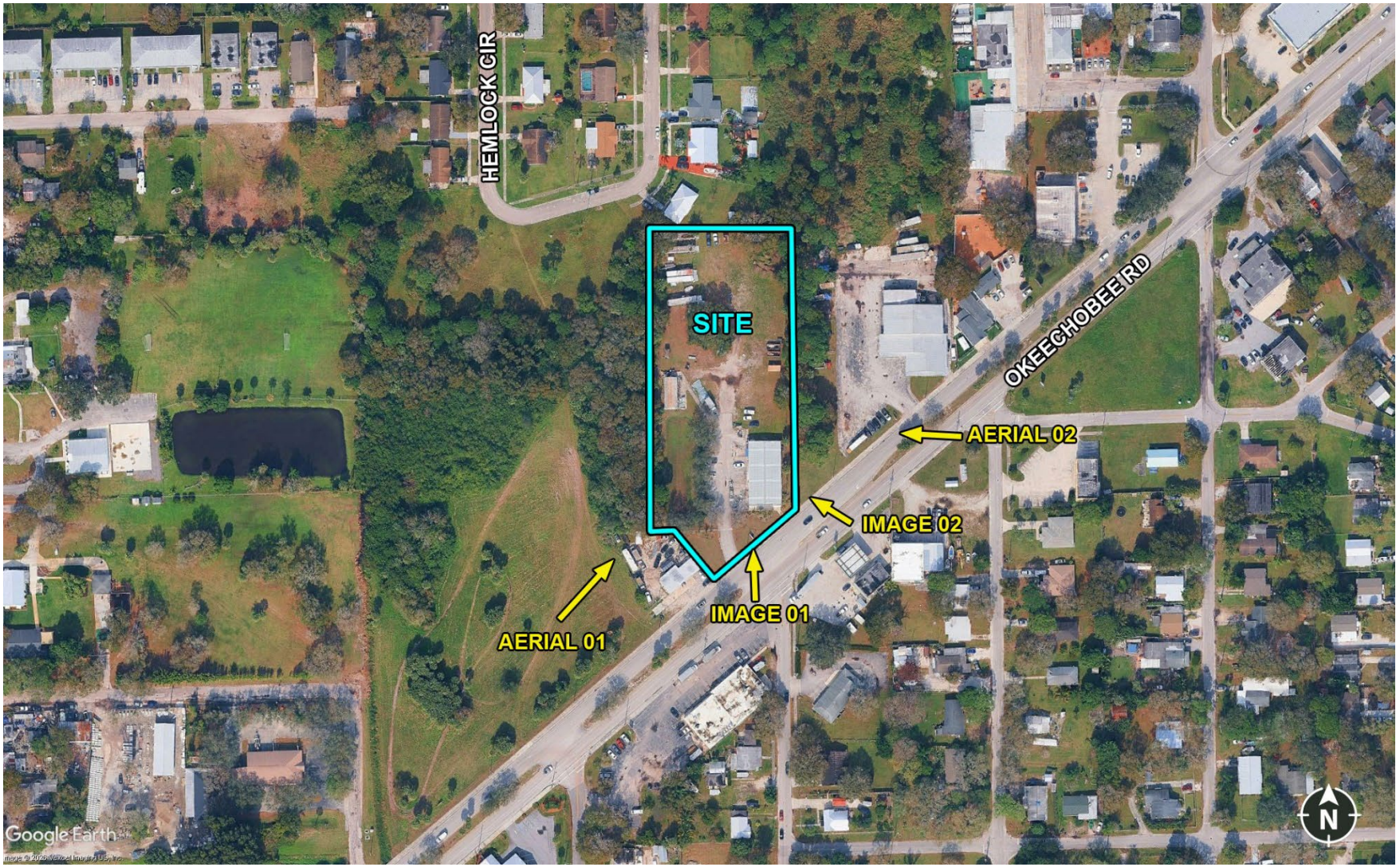
CONTEXTUAL PHOTOS – NEIGHBORHOOD



Aerial view – Camera Locations

Photo 01 – Looking N from Okeechobee Road

Photo 02 - Looking NW from Okeechobee Road

Aerial 01 - Looking NE

Aerial 02 - Looking NW

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	0100 - Single Family	RL	R-2
South	Okeechobee Road ROW	ROW (GC across the street)	ROW (C-3 across the street)
East	4800 - WRHSNG DIST	GC	C-3
West	1000 - Vac Comm	RM	R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	ex. 6,440 sf proposed 4,750 sf	2.26 ac	X
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,399
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,119
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	55	10.18
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity	No rezoning is proposed	

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):	existing 5,440 proposed 4,750 sf
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	Phase 1

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Pole barn	1	4,750 sf	2.26	TBD (exp 2026)	TBD (Exp 2027)

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 6,440 sf

2. What is the current use of the structure to be demolished or re-used? Warehouse

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

Redtail DG
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PORCH FACTORY
Environmental Impact Report

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

The project site at **2904 Okeechobee Road** is a fully developed and operational commercial property. Because the subject parcel is already improved with stabilized surfaces and existing structures, the environmental impact of the proposed improvements is negligible.

Tod Mowery, AICP
President

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todm@redtaildg.com

PORCH FACTORY
Traffic Impact Report

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

Dear Planning Department,

Here is a comparison of the existing permitted uses and the proposed use related to the trip generation.

Site area:	98,241 square feet
Site Zoning:	C-3 (General Commercial Zone)

EXISTING

Permitted use by C-3 zoning	Fast Food Restaurant with Drive Thru Window (ITE: 934)
Existing Maximum allowed building coverage:	60 percent = 58,995 sf
Peak Hour Trips per 1,000 sf:	**217.20** (PM Peak hour on Weekday)
Daly Trips per 1,000 sf:	**1,250.11** (Saturday)

PROPOSED

Proposed Use:	General Light Industrial (ITE: 110)
Proposed total building coverage:	11,190 sf
Peak Hour Trips per 1,000 sf:	**0.9** (AM Peak hour on Weekday)
Daly Trips per 1,000 sf:	**5.0** (on Sunday)

We can see that the **proposed use** and the submitted site plan will generate **10** Peak hour trips, and **56** daily trips.

One of the **currently allowed uses** would generate **217** Peak hour trips and **1,250** daily trips for a small 1,000 sf fast food restaurant. And the zoning allows the restaurant to be 58 times bigger in theory.

Conclusion

The existing permitted uses would generate significantly more traffic - 20 times more traffic for a small 1,000 sf fast food restaurant than what is proposed by the submitted site plan. The proposed use would not negatively affect the level of service of the adjacent roads compared to the existing permitted uses.

Tod Mowery, AICP
President

BOUNDARY & TOPOGRAPHIC SURVEY
PORTIONS OF BLOCKS "E" AND "F" COLLIER'S SUBDIVISION
PLAT BOOK 4, PAGE 63A, IN S.W. 1/4 OF N.E. 1/4 OF
SECTION 17, TOWNSHIP 35 S., RANGE 40 E., SAINT LUCIE COUNTY, FLORIDA

BOUNDARY NOTE

COLLIER'S SUBDIVISION, PLAT BOOK 4, PAGE 63A (PREPARED IN 1924)

1) NO MONUMENTS ARE DEPICTED ON PLAT.
2) CALCULATIONS OF THE LOCATION OF THE LOTS WITHIN THIS PLAT ARE REFERENCED TO AVAILABLE MONUMENTS IN SECTION 17-35S-40E IN CONJUNCTION WITH ADJACENT DEEDS AND PLATS.

PINECREST ESTATES UNIT 2, PLAT BOOK 17, PAGE 5 (PREPARED IN 1973)

1) TWO PERMANENT REFERENCE MONUMENTS STAMPED PRM 1898, AS DEPICTED ON PLAT WERE FOUND.
2) ADDITIONAL MONUMENTS INCLUDING THE POINT OF CURVATURE AT LOT 20, BLOCK 1, ALONG THE SOUTH RIGHT OF WAY LINE OF HEMLOCK CIRCLE WERE FOUND TO BE IN HARMONY WITH THE PLAT DIMENSIONS.

NORTH LINE OF SUBJECT PARCEL

1) THREE CONCRETE MONUMENTS WERE FOUND APPROXIMATELY 10.5' NORTH OF THE NORTH LINE AND ARE CONSIDERED BY THIS SURVEYOR TO BE OFFSET REFERENCE POINTS AS THEY DO NOT REFLECT THE NORTH LINE BY ANY CALCULATIONS.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL OF BLOCK E, COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 63A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY AND LESS AND EXCEPTING ALL ROAD RIGHTS OF WAY AND EASEMENTS:

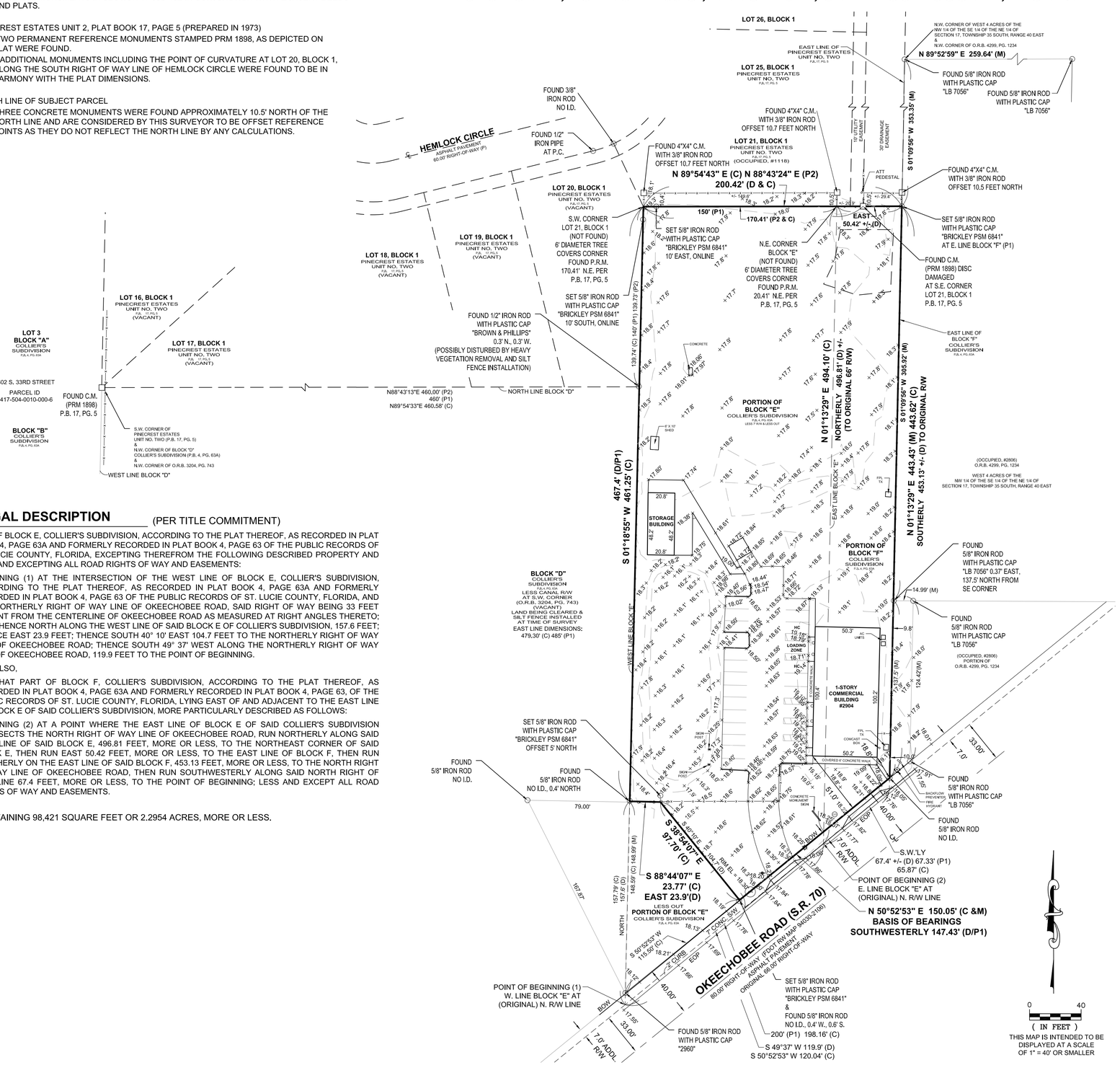
BEGINNING (1) AT THE INTERSECTION OF THE WEST LINE OF BLOCK E. COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 63A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, SAID RIGHT OF WAY BEING 33 FEET DISTANT FROM THE CENTERLINE OF OKEECHOBEE ROAD AS MEASURED AT RIGHT ANGLES THERETO; RUN THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK E OF COLLIER'S SUBDIVISION, 157.6 FEET; THENCE EAST 23.9 FEET; THENCE SOUTH 40° 10' EAST 104.7 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE SOUTH 49° 37' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, 119.9 FEET TO THE POINT OF BEGINNING.

AND ALSO,

ALL THAT PART OF BLOCK F, COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 63A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF AND ADJACENT TO THE EAST LINE OF BLOCK E OF SAID COLLIER'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (2) AT A POINT WHERE THE EAST LINE OF BLOCK E OF SAID COLLIER'S SUBDIVISION INTERSECTS THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ALONG SAID EAST LINE OF SAID BLOCK E, 496.81 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BLOCK E, THEN RUN EAST 50.42 FEET, MORE OR LESS, TO THE EAST LINE OF BLOCK F, THEN RUN SOUTHERLY ON THE EAST LINE OF SAID BLOCK F, 453.13 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, THEN RUN SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE 67.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL ROAD RIGHTS OF WAY AND EASEMENTS.

CONTAINING 98,421 SQUARE FEET OR 2.2954 ACRES, MORE OR LESS.



SURVEYOR'S NOTES

1. THIS SURVEY IS INTENDED TO DEPICT THE BOUNDARY AND SITE IMPROVEMENTS PROVIDE THEIR ELEVATION RELATIVE TO PROJECT CONTROL. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY WAS PERFORMED BASED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT 72C170B09-234858700 (FILE NUMBER 25-088) ISSUED BY TREASURE COAST TITLE & ESCROW, LLC. ADDITIONAL SEARCHES OF THE PUBLIC RECORDS PERFORMED BY THIS OFFICE WERE LIMITED TO ONLINE SEARCHES FOR ADJACENT DEEDS AND PLATS.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON A MEASURED BEARING OF NORTH 50°52'53" EAST ALONG THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD (S.R. 70), NOW AN 80 FOOT RIGHT OF WAY.
4. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88 DATUM, BASED UPON REDUNDANT MEASUREMENTS ON THE ONSITE PROJECT BENCHMARK UTILIZING THE LENGEMANN REFERENCE NETWORK.
5. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS ON PROJECT CONTROL POINTS AND FOUND TO MEET A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET OR LESS.
6. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
7. SUBSURFACE OR UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.
8. ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE BASED ON RECORD (PLAT OR DEED) INFORMATION, UNLESS OTHERWISE NOTED, AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
9. ADDITIONS AND DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

℄	= CENTERLINE
I.D.	= IDENTIFICATION
LB	= LICENSED BUSINESS
(C)	= CALCULATED
(D)	= DEED
(M)	= MEASURED
(P1)	= P.B. 4 PG. 63A (1924)
(P2)	= P.B. 17 PG. 5 (1973)
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
PG.	= PAGE
R/W	= RIGHT-OF-WAY
TYP.	= TYPICAL
+/-	= MORE OR LESS
— X —	= CHAIN LINK FENCE

ONSITE SURVEY CONTROL

BENCHMARK 314
SET MAG NAIL AND DISC
"BRICKLEY LS 6841"
NORTHING: 1127767.09'
EASTING: 865559.11'
ELEVATION: 18.70' (NAVD 88)

BENCHMARK 315
SET MAG NAIL AND DISC
"BRICKLEY LS 6841"
NORTHING: 1127557.84'
EASTING: 865544.25'
ELEVATION: 18.31' (NAVD 88)

SURVEYOR'S CERTIFICATION

TO:
JRBRANN PROPERTIES, LLC
TREASURE COAST TITLE & ESCROW, LLC
CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 6841

JANUARY 4, 2026
DATE OF LAST FIELDWORK

BRICKLEY LAND SURVEYING, LLC
STEVEN N. BRICKLEY, P.S.M.
801 NE WHISTLING DUCK WAY
PORT SAINT LUCIE, FL 34983
772-214-4865 | BRICKLEYSURVEY@OUTLOOK.COM

PORTIONS OF BLOCKS "E" AND "F"
COLLIER'S SUBDIVISION
PLAT BOOK 4, PAGE 63A
BOUNDARY AND TOPOGRAPHIC SURVEY
SAINT LUCIE COUNTY FLORIDA

PROJECT NO
2904 OKEE

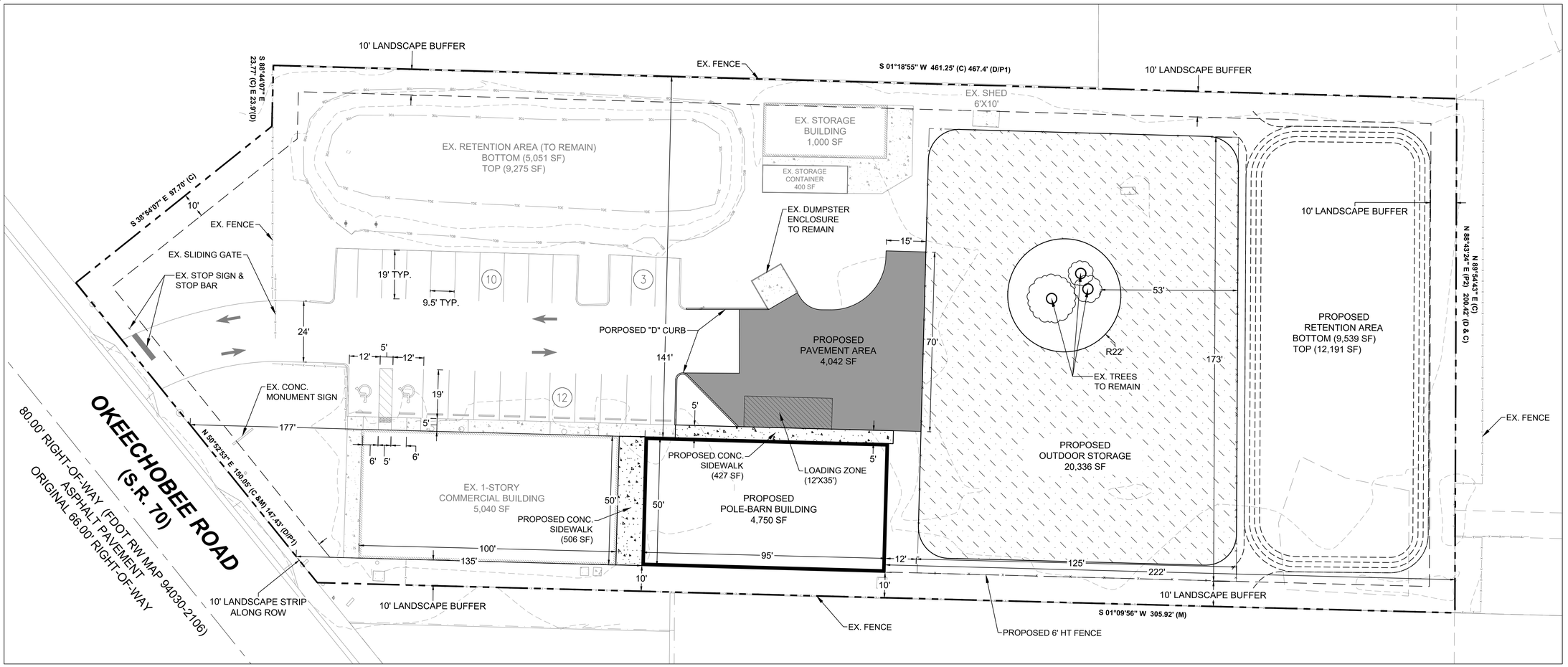
PLAN STATUS

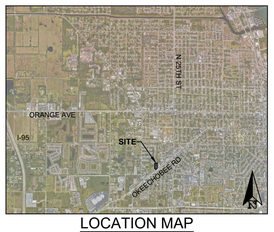
DATE	DESCRIPTION

DATE	DESCRIPTION

FIELD BOOK GATOR 1 PAGE 4-5
FIELD: S.N.B./A.B./B.P.
S.N.B. DRAWN | S.N.B. CHKD
SCALE: H: 1" = 40' V: N/A
JOB No.: 2904 OKEE
DATE: DEC 2025
FILE No.: BRANN.DWG

SHEET 1 OF 1





LOCATION MAP

NTS

LEGAL DESCRIPTION

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CONTAINING 98,421 SQUARE FEET OR 2.259 ACRES, MORE OR LESS.

LEGEND

- OVERALL PROPERTY LINE
- LANDSCAPE BUFFER LINE
- PROPOSED STORMWATER
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- (11) PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CRUSHED ROCK OR MILLINGS

SITE DATA

ZONING	GENERAL COMMERCIAL (C-3)
FUTURE LAND USE	GENERAL COMMERCIAL (GC)
PCN	2417-504-0036-000-4
EXISTING USE	COMMERCIAL

SITE AREAS

TOTAL SITE	98,421 SF	2.26 AC	100.00%
IMPERVIOUS AREA	**49,159 SF**	**1.13 AC**	**(50.00%)**
BUILDINGS:	11,190 SF	0.26 AC	
OUTDOOR STORAGE:	20,336 SF	0.47 AC	
PAVEMENT:	14,887 SF	0.34 AC	
SIDEWALK:	2,746 SF	0.06 AC	
PERVIOUS AREA	**49,262 SF**	**1.13 AC**	**(50.00%)**
OPEN SPACE:	49,262 SF	1.13 AC	
STORMWATER AREA:	21,466 SF	0.49 AC	21.68%

BUILDING DATA

PROPOSED BUILDING:	4,750 SF
EXISTING BUILDINGS:	6,440 SF
TOTAL BLDG. COVERAGE:	11,190 SF

TOTAL BLDG. COVERAGE: 11,190 SF 0.26 AC 11.50%

MAX. BLDG. COVERAGE: 60%

	ALLOWED	PROVIDED
BUILDING HEIGHT	65'	20'
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (S)	25' MIN.	135'
SIDE (E/W)	10' MIN.	10' / 141'
REAR (N)	15' MIN.	122'

PARKING DATA

TOTAL PARKING REQUIRED: 19 SPACES
1 SPACE PER 600 SQFT

TOTAL EXISTING PARKING PROVIDED: 25 SPACES
(INCLUDES 2 ACCESSIBLE SPACE)

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

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

GRAPHIC SCALE
0 20 40
1" = 20'

REDTAIL DG
p. 772.742.1555
hollie@redtaildg.com

TM	DESIGNED BY
–	DRAWN BY
RDTL-SIT.DWG	FILENAME
SIT	LAYOUT
1" = 20'	SCALE
3/27/2026	DATE

REVISION COMMENTS

DATE

THE PORCH FACTORY
2904 OKEECHOBEE RD.
SITE PLAN IMPROVEMENTS
CITY OF FT. PIERCE
FLORIDA

XX-XXX

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

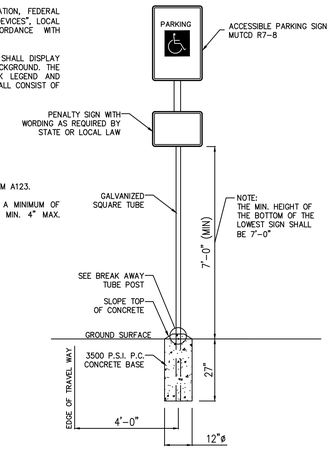
2. THE TOP PORTION OF THE PARKING BY DISABLED PERMIT ONLY SIGN SHALL DISPLAY WHITE REFLECTIVE LEGEND AND BORDER WITH A BLUE REFLECTIVE BACKGROUND. THE BOTTOM PORTION OF THE SIGN SHALL DISPLAY AN OPAQUE BLACK LEGEND AND BORDER WITH A REFLECTIVE WHITE BACKGROUND. SIGN FABRICATION SHALL CONSIST OF ONE PANEL.

3. GALVANIZED SQUARE TUBE

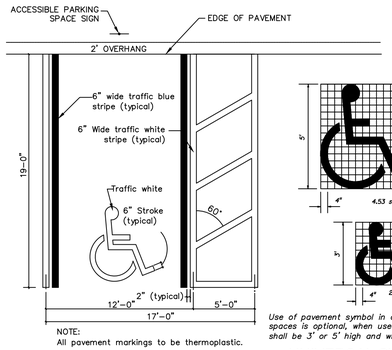
   POST TUBES – 2"x2"x3/16" 14ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

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

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

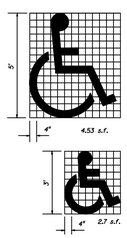


ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S



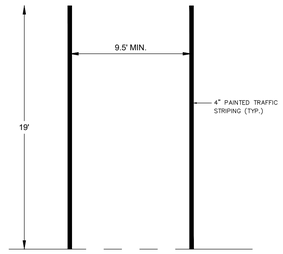
NOTE:
All pavement markings to be thermoplastic.

ACCESSIBLE PARKING STALL
N.T.S

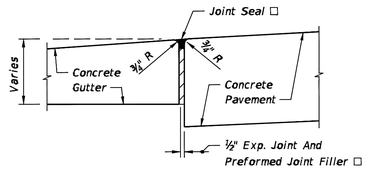


Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S

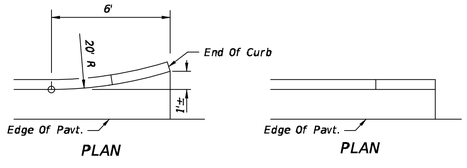


TYPICAL PARKING DETAIL
N.T.S



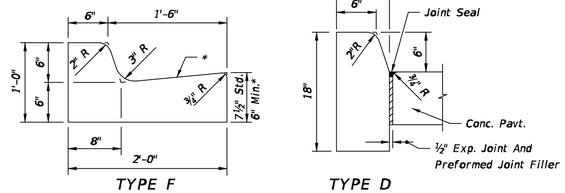
☐ *Applies to both high and low sides of pavement, low side shown.*

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



CURB AND GUTTER TYPE F

CURB AND GUTTER ENDINGS



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only.

CONCRETE CURB

* *When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.*

◪ *Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.*

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only.

CONCRETE CURB AND GUTTER DETAILS
N.T.S

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TM
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RDTL-SIT.DWG
FILENAME
DET
LAYOUT
NONE
SCALE
3/27/2026
DATE

REVISION COMMENTS
DATE

THE PORCH FACTORY
2904 OKEECHOBEE RD.
DETAILS
FLORIDA
CITY OF FT. PIERCE

XX-XXX

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

PORCH FACTORY
Scaled Floor Plan

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

The proposed pole barn is open on north, west and south and is closed on the east to make a visual barrier to the adjacent property so it has no floor plan that would show any internal divisions.

Tod Mowery, AICP
President

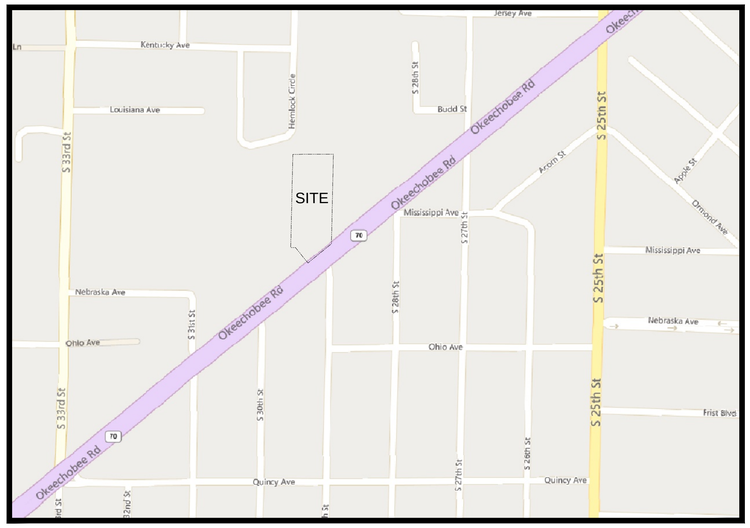
SITE CONSTRUCTION DRAWINGS

FOR

THE PORCH FACTORY

FT PIERCE
ST LUCIE COUNTY
FLORIDA

SITE AERIAL
SCALE: N.T.S



SITE LOCATION MAP
SCALE: N.T.S

Sheet Number	Sheet Title
C-01	COVER
C-02	GENERAL NOTES
C-03	PGD PLAN
C-04	PGD DETAILS
C-05	CROSS SECTIONS
C-06	SWPPP

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Land Planning & Landscape Architecture
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Jupiter, Florida 33458
Jupiter Office
PHONE: 561.406.0007
www.MillsShortAssociates.com
Vero Beach Office
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

This item has been digitally signed and sealed by Brandon Ulmer, P.E. on 3/10/26 Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

BRANDON M. ULMER
BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
March 10, 2026
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

THE PORCH FACTORY

THIS SHEET: COVER
DRAWN BY: MJL
CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET

PROJ. NO. S25-100
DATE March 10, 2026
SHEET NO. C-01

FILE: C:\Users\brandon\Mills, Short & Associates\Common - Documents_Projects Stuart\S25-100 The Porch Factory\CADD\C-1 COVER.dwg

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JURISDICTIONAL STANDARDS AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY JURISDICTIONAL PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN FDOT RIGHT-OF-WAY'S.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRICTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CONTROLLING JURISDICTION AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
24. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

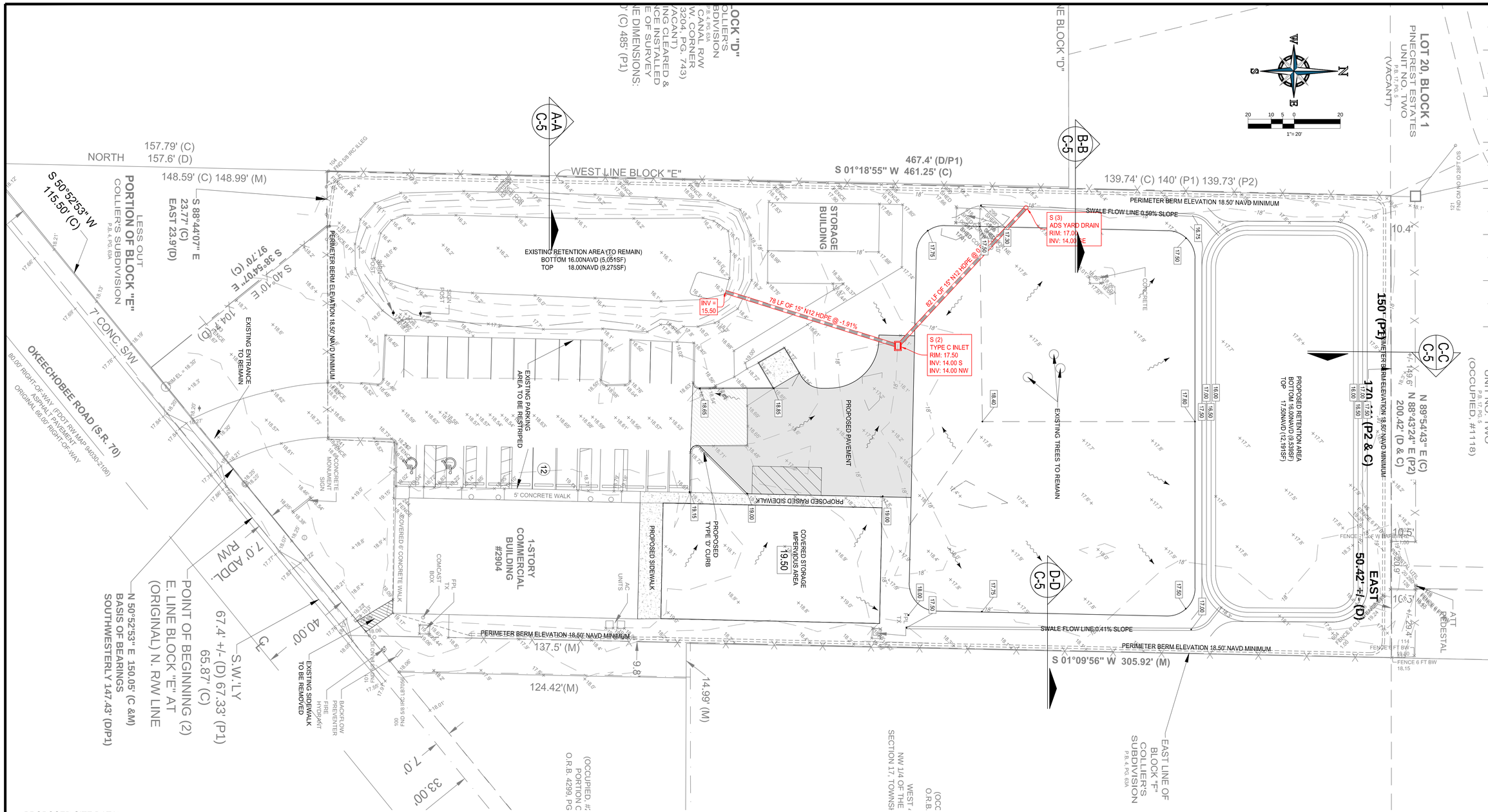
SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH JURISDICTIONAL MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM OF 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAINS STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
    A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    C. AIR TESTS, AS MINIMAL, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
    A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    B. USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX. TO WHICH THE PIPE IS MANUFACTURED.
    C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

WATER MAIN CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS ON SHEET G-3)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
        2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
        2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
        2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C., THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6' ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
        2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.00652(2), F.S. AND RULE 64E-6.002, F.A.C.
    2.5. EXCEPTIONS/MITIGATION:
        ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPHS 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER , TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES . SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH A 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED INTHE UTILITY PROVIDERS. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIWWA C651-92 AND UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS. THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62.610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C. USING BLUES AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE-STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW.8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW.8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW.8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN-SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. NFPA 1:16.5.3.1.3.

FORCE M



PROPOSED SITE DATA:

A. GENERAL:
1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURE PLANS
4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SEED, STRAW AND STABILIZE THE OUTPARCEL PRIOR TO COMPLETION
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT. CONTRACTOR TO REMOVE EXISTING SIDEWALK AS NECESSARY AND REINSTALL TO ACHIEVE A 6' WIDE LANDING AT <2% AND A MAX RUNNING SLOPE OF 5% AT ALL PROPOSED ADA RAMPS, EXISTING CONNECTION TO SW MARTIN HIGHWAY ARE DESIGN PLANS AND HAVE NOT BEEN AS-BUILT AT THE TIME OF THIS PLAN SET.
8. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
9. ALL AREAS WITHIN THE COUNTY RIGHT OF WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.

B. MATERIALS:
1. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS. OR EQUIVALENT LIMEROCK THICKNESS W/ MIN. LBR-100. (MAX. 6" LIFTS)
2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:
1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING:
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

ENGINEERING LEGEND

WATER MAIN	WM WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S S
FORCE MAIN	FM FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
PROPOSED ELEVATION WITH TOP OF CURB	
FIRE HYDRANT	
24" STOP BAR AND STOP SIGN	
TYPE 'D' CURBING	'D'

Stabilization of the disturbed areas must be completed within 30 days of vegetation removal. Areas can be temporarily seeded if left untouched for more than 30 days. All areas that are complete shall be sodded within 30 days of completion

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Land Planning & Landscape Architecture
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Vero Beach, Florida 32960
Jupiter Office
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1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458

This item has been digitally signed and sealed by Brandon Ulmer, P.E. on 3/10/26 Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

BRANDON M. ULMER
BRANDON·ULMER
No. 68345
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Mar/10, 2026
BRANDON M. ULMER, P.E. LICENSE NUMBER 68345 STATE OF FLORIDA
PROFESSIONAL ENGINEER

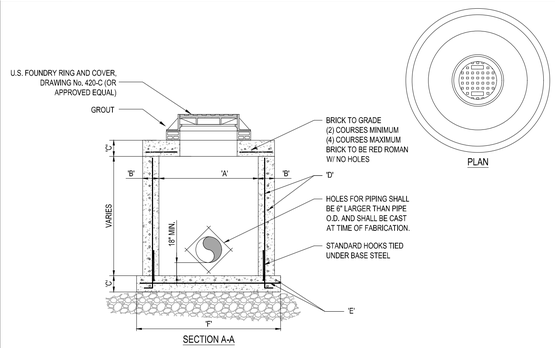
ISSUE	DATE	COMMENTS

THE PORCH FACTORY

THIS SHEET: PGD PLAN
DRAWN BY: MJL
CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET

PROJ. NO. S25-100
DATE March 10, 2026
SHEET NO. C-03

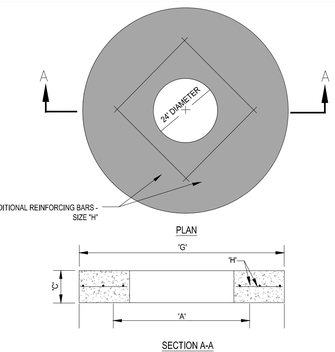
FILE: C:\Users\BrandonUlmer\Mills, Short & Associates\Common - Documents_Projects Stuart\S25-100 The Porch Factory\CADD\C-3 PAVING, GRADING AND DRAINAGE PLAN.dwg



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR DRAINAGE MANHOLE

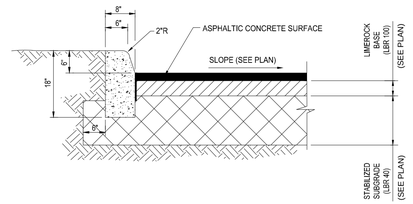
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

SCALE: NONE

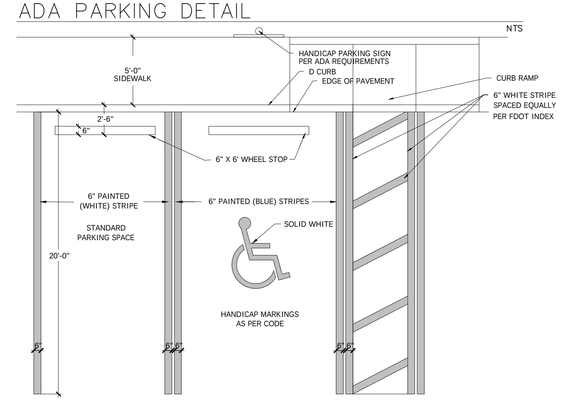


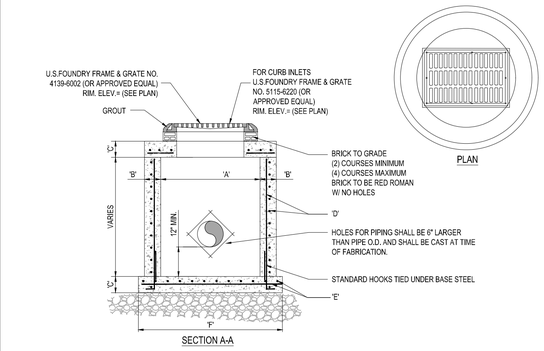
3 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE

ADA PARKING DETAIL

NTS

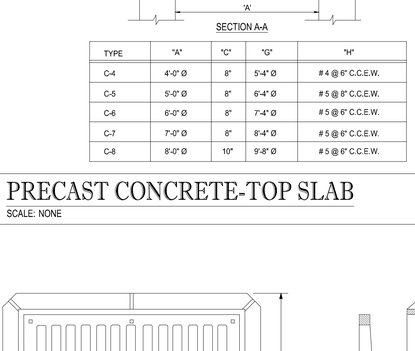




TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

4 PRECAST CIRCULAR CATCH BASIN/CURB INLET

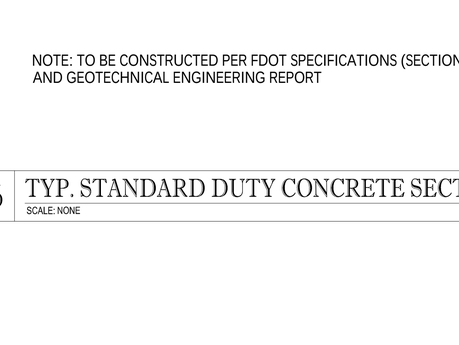
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

5 PRECAST CONCRETE-TOP SLAB

SCALE: NONE



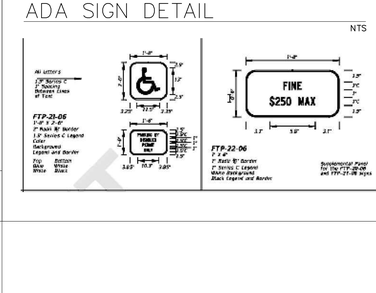
NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

6 TYP. STANDARD DUTY CONCRETE SECTION

SCALE: NONE

ADA RAMP DETAIL

NTS

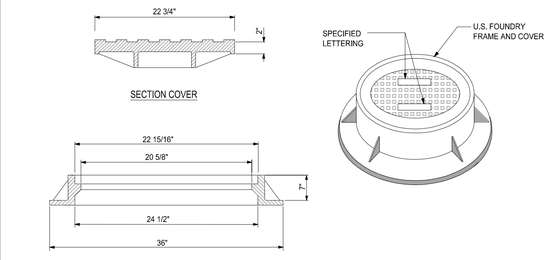


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

ADA SIGN DETAIL

NTS

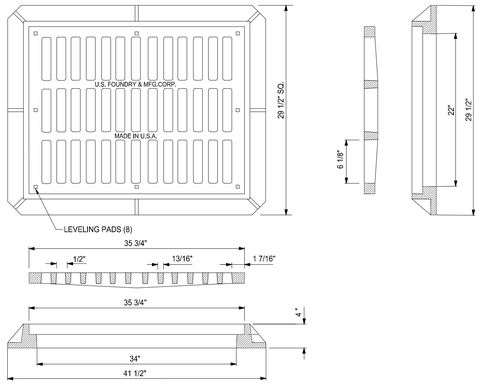


NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

7 MANHOLE FRAME DETAIL

SCALE: NONE

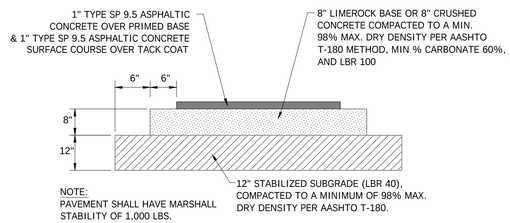


NOTE:

1. GRATE TO BE TYPE U.S.F. No. 4139-6002
2. TO BE USED IN PARKING & PEDESTRIAN AREAS

8 FRAME AND GRATE DETAIL USF #4139-6002

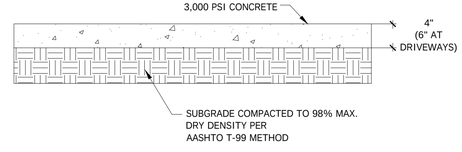
SCALE: NONE



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

VEHICULAR PAVEMENT DETAIL

NTS



SIDEWALK DETAIL

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture
Jupiter Office
1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
Jupiter Office
PHONE: 561.406.0007
www.MillsShortAssociates.com
Vero Beach Office
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Vero Beach, Florida 32960

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BRANDON M. ULMER
No. 68345
PROFESSIONAL ENGINEER
March 10, 2026
STATE OF FLORIDA
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PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

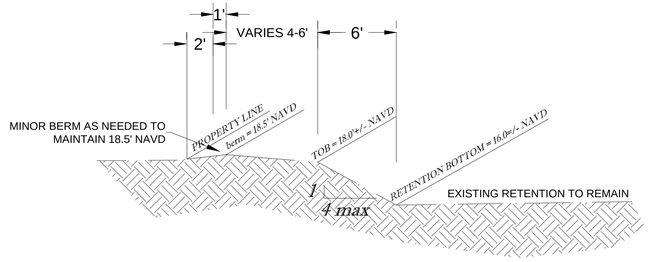
THE PORCH FACTORY

THIS SHEET: PGD DETAILS

DRAWN BY: MJL
CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET

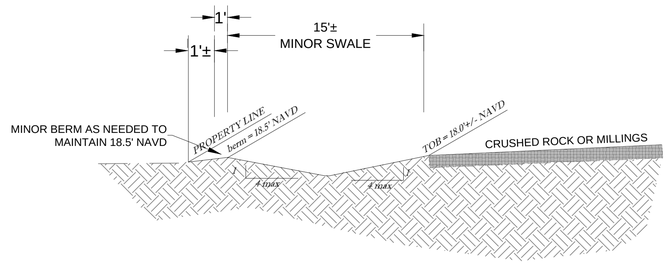
PROJ. NO. S25-100
DATE March 10, 2026
SHEET NO. C-04

FILE: C:\Users\brandon\Mills, Short & Associates\Common - Documents_Projects Stuart\S25-100 The Porch Factory\CADD\C-4 PAVING, GRADING AND DRAINAGE DETAILS.dwg



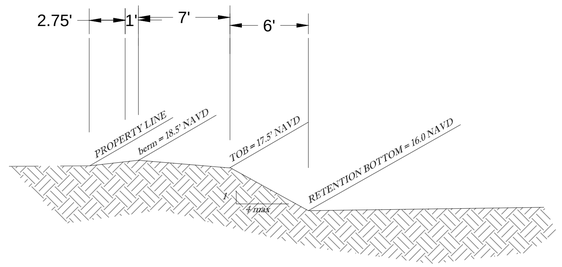
SECTION A-A (WEST PROPERTY LINE)

SCALE: N.T.S.



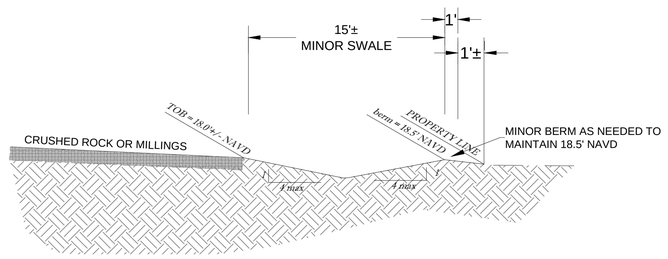
SECTION B-B (WEST PROPERTY LINE)

SCALE: N.T.S.



SECTION C-C (NORTH PROPERTY LINE)

SCALE: N.T.S.



SECTION D-D (EAST PROPERTY LINE)

SCALE: N.T.S.

PAVEMENT LEGEND

(A) WEARING SURFACE: (ASPHALT AREAS ONLY)
2-INCHES OF SP-9.5 FINE MIX ASPHALTIC CONCRETE (2-1" LIFTS). BITUMOUS ASPHALT COARSE MAY BE INSTALLED IN TWO SEPARATE 1" LIFTS TO ALLOW MOBILIZATION OF EQUIPMENT, THE SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL ALL OTHER WORK ON THE SITE HAS BEEN COMPLETED. UPON COMPLETION OF SECOND LIFT OF ASPHALT, ANY SCRATCHES GOUGES, OR LOSS OF AGGREGATE WILL NOT BE ACCEPTED. CONTRACTOR TO REMEDY ALL HOLES, BLEMISHES, ETC. PRIOR TO THE UNIFORM INSTALLATION OF SECOND LIFT. AFTER SECOND LIFT OF ASPHALT IS INSTALLED, TRAFFIC ROLLING IS REQUIRED.

(B) LIME ROCK BASE: (ASPHALT,VEHICULAR PAVERS AREAS)
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).

(D) CONCRETE:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS/ DRIVE AILES WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

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Land Planning & Landscape Architecture

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BRANDON M. ULMER
BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
March 10, 2026
STATE OF FLORIDA
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STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

THE PORCH FACTORY

THIS SHEET: CROSS SECTIONS
DRAWN BY: MJL
CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET

PROJ. NO. S25-100
DATE March 10, 2026
SHEET NO. C-05

FILE: C:\Users\brandon\Mills, Short & Associates\Common - Documents_Projects Stuart\S25-100 The Porch Factory\CADD\C-5 CROSS SECTIONS.dwg

EROSION CONTROL GENERAL NOTES:

1. PROJECT NAME AND LOCATION INFORMATION:

   THE PORCH FACTORY, ST LUCIE COUNTY, FLORIDA.

2. NATURE OF ACTIVITY:

   COMMERCIAL.

3. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

   THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND IS APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.

   1. PLACEMENT OF ALL EROSION CONTROL DEVICES.
   2. CLEARING AND GRUBBING, EARTHWORK, AND EXCAVATION OF THE DETENTION AREAS.
   3. INSTALL STORMWATER RETENTION BASIN.
   4. CLEARING / GRUBBING OVER ALL AREAS.
   5. SITE GRADING.
   6. INSTALL STORMWATER AND UTILITIES.
   7. STABILIZE SITE

4. TOTAL SITE AREA: 2.26 ACRES

5. TOTAL AREA TO BE DISTURBED: 2.26 ACRES

6. SOILS DATA:

   THE SOILS ARE SILTY FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.

7. DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT: 2.26 ACRES

8. LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:

   SITE IS FULLY RETAINED

9. CONTROLS AND BMPs:

   PRIOR TO CLEARING, A SILT FENCE (TRENCHED 6" DEEP AND BACKFILLED ON THE UPHILL SIDE), SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.

   A ROCK ENTRANCE ROAD (THAT IS 60' LONG WITH A 6" DEPTH OF FDOT #1 STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

   AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLETS(S) / OUTFALLS, ONCE INSTALLED , SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS.

   DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS IF OTHER METHODS ARE USED, THIS SWPPP WILL BE MODIFIED) NO LATER THAT 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEDDING.

   ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICALS" SHEET.

10. STABILIZATION PRACTICES:

    TEMPORARY SEEDING SHALL BE RYE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURES RECOMMENDATIONS TO ANY
    DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.

    SOD SHALL BE USED TO STABILIZED THE SIDES OF THE DETENTION BASINS.

    FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE / EXIT.

    VEGETATIVE BUFFERS IF ANY SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC REMOVAL.

11. STRUCTURAL CONTROLS:

    A SILT FENCE (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE.

    A WET DETENTION BASIN SHALL BE CONSTRUCTED WHICH MAY BE USED AS A TEMPORARY SEDIMENT BASIN (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) IF NEEDED. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF SOIL BY CONSTRUCTION MACHINERY IS AVOIDED.

    INLET(S) / OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING).

12. SEDIMENT BASINS:

    NO TEMPORARY SEDIMENTATION BASINS ARE PROPOSED. THE DETENTION BASINS (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) MAY BE USED AS A TEMPORARY SEDIMENT BASIN IF NEEDED.

13. STORMWATER MANAGEMENT:

    STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DRAINS, AND SWALES TO STORMWATER RETENTION/DETENTION LAKES.

14. WASTE DISPOSAL:

    ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LAND FILL OR OTHER PROPER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.

15. OFF-SITE VEHICLE TRACKING:

    OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.

16. FERTILIZERS, HERBICIDES, AND PESTICIDES:

    FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURE'S SUGGESTED APPLICATION RATES. NO FERTILIZERS WILL BE STORED ON SITE.

17. TOXIC SUBSTANCES:

    ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.

18. OTHER CONTROLS:

    PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON SITE. A WASHDOWN AREA SHALL DE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

19. MAINTENANCE:

    CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSIONS CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT.

    SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

    MAINTENANCE SHALL BE PREFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.

    INLET(S) / OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OF FILTER FABRIC SHALL BE PREFORMED IMMEDIATELY.
    BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEEDED PER MANUFACTURES INSTRUCTIONS.

    MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
    MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.

20. INSPECTION:

    QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES GREATER.

    POINTS OF DISCHARGE.
    ALL DISTURBED AREAS OF CONSTRUCTION THAT NOT BEEN STABILIZED.
    CONSTRUCTED AREAS WHERE VEHICLES ENTER OR EXITS THE SITE.
    ALL BMP'S.

    WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.

21. NON-STORMWATER DISCHARGES:

    IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FORM THE SITE DURING CONSTRUCTION PERIOD: WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUDWATER (FROM DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SFWMD WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO NOT ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

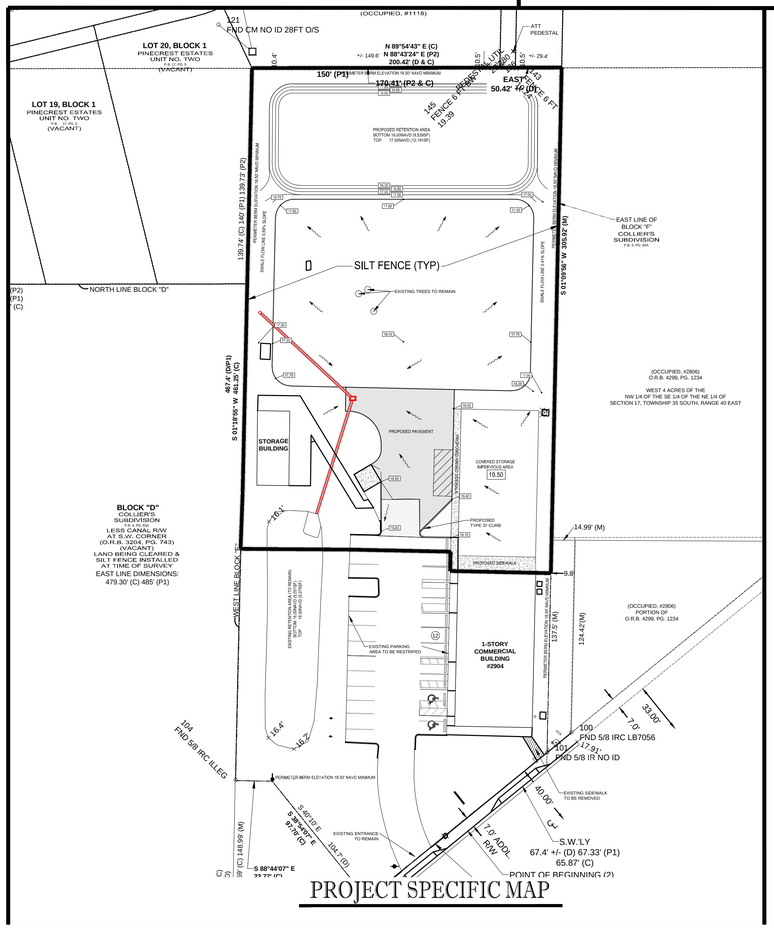
22. RESPONSIBLE ENTITIES:

    THIS SWPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:

    " I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

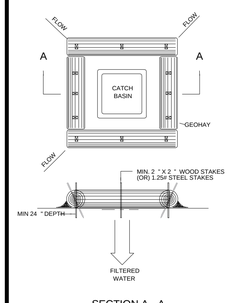
23.

NAME AND TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER	DATE



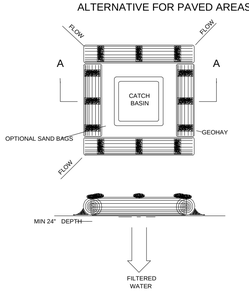
PROJECT SPECIFIC MAP

CATCH BASIN PROTECTION (TYPE A / TYPE B)



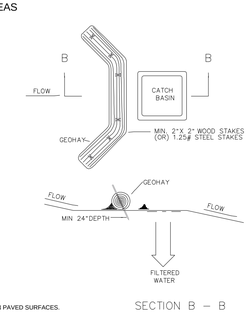
SECTION A - A

CATCH BASIN PROTECTION (TYPE A / TYPE B)
ALTERNATIVE FOR PAVED AREAS



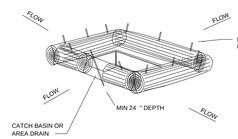
NOTE: SAND BAGS MAY BE USED ON TOP TO SECURE PRODUCT ON PAVED SURFACES.

CATCH BASIN PROTECTION (TYPE C)

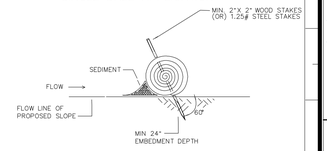


SECTION B – B

CATCH BASIN PROTECTION (TYPE A / TYPE B)



SINGLE BALE APPLICATION



GEOHAY BALE GENERAL NOTES

CATCH BASIN PROTECTION IS USED TO PREVENT SEDIMENT IN CONSTRUCTION SITE RUNOFF FROM ENTERING A STORM SEWER SYSTEM.

GEOHAY MAY BE USED IN BOTH UNPAVED AND PAVED AREAS.
GEOHAY HAS A MAXIMUM DRAINAGE AREA OF 2 ACRE(S).

GEOMAT CAN BE USED IN ADDITION TO GEOHAY BUT IS OPTIONAL.

ALTERNATE INSTALLATION FOR PAVED SURFACES: SAND/ROCK BAGS MAY BE USED ON PAVED SURFACES WHEN PLACED ON TOP OF GEOHAY TO SECURE PRODUCT. SAND/ROCK BAGS SHALL BE PLACED EVERY 2 FEET MINIMUM WITH ADDITIONAL STAKING AS NEEDED WHEN SURFACE CHANGES UP OR DOWN.

SEDIMENT SHALL BE REMOVED FROM BEHIND THE GEOHAY AND CATCH BASIN WHEN IT HAS ACCUMULATED TO ONE-HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

BARRIERS FOR INLET PROTECTION DURING CONSTRUCTION

SCALE: NONE

D1=5' Std. (Single Panel For Depths 5' or Less).
D1=5' Std. (Additional Panel For Depths 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet.
Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES ~ AND ~~ MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES ~ AND ~~ SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

STAKED TURBIDITY BARRIER

LEGEND
- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

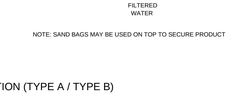
NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

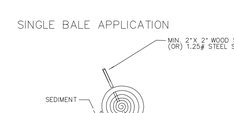
TURBIDITY BARRIER APPLICATIONS

TURBIDITY BARRIERS

SCALE: NONE



Note: Do not deploy in any manner that silt fences will act as a dam across permanent flowing watercourses. silt fences are to be used at upland locations and turbidy barriers used at permanent bodies of water.



Silt Fence Protection In Ditches with Intermittent Flow

Type III Silt Fence Protection Around Ditch Bottom Inlets.

ELEVATION SECTION

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE

EROSION & SEDIMENT CONTROL DETAILS

SCALE: NONE

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture

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BRANDON M. ULMER
BRANDON·ULMER
No. 68345
PROFESSIONAL ENGINEER
March 10, 2026
STATE OF FLORIDA
PROFESSIONAL ENGINEER

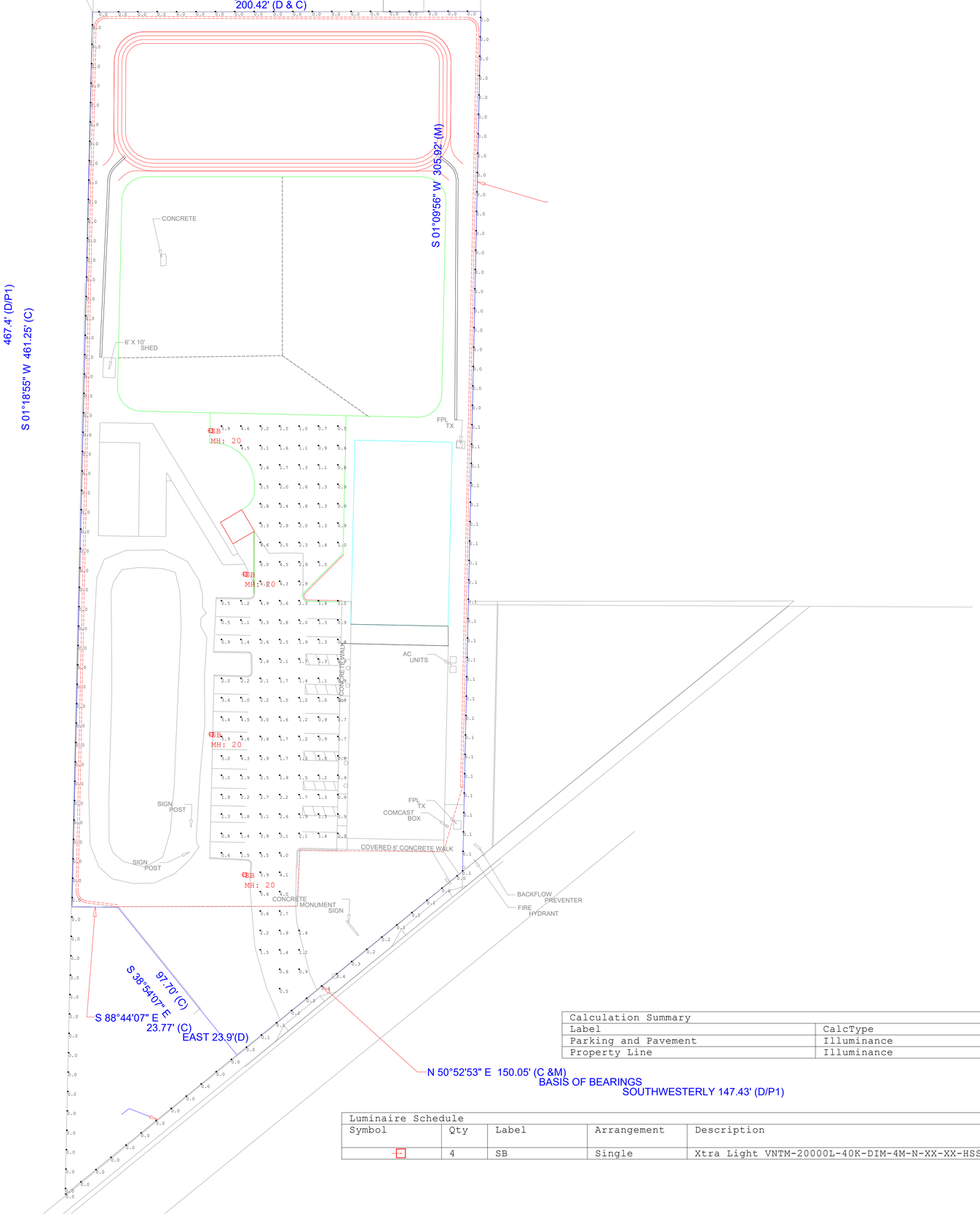
ISSUE	DATE	COMMENTS

THE PORCH FACTORY

THIS SHEET: SWPPP
DRAWN BY: MJL
CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET

PROJ. NO. S25-100
DATE 3/11/2025
SHEET NO. C-06

FILE: C:\Users\brandon\Mills, Short & Associates\Common - Documents_Projects Stuart\S25-100 The Porch Factory\CAD\C-7 SWPPP.dwg



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Pavement	Illuminance	Fc	2.17	6.0	0.5	4.34	12.00
Property Line	Illuminance	Fc	0.09	0.4	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	SB	Single	Xtra Light VNTM-20000L-40K-DIM-4M-N-XX-XX-HSS	0.900	14968	152	608

THE PORCH FACTORY

CITY OF FORT PIERCE, FL

LIGHTING FIXTURE SCHEDULE

TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS TYPE	DIMMING	VOLTAGE	MOUNTING	REMARKS	INPUT WATTS
SB		XTRA LIGHT	VTNM-20000L-40K-[VOLTAGE]-4M-N-[FINISH]-XX-HSS	AREA / PARKING LOT LIGHT FIXTURE W/ HOUSE SHIELD	INTEGRATED LED	0-10V	TBC	TENON	MOUNTED @ 20'-0" AFG	142W

LIGHTING SCHEDULE NOTES:

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Brian Meneses @ 772-919-5670 (Bmeneses@genesislighting.net)
2. No substituions allowed without prior approval by architect, engineer or design team
3. Contractor to verify all voltages, mounting and run lengths prior to final bid and installation of fixtures
4. Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans

GENESIS LIGHTING

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE

APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Premium. For a complete list of DLC Premium products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 65000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

VNT _____ _____ _____ _____ _____ _____ _____ _____ _____

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	**5000L**	**30K** 3000K	**DIM** Dim 0-10V, 120-277V	**2M** Type II Medium	**N** Normal (forward)	**BZ** Bronze	**XX** No Fixture Controls	**HSS** House-side Shield
	10000L	**40K** 4000K	**DIM0**[2] Dim 0-10V, 120-277V	**3M** Type III Medium	**L** Left	**WH** White	**IS3**[5] IR Smart Sensor, 20'H/40'D	**ASF**[6] Adjustable Slip Fitter Cord Whip
	15000L	**50K** 5000K	**HVD** to off Dim 0-10V, 347-480V	**4M** Type IV Medium	**R** Right	**CC**[4] Custom Color	**IS7**[5] IR Smart Sensor, 40'H/100'D	**3**[7] NEMA 3-Pin Twist-Lock Receptacle
	18000L			**5S**[3] Type V Square			**BS3**[5] Bluetooth Smart Sensor, 20'H/40'D	**5**[7] NEMA 5-Pin Twist-Lock Receptacle
	20000L[9]						**BS7**[5] Bluetooth Smart Sensor, 40'H/100'D	**7**[7] NEMA 7-Pin Twist-Lock Receptacle
M Medium	**15000L**						**CAS** Casambi Controlled	**SP**[8] Selectable Power
	20000L						**AUT** Autani Controlled	**10Y** 10 Year Warranty
	25000L						**SYN** Synapse Controlled	
	30000L						**SWX** Sensorworx Controlled	
	35000L						**CUS** Custom Sensor (Factory Installed)	
	40000L[9]							
L Large	**30000L**							
	35000L							
	40000L							
	45000L							
	50000L							
	55000L							
	60000L[9]							
	65000L[9]							

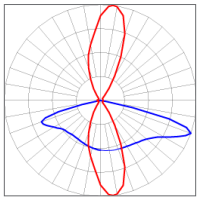
1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIM0** (Dim to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. Sensor integrated in bottom fixture. (See dimensional drawing)
6. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
7. Photocell ordered separately. (See page 6)
8. See page 3 for selectable power table.
9. S - 20000L, M - 40000L, L - 60000L, L - 65000L up to +40°C max.

VIENTO AREA LUMINARE

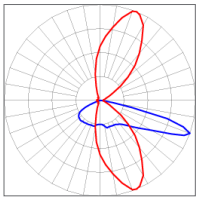
VNT

ISO LINES

TYPE II MEDIUM



TYPE III MEDIUM



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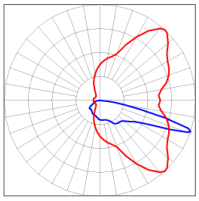
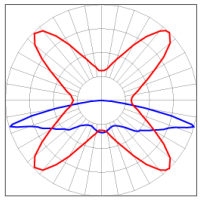


TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	5S	5172	153	5387	160	5388	160	34	B3-U0-G2
		4M	5054	150	5265	156	5266	156		B1-U0-G3
		3M	5113	152	5326	158	5327	158		B2-U0-G3
		2M	5418	161	5644	167	5645	168		B2-U0-G2
	10000L	5S	11005	155	11464	161	11466	161	71	B4-U0-G3
		4M	10765	151	11214	158	11216	158		B2-U0-G4
		3M	10855	152	11307	159	11309	159		B2-U0-G2
		2M	11533	162	12014	169	12016	169		B3-U0-G3
	15000L	5S	15252	152	15887	158	15890	158	101	B4-U0-G3
		4M	14911	148	15532	155	15535	155		B3-U0-G5
		3M	15022	149	15648	156	15651	156		B3-U0-G3
		2M	15802	157	16460	164	16463	164		B3-U0-G3
	18000L	5S	17461	147	18189	153	18192	153	119	B4-U0-G3
		4M	17270	145	17990	151	17993	151		B3-U0-G5
		3M	17206	145	17923	151	17926	151		B3-U0-G3
		2M	18315	154	19078	160	19082	160		B3-U0-G3
	20000L	5S	19236	142	20037	148	20041	148	135	B4-U0-G3
		4M	19025	141	19818	147	19822	147		B3-U0-G5
		3M	18954	140	19744	146	19748	146		B3-U0-G3
		2M	20176	149	21016	156	21020	156		B3-U0-G3
VNTM MEDIUM	15000L	5S	15252	156	15887	162	15890	162	98	B4-U0-G3
		4M	14911	152	15532	158	15535	159		B3-U0-G5
		3M	15022	153	15648	160	15651	160		B3-U0-G3
		2M	15802	161	16460	168	16463	168		B3-U0-G3
	20000L	5S	22011	155	22928	161	22932	161	142	B4-U0-G3
		4M	21531	151	22428	158	22432	158		B3-U0-G5
		3M	21709	152	22614	159	22618	159		B3-U0-G3
		2M	23067	162	24028	169	24033	169		B3-U0-G3
	25000L	5S	24610	152	25635	158	25640	158	162	B5-U0-G3
		4M	23900	148	24896	154	24901	154		B3-U0-G4
		3M	23811	147	24804	153	24808	153		B4-U0-G3
		2M	25861	160	26939	166	26944	166		B4-U0-G4
	30000L	5S	30148	149	31404	155	31410	155	202	B5-U0-G4
		4M	29881	148	31126	154	31132	154		B4-U0-G5
		3M	29674	147	30910	153	30916	153		B4-U0-G4
		2M	31340	155	32646	162	32652	162		B4-U0-G4
	35000L	5S	34451	147	35886	153	35893	153	235	B5-U0-G4
		4M	33458	142	34852	148	34858	148		B4-U0-G5
		3M	33668	143	35071	149	35078	149		B4-U0-G3
		2M	35492	151	36971	157	36978	157		B4-U0-G4
	40000L	5S	38471	142	40074	148	40082	148	270	B5-U0-G4
		4M	38050	141	39636	147	39643	147		B4-U0-G5
		3M	37908	140	39488	146	39495	146		B4-U0-G3
		2M	40351	149	42033	156	42041	156		B4-U0-G4

- Some Photometric Data is extrapolated and subject to change.

VIENTO AREA LUMINARE

VNT

PHOTOMETRIC DATA

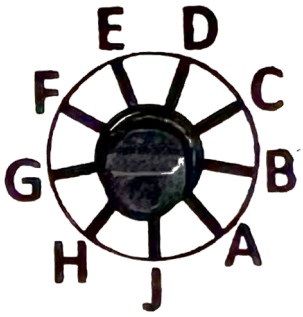
STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	5S	30148	154	31404	160	31410	160	196	B5-U0-G4
		4M	29881	152	31126	159	31132	159		B4-U0-G5
		3M	29674	151	30910	158	30916	158		B4-U0-G4
		2M	31340	160	32646	167	32652	167		B4-U0-G4
	35000L	5S	34451	152	35886	159	35893	159	226	B5-U0-G4
		4M	33458	148	34852	154	34858	154		B4-U0-G5
		3M	33668	149	35071	155	35078	155		B4-U0-G3
		2M	35492	157	36971	164	36978	164		B4-U0-G4
	40000L	5S	39267	151	40903	158	40911	158	260	B5-U0-G5
		4M	38370	148	39969	154	39977	154		B4-U0-G5
		3M	38022	147	39606	153	39614	153		B5-U0-G4
		2M	40952	158	42658	164	42666	164		B5-U0-G4
	45000L	5S	44814	148	46681	154	46690	154	303	B5-U0-G5
		4M	43522	144	45335	150	45344	150		B4-U0-G5
		3M	43393	143	45201	149	45210	149		B5-U0-G4
		2M	46738	154	48685	161	48694	161		B5-U0-G4
	50000L	5S	49878	146	51956	152	51966	152	342	B5-U0-G5
		4M	48440	142	50458	148	50468	148		B4-U0-G5
		3M	48260	141	50271	147	50280	147		B5-U0-G5
		2M	51723	151	53878	158	53888	158		B5-U0-G5
	55000L	5S	53689	143	55926	149	55937	149	375	B5-U0-G5
		4M	52141	139	54314	145	54324	145		B4-U0-G5
		3M	51948	139	54112	144	54122	144		B5-U0-G5
		2M	54761	146	57043	152	57054	152		B5-U0-G5
	60000L	5S	57629	136	60030	142	60041	142	423	B5-U0-G5
		4M	56998	135	59373	140	59385	140		B4-U0-G5
		3M	56786	134	59152	140	59163	140		B5-U0-G5
		2M	60445	143	62964	149	62976	149		B5-U0-G5
	65000L	5S	62109	133	64697	139	64709	139	467	B5-U0-G5
		4M	61430	132	63989	137	64001	137		B4-U0-G5
		3M	61201	131	63751	137	63763	137		B5-U0-G5
		2M	65145	139	67859	145	67872	145		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

SELECTABLE POWER (OPTION)

OPTION	SWITCH POSITION	OUTPUT PERCENTAGE	SWITCH POSITION	OUTPUT PERCENTAGE
SP	A	75%	F (DEFAULT)	100%
	B	65%	G	90%
	C	55%	H	85%
	D	50%	J	80%
	E	45%	Switch is located in driver compartment	



VIENTO AREA LUMINARE

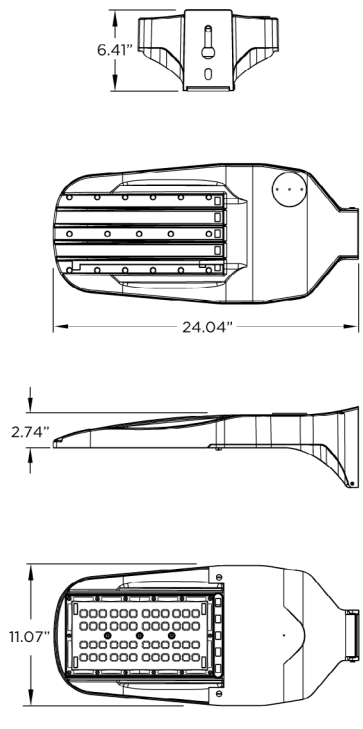
VNT

DIMENSIONAL DATA

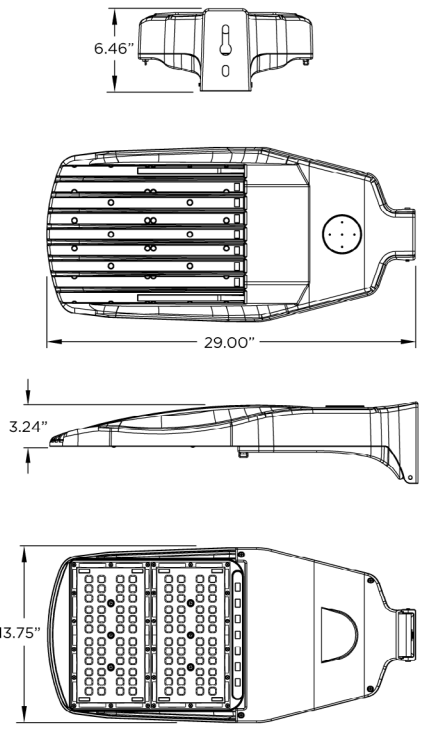
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB

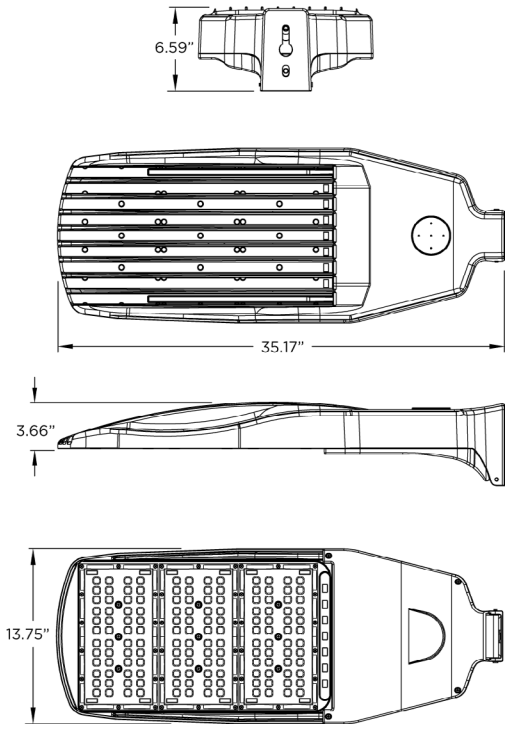
SMALL



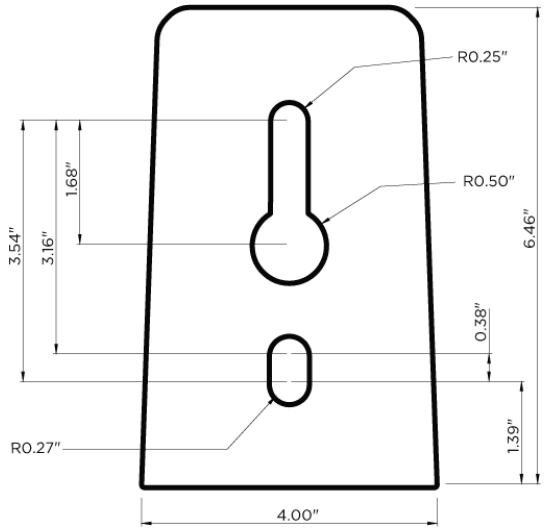
MEDIUM



LARGE



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB
- Viento must not be tilted more than 20° when using ASF

VNT-RPA [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB

VNT-WB [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Wall Bracket

VNT-TWB [ ]

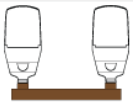
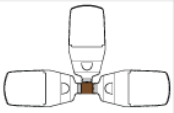
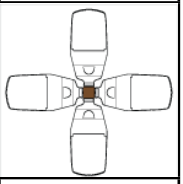
FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.

EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-SSA [ ]

FINISH	
BZ	Bronze
WH	White
CC	Custom Color

DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB

VNT-TMA [ ] [ ] [ ] [ ]

POLE		FINISH		SIZE		MOUNTING	
S	Square	**BZ**	Bronze	**4**	4”	**01**	1 Fixture
R	Round	**WH**	White	**5**	5”	**28**	2 Fixtures at 180°
				6	6”	**29**	2 Fixtures at 90°
						39	3 Fixtures at 90°
						32	3 Fixtures at 180°
						49	4 Fixtures at 90°

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4”/5”/6”
- Dimensions (R): 4”/5” DIA
- EPA: 0.4 sq. ft. 10 - 16 LB

VNT-UPM [ ] [ ]

POLE		FINISH	
SQ	Square	**BZ**	Bronze
RD	Round	**WH**	White

DESCRIPTION

- Universal Pole Mount Adaptor

[ ]

DIMMING CONTROL	
MS5559	Scheduled Dimming, Standard Voltage
MS5560	Scheduled Dimming, High Voltage
MS5561	Constant All-Night Dimming, Standard Voltage
MS5562	Constant All-Night Dimming, High Voltage

DESCRIPTION

- Dimming Control
- Standard Voltage: 105-305 VAC
- High Voltage: 312-530 VAC
- Frequency: 50/60 Hz

[ ]

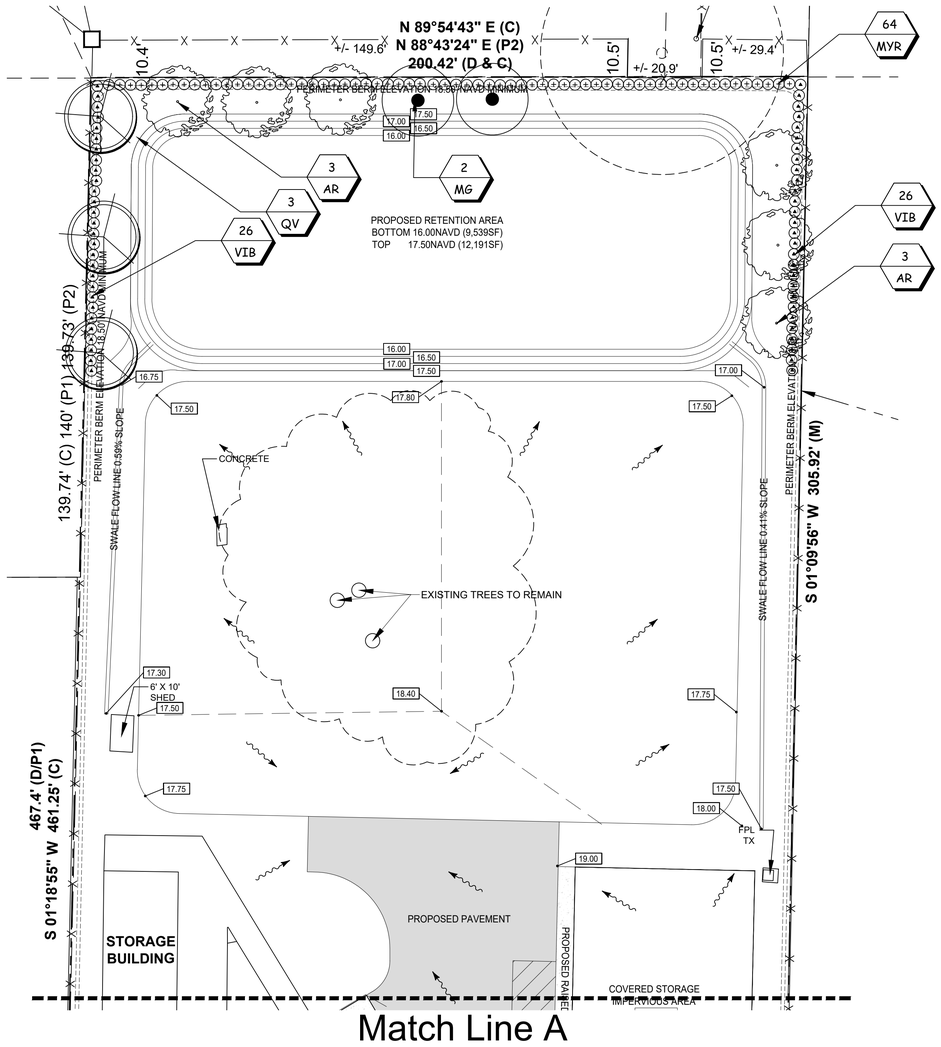
SHORTING CAP	
MS1827	Shorting Cap

DESCRIPTION

- Shorting Cap
- Shorting cap required if no other controls are being used in fixture receptacle.

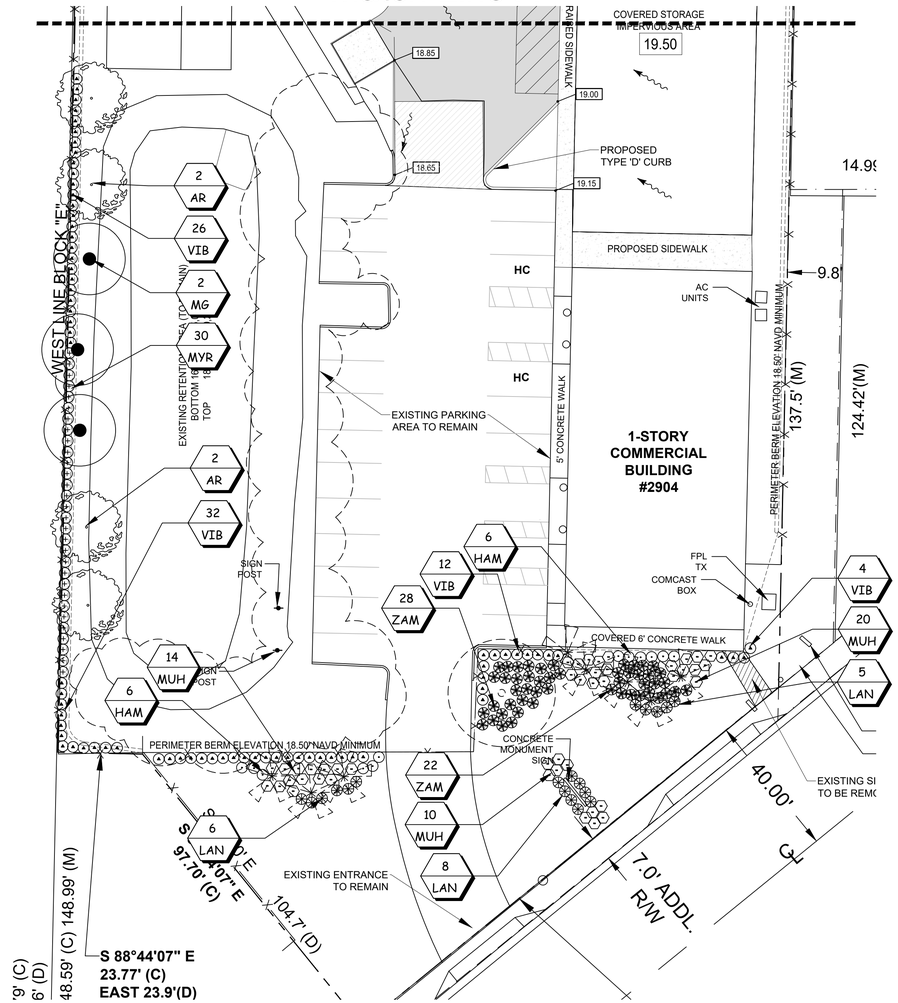
[ ]

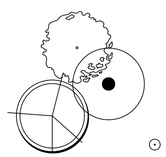
PHOTOCELL STANDARD ON/OFF	
MS0192	120/277
MS5088	480v



Match Line A

Match Line A





Landscape Legend:

Qty	Symb	Name
		Shrubs:
10	AR	Red Maple Acer rubrum 'Florida Flame', 30 gal, 10' Ht, 3' spr, 1.5" cal
5	MG	Southern Magnolia Magnolia grandiflora, 30 gal, 10' Ht, 3' spr, 1.5" cal
3	QV	Live Oak Quercus virginiana, 30 gal, 10' Ht, 3' spr, 1.5" cal
		Shrubs:
12	HAM	Dwarf Firebush (N) Hamelis patens 'Compacta', 3 gal, 18"x12", 36" oc
94	MYR	Wax Myrtle (N) Myrica cerifera, 3 gal, 18"x12", 36" oc
130	VIB	Walters Viburnum Viburnum obovatum, 3 gal, 18"x12", 36" oc
		Groundcover:
19	LAN	Pineland Lantana (N) Lantana depressa, 1 gal, 12" spr, 36" oc
44	MUH	Muhly Grass (N) Muhlenbergia capillaris, 1 gal, 36" o.c.
50	ZAM	Coontie Zamia floridana, 1 gal, 36" o.c.

Landscape Data: Perimeter Buffer

					Shade Trees: 1/300 SF; 10' CT					
					Required	Provided				
Perimeter	Length	Driveway	Buffer Type	Total SF		AR	MG	Ex Tree	QV	Total
N	200		10	2000	7	3	2	2		7
W	88		10	880	3				3	3
W front	200		10	2000	7	4	3			7
E	88		10	880	3	3				3
				Total	20	10	5		3	20

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REDTAIL LDG
p. 772.742.1555
todas@redtailldg.com

TM DESIGNED BY
AH DRAWN BY
26-010 LP.DWG FILENAME
LD-01 LAYOUT
SCALE
DATE

REVISION COMMENTS
DATE

The Porch Factory

Landscape Plan

City of Fort Pierce

LD-01

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

PORCH FACTORY
Design Review Narrative

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

1. Project Overview

The proposed development involves the addition of a permanent accessory pole barn structure to the existing commercial/industrial site located at 2904 Okeechobee Road. The project aims to enhance the utility of the property by providing covered storage and workspace while maintaining a cohesive aesthetic with the existing primary structure.

Image 1 – Existing building

2. Existing Site Conditions (Image 1, 2)

The site currently features a 5,040 SF single-story metal building characterized by white vertical metal siding and a low-profile parapet facade. The existing structure maintains a clean, utilitarian appearance. As part of this design proposal, the **existing building's color palette and finish will remain unchanged**, ensuring continuity in the site's established character.

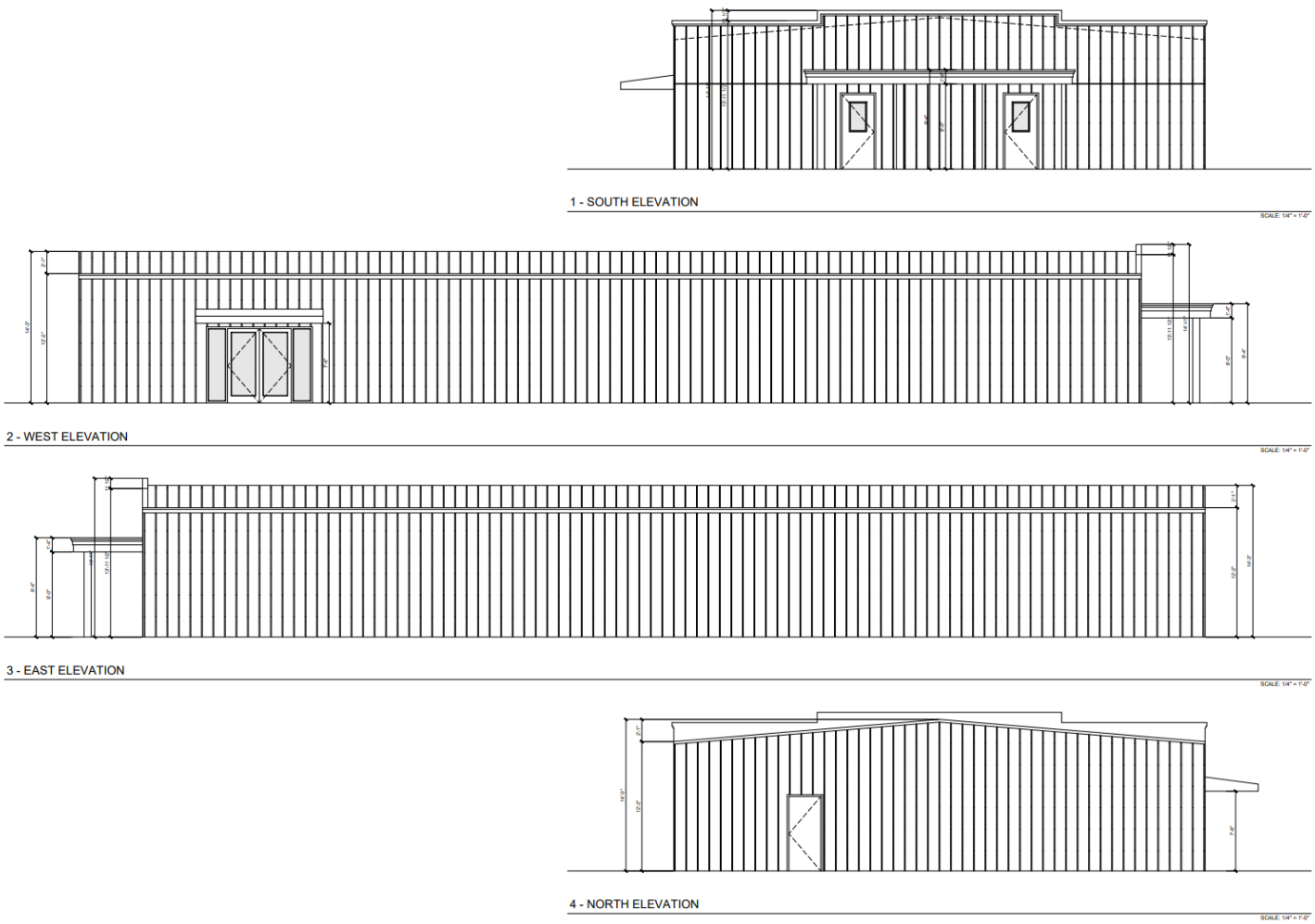

Image 2 – Existing building's elevations

3. Proposed Design & Architecture

The new addition consists of a robust pole barn structure designed for durability and functionality. Key architectural features include:

- **Structure & Materials:** The barn utilizes heavy timber/wood post construction. The natural wood finish of the structural members provides a warm, organic contrast to the existing metal building while remaining appropriate for the local architectural context.
- **Roofing:** The structure is topped with a **Galvalume roof**. This material was selected for its high solar reflectance, longevity, and industrial compatibility with the primary building.
- **Dimensions:** Per the submitted elevations, the structure reaches a total height of **20'-10 1/4"** at the ridge, with a clear post height of **14'-0"**, providing ample vertical clearance for equipment or storage.

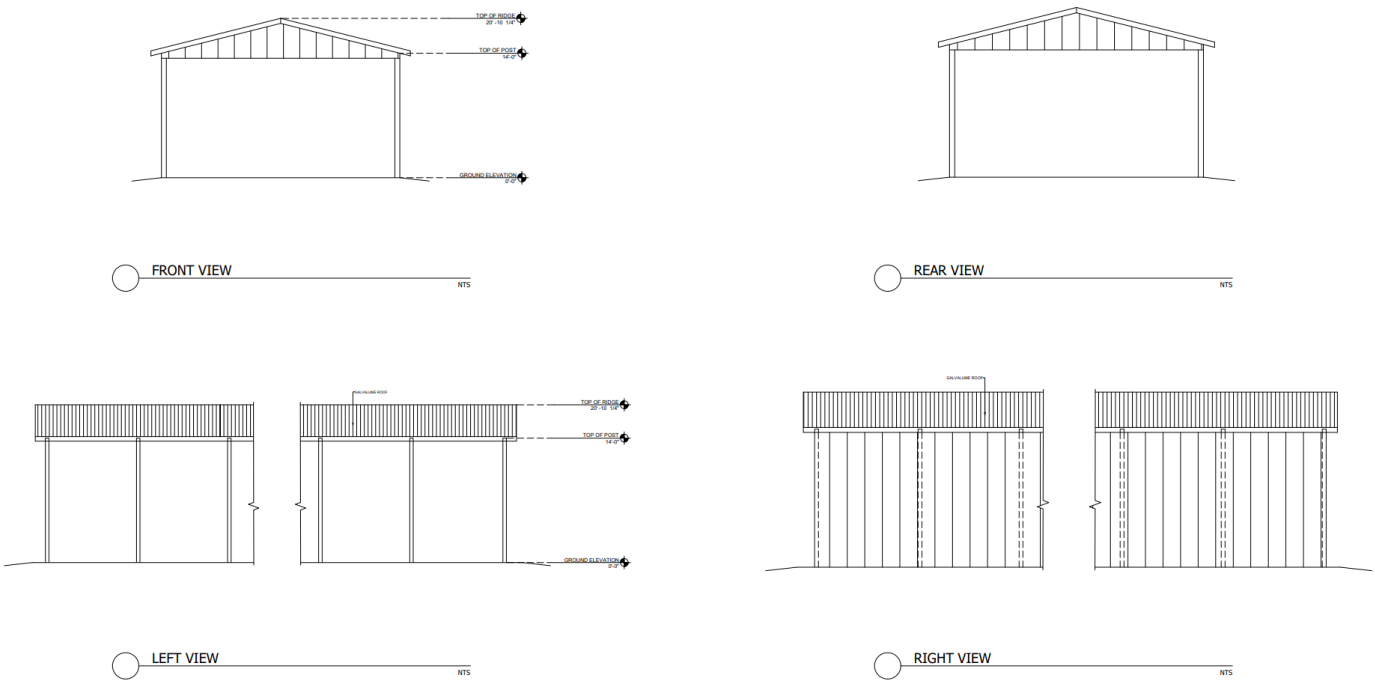

Image 3 – Proposed pole barn

4. Site Integration & Buffering'

A primary design consideration for this project is the mitigation of visual impact on neighboring parcels.

- **Eastern Elevation (Privacy Screen):** To address the interface with the adjacent property to the east, the **eastern wall of the pole barn will be fully enclosed**. This serves as a permanent visual buffer, obscuring internal operations and storage from the neighbor's view.
- **Permeability:** The North, South, and West elevations will remain open. This maintains natural ventilation and a sense of "lightness" on the site, preventing the new massing from feeling overly dense or restrictive.

5. Summary of Impact

The proposed pole barn at 2904 Okeechobee Road represents a sensitive expansion of the site's current use. By utilizing a Galvalume finish and natural wood elements, the design achieves a professional, industrial-chic aesthetic that complements the existing white metal building. The strategic enclosure of the eastern wall demonstrates a commitment to being a "good neighbor" by proactively managing sightlines and maintaining the privacy of the adjacent property.

Tod Mowery, AICP
President

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100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

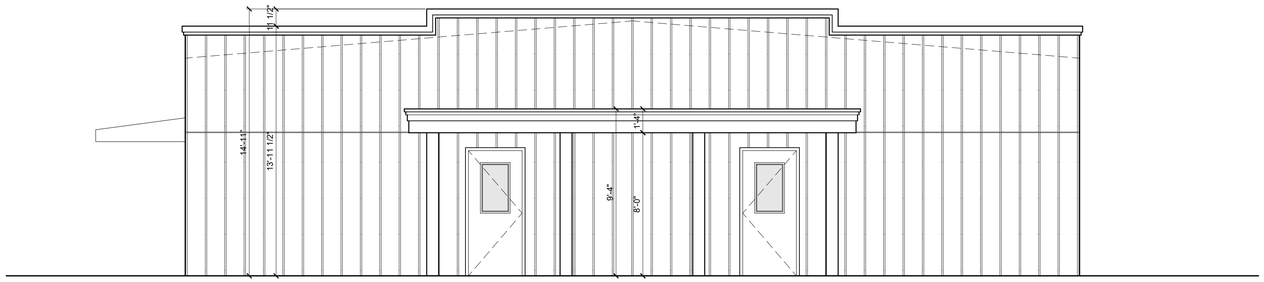
PORCH FACTORY
Architectural Elevations

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

The existing building will remain in its current condition with no changes to its exterior materials or colors. The proposed structure is a wood-frame pole barn with a Galvalume metal roof. Architectural elevations for both the existing building and the proposed pole barn are included on the following pages. The pole barn will be fully enclosed on the east side to provide a visual buffer and improve compatibility with the adjacent property to the east.

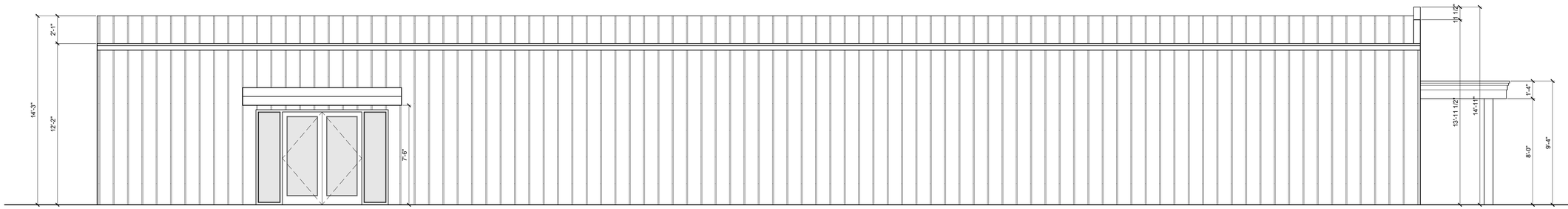
Image 1 – Existing building

Tod Mowery, AICP
President



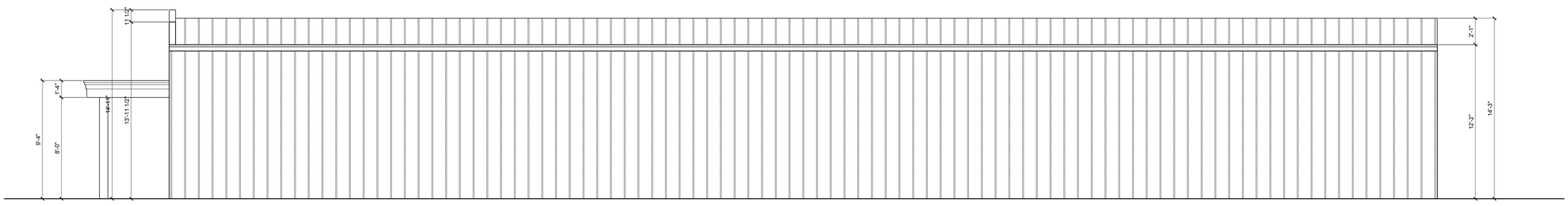
1 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



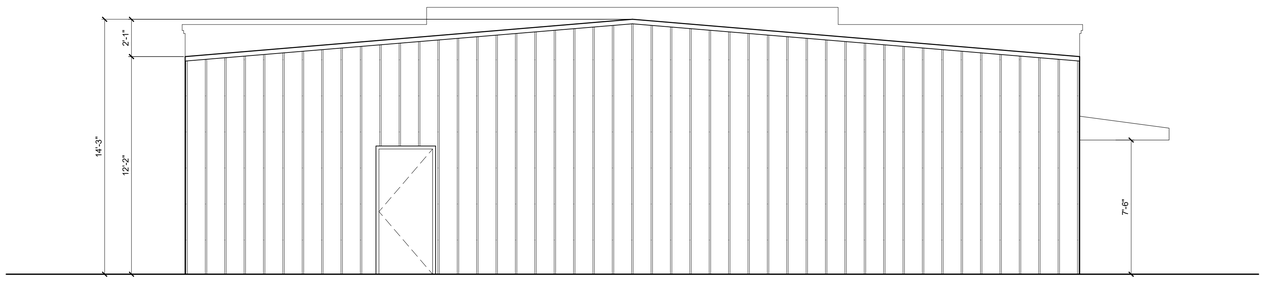
2 - WEST ELEVATION

SCALE: 1/4" = 1'-0"



3 - EAST ELEVATION

SCALE: 1/4" = 1'-0"



4 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ISSUE DESCRIPTION	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Dan Kot, R.A.
AR94202

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Commercial and Residential Architecture
7904 SW Jack James Drive
Stuart, Florida 34997
(772) 210-0966

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2TK ARCHITECTURE & DESIGN

PROJECT
THE PORCH FACTORY
2904 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947

DRAWING NAME
BUILDING ELEVATIONS

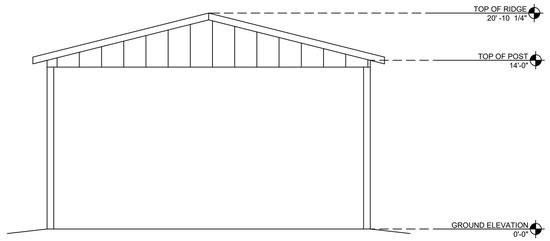
SCHEMATIC DESIGN

PROJECT # 25-0176

SHEET #
A401

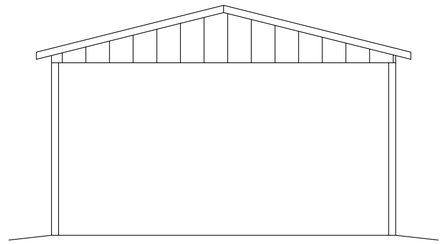
PRINT DATE:
JANUARY 16, 2026

K:\2TK Architecture & Design\02_Projects\02_Commercial\2025\25-0176 - The Porch Factory II\02_Drawings\01_Project Drawings\02_Design Development\25-0176 - DD - 01-16-26.dwg, 1/16/2026 3:41:15 PM, AutoCAD PDF (General Documentation).pc3



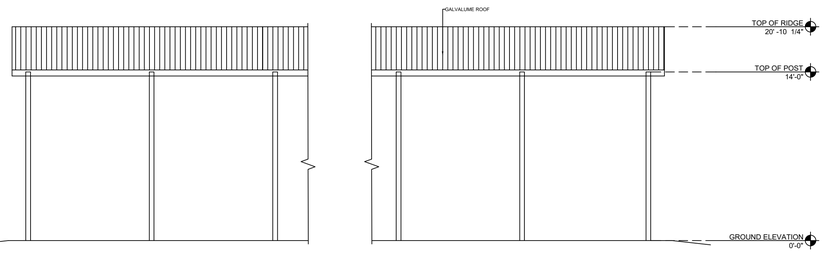
FRONT VIEW

NTS



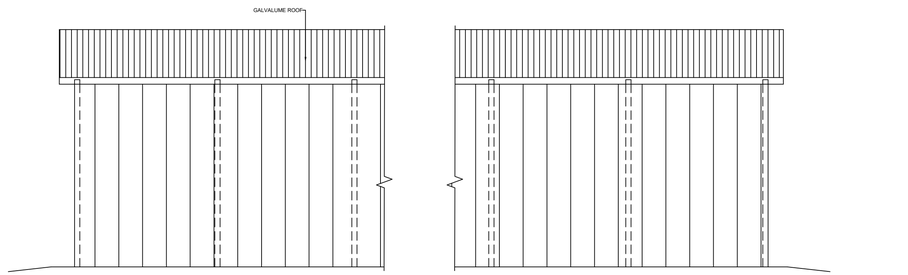
REAR VIEW

NTS



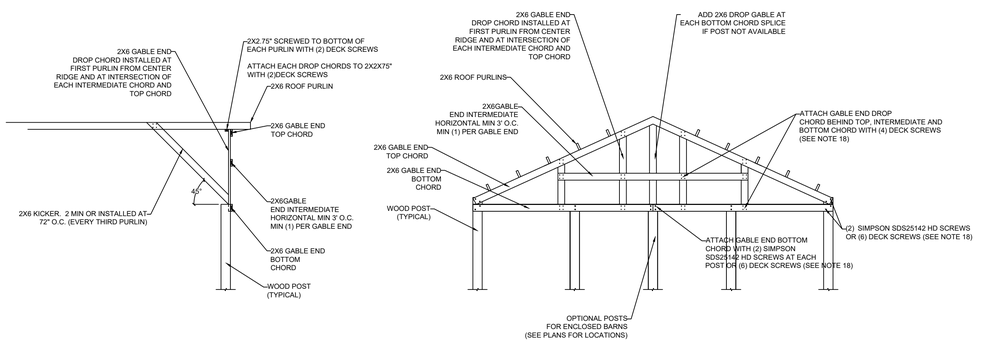
LEFT VIEW

NTS



RIGHT VIEW

NTS



GABLE END DETAIL

NTS

REVISIONS

PROJECT INFORMATION

JAMES BRANN
705 N 39TH ST
FT PIERCE, FL 34947

GREGORY S. HURD
LICENSE
No 83244
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

01.20.2026

GS HURD
ENGINEERING & CONSTRUCTION SERVICES

GREG HURD, P.E.
GSHURD84@GMAIL.COM
WWW.GSHURD.COM
727-492-5986

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

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DRAWING TITLE

ELEVATIONS

SCALE: N/A

SHEET #

A -3

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

PORCH FACTORY
Color Board

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

The existing building will stay as it is today, and the proposed pole barn will be made of:

- wood and
- Galvalume roof.

Image 1 – Existing building

Tod Mowery, AICP
President

Technical Review Committee - 10:00 AM **1. e.**

Meeting Date: 05/21/2026

REQUESTED ACTION

PZSITE2026-00015
Minor Site Plan
7-Eleven
1010 Seaway Drive
Parcel ID: 2402-142-0001-000-4

SUMMARY

The Proposal requests site plan approval in respect of the remodel/retrofit of existing gas station into a 7-Eleven convenience store with fueling improvements, minor building expansion, site circulation, parking, drainage, landscape, and utility improvements.

LOCATION

1010 Seaway Drive

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Please Review and provide comments either directly to the portal or to kfreeman@cityoffortpierce.com

---

Attachments

Narrative
Location Map
Photos 1
Photos 2
Justification
Design Review Narrative
Rendering
Color Board
Engineering/Site Plans
Environmental - Phase 1
TIR
Drainage Statement
Landscape Plans
Lighting Plans

Floor Plans
Concurrency Review Form
Survey
Deed
Legal Description
Property Record
Authorization

Form Review

Form Started By: Kev Freeman
Started On: 05/01/2026 10:51 AM
Final Approval Date: 05/01/2026

March 25, 2026

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

Re: Written Narrative
Project: Proposed #1057278 7-Eleven
Address: 1010 Seaway Drive, Fort Pierce, FL 34949
Parcel ID: 2402-142-0001-000-4

To Whom It May Concern:

Please accept this written narrative in support of the Minor Site Plan application for the above-referenced project.

The proposed project consists of the redevelopment and modernization of the existing fuel station property located at 1010 Seaway Drive, Fort Pierce, Florida. The site is currently developed with an existing commercial building, fueling area, and existing multifamily residential units. The proposed improvements include renovation of the existing commercial space into a 7-Eleven convenience store with fueling facilities, together with a minor building expansion and associated site improvements.

The design intent of the project is to improve the functionality, safety, accessibility, and overall appearance of the site while maintaining a use that is consistent with the property's existing development pattern and zoning designation. The project is intended to modernize the existing site and provide a more efficient and updated commercial operation through coordinated improvements to the building, parking, circulation, drainage, landscaping, and utility systems.

The primary goals and objectives of the project are to enhance site circulation for vehicles and pedestrians, improve access and parking layout, coordinate drainage and utility upgrades, and improve the visual character of the property. The proposed improvements are intended to make better use of an already developed parcel while supporting continued commercial activity at this location.

The proposed design reflects the site analysis study by responding to the existing conditions of the property, including the developed site layout, roadway access constraints, utility coordination needs, and drainage considerations. The project has been designed to work within the context of the existing parcel and surrounding corridor while implementing site and infrastructure improvements necessary to support the proposed operation.

Overall, the project represents a practical redevelopment of an existing commercial property and is intended to provide a safer, more functional, and more visually cohesive site that remains compatible with the surrounding area.

Should you have any questions or require additional information, please do not hesitate to contact our office at 954-516-1146.

Sincerely,

LUBIN ELITE ENGINEERING, LLC

Lens Joshua Lubin, PE

President

SITE SKETCH

for

#1057278 7-ELEVEN

LOCATION OF THE SITE
1010 SEWAY DRIVE
FORT PIERCE, FL 33949
ST LUCIE COUNTY
SECTION 02, 35 SOUTH, 40 EAST
PARCEL ID: 2402-142-0001-000-4

LOCATION MAP
N.T.S

BUD LIGHT
Budweiser
JOHNNY APPLESEED
STELLA ARTOIS

2
3

Google Maps

Jimmy Buffett Memorial Hwy

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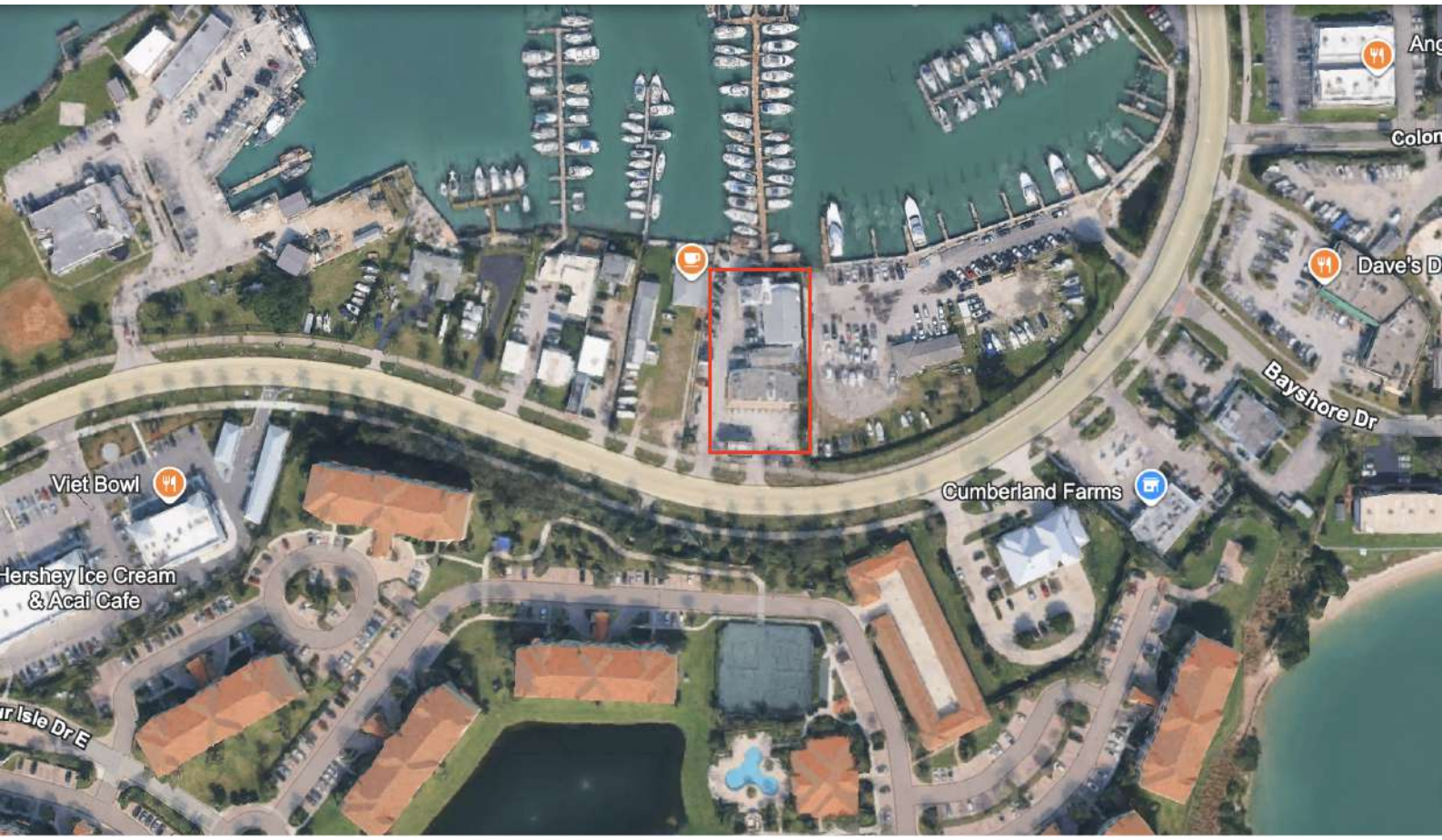
465-5100
20
Jimmy Buffett

Jimmy Buffett Memorial


Viet Bowl
Hershey Ice Cream
& Acai Cafe
Cumberland Farms
Bayshore Dr
Dave's D

LUBIN ELITE ENGINEERING

April 29, 2026

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

Re: Justification Statement
Project: Proposed #1057278 7-Eleven
Address: 1010 Seaway Drive, Fort Pierce, FL 34949
Parcel ID: 2402-142-0001-000-4

To Whom It May Concern:

Please accept this Justification Statement in support of the Minor Site Plan application for the above referenced project. The proposed project consists of the redevelopment and modernization of the existing commercial fuel site located at 1010 Seaway Drive, Fort Pierce, Florida. The property is being improved as a 7-Eleven convenience store with fuel service through renovation of the existing building, a minor building expansion (68 sf), and related site improvements. The proposed architectural design is intended to modernize the site, improve the appearance of the building, and create a more cohesive and functional commercial property while maintaining the established use of the site.

The proposed building design improves an existing developed property through a coordinated architectural treatment that is appropriate for a convenience retail use and compatible with the existing commercial character of the area. The design maintains the general form of the existing structure while introducing upgraded storefront elements, updated exterior finishes, and coordinated material selections that enhance the overall visual quality of the property.

The proposed design is also justified from a functional standpoint. The building improvements are part of a coordinated redevelopment plan intended to support the interior operation of the 7-Eleven store and the exterior operation of the site as an upgraded convenience store and fuel facility. The building layout, storefront updates, and related site improvements work together to provide a more efficient customer experience, improved visibility and access, and a more organized relationship between the building, parking, and fueling areas. In addition, the proposed building design represents a practical redevelopment approach for an already developed commercial parcel. Rather than introducing an entirely new building type or incompatible architectural concept, the project improves and repurposes the existing structure in a manner that is visually cohesive, operationally efficient, and consistent with the overall redevelopment objectives for the site. The design therefore supports reinvestment in the property while improving its appearance and functionality.

Overall, the proposed building design is justified because it upgrades an existing commercial structure with a coordinated and contemporary architectural treatment, improves the site's visual character, supports the intended retail operation and contributes to the continued productive use of the property. The proposed improvements are appropriate to the site and consistent with the overall redevelopment of the property as a modern 7-Eleven convenience store with fueling facilities. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

LUBIN ELITE ENGINEERING, LLC

Lens Joshua Lubin, PE
President

LUBIN ELITE ENGINEERING

April 29, 2026

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

Re: Design Review Narrative
Project: Proposed #1057278 7-Eleven
Address: 1010 Seaway Drive, Fort Pierce, FL 34949
Parcel ID: 2402-142-0001-000-4

To Whom It May Concern:

Please accept this Design Review Narrative in support of the Minor Site Plan application for the above-referenced project.

The subject property is located at 1010 Seaway Drive in the City of Fort Pierce and is zoned C-5, Tourist Commercial, within the South Beach Overlay District. The site consists of an existing developed commercial parcel with frontage on Seaway Drive, also known as State Road A1A, and includes an existing commercial building, fueling area, paved parking and circulation areas, and existing multifamily units toward the rear of the property. The proposed project consists of redevelopment and modernization of the existing fuel station building into a 7-Eleven convenience store with fueling facilities and associated site improvements.

The site analysis indicates that the surrounding built environment is a mix of roadway, water-oriented uses, and adjacent developed properties. The property is bounded generally by the Fort Pierce Inlet Marina and water-oriented frontage to the north, Seaway Drive to the south, and developed neighboring properties to the east and west. This established context supports continued commercial activity on the site and informs a redevelopment approach that remains consistent with the existing corridor character.

Access to the property is provided from Seaway Drive, an FDOT-maintained roadway. The proposed design maintains an organized access pattern, improving internal circulation, and providing supporting vehicular movement planning for service and fuel delivery operations.

With respect to topography and drainage, the site is relatively low-lying and lies within FEMA Flood Zone AE. Existing grades remain generally consistent with the developed waterfront condition of the parcel, and the project does not materially alter the site's overall drainage characteristics. The proposed improvements maintain the existing drainage pattern while slightly reducing impervious area, resulting in a corresponding increase in pervious area.

Overall, the proposed redevelopment reflects the property's existing development pattern, roadway frontage, waterfront edge, flood zone condition, access limitations, and surrounding commercial context. The project is intended to modernize an existing developed site in a manner that improves circulation, safety, utility coordination, and visual quality while remaining compatible with the established character of the area.

Sincerely,

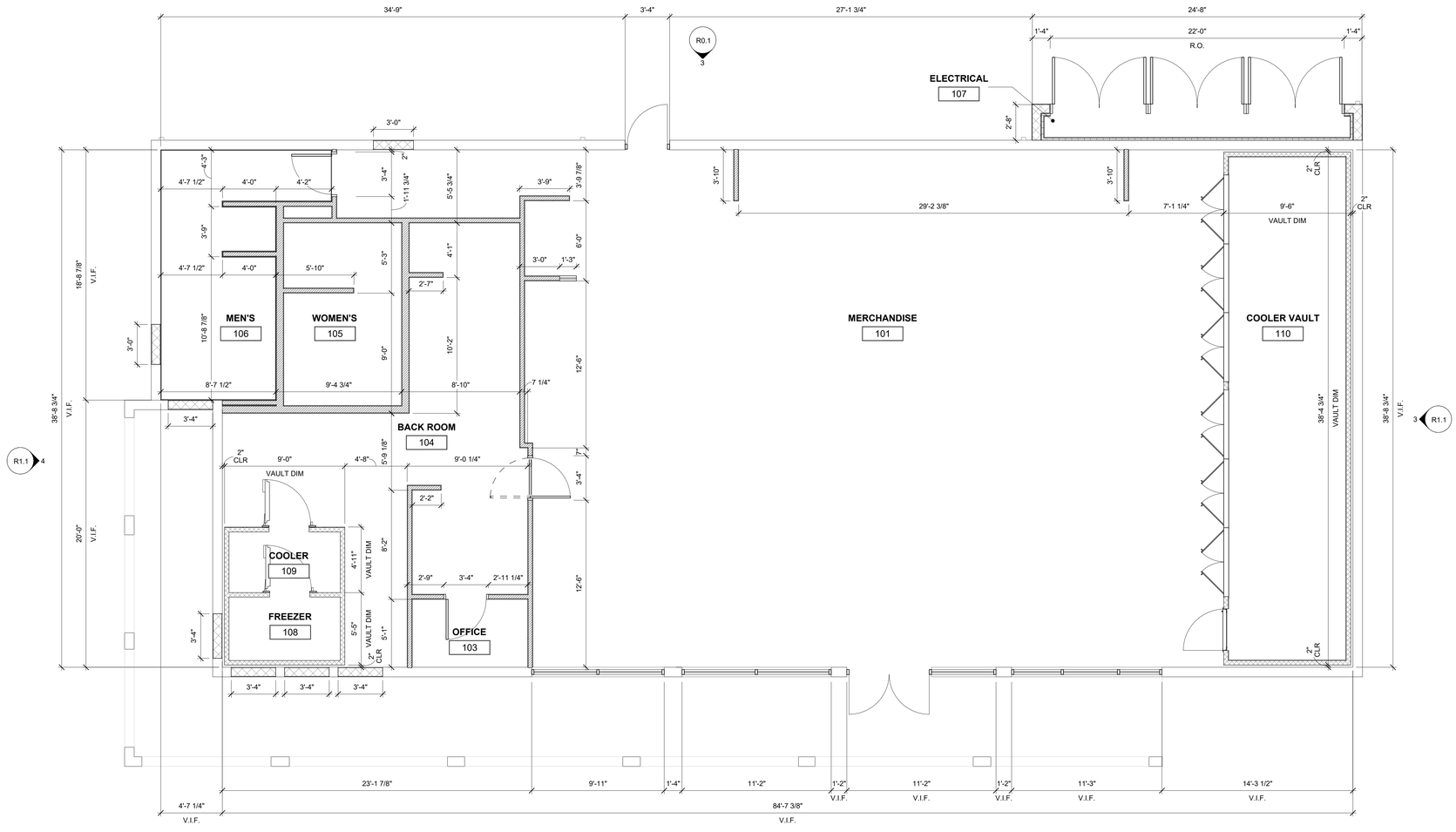
LUBIN ELITE ENGINEERING, LLC

Lens Joshua Lubin, PE
President

04/24/26 10:29:54 AM

WALL LEGEND	
	EXISTING EXTERIOR WALL
	NEW CMU WALL
	NEW METAL STUD WALL
	NEW COOLER WALL

NOTE:
PROPOSED TENANT IMPROVEMENT: 3616+/- SQ.FT.



N

1 R0.0 **SHELL PLAN**
1/4" = 1'-0"

C:\Users\booth\Documents\250103_7-11_Ft.Pierce FL_R25_boothHGHDG.rvt

b·u·f STUDIO

702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

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Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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REVISIONS

NO.	DATE	DESCRIPTION

7- ELEVEN TENANT IMPROVEMENT

1010 SEAWAY DR.
FORT PIERCE, FL 34949

NOT FOR CONSTRUCTION

XX/XX/XX

Architect Name - RYAN M. FAUST

Architect Number - AR97905

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Drawing Size:	*Project #:*
30 x 42	250103
Drawn By:	*Checked By:*
ICB	CCMB

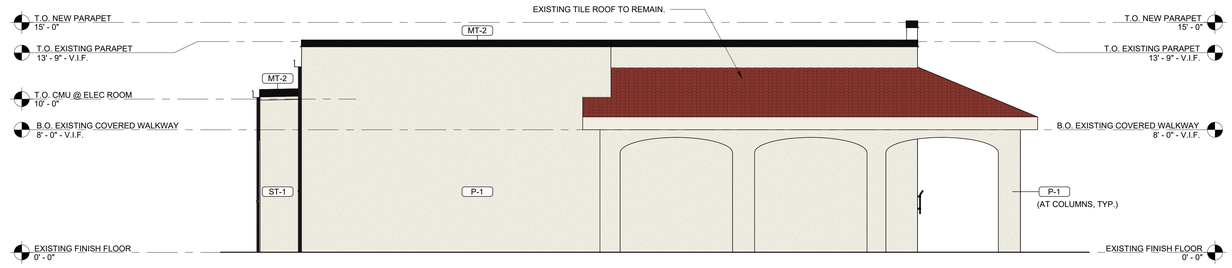
Title:
SHELL PLAN

Sheet Number:
R0.0

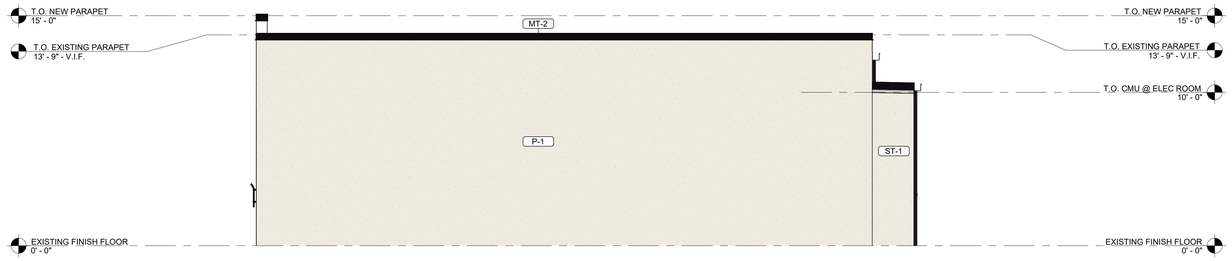
Date: XX/XX/XX

04/24/26 10:30:29 AM

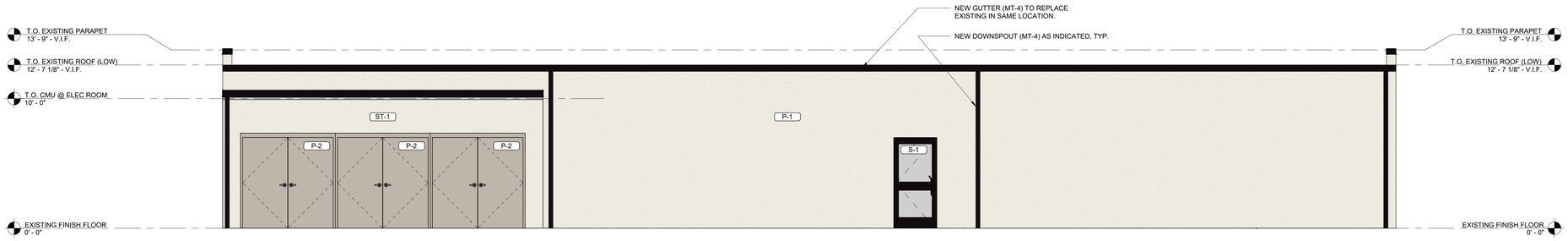
EXTERIOR MATERIALS SCHEDULE				
CODE	DESCRIPTION	COLOR	MANUFACTURER	MODEL
METAL				
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE	FINISHED TO MATCH STOREFRONT (S-1)	DURO-LAST	DURO-LAST #6052 & #3110
MT-4	PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUTS	FINISHED TO MATCH STOREFRONT (S-1)	ATAS	COMMERCIAL GRADE WATER CONTROL
PAINT				
P-1	EXTERIOR PAINT FINISH OVER EXISTING BUILDING FINISH	ALABASTER SW7008	SHERWIN WILLIAMS	EXTERIOR PAINT
P-2	EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES	VERSATILE GRAY SW6072	SHERWIN WILLIAMS	EXTERIOR PAINT
ROOFING				
MR-1	MEMBRANE ROOFING SYSTEM	WHITE	DURO-LAST	WHITE 40MIL SINGLE-PLY PVC ROOFING MEMBRANE
STOREFRONT				
S-1	ALUMINUM STOREFRONT FRAMING	BLACK	KAWNEER	451T VG
STUCCO				
ST-1	STUCCO	PAINTED ALABASTER SW7008	DRYVIT	OUTSULATION PLUS MD, SANDPEBBLE FINE TEXTURE; 7ELE 01 1022 ST



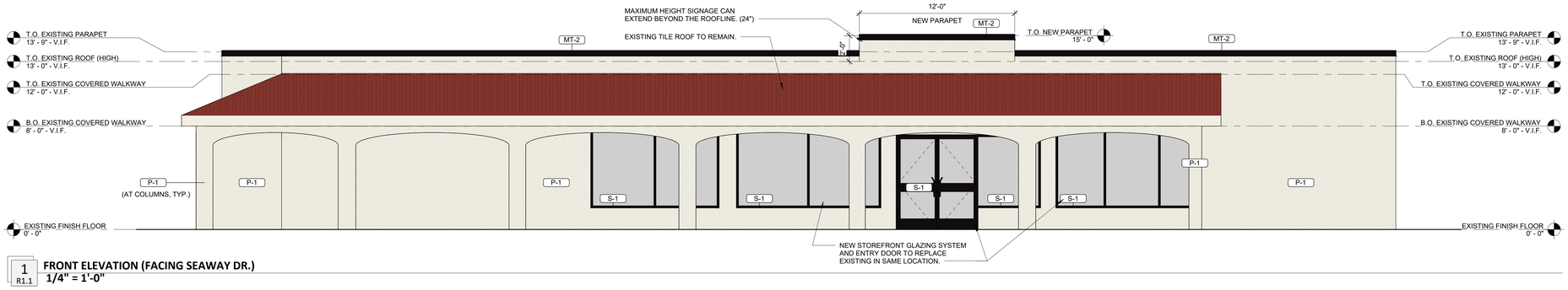
4 R1.1 **SIDE ELEVATION (FACING WEST)**
1/4" = 1'-0"



3 R1.1 **SIDE ELEVATION (FACING EAST)**
1/4" = 1'-0"



2 R1.1 **REAR ELEVATION (FACING NORTH)**
1/4" = 1'-0"



1 R1.1 **FRONT ELEVATION (FACING SEAWAY DR.)**
1/4" = 1'-0"

C:\Users\booth\Documents\25103_7-11_FtPierce FL_R25_boothHGHDG.rvt

b·u·f STUDIO
702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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REVISIONS

NO.	DATE	DESCRIPTION

7- ELEVEN TENANT IMPROVEMENT

1010 SEAWAY DR.
FORT PIERCE, FL 34949

NOT FOR CONSTRUCTION

XX/XX/XX

Architect Name - RYAN M. FAUST
Architect Number - AR97905

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

Drawing Size:	*Project #:*
30 x 42	250103
Drawn By:	*Checked By:*
ICB	CCMB

Title:
EXTERIOR COLORED ELEVATIONS

Sheet Number:
R1.1

Date: XX/XX/XX

7- ELEVEN TENANT IMPROVEMENT
1010 SEAWAY DR,
FORT PIERCE, FL 34949

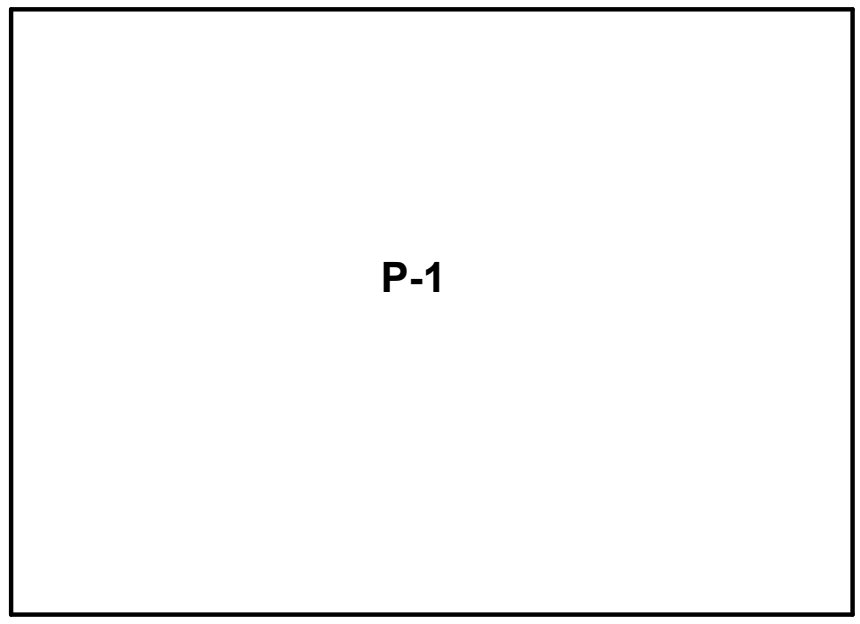
1. ALABASTER SW7008 - SHERWIN WILLIAMS (P-1)
EXTERIOR PAINT FINISH OVER EXISTING BUILDING FINISH.

2. VERSATILE GRAY SW6072 - SHERWIN WILLIAMS (P-2)
EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES

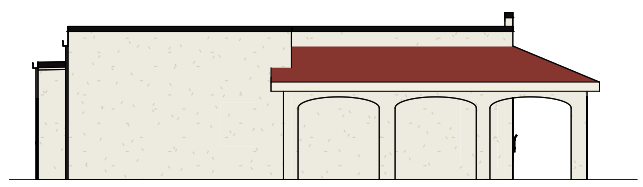
3. #29 BLACK - KAWNEER - 451T VG (S-1)
ALUMINUM STOREFRONT FRAMING

1

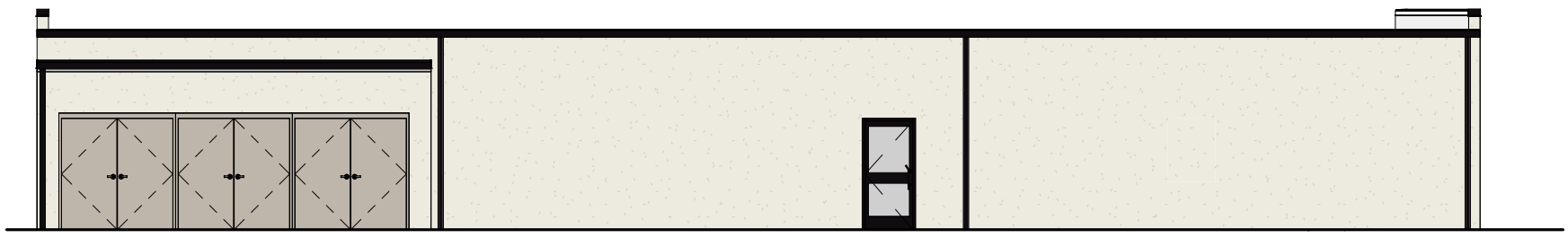
2 | 3



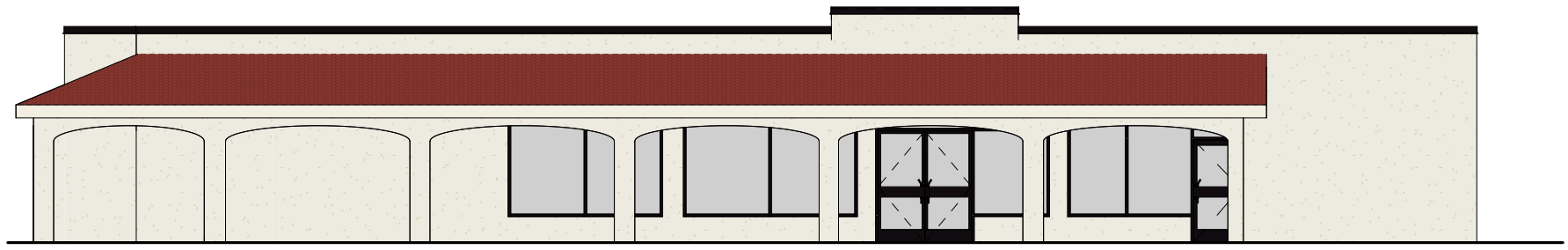
5 R0.1 SIDE ELEVATION (FACING EAST)
1/16" = 1'-0"



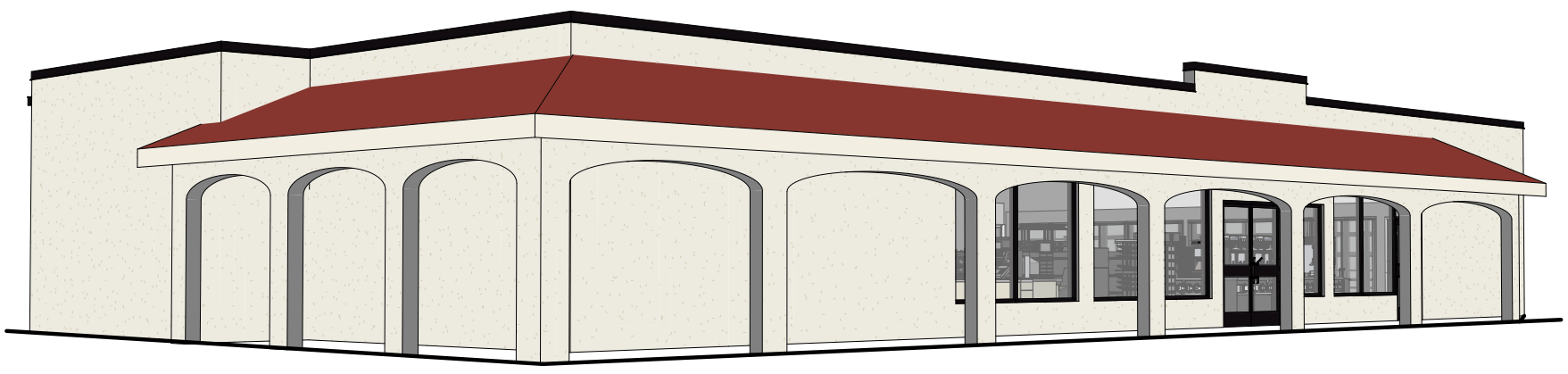
4 R0.1 SIDE ELEVATION (FACING WEST)
1/16" = 1'-0"



3 R0.1 REAR ELEVATION (FACING NORTH)
1" = 10'-0"



2 R0.1 FRONT ELEVATION (FACING SEAWAY DR.)
1" = 10'-0"



1 R0.1 3D PERSPECTIVE

SITE DEVELOPMENT DRAWINGS

FOR

1010 SEAWAY DREAM TEAM, LLC

PROPOSED

#1057278 7-ELEVEN

CONSULTANTS

★ ARCHITECT:
BJF STUDIO
702 SE 5TH STREET , SUITE 50
BENTONVILLE, AR 72712
PHONE: (479) 579-9959

★ BOUNDARY & TOPOGRAPHIC SURVEY :
HALEY WARD, INC.
10250 VILLAGE PARKWAY, UNIT 201
PORT ST LUCIE, FL 34987
PHONE: (772) 462-2455

★ LANDSCAPE ARCHITECT:
SCOTT BARBER DESIGNS, PA
4336 PEZZULLO CIRCLE
THE VILLAGES, FL 32163
PHONE: (561) 309-7263

★ GEOTECHNICAL:
ECS FLORIDA, LLC
2000 AVENUE P, SUITE 3
WEST PALM BEACH, FL 33404
PHONE: (561) 840-5667

OWNER/APPLICANT

★ 1010 SEAWAY DREAM TEAM, LLC
800 BRICKELL AVENUE, SUITE 320
MIAMI FL, 33131
PHONE: (305) 374-1073

GOVERNING AGENCIES

★ CITY OF FORT PIERCE, PLANNING AND ZONING DEPARTMENT
100 NORTH U.S. HIGHWAY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3737

★ FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
3900 COMMONWEALTH BOULEVARD
TALLAHASSEE, FLORIDA 32399
PHONE: (850) 245-2118

★ CITY OF FORT PIERCE, PUBLIC WORKS DEPARTMENT
52 SAVANNAH ROAD
FORT PIERCE, FLORIDA 34982
PHONE: (772) 467-3811

★ FORT PIERCE UTILITIES AUTHORITY (FPUA)
206 SOUTH 6TH STREET
FORT PIERCE, FLORIDA 34950
PHONE: (772) 466-1600

★ FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 4 (FDOT)
3400 W COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 486-1400

★ ST.LUCIE COUNTY, FIRE DISTRICT
5160 NW MILNER DRIVE
PORT ST.LUCIE , FLORIDA 34983
PHONE: (772) 621-5400

LOCATION OF SITE

1010 SEAWAY DRIVE
FORT PIERCE, FL 33949
ST.LUCIE COUNTY
SECTION 02, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PARCEL ID: 2402-142-0001-000-4

SHEET LIST TABLE				
SHEET NUMBER	Sheet Title	CITY OF FORT PIERCE	FDOT (ACCESS)	FDOT (DRAINAGE)
C-100	COVER SHEET	X	X	X
C-101	GENERAL NOTES	X	X	X
C-102	GENERAL LEGEND	X	X	X
C-200	DEMOLITION & EROSION CONTROL PLAN	X	X	X
C-300	SITE LAYOUT PLAN	X	X	X
C-301	VEHICULAR MOVEMENT PLAN (FUEL)	X	X	
C-302	VEHICULAR MOVEMENT PLAN (GARBAGE TRUCK)	X	X	
C-400	PAVING, GRADING, & DRAINAGE PLAN	X		X
C-401	CROSS-SECTIONS	X		X
C-900	CONSTRUCTION DETAILS	X	X	X
C-901	CONSTRUCTION DETAILS	X		

VICINITY MAP
N.T.S

LOCATION MAP
N.T.S

SEAWAY DRIVE = 35 MPH

LEGAL DESCRIPTION:

PARCEL NO. 1
FROM THE SOUTHEAST CORNER OF THE JOHN STENROODS PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, RUN SOUTH 70° 19' EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD A-1-A 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, A DISTANCE OF 55.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE 153.93 FEET; THENCE RUN NORTH 01°25' WEST 258.6 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING A SHORE LINE WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'58" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 06°42'58" WEST 269.86 FEET TO THE POINT OF BEGINNING, ALL OF THE ABOVE LYING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

PARCEL NO. 2
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE JOHN STENROOD'S PROPERTY AS DESCRIBED IN DEED BOOK 182, PAGE 573, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 162 (N.K.A. STATE ROAD A1A), AS IDENTIFIED ON THE RIGHT-OF-WAY MAPS OF THE FLORIDA STATE ROAD DEPARTMENT, PROJECT NO. 9405-102, SHEET 1 OF 2; THENCE SOUTH 70°17'45" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 115.00 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A METAL AXLE;

THENCE CONTINUE SOUTH 70°17'45" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 6.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 523.69 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, 53.71 FEET, THROUGH A CENTRAL ANGLE OF 05°52'41" TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 836, PAGE 2955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 06°42'58" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, 276.82 FEET TO THE POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER LYING ON THE WATERWARD FACE OF A VERTICAL BULKHEAD; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 83°55'21" WEST 14.35 FEET; THENCE NORTH 01°37'48" EAST 13.48 FEET; THENCE NORTH 85°40'49" WEST 15.32 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE, AS MONUMENTED, OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1004, PAGE 2599, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06°42'58" WEST 288.68 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 3
BEGINNING AT A POINT ONE HUNDRED SEVENTY AND EIGHTY HUNDREDTHS FEET (170.8 FEET), IN A WESTERLY DIRECTION FROM A CONCRETE MARKER ON THE NORTHEAST CORNER OF A TRACT OF LAND NOW OWNED BY JOHN STENROOD AS DESCRIBED IN DEED BOOK 182, PAGE 573-575, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN THENCE IN A WESTERLY DIRECTION TWO HUNDRED FORTY (240) FEET, THENCE RUN IN A NORTHERLY DIRECTION TWO HUNDRED FIFTY-SEVEN (257) FEET, THENCE RUN IN AN EASTERLY DIRECTION A DISTANCE OF FIFTY (50) FEET, THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF TWO HUNDRED SEVENTY-SIX (276) FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA CONTAINING 1.45 ACRES, MORE OR LESS.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THIS DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN THE CONTRACT DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE WORK OF THE PROJECT AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

PREPARED BY

LUBIN ELITE ENGINEERING

CONTACT: LENS J. LUBIN, PE

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

SIGNATURE DATE SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY LUBIN ELITE FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT #

REVISION DATE:

LUBIN ELITE ENGINEERING
-CIVIL ENGINEERS-PROJECT MANAGERS-LAND PLANNING
CREATING A BETTER TOMORROW THROUGH INNOVATION
7764 NORTH UNIVERSITY DRIVE
SUITE #331
TAMARAC, FL 33321
PHONE: 954-396-9650

THE INFORMATION, CONCEPTS AND CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED IN ANY WAY FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF LUBIN ELITE ENGINEERING, LLC. THE DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SIGNED AND SEALED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

DATUM: NAVD88

Sunshine811
KNOW WHAT'S BELOW, CALL BEFORE YOU DIG.
ALWAYS CALL 811
IT'S FAST. IT'S FREE. IT'S THE LAW.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT #: 25-0076
DRAWN BY: RLN
CHECKED BY: LJL
DATE: 2026-04-29
CAD ID: CVLD

PROJECT:
#1057278 7-ELEVEN
FOR
1010 SEAWAY DREAM TEAM, LLC
PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

This item has been digitally signed and sealed by Lens Joshua Lubin, PE. on the date adjacent to the seal. Signature must be verified on any electronic copies.

Lens J Lubin

LENS JOSHUA LUBIN LICENSE No. 94189 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-100

ORG. DATE - 2025-09-09

Apr 29, 2026
C:\USERS\RLN\LUBIN ELITE ENGINEERING\PROJECTS\2025\25-0076 FORT PIERCE 7-ELEVEN #1057278\DRAWINGS\PLAN SETS\25-0076 - CIVILD ——— LAYOUT: COVER

GENERAL NOTES

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO LUBIN ELITE ENGINEERING (HEREIN "LUBIN ELITE") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND LUBIN ELITE PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY LUBIN ELITE, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE FULL AND SET OF DRAWINGS, ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OTHER DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND LUBIN ELITE THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR CONSTRUCTION, FABRICATION AND ERECTION. THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ONSITE.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REGULATIONS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL PLANS AND DRAWINGS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY LUBIN ELITE, IN WRITING, OF ANY DISCREPANCIES IN THE PLANS, OMISSIONS, OR CONFLICTS. DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND LUBIN ELITE, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY MODIFICATIONS OR REVISIONS OR REWORK DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND LUBIN ELITE WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND LUBIN ELITE, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL INACCURACIES DUE TO PRINTING. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS.
10. FABRICATION/ORDERING OF PARTS AND MATERIAL IS ANY AND AT THE SOLE RISK OF THE CONTRACTOR IF SHOP DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS, DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
11. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR ABSENCE OF INFORMATION ON THESE PLANS, THE CONTRACTOR MUST ENSURE THAT (A) THE REQUIREMENTS INCLUDED IN (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND LUBIN ELITE, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE SAFETY OF THE CONSTRUCTION SITE, ADJACENT STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE VICINITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES AND STRUCTURES. THE CONTRACTOR MUST ENSURE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEBRIS AND UNSUITABLE MATERIAL FROM EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES. TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, ALL UTILITIES, PAVEMENT, STRIPING, CURB, ETC., AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY ADJACENT INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME, THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STANDARDS OF THE STATE AND/OR THE LOCAL AGENCY ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND LUBIN ELITE ARE NOT RESPONSIBLE FOR CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME, THE ENGINEER OF RECORD AND LUBIN ELITE HAVE NOT BEEN RETAINED TO PERFORM ANY SUCH DUTIES AND ARE NOT RESPONSIBLE FOR ANY SUCH DUTIES OUTSIDE OF ENGINEER OF RECORD'S AND LUBIN ELITE SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND LUBIN ELITE ARE NOT RESPONSIBLE TO IDENTIFY JOB SITE CONDITIONS, JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND LUBIN ELITE, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY AND HOLD HARMLESS THE ENGINEER OF RECORD AND LUBIN ELITE FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEYS FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY MANNER RELATED TO ANY BREACH OF THIS NOTE BY THE CONTRACTOR AND/OR THIRD PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND LUBIN ELITE ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, CODES AND THE STATUTORY REQUIREMENTS, THE CONTRACTOR AND OWNER AGREE TO, JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND LUBIN ELITE HARMLESS FOR AND FROM ANY AND ALL DAMAGES, CLAIMS AND DEMANDS MADE AGAINST THE ENGINEER OF RECORD AND LUBIN ELITE AND COSTS THAT ENGINEER AND LUBIN ELITE INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYER'S INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES, ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME LUBIN ELITE, AND TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS MEMBERS, PRINCIPALS, CONSULTANTS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM ANY AND ALL CLAIMS, LOSSES, LIABILITY AND FEES WHICH ARISE FROM OR ARE RELATED TO ANY LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH LUBIN ELITE WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGE PRIOR TO THE COMMENCEMENT OF ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY OWNER AND LUBIN ELITE, IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS LUBIN ELITE AND ITS PRINCIPALS, PRESENT AND FUTURE PARTNERS, DIRECTORS, OFFICERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, COURT COSTS, ATTORNEY'S FEES, AND THE LIKE, ARISING FROM OR RELATED TO CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PERFORMANCE OF THE CONTRACTOR AND ITS SUBCONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE COVERAGE.
22. THE ENGINEER OF RECORD AND LUBIN ELITE ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY COSTS IN EXCESS OF ANY ESTIMATES THAT MAY BE MADE. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF LUBIN ELITE, NOR THE PRESENCE OF LUBIN ELITE AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, EMPLOYEES, CONSULTANTS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "LUBIN ELITE PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCY HAVING JURISDICTION OVER THE PROJECT AND/OR PROPERTY. LUBIN ELITE PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT IT AND ITS SUBCONTRACTORS COMPLY WITH ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS LUBIN ELITE PARTIES FOR AND FROM ANY LIABILITY TO LUBIN ELITE PARTIES RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, ERRORS AND/OR OMISSIONS IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME LUBIN ELITE AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN LUBIN ELITE'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, LUBIN ELITE WILL REVIEW OR TAKE OTHER APPROPRIATE ACTIONS AS TO THE CONTRACTOR'S SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES, COORDINATION AND SEQUENCING OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND LUBIN ELITE HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. LUBIN ELITE WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT, ANY DOCUMENT, DOCUMENTING LUBIN ELITE'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT LUBIN ELITE HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. LUBIN ELITE IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO LUBIN ELITE'S ATTENTION. LUBIN ELITE IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND LUBIN ELITE FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND LUBIN ELITE PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE, THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND LUBIN ELITE ARE RELIEVED OF ANY RESPONSIBILITY FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER OF RECORD AND LUBIN ELITE PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND LUBIN ELITE INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND LUBIN ELITE HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND LUBIN ELITE PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES, INCLUDING ATTORNEYS FEES AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAIN/FLOW EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILURE TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND LUBIN ELITE, THE USE OF THE WORDS "CERTIFY OR "CERTIFICATION CONSTITUTES) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND LUBIN ELITE KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE. SUCH TERMS CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPROPRIATE PERMITS FROM ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE DEMOLITION AND ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES INCLUDE WORK WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REPRESENTATIVE OF THE TYPE TO BE DEMOLISHED, REMOVED, AND/OR REMAIN.
   - THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL DEMOLITION-RELATED ACTIVITIES AND/OR ITEMS SHOWN ON ANY OF THE PLANS.
   - THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES OR PROCEDURES TO BE USED TO ACCOMPLISH THE DEMOLITION. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY REQUIREMENTS TO PROVIDE A SAFE WORK SITE FOR ALL WORKERS AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF ANY ADJACENT STRUCTURES, UTILITIES, AND/OR ROADWAYS THAT ARE TO REMAIN ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN DAMAGED DURING DEMOLITION, AT ANY TIME PRIOR TO THE FINAL COMPLETION AND ACCEPTANCE BY OWNER. THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER, CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND LUBIN ELITE ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC SAFETY AND PROTECTION OF ALL PROPERTY ON THE SITE AND ADJACENT PROPERTY OR THE RIGHT-OF-WAY.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF SAFETY BARRICADES, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONNEL AT ANY TIME PRIOR TO AND DURING THE DEMOLITION.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, NOTIFY ALL UTILITY COMPANIES AND/OR SERVICE PROVIDERS THAT ARE REMAINING ON OR OFF SITE. ANY QUESTIONS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING DEMOLITION ACTIVITIES, MUST BE DIRECTED TO THE ENGINEER OF RECORD AND LUBIN ELITE, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY LUBIN ELITE, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQU

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

TYPICAL NOTE TEXT	PROPOSED NOTE
ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
SAWCUT LINE LIMITS	
LIMITS OF DISTURBANCE	LOD LOD
CONCRETE CURB & GUTTER	CURB & GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB & GUTTER
TYPE D CURB	
UTILITY POLE WITH LIGHT	
POLE LIGHT	
TRAFFIC LIGHT	
UTILITY POLE	
TYPICAL LIGHT	
ACORN LIGHT	
TYPICAL SIGN	
BOLLARD SIGN	
PARKING COUNTS	
MONITORING WELL	
TEST PIT	
BENCHMARK	
BOLLARD	
TRANSFORMER	T
ADA PARKING	
RAMP	
CHAIN LINK FENCE	X X
HANDRAIL	
GUARDRAIL	
WOODEN FENCE	
STANDARD DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
MILL AND RESURFACE LIMITS	

GRADING LEGEND

TYPICAL NOTE TEXT	PROPOSED NOTE
CONTOUR LINE	15 15
SPOT ELEVATIONS	ES 00.00; ME ± 15.0; TC 15.00 BC 14.50
SANITARY LABEL	SAN #
STORM LABEL	STM #
STORM DRAINAGE	
STORM DRAINAGE W/ EXFILTRATION TRENCH	
STORM STRUCTURE	
TYPICAL END SECTION	
HEADWALL OR ENDWALL	
YARD DRAIN	
MONITORING WELL	
BORING	
BENCHMARK	
TEST PIT	
DRAINAGE ARROW	
TRENCH DRAIN	
RIDGE LINE	
BOTTOM OF SWALE	

EROSION CONTROL LEGEND

TYPICAL NOTE TEXT	PROPOSED NOTE
INLET PROTECTION	
SOIL TRACKING PREVENTION MAT	
SILT FENCE	SF SF
CONSTRUCTION FENCE	XX XX
INLET PROTECTION	IP
SITE CONSTRUCTION ENTRANCE	SCE
SILT FENCE	SF
SAFETY FENCE	SAF

DEMOLITION/REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
(TBR)	TO BE REMOVED
(TBRL)	TO BE RELOCATED
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
	EXISTING SPOT ELEVATIONS
SAN	SANITARY LABEL
STM	STORM LABEL
	SANITARY SEWER LATERAL
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	STORM SEWER
	SANITARY SEWER MAIN
	HYDRANT
	SANITARY MANHOLE
	STORM STRUCTURE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER
	GROUND CLEARING & GRUBBING TOP SOIL REMOVAL
	EX SURFACE TO BE REMOVED
	EX TREES TO BE REMOVED

UTILITY LEGEND

TYPICAL NOTE TEXT	PROPOSED NOTE
SANITARY LABEL	SAN #
STORM LABEL	STM #
SANITARY SEWER LATERAL	SL SL
UNDERGROUND WATER LINE	W W
UNDERGROUND WATER SERVICE LATERAL	WL WL
UNDERGROUND RECLAIMED WATER LINE	RW RW
UNDERGROUND ELECTRIC LINE	E E
UNDERGROUND GAS LINE	G G
OVERHEAD WIRE	OH OH
UNDERGROUND TELEPHONE LINE	T T
UNDERGROUND CABLE LINE	C C
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
HYDRANT	
SANITARY MANHOLE	S
STORM STRUCTURES	
WATER METER	METER
WATER VALVE	WV
GAS VALVE	
GAS METER	
TYPICAL END SECTION	
HEADWALL OR ENDWALL	
CLEAN OUT	
ELECTRIC MANHOLE	E
TELEPHONE MANHOLE	T
ELECTRIC BOX	EB
ELECTRIC PEDESTAL	EP
MONITORING WELL	
TEST PIT	
FIRE DEPARTMENT CONNECTION	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BS	BOTTOM OF SIDEWALK
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FPUA	FORT PIERCE UTILITIES AUTHORITY
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
N.T.S	NOT TO SCALE
OC	ON CENTER
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TP	TOP OF PAD
TS	TOP OF SIDEWALK
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

LUBIN ELITE ENGINEERING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

DATUM: NAVD88

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PROJECT #:	25-0076
DRAWN BY:	RLN
CHECKED BY:	LJL
DATE:	2026-04-29
CAD ID:	CNLD

PROJECT:

#1057278 7-ELEVEN

FOR

1010 SEAWAY DREAM TEAM, LLC

PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

This item has been digitally signed and sealed by Lens Joshua Lubin, PE. on the date adjacent to the seal. Signature must be verified on any electronic copies.

Lens J Lubin

LENS JOSHUA LUBIN — LICENSE — No. 94189 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

SHEET TITLE:

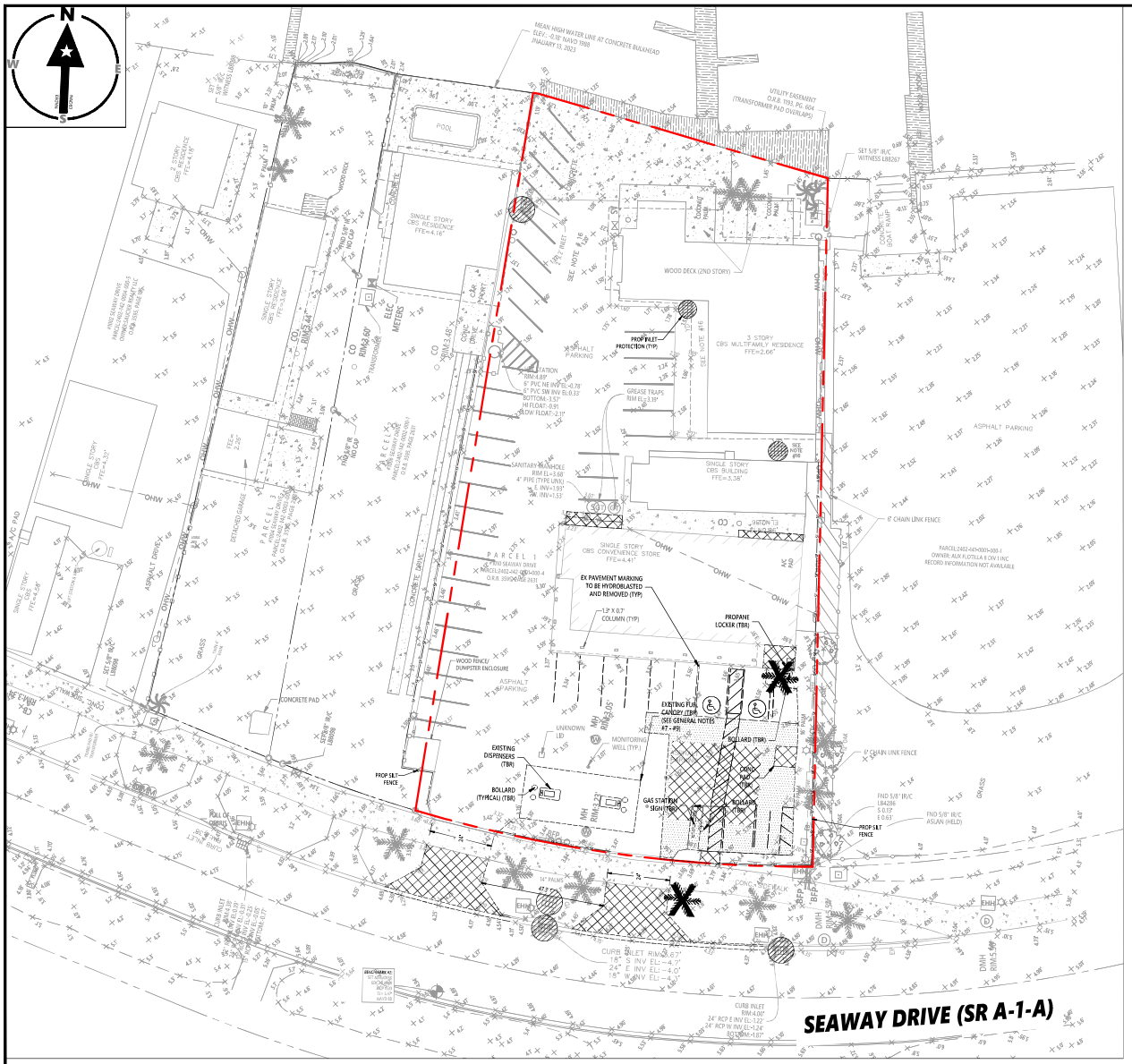
GENERAL LEGEND

SHEET NUMBER:

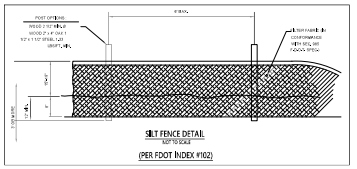
C-102

ORG. DATE - 2025-09-09

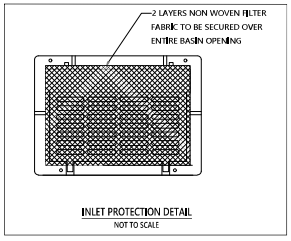
Apr 29, 2026
C:\USERS\RLN\APPDATA\LOCAL\TEMP\ACPUBLISH_19072\#1057278 FORT PIERCE 7-ELEVEN #49727B\DRAWINGS\PLAN SET\25-0076 - CNLD - LAYOUT LEGEND.DWG



VICINITY MAP
N.T.S



SILT FENCE DETAIL
NOT TO SCALE
(PER FDOT INDEX #102)



INLET PROTECTION DETAIL
NOT TO SCALE

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.

3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.

4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT, WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.

5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.

6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.

7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - 7.1. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A), F.A.C.
   - 7.2. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   - 7.3. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.D.1, F.A.C.
   - 7.4. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C.
   - 7.5. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

GENERAL NOTES:

1. CONTRACTOR SHALL MAINTAIN A WET CONDITION OF THE PAVEMENT DURING SAW CUTTING FOR DUST CONTROL.
2. REFER TO TREE DISPOSITION PLAN FOR TREE REMOVAL.
3. ALL IMPACTED PERVIOUS AREAS IN RIGHT-OF-WAY SHALL BE SODDED TO MATCH PRE-DEVELOPMENT SWALE GRADES.
4. ANY DAMAGES WHICH OCCURRED IN RIGHT OF WAY DUE TO CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED BY THE CONTRACTOR.
5. ALL ONSITE PERVIOUS AREA TO BE GROUND CLEARING AND GRUBBING TOP SOIL REMOVAL.
6. SAWCUT THE EXISTING EDGE OF PAVEMENT BEFORE REMOVING THE CURB & GUTTER, TO PREVENT DAMAGE TO THE EXISTING ASPHALT PAVEMENT TO REMAIN.
7. GC TO REMOVE EXISTING UNDERGROUND STORAGE FUEL TANK UNDER THE EXISTING FUEL CANOPY.
8. THE EXISTING FUEL CANOPY IS PROPOSED TO BE DEMOLISHED SOLELY AS A NECESSARY MEASURE TO ALLOW FOR THE SAFE REMOVAL OF EXISTING UNDERGROUND FUEL STORAGE TANKS LOCATED BENEATH THE CANOPY. THE DEMOLITION OF THE CANOPY IS NOT VOLUNTARY AND IS REQUIRED DUE TO THE LOCATION OF THE EXISTING TANKS.
9. ALL WORK ASSOCIATED WITH THE DEMOLITION AND RECONSTRUCTION OF THE FUEL CANOPY IS INTENDED TO MAINTAIN THE EXISTING LEGAL NONCONFORMING STATUS AND SHALL NOT BE INTERPRETED AS AN ABANDONMENT OF THE NONCONFORMITY.

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PROJECT #:	25-0076
DRAWN BY:	RLN
CHECKED BY:	LJL
DATE:	2026-04-29
CAD ID:	DEMO

PROJECT:
#1057278 7-ELEVEN
FOR
1010 SEAWAY DREAM TEAM, LLC
PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

This item has been digitally signed and sealed by Lens Joshua Lubin, PE. on the date adjacent to the seal. Signature must be verified on any electronic copies.

Lens J Lubin

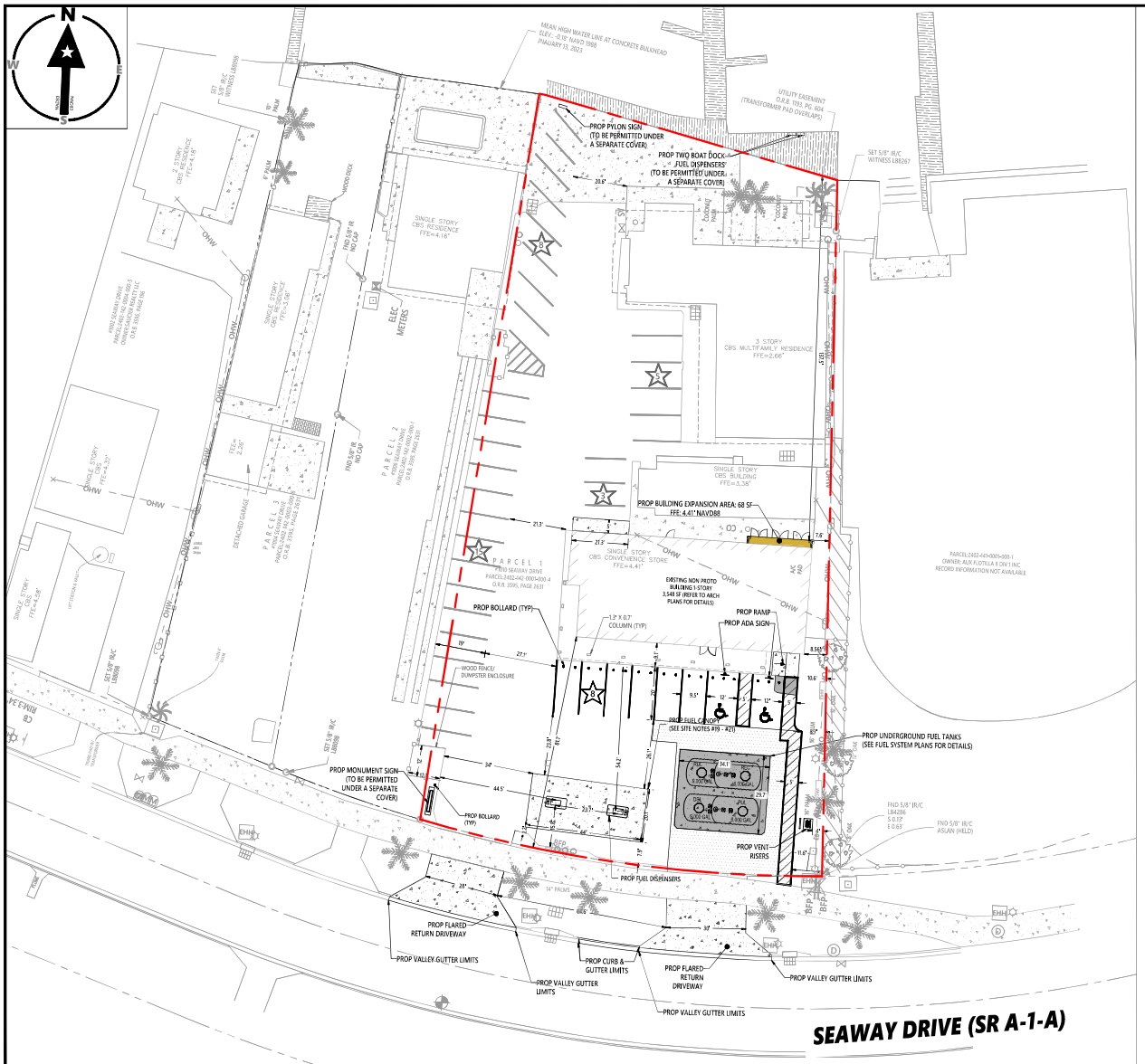
LENS JOSHUA LUBIN LICENSE No. 94189 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE:
DEMOLITION & EROSION CONTROL PLAN

SHEET NUMBER:
C-200

ORG. DATE - 2025-09-09

Apr 29, 2026
C:\USERS\RLN\LUBIN ELITE ENGINEERING\PROJECTS\2025\25-0076 FORT PIERCE 7-ELEVEN #1057278\DRAWING\PLAN SET\25-0076 - PLANS ——— LAYOUT: DEMO



VICINITY MAP
N.T.S

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE
PROPERTY FOLIO #:	2402-142-0001-000-4
CURRENT ZONING	TOURIST COMMERCIAL (CS)
PROPOSED ZONING	TOURIST COMMERCIAL (CS)
FEMA FLOOD DESIGNATION	ZONE AE
TOTAL SITE AREA	36,565 SF (0.839 AC)
EXISTING BUILDING AREA	3,548 SF
EXISTING FUEL CANOPY AREA	888 SF
PROPOSED BUILDING EXPANSION AREA	68 SF
TOTAL RETAIL BUILDING AREA	3,616 SF
EXISTING MULTI-FAMILY UNITS*	9 UNITS

SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
BUILDING AREA	3,548 SF (0.081 AC) (9.70%)	3,616 SF (0.083 AC) (9.89%)
FUEL CANOPY AREA	888 SF (0.020 AC) (2.43%)	888 SF (0.020 AC) (2.43%)
TOTAL IMPERVIOUS AREA	34,494 SF (0.792 AC) (94.34%)	34,345 SF (0.788 AC) (93.93%)
TOTAL PERVIOUS AREA	2,071 SF (0.047 AC) (5.66%)	2,220 SF (0.051 AC) (6.02%)
TOTAL SITE AREA	36,565 SF (0.839 AC) (100.00%)	36,565 SF (0.839 AC) (100.00%)

BUILDING SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25.00'	81.1'
SIDE	7.50'	7.4'
REAR	15.00'	137.5'

PARKING	
TOTAL EXISTING CONDITIONS PARKING PROVIDED	41 PARKING SPACES
TOTAL POST CONDITIONS PARKING REQUIRED	MULTI-FAMILY SPACES: 9 x 1.5 = 13.5 PARKING SPACES RETAIL SPACES: 3,616 / 200 SF = 18.1 PARKING SPACES 13.5 + 18.1 = 31.6 = 32 PARKING SPACES
TOTAL POST CONDITIONS PARKING PROVIDED	39 PARKING SPACES
ADA PARKING REQUIRED	2 PARKING SPACES
ADA PARKING PROVIDED	2 PARKING SPACES

*NINE (9) UNIT MULTI-FAMILY RESIDENCE IS PRESENT IN THE REAR OF THE RETAIL BUILDING.

LEGAL DESCRIPTION:

PARCEL NO. 1
FROM THE SOUTHEAST CORNER OF THE JOHN STENROODS PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, RUN SOUTH 70° 18' EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD A-1-A, 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, A DISTANCE OF 55.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE 153.93 FEET; THENCE RUN NORTH 07°29' WEST 258.8 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING A SHORE LINE WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'48" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 06°42'48" WEST 249.66 FEET TO THE POINT OF BEGINNING ALL OF THE ABOVE LYING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

PARCEL NO. 2
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE JOHN STENROODS PROPERTY AS DESCRIBED IN DEED BOOK 182, PAGE 573, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 762 (NKA A-1-A, STATE ROAD A1A), AS IDENTIFIED ON THE RIGHT-OF-WAY MAPS OF THE FLORIDA STATE ROAD DEPARTMENT, PROJECT NO. 9465-102, SHEET 1 OF 2, THENCE SOUTH 70°17'45" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 115.00 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A METAL AXLE.

THENCE CONTINUE SOUTH 70°17'45" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 6.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 523.69 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, 51.71 FEET, THROUGH A CENTRAL ANGLE OF 05°52'41" TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 836, PAGE 2955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 06°42'48" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, 276.82 FEET TO THE POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER LYING ON THE WATERWARD FACE OF A VERTICAL BULKHEAD; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 83°53'21" WEST 14.35 FEET; THENCE NORTH 07°30'48" EAST 13.48 FEET; THENCE NORTH 85°40'40" WEST 15.32 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE, AS MONUMENTED, OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1004, PAGE 2595, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06°42'48" WEST 288.68 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 3
BEGINNING AT A POINT ONE HUNDRED SEVENTY AND EIGHTY HUNDREDTHS FEET (170.8 FEET), IN A WESTERLY DIRECTION FROM A CONCRETE MARKER ON THE NORTHEAST CORNER OF A TRACT OF LAND NOW OWNED BY JOHN STENROODS AS DESCRIBED IN DEED BOOK 182, PAGE 573-575, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN THENCE IN A WESTERLY DIRECTION TWO HUNDRED FORTY (240) FEET, THENCE RUN IN A NORTHERLY DIRECTION TWO HUNDRED FIFTY-SEVEN (257) FEET; THENCE RUN IN AN EASTERLY DIRECTION A DISTANCE OF FIFTY (50) FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF TWO HUNDRED SEVENTY-SIX (276) FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, CONTAINING 1.45 ACRES, MORE OR LESS.

SITE NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION, AND CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
2. ALL PAVEMENT MARKINGS TO BE INSTALLED WITH SLIP RESISTANT PAINT.
3. CONTRACTOR TO MATCH EXISTING LOCATIONS OF CONCRETE EXPANSION JOINTS.
4. PROPOSED VALLEY GUTTER TO MATCH EXISTING.
5. CONTRACTOR TO FOLLOW SPECIFICATIONS FOR CONCRETE DRIVEWAY USING FDOT STANDARD DETAILS ON SHEET C-400.
6. CONTRACTOR TO ENSURE FLOW LINE OF PROPOSED VALLEY GUTTER ROUTES STORMWATER RUNOFF TO EXISTING INLET.
7. ALL GRASS AREAS TO REMAIN SHALL BE SODDED WITH MATCHING SOD TYPE.
8. ANY EXISTING DAMAGED OR REMOVED SIDEWALKS WITHIN R.O.W SHALL BE RESTORED WITHIN THREE (3) DAYS. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
9. ALL NEW CONCRETE WITHIN R.O.W SHALL BE A MINIMUM OF 6" THICK, 3,000 PSI WITH EITHER #10 WELDED WIRE OR FIBER REINFORCED.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM EXISTING BUILDING.
11. CONTRACTOR TO MATCH EXISTING LOCATIONS OF SIDEWALK CONCRETE JOINTS.
12. CONTRACTOR TO ENSURE EXISTING ROOF LEADER CONNECTIONS IN IMPACTED AREAS ARE PROVIDING POSITIVE DRAINAGE IN POST CONDITIONS.
13. ALL IMPACTED PERVIOUS AREAS IN RIGHT-OF-WAY SHALL BE SODDED TO MATCH PRE-DEVELOPMENT SWALE GRADES.
14. CONTRACTOR TO ADJUST RIM ELEVATION OF EXISTING CLEANOUTS TO BE FLUSH WITH PROPOSED IMPERVIOUS SURFACES.
15. ALL RADIUS DIMENSIONS ARE 3' FROM FACE OF CURB UNLESS OTHERWISE NOTED.
16. CONTRACTOR TO REMOVE, HYDROBLAST, AND RESTRIPE ALL EXISTING ONSITE PAVEMENT MARKINGS.
17. CONTRACTOR TO RELOCATE ELECTRICAL BOXES AS NECESSARY.
18. PROPOSED DISPENSERS (TO BE PERMITTED UNDER A SEPARATE COVER)
19. THE EXISTING FUEL CANOPY IS A LEGALLY NONCONFORMING STRUCTURE. DEMOLITION OF THE CANOPY IS REQUIRED SOLELY TO FACILITATE THE REMOVAL OF EXISTING UNDERGROUND FUEL STORAGE TANKS LOCATED BENEATH THE CANOPY. THE CANOPY IS PROPOSED TO BE RECONSTRUCTED IN THE SAME LOCATION, FOOTPRINT, AND CONFIGURATION. NO EXPANSION, INTENSIFICATION, OR RELOCATION OF THE NONCONFORMITY IS PROPOSED.
20. ALL WORK ASSOCIATED WITH THE DEMOLITION AND RECONSTRUCTION OF THE FUEL CANOPY IS INTENDED TO MAINTAIN THE EXISTING LEGAL NONCONFORMING STATUS AND SHALL NOT BE INTERPRETED AS AN ABANDONMENT OF THE NONCONFORMITY.
21. SEE FUEL SYSTEMS PLANS FOR DETAILS.

ADA ACCESSIBILITY NOTES:

1. ALL ADA HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES & ACCESSIBLE ROUTES ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
3. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
4. ANY LIP FROM 2" BUT NOT GREATER THAN 3" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

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DRAWN BY:	RLN
CHECKED BY:	LJL
DATE:	2026-04-29
CAD ID:	SITE

PROJECT:
#1057278 7-ELEVEN
FOR
1010 SEAWAY DREAM TEAM, LLC
PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

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Lens J Lubin

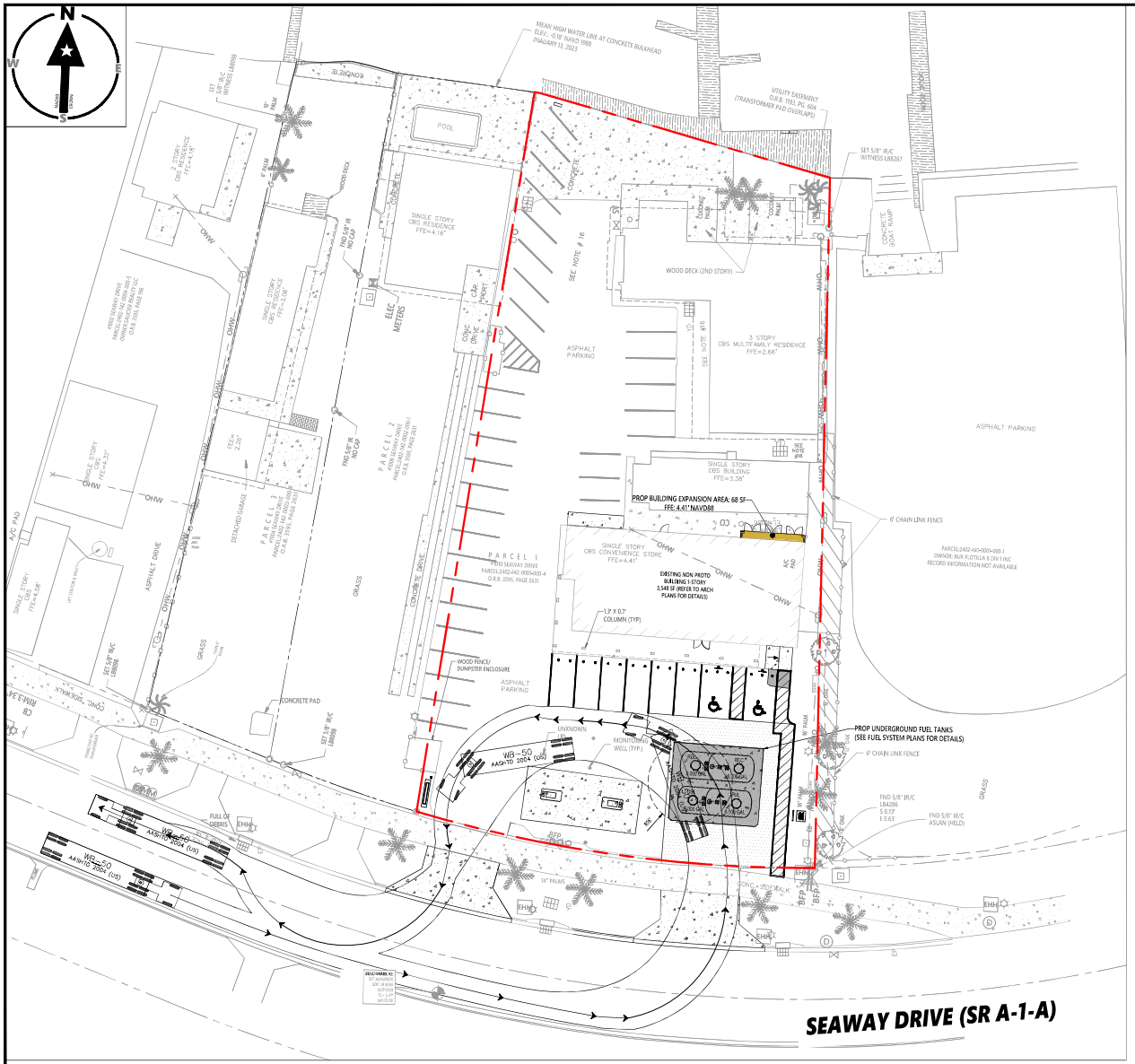
LENS JOSHUA LUBIN LICENSE No. 94189 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-300

ORG. DATE - 2025-09-09

Apr 29, 2026
C:\USERS\RLN\LUBIN ELITE ENGINEERING\PROJECTS\2025\25-0076 FORT PIERCE 7-ELEVEN #39278\DRAWINGS\PLAN SETS\25-0076 - PLANS ——— LAYOUT: SITE



VICINITY MAP
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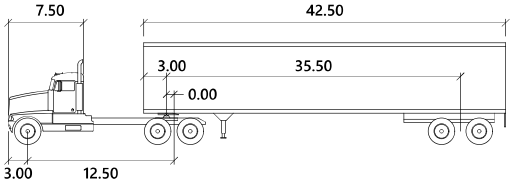

WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

KEY NOTES:

1. PROPOSED DISPENSERS (TO BE PERMITTED UNDER A SEPARATE COVER)

0' 20' 40'

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PHONE: 954-536-9058

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DATE:	2026-04-29
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PROJECT:

#1057278 7-ELEVEN

FOR

1010 SEAWAY DREAM TEAM, LLC

PROJECT SITE LOCATION
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LICENSE
No. 94189
STATE OF FLORIDA
PROFESSIONAL ENGINEER

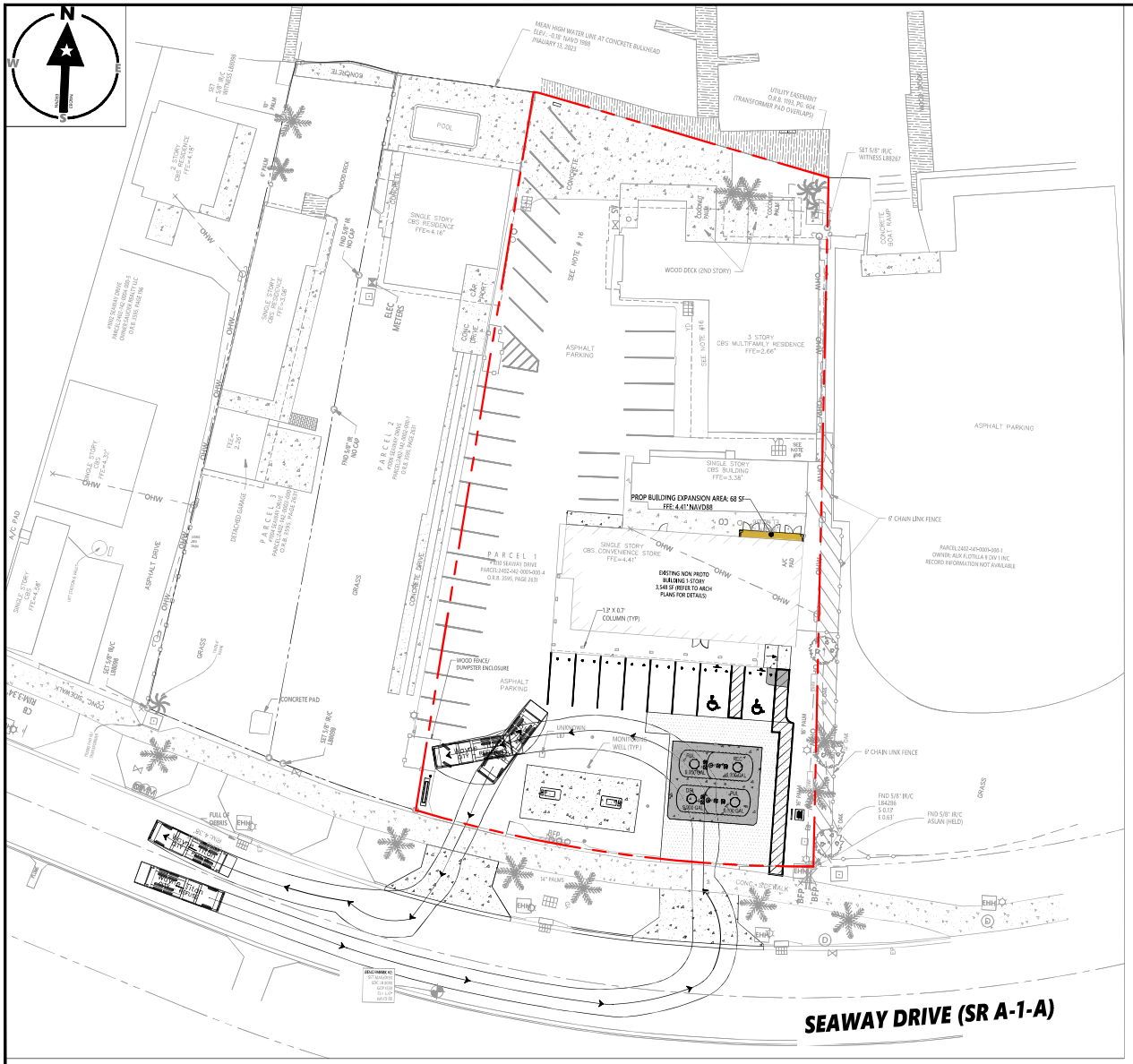
SHEET TITLE:

VEHICULAR MOVEMENT PLAN (FUEL)

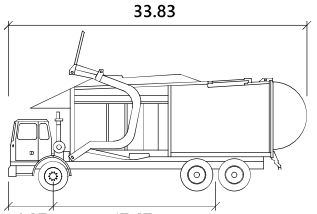
SHEET NUMBER:

C-301

ORG. DATE - 2025-09-09



VICINITY MAP
N.T.S



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

KEY NOTES:

1. PROPOSED DISPENSERS (TO BE PERMITTED UNDER A SEPARATE COVER)

0' 20' 40'

LUBIN ELITE ENGINEERING

-CIVIL ENGINEERS -PROJECT MANAGERS -LAND PLANNING

CREATING A BETTER TOMORROW THROUGH INNOVATION

7154 NORTH UNIVERSITY DRIVE
SUITE #131
TAMARAC, FL 33321
PHONE 954-536-9058

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PROJECT #:	25-0076
DRAWN BY:	RLN
CHECKED BY:	LJL
DATE:	2026-04-29
CAD ID:	VMP

PROJECT:

#1057278 7-ELEVEN

FOR

1010 SEAWAY DREAM TEAM, LLC

PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

This item has been digitally signed and sealed by Lens Joshua Lubin, PE, on the date adjacent to the seal. Signature must be verified on any electronic copies.

Lens J Lubin

LENS JOSHUA LUBIN LICENSE No. 94189 STATE OF FLORIDA PROFESSIONAL ENGINEER

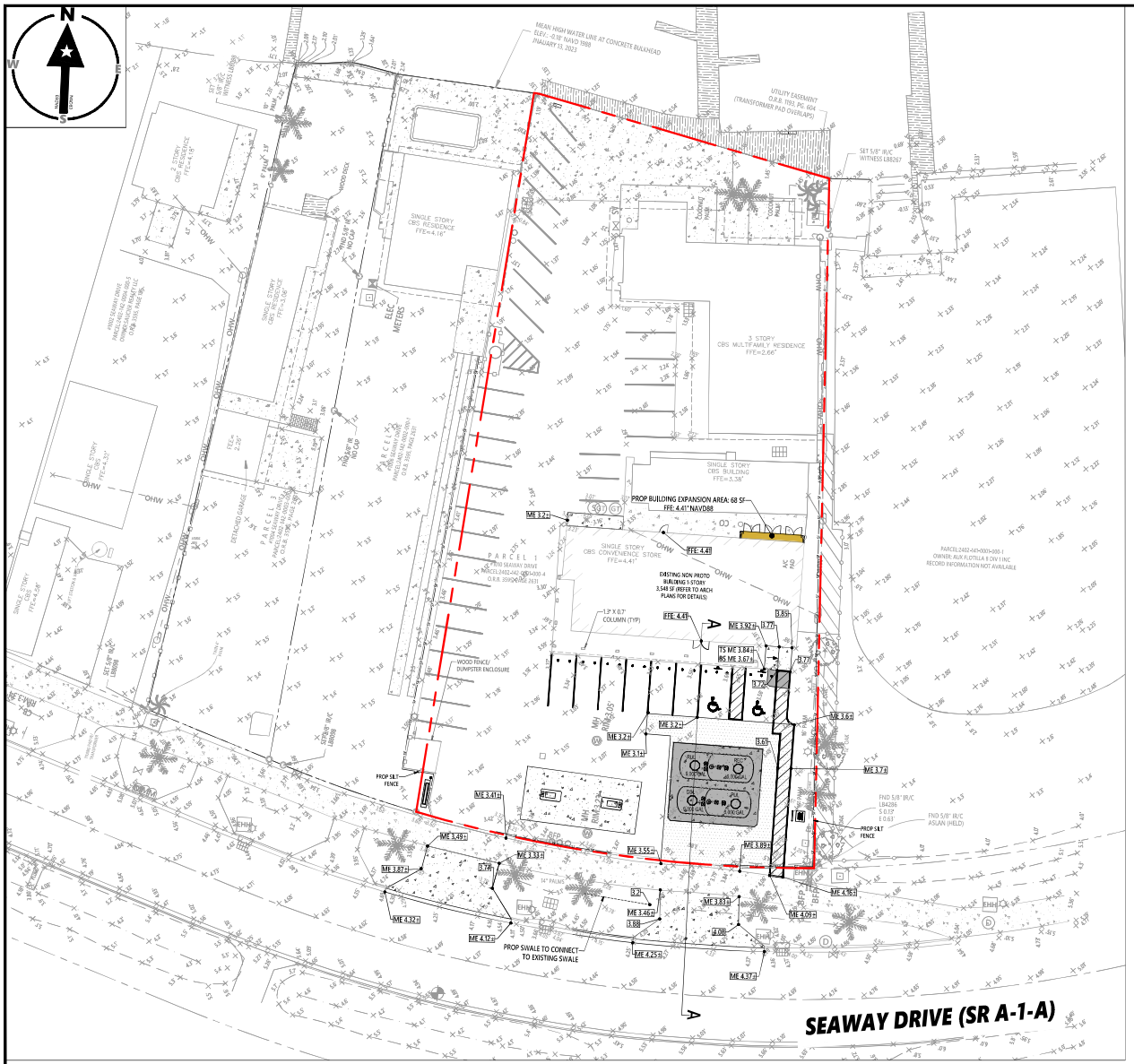
SHEET TITLE:

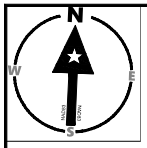
VEHICULAR MOVEMENT PLAN (GARBAGE TRUCK)

SHEET NUMBER:

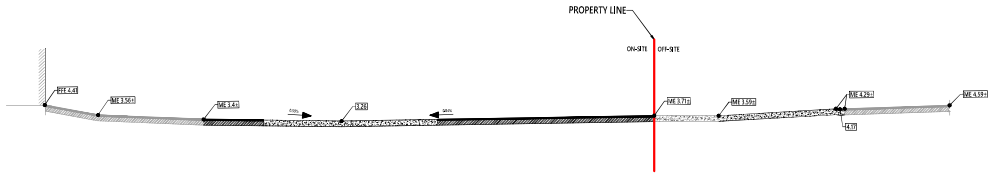
C-302

ORG. DATE - 2025-09-09


SEAWAY DRIVE (SR A-1-A)
PROP BUILDING EXPANSION AREA: 68 SF
FFE: 4.41' NAVD88
EXISTING NON PROTO BUILDING 1-STORY 1,548 SF (REFER TO ARCH PLANS FOR DETAILS)
SINGLE STORY CBS CONVENIENCE STORE FFE=4.41'
SINGLE STORY CBS RESIDENCE FFE=4.16'
2 STORY CBS RESIDENCE FFE=4.58'
3 STORY CBS MULTIFAMILY RESIDENCE FFE=2.66'
SINGLE STORY CBS BUILDING FFE=3.38'
PARCEL 1
1010 SEAWAY DRIVE
PARCEL2402-140-0001-000.4
O.R.B. 3390 PAGE 2631
PARCEL 2
PARCEL2402-140-0003-000.2
O.R.B. 3390 PAGE 2631
PARCEL 3
PARCEL2402-140-0002-000.3
O.R.B. 3390 PAGE 2631
PARCEL 4
PARCEL2402-140-0004-000.1
O.R.B. 3390 PAGE 2631
PARCEL2402-140-0003-000.1
OWNER: AUX FLOTILLA E OV I INC
RECORD INFORMATION NOT AVAILABLE
MEAN HIGH WATER LINE AT CONCRETE BULKHEAD ELEV.: 0.16' NAVD 1988 JANUARY 31, 2023
UTILITY EASEMENT O.R.B. 1193, PG. 604 (TRANSFORMER PAD OVERLAPS)
SET 5/8" IR/C WITNESS LB8267
FND 5/8" IR/C LB4296 S 0.13' E 0.63'
FND 5/8" IR/C ASUAN (HELD)
PROP SILT FENCE
PROP SWALE TO CONNECT TO EXISTING SWALE
WOOD FENCE/ DUMPSTER ENCLOSURE
12" X 0.7" COLUMN (TYP)
FFE: 4.44
FFE: 4.49
TS ME 3.84
BS ME 3.67
ME 3.92
ME 3.77
ME 3.85
ME 3.72
ME 3.69
ME 3.61
ME 3.2
ME 3.1
ME 3.7
ME 3.41
ME 3.49
ME 3.55
ME 3.89
ME 3.33
ME 3.87
ME 3.74
ME 3.83
ME 3.46
ME 4.09
ME 4.32
ME 4.12
ME 4.25
ME 4.37
ME 4.16
0.2'
1.88'
0.88'
14" PALMS
24" PALMS
SIGN
MH
EHH
BFP
D
A/C
WM
SSMH
SSCO
SSMH RIM 4.05
SSMH INV 0.75 (8")
SSMH INV 0.75 (8")
SSMH INV 0.65 (8")
SSMH INV 0.65 (8")
SSMH INV 0.65



VICINITY MAP
N.T.S



SECTION A-A
SCALE H: 1" = 10'; V: 1" = 5'

LUBIN ELITE ENGINEERING
-CIVIL ENGINEERS -PROJECT MANAGERS -LAND PLANNING
CREATING A BETTER TOMORROW THROUGH INNOVATION
7154 NORTH UNIVERSITY DRIVE
SUITE #131
TAMARAC, FL 33321
PHONE: 954-536-9058

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PROJECT #:	25-0076
DRAWN BY:	RLN
CHECKED BY:	LJL
DATE:	2026-04-29
CAD ID:	PGD

PROJECT:

#1057278 7-ELEVEN

FOR

1010 SEAWAY DREAM TEAM, LLC

PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

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Lens J Lubin

SHEET TITLE:

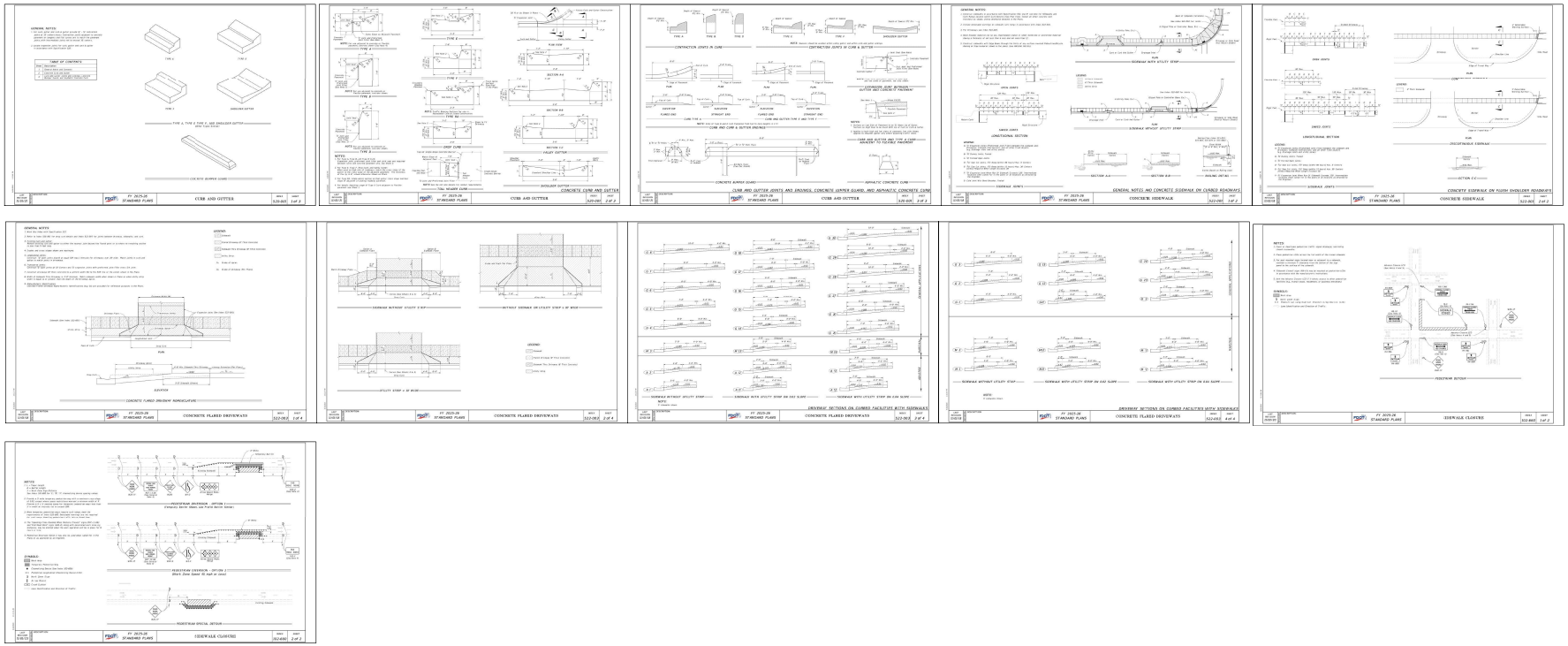
CROSS-SECTIONS

SHEET NUMBER:

C-401

ORG. DATE - 2025-09-09

Apr 29, 2026
C:\USERS\RLN\LUBIN ELITE ENGINEERING\PROJECTS\2025\25-0076 FORT PIERCE 7-ELEVEN #1057278\DRAWINGS\PLAN SETS\25-0076 - PLANS----> LAYOUT: CROSS-SECTIONS
RLN



LUBIN ELITE ENGINEERING
—CIVIL ENGINEERS—PROJECT MANAGERS—LAND PLANNING
CREATING A BETTER TOMORROW THROUGH INNOVATION
7154 NORTH UNIVERSITY DRIVE
SUITE #131
TAMARAC, FL 33321
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PROJECT #:	25-0076
DRAWN BY:	RLN
CHECKED BY:	LJL
DATE:	2026-04-29
CAD ID:	CNLD

PROJECT:

#1057278 7-ELEVEN

FOR

1010 SEAWAY DREAM TEAM, LLC

PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

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Lens J Lubin

LENS JOSHUA LUBIN
LICENSE
No. 94189
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE:

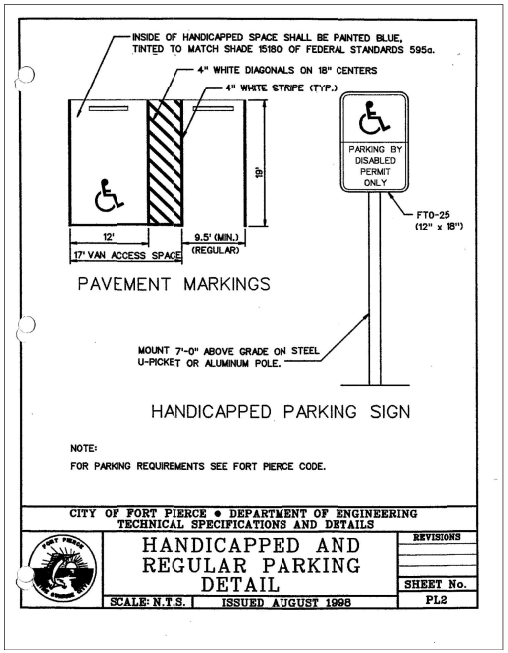
CONSTRUCTION DETAILS

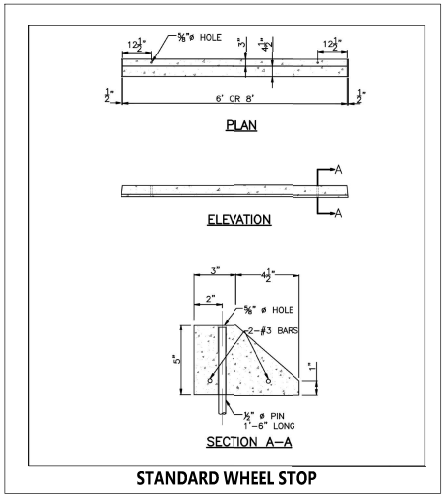
SHEET NUMBER:

C-900

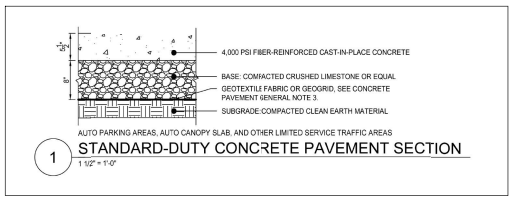
ORG. DATE - 2025-09-09

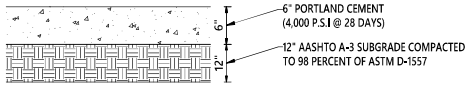
Apr 29, 2026
C:\USERS\JOSHUA\LUBIN ELITE ENGINEERING\PROJECTS\2025\25-0076 FORT PIERCE 7-ELEVEN #1057278\DRAWINGS\PLAN SETS\25-0076 - CNLD------ LAYOUT DETAILS 1
RLN





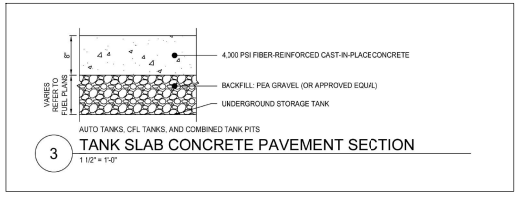
STANDARD WHEEL STOP

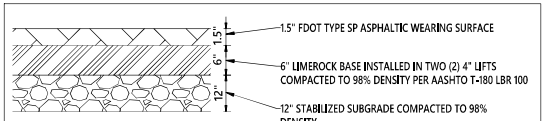




NOTE:
1. SECTION SHOWN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC., DATED 2025-09-23. FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE





NOTE:
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STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE

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PROJECT #:	25-0076
DRAWN BY:	RLN
CHECKED BY:	LJL
DATE:	2026-04-29
CAD ID:	CN1.0

PROJECT:
#1057278 7-ELEVEN
FOR
1010 SEAWAY DREAM TEAM, LLC
PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

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Lens J Lubin

LENS JOSHUA LUBIN LICENSE No. 94189 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-901

ORG. DATE - 2025-09-09

Apr 29, 2026
C:\USERS\RLN\LUBIN ELITE ENGINEERING\PROJECTS\2025\25-0076 FORT PIERCE 7-ELEVEN #1057278\DRAWINGS\PLAN SET\25-0076 - CN1.0 - LAYOUT DETAILS 2.DWG

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR:
KRINZMAN HOSS LUBETSKY, & HOTTE

CONDUCTED ON:
1010 SEAWAY DRIVE PROPERTY
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949

REPORT DATE: October 29, 2025
180-DAY VIABILITY DATE: April 20, 2026

Environmental Property Audits, Inc.

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Environmental Property Audits, Inc.
Environmental Engineering and Consulting Firm Advising on Issues Today to Assist in Making a Better Tomorrow

Date: October 29, 2025

Prepared for: Krinzman Hoss Lubetsky, & Hotte
110 SE 6th Street, Suite 1430
Fort Lauderdale, FL 33301

Reference: Phase I Environmental Site Assessment (ESA) per ASTM 1527-21

Location: 1010 Seaway Drive Property
1010 Seaway Drive
Fort Pierce, FL 34949
Parcel ID #'s: 2402-142-0001-000-4

Environmental Property Audits, Inc. (EPAI) has performed this Phase I Environmental Site Assessment (ESA) of the above-referenced property. The report is based upon our inspection of the property performed on October 22, 2025 and records review also dated October 22, 2025.

The assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21, the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs, the scope of work provided by the Client, and generally accepted industry standards.

The environmental assessment described herein was conducted by the undersigned employees of EPAI. EPAI's assessment consisted solely of the activities described in the Introduction of this report.

If you have any questions regarding this report, please feel free to contact me directly.

Respectfully submitted,

Byron R. Wood, L.E.P., C.E.S.

Enclosure

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Prepared for:

Krinzman Hoss Lubetsky, & Hotte
110 SE 6th Street, Suite 1430
Fort Lauderdale, FL 33301

Conducted on:

1010 Seaway Drive Property
1010 Seaway Drive
Fort Pierce, FL 34949

Parcel ID #: 2402-142-0001-000-4

EPAI Reference # 10257195

Prepared by:

Environmental Property Audits, Inc.
2227 NW Pine Lake Drive
Stuart, FL 34994
(305) 895-9788 - (772) 692-9458

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 C.F.R. 312. I, have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Byron R. Wood, L.E.P., C.E.S.
Registration # 158, 17703

Signature

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1.0 EXECUTIVE SUMMARY

At the request of Krinzman Hoss Lubetsky, & Hotte (the Client), Environmental Property Audits, Inc. (EPAI) has conducted a Phase I Environmental Site Assessment (ESA) of the following property. This ESA has been conducted in conformance with the scope and limitations of ASTM Practice E 1527-21 and in accordance with the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs.

Summary of Site Details	
Property Name:	1010 Seaway Drive Property
Property Address:	1010 Seaway Drive, Fort Pierce, FL 34949
Parcel ID No:	2402-142-0001-000-4
Property Size:	The subject property consists of a parcel of land containing approximately 35,386 square feet (0.82 acres).
Property Improvements:	The subject property is improved with three (3) buildings, consisting of twelve (12) apartments, one (1) garage, one (1) free standing commercial building, and forty-one (41 boat slips. The buildings contain a total of approximately 12,162 square feet. The buildings were constructed between 1976 and 1977, according to the St. Lucie County Property Appraiser's records.
Historical Uses:	The subject property remained vacant and undeveloped until the subject property and immediately surrounding property consisting of 10,000 acres of uplands was leased to the United States Navy in 1943. The site was utilized to train Army and Navy personnel in beach landings, beach operations, and gunnery training. The facility was closed in 1946 and the subject property remained vacant and undeveloped until developed with one of the current buildings in 1976 & 1977, along with a portion of the current boat dock, according to the St. Lucie County Property Appraiser. The property has been utilized as a gasoline station with convenience store, pizza restaurant, residential apartments, and marina since that time. The gasoline station and store are currently closed.

1.1 CONCLUSIONS & RECOMMENDATIONS

Environmental Property Audits, Inc. (EPAI) has conducted a Phase I Environmental Site Assessment (ESA) on the property located at 1010 Seaway Drive Fort Pierce, FL 34949 (subject property, subject site, or Site) in conformance with the scope and limitations of ASTM Practice E 1527-21. The subject property was identified by the St. Lucie County Property Appraiser as Parcel Id No: 2402-142-0001-000-4. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

SECTION	ACCEPTABLE	REC	CREC	HREC	BER	DE MINIMIS
Environmental Setting	**X**					
Property History	**X**					
Database Review			**X**			
Visual Observations	**X**					
Storage Tanks						**X**
PCBs	**X**					

It is EPAI's opinion, based upon the information compiled in this report, there is evidence of the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment.

In conclusion, there was zero (0) Recognized Environmental Conditions (RECs), one (1) Controlled Recognized Environmental Conditions (CRECs), zero (0) Historical Recognized Environmental Condition (HREC), one (1) Business Environmental Risk (BER), and one (1) de minimis condition identified in this investigation.

The CREC is described as:

The south portion of the subject property has been operated as a gasoline station since 1977. A Discharge Notification was filed with the FDEP dated April 13, 1987. The discharge was accepted into the State Early Detection Incentive (EDI) program and became eligible for State funded cleanup with a score of 11. Subsequent testing was performed on the subject property by Empire Environmental which did not identify

any soil contamination remained on site. The groundwater contained concentrations of Benzene at concentrations of 16.7 ug/L in the area of MW-1. Empire recommended the site be closed under Risk Management Option RMO-2, which included the recording of a Restrictive Covenant containing an Institutional Control, restricting the use of groundwater on the subject property.
The FDEP issued a Conditional Site Rehabilitation Completion Order (CSRCO) dated April 6, 2022, and the Restrictive Covenant was recorded on March 11, 2022 (see documentation in Appendix I). The CSRCO states that subsequent discharges are not covered by the CSRCO.

The BER is identified as:

An Asbestos Screening Inspection or Lead Based Paint Survey were not performed as a component of this ESA report. Based on the date of construction (circa 1976/77) the potential for asbestos containing building materials, PCB containing building materials, and lead based paint does exist in the building. However, EPAI did laboratory analyze one (1) vinyl floor tile for the presence of asbestos. The analysis did not identify any asbestos in the sample (see lab report in Appendix I). If the client desires to determine if any asbestos, PCB, or lead containing materials are present in the building, or renovation or demolition is going to be conducted on the building, surveys by qualified people should be conducted. Managing these materials my result in additional costs of future renovations or demolition and should be considered.

The De Mimimis Condition is identified as:

The original underground storage tanks (USTs) were removed and replaced with the current 16,000 gallon compartmentalized UST in January of 1995. The facility is currently listed with the State as out of service. The inspection of the UST system by the State, conducted on February 19, 2025, identified two (2) open violations. The violations are identified as:

- **Improper maintenance of records. Records requiring to be maintained for 3 years or for the life of the system not kept by facility. Records not provided within 5 business days.**

- **Annual visual inspection of OUT-OF-SERVICE Tank not being performed. Corrective Action: Conduct Visual Inspection of Tank System Once a Year until tank is closed or placed back in service, -Next Inspection Due 2/19/26.**

These violations do not pose a risk to the subject property conditions that pose a material a risk to human health, or the environment, however, the above described de minimis storage tank violations, poses the potential for fines and other enforcement actions.

Recommendations:

Based upon the findings of this investigation, no additional environmental investigation is recommended at this time. However, it is recommended the facility comply with the State requirements, under de minimis conditions.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions (REC), Historical Recognized Environmental Conditions (HREC), Controlled Recognized Environmental Conditions (CREC), and De Minimis conditions associated with the subject property.

Recognized environmental conditions are defined by the American Society of Testing and Materials (ASTM) as "(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment."

A "Release" as defined under CERCLA according to 42 U.S.C. 9601(22) as "any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant)."

Historical Recognized Environmental Conditions (HREC) are defined by the American Society of Testing and Materials (ASTM) as "a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls." HREC are not classified as a REC.

Controlled Recognized Environmental Conditions (CREC) are defined by the American Society of Testing and Materials (ASTM) as "resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. CREC are classified as a REC.

Business Environmental Risk (BER) means a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated by the Standard.

De Minimis Conditions are defined by the American Society of Testing and Materials (ASTM) as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies." De Minimis conditions are not recognized conditions.

Significant Data Gaps are defined as "n—a data gap that affects the ability of the environmental professional to identify a recognized environmental condition."

Data gaps are defined as "n—a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)."

Data Failure is defined as " n—failure to achieve the historical research objective even after reviewing the standard historical resources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap."

The objective of the reported information herein presented is to document appropriate inquiry as it relates to good and customary business practice. Said practices meet or exceed the American Society of Testing and Materials (ASTM) Standard Practice Guidelines for Phase I Environmental Site Assessment Designation E 1527-21 and in accordance with the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs.

This assessment is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

The process, procedures and methodologies used in acquiring information and recording data herein is derived from various reliable sources including governmental agency files and records which have been researched as available and/or necessary along with a site and surrounding property survey and other inquires, investigations and interviews necessary in a duly diligent manner to accomplish the purpose of the conducted assessment.

2.2 Detailed Scope of Services

The assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21, the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs, the scope of work provided by the Client, and generally accepted industry standards.

The specific scope of work included the following:

Environmental Database Records Review - Reasonably ascertainable environmental databases were reviewed to determine whether the subject property or any neighboring properties were suspected of having or known to have environmental concerns likely to adversely impact the subject property. The databases reviewed and the radii chosen are based on the ASTM standard and Client's scope of work. It is important to note the scope of this investigation is limited to a visual inspection to identify areas of potential concern to the real property and a review of readily accessible government databases.

The inspection does not include a regulatory compliance audit of the facility. There are detailed regulations concerning the proper use, storage and disposal of hazardous and regulated material. These regulations include, but are not limited to, permitting, paper keeping and manifesting requirements, as well as community and employee right-to-know laws. It is typically the responsibility of the tenant(s) to maintain their space(s) in compliance with such regulations.

Prior Use History Review - Attempts were made to identify the prior usage of the property back to the earlier of the property's first developed use or 1940, whichever is earlier using as many sources that were both reasonably ascertainable and likely to be useful.

Record information that is reasonably ascertainable means information that is publicly available, information that is obtainable from its source within reasonable time and cost constraints (i.e. the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information), and information that is practically reviewable (i.e. the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Standard historical sources include any or all of the following: aerial photographs, historical maps, tax information, land title records, topographic maps, local street directories, building department records, zoning/land use records, prior reports and interviews with local agencies.

Property/Site Reconnaissance - A reconnaissance of the property, consisting of a visual inspection of the subject property and neighboring properties as observable from the subject property, was conducted to identify recognized environmental conditions associated with the subject property, to the extent not obstructed by bodies of water, adjacent buildings or other obstacles.

Observations were conducted at the property for potential recognized environmental conditions as well as, and including, to the presence of roadways and structures, potable water supply and sewage disposal, current and past uses of the subject and adjoining properties, hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums, unidentified substance containers, PCBs, stains or corrosion, drains and sumps, pits, ponds and lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, water wells, dry wells and septic systems.

Environmental Setting - Efforts were made to determine the environmental setting of the subject property with respect to topography, surface water bodies, flood plain, wetlands, soil type, depth to groundwater and direction of groundwater flow. "Wetlands" is a general term used to describe a variety of ecosystems, which may include prairie potholes, marshes, fens, bogs, wet meadows and swamps. It is not part of this assessment to conduct a formal wetland determination utilizing the defined criteria, but to determine if additional work should be considered based on EPAI's observations.

UST and AST Search - Attempts were made to identify any ASTs containing hazardous or regulated materials, and to identify visual indications of USTs, such as fill and vent pipes, or volume gauges. In addition to the visual inspection, state databases of facilities with registered USTs were reviewed, and the property contact and local regulatory officials were interviewed regarding any knowledge of ASTs or USTs.

PCB Search - An attempt was made to identify electrical or hydraulic equipment known to or likely to contain PCBs, identify the condition of such equipment and to determine the ownership of the equipment. Per ASTM guidelines, fluorescent light ballasts likely to contain PCBs are not addressed due to the limited quantity of PCB materials contained.

Interviews - Efforts were made to contact and interview both the property owner and occupants. EPAI requested that a person with good knowledge of the uses and physical characteristics of the property be identified, such as the property manager or head maintenance person. In addition, EPAI provided the owner or owner's representative, or both, with a pre-survey questionnaire as to any information relative to past or current potential recognized environmental conditions at the property. Attempts were made to interview property representatives, major occupants and/or tenants.

In addition, if readily available, EPAI reviewed the following documents and information that may be in the possession of or provided by the owner, owner's representative, user, or combination thereof, as appropriate: environmental site assessment reports, environmental audit reports, environmental permits, registrations for storage tanks, material safety data sheets, community right to know plan, safety and spill prevention plans, reports regarding hydrogeologic conditions, notices or other governmental correspondence for any past or current violations of environmental law, hazardous waste site generator notices or reports, geotechnical studies, knowledge of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products.

Efforts were made to contact and interview local agency officials at the local fire department, local or regional state health agency, local or regional state agency with jurisdiction over hazardous waste disposal as to any information relative to past or current potential recognized environmental conditions at the property.

2.3 Significant Assumptions

The information reported herein has been gathered from sources deemed reliable. This report makes no warranty as to the accuracy of the information supplied by said resources. Environmental Property Audits, Inc. (EPAI) has no prior experience or interest regarding the subject property and has no past, present or contemplated financial relationships with any parties involved with the subject property which would constitute a conflict of interest.

2.4 Limitations and Exceptions

The findings characterized in this report only represent evidence that was reasonably available public information, written inquires, visitation, telephone calls, interviews, and site observations. Assessment of adjoining properties and off-site properties is limited to visual observations and record reviews. No direct measurements for the presence of water, soil, or air contaminants were made, except as noted otherwise.

This ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the Property cannot be determined without proper testing.

As documented in Section 4.5.1. of ASTM 1527-21, "no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost". Therefore, environmental conditions may exist on the *Property* that could not be identified through the scope of this investigation.

Accordingly, the findings of this investigation merely assess potential for property owner liabilities arising from past and present usage of the Property and should not be construed as conclusive evidence that the Property has or has not been negatively impacted.

This report was prepared solely for the use of the Client, and is not intended for use by third party beneficiaries except as otherwise stated in this report. The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EPAI does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

2.5 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the potential presence of polychlorinated biphenyls (PCBs) or the assessment of natural hazards such as naturally occurring radon or methane gas, or assessment of non-chemical hazards such as the potential for damage from earthquakes or floods. Asbestos Containing Materials, Lead in Water, Lead Based Paint, Mold and Wetlands were not addressed as part of this Phase I ESA. However, limited asbestos and lead based paint testing may have been performed as described in Section 12.0. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject property or of the businesses operating onsite, or a health-based risk assessment.

2.6 User Reliance

Environmental Property Audits, Inc. (EPAI) was retained by Krinzman Hoss Lubetsky, & Hotte, to perform a Phase I Environmental Site Assessment (ESA) of the Subject Property. The investigation was conducted on behalf of the client and for the exclusive use of the client, solely for use in an environmental evaluation of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of EPAI.

This report has been prepared by the staff of EPAI for Krinzman Hoss Lubetsky, & Hotte, under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither (EPAI), nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either express or implied.

The investigation was prepared in accordance with the ASTM 1527-21 scope of work for the use and benefit of Krinzman Hoss Lubetsky, & Hotte. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Krinzman Hoss Lubetsky, & Hotte. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Krinzman Hoss Lubetsky, & Hotte. The consultant understands that Krinzman Hoss Lubetsky, & Hotte may wish to transfer its interest in this site to other participating lenders, rating agencies and future holders of the secured interest.

Krinzman Hoss Lubetsky, & Hotte, rating agencies and/or a limited number of investors involved in the transaction, may use and rely upon the report in connection with a planned loan involving the subject property, including, without limitation, utilizing selected information in the Report relating to the loan and Environmental Property Audits Inc. agrees to cooperate in answering questions by any of the above parties in connection with the transaction**.**

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property for which this Phase I Environmental Site Assessment (ESA) has been prepared is identified as: 2 35 40 Beg at Pt on N R/W Line of SR A1a Sd Pt Being 175 Ft Ely as Meas on Sd N R/w from Yount SE Cor (Or 171-1315), Then Cont Ely On N R/W 153.39 Ft, Th N 01 Deg 29 Min W 258.60 Ft to Ind River, Th Meander Shore Wly to Pt Which Bears N 06 Deg 42 Min 48 Sec E from Pob, Th S 06 Deg 42 Min 48 Sec E 249.86 Ft to Pob, According to the St. Lucie County Property Appraiser.

The subject property is physically located at 1010 Seaway Drive, Fort Pierce, FL 34949. The property is fronted to the south by Seaway Drive and lies approximately 500 feet west of Bayshore Drive. Access is provided by a curb cuts located along Seaway Drive

3.2 Site and Vicinity General Characteristics

The subject property is located within a mixed use area consisting of commercial facilities, marinas and residential apartments/condominiums area in Fort Pierce, FL

34949. During the vicinity reconnaissance, EPAI observed the following land use on properties in the immediate vicinity of the subject property:

North:	Waterway to Ft. Pierce Inlet
South:	Condominiums
East:	Boat storage
West:	Commercial buildings, marina, and motel

3.3 Current and Historical Use of the Property

The subject property remained vacant and undeveloped until the subject property and immediately surrounding property consisting of 10,000 acres of uplands was leased to the United States Navy in 1943. The site was utilized to train Army and Navy personnel in beach landings, beach operations, and gunnery training. The facility was closed in 1946 and the subject property remained vacant and undeveloped until developed with one of the current buildings in 1976 & 1977, along with a portion of the current boat dock, according to the St. Lucie County Property Appraiser. The property has been utilized as a gasoline station with convenience store, pizza restaurant, residential apartments, and marina since that time. The gasoline station and store are currently closed. According to the St. Lucie County tax records, the subject property is currently owned by: 1004-1010 Seaway Dream Team LLC..

3.4 Description of Site Improvements

The subject property contains approximately 35,386 square feet (0.82 acres). The buildings are fronted to the west by asphalt parking. The commercial building is fronted to the south by asphalt parking. A metal canopy covers the pump island and underground storage tank (UST) area on the south portion of the parcel. Boat slips and a long dock extend into the water to the north and consists of 41 slips, which are equiped with sewer, water, and electrical services. The remainder of the subject property consists of drainage, utilities, fencing, and landscaping.

The buildings are constructed with concrete masonry units (CMU), on concrete slabs, and are finished with painted stucco. The roofs are comprised of wood framing with shingles, except the commercial building which consists of steel bar joist, with a built-up membrane finish. The interior of the buildings are finished with painted drywall. The ceilings in the commercial building consist of acoustic panels and the floors are finished with vinyl tile.

Electric power is provided by Fort Pierce Utilities Authority and is transferred underground to the pad mounted transformer located in a locked room in the center of the building on the north side. The transformer is owned by FPL and managed by Fort Pierce Utilities Authority, who is responsible for any damage resulting from it. The transformer supplies 208/120 power to individual electrical meters and disconnects located in the electrical rooms on the north side of the building. Power is

then distributed to the sub-panels located in each unit in the building. The electrical panels are equipped with breakers and are typically 125-225 amps. There were no emergency generators located on the subject property.

Potable water and sanitary sewer service is provided to the subject property by the Ft. Pierce Utilities Department. Sewer lines are constructed with PVC or cast iron piping. The sewer lines flow to a sewer lift station located in the center of the property, before being pumped to the municipal sewer system. The water supply lines are believed to be constructed with copper or cpvc piping. The water lines are protected with a backflow prevention devises. The buildings are not equiped with wet sprinkler systems. A grease trap was observed on the north side of the commercial building in the asphalt parking area. There were no sumps, oil/water separators, or septic systems observed on the subject property.

Heating, Ventilation and Air Conditioning (HVAC) for the buildings is provided by split system units, located on the ground or roof. The HVAC equipment is powered by electricity.

The buildings are fronted to the west by asphalt parking. The commercial building is fronted to the south by asphalt parking. A metal canopy covers the pump island and underground storage tank (UST) area on the south portion of the parcel. Boat slips and a long dock extend into the water to the north and consists of 41 slips, which are equiped with sewer, water, and electrical services. The remainder of the subject property consists of drainage, utilities, fencing, and landscaping.

3.5 Current and Historical Uses of Adjoining Properties

The surrounding properties remained vacant and undeveloped until utilized by the U. S. Government for Army and Navy training from 1943-1946. The property to the east was originally developed in 1954 and utilized as a marina until a tennis center was developed on the property, which operated from the late 1970's until around 2000. The site is currently operated as a marina with boat storage. The properties to the east were developed with the current commercial buildings in 1950 and the marina and motel in 1965. The property to the south remained vacant and undeveloped after the Navy left until 2005 when the current condominiums were constructed. All surrounding properties appear to be the same grade as the subject property.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

A current title policy, with environmental lien, or activity and use limitations (AUL) search was not provided to EPAI by the Client or the property manager. However, a title policy dated 2/16/2023 was provided. Based on the 2/16/2023 policy, and a review of the regional environmental database research provided by Environmental

Risk Management Services (ERIS), no AULs or Institutional Controls/Engineering Controls (IC/EC) were reported for the *Property*. Furthermore, based on a review of the FDEP IC Registry, no evidence of AULs or IC/EC's were identified for the *Property*. However, please note that the scope of services did not include a current title records search, which under ASTM E1527-21 are defined as User responsibilities. Based upon other historical information reviewed, it is not expected that a review of current title records will result in any recognized environmental conditions (REC's). However, it is recommended the title policy be reviewed by a qualified person, prior to closing on the property.

4.2 Environmental Liens or Activity and Use Limitations

EPAI requested contact information for the current owner of the subject property for the purpose of performing an interview and completing a questionnaire. The owners questionnaire was completed by Valeria Latte, the owners representative, which asked the following questions (see questionnaire in Appendix B):

- Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?
- Are you aware of any activity or land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Valeria Latte informed an institutional control has been placed on the subject property in the public records, resulting from the former leaking underground storage tank system.

4.3 Specialized Knowledge

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Valeria Latte advised he was not aware of the surrounding property operations.

4.4 Commonly Known or Reasonably Ascertainable Information

- Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?
- Do you know the past uses of the property?
- Do you know of specific chemicals that are present or once were present at the property?
- Do you know of spills or other chemical releases that have taken place at the property?

- Do you know of any environmental cleanups that have taken place at the property.

Valeria Latte advised to her knowledge the subject property has always been operated as a gasoline station, apartment complex, and marina. She was aware of the spill and environmental cleanup, resulting from a fuel discharge at the gasoline station. She informed the site received a no further action with conditions status with the State, resulting from the discharge and cleanup, on the subject property.

4.5 Valuation Reduction for Environmental Issues

The questionnaire asked if there were any valuation reductions for environmental issues.

Valeria Latte answered not to her knowledge.

4.6 Owner, Property Manager, and Occupant Information

EPAI was informed that Valeria Latte was the owners representative of the subject property and was knowledgeable about the history of the site..

4.7 Reason for Performing Phase I

The reason for performing this Phase I ESA is to identify the presence or absence of recognized environmental conditions associated with the subject property in anticipation of a real estate financing.

4.8 Other

No other information was provided to EPAI by the client or owner of the subject property.

5.0 RECORDS REVIEW

The subject property was listed on the following government databases:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
374796255	DWM CONTAM	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW
374816276	DWM CONTAM	FT PIERCE INLET MARINA	1010 SEAWAY DR	0.00	SSW
374818372	DWM CONTAM	BILLS REEF MART	1010 SEAWAY DR	0.00	SSW
398205074	ERIC	CITGO-ISLAND	1010 Seaway Dr	0.00	SSW
319887881	ERNS		1010 SEAWAY DR	0.00	SSW
901202849	INST	CITGO-ISLAND	1010 Seaway Dr	0.00	WSW
313555463	LST	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW
313613307	SPILLS		1010 Seaway Drive	0.00	SSW
396357396	STCS	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW

313505419	UST	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW
366251835	WELL SURVEILLANCE	KWIK STOP	1010 SEAWAY DR	0.00	SSW

The south portion of the subject property has been operated as a gasoline station since 1977. The original underground storage tanks (USTs) were removed and replaced with the current 16,000 gallon compartmentalized UST in January of 1995. The facility is currently closed, however the UST and pump island remain and are listed as out of service by the Florida Department of Regulation (FDEP).

A Discharge Notification was filed with the FDEP dated April 13, 1987. The discharge was accepted into the State Early Detection Incentive (EDI) program and became eligible for State funded cleanup with a score of 11. Subsequent testing was performed on the subject property by Empire Environmental which did not identify any soil contamination remained on site. The groundwater contained concentrations of Benzene at concentrations of 16.7 ug/L in the area of MW-1. Empire recommended the site be closed under Risk Management Option RMO-2, which included the recording of a Restrictive Covenant containing an Institutional Control, restricting the use of groundwater on the subject property.

The FDEP issued a No Further Action with Conditions (NFAC) and the Restrictive Covenant was recorded on March 11, 2022 (see documentation in Appendix I).

5.1 Standard Environmental Record Sources

Pursuant to the Freedom of Information Act (FOIA), and the regulations promulgated thereunder, certain databases were examined, but not limited to the following:

FEDERAL ENVIRONMENTAL DATABASE	DISTANCE (In miles)	NUMBER OF SITES
National Priority List (NPL)	1.0	0
Superfund Enterprise Management System Archive listing (SEMS)	0.50	0
Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE)	0.50	0
Resource Conservation and Recovery Information System (RCRIS) Corrective Actions (CORRACTS)	1.0	0
RCRIS Treatment, Storage and Disposal Facilities (RCRIS TSD)	0.50	0
RCRIS Large Quantity Generators (RCRIS Lg. Quan. Gen.), and Small Quantity Generators (RCRIS Sm. Quan. Gen.) Includes Violations and Enforcement actions (RCRA Viol)	0.25	2

FEDERAL ENVIRONMENTAL DATABASE	DISTANCE (In miles)	NUMBER OF SITES
Emergency Notification Response System (ERNS)	0.25	4

NPL: (National Priority List) EPA's list of Superfund Sites. There are zero (0) NPL facilities within a one mile radius of the subject property.

SEMS: (Superfund Enterprise Management System), The U.S. Environmental Protections Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. There were zero (0) SEMS listings within a one-half mile radius of the subject property.

SEMS-ARCHIVE: (Superfund Enterprise Management System Archived Site Inventory), The Superfund Enterprise Management System Archive listing has replaced the CERCLISNFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program. There were zero (0) SEMS listings within a one-half mile radius of the subject property.

RCRA/TSD: (RCRA Treatment, Storage, and Disposal Facilities) There are zero (0) TSD facilities within a one half mile radius of the subject property.

RCRA/CORRACTS: (Resource Conservation and Recovery Act Corrective Actions) EPA's list of monitored or regulated hazardous waste generators. There is zero (0) facilities within a one mile radius of the subject property.

RCRA: (Resource Conservation and Recovery Act) EPA's list of monitored or regulated hazardous waste generators. There were two (2) RCRA facilities listed on the radius database identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
310639210	RCRA VSQG	CUMBERLAND FARMS #0966	975 SEAWAY DR	340.30	E
310066857	RCRA NON GEN	USCG FORT PIERCE	900 SEAWAY DR	801.46	WNW

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, these facilities do not appear to pose a REC to the Property.

ERNS: (Emergency Response Notification System) EPA's list of environmental emergency responses) There were four (4) ERNS Hazardous Materials Spill or incidents listed on the radius database identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
807054758	ERNS		SEAWAY DRIVE		
806633224	ERNS		SEAWAY DRIVE		
806586387	ERNS		OFF A1A HIGHWAY		
885698237	ERNS		SEAWAY DRIVE		

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, these incidents do not appear to pose a REC to the Property

5.2 Additional Environmental Record Sources

In addition to the review of the federal databases, state and county records were also reviewed. Each county as well as the Florida Department of Environmental Protection (DEP), lists, monitors, inspects and maintains files on above noted facilities. The State and County databases examined included State list of hazardous waste sites identified for investigation or remediation (NPL and CERCLIS equivalents), State landfill and/or solid waste disposal sites, State leaking UST, State registered UST.

ADDITIONAL ENVIRONMENTAL DATABASES	DISTANCE (In miles)	NUMBER OF SITES
State Hazardous Waste Sites (State equivalent of CERCLIS, Hazardous Sites, Drycleaner Cleanup and NPL)	1.0	0
State Spills 1990	0.25	0
State Solid Waste Facilities/Landfill Database (SWF/LF)	0.50	0
Leaking Underground Storage Tanks (LUST)	0.50	2
Underground/Aboveground Storage Tanks (UST/AST)	0.25	4
Additional State ASTM databases	1.0	0

State Sites: There were zero (0) State cleanup site listed within a one mile radius of the subject property.

State Spills: There were zero (0) state spill sites listed within a one-quarter mile radius of the subject property.

State SWF: There were zero (0) SWF sites located within a one-half mile radius of the subject property.

UST/AST and LUST Sites: Public records indicate one (1), 16,000 gallon UST, which is currently out of service. There were zero (0) AST's located on the subject property.

Two (2) LUST sites were reported within a 0.5-mile radius of the subject site identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
313555090	LST	CUMBERLAND FARMS #0966	975 SEAWAY DR	438.56	ESE
359949763	LST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR	736.74	W

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, this facility does not appear to pose a REC to the Property (see file review documents in Appendix I).

Four (4) UST or AST facilities are listed within a 0.25 mile radius of the subject property identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
313499692	UST	CUMBERLAND FARMS #0966	975 SEAWAY DR	438.56	ESE
359650665	AST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR	736.74	W
394384426	UST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR	736.74	W
313501074	UST	PELICAN YACHT CLUB	1120 SEAWAY DR	889.95	NE

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, this facility does not appear to pose a REC to the Property.

Additional State ASTM databases: There was one (1) additional facilities listed on the government database that have not been previously referenced within a 1/10 mile radius of the subject property.

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
345739640	FUDS	FT PIERCE NAVAL AMPH BASE		0.00	SSE

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, this facility does not appear to pose a REC to the Property.

Vapor Encroachment: Vapor encroachment refers to the movement of hazardous substance or petroleum products in the form of vapor onto the subject property. Vapor Migration for the purposes of this report is described in the ASTM Guide E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The purpose of Tier 1 screening is to conduct a screen using Phase I ESA-type information to determine if a vapor encroachment condition

(VEC) exists at the target property (TP). The Minimum Search Distances utilized in the Tier 1 screening is as follows:

Standard Environmental Record Sources	COC (In miles)	Petroleum Hydrocabons
State Hazardous Waste Sites (State equivalent of CERCLIS, Hazardous Sites, and NPL)	1/3	1/10
Federal RCRA CORRACTS and non-CORRACTS TSD	1/3	1/10
Federal RCRA generators	Site	Site
Federal institutional control/engineering control registries	Site	Site
Federal ERNS list	Site	Site
State and tribal-equivalent NPL and CERCLIS	1/3	1/10
State and tribal landfill and/or solid waste disposal site lists	1/3	1/10
State and tribal leaking storage tank lists	1/3	1/10
State and tribal registered storage tank lists	Site	Site
State and tribal institutional control/engineering control	Site	Site
State and tribal voluntary cleanup sites	1/3	1/10
State and tribal Brownfield sites	1/3	1/10

The facilities identified in the Tier I screening are described as follows:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
313499692	UST	CUMBERLAND FARMS #0966	975 SEAWAY DR	438.56	ESE

Utilizing Tier 2 Screening for Critical Distance Determination, according to Section 9 of ASTM E2600-15 and results of the file review for the facilities, in EPAI's opinion a Vapor Encroachment Condition (VEC) can be ruled out because VEC does not exist at the Target Property (TP) resulting from the above facilities.

Vapor intrusion is the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and contaminated groundwater can emit vapors that may migrate through subsurface solid and into air spaces of overlying buildings in ways similar to that of radon gas.

In extreme cases, vapors may accumulate in dwellings or occupied buildings to levels that may pose near-term safety hazards, acute health effects or aesthetic problems. However, in most cases, the chemical concentrations are low, or depending on site-specific conditions, vapors may not be present at detectable concentrations.

Engineering controls include source removal or treatment, barriers and venting to prevent subsurface vapors from entering a building, pressurization of building interior to direct vapors away from enclosed spaces and indoor air treatment systems.

Based upon review of historical site operations and chemical use, storage and handling practices at the subject site no significant vapor intrusion pathways were identified of potential concern for the subject property. Therefore, the potential for vapor intrusion onto or off of the subject property does not exist.

File Review: Relevant files were reviewed at state and local agencies for the above facilities as deemed pertinent by EPAI to accomplish the objectives of this report. In EPAI's opinion, files for the above listings that were not reviewed do not pose a risk to the subject property.

To evaluate the physical setting of the site, EPAI reviewed topographic maps, the proximity of the site to surface water bodies, flood insurance maps, and wellfield protection maps provided by Environmental Risk Management Services (ERIS).

The surface water in the subject property area is controlled by St. LucieCounty and the South Florida Water Management District. Topography in the area varies and is at an elevation of approximately 1-foot NGVD

Storm water is transferred by sheet flow from the buildings to the storm drain catch basins located around the property. Additional storm water either leaches into the pervious surfaces on site or flows to the waterway abutting the subject property to the north. Storm drainage appears to be adequate under normal conditions. However, the property manager informed a tidal surge occurred during the previous hurricanes, which caused water from the abutting waterway to come onto the subject property at a depth of approximately two (2) feet.

The subject property is designated in the "AE6" flood zone area according to the 12111C0183K Flood Panel Map. Zone "AE 6" is an area inundated by 100-year flooding, with a base flood elevations of six (6) feet NGVD. The subject property is not located within the zone of influence of any public wellfields. Principal drainage structures or surface water bodies located within a 1/4 mile radius of the site include the Ft. Pierce Inlet waterway, abutting the property to the north.

According to the Technical Publication 92-03 dated April 1992, published by the South Florida Water Management District, the geology in the area varies slightly, however the soil characteristics beneath the area is predominately comprised of all saturated sediments and rocks from the water table down to the clays and silts of the Hawthorn confining unit and is generally composed of two producing zones. The sediments are composed of unconsolidated fine to medium quartz sand with inter-bedded lenses of limestone, sandstone, shell and clay of late Miocene and Pleistocene age. Aquifer thicknesses range from less than 50 to greater than 250 feet (Brown and Reece, 1979).

The land surface is relatively featureless, with elevations ranging from 0 feet to 60 feet above the National Geodetic Vertical Datum, (NGVD) averaging approximately 25 feet NGVD in most of the St. Lucie area.

The subsurface geological setting of St. Lucie varies slightly, however, the Environmental Risk Management Services (ERIS) Physical Setting Report (PSR) identifies the geological setting as:

Geologic Unit Qa, Unit Name: Anastasia Formation, Unit Age: Pleistocene, Primary Rock Type: calcarenite, Secondary Rock Type: sand,Unit Description: Anastasia Formation - The Atlantic Coastal Ridge is underlain by the Anastasia Formation from St. Johns County southward to Palm Beach County. Excellent exposures occur in Flagler County in Washington Oaks State Park, in Martin County at the House of Refuge on Hutchinson Island and at Blowing Rocks in Palm Beach County. An impressive exposure of Anastasia Formation sediments occurs along Country Club Road in Palm Beach County (Lovejoy,1992). The Anastasia Formation generally is recognized near the coast but extends inland as much as 20 miles (32 kilometers) in St. Lucie and Martin Counties. The Anastasia Formation, named by Sellards (1912),is composed of interbedded sands and coquinoid limestones. The most recognized facies of the Anastasia sediments is an orangish brown, unindurated to moderately indurated, coquina of whole and fragmented mollusk shells in a matrix of sand often cemented by sparry calcite. Sands occur as light gray to tan and orangish brown, unconsolidated to moderately indurated, unfossiliferous to very fossiliferous beds. The Anastasia Formation forms part of the surficial aquifer system.

The soil information contained in the ERIS PSR is defined as: Map Unit 52 (0.21%) Map Unit Name: Waveland-Urban land complex, Bedrock Depth - Min: null Watertable Depth - Annual Min: 31cm, Drainage Class - Dominant: Poorly drained Hydrologic Group - Dominant: C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained.
Major components are printed below Waveland(50%) horizon A(0cm to 10cm) Fine sand, horizon Eg(10cm to 81cm), Sand horizon Bh1(81cm to 102cm), Loamy sand horizon Bh2(102cm to 135cm) Sand horizon Cg1(135cm to 168cm) Sand horizon Cg2(168cm to 203cm) Sand Component Description: Minor map unit components are excluded from this report. Map Unit: 52 - Waveland-Urban land complex Component: Waveland (50%).

It should be noted that an accurate, site-specific representation of the soil layers can only be obtained from soil borings.

The two major aquifer systems underlying the Port St. Lucie area are the Surficial Aquifer System and the Floridan Aquifer System. They extend from land surface to over 1,500 feet in depth. The Surficial Aquifer System is unconfined and is recharged locally by rainfall, canals, ditches, small reservoirs, and irrigation water. A small amount of recharge is derived from downward seepage if irrigation water

derived from the Floridan Aquifer System. The hydrology in the region predominately flows to the northeast and may be tidal influenced due to its proximity to the Indian River located approximately 0.30 miles to the east .

The general direction of groundwater flow in the area of the subject property is tidal influenced due to its proximity to the Atlantic Ocean and Ft. Pierce Inlet.

5.4 Historical Use Information on Property and Adjacent Properties

Historical use of the subject property was established by researching historical aerial photographs, city directories, Sanborn Fire Insurance Maps, Historical Topographic Maps and any other pertinent local regulatory agency records.

EPAI reviewed historical Sanborn Fire Insurance Maps were reviewed at the Miami-Dade County Library Digital Collection. The Sanborn Fire Insurance Map review revealed maps were not available for the area of the subject property.

EPAI reviewed historical Topographic Maps for the years 1949, 1972, 1986, 2012, 2018, and 2024. The maps were obtained from the USGS TopoView website. The maps did not identify the use of the subject property (see Topographic Maps in Appendix F).

Historical aerial photographs were obtained from NetOnline, Google Earth, and the University of Florida Digital Collection, and the DOT Digital Collection. Aerial photographs were obtained for the years 1944, 1958, 1970, 1980, 1992, 1999, 2007, 2014, and 2021. The photographs were reviewed to identify former land uses of the subject property. Brief descriptions of the subject property, as observed in the aerial photographs, are presented below.

Year	Site Description	Surrounding Sites
1944	The subject property appears developed with a dock and staging area for the military training facility.	N: Waterway S: Staging area for the military E: Staging area for the military W: Staging area for the military
1958-1970	The subject property appears developed with 1 current building and a dock until 1970, then 2 current buildings.	N: Waterway S: Vacant land E: Current building W: Current buildings
1980-1999	The subject property appears as it currently exists.	N: Waterway S: Vacant land E: Current building with tennis center. W: Current buildings

2007-2021	The subject property appears developed with the current buildings and improvements.	N: Waterway S: Vacant land E: Current building with boat storage. W: Current buildings

The aerial photograph review illustrates the current gasoline station as the only environmental concerns on the subject property. There were no environmental concerns in the immediately surrounding area observed. However, marinas and the US Coast Guard are located to the east and west of the subject property. These facilities are known to store and utilize petroleum products, that if improperly used could result in a REC. There was no documentation discovered in this investigation that would indicate the presence of a REC at this time.

City Directories were obtained from the St. Lucie County Public Library and reviewed by EPAI back to 1940. The directories first listed the subject property at 1010 Seaway Drive in 1950 as occupied by Beach Casino Hotel. The US Coast Guard Auxiliary was listed in 1968 and Pelican Tennis Club was listed in the 1980 directory. It appears the directories do not accurately identify the subject property as having the address of 1010 Seaway Drive, as the tennis club was located on the abutting property to the east (see directories in Appendix G).

Data Gap: It should be noted, data gaps were encountered in the Historical Use Information review. Standard Historical Sources were not reasonably ascertainable in 5-year intervals. ASTM 1527-21 in section 8.3.2.1 Intervals; provides for review intervals of greater than 5-years, if the specific use of the property appears unchanged over a period longer than five years. In addition, a current title policy was not provided to EPAI by the client. In EPAI's opinion, the failure to obtain historical use information in 5-year intervals and the failure to review a current title policy does not affect the findings of this report. It is recommended prior to closing, a current title policy for the subject property be reviewed by a qualified person.

6.0 SITE RECONNAISANCE

6.1 Methodology and Limiting Conditions

A site survey of the subject property was conducted on October 22, 2025, by Byron R. Wood, a representative of Environmental Property Audits, Inc.

The process and procedures implemented in the site inspection included a thorough, systematic, and physical tour of the subject property. The inspection included walking around and through the subject property where access was available.

6.2 General Site Setting

The buildings are fronted to the west by asphalt parking. The commercial building is fronted to the south by asphalt parking. A metal canopy covers the pump island and underground storage tank (UST) area on the south portion of the parcel. Boat slips and a long dock extend into the water to the north and consists of 41 slips, which are equiped with sewer, water, and electrical services. The remainder of the subject property consists of drainage, utilities, fencing, and landscaping.

6.3 Interior & Exterior Observations

6.3.1 Hazardous Substances/Petroleum Products for Identified Uses

The presence of hazardous substances or petroleum products in connection with the subject property was investigated. No hazardous substances or petroleum products were observed on the property other than de minimis quantities stored on boats in the marina.. De minimis quantities of cleaning chemicals and maintenance products were also stored in residential units and garage on site.

6.3.2 Storage Tanks

ASTs, USTs or vent pipes, fill pipes, or access ways indicating USTs or AST's, were looked for during the site visit. Based upon EPAI's inspection, zero (0) ASTs and one (1), 16,000 gallon UST was observed on the subject property. The UST and fueling system on the subject property is currently out of service, according to the State.

6.3.3 Odors

The subject property was inspected for strong, pungent, or noxious odors and their sources during the site visit. No readily noticeable strong, pungent, or noxious odors were encountered.

6.3.4 Pools of Liquids

During the site visit, standing surface water and pools or sumps containing liquids likely to contain hazardous substances or petroleum products were looked for. No standing surface water or pools were observed onsite, except an area in the northwest portion of the site. No concerns were indicated relating to pools of liquids.

6.3.5 Storage Drums

EPAI inspected the site for any evidence of storage drums. There were zero (0) drums or large containers observed on the subject property.

6.3.6 Hazardous Substances/Petroleum Products not for Identified Uses

Hazardous substances and petroleum products containers for unidentified uses were looked for during the site visit. No hazardous or petroleum product containers were observed outside the facility.

6.3.7 Unidentified Storage Containers

During the site visit, EPAI inspected for hazardous substances and petroleum product containers. No hazardous or petroleum product containers were observed on the property.

6.3.8 Polychlorinated Biphenyls (PCBs)

PCBs can be contained in coolant or lubricant oils used in some electrical transformers, capacitors and fluorescent light ballasts. Electrical transformers have three (3) classifications as designated by the EPA:

PCB Transformers: Contain five-hundred (500) or more parts per million (ppm) PCBs and must be labeled as such. These transformers must be inspected quarterly for leaks, and detailed reports must be kept. Maintenance work involving the removal of the core is not permitted. At the end of the transformer's life, the transformer and its contents must be incinerated at an EPA-approved facility.

PCB-Contaminated Transformers: Contain between fifty (50) and five-hundred (500) ppm PCBs and require annual inspection. Disposal of the liquid contents is by incineration, high-efficient boiler, or a chemical landfill. All three methods must have EPA approval.

NON-PCB Transformers: Contain less than fifty (50) ppm PCBs and are exempt from regulations that apply to PCBs and PCB-containing transformers. However, it should be noted that local disposal requirements may still have to be met.

Electric power is provided by Fort Pierce Utilities Authority and is transferred underground to the pad mounted transformer located in a locked room in the center of the building on the north side. The transformer is owned by FPL and managed by Fort Pierce Utilities Authority, who is responsible for any damage resulting from it. The transformer supplies 208/120 power to individual electrical meters and disconnects located in the electrical rooms on the north side of the building. Power is then distributed to the sub-panels located in each unit in the building. The electrical panels are equipped with breakers and are typically 125-225 amps. There were no emergency generators located on the subject property.

No information was obtained or visual indications made that would indicate a significant potential for recognized environmental conditions related to PCBs. Therefore, no additional investigations or actions are warranted at this time.

6.3.9 Terrain and Landscape

During the site visit visual observations were made of the surrounding terrain. No soakage pits were identified on the subject property. Storm water is

transferred by sheet flow from the buildings to the storm drain catch basins located around the property. Additional storm water either leaches into the pervious surfaces on site or flows to the waterway abutting the subject property to the north. Storm drainage appears to be adequate under normal conditions. However, the property manager informed a tidal surge occurred during the previous hurricanes, which caused water from the abutting waterway to come onto the subject property at a depth of approximately two (2) feet. No recognized environmental conditions are indicated by the terrain.

6.3.10 Solid Waste

During the site visit, EPAI investigated for evidence of improperly disposed solid waste. No recognized environmental conditions are suspected in association with solid wastes.

6.3.11 Wastewater

Wastewater generated on site is discharged to the municipal sewer system, provided by Fort Pierce Utilities Authority There was no wastewater being discharged at the time of the site inspection except sanitary waste. No recognized environmental conditions are suspected in association with wastewater.

6.3.12 Onsite Wells

During the site visit, EPAI inspected for evidence of any onsite wells. Zero (0) irrigation wells were observed on the subject property. There were nine (9) monitoring well manhole covers observed on the subject property. However, the wells were reportedly closed as a component of the NFAC.

6.3.13 Onsite Septic Systems

There were zero (0) septic systems observed on the subject property at the time of the site inspection. No RECs are anticipated resulting from septic systems on the subject property.

6.3.14 Heating, Ventilation, and Air Conditioning (HVAC) Systems

Heating, Ventilation and Air Conditioning (HVAC) for the buildings is provided by split system units, located on the ground or roof. The HVAC equipment is powered by electricity.

6.3.15 Corrosion or Staining

During the site inspection, EPAI looked for evidence of corrosion or stains on the subject property. No areas of corrosion were observed during this assessment. No recognized environmental conditions are suspected in association with corrosion or staining.

6.3.16 Floor Drains, Sumps, & Hydraulic Equipment

During the site inspection, EPAI looked for floor drains, sumps, and hydraulic equipment. There were zero (0) floor drains, sumps, or hydraulic equipment observed.

7.0 INTERVIEWS

7.1 Interview with Site Contact

Prior to completion of the Phase I Environmental Site Assessment, EPAI provided the client with an interview questionnaire to be completed by the owner's representative of the subject property. The questionnaire was completed by Valeria Latte, the owners representative. She was asked if any of the following information was available:

- Environmental site assessment reports
- Environmental audit reports
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits)
- Registrations for USTs and ASTs
- Registrations for underground injection systems
- Material safety data sheets
- Community right-to-know plan
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.
- Reports regarding hydrogeologic conditions on the property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices or reports
- Risk assessments
- Recorded Activity Use Limitations
- Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?
- Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

Valeria Latte advised a previous Phase I ESA, dated December 16, 2022, prepared by EPAI was completed. The ESA identified one (1) REC and One (1) HREC. The REC was a result of a spill bucket not passing a pressure test. The spill bucket was subsequently repaired and the violation closed. The HREC in the previous report is

the same listing as the CREC listed in this report. She answered not to her knowledge to the other above questions.

7.2 Interviews with Local Government Officials

An interview was conducted with Mr. DeAundre Edwards of the Florida DEP. Mr. Edwards informed the previous 6 open UST violations have been closed and the UST is listed as out of service. He advised there are currently two (2) open environmental violations. The violations include failure to maintain records, and failure to perform annual inspections. He informed the inspection report is due by February 2026.

EPAI submitted email requests for information to the St. Lucie County Health and Ft. Pierce Fire Department. Responses to these requests have not been received. If pertinent information is obtained from these requests, EPAI will forward said information upon receipt.

8.0 FINDINGS

8.1 Known or Suspected Environmental Conditions

Recognized environmental conditions (REC) are defined by the American Society of Testing and Materials (ASTM) as "(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment."

A "Release" as defined under CERCLA according to 42 U.S.C. 9601(22) as "any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant)."

Based upon EPAI's review of the historical aerial photographs and any other pertinent regulatory agency records, there were zero (0) REC's identified in conjunction with the subject property.

8.2 Controlled Recognized Environmental Conditions (CREC)

Controlled Recognized Environmental Conditions (CREC) are defined by the American Society of Testing and Materials (ASTM) as "resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of

required controls. CREC are classified as a REC. CREC's often times require engineering control plans in qualifying for conditional closure. Maintenance of these engineering controls is a requirement of the conditional and are incorporated in the evaluation of the CREC's identified in this report.

Based upon EPAI's review of the historical aerial photographs and any other pertinent regulatory agency records, there was one (1) CREC identified in conjunction with the subject property. The CREC is described as:

The south portion of the subject property has been operated as a gasoline station since 1977. A Discharge Notification was filed with the FDEP dated April 13, 1987. The discharge was accepted into the State Early Detection Incentive (EDI) program and became eligible for State funded cleanup with a score of 11. Subsequent testing was performed on the subject property by Empire Environmental which did not identify any soil contamination remained on site. The groundwater contained concentrations of Benzene at concentrations of 16.7 ug/L in the area of MW-1. Empire recommended the site be closed under Risk Management Option RMO-2, which included the recording of a Restrictive Covenant containing an Institutional Control, restricting the use of groundwater on the subject property.

The FDEP issued a Conditional Site Rehabilitation Completion Order (CSRCO) dated April 6, 2022, and the Restrictive Covenant was recorded on March 11, 2022 (see documentation in Appendix I). The CSRCO states that subsequent discharges are not covered by the CSRCO.

8.3 Historical Environmental Conditions

Historical Recognized Environmental Conditions (HREC) are defined by the American Society of Testing and Materials (ASTM) as "a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls." HREC are not classified as a REC.

Based upon EPAI's review of the historical aerial photographs and any other pertinent regulatory agency records, there were zero (0) HREC's identified in conjunction with the subject property.

8.4 Business Environmental Risk (BER)

Business Environmental Risk (BER) means a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated by the Standard. There was one (1) BER identified in this investigation. The BER is identified as:

An Asbestos Screening Inspection or Lead Based Paint Survey were not performed as a component of this ESA report. Based on the date of construction (circa 1976/77) the potential for asbestos containing building materials, PCB containing building materials, and lead based paint does exist in the building. However, EPAI did laboratory analyze one (1) vinyl floor tile for the presence of asbestos. The analysis did not identify any asbestos in the sample (see lab report in Appendix I). If the client desires to determine if any asbestos, PCB, or lead containing materials are present in the building, or renovation or demolition is going to be conducted on the building, surveys by qualified people should be conducted. Managing these materials my result in additional costs of future renovations or demolition and should be considered**.**

8.5 De Minimis Environmental Conditions

De Minimis Conditions are defined by the American Society of Testing and Materials (ASTM) as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies." De Minimis conditions are not recognized conditions. There was one (1) De Minimis condition observed on the subject property. The De Mimimis Condition is identified as:

The original underground storage tanks (USTs) were removed and replaced with the current 16,000 gallon compartmentalized UST in January of 1995. The facility is currently listed with the State as out of service. The inspection of the UST system by the State, conducted on February 19, 2025, identified two (2) open violations. The violations are identified as:

- Improper maintenance of records. Records requiring to be maintained for 3 years or for the life of the system not kept by facility. Records not provided within 5 business days.

- Annual visual inspection of OUT-OF-SERVICE Tank not being performed. Corrective Action: Conduct Visual Inspection of Tank System Once a Year until tank is closed or placed back in service, -Next Inspection Due 2/19/26.

These violations do not pose a risk to the subject property conditions that pose a material a risk to human health, or the environment, however, the above described de minimis storage tank violations, poses the potential for fines and other enforcement actions.

9.0 OPINION

Based upon information compiled, i.e., present and past ownership and uses, governmental agencies review, aerial photography study, discovery interviews, and conducted site surveys, research indicated the following:

It is EPAI's opinion, based upon the information compiled in this report, there was evidence of the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment.

10.0 CONCLUSIONS

Environmental Property Audits Inc. has performed a Phase I Environmental Site Assessment on the property located at 1010 Seaway Drive, Fort Pierce, FL 34949, in conformance and limitations of ASTM Practice E 1527-21 scope of work. Any exceptions to, or deletions from, this practice are described in Section 11.

In conclusion, there was zero (0) Recognized Environmental Conditions (RECs), one (1) Controlled Recognized Environmental Conditions (CRECs), zero (0) Historical Recognized Environmental Condition (HREC), one (1) Business Environmental Risk (BER), and one (1) de minimis condition identified in this investigation.

Based upon the findings of this investigation, no additional environmental investigation is recommended at this time. However, it is recommended the facility comply with the State requirements, under de minimis conditions.

11.0 DEVIATIONS

There were no deviations from the recommended scope ASTM Standard E 1527-21 with the exception of the following items which were not included in this Phase I ESA:

- Data Gaps
- Current Title Policy

In EPAI's opinion, this "Deviation" does not affect the conclusions of this report.

12.0 ADDITIONAL SERVICES

12.1 Asbestos Screening Inspection

An Asbestos Screening Inspection was not performed as a component of this ESA report. Based on the date of construction (circa 1976-1977) the potential for asbestos to be present in the buildings does exist. If the client desires to determine if any asbestos containing materials are present in the building, or renovation or demolition

is going to be conducted on the building, an Asbestos Survey should be conducted by a Licenced Asbestos Consultant.

12.2 Lead Based Paint Survey

A Lead Based Paint Survey was not performed as a component of this ESA report. However based on the date of construction (circa 1976-1977) the potential for lead based paint to be present in the buildings does exist. If the client desires to determine if any lead based paint is present in the building, or renovation or demolition is going to be conducted on the building, a Lead Based Paint Survey should be conducted by a Licenced Lead Consultant.

12.3 Lead in Drinking Water

According to available information, a public water system operated by Fort Pierce Utilities Authority serves the subject property and vicinity. According to a representative of the Fort Pierce Utilities Authority shallow groundwater directly beneath the subject property is not utilized for domestic purposes. The sources of public water for the Fort Pierce Utilities Authority are deeper groundwater wells which are in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper.

Based on the date of construction (circa 1976-1977) the potential for lead solder to be present in the water piping located in the buildings does exist. Water sampling was not conducted to verify water quality.

12.4 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors of white, gray, brow, black, yellow, and green. In large quantities, molds can cause allergic symptoms when inhaled or through the toxins the molds emit.

A Mold Screening Inspection was not performed as a component of this ESA report. If the client desires to determine if Mold is present in the building, a Mold Survey should be conducted by a Licenced Mold Consultant.

12.5 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to

implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the US EPA Action Limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. A review of the EPA Radon Zones Map in Florida was reviewed for the area of the subject property. The review revealed the subject property is located in Zone 3. Zone 3 is identified as areas that contain concentrations of less than 2 pCi/l. The limit for radon exposure is 4 pCi/l. Therefore, the potential for elevated concentrations of radon in the subject building is considered Low.

12.6 Wetlands

This assessment did not include a wetlands survey.

12.7 Emerging Contaminates

Hazardous substances about which human understanding is evolving (e.g. Per- and Polyfluoroalkyl Substances, also known as "PFAS" and Perfluorooctane sulfonic acids also known as "PFOS). These and any other "emerging contaminants," where they are not identified as a hazardous substance by CERCLA, as interpreted by EPA regulations and the courts, are not included in the scope of this standard.

Under Section 7321 of the National Defense Authorization Act (NDAA),172 per- and polyfluoroalkyl substances were added to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) for fiscal year 2020. The U.S. EPA also continues to evaluate PFAS and other emerging contaminants as part of its Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) list.

PFAS and PFOS are a large, complex, and ever-expanding group of manufactured chemicals that are widely used to make various types of everyday products. For example, they keep food from sticking to cookware, make clothes and carpets resistant to stains, and create firefighting foam that is more effective. PFAS are used in industries such as aerospace, automotive, construction, electronics, and military.

This investigation did not include the evaluation or testing of emerging contaminates. If the client desires to determine if emerging contaminates such as PFAS chemicals are present on the subject property, Phase II soil and groundwater testing would be recommended.

12.8 PCB's in Building Materials

Based on the information available, the EPA believes that there was potentially widespread use of PCB-containing building materials in schools and other buildings built or renovated between about 1950 and 1979. This is an important issue because PCBs have been identified as probable human carcinogens and may cause a variety of non-cancer health effects. PCBs have been used in paints, mastics and other adhesives, fireproofing materials, and in the manufacture of some ceiling tiles and acoustic boards, among other products. Although the presence of PCBs in schools and other buildings may be a concern, the presence of PCBs alone is not necessarily a cause for immediate alarm. If PCBs are present or suspected of being present, EPA recommends the actions outlined in this document be taken by school administrators, building owners and building managers to reduce PCB exposures.

A PCB-containing building materials Inspection was not performed as a component of this ESA report. Based on the date of construction (circa 1958-1977) the potential the potential for the presence of PCB-containing building materials does exist in the buildings.

13.0 REFERENCES

Environmental Risk Management Services (ERIS): Radius Database.

Polk, Bressers, and Hill Donnelly City Directories were reviewed at the St. Lucie County Main Library.

Sanborn Maps, Miami-Dade County Main Library Digital Collection and UF Digital Collection .

Florida, Publication of Archival and Museum Materials (PALMM) and Florida Department of Transportation Surveying and Mapping Office. Aerial photographs.

Historical Topographic Maps: USGS TopoView website

Federal Emergency Management Agency,. Flood Insurance Rate Map of St. Lucie County, Florida

Cooke, C. W., 1945, Geology of Florida: Florida Geological Survey Bulletin 29, 342 p.

Fernald, E.A., and Patton, D.J., 1984. Water resources atlas of Florida: Tallahassee, Florida State University, 291 p.

Parker and Cooke, C. W., 1944, Late Cenozoic geology of southern Florida, with a discussion of the ground water:

Florida Geol. Survey Bull. 27 Schroeder, et al.

USGS. St. Lucie County Aquifer Study USGS, 1991. Report 90-4108, SFWMD

USGS, Ft. Pierce, FL 7-1/2 Minute Series Topographical Map.

Florida DEP Oculus and Nexus Website's

APPENDIX A

FIGURES

Area Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N

Location Map: **Site # 10257195 1010 Seaway Drive Ft. Pierce, Florida**

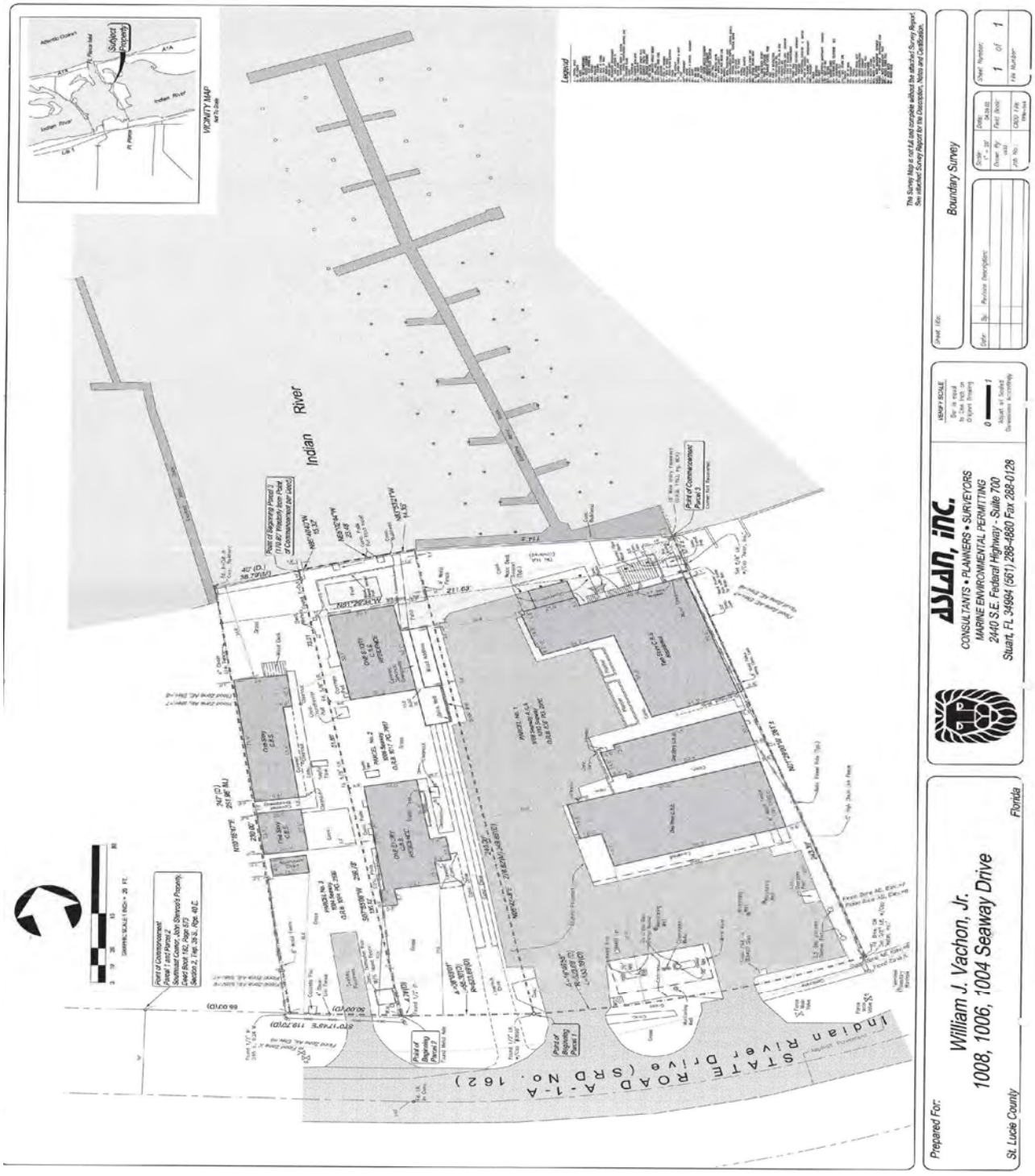
N

Topographic Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N

Plat Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N



Survey: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

Property Identification

Site Address:	1010 SEAWAY DR
Sec/Town/Range:	02/35S/40E
Parcel ID:	**2402-142-0001-000-4**
Jurisdiction:	Fort Pierce
Land Use Code:	1200 - MX-STR OFCE
Account #:	**15785**
Map ID:	24/02N
Zoning:	Tourist Co

Legal Description

2 35 40 BEG AT PT ON N R/W LI OFSR A1A SD PT BEING 175 FT ELY AS MEAS ON SD N R/W FROM YOUNT SE COR (OR 171-1315), TH CONT ELY ONN R/W 153.39 FT, TH N 01 DEG 29 MIN W 258.60 FT TO IND RIVER, TH MEANDER SHORE WLY TO PT WHICH BEARS N 06 DEG 42 MIN 48 SEC E FROM POB, TH S 06 DEG 42 MIN 48 SEC E 249.86 FT TO POB

Total Areas

Finished/Under Air (SF):	12,162
Gross Sketched Area (SF):	16,532
Land Size (acres):	0.81
Land Size (SF):	35,386

Map

State of Florida, Microsoft, Vantor Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Ownership

1004-1010 Seaway Dream Team LLC
800 Brickell AVE Ste 320
Miami, FL 33131-2974

Current Values

Just/Market value:	$3,847,900
Assessed value:	$3,610,860
Exemption value:	$0

Property Appraisers Print Out: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

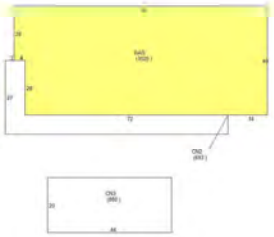
N

Building Information

Prev **(1 of 3)** Next

Finished Area: 3,520 SF

Gross Area: 5,093 SF



Exterior

Building Type:	CST
Quality:	Y_C
Number of Units:	2
Year Built:	1976
Effective Year:	1976
Story Height:	1 Story
Roof Structure:	BarJst/Rigid
Roof Cover:	Roll Comp
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Vinyl Tiles

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	3,520	3,520	260
CN2	CANOPY	693	0	212
CN3	CANOPY	880	0	128

Property Appraisers Print Out: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

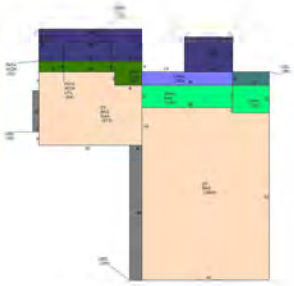
N

Building Information

Prev (2 of 3) Next

Finished Area: 7,544 SF

Gross Area: 10,141 SF



Exterior

Building Type:	MFIA
Quality:	Y_D
Number of Units:	6
Year Built:	1977
Effective Year:	1977
Story Height:	2 Story
Roof Structure:	Gable
Roof Cover:	Dim Shingle
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	3,537	3,537	334
BAS	BASE AREA	3,777	3,777	410
GAA	Garage Attached Average	873	0	122
OPAA	Open Porch Attached Average	150	0	70
PATA	Patio Average (Plain Slab)	181	0	102
SPAH	Screen Porch Attached High	360	0	120

Property Appraisers Print Out: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N

Building Information

Prev (3 of 3) Next

Finished Area: 1,098 SF

Gross Area: 1,298 SF

Exterior

Building Type:	MFIA
Quality:	Y_D
Number of Units:	4
Year Built:	1977
Effective Year:	1977
Story Height:	2 Story
Roof Structure:	Gable
Roof Cover:	Fibrglss Shg
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	3
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1,098	1,098	154
URAA	Utility Room Attached Average	200	0	60

Property Appraisers Print Out: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

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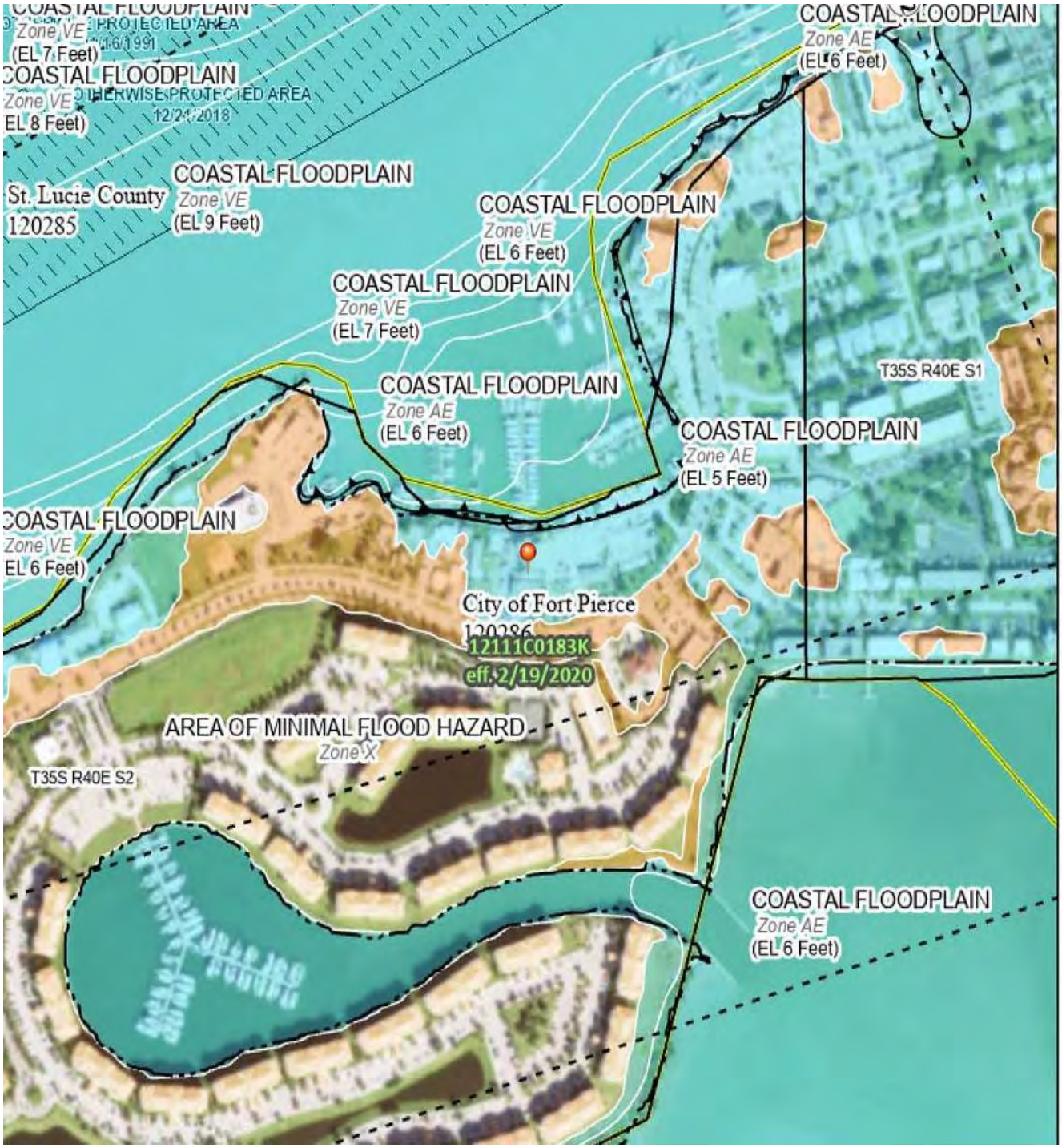
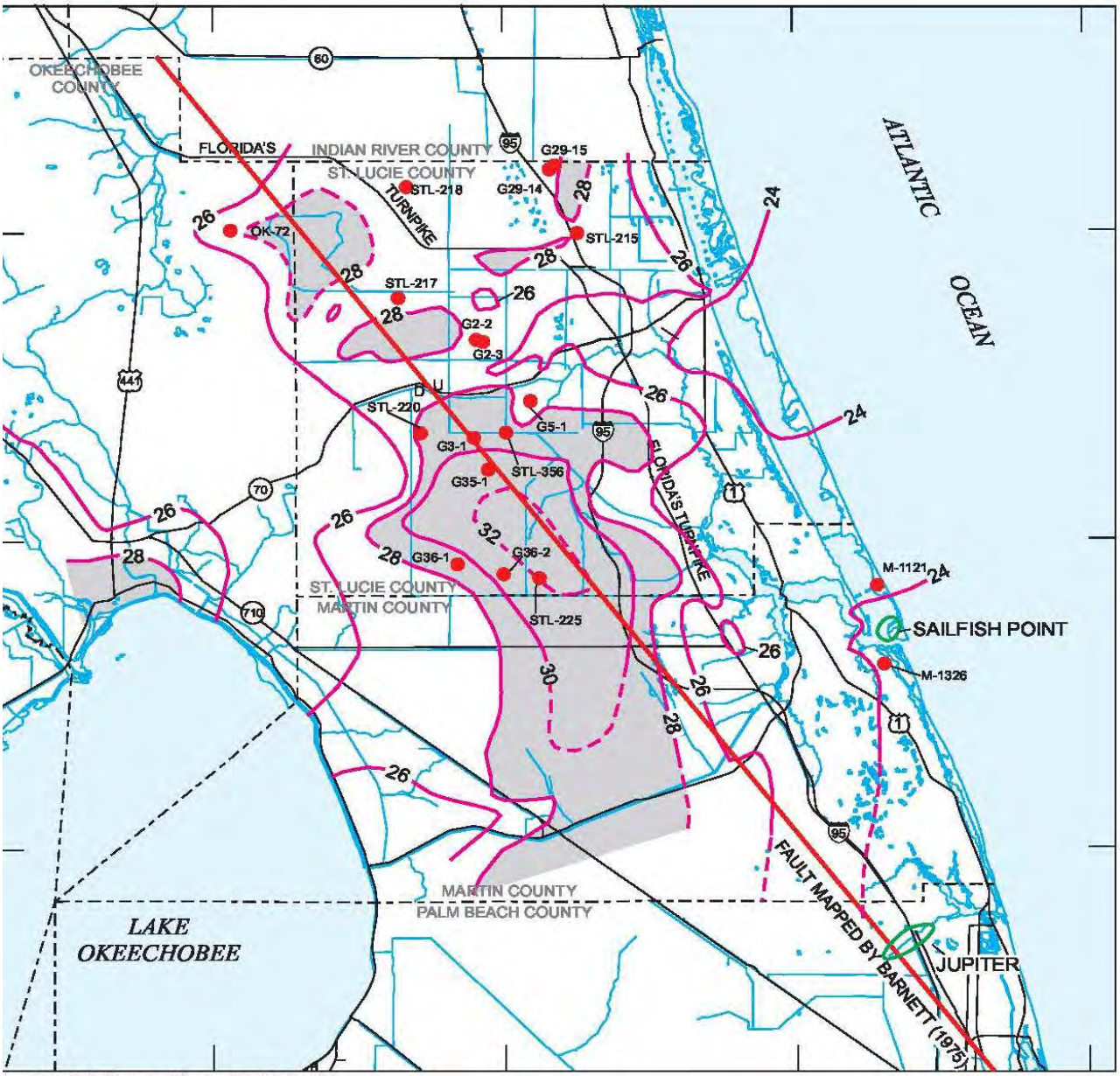
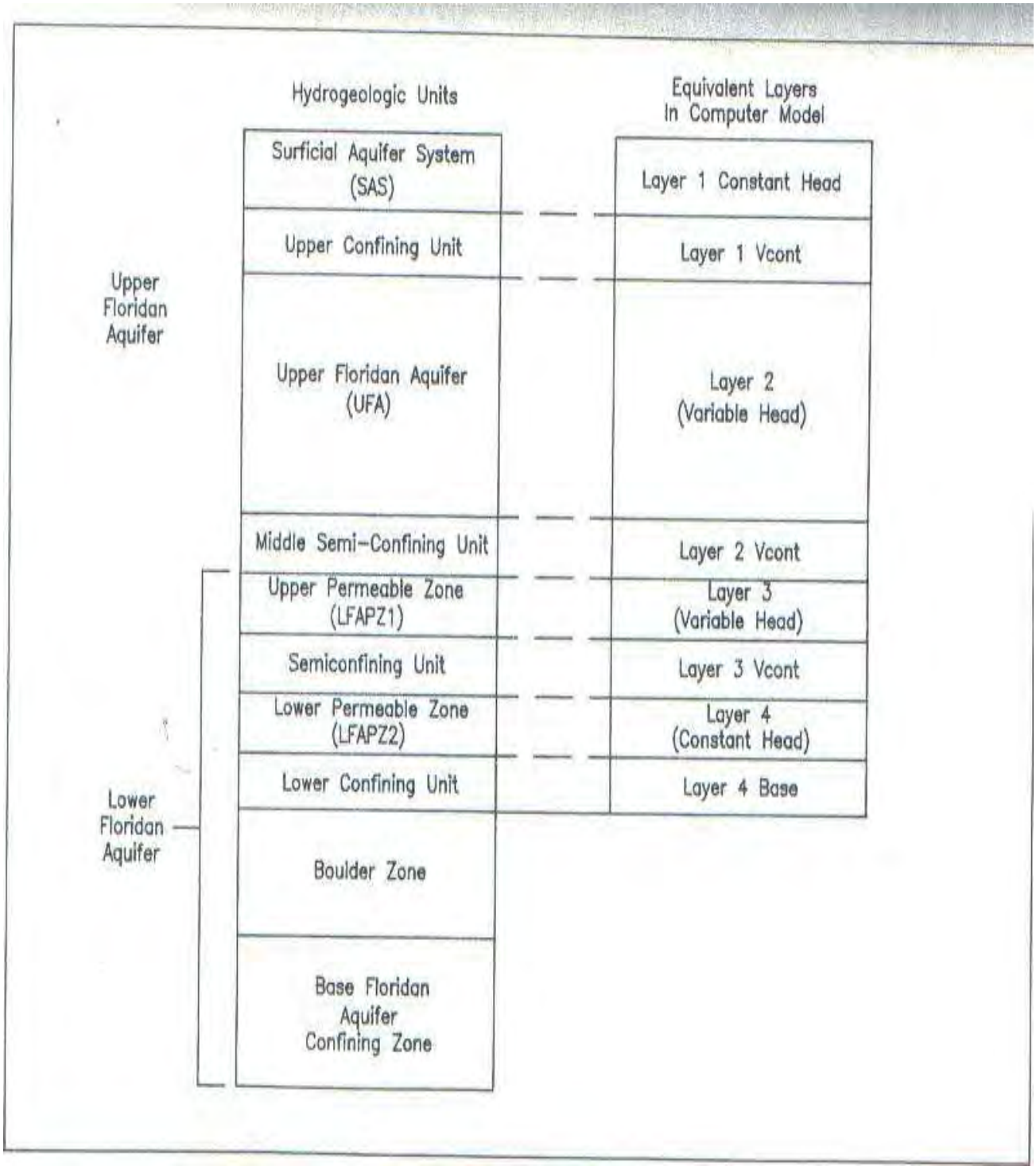


Flood Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

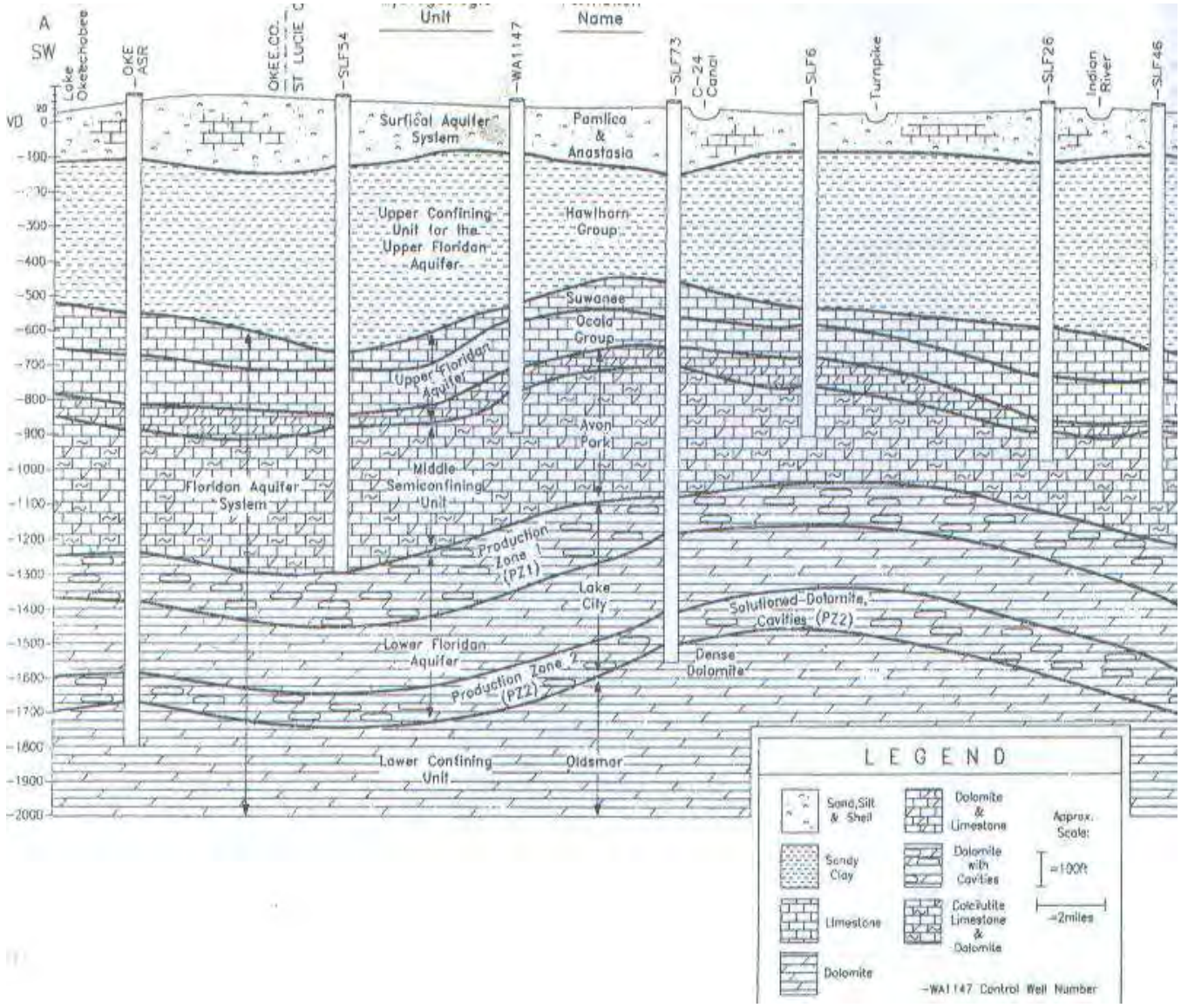


Wellfield Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N



Hydrogeologic Layer Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida



Hydrogeologic Cross Section: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

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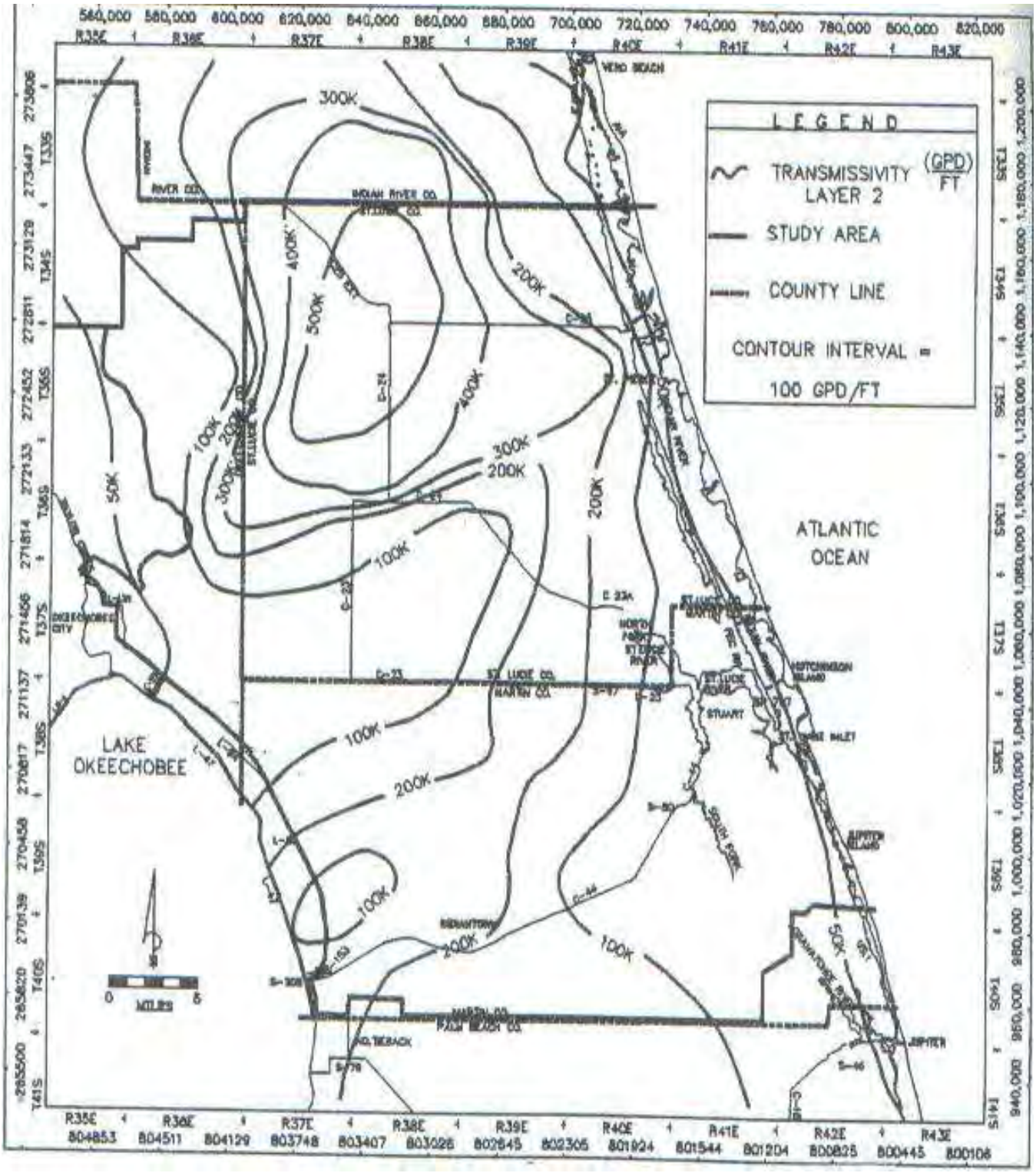
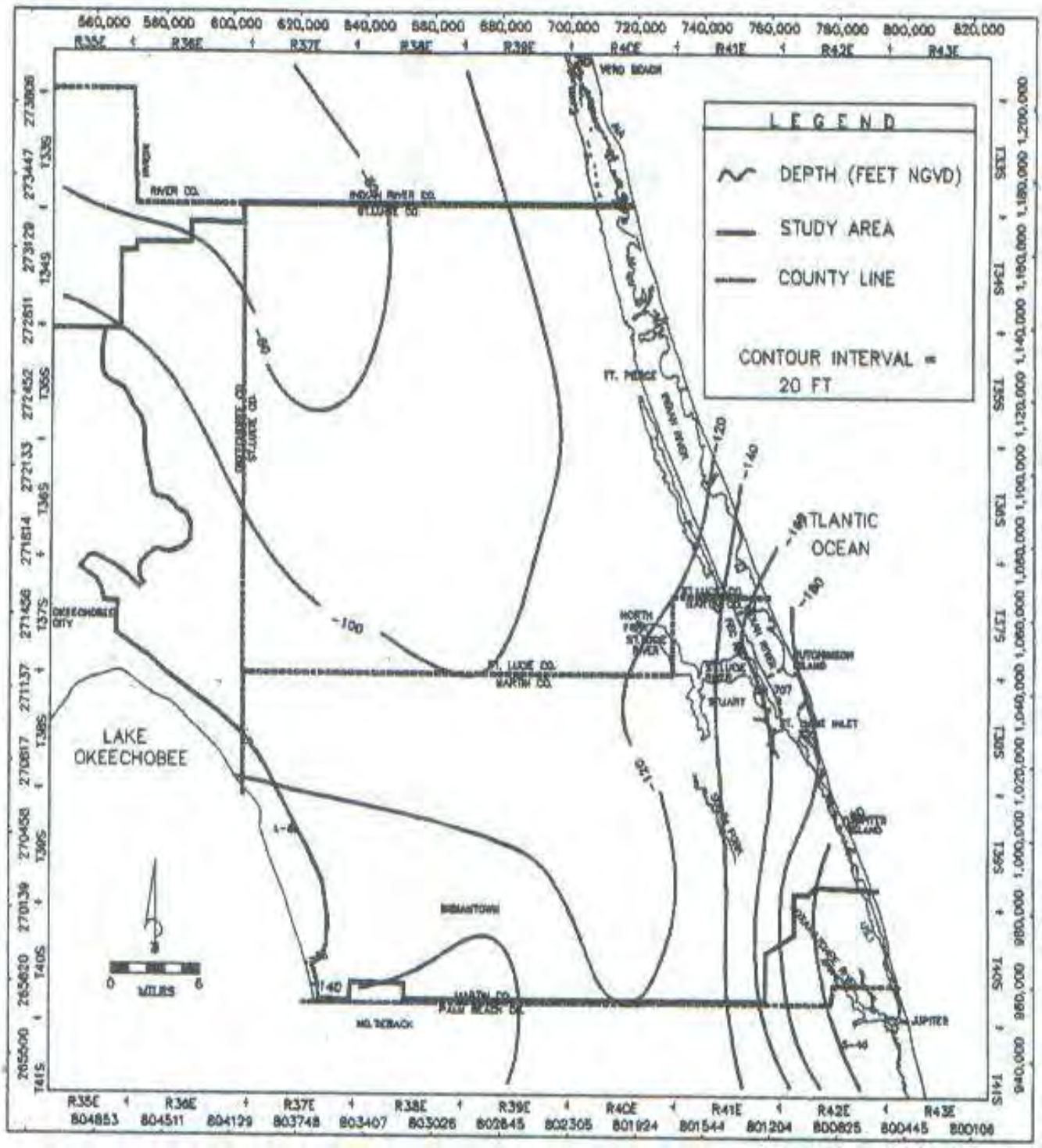


Floridan Aquifer Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida



Confining Layer Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida
Ft. Pierce, Florida

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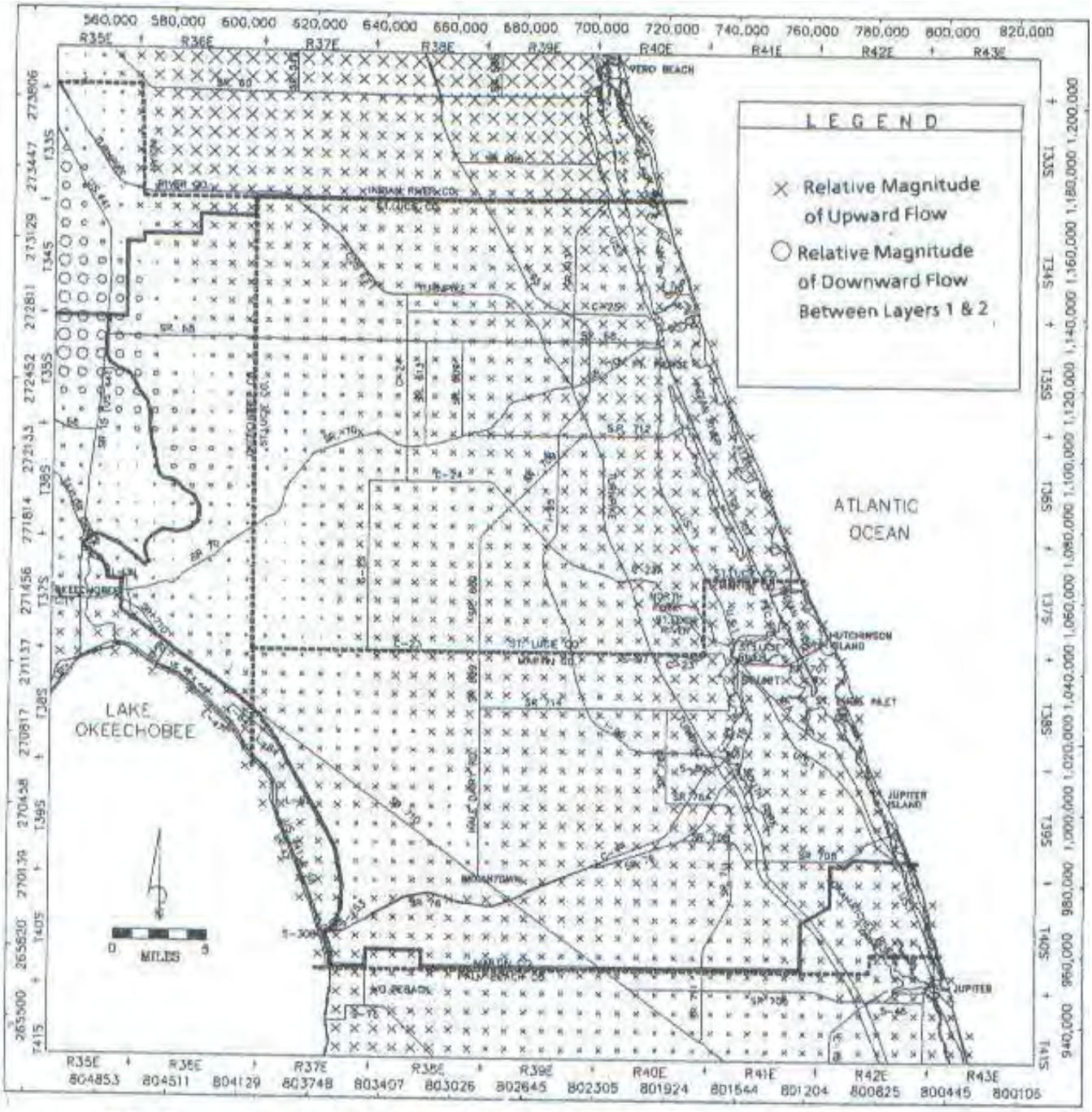

FIGURE 29: Simulated Steady State Vertical Flow Vectors Between

Vertical Flow Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

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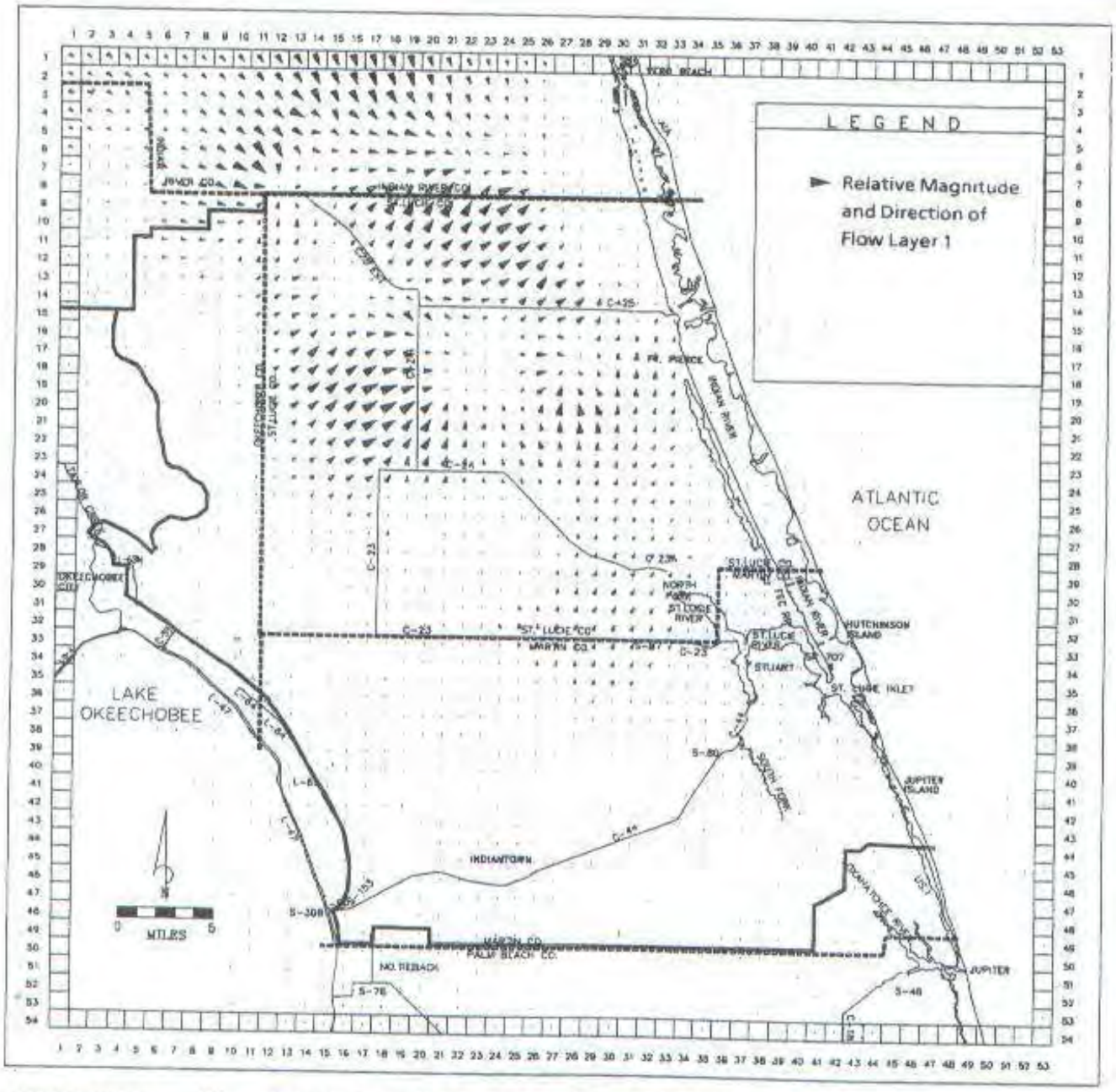

FIGURE 28: Simulated Steady State Horizontal Flow Vectors, Layer 2 (Upper Floridan Aquifer System)

Horizontal Flow Map: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

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APPENDIX B

OWNER PROVIDED INFORMATION

Docusign Envelope ID: 81AC64A8-7E8B-43EC-B0ED-4DFF560C4DF1

Environmental Property Audits, Inc

OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Dear Owner/Occupant:

Please complete the following questionnaire and return it to EPAI. We ask that you answer each question to the best of your actual knowledge. "Yes" answers should be accompanied by a brief explanation wherever possible. If you have additional comments or statements that you feel may be relevant to this assessment, a comments section is available on the next-to-last page of the questionnaire. If you have any documentation, reports, or third party information that you can provide, please attach any such items to the questionnaire upon return. If you have any questions or need additional guidance in completing this questionnaire, please contact EPAI.
Thank you for your assistance in this matter.

Sincerely,

EPAI

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: Fort Pierce Inlet Marina

Subject Property Address: 1004-1010 Seaway Dr Fort Pierce FL 34949

Subject Property Owner: 1004-1010 Seaway Dream Team LLC

Size of Subject Property (Acres): 23,073 SF / 0.52800735 acres

Subject Parcel Number(s): 2402-142-0003-000-8 / 2402-142-0002-000-1 / 2402-142-0001-000-4

What is the current zoning of the Subject Property? Tourist Co

Describe the current use of Subject Property (gas station, office building, contractor storage yard, car dealership, farm land, etc.): 13 Residential apartments, 1 Garage, 1 Gas Station / Conv Store, 1 Pizza Restaurant, and 41 Boat Slips

If the prior (historical) use is different from the current use, please describe the prior use(s):

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ADJOINING PROPERTIES KNOWN PAST AND PRESENT USES

List name of the business and the current business conducted. If historical use is different, please list both uses.

North Property: _____

Chemicals/Petroleum Products Evident? Yes No ☐ If yes, please explain: _____

South Property: _____

Chemicals/Petroleum Products Evident? Yes No If yes, please explain: _____

East Property: _____

Chemicals/Petroleum Products Evident? Yes No If yes, please explain: _____

West Property: _____

Chemicals/Petroleum Products Evident? Yes No If yes, please explain: _____

OWNER/OCCUPANT QUESTIONNAIRE

Question	Owner/Occupant
1. Is the subject property currently, or to the best of your knowledge, has it been used in the past for an industrial use or purpose?	Yes (No)
If Yes, please explain:	
2. To the best of your knowledge, has any adjoining properties, been used for an industrial purpose?	Yes (No)
If Yes, please explain:	
3. To the best of your knowledge, has the subject property, been used as a gasoline station, motor/equipment service or repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, recycling facility or other environmentally sensitive use?	(Yes) No
If Yes, please explain: Gas station	
4. To the best of your knowledge, has any adjoining property, ever been used as a gasoline station, motor/equipment service or repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, recycling facility or other environmentally sensitive use?	Yes (No)
If Yes, please explain:	

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OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Question	Ow n er/Occupant	
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the subject property of facility?	Yes	(No)
If Yes, please explain:		
6. Are there currently, or to the best of your knowledge have there been previously, any drums (typically 55 gal (208 L)), totes (typically 200 gal or larger) or sacks containing hazardous or regulated fluids or materials, located at the subject property or facility?	Yes	(No)
Please list any and all drums, totes, barrels, or other containers (5 gallons and larger) and the contents of each:		
7. To the best of your knowledge is the subject property connected to municipal sewer?	(Yes)	No
If known, approximately when was it connected to sewer (eg. Since originally developed)? If known, how long has the current septic system been in place?		
8. Does the property have floor drains, sumps, or oil/water separators?	Yes	No
If Yes, please explain:		
9. To the best of your knowledge has fill dirt been brought onto the subject property?	Yes	(No)
If Yes, is the origin of the fill dirt known? (please explain):		
10. Are there currently, or to the best of your knowledge has there been previously, any stained soil on the subject property?	Yes	(No)
If Yes, please explain:		
11. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the subject property in connection with waste treatment or disposal?	Yes	(No)
If Yes, please explain:		
12. Are there currently, or to the best of your knowledge have there been previously, any storage tanks (above or underground) located on the subject property, registered or un-registered (e.g. fuel, petroleum products, or other regulated materials)?	Yes	No
Please list the approximate size of all storage tanks and the contents of each: Not sure		

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OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Question	Owner/Occupant
13. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill ports, or access ways indicating a fill port protruding from the ground on the subject property or adjacent to any structure located on the subject property?	Yes (No)
If Yes, please explain:	
14. Are there currently, or to the best of your knowledge have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes (No)
If Yes, please explain:	
15. If the subject property is served by a private water well or non-public water system, have contaminants been identified in the water well, or system that exceed guidelines applicable to the water system, or has the well been designated as contaminated by any government environmental/health agency?	Yes (No)
If Yes, please explain: N/A	
16. Does the owner or occupant of the subject property have any knowledge of any activity or use limitations, environmental liens or governmental notification relating to past or recurring violations of environmental regulations with respect to the subject property or any facility located on the subject property?	Yes (No)
If Yes, please explain:	
17. Has the owner or occupant of the subject property been informed of the past or current existence of hazardous substances or petroleum products or any environmental violations with respect to the subject property or any facility located on the subject property?	Yes (No)
If Yes, please explain:	
18. Does the owner or occupant of the subject property have any knowledge of any environmental site assessment of the subject property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination[1] of, the subject property or recommended further assessment of the subject property?	Yes (No)
If Yes, please explain:	
19. Does the owner or occupant of the subject property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the subject property by any owner or occupant of the subject property?	Yes (No)
If Yes, please explain:	

Docusign Envelope ID: 81AC64A8-7E8B-43EC-B0ED-4DFF560C4DF1

OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Question	Owner/Occupant
20. Is there any wastewater discharges associated with the subject property other than storm water or sanitary sewer?	Yes (No)
If Yes, please explain:	
21. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials ever been "dumped above grade, buried and/or burned on the subject property"?	Yes (No)
If Yes, please explain:	
22. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes (No)
If Yes, please explain:	
23. To the best of your knowledge, has the subject property ever been utilized for the exploration and/or development of energy resources or the mining of natural resources?	Yes (No)
If Yes, please explain:	
24. Is there any reason to suspect that mold (including, but not limited to "toxic mold") might exist in or around the buildings on the subject property?	Yes (No)
If Yes, please explain:	
25. Have any of the buildings or structures on the property sustained any appreciable water damage (e.g., water stains on the foundation; stained ceiling tiles; indications of leaks or overflows in and around plumbing, fixtures, appliances, or windows; bubbling/flaking paint or wallpaper; water-stained carpets or floors, etc.)?	Yes (No)
If Yes, please explain: None known	
26. Does any building or structure on the property have any known moisture problems (e.g., flooding; leaking roofs, plumbing, appliances, foundations or windows; condensation from air conditioners; improperly sealed exterior venting etc.)?	Yes (No)
If Yes, please explain:	
27. Are you aware of musty or moldy odors that have been reported in the building?	Yes (No)
If Yes, please explain:	

Docusign Envelope ID: 81AC64A8-7E8B-43EC-B0ED-4DFF560C4DF1

OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Question	Owner/Occupant
28. Are you aware of any building occupants that have reported any health issues (headaches, fatigue, allergic reactions, etc.) that could in any way be related to indoor conditions within the building?	Yes (No)
If Yes, please explain:	
29. To the best of your knowledge, are there any previous environmental related reports that have been prepared for the subject property, including, but not limited to: Asbestos, Lead Based Paint or PCBs? Or has there been a phase I environmental site assessment or any other type of assessment done?	Yes (No)
If Yes, please indicate what type of report or assessment has been done and then provide to the Relationship Manager:	
30. To the best of your knowledge, is the subject property regularly inspected by a federal, state or local regulatory agency?	Yes (No)
If Yes, please explain:	

[1]Source of Contamination may include, but are not limited to, the following: (1) damaged or discarded automotive or industrial batteries; (2) pesticides, paints or other chemicals stored in individual containers greater than five gallons in volume or 50 gallons in the aggregate; (3) chemicals in industrial drums or sacks; (4) pits, ponds or lagoons for waste disposal or storage; (5) fill dirt from a contaminated or Unknown source; (6) underground or aboveground storage tanks; (7) vent pipes, fill pipes or access ways indicated a fill pipe protruding from the ground; (8) flooring drains or walls within a facility that are stained by substances other than water and/or are emitting noxious odors; (9) clarifiers, pits or sumps; (10) dry wells.

Additional Comments/Explanations:

_____

_____

_____

_____

_____

Docusign Envelope ID: 81AC64A8-7E8B-43EC-B0ED-4DFF560C4DF1

OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

This Owner/Occupant Questionnaire was completed by:

Name: _____

Title: _____

Firm: _____

Length of Time Associated with the Property: _____

Address: _____

Telephone: _____ Facsimile: _____ E-mail: _____

Date: _____

If the preparer is different than the Owner/Occupant, please complete the following:

Name of Preparer: Valeria Latte

Preparer's Address: 800 Brickell Avenue, Suite 320 Miami FL, 33131

Preparer's Telephone Number: (305) 374 - 3073

Preparer's Relationship to the Subject Property: Mgr

Preparer's Relationship to the User: _____

Copies of the completed Owner/Occupant Questionnaire have been filed at:

Copies of the completed Owner/Occupant Questionnaire have been mailed or delivered to:

By signing below, I represent and warrant to EPAI that the answers to the above Environmental Questionnaire are complete and accurate to the best of my knowledge, and I acknowledge that EPAI will rely on the completeness and accuracy of my answers in assessing any environmental liability risk associated with the property.

This document should be signed by the person most knowledgeable of the site including the current owner or operator of the property must sign this questionnaire. (Check all that apply).

Valeria Latte	Signed by: Valeria Latte EA41AC718E1E4EE...	10/29/2025
Name	Signature	Date

Please return completed questionnaire to DONNA@EPAUDITS.com

DocuSign Envelope ID: A0B859F9-ADB4-4CB8-84D1-31C9BB6F31D6

ALTA OWNER'S POLICY OF TITLE INSURANCE with FLORIDA MODIFICATIONS

Policy Number **OYFL-08008388** **File Number: EBRA-22-543**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
    a. a defect in the Title caused by:
        i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
        ii. the failure of a person or Entity to have authorized a transfer or conveyance;
        iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
        iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
        v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
        vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
        vii. a defective judicial or administrative proceeding; or
        viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
    b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
    c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

Policy Issuer:
KRINZMAN, HUSS & LUBETSKY, LLP
169 EAST FLAGLER STREET
SUITE 500
MIAMI, FL 33131
PHONE: (305) 854-9700

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

DocuSigned by:
Peter M. Brooke
DC4AAC2672A44B9...
Authorized Officer or Agent

Attest David Wold Secretary

3. Unmarketable Title.
4. No right of access to and from the Land..
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
    a. the occupancy, use, or enjoyment of the Land;
    b. the character, dimensions, or location of an improvement on the Land;
    c. the subdivision of the Land; or
    d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
    a. of the exercise described in an Enforcement Notice; or
    b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
        ii. voidable transfer under the Uniform Voidable Transactions Act; or
    b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
        i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
        ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
        i. the occupancy, use, or enjoyment of the Land;
        ii. the character, dimensions, or location of any improvement on the Land;
        iii. the subdivision of land; or
        iv. environmental remediation or protection.
    b. any governmental forfeiture, police, regulatory, or national security power.
    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
    a. created, suffered, assumed, or agreed to by the Insured Claimant;
    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    c. resulting in no loss or damage to the Insured Claimant;
    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
    a. fraudulent conveyance or fraudulent transfer;
    b. voidable transfer under the Uniform Voidable Transactions Act; or
    c. preferential transfer:
        i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
        ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

a. "Affiliate": An Entity:
    i. that is wholly owned by the Insured;
    ii. that wholly owns the Insured; or
    iii. if that Entity and the Insured are both wholly owned by the same person or entity.
b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
c. "Date of Policy": The Date of Policy stated in Schedule A.
d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
    i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
    ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
    iii. asserts a right to enforce a PACA-PSA Trust.
f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
g. "Insured":
    i. (a) The Insured named in Item 1 of Schedule A;
    (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
    (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
(1) an Affiliate;
(2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
(3) a spouse who receives the Title because of a dissolution of marriage;
(4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
(5) another Insured named in Item 1 of Schedule A.

ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:
a. retains an estate or interest in the Land;
b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:
a. any litigation or other matter for which the Company may be liable under this policy; or
b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

   a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

   b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

   c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

   a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

      When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

      i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
      ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

      If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

   b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

   In case of a claim under this policy, the Company has the following additional options:

   a. *To Pay or Tender Payment of the Amount of Insurance*

      To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

      Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

   b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

      i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

II. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
   i. the Amount of Insurance; or
   ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
   i. the Amount of Insurance will be increased by 15%; and
   ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.

e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
   i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
   ii. cures the lack of a right of access to and from the Land; or
   iii. cures the claim of Unmarketable Title,

   all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage

within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,
ii. extend the Date of Policy,
iii. insure against loss or damage exceeding the Amount of Insurance, or
iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

DocuSign Envelope ID: A0B859F9-ADB4-4CB8-84D1-31C9BB6F31D6

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent:	Krinzman, Huss & Lubetsky, LLP
Issuing Office:	169 East Flagler Street, Suite 500 Miami, FL 33131
Issuing Office File Number:	EBRA-22-543
ORT File No.:	22142369
Property Address:	1004 Seaway Dr. 1006 Seaway Dr. 1010 Seaway Dr., Fort Pierce, FL 34949

SCHEDULE A
Owners Policy

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
Send all Notices to: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

Policy Number: OYFL-08008388

Amount of Insurance: $5,200,000.00

Date of Policy: February 16, 2023 at 11:23 am

1. **The Insured is:**

   1004-1010 Seaway Dream Team, LLC, a Florida limited liability company

2. **The estate or interest in the Land insured by this policy is:**

   Fee Simple

3. **The Title is vested in:**

   1004-1010 Seaway Dream Team, LLC, a Florida limited liability company , by virtue of a Warranty Deed recorded February 1(2023 in Official Records Book 4950, Page 2552, of the Public Records of Saint Lucie County, Florida.

4. **The land is described as follows:**

   See Attached Legal Description

ORT File No. 22142369
Agent File No.: EBRA-22-543
Policy No.: OYFL-08008388

SCHEDULE B

OWNERS POLICY

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years, which are not yet due and payable.

2. Resolutions recorded in Official Records Book 218 Page 2865, Official Records Book 1692 Page 402.

3. Memorandum of Lease recorded in Official Records Book 264 Page 2240.

4. Easement recorded in Official Records Book 1193 Page 604.

5. Final Judgment recorded in Official Records Book 3045 Page 2617.

6. Notices recorded in Official Records Book 3304 Pages 2752, 2753 and 2754.

7. Riparian and littoral rights are not insured.

8. This policy does not insure any portion of the insured parcel lying waterward of the ordinary high water mark of any navigable water.

9. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.

10. Matters as shown on Survey prepared by Michael T. Owen LS 5556, EDC, Inc. LB 8098, under Job/Client No. 22-505, dated January 18, 2023, including, but not limited to, the following:

    a. Encroachment of chain link fence onto A (Pcl 3).
    b. Encroachment of concrete pad onto A1A Right of Way (Pcl 1).
    c. Encroachment of concrete pads lying entirely in A1A Right of Way adjacent to Pcl 3.
    d. Encroachment of concrete areas into utility easement at the Northeasterly corner of Pcl 1.
    e. Wood dock extends over easterly boundary of Pcl 1.
    f. Wood dock outside and adjacent to northeast corner of Pcl 3.

Note: All the recording information contained herein refers to the Public Records of St Lucie County, Florida, unless otherwise specified. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records Books of said county, unless otherwise indicated.

DocuSign Envelope ID: A0B859F9-ADB4-4CB8-84D1-31C9BB6F31D6

EXHIBIT "A"

PARCEL NO. I

From the Southeast corner of the John Stenroo's property, as described in Deed Book 182, Page 573, run South 70° 18' East along the North right-of-way of State Road A-1-A 119.7 feet to the point of curvature; thence continue along the North right-of-way tine of State Road A-1-A on a circular curve concave to the North, having a radius of 523.69 feet, a distance of 55.3 feet to the Point of Beginning;, Thence continue along said curve 153.39 feet; Thence run North 01°29' West 258.6 feet, more or less, to the Indian River; Thence meandering a shore of the Indian River run Westerly to a point on a line which bears North 06°42'48" East from the Point of Beginning; Thence run South 06°42'48" West 249.86 feet to the Point of Beginning. All of the above lying the Southeast 1/4 of the Northeast ¼ of Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

PARCEL No. 2

A parcel of land lying in Section 2, Township 35 South, Range 40 East. St. Lucie County, Florida, more particularly described as follows:

Commence at the Southeast corner of the John Stenroo's Property, as described in Deed Book 182, Page 573, Public Records of St. Lucie County, Florida, lying on the Northerly right-of-way line of State Road 162 (n.k.a. State Road A1A). as identified on the right-of-way maps of the Florida State Road Department, Project No. 9405-302, Sheet 1 of 2; Thence South 70°17'45" East, along said Northerly right-of-way line 115.00 feet for the Point of Beginning, said Point of Beginning being a metal axle.

Thence continue South 70°17'45" East along said Northerly right-of-way line 6.29 feet to a point curvature of a curve concave to the Northeast, having a radius of 523.69 feet; Thence continue Southeasterly along said Northerly right-of-way line and arc of said curve, 53.71 feet, through a central angle of 05°52'35" to the Southwest corner of a parcel of land described in Official Records Book 836, Page 2955, Public Records of St. Lucie County, Florida; Thence North 06°42'48" East along the Westerly line of said parcel 276.82 feet to the point of intersection with the mean high water line of the Indian River lying on the waterward face of a vertical bulkhead; Thence along said mean high water line the following courses and distances; Thence North 83°53'21" West 14.35 feet; Thence North 85°02'44" West, 23.48 feet; Thence North 85'40'40" West 15.32 feet to the point of intersection with the Easterly line, as monumented, of that parcel described in Official Records Book 1004, Page 2599, Public Records of St. Lucie County, Florida; Thence along easterly line of said parcel South 07055'06" West 264.58 feet to the Point of Beginning.

AND

PARCEL NO. 3

Beginning at a point One Hundred Seventy and Eight Tenths Feet (170.8 feet), in a Westerly direction from a concrete marker on the Northeast corner of a tract of land now owned by Wayne U. and Maude N. Sines recorded in Deed Book 182, page 573-575, Public Records of St. Lucie County, Florida; run thence in a Westerly direction a distance of Forty Feet (40'); Thence in a Southerly direction Two Hundred Forty Seven Feet (247') more or less to State Road A-1-A, Thence Easterly a distance of Fifty Feet (50'); Thence in a Northerly direction to Point of Beginning; said lands situate, lying and being in St. Lucie County, Florida.

DocuSign Envelope ID: A0B859F9-ADB4-4CB8-84D1-31C9BB6F31D6

ENDORSEMENT
RESTRICTIONS, ENCROACHMENTS, MINERALS - OWNERS'S POLICY - UNIMPROVED LAND
(with Florida Modifications)

Attached to Policy No. OYFL-08008388
Issued By
Old Republic National Title Insurance Company

The insurance provided by this endorsement is subject to the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

The Company insures the Insured against loss or damage sustained by the Insured by reason of:

1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B.
   a. Present violations on the Land of any enforceable covenants, conditions, or restrictions.
   b. Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land that, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; or (iii) provides a right of re-entry, possibility of reverter, or right of forfeiture because of violations on the Land of any enforceable covenants, conditions, or restrictions.
   c. Any encroachment onto the Land of existing improvements located on adjoining land.
   d. Any notices of violation of covenants, conditions, and restrictions relating to environmental protection recorded or filed in the Public Records.

2. Damage to buildings constructed on the land after Date of Policy resulting from the future exercise of any right existing at Date of Policy to use the surface of the land for the extraction or development of minerals excepted from the description of the land or excepted in Schedule B

Wherever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations contained in an instrument creating a lease

As used in paragraph 1(a), the words "covenants, conditions or restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection

The failure to expressly except any matter delineated in paragraphs 1(a),(b) or (d) of this endorsement constitutes the Company's agreement to indemnify against loss or damage resulting from any matters delineated in paragraphs 1(a),(b) or (d) only and provides no coverage for any other matters set forth in the covenants, conditions and restrictions

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issued through the Office of:
Krinzman, Huss & Lubetsky, LLP
169 East Flagler Street, Suite 500
Miami, FL 33131
Phone: 305-854-9700

DocuSigned by:
Peter M. Brooke
DC4AAC2672A44B9...
Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

DocuSign Envelope ID: A0B859F9-ADB4-4CB8-84D1-31C9BB6F31D6

File Number: 22142369

ENDORSEMENT

Attached to Policy No. OYFL-08008388
Issued By
Old Republic National Title Insurance Company

To be attached to and become a part of Policy No. OYFL-08008385 of Old Republic National Title Insurance Company.

The Company insures the Insured herein against loss or damage by virtue of any inaccuracy in the following statement, to-wit:

Parcel 1 of the legal description and Parcel 2 of the legal description are contiguous to each other along the West line of Parcel 1 and along the East line of Parcel 2, and Parcel 2 of the legal description and Parcel 3 of the legal description are contiguous to each other along the West line of Parcel 2 and the East line of Parcel 3, and taken as a tract, constitute one Parcel of land.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issued through the Office of:
Krinzman, Huss & Lubetsky, LLP
169 East Flagler Street, Suite 500
Miami, FL 33131
Phone: 305-854-9700

DocuSigned by:
Peter M. Brooke
DC4AAC2672A44B9...
Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wald Secretary

DocuSign Envelope ID: A0B859F9-ADB4-4CB8-84D1-31C9BB6F31D6

ENDORSEMENT

Attached to Policy No. OYFL-08008388
Issued By
Old Republic National Title Insurance Company

The Company hereby insures the insured against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs and attorney's fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of forced removal pursuant to a final judgment of a court of competent jurisdiction in favor of the United States Government requiring the removal of any improvements located on the land at date of policy resulting from the exercise of the rights of the United States Government with respect to control over navigable waters, or lands which formerly constituted navigable waters, for purposes of navigation and commerce.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issued through the Office of:
Krinzman, Huss & Lubetsky, LLP
169 East Flagler Street, Suite 500
Miami, FL 33131
Phone: 305-854-9700

DocuSigned by:
Peter M. Brooke
DC4AAC2672A44B9...
Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wald Secretary

DocuSign Envelope ID: A0B859F9-ADB4-4CB8-84D1-31C9BB6F31D6

ENDORSEMENT
Attached to Policy No. OYFL-08008388
Issued By
Old Republic National Title Insurance Company

To be attached to and become a part of Policy No. OYFL-08008388 of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

The Company hereby acknowledges the lands described in Schedule A are the same lands described in the survey prepared Michael T. Owen LS 5556, EDC, Inc. LB 8098, under Job/Client No. 22-505, dated January 18, 2023; however, the Company does not insure the accuracy or completeness of said survey.

Issued through the Office of:
Krinzman, Huss & Lubetsky, LLP
169 East Flagler Street, Suite 500
Miami, FL 33131
Phone: 305-854-9700

DocuSigned by:
Peter M. Brooke
DC4AAC2672A44B9...
Authorized Signature

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A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5155218 OR BOOK 4950 PAGE 2552, Recorded 02/16/2023 11:23:22 AM Doc Tax: $36400.00

This Instrument Prepared by:
Peter B. Weintraub, Esq.
WEINTRAUB & WEINTRAUB, P.A.
7700 Congress Avenue, Suite 1110
Parcel Identification (Folio) Numbers
2402-142-0003-000-8
2402-142-0002-000-1
2402-142-0001-000-4
Florida Documentary Stamps in the amount of **$36,400.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8 day of **February, 2023** by **REPUBLIC WESTERN INVESTMENTS CO. LLC, a California limited liability company**, whose post office address is 2049 Century Park E Ste 3630, Los Angeles, CA 90067 herein called the Grantor, to **1004-1010 SEAWAY DREAM TEAM, LLC, a Florida limited liability company** whose post office address is 800 Brickell Avenue, Suite 320, Miami, FL 33131, 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 a corporate entity)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record if any, without the intent to re-impose the same, and taxes for the year 2023 and thereafter.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

REPUBLIC WESTERN INVESTMENTS CO. LLC, a California limited liability company

(Seal)

Behzad Nehmadi, Manager

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 3rd day of February, 2023 by Behzad Nehmadi, Manager of REPUBLIC WESTERN INVESTMENTS CO. LLC, a California Limited Liability Company on behalf of the company. He is personally known to me or has produced Driver License as identification.

SEAL

Notary Signature

My Commission Expires: August 11, 2024

Printed Notary Name

JASON KAI HENRY
Notary Public - California
Los Angeles County
Commission # 2331464
My Comm. Expires Aug 11, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel No. 1

From the Southeast corner of the John Stenroo's property, as described in Deed Book 182, Page 573, run South 70° 18' East along the North right-of-way of State Road A-1-A 119.7 feet to the point of curvature; thence continue along the North right-of-way tine of State Road A-1-A on a circular curve concave to the North, having a radius of 523.69 feet, a distance of 55.3 feet to the Point of Beginning;, Thence continue along said curve 153.39 feet; Thence run North 01°29' West 258.6 feet, more or less, to the Indian River; Thence meandering a shore of the Indian River run Westerly to a point on a line which bears North 06°42'48" East from the Point of Beginning; Thence run South 06°42'48" West 249.86 feet to the Point of Beginning. All of the above lying the Southeast 1/4 of the Northeast ¼ of Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel No. 2

A parcel of land lying in Section 2, Township 35 South, Range 40 East. St. Lucie County, Florida, more particularly described as follows:

Commence at the Southeast corner of the John Stenroo's Property, as described in Deed Book 182, Page 573, Public Records of St. Lucie County, Florida, lying on the Northerly right-of-way line of State Road 162 (n.k.a. State Road A1A). as identified on the right-of-way maps of the Florida State Road Department, Project No. 9405-302, Sheet 1 of 2; Thence South 70°17'45" East, along said Northerly right-of-way line 115.00 feet for the Point of Beginning, said Point of Beginning being a metal axle.

Thence continue South 70°17'45" East along said Northerly right-of-way line 6.29 feet to a point curvature of a curve concave to the Northeast, having a radius of 523.69 feet; Thence continue Southeasterly along said Northerly right-of-way line and arc of said curve, 53.71 feet, through a central angle of 05°52'35" to the Southwest corner of a parcel of land described in Official Records Book 836, Page 2955, Public Records of St. Lucie County, Florida; Thence North 06°42'48" East along the Westerly line of said parcel 276.82 feet to the point of intersection with the mean high water line of the Indian River lying on the waterward face of a vertical bulkhead; Thence along said mean high water line the following courses and distances; Thence North 83°53'21" West 14.35 feet; Thence North 85°02'44" West, 23.48 feet; Thence North 85'40'40" West 15.32 feet to the point of intersection with the Easterly line, as monumented, of that parcel described in Official Records Book 1004, Page 2599, Public Records of St. Lucie County, Florida; Thence along easterly line of said parcel South 07055'06" West 264.58 feet to the Point of Beginning.

Parcel No. 3

Beginning at a point One Hundred Seventy and Eight Tenths Feet (170.8 feet), in a Westerly direction from a concrete marker on the Northeast corner of a tract of land now owned by Wayne U. and Maude N. Sines recorded in Deed Book 182, page 573-575, Public Records of St. Lucie County, Florida; run thence in a Westerly direction a distance of Forty Feet (40'); Thence in a Southerly direction Two Hundred Forty Seven Feet (247') more or less to State Road A-1-A, Thence Easterly a distance of Fifty Feet (50'); Thence in a Northerly direction to Point of Beginning; said lands situate, lying and being in St. Lucie County, Florida.

This Instrument Prepared by:
Peter B. Weintraub, Esq.
WEINTRAUB & WEINTRAUB, P.A.
7700 Congress Avenue, Suite 1110
Parcel Identification (Folio) Numbers
2402-142-0003-000-8
2402-142-0002-000-1
2402-142-0001-000-4
Florida Documentary Stamps in the amount
of **$36,400.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8 day of **February, 2023** by **REPUBLIC WESTERN INVESTMENTS CO. LLC, a California limited liability company**, whose post office address is 2049 Century Park E Ste 3630, Los Angeles, CA 90067 herein called the Grantor, to **1004-1010 SEAWAY DREAM TEAM, LLC, a Florida limited liability company** whose post office address is 800 Brickell Avenue, Suite 320, Miami, FL 33131, 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 a corporate entity)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

REPUBLIC WESTERN INVESTMENTS CO. LLC, a California limited liability company

(Seal)

Behzad Nehmadi, Manager

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 3rd day of February, 2023 by Behzad Nehmadi, Manager of REPUBLIC WESTERN INVESTMENTS CO. LLC, a California Limited Liability Company on behalf of the company. He is personally known to me or has produced Driver License as identification.

SEAL

Notary Signature

My Commission Expires: August 11, 2024

Printed Notary Name

JASON KAI HENRY
Notary Public - California
Los Angeles County
Commission # 2331464
My Comm. Expires Aug 11, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel No. 1

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Beginning at a point One Hundred Seventy and Eight Tenths Feet (170.8 feet), in a Westerly direction from a concrete marker on the Northeast corner of a tract of land now owned by Wayne U. and Maude N. Sines recorded in Deed Book 182, page 573-575, Public Records of St. Lucie County, Florida; run thence in a Westerly direction a distance of Forty Feet (40'); Thence in a Southerly direction Two Hundred Forty Seven Feet (247') more or less to State Road A-1-A, Thence Easterly a distance of Fifty Feet (50'); Thence in a Northerly direction to Point of Beginning; said lands situate, lying and being in St. Lucie County, Florida.

APPENDIX C

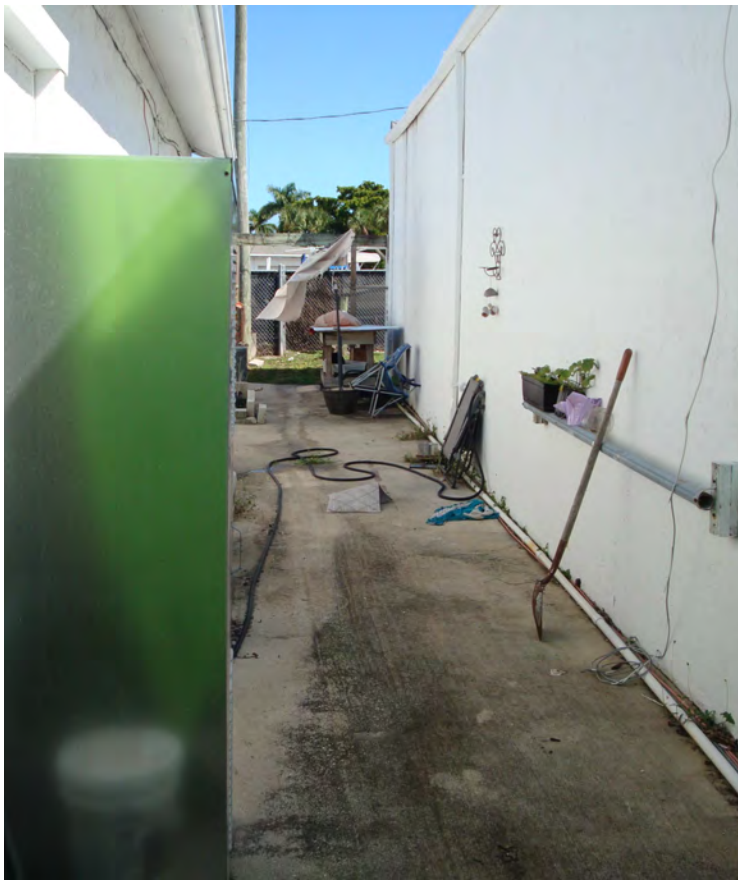
PHOTOGRAPHS

1010 SEAWAY DRIVE PHOTO LOG

LOOKING NW AT COMMERCIAL BLDG.

LOOKING NE AT COMMERCIAL BLDG.

LOOKING NORTH ALONG EAST SIDE OF COMMERCIAL BLDG.



LOOKING EAST ALONG NORTH SIDE OF COMMERCIAL BLDG.

1010 SEAWAY DRIVE PHOTO LOG

LOOKING NE AT SITE

LOOKING EAST AT 2 STORY APARTMENT BLDG.

LOOKING NORTH ALONG EAST SIDE OF 2 STORY APARTMENT BLDG.

LOOKING SOUTH ALONG EAST SIDE OF 2 STORY APARTMENT BLDG.

1010 SEAWAY DRIVE PHOTO LOG

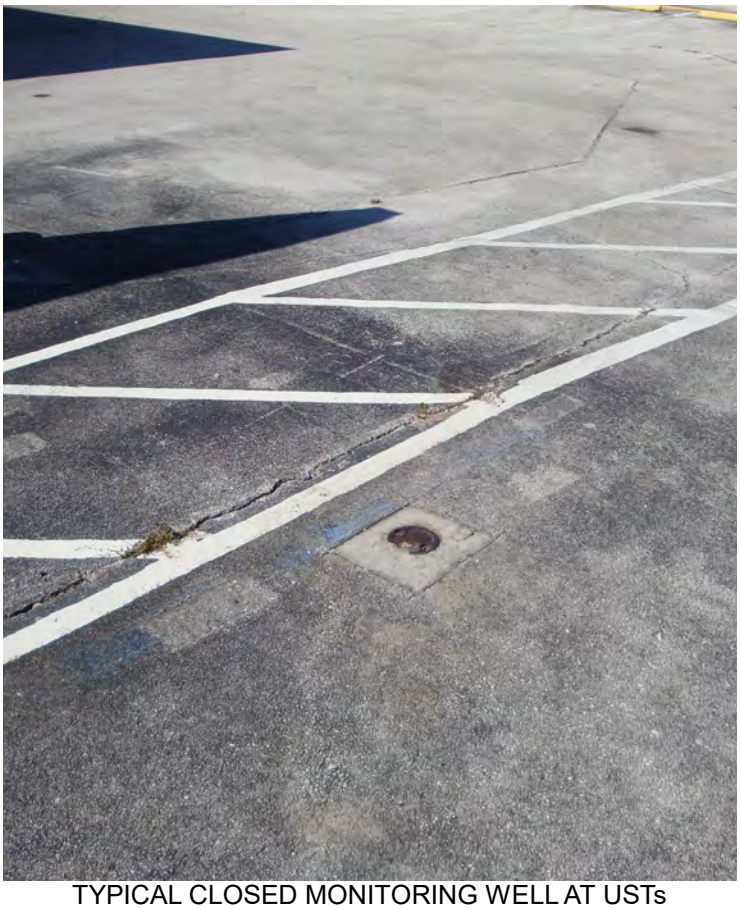
LOOKING EAST AT GARAGE BLDG.

LOOKING SE AT GARAGE BLDG.

LOOKING SW AT MARINA BLDG.

PAD TRANSFORMER AT SE CORNER OF SITE

1010 SEAWAY DRIVE PHOTO LOG



TYPICAL CLOSED MONITORING WELL AT USTs

UST LOCATION

BACKFLOW PREVENTION AT SE CORNER OF SITE

BACKFLOW PREVENTION ON SOUTH PROPERTY LINE

1010 SEAWAY DRIVE PHOTO LOG

SOLID WASTE STORAGE

PROPANE TANKS AT SE CORNER OF COMMERCIAL BLDG.

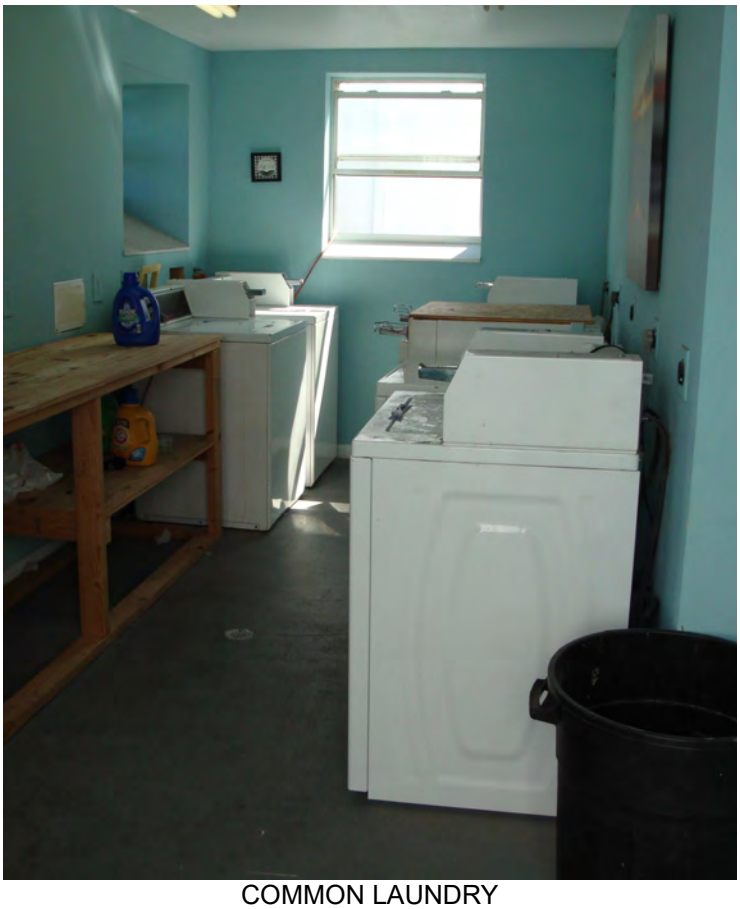
GREASE TRAP ON NORTH SIDE OF COMMERCIAL BLDG.

ELECTRICAL METERS

1010 SEAWAY DRIVE PHOTO LOG

SPLIT SYSTEM HVAC UNITS

WALL AC UNIT



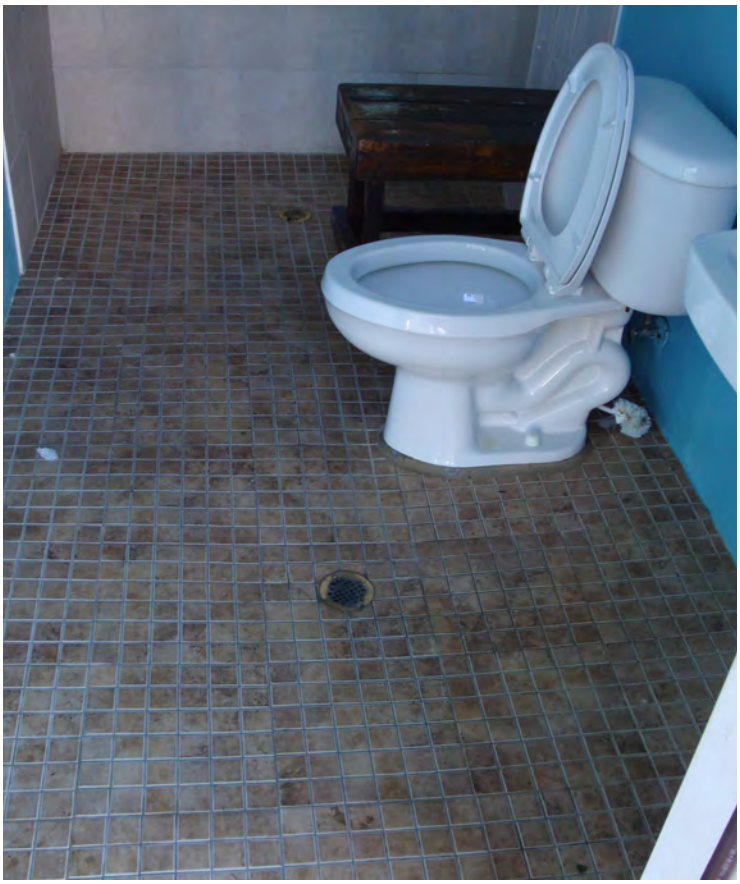
COMMON LAUNDRY

SEWER LIFT STATION

1010 SEAWAY DRIVE PHOTO LOG

LOOKING NORTH AT MARINA

LOOKING NORTH AT MARINA



COMMON BATHROOM

SEWER SHUTOFF

1010 SEAWAY DRIVE PHOTO LOG

LOOKING WEST FROM SITE

APPENDIX D

HISTORICAL AERIALS

Aerial Photograph 2021: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’

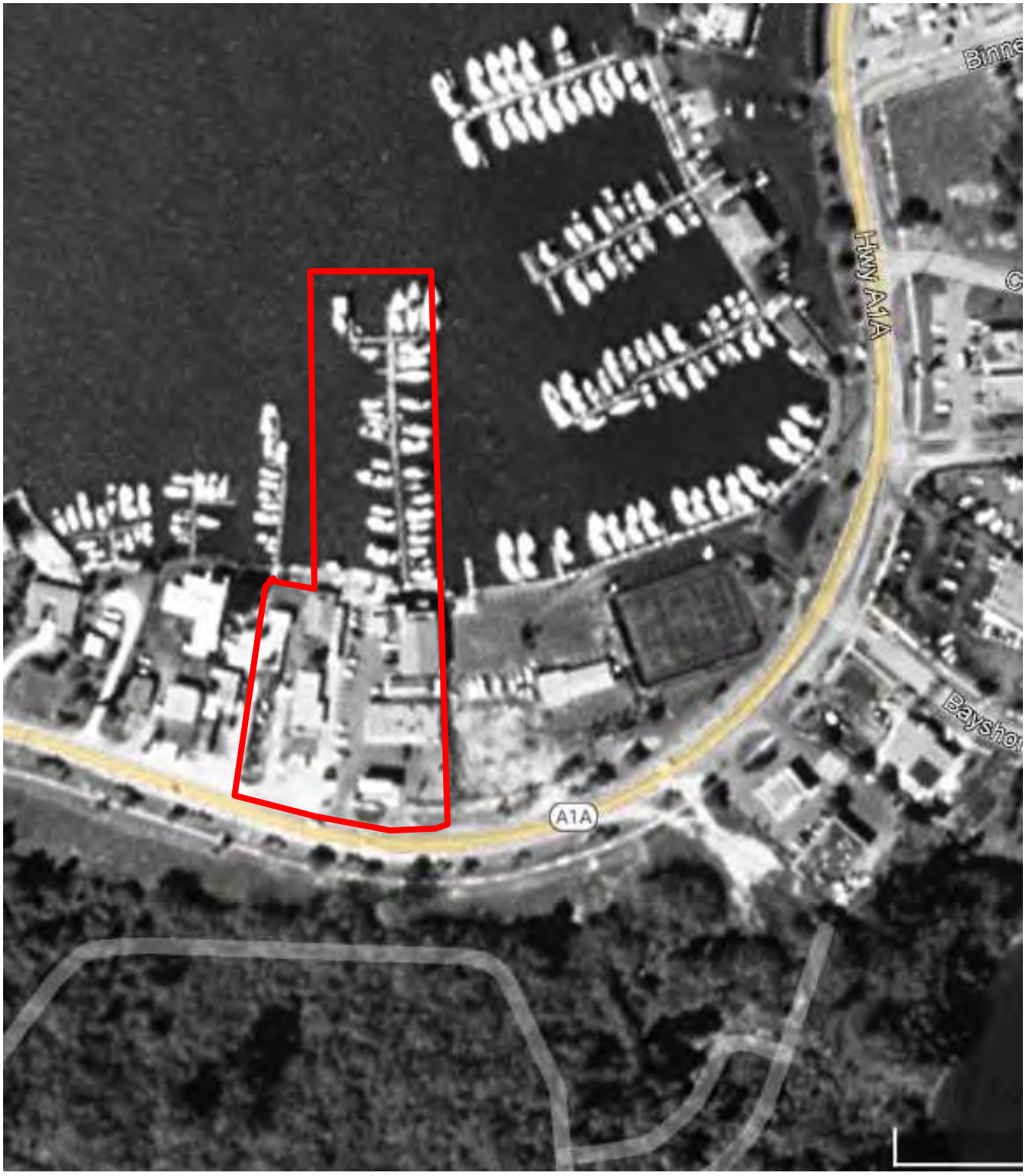
N

Aerial Photograph 2014: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1"=300'

N

Aerial Photograph 2007: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’
’

N

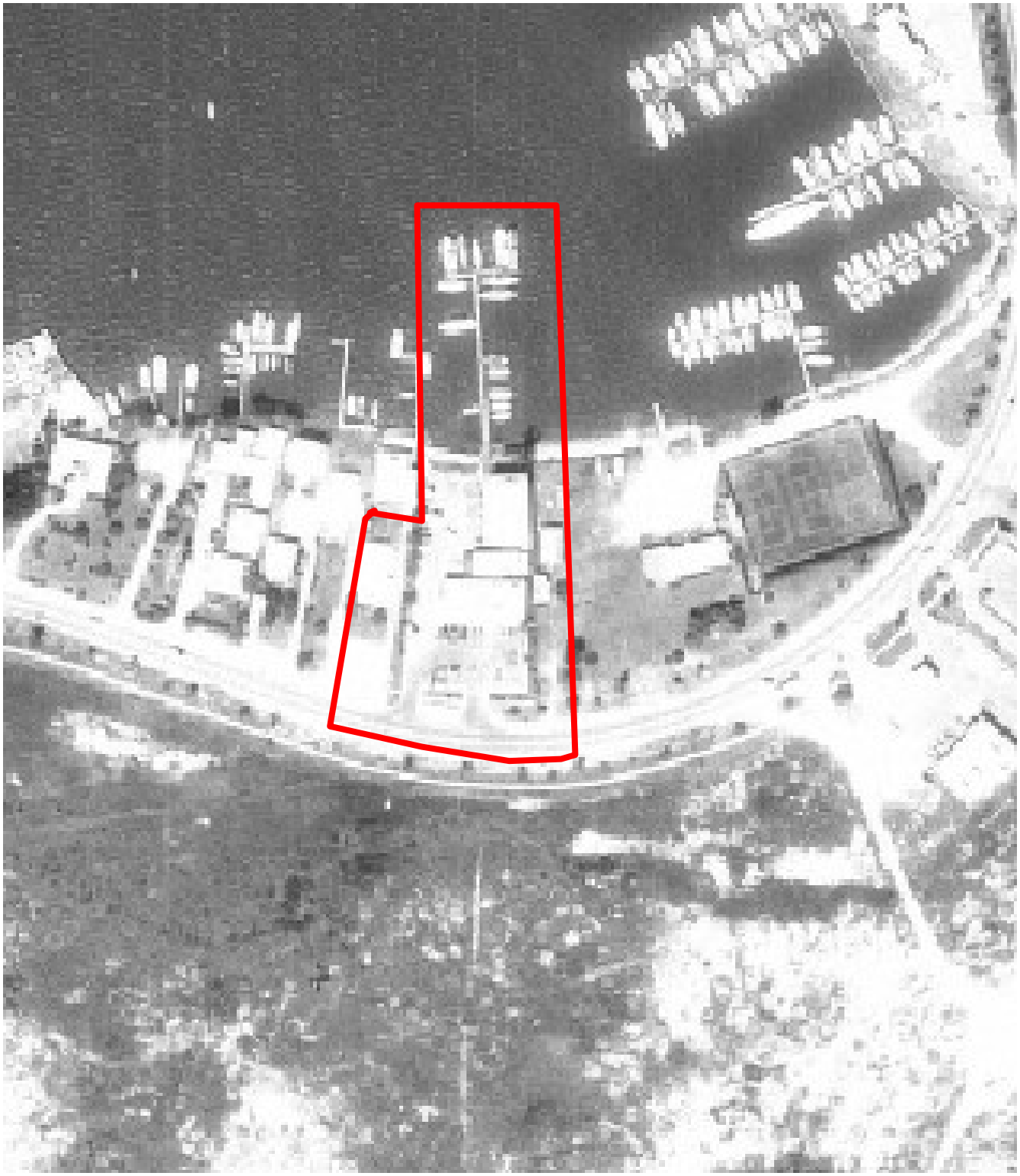


Aerial Photograph 1999: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’

N

Aerial Photograph 1992: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’

N



Aerial Photograph 1980: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’

N

Aerial Photograph 1970: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’

N

Aerial Photograph 1958: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’

N

Aerial Photograph 1944: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida Scale: 1”=300’

N

APPENDIX E

ERIS CERTIFIED SANBORN MAP REPORT

APPENDIX F

HISTORICAL TOPOGRAPHIC MAPS

Topographic Map Map 1949: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N

Topographic Map Map 1972: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N

Topographic Map Map 2012: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

Topographic Map Map 2018: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

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Topographic Map Map 2024: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

N

APPENDIX G

CITY DIRECTORIES

PEERLESS ICE CREAM CO.
Quality **"PEERLESS"** *Service*
"HOME OWNED AND OPERATED"
119 N. 7th STREET **PHONE 19**

FORT PIERCE DIRECTORY OF HOUSEHOLDERS (1940)

ORANGE AV—Contd
3301 Florida Power & Light Co sub sta

PALM AV—West from S Seventh, 1 west of Orange av

PARKWAY (Pinewood) — West from Mayflower rd to Seventh

PASEO AV (Maravilla) — West from 70 Sunrise blvd
100 Bass Jerry
102 Vacant
104 Huie Wm L ®
120 Smith Otis ®
Summit intersects
Admiral intersects

PINE AV (Maravilla)—South from Fairway dr, 2 east of Sunrise blvd
3133 Haislett Frederic R

PRESTON COURT — South from 1204 Boston av
Citrus av intersects

SECOND N — North from Orange av, 1 west of Indian River dr, one of the principal business streets of the city
103 Silver Palace Pharmacy (side ent)
105 Fort Pierce Shoe Store
106 Register's Dress Shop women's furngs
107 Thomason John H jwlr
108 Edna's Beauty Salon
Hunter Jack M
109 Ft Pierce Dry Goods Co dept store
110 Sunrise Coffee Shop restr
112 MacIntyre Henry F jwlr
113-115 McCrory J G Co 5 and 10c store
114 Vacant
114½ Dutton Sophie E Mrs furn rms
116 Vacant
117-19 Rubin Bros dept store
118 Canaday Clyde H liquors
120 Mather of Ft Pierce furn
121 Postal Telegraph-Cable Co
121½ Richards Maude Mrs
Geyer Katie Mrs
Fontaine May Mrs
Marston C Ray
Marston Lena L Mrs drsmkr
Spooner Jas
122 Horton's Inc books and stationery
123 Vacant
124 Mather's (whse)
rear Almond Johnson D ®
Mount Nellie Mrs
125-27 Penney J C Co dept store
126 Baker Ann travel service
128 Miami Herald Bureau
129 Raulerson C Frank office
Nanney O Glenn real est
Holmes & Raulerson live stock
130 Vacant
131 Duncan's Barber Shop
131½ **Raulerson Building**
Feigel C C dentist
Florida Insurance Agency

U The Alphabetical Section to
S get Complete Information on
E a person or firm

City Directory 1940: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

EDGAR J KIRBY

Appraisals

REAL ESTATE

Commercial Property

INDUSTRIAL SITES

RIVER FRONTAGE ACREAGE

35 Sunrise Blvd.

Phone 465-J

SERVICE PRINTING

RICHARD (Shorty) JOHNSON, Owner

"Service Comes First Here"

SEAWAY DRIVE—Contd

558 Under Constr
560-72△Inlet Apartments (seasonal)
6th av begins
586-614△U S Coast Guard (lifeboat sta)
7th av begins
712 Ft Pierce Development Co real est (br)
8th av begins
811 Pringle Paul N •
818 Vacant
848 Gray J L
9th av begins
858-958△Ocean Spray Apartments
Merritt John •
Apartments
1 King James M
3-5 Transients
6 Quinn Joseph E
7 Transients
8 Arendt Irene Mrs
9 Transients
10 Shell Nathan G
11 Williams Jas T
12 Transients
13 Dugan Matilda J Mrs
14 Transients
15 Krueger Edwin H plmbr
16△Broward Ellsworth C
17 Lindquist Carl O
18-20 Vacant
Street continued
10th av intersects (ns not open)
1002 Vacant
1010△Beach Casino Hotel
△Alexander Geo D • restr
△Beach Housing Corp real est
△Alexander Inc of Ft Pierce real est
U S Post Office (sub sta)
△Western Union Teleg Co (br)
1014△U S Coast Guard (watch-tower)

14

SOLTMANN AV—Northwest from S 13th, 3 south of Georgia av on Okeechobee rd

(not open from S 13th to Apple st)
2400△Hazellief Owen • grove caretkr
2411 Carroll Lucille Mrs • Okeechobee rd intersec
2510 Under Constr
2640 Reese Thos A •

6

SOUTH AV—Southwest from 706 S 17th, 4 south of Delaware a
1704 Perrault Armand J •
1706△Johnson Fred J jr •
1708 Buck John D •
1710 Pieper Wm A •

STANCLIFT RD—From 201 Puget av, north to Judkins
1608 Ferguson Jas P •
1615 Chapell Maynard
1620△Annes Raymond •

STATE ROAD NO 5—From 1550 New Dixie hwy northwest and north to Paradise Park rd, 1 west of New Dixie hwy
City limits
Taylor Creek
Taylor Creek dr ends
N 19th ends (es not ope
2137△Williams John T •
2143△Williams Garage & Marin Service

SUNRISE BLVD—South west from junction of S Fourth and Georgia av
819△Young Saml H •
820-24 Pinewood Park
823△Humphries Josephine W Mrs •
827△Padrick Wm G •
Hibiscus dr intersects
902△Padrick Vincent •
905△Scott Merritt H •
908△Denmark Jas •
915△Mattson Rudolph C •
940△Johnston Steve R •
Parkway begins
Pinewood dr begins

ARCADE MEN'S SHOP

Tye & Lisk

Everything for Man from Head to Foot

115-119 N. 4th St.

Tel. 210

City Directory 1950: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

W. W. ARNOLD CONSTRUCTION CO., Inc.
LICENSED — BONDED — INSURED CONTRACTORS
Commercial — Industrial
P.O. Box 876 Tel. HOward 1-1831

SEAWAY DR (Ft PB)—Contd
950 **Sines By The Sea apt bldg**
Sines Wayne U ◎ △HO1-5042
954 Ft Pierce Charter Boat △Marina △HO1-0840
Martel Edgard boat renting △HO1-9610
Thomas Silas boat renting △HO1-9610
Archer Geo boat renting △HO1-9610
Gannon Allen C jr boat renting △HO1-9610
985 U-Tote-M Gro △HO1-9640
Carlton ct begins
1001 Flamingo Supper Club △HO1-7336
1002 **Renee Apartments** △HO1-5139
Greenwell Howard ◎ △HO1-5139
Howard's Barber Shop △HO1-9243
1004 **Al-Bo Apartments**
1006 **Inlet Apartments**
1010 USCG Auxiliary
Sea Scout Ship 404
Mariners
1021 Flamingo Village Pool
1051 Flamingo Village of Ft Pierce Inc apts △HO1-4433 △HO1-2000
Meyers Coleman R mgr
Flamingo Retirement Village apts △HO1-2000
Rice Bros Inc lndry and clns (br)
U S P O (Ft PB)
Flamingo Hair Fashions Fashions beauty shop △HO1-8067
Flamingo Enterprises Inc real est owners △HO1-2000
Flamingo Village Coffee Shop restr
Holt Jan Mrs
Flamingo Sunday Shop variety store

Apartments:
A6 Frantz Philip
B12 Robinson Marie Mrs
C12 Ringer Ellen H Mrs
D4 Johnston Mary △HO4-0443
D7 McKendrew Frank F
D10 Allison Ethel Mrs
E3 Labinski Thos
E5 Cascarelli Tony
E6 Holt Jan
E7 Christian Fred
G6 Lzicar Alta Mrs △HO1-1904
G8 Howland Anita
G12 Sanders Kenneth M △HO1-8045
H2 Perry Mildred Mrs
K12 Sullivan Vivienne Mrs
L5 Vacant
L6 Johnson Kathleen Mrs
L8 Martello Edna Mrs
M Pedevill Robt

Street continued
1081 Vacant
Binney dr begins (es)
1102-32 Pelican Yacht Club △HO1-3891
Auxiliary Flotilla 8 Div 1 Inc
Belcher Ira L △HO1-5742
Pelican Yacht Basin △HO1-5742
McCrea Emile
Temple Harry B △HO4-1873

1136 **Pelican Apartments**
Apartments:
1-2 Transients
3-4 Greenwald Fred ◎

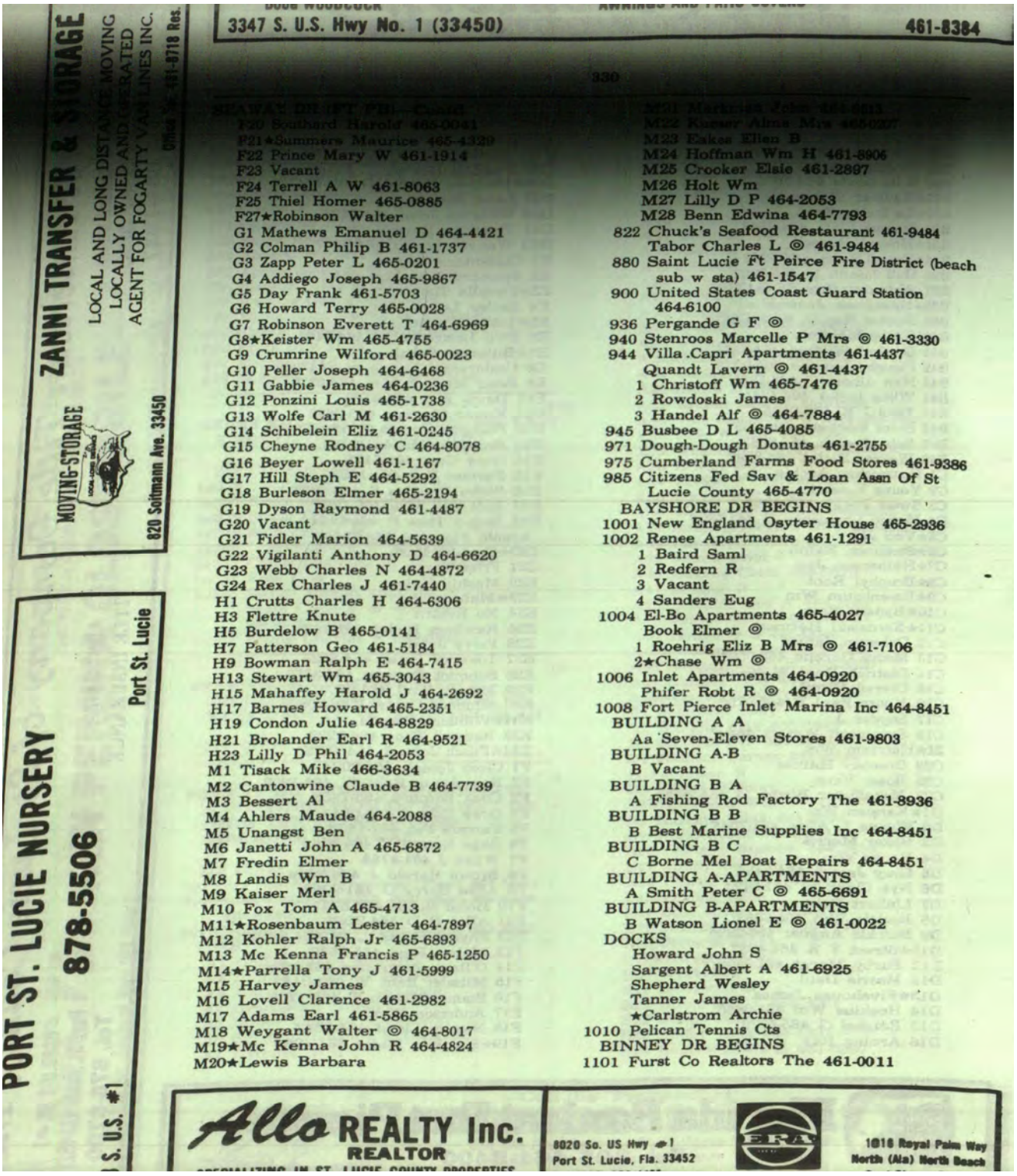
Street continued
1141 Yarker Franklin
1142 Tides Motel
1-2-3 Vacant
4 Bengel Henry C △HO1-5533

Street continued
1146 **Seaway Apartments**
Apartments:
1 Chambers Jesse C ◎ △HO1-2070
2 Vacant
1152 **Gibson Manor Apts** △HO1-4824
Apartments:
A Gibson Clarence T ◎ △HO1-4824
B-E Transients
1156 **Edgewater Apartment Motel △HO1-5643**
Apartments:
1-3 Transients
4 Olson Phillips A ◎ △HO1-5643
5-11 Transients
1171 **Gibson Duplex Apts**
Radford John K

City Directory 1968: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

ZANNI TRANSFER & STORAGE
LOCAL AND LONG DISTANCE MOVING
LOCALLY OWNED AND OPERATED
AGENT FOR FOGARTY VAN LINES INC.
Office No. 461-8718 Res.
MOVING-STORAGE
820 Soitmann Ave. 33450

PORT ST. LUCIE NURSERY
878-5506
Port St. Lucie
S. U.S. #1



3347 S. U.S. Hwy No. 1 (33450) 461-8384

SEAWAY DR (FT PH)—Contd
F20 Southard Harold 465-0041
F21★Summers Maurice 465-4329
F22 Prince Mary W 461-1914
F23 Vacant
F24 Terrell A W 461-8063
F25 Thiel Homer 465-0885
F27★Robinson Walter
G1 Mathews Emanuel D 464-4421
G2 Colman Philip B 461-1737
G3 Zapp Peter L 465-0201
G4 Addiego Joseph 465-9867
G5 Day Frank 461-5703
G6 Howard Terry 465-0028
G7 Robinson Everett T 464-6969
G8★Keister Wm 465-4755
G9 Crumrine Wilford 465-0023
G10 Peller Joseph 464-6468
G11 Gabbie James 464-0236
G12 Ponzini Louis 465-1738
G13 Wolfe Carl M 461-2630
G14 Schibelein Eliz 461-0245
G15 Cheyne Rodney C 464-8078
G16 Beyer Lowell 461-1167
G17 Hill Steph E 464-5292
G18 Burleson Elmer 465-2194
G19 Dyson Raymond 461-4487
G20 Vacant
G21 Fidler Marion 464-5639
G22 Vigilanti Anthony D 464-6620
G23 Webb Charles N 464-4872
G24 Rex Charles J 461-7440
H1 Crutts Charles H 464-6306
H3 Flettre Knute
H5 Burdelow B 465-0141
H7 Patterson Geo 461-5184
H9 Bowman Ralph E 464-7415
H13 Stewart Wm 465-3043
H15 Mahaffey Harold J 464-2692
H17 Barnes Howard 465-2351
H19 Condon Julie 464-8829
H21 Brolander Earl R 464-9521
H23 Lilly D Phil 464-2053
M1 Tisack Mike 466-3634
M2 Cantonwine Claude B 464-7739
M3 Bessert Al
M4 Ahlers Maude 464-2088
M5 Unangst Ben
M6 Janetti John A 465-6872
M7 Fredin Elmer
M8 Landis Wm B
M9 Kaiser Merl
M10 Fox Tom A 465-4713
M11★Rosenbaum Lester 464-7897
M12 Kohler Ralph Jr 465-6893
M13 Mc Kenna Francis P 465-1250
M14★Parrella Tony J 461-5999
M15 Harvey James
M16 Lovell Clarence 461-2982
M17 Adams Earl 461-5865
M18 Weygant Walter ◎ 464-8017
M19★Mc Kenna John R 464-4824
M20★Lewis Barbara
M21 Merkman John 464-6513
M22 Kueser Alma Mrs 465-0207
M23 Eakes Ellen B
M24 Hoffman Wm H 461-8906
M25 Crooker Elsie 461-2897
M26 Holt Wm
M27 Lilly D P 464-2053
M28 Benn Edwina 464-7793
822 Chuck's Seafood Restaurant 461-9484
Tabor Charles L ◎ 461-9484
880 Saint Lucie Ft Peirce Fire District (beach sub w sta) 461-1547
900 United States Coast Guard Station 464-6100
936 Pergande G F ◎
940 Stenroos Marcelle P Mrs ◎ 461-3330
944 Villa Capri Apartments 461-4437
Quandt Lavern ◎ 461-4437
1 Christoff Wm 465-7476
2 Rowdoski James
3 Handel Alf ◎ 464-7884
945 Busbee D L 465-4085
971 Dough-Dough Donuts 461-2755
975 Cumberland Farms Food Stores 461-9386
985 Citizens Fed Sav & Loan Assn Of St Lucie County 465-4770
BAYSHORE DR BEGINS
1001 New England Osyter House 465-2936
1002 Renee Apartments 461-1291
1 Baird Saml
2 Redfern R
3 Vacant
4 Sanders Eug
1004 El-Bo Apartments 465-4027
Book Elmer ◎
1 Roehrig Eliz B Mrs ◎ 461-7106
2★Chase Wm ◎
1006 Inlet Apartments 464-0920
Phifer Robt R ◎ 464-0920
1008 Fort Pierce Inlet Marina Inc 464-8451
BUILDING A A
Aa Seven-Eleven Stores 461-9803
BUILDING A-B
B Vacant
BUILDING B A
A Fishing Rod Factory The 461-8936
BUILDING B B
B Best Marine Supplies Inc 464-8451
BUILDING B C
C Borne Mel Boat Repairs 464-8451
BUILDING A-APARTMENTS
A Smith Peter C ◎ 465-6691
BUILDING B-APARTMENTS
B Watson Lionel E ◎ 461-0022
DOCKS
Howard John S
Sargent Albert A 461-6925
Shepherd Wesley
Tanner James
★Carlstrom Archie
1010 Pelican Tennis Cts
BINNEY DR BEGINS
1101 Furst Co Realtors The 461-0011

Allo REALTY Inc.
REALTOR
SPECIALIZING IN ST. LUCIE COUNTY PROPERTIES
8020 So. US Hwy #1
Port St. Lucie, Fla. 33452
ERA
1016 Royal Palm Way
North (Ala) North Beach

City Directory 1980: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

CAMERA READY ARTWORK AND DESIGN FOR
ALL FORMS OF PRINTED MATERIAL
725 N. U.S. 1 Suite E, Pelican Center, Ft. Pierce 466-8977
JAM

SEAWAY DR (FT PB)–Contd
M18 Weygant Walter 464-8071
M19★Roberts Richd R
M20 Stowers Thomas 466-7869
M21 Markman John 464-6513
M22 Labudde Fred 464-2462
M23★Zaimes John
M24 Hoffman Wm H
M25 Crooker Elsie Mrs 461-2897
M26 Falanga Michl 465-3143
M27 Lilly D P 464-2053
M28 Brown Elvin 468-8920
822 Chuck's Seafood Restaurant 461-9484
880 Fort Pierce City Fire Department
Number 2 461-1547
900 U S Coast Guard Station 464-6100
936 Elizer Jas E II 464-0474
940 Leizer Dick ◎ 464-2758
944 Villa Capri Apartments 461-4437
Quandt Lavern ◎ 465-8786
946 Seaway Video And Yogurt 464-9343
971 Island Pizza 464-7134
973 Surfside Coin Laundry 466-9793
975 Cumberland Farms Food Store 461-9386
985 First Citizens Fed Sav & Loan Assn (st lucie cnty) 465-4770
CARLTON CT BEGINS
BAYSHORE DR INTERSECTS
1001 Vacant
1002 Marina Apartments 464-4828
Inlet Hardware 468-8588
1003 Ocean Inlet Towers apts 466-3544
1004 El-Bo Apartments 465-4027
1 Book Elmer L ◎ 461-0672
2 Vacant
1006 Inlet Apartments 464-0920
Phifer Margt M Mrs ◎ 464-0920
★Mampe Kelly
★Lepako Patty
1006★Martin Gregory L 468-4826
★Dumort J D
1008 Fort Pierce Inlet Marina Inc 464-8451
Great American Submarine Shop 466-6718
Borne Mel Boat Repairs 464-8451
Apartments
B Smith Peter C & Assoc (Addl Sp) 465-6691
C★La Clair Ruth M
D No Return
E No Return
F No Return
1010 Pelican Tennis Cts
Seven Eleven Store gro 466-1389
BINNEY DR BEGINS
1102 Pelican Yacht Basin dock 464-1734
Pelican Yacht Club 464-2700
1105 Summerlin's Baywood Fishery fish & seafood mkt 461-0504
1120 Miller G Mrs ◎ 465-8684
1138 Greenwald Fred ◎
1141 Thom's Barber & Beauty Shop 461-0858
1142 Vantage Apartments 464-8503
1152 Dockside Inn Apartment Motel 461-4824
1156 Edgewater Motel 468-3555
Bruce Douglas
1161 Eleven Sixty One Apartments 465-2640
1★Atkins Wm A
1169★Mahr Neil ◎ 461-4975
1171 Adell Marie Apartments 464-0822
Sircovics Della Mrs ◎ 464-0822
1172 Angler Motel & Apartments 466-0131
Jacobsen Hope ◎ 466-0131
ALHAMBRA ST BEGINS
1205a Kingston Ruth 466-6331
1207a Thiel Franz J ◎ 465-2699
1207b Thiel Frank ◎
1211a Goodenow Geo E ◎ 464-5636
1211b Sinclair Robert W ◎ 464-1174
1230 Island Beach Lodge apts 465-7985
1 No Return
5 Turner Allen L ◎ 465-7985
★Williams Robt winter res
7★Smitty Jas T
8 Transient
9 No Return
10★Jameson Wilbur T
11★Addison J K
COQUINA ST BEGINS
1240 Kiwi Apartments 461-6645
1★Matthison Donald R
2 No Return (Apt 2-8)
9 Kiwi Apts (Ofc)
1300 La Entrada Del Mar condominium 464-8015
A1 Frendreiss Barbara ◎ 466-8394
A2 Roberts Jack C ◎ 461-7134
A3 Comerford Joseph ◎ 465-6561
A4 Fee Kath Mrs ◎ 461-6242
A5 Carlson Elva ◎ 466-2345
A6 Murphy Markham L winter res ◎ 461-8439
A7 Jackson Kathleen S winter res ◎
A8 Parker Paul E winter res ◎ 466-1904
A9 Pantorno Thomas ◎ 464-6431
B1 White Madeline Mrs winter res ◎
B2 Bussey John W winter res ◎ 466-1953
B3★Frederick John D ◎
B4 Sadowski Richd winter res ◎
B5 Sadowski Phil ◎ 461-6432
B6 Heil Robt H winter res
B7 Crittendon Earl ◎
B8 Sharpton John M ◎
B9 Wolfe Richd A ◎ 464-8327
B10 Schwab Chas J ◎
B11 Teel John winter res ◎
B12 Miller Richd A winter res ◎
B13 Tanner David E winter res ◎ 468-1918
B14 Hendrick Chas ◎ 465-1105
B15 Bush Larry (Guest Apt)
C1 Hamlin Edw winter res ◎
C2★Schulze Terry L winter res ◎
C3 Bradner Roy winter res ◎
C4 Mitchell Robt D Jr ◎ 464-4925
C5 Weir James (Guest Apt)
C6 Shafer Steve G (Guest Apt)
C7 Harris Steven U winter res ◎
C8 Hopkins Harold R ◎ 461-6388
C9 Groski Wm F ◎ 465-1760
D1 Spiers Kenneth L winter res ◎ 464-2195
D2 Surdi Shirley J Mrs ◎ 465-9418
D3 Sadowski Phil (Guest Apt)

CLASSIC CAR COATING
"Our Work is Our Best Advertising"
AUTO REFINISHING - COLLISION REPAIRS
BILL BRAUN - WALLY BROLMANN
(407) 464-2222
OLEANDER AV.

City Directory 1990: Site # 10257195
1010 Seaway Drive
Ft. Pierce, Florida

APPENDIX H

ERIS RADIUS MAP REPORT

DATABASE REPORT

Project Property:	*1010 Seaway Drive Property* *1010 Seaway Drive* *Fort Pierce FL 34949*
Project No:	*10257195*
Report Type:	*Database Report*
Order No:	*25102100191*
Requested by:	*Environmental Property Audits*
Date Completed:	*October 22, 2025*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:		*1010 Seaway Drive Property* *1010 Seaway Drive Fort Pierce FL 34949*
Project No:		*10257195*
Coordinates:		
	Latitude:	*27.46312571*
	Longitude:	*-80.30447537*
	UTM Northing:	*3,037,924.74*
	UTM Easting:	*568,722.64*
	UTM Zone:	*17R*
Elevation:		*1 FT*

Order Information:

Order No:	*25102100191*
Date Requested:	*October 21, 2025*
Requested by:	*Environmental Property Audits*
Report Type:	*Database Report*

Historicals/Products:

ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	**1**	0	-	-	**1**
RCRA NON GEN	Y	0.25	0	0	**1**	-	-	**1**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	**1**	-	-	-	-	**1**
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	**1**	**1**	0	**1**	**2**	**5**
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	**1**	0	0	**2**	**3**
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	**1**	**1**	**1**	0	-	**3**
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	**1**	**1**	**2**	-	-	**4**
AST	Y	0.25	0	0	**1**	-	-	**1**
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	**1**	-	-	**1**
STCS	Y	0.5	**1**	**1**	**2**	0	-	**4**
INST	Y	0.5	**1**	0	0	0	-	**1**
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
County	***No County databases were selected to be included in the search.***							
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	**1**	0	0	0	0	**1**
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	**1**	**1**
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
HIST RISK	Y	0.125	0	0	-	-	-	0
State								
PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	**1**	0	-	-	-	**1**
DWM CONTAM	Y	0.5	**3**	**2**	**2**	**1**	-	**8**
DEL CONTAM SITE	Y	0.5	0	0	**2**	0	-	**2**
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	**1**	**1**	**1**	-	-	**3**
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental databases were selected to be included in the search.***							
Total:			***12***	***9***	***13***	***2***	***5***	***41***

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	FUDS	FT PIERCE NAVAL AMPH BASE	FT PIERCE FL ***FUDS Property No:*** *I04FL0698*	WSW	0.00 / 0.00	0	23
2	INST	CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	WSW	0.00 / 0.00	0	24
3	DWM CONTAM	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 ***Facility ID:*** *8516032*	SSW	0.00 / 0.00	2	24
3	DWM CONTAM	FT PIERCE INLET MARINA	1010 SEAWAY DR FORT PIERCE FL 33450 ***Facility ID:*** *8516032* ***Facility Status:*** *WAITING*	SSW	0.00 / 0.00	2	25
3	DWM CONTAM	BILLS REEF MART	1010 SEAWAY DR FORT PIERCE FL 33450 ***Facility ID:*** *8516032* ***Facility Status:*** *WAITING*	SSW	0.00 / 0.00	2	25
3	ERIC	CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	SSW	0.00 / 0.00	2	26
3	ERNS		1010 SEAWAY DR FORT PIERCE FL ***NRC Report No:*** *1055187*	SSW	0.00 / 0.00	2	27
3	LST	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 ***Facility ID | Facility Status:*** *8516032 | OPEN* ***Cleanup Required:*** *R - CLEANUP REQUIRED*	SSW	0.00 / 0.00	2	29
3	SPILLS		1010 Seaway Drive FORT PIERCE FL ***Incident No | Incident Date:*** *49497 | 07/26/2013*	SSW	0.00 / 0.00	2	31
3	STCS	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 ***Facility ID | Fac Stat (OD):*** *8516032 | OPEN*	SSW	0.00 / 0.00	2	31
3	UST	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 ***Facility ID | Facility Status:*** *8516032 | OPEN* ***Tank Status | Status Date:*** *B - REMOVED FROM SITE | 05-JAN-1995, B - REMOVED FROM SITE | 05-JAN-1995, T - OUT OF SERVICE | 01-NOV-2022*	SSW	0.00 / 0.00	2	33
3	WELL SURVEILLANCE	KWIK STOP	1010 SEAWAY DR FORT PIERCE FL 34949	SSW	0.00 / 0.00	2	35

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
4	DWM CONTAM	FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	WSW	0.03 / 168.63	3	35
			Facility ID: 137950				
4	ERIC	FORT PIERCE UTILITY PIPELINE	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	WSW	0.03 / 168.63	3	36
4	WCRPS	FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL	WSW	0.03 / 168.63	3	36
5	DWM CONTAM	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	3	37
			Facility ID: 8516081				
5	LST	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	3	38
			Facility ID | Facility Status: 8516081 | OPEN ***Cleanup Required:*** R - CLEANUP REQUIRED, R - CLEANUP REQUIRED				
5	RCRA VSQG	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949-3142	E	0.06 / 340.30	3	42
			Handler ID | Recycler Activity?: FLD984224428 | NO				
5	STCS	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	3	45
			Facility ID | Fac Stat (OD): 8516081 | OPEN				
5	UST	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	3	48
			Facility ID | Facility Status: 8516081 | OPEN ***Tank Status | Status Date:*** B - REMOVED FROM SITE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, B - REMOVED FROM SITE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, B - REMOVED FROM SITE | 01-JUN-1995				
5	WELL SURVEILLANCE	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	3	51
6	AST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	3	52
			Facility ID | Facility Status: 8518586 | OPEN ***Tank Status | Status Date:*** U - IN SERVICE | , U - IN SERVICE | 01-MAR-2006, U - IN SERVICE | 01-MAR-2006, B - REMOVED FROM SITE | 01-FEB-2006, B - REMOVED FROM SITE | 01-FEB-2006				
6	DEL CONTAM SITE	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	3	54

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
6	DEL CONTAM SITE	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	3	54
6	DWM CONTAM	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID:*** 8518586 ***Facility Status:*** ACTIVE	WNW	0.15 / 801.46	3	54
6	DWM CONTAM	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID:*** 8518586	WNW	0.15 / 801.46	3	55
6	FF TANKS	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123 ***Facility ID | Facility Status:*** 8518586 | OPEN	WNW	0.15 / 801.46	3	56
6	LST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID | Facility Status:*** 8518586 | OPEN ***Cleanup Required:*** R - CLEANUP REQUIRED, R - CLEANUP REQUIRED, R - CLEANUP REQUIRED	WNW	0.15 / 801.46	3	57
6	RCRA NON GEN	USCG FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123 ***Handler ID | Recycler Activity?:*** FL5690310839 | NO	WNW	0.15 / 801.46	3	63
6	STCS	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID | Fac Stat (OD):*** 8518586 | OPEN	WNW	0.15 / 801.46	3	66
6	UST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID | Facility Status:*** 8518586 | OPEN ***Tank Status | Status Date:*** B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE |	WNW	0.15 / 801.46	3	67
6	WELL SURVEILLANCE	US COAST GUARD	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	3	68
7	STCS	PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID | Fac Stat (OD):*** 8944303 | OPEN	NNE	0.16 / 864.47	-1	68
7	UST	PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID | Facility Status:*** 8944303 | OPEN ***Tank Status | Status Date:*** A - CLOSED IN PLACE | 30-JUN-1991, U - IN SERVICE | 01-SEP-2008, B - REMOVED FROM SITE | 01-AUG-2008, B - REMOVED FROM SITE | 01-AUG-2008, A - CLOSED IN PLACE |	NNE	0.16 / 864.47	-1	71
8	DWM CONTAM	Basewide- FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950 ***Facility ID:*** 115660	ENE	0.34 / 1,779.87	0	73
8	ERIC	FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950	ENE	0.34 / 1,779.87	0	74

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
9	ERIC	ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	-1	74
9	ERIC	ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL 34949	E	0.61 / 3,198.63	-1	75
9	WCRPS	ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL	E	0.61 / 3,198.63	-1	75
9	WCRPS	LION'S DEN	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	-1	76
10	MRDS	MINTON PIT	ST. LUCIE COUNTY FORT PIERCE FL 34949 ***Dep ID:*** 10143465	WSW	0.78 / 4,103.29	3	76

Executive Summary: Summary by Data Source

Standard

Federal

RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Sep 1, 2025 has found that there are 1 RCRA VSQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949-3142	E	0.06 / 340.30	5
	***Handler ID | Recycler Activity?**: FLD984224428 | NO*			

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Sep 1, 2025 has found that there are 1 RCRA NON GEN site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
USCG FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123	WNW	0.15 / 801.46	6
	***Handler ID | Recycler Activity?**: FL5690310839 | NO*			

ERNS - Emergency Response Notification System

A search of the ERNS database, dated Sep 7, 2025 has found that there are 1 ERNS site(s) within approximately 0.02miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	1010 SEAWAY DR FORT PIERCE FL	SSW	0.00 / 0.00	3
	***NRC Report No**: 1055187*			

State

ERIC - ERIC Waste Cleanup

A search of the ERIC database, dated Aug 8, 2025 has found that there are 5 ERIC site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	SSW	0.00 / 0.00	3
FORT PIERCE UTILITY PIPELINE	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	WSW	0.03 / 168.63	4

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950	ENE	0.34 / 1,779.87	8

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	9
ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL 34949	E	0.61 / 3,198.63	9

WCRPS - Waste Cleanup Responsible Party Sites

A search of the WCRPS database, dated Apr 11, 2021 has found that there are 3 WCRPS site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL	WSW	0.03 / 168.63	4

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL	E	0.61 / 3,198.63	9
LION'S DEN	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	9

LST - Leaking Tanks

A search of the LST database, dated Apr 21, 2025 has found that there are 3 LST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	3
	***Facility ID | Facility Status**: 8516032 | OPEN* ***Cleanup Required**: R - CLEANUP REQUIRED*			
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	5
	***Facility ID | Facility Status**: 8516081 | OPEN* ***Cleanup Required**: R - CLEANUP REQUIRED, R - CLEANUP REQUIRED*			

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	6

***Facility ID | Facility Status**: 8518586 | OPEN*
***Cleanup Required**: R - CLEANUP REQUIRED, R - CLEANUP REQUIRED, R - CLEANUP REQUIRED*

UST - Underground Storage Tanks

A search of the UST database, dated Aug 9, 2025 has found that there are 4 UST site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	3

***Facility ID | Facility Status**: 8516032 | OPEN*
***Tank Status | Status Date**: B - REMOVED FROM SITE | 05-JAN-1995, B - REMOVED FROM SITE | 05-JAN-1995, T - OUT OF SERVICE | 01-NOV-2022*

CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	5

***Facility ID | Facility Status**: 8516081 | OPEN*
***Tank Status | Status Date**: B - REMOVED FROM SITE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, B - REMOVED FROM SITE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, B - REMOVED FROM SITE | 01-JUN-1995*

US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	6

***Facility ID | Facility Status**: 8518586 | OPEN*
***Tank Status | Status Date**: B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE |*

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949	NNE	0.16 / 864.47	7

***Facility ID | Facility Status**: 8944303 | OPEN*
***Tank Status | Status Date**: A - CLOSED IN PLACE | 30-JUN-1991, U - IN SERVICE | 01-SEP-2008, B - REMOVED FROM SITE | 01-AUG-2008, B - REMOVED FROM SITE | 01-AUG-2008, A - CLOSED IN PLACE |*

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 9, 2025 has found that there are 1 AST site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	6

***Facility ID | Facility Status**: 8518586 | OPEN*
***Tank Status | Status Date**: U - IN SERVICE | , U - IN SERVICE | 01-MAR-2006, U - IN SERVICE | 01-MAR-2006, B - REMOVED FROM SITE | 01-FEB-2006, B - REMOVED FROM SITE | 01-FEB-2006*

FF TANKS - Federal Facilities Listing

A search of the FF TANKS database, dated Jul 25, 2025 has found that there are 1 FF TANKS site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123	WNW	0.15 / 801.46	6
	Facility ID* | *Facility Status: *8518586* | *OPEN*			

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Aug 1, 2025 has found that there are 4 STCS site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	3
	Facility ID* | *Fac Stat (OD): *8516032* | *OPEN*			
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	5
	Facility ID* | *Fac Stat (OD): *8516081* | *OPEN*			
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	6
	Facility ID* | *Fac Stat (OD): *8518586* | *OPEN*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949	NNE	0.16 / 864.47	7
	Facility ID* | *Fac Stat (OD): *8944303* | *OPEN*			

INST - Institutional Controls Registry

A search of the INST database, dated Aug 1, 2025 has found that there are 1 INST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	WSW	0.00 / 0.00	2

Non Standard

Federal

FUDS - Formerly Used Defense Sites

A search of the FUDS database, dated May 15, 2023 has found that there are 1 FUDS site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FT PIERCE NAVAL AMPH BASE	FT PIERCE FL	WSW	0.00 / 0.00	1

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***FUDS Property No**: I04FL0698*			

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 1 MRDS site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MINTON PIT	ST. LUCIE COUNTY FORT PIERCE FL 34949	WSW	0.78 / 4,103.29	10
	***Dep ID**: 10143465*			

State

SPILLS - Oil and Hazardous Materials Incidents

A search of the SPILLS database, dated Oct 1, 2025 has found that there are 1 SPILLS site(s) within approximately 0.12miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	1010 Seaway Drive FORT PIERCE FL	SSW	0.00 / 0.00	3
	***Incident No**	**Incident Date**: 49497	07/26/2013*	

DWM CONTAM - Contaminated Sites

A search of the DWM CONTAM database, dated Mar 3, 2025 has found that there are 8 DWM CONTAM site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BILLS REEF MART	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	3
	***Facility ID**: 8516032* ***Facility Status**: WAITING*			
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	3
	***Facility ID**: 8516032*			
FT PIERCE INLET MARINA	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	3
	***Facility ID**: 8516032* ***Facility Status**: WAITING*			
FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	WSW	0.03 / 168.63	4
	***Facility ID**: 137950*			
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	5
	***Facility ID**: 8516081*			

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID**: 8518586*	WNW	0.15 / 801.46	6
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949 ***Facility ID**: 8518586* ***Facility Status**: ACTIVE*	WNW	0.15 / 801.46	6
Basewide- FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950 ***Facility ID**: 115660*	ENE	0.34 / 1,779.87	8

DEL CONTAM SITE - Delisted Contaminated Sites

A search of the DEL CONTAM SITE database, dated Sep 30, 2015 has found that there are 2 DEL CONTAM SITE site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	6
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	6

WELL SURVEILLANCE - Well Surveillance Program Facilities

A search of the WELL SURVEILLANCE database, dated Sep 4, 2025 has found that there are 3 WELL SURVEILLANCE site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
KWIK STOP	1010 SEAWAY DR FORT PIERCE FL 34949	SSW	0.00 / 0.00	3
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	5
US COAST GUARD	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	6

Map: 1.0 Mile Radius

Order Number: 25102100191

Address: 1010 Seaway Drive, Fort Pierce, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.

Map: 0.5 Mile Radius

Order Number: 25102100191

Address: 1010 Seaway Drive, Fort Pierce, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Map: 0.25 Mile Radius

Order Number: 25102100191

Address: 1010 Seaway Drive, Fort Pierce, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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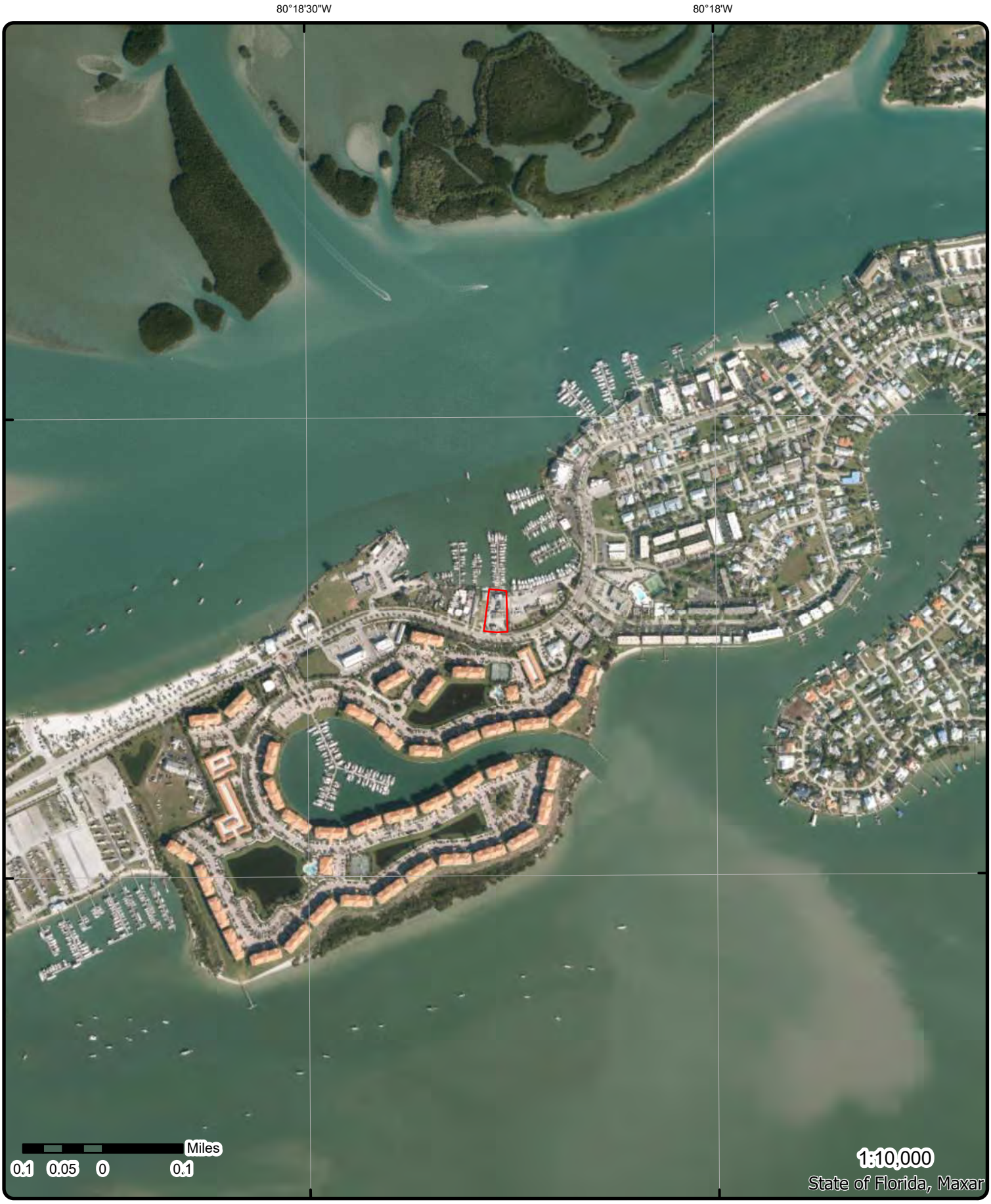

Aerial

Year: 2024

Address: 1010 Seaway Drive, Fort Pierce, FL

Source: ESRI World Imagery

Order Number: 25102100191

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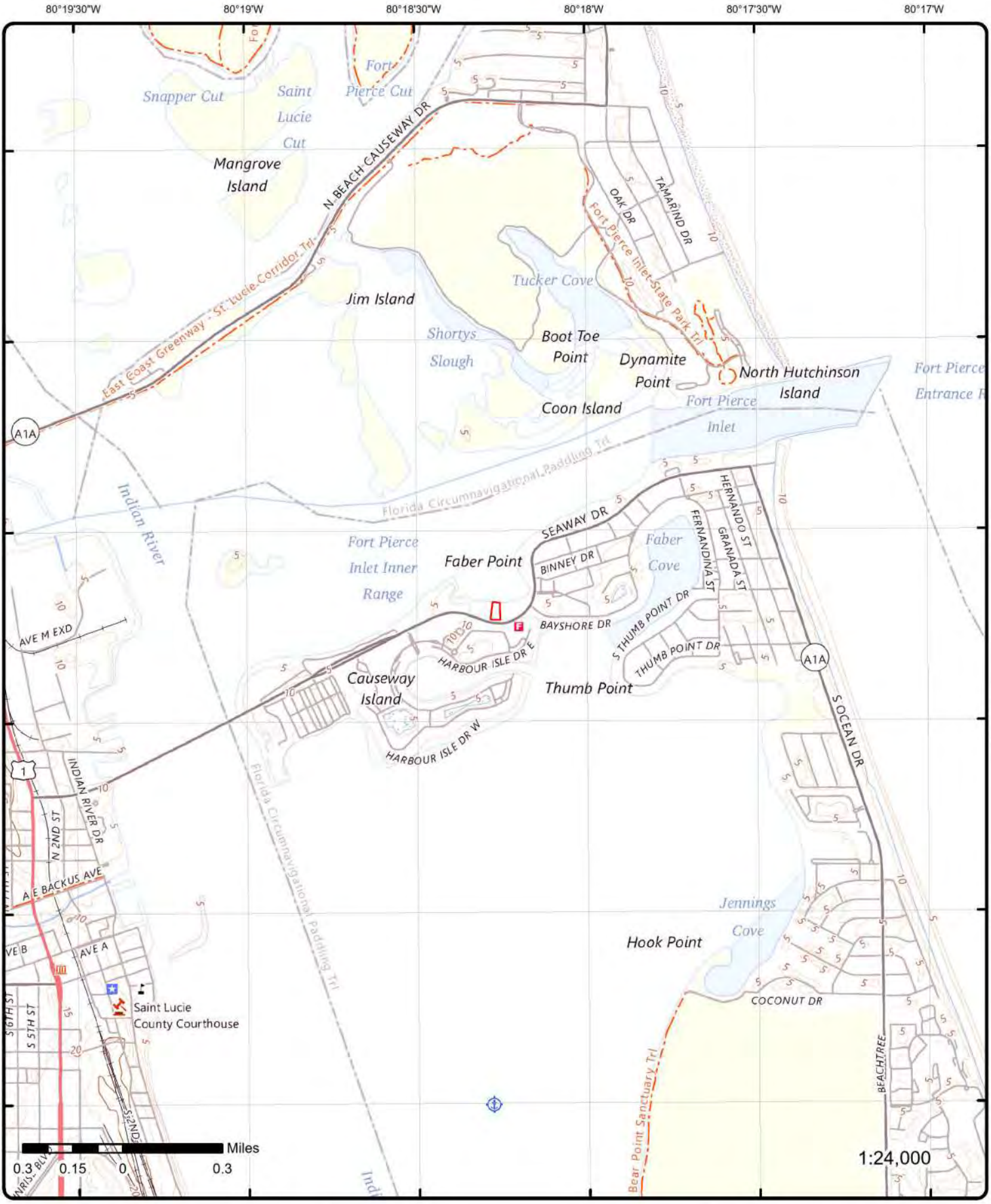

Topographic Map

Year: 2024

Order Number: 25102100191

Address: 1010 Seaway Drive, FL

Quadrangle(s): Fort Pierce FL

Source: USGS Topographic Map

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	WSW	0.00 / 0.00	1.23 / 0	FT PIERCE NAVAL AMPH BASE FT PIERCE FL	FUDS

FUDS Property No: I04FL0698
EMS Map Link: https://fudsportal.usace.army.mil/ems/inventory/map?id=56789
FUDS INST ID: FL49799F461400
Status: Properties with projects
SDS ID:
NPL Status Code: Not Listed
Eligibility: Eligible
Site Eligib: Eligible
Current Owner: Private Sector; Public Sector; State Government
Has Project: Yes
DOD FUDS Pro:
Project Required:
No Further Action:
Congressional District: 21
Congressional Dist 117: 18
Media ID:
Metadata ID:
Feature Desc:
EPA Region: 04
County: ST LUCIE
Latitude: 27.46583333
Longitude: -80.29944444
Fiscal year: 2020
USACE Division: sad
USACE District: saj
Centroid Lat:
Centroid Long:
Se Anno Cad Data:
Shape Length: 0.919311145758958
Shape Area: 0.01089128463508
Shape Len: .91931115
X:
Y:
Data Source: U.S. Army Corps of Engineers Geospatial Open Data
Property History:

The site is located in Martin, St. Lucie and Indian River Counties, Florida, extends from near Jensen Beach to approximately 5 miles south of Vero Beach, Florida. The U.S. acquired the land in 1943. The installation was a training site during World War II for the invasion of Europe and included submerged obstacle training areas, mine removal training areas, beach landing sites, and anti-aircraft gunnery training areas. Personnel training at the base included the combat demolition research unit, underwater demolition team, combat demolition unit, attack battened landing craft units, rocket and anti-aircraft gunnery units, and construction battalion. The Fort Pierce site was also used for normal amphibious assault training. Up to 40,000 personnel were trained at the installation; however, many of the facilities were temporary, including many semi-tent structures (hutments). Most of the facilities were removed when the installation was closed in 1946, and the property was returned to the owners. Subsequently, much of the beach property has been extensively subdivided and heavily developed with the exception of land belonging to the Fort Pierce Inlet State Recreation Area on North Hutchinson Island.

Feature Description:

The site is located in Martin, St. Lucie and Indian River Counties, Florida, extends from near Jensen Beach to approximately 5 miles south of Vero Beach, Florida. The U.S. acquired the land in 1943. The installation was a training site during World War II for the invasion of Europe and included submerged obstacle training areas, mine removal training areas, beach landing sites, and anti-aircraft gunnery training areas. Personnel training at the base included the combat demolition research unit, underwater demolition team, combat demolition unit, attack battened landing craft units, rocket and anti-aircraft gunnery units, and construction battalion. The Fort Pierce site was also used for normal amphibious assault training. Up to 40,000 personnel were trained at the installation; however, many of the facilities were temporary, including many semi-tent structures (hutments). Most of the facilities were removed when the installation was closed in 1946, and the property was returned to the owners. Subsequently, much of the beach property has been extensively subdivided and heavily developed with the exception of land belonging to the Fort Pierce Inlet State Recreation Area on North

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hutchinson Island.

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2 | **1 of 1** | **WSW** | **0.00 / 0.00** | **1.23 / 0** | **CITGO-ISLAND**
1010 Seaway Dr
Fort Pierce FL 34949 | **INST**

Facility ID No:	STCM-8516032	**Horizontal Referen:**	HARN
Site ID:	ERIC_18021	**CMC2 Coord Meth ID:**	CSUR
Boundary Key:	1786	**PC2 Proximity ID:**	EXACT
OIC Obj Inter ID:	SWIM	**Create User Name:**	WILLIAMS_CA
VSC1 Verif Stat ID:	REVIEWED	**Create Date/Time:**	4/6/2022
Control ID:	IC-1825	**Modify User Name:**	WILLIAMS_CA
Begin Date:	4/6/2022	**Modify Date/Time:**	4/7/2022
Previous Publish?:	Yes	**Collector User Nm:**	WILLIAMS_CA
Site WMD:	SFWMD	**Collection Date:**	4/6/2022
Site Prog Type Key:		**Area:**	0
Site Dep Office:	SED	**Len:**	0
Site ZIP4:	2722		

Site Name: CHEVRON STATION (fka CITGO-ISLAND)
All Site Names: CHEVRON STATION (fka CITGO-ISLAND)
Site Managing Progr:
Control Name: CHEVRON STATION (fka CITGO-ISLAND)
Mechanism Counties: St. Lucie, St. Lucie, St. Lucie
Mechanism Category: Administrative Rules/Orders and Delegations, Conditional Site Rehabilitation Completion Order, Recorded ICs
Mechanism Types: Declaration of Restrictive Covenant, Dewatering 62-621, Professional Certification of Restricted Activity
Mechanism Book No: 4789
Mechanism Page No: 2546
Mechanism Instr No:
Mechanism Effec Dt: 06-APR-22, 06-APR-22, 11-MAR-22
Restrictions: Dewatering, Groundwater Use, Stormwater Features
Contaminated Media: Groundwater
Contaminations: Benzene
Engineering Controls: None
Site Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_18021/gis-facility!search
Description: Dewatering 62-621, Professional Certification of Restricted Activity, Groundwater Use, Dewatering, Stormwater Feature Restrictions
Comments:

---

3 | **1 of 10** | **SSW** | **0.00 / 0.00** | **2.91 / 2** | **CITGO-ISLAND**
1010 SEAWAY DR
FORT PIERCE FL 33450 | **DWM CONTAM**

Facility ID:	8516032	**Contact:**	
Site ID:	8516032	**Phone:**	
Program Area:		**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:	56	**Primary RP Role:**	
Ftc1 Fac Type ID:	A	**RP Begin Date:**	
Stcm Facility Type:	A	**RP Address1:**	
District:	SED	**RP Address2:**	
Site Status:		**RP City:**	
Section:	002	**RP State:**	
Township:	35S	**RP Zip5:**	
County:	St. Lucie	**RP Zip4:**	
Range:	40E	**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			

Facility Name: CITGO-ISLAND
Description: Retail Station

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Details

Facility Status:		***Staff Assigned:***	
Offsite Contam:		***Priority:***	
Priority Score:	11	***Score Effective Dt:***	
Project Coordinato:		***Score When Ranked:***	
Program Eligible:		***District:***	
Ineligible:		***Datum:***	0
Program Area:	PETROLEUM	***Method:***	DGPS
Site Manager:		***Lat DD:***	27
Discharge Date:	04/13/1987	***Lat MM:***	27
Discharge Eligibil:	E	***Lat SS:***	46.25
Eligibility Progrm:	EDI	***Long DD:***	80
Cleanup Status:	CLOSED-STCM	***Long MM:***	18
Closure Type:	NFAC	***Long SS:***	16.21
Closure Date:	04/06/2022		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	2 of 10	SSW	0.00 / 0.00	2.91 / 2	FT PIERCE INLET MARINA 1010 SEAWAY DR FORT PIERCE FL 33450	DWM CONTAM

Facility ID:	8516032	***Contact:***	
Site ID:		***Phone:***	
Program Area:	Petroleum	***Method:***	
Facility Type:		***Datum:***	
Fac Type:		***Related Party ID:***	
County ID:		***Primary RP Role:***	
Ftc1 Fac Type ID:		***RP Begin Date:***	
Stcm Facility Type:		***RP Address1:***	
District:		***RP Address2:***	
Site Status:		***RP City:***	
Section:		***RP State:***	
Township:		***RP Zip5:***	
County:	ST. LUCIE	***RP Zip4:***	
Range:		***RP Phone:***	
Rank:		***RP Extension:***	
Operator:		***RP Bad Addr Ind:***	
Name Changed:		***RP Name:***	
Addr Changed:			
Facility Name:			
Description:			

Program Details

Facility Status:	WAITING	***Staff Assigned:***	
Offsite Contam:	U	***Priority:***	
Priority Score:	11	***Score Effective Dt:***	
Project Coordinato:		***Score When Ranked:***	
Program Eligible:	Y	***District:***	PCSED
Ineligible:		***Datum:***	NAD83
Program Area:		***Method:***	DPHO
Site Manager:		***Lat DD:***	27
Discharge Date:		***Lat MM:***	27
Discharge Eligibil:		***Lat SS:***	46.25
Eligibility Progrm:		***Long DD:***	80
Cleanup Status:		***Long MM:***	18
Closure Type:		***Long SS:***	16.21
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	3 of 10	SSW	0.00 / 0.00	2.91 / 2	BILLS REEF MART 1010 SEAWAY DR FORT PIERCE FL 33450	DWM CONTAM

Facility ID:	8516032	***Contact:***	
Site ID:		***Phone:***	
Program Area:	Petroleum	***Method:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:		**Primary RP Role:**	
Ftc1 Fac Type ID:		**RP Begin Date:**	
Stcm Facility Type:		**RP Address1:**	
District:		**RP Address2:**	
Site Status:		**RP City:**	
Section:		**RP State:**	
Township:		**RP Zip5:**	
County:	ST. LUCIE	**RP Zip4:**	
Range:		**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:			
Description:			

Program Details

Facility Status:	WAITING	**Staff Assigned:**	
Offsite Contam:	U	**Priority:**	
Priority Score:	8	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:	Y	**District:**	PCSED
Ineligible:		**Datum:**	
Program Area:		**Method:**	DGPS
Site Manager:		**Lat DD:**	27
Discharge Date:		**Lat MM:**	27
Discharge Eligibil:		**Lat SS:**	46.25
Eligibility Progrm:		**Long DD:**	80
Cleanup Status:		**Long MM:**	18
Closure Type:		**Long SS:**	16.21
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	4 of 10	SSW	0.00 / 0.00	2.91 / 2	**CITGO-ISLAND** **1010 Seaway Dr** **Fort Pierce FL 34949**	ERIC

Eric ID:	ERIC_18021	**Offsite Contamin Key:**	NOCONTAM
Site Status:	CLOSEDWCOND	**Se Anno Cad Data:**	
Source Facility ID:	8516032	**State:**	FL
District:	SED	**County Name:**	St. Lucie
WMD:	SFWMD	**County ID:**	56
ICR Indicator:	YES	**Datum ID:**	WGS84
Discharge Dt:	1987-04-13 00:00:00 UTC	**Geometry:**	
Method ID:	DPHO	**Point X:**	-80.30452152768676
Object of Interest:	DISCH	**Point Y:**	27.462812556694633
Proximity to Object:	APPRX	**Lat DD:**	27
Collector Username:	WILLIAMS_CA	**Lat MM:**	27
Collect Dt:	2022-04-06 00:00:00 UTC	**Lat SS:**	46.1252
Map Source:	hybrid	**Long DD:**	80
Map Source Scale:	564	**Long MM:**	18
Interpolation Scale:	0	**Long SS:**	16.2775
Coord Accuracy ID:	1	**Gis Albx:**	764455.045192
Site Phase Dsc:	Phase 5 - Cleanup Complete	**Gis Alby:**	389601.781759
Site Name:	CHEVRON STATION (fka CITGO-ISLAND)		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_18021/gis-facility!search		

Program Details

Program:	Petroleum Restoration Program
Program Type:	PETROLEUM
Program Status:	COMPLETEWITHCOND
Site Manager:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	5 of 10	SSW	0.00 / 0.00	2.91 / 2	1010 SEAWAY DR FORT PIERCE FL	ERNS

NRC Report No: 1055187
Type of Incident: FIXED
Incident Cause: DUMPING
Incident Date: 25-Jul-2013 10:00:00
Incident Location: FORT PIERCE INLET
Incident Dtg: DISCOVERED
Distance from City:
Distance Units:
Direction from City:
Location County: ST. LUCIE
Potential Flag: No
Year: Year 2013 Reports
Latitude Degrees:
Latitude Minutes:
Latitude Seconds:
Longitude Degrees:
Longitude Minutes:
Longitude Seconds:
Lat Quad:
Long Quad:
Location Section:
Location Township:
Location Range:
Description of Incident: CALLER STATED THAT SOMEONE WAS DUMPING DIESEL FUEL INTO THE WATER.

Material Spill Information

Chris Code: ODS
CAS No: 000000-00-0
UN No:
Name of Material: OIL: DIESEL
Amount of Material: 0
Unit of Measure: UNKNOWN AMOUNT
If Reached Water: YES
Amount in Water: 0
Unit Reach Water: UNKNOWN AMOUNT

Calls Information

Date Time Received: 26-Jul-2013 14:25:33
Date Time Complete: 26-Jul-2013 14:32:09
Call Type: INC
Resp Company:
Resp Org Type: UNKNOWN
Responsible City:
Responsible State: XX
Responsible Zip:
Source: TELEPHONE

Incident Information

Tank ID:
Tank Regulated: U
Tank Regulated By:
Capacity of Tank:
Capacity Tank Units:
Description of Tank:
Actual Amount:
Actual Amount Units:
Tank Above Ground: ABOVE
NPDES:
NPDES Compliance: U
Init Contin Rel No:
Contin Rel Permit:
Contin Release Type:
Aircraft ID:
Aircraft Runway No:
Aircraft Spot No:
Aircraft Type:
Aircraft Model:
Aircraft Fuel Cap:
Aircraft Fuel Cap U:
Aircraft Fuel on Brd:
Aircraft Fuel OB U:
Aircraft Hanger:
Road Mile Marker:
Power Gen Facility: N
Generating Capacity:
Type of Fixed Obj: MARINA
Type of Fuel:
Building ID:
Location Area ID:
Location Block ID:
OCSG No:
OCSP No:
State Lease No:
Pier Dock No:
Berth Slip No:
Brake Failure: U
Airbag Deployed: U
Transport Contain: U
Location Subdiv:
Platform Rig Name:
Platform Letter:
Allision: U
Type of Structure:
Structure Name:
Structure Oper: U
Transit Bus Flag:
Date Time Norm Serv:
Serv Disrupt Time:
Serv Disrupt Units:
CR Begin Date:
CR End Date:
CR Change Date:
FBI Contact:
FBI Contact Dt Tm:
Passenger Handling:
Passenger Route: XXX

DOT Crossing No:		**Passenger Delay:**	XXX
DOT Regulated:	U	**Sub Part C Test Req:**	XXX
Pipeline Type:		**No of Conductor Tested:**	
Pipeline Abv Ground:	ABOVE	**No of Engineer Tested:**	
Pipeline Covered:	U	**No of Trainman Tested:**	
Exposed Underwater:	N	**No of Yard Foreman Tested:**	
Railroad Hotline:		**No of RCL Operator Tested:**	
Railroad Milepost:		**No of Brakeman Tested:**	
Grade Crossing:	U	**No of Train Dispat Tested:**	
Crossing Device Ty:		**No of Signalman Tested:**	
Ty Vehicle Involved:		**No of Other Emp Tested:**	
Device Operational:	U	**No of Unknown Emp Tested:**	

Incident Details Information

Release Secured:	U	**State Agen Report No:**	
Release Rate:		**State Agen on Scene:**	FD
Release Rate Unit:		**State Agen Notified:**	FD, STATE WARNING POINT
Release Rate Rate:		**Fed Agency Notified:**	
Est Duration of Rel:		**Oth Agency Notified:**	
Desc Remedial Act:		**Body of Water:**	INDIAN RIVER
Fire Involved:	N	**Tributary of:**	ATLANTIC OCEAN
Fire Extinguished:	U	**Near River Mile Make:**	
Any Evacuations:	N	**Near River Mile Mark:**	
No Evacuated:		**Offshore:**	N
Who Evacuated:		**Weather Conditions:**	OVERCAST
Radius of Evac:		**Air Temperature:**	
Any Injuries:	N	**Wind Direction:**	
No. Injured:		**Wind Speed:**	
No. Hospitalized:		**Wind Speed Unit:**	
No. Fatalities:		**Water Supp Contam:**	U
Any Fatalities:	N	**Water Temperature:**	
Any Damages:	N	**Wave Condition:**	
Damage Amount:		**Current Speed:**	
Air Corridor Closed:	N	**Current Direction:**	
Air Corridor Desc:		**Current Speed Unit:**	
Air Closure Time:		**EMPL Fatality:**	
Waterway Closed:	N	**Pass Fatality:**	
Waterway Desc:		**Community Impact:**	
Waterway Close Time:		**Passengers Transfer:**	NO
Road Closed:	N	**Passenger Injuries:**	
Road Desc:		**Employee Injuries:**	
Road Closure Time:		**Occupant Fatality:**	
Road Closure Units:		**Sheen Size:**	
Closure Direction:		**Sheen Size Units:**	
Major Artery:	No	**Sheen Size Length:**	1000
Track Closed:	N	**Sheen Size Length U:**	FEET
Track Desc:		**Sheen Size Width:**	600
Track Closure Time:		**Sheen Size Width U:**	FEET
Track Closure Units:		**Sheen Color:**	RAINBOW
Track Close Dir:		**Dir of Sheen Travel:**	
Media Interest:	UNKNOWN	**Sheen Odor Desc:**	
Medium Desc:	WATER	**Duration Unit:**	
Addl Medium Info:	INDIAN RIVER	**Additional Info:**	FIRE DEPARTMENT CAME ON SCENE YESTERDAY AND IT DISSIPATED BUT NOW THE SHEEN IS BACK SINCE IT RAINED.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	6 of 10	SSW	0.00 / 0.00	2.91 / 2	CITGO-ISLAND 1010 SEAWAY DR FORT PIERCE FL 33450	LST

Facility ID: 8516032
Facility Name: CITGO-ISLAND
Facility Address: 1010 SEAWAY DR
Facility Address2:
Facility City: FORT PIERCE
County: ST. LUCIE
Facility State: FL
Facility Zip: 33450
Facility Type: A - Retail Station

Facility Status: OPEN
Facility ID (Map): 8516032
Fac Name (Map): CITGO-ISLAND
Fac Address (Map): 1010 SEAWAY DR
City (Map): FORT PIERCE
County (Map): ST. LUCIE
Fac Zip (Map): 33450
Latitude (Map): 27.46284722
Longitude (Map): -80.30450278

Oculus Docs Inventory: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516032&CAT=11
Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516032
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/facility!search
Data Source: STCM Database Reports -Historical Contaminated Facilities List (as of 21 Apr 2025); FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map) (as of 21 Apr 2025); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report (as of 21 Apr 2025); STCM Public Reports-Tank Facility - Discharge Information (as of 21 Apr 2025); Commonly Requested Reports - All Eligible Discharges. (as of 21 Apr 2025)

Discharge Cleanup Summary

Discharge Date: 4/13/1987
Cleanup Required: R - CLEANUP REQUIRED
Dschrg Clnup Status: NFAC - NO FURTHER ACTION WITH CONDITIONS
Dschrg Clnup Stat Dt: 4/6/2022
Cleanup Work Stat: COMPLETED
Tank Office: -

Information Source: E - EDI
Eligib Indicator: E - ELIGIBLE
Site Manager:
Site Manager End Dt:

Petroleum Cleanup Program Eligibility

Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: ELIGIBLE
Rank: 12280
Cap Amount: $0.00

Task Info

SA Task ID: 40966
SA Cleanup Resp: ST - STATE
SA Actual Cost:
SA Complete Date:
SA Payment Date:
SR Task ID: 40965
SR Cleanup Resp: ST - STATE
SR Actual Cost:
SR Complete Date:
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal:
SR Free Prod Rmvl:
SR Soil Ton Remove:
SR Fund Elig Type: -
SA Fund Elig Type: -
RAP Fund Elig Type: -
RA Fund Elig Type: -
SR Alternate Procedure Status:
SR Alt Procedure Status Dt:
SR Alt Procedure Comment:
SRC Action Type: -
SRC Submit Date:
SRC Review Date:

SR Soil Treatment:
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID: 40967
RAP Clean Resp ID: ST - STATE
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 40968
RA Cleanup Resp: ST - STATE
RA Yrs to Complete:
RA Actual Cost:
Tank Office: -

SRC Complete Status: -
SRC Comp Status Dt:
SRC Issue Date:
SRC Comments:

Petroleum Cleanup PCT Facility Score

Related Party ID: 83881
RP Contact: SOPHIA FEBBO
Facility Cleanup Status: CMPL - COMPLETED
Bad Address Indicator: N
Rank: 12280

Discharge Info (Map)

Discharge: 17278
Discharge 1: 13-Apr-1987
Discharge 2: 11
Discharge 3: NFAC
Disch Clea: 06-Apr-2022
General Cl: CLOSURE
Lat Dd: 27
Lat Mm: 27
Lat Ss:
Long Dd: 80
Long Mm: 18
Long Ss:
Tank Offic:
Facility Status: OPEN
Staff Assi:
Eligibility: ELIGIBLE
Eligibility 1: EDI
Rel Feat: EXACT
Collection: DPHO
Collector : bayevsky_a
Collecti 1: 06-Jul-2015
Report Pha: COMPLETED
Report Sub: COMPLETED
Report S 1: 06-Apr-2022
Document Link: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/facility!search

AST UST Discharges

Dep Co: C
CU Req: R
Score: 11
Descrip: CLEANUP REQUIRED
Discharge Date: 13-APR-87
Score Date: 23-OCT-2012
Stat Date: 06-APR-2022
LL Meth: DGPS
Lat DD: 27
Lat MM: 27
Lat SS: 46.25
Long DD: 80
Prg Desc: EARLY DETECTION INCENTIVE
Long MM: 18
Long SS: 16.21
Stat Desc: NO FURTHER ACTION WITH CONDITIONS
Fac Name: CITGO-ISLAND
Fac Type: A
Type Desc: Retail Station
Fac Addr: 1010 SEAWAY DR
Fac City: FORT PIERCE
Fac Zip: 33450
County: ST. LUCIE
Fac State: OPEN
Fac Phone: 3053743073

Eligible Discharges

Program: EDI
Current Status: CLOSED
Discharge Date: 4/13/1987
Score: 11
Facility: CITGO-ISLAND
Address: 1010 SEAWAY DR
City: FORT PIERCE
Zip: 33450
County: ST. LUCIE
Owner: 1004-1010 SEAWAY DREAM TEAM LLC
Owner Address: 800 BRICKELL AVE , SU#320
Owner City: MIAMI
Owner State: FL
Owner Zip: 33131
Owner Phone: (305)374-3073
Owner Email: SOPHIAF@GATSBYFL.COM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Historical Contaminated Facilities List

Facility ID:	8516032	***Score:***	11
Facility Status:	OPEN	***Score Effective Dt:***	10/23/2012
Facility Type:	A - Retail Station	***Score When Ranked:***	8
Facility Name:	CITGO-ISLAND	***Rank:***	12280
Address1:	1010 SEAWAY DR	***Operator:***	SOPHIA FEBBO
Address2:		***Phone:***	(305)374-3073
City:	FORT PIERCE	***Section:***	2
County Name:	ST. LUCIE	***Township:***	35S
County:	56	***Range :***	40E
District:	SED	***Pri Related Party ID:***	83881
State :	FL	***Primary Rp Role:***	ACCOUNT OWNER
Zip5:	33450	***Rp Begin Date:***	3/23/2023
Zip4:		***Rp Name:***	1004-1010 SEAWAY DREAM TEAM LLC
Name Changed:	2/23/2017	***Rp Address1:***	800 BRICKELL AVE , SU#320
Addr Changed:	2/20/2002	***Rp Address2:***	
Lat Dd:	27	***Rp City:***	MIAMI
Lat Mm:	27	***Rp State:***	FL
Lat Ss:	46.25	***Rp Zip5:***	33131
Long Dd:	80	***Rp Zip4:***	
Long Mm:	18	***Contact:***	SOPHIA FEBBO
Long Ss:	16.21	***Rp Phone:***	(305)374-3073
Feature:		***Rp Phone Extension:***	
Method:	DGPS	***Rp Bad Addr Ind:***	No
Datum:	0		

3	***7 of 10***	***SSW***	***0.00 / 0.00***	***2.91 / 2***	***1010 Seaway Drive FORT PIERCE FL***	***SPILLS***

Incident No:	49497
Incident Type:	Inland
Incident Date:	07/26/2013
County:	St. Lucie

Spill Details

Pollutant Name:	Diesel fuel	***Closure Date:***	
Pollutant Actual Vol:	50	***Description:***	Complaint
Pol Unit Measure:	gallon	***Criminal Indicator:***	
Incident Status:		***Hurricane Indicatr:***	
Incident Party Nm:		***On Scene Response:***	
Incident Party Type:		***Pollutant Category:***	

Spill Details

Pollutant Name:	Diesel fuel	***Closure Date:***	
Pollutant Actual Vol:	50	***Description:***	Dumping
Pol Unit Measure:	gallon	***Criminal Indicator:***	
Incident Status:		***Hurricane Indicatr:***	
Incident Party Nm:		***On Scene Response:***	
Incident Party Type:		***Pollutant Category:***	

3	***8 of 10***	***SSW***	***0.00 / 0.00***	***2.91 / 2***	***CITGO-ISLAND 1010 SEAWAY DR FORT PIERCE FL 33450***	***STCS***

Facility ID:	8516032	***Clnup Cd (OD):***	CMPL
Type:	A - Retail Station	***Fac Clnup Stat (OD):***	COMPLETED
Status:	Open	***Clnup Dt (OD):***	06-Feb-2023
Status (OD):	REVIEWED	***Status (Map):***	REVIEWED
Fac Stat (OD):	OPEN	***Contam (Map):***	
Fac Code (OD):	A	***Fac Type (Map):***	Retail Station

Fac Type (OD):	Retail Station	**Fac Stat (Map):**	OPEN
Fac Name (OD):	CITGO-ISLAND		
Address (OD):	1010 SEAWAY DR		
City (OD):	FORT PIERCE		
County (OD):	ST. LUCIE		
Zip5 (OD):	33450		
Name (Map):	CITGO-ISLAND		
Address (Map):	1010 SEAWAY DR		
City (Map):	FORT PIERCE		
County (Map):	56		
Zip4 (Map):			
Zip5 (Map):	33450		
Address Line 1:	1010 Seaway Dr		
Address Line 2:			
City:	Fort Pierce		
County:	ST. LUCIE		
State:	FL		
Zip:	33450		
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025); Storage Tank Contaminated Facility Name and Address Search (as of 11 Jul 2025)		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	256	**Map Src:**	imagery_11_13
X:	-80.30450278	**Map Scale:**	500
Y:	27.46284722	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	bayevsky_a	**El Units:**	
Col Date:	06-Jul-2015	**ALB East:**	764456.78
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	389605.69
Ver Meth:	DPHO	**Loc ID:**	44489
Ver Name:	bayevsky_a	**Lat DD:**	27
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	27
Ver Date:	06-Jul-2015	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	80
Rel Feat:	EXACT	**Long MM:**	18
Datum:	NAD83	**Long SS:**	
Coord Acc:	4		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	44489	**Rel Feat:**	EXACT
Site Type:	Retail Station	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	3053743073	**El Units:**	
Operator:	SOPHIA FEBBO	**Map Src:**	imagery_11_13
Next action:	INVOICE 21-MAY-2025	**Map Scale:**	500
Fin Respon:		**Coord Acc:**	4
Office:	SED	**Alb East:**	764456.78
OOIC:	FACILITY	**Alb North:**	389605.69
Col Meth:	DPHO	**Datum:**	NAD83
Col Name:	bayevsky_a	**Elevation:**	
Col Date:	7/6/2015	**Lat DD:**	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	27
Ver Meth:	DPHO	**Lat SS:**	46.25
Ver Name:	bayevsky_a	**Long DD:**	80
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	18
Ver Date:	7/6/2015	**Long SS:**	16.21
Object ID:	44489		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		

Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/gis-facility!search

Storage Tank Contaminated Facility Name & Address Search Details

Name: Citgo-Island
1010 Seaway Dr
Fort Pierce, FL 33450
LL Method: DPHO - Differentially Corrected GPS
Account Owner: 1004-1010 Seaway Dream Team Llc
Contact: Sophia Febbo
Phone: 305-374-3073
District: SED
County 1: 56 - St. Lucie
Latitude: 27:27:46.2500
Longitude: 80:18:16.2100

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1
Size: 10000
Content: Unleaded Gas
Installed: 06/01/1977
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2
Size: 10000
Content: Unleaded Gas
Installed: 06/01/1977
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 3
Size: 16000
Content: Unleaded Gas
Installed: 07/01/1995
Placement: UNDER
Status: Out of Service
Construction: A - Ball Check Valve
F - Fiberglass Clad Steel
I - Double Wall
L - Compartmented
M - Spill Containment Bucket
O - Tight Fill
Q - Dep Approved Protection
Piping: B - Steel/Galvanized Metal
K - Dispenser Liners
P - Internal Pipe/Internal Sump Riser
Monitoring: F - Monitor Dbl Wall Tank Space
H - Mechanical Line Leak Detector
L - Automatic Tank Gauging - Usts

3	9 of 10	SSW	0.00 / 0.00	2.91 / 2	CITGO-ISLAND 1010 SEAWAY DR	UST

FORT PIERCE FL 33450

Facility ID:	8516032	***County Name:***	ST. LUCIE
Facility Status:	OPEN	***Lat/Long Method:***	
Facility Type:	A	***Lat DD:***	27
Type Desc:	Retail Station	***Lat MM:***	27
Facility Phone:	3053743073	***Lat SS:***	46.25
Dep Co:	P	***Long DD:***	80
Owner ID:	83881	***Long MM:***	18
Owner Phone:	3053743073	***Long SS:***	16.21

Owner: 1004-1010 SEAWAY DREAM TEAM LLC
Owner Address1: 800 BRICKELL AVE , SU#320
Owner Address2:
Owner City: MIAMI
Owner State: FL
Owner Zip 5: 33131
Contact: SOPHIA FEBBO
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516032&CAT=11
Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516032
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/facility!search

Tanks

Tank ID: 2

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	05-JAN-1995	***Capacity:***	10000
Install:	01-JUN-1977	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 1

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	05-JAN-1995	***Capacity:***	10000
Install:	01-JUN-1977	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 3

Tank Details

Tank Status:	T - OUT OF SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-NOV-2022	***Capacity:***	16000
Install:	01-JUL-1995	***Place:***	UNDERGROUND
Tank Determination:	DW	***Con desc:***	Unleaded Gas
Tank Det Desc:	Double Walled		

Piping

Pipe Description: P-Internal pipe/internal sump riser

Pipe Description: B-Steel/galvanized metal

Pipe Description: K-Dispenser liners

Monitoring

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: H-Mechanical line leak detector

Monitoring Desc: L-Automatic tank gauging - USTs

Tank Construction

Cons Desc: Fiberglass clad steel

Cons Desc: Ball check valve

Cons Desc: Spill containment bucket

Cons Desc: DEP approved protection

Cons Desc: Double wall

Cons Desc: Compartmented

Cons Desc: Tight fill

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	10 of 10	SSW	0.00 / 0.00	2.91 / 2	KWIK STOP 1010 SEAWAY DR FORT PIERCE FL 34949	WELL SURVEILLANCE

Facility ID: 8516032
Project ID: SUPER
Req No:
Loc ID: 181459
GPS ID: 181459
Type: PETROLEUM
Insp CHD: ST. LUCIE
HAE: 2.47
Loc Method: DGPS - Differentially Corrected GPS
Insp F Name: DEBRA
Insp L Name: PIZZIMENTI
Comment:

County: ST. LUCIE
Longitude: -80.304511
Latitude: 27.462779
GPS Date: 12/18/2001
Datum: WS1984
Software:
Streetside:
Agency:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	1 of3	WSW	0.03 / 168.63	3.75 / 3	FORT PIERCE UTILITY AUTHORITY 800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	DWM CONTAM

Facility ID: 137950
Site ID: ERIC_10665
Program Area:
Facility Type:
Fac Type:
County ID: 50
Ftc1 Fac Type ID:
Stcm Facility Type: FIESTA
District: SED
Site Status:
Section:
Township:
County: Palm Beach

Contact:
Phone:
Method:
Datum:
Related Party ID:
Primary RP Role:
RP Begin Date:
RP Address1:
RP Address2:
RP City:
RP State:
RP Zip5:
RP Zip4:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Range: **RP Phone:**
Rank: **RP Extension:**
Operator: **RP Bad Addr Ind:**
Name Changed: **RP Name:**
Addr Changed:
Facility Name: FORT PIERCE UTILITY PIPELINE
Description:

Program Details

Facility Status: **Staff Assigned:**
Offsite Contam: **Priority:**
Priority Score: **Score Effective Dt:**
Project Coordinato: **Score When Ranked:**
Program Eligible: **District:**
Ineligible: **Datum:** HARN
Program Area: RESPONSPARTY **Method:** DPHO
Site Manager: B Armstrong **Lat DD:** 27
Discharge Date: **Lat MM:** 27
Discharge Eligibil: **Lat SS:** 31.8316
Eligibility Progrm: **Long DD:** 80
Cleanup Status: Closed-ERIC **Long MM:** 18
Closure Type: **Long SS:** 56.6333
Closure Date:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	2 of3	WSW	0.03 / 168.63	3.75 / 3	FORT PIERCE UTILITY PIPELINE 800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	ERIC

Eric ID: ERIC_10665 **Offsite Contamin Key:** CONTAMUNKNOWN
Site Status: CLOSED **Se Anno Cad Data:**
Source Facility ID: 137950 **State:** FL
District: SED **County Name:** Palm Beach
WMD: SFWMD **County ID:** 50
ICR Indicator: NO **Datum ID:** HARN
Discharge Dt: **Geometry:**
Method ID: DPHO **Point X:** -80.31573596143173
Object of Interest: CAP_R **Point Y:** 27.458844222638625
Proximity to Object: ENTRA **Lat DD:** 27
Collector Username: THORNTON_A **Lat MM:** 27
Collect Dt: **Lat SS:** 31.8316
Map Source: 2004 doqqs **Long DD:** 80
Map Source Scale: 2657 **Long MM:** 18
Interpolation Scale: **Long SS:** 56.6333
Coord Accuracy ID: 4 **Gis Albx:** 763362.55
Site Phase Dsc: Phase 5 - Cleanup Complete **Gis Alby:** 389128.22
Site Name: FORT PIERCE UTILITY AUTHORITY
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_10665/gis-facility!search

Program Details

Program: Responsible Party Cleanup
Program Type: RESPONSPARTY
Program Status: COMPLETEWITHCOND
Site Manager: B Armstrong

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	3 of3	WSW	0.03 / 168.63	3.75 / 3	FORT PIERCE UTILITY AUTHORITY 800 - 1000 SEAWAY DRIVE FORT PIERCE FL	WCRPS

Site ID: 269455 **Coord Accuracy ID:** 4
Datum ID: HARN **Zip5:** 34950
Method ID: DPHO **Zip4:**
Feature: **County ID:** 56

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Object of Interest:	CAP_RAP SITE	**County:**	ST. LUCIE
Proximity to Object:	ENTRA	**Lat DD:**	27
Interpolation Scale:		**Lat MM:**	27
Map Source:	2004 doqqs	**Long DD:**	80
Map Source Scale:	2657	**Long MM:**	18

Collect Program ID: CL
Collect Username: THORNTON_A
Collect Affiliation: DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program ID: CL
Verify Method ID: DPHO
Verifier Username: THORNTON_A
Verifier Affiliation: DEPARTMENT OF ENVIRONMENTAL PROTECTION
Project Name: FORT PIERCE UTILITY AUTHORITY
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_269455/gis-facility!search

Project Details

Project ID:	300792	**District:**	SED
OGC No:		**GIS ALBX:**	763362.55
Status:	CLOSED	**GIS ALBY:**	389128.22
Priority Score:		**Source:**	Closed Responsible Party Sites
Offsite COC:			
Contaminants:			

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5 | **1 of6** | **E** | **0.06 / 340.30** | **4.04 / 3** | **CUMBERLAND FARMS #0966**
975 SEAWAY DR
FORT PIERCE FL 34949 | ***DWM CONTAM***

Facility ID:	8516081	**Contact:**	
Site ID:	8516081	**Phone:**	
Program Area:		**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:	56	**Primary RP Role:**	
Ftc1 Fac Type ID:	A	**RP Begin Date:**	
Stcm Facility Type:	A	**RP Address1:**	
District:	SED	**RP Address2:**	
Site Status:		**RP City:**	
Section:		**RP State:**	
Township:		**RP Zip5:**	
County:	St. Lucie	**RP Zip4:**	
Range:		**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			

Facility Name: CUMBERLAND FARMS #0966
Description: Retail Station

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:	6	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	0
Program Area:	PETROLEUM	**Method:**	DGPS
Site Manager:		**Lat DD:**	27
Discharge Date:	11/03/2004	**Lat MM:**	27
Discharge Eligibil:	I	**Lat SS:**	46.22
Eligibility Progrm:		**Long DD:**	80
Cleanup Status:	CLOSED-STCM	**Long MM:**	18
Closure Type:	NFA	**Long SS:**	10.1
Closure Date:	07/29/2008		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Details

Facility Status:		***Staff Assigned:***	
Offsite Contam:		***Priority:***	
Priority Score:	6	***Score Effective Dt:***	
Project Coordinato:		***Score When Ranked:***	
Program Eligible:		***District:***	
Ineligible:		***Datum:***	0
Program Area:	PETROLEUM	***Method:***	DGPS
Site Manager:		***Lat DD:***	27
Discharge Date:	08/05/1992	***Lat MM:***	27
Discharge Eligibil:	I	***Lat SS:***	46.22
Eligibility Progrm:		***Long DD:***	80
Cleanup Status:	CLOSED-STCM	***Long MM:***	18
Closure Type:	NFA	***Long SS:***	10.1
Closure Date:	10/28/1994		

5	2 of6	E	0.06 / 340.30	4.04 / 3	CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949	LST

Facility ID:	8516081	***Facility Status:***	OPEN
Facility Name:	CUMBERLAND FARMS #0966	***Facility ID (Map):***	8516081
Facility Address:	975 SEAWAY DR	***Fac Name (Map):***	CUMBERLAND FARMS #0966
Facility Address2:		***Fac Address (Map):***	975 SEAWAY DR
Facility City:	FORT PIERCE	***City (Map):***	FORT PIERCE
County:	ST. LUCIE	***County (Map):***	ST. LUCIE
Facility State:	FL	***Fac Zip (Map):***	34949
Facility Zip:	34949	***Latitude (Map):***	27.46283889
Facility Type:	A - Retail Station	***Longitude (Map):***	-80.30280556
Oculus Docs Inventory:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516081&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516081		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search		
Data Source:	STCM Database Reports -Historical Contaminated Facilities List (as of 21 Apr 2025); FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map) (as of 21 Apr 2025); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report (as of 21 Apr 2025); Commonly Requested Reports - All Ineligible Discharges. (as of 21 Apr 2025); STCM Public Reports-Tank Facility - Discharge Information (as of 21 Apr 2025)		

Discharge Cleanup Summary

Discharge Date:	11/3/2004	***Information Source:***	D - DISCHARGE NOTIFICATION
Cleanup Required:	R - CLEANUP REQUIRED	***Eligib Indicator:***	I - INELIGIBLE
Dschrg Clnup Status:	NFA - NFA COMPLETE	***Site Manager:***	RAHRIG_T
Dschrg Clnup Stat Dt:	7/29/2008	***Site Manager End Dt:***	8/6/2009
Cleanup Work Stat:	COMPLETED		
Tank Office:	PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		

Contaminated Media

Contaminated Drinking Wells:	0
Contaminated Mntring Wells:	NO
Contaminated Soil:	YES
Contaminated Surface Water:	NO
Contaminated Ground Water:	YES
Pollutant:	B - Unleaded Gas
Other Description:	DISP LINERS AND SUMPS FAILED TIGHTNESS TEST
Gallons Discharged:	0

Task Info

SA Task ID:	77277	***SR Soil Treatment:***	
SA Cleanup Resp:	-	***SR Other Treatment:***	
SA Actual Cost:		***SR Alt Proc Rec:***	

SA Complete Date:
SA Payment Date:
SR Task ID:
SR Cleanup Resp: -
SR Actual Cost:
SR Complete Date:
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal:
SR Free Prod Rmvl:
SR Soil Ton Remove:
SR Fund Elig Type: -
SA Fund Elig Type: -
RAP Fund Elig Type: -
RA Fund Elig Type: -
SR Alternate Procedure Status:
SR Alt Procedure Status Dt:
SR Alt Procedure Comment:
SRC Action Type: NFA - NO FURTHER ACTION
SRC Submit Date: 5/19/2008
SRC Review Date: 07-08-2008
SRC Complete Status: A - APPROVED
SRC Comp Status Dt: 07-08-2008
SRC Issue Date: 07-29-2008
SRC Comments:

RAP Task ID:
RAP Clean Resp ID: -
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 84515
RA Cleanup Resp: -
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: PCSED - Southeast District

Discharge Cleanup Summary

Discharge Date: 8/5/1992
Cleanup Required: R - CLEANUP REQUIRED
Dschrg Clnup Status: NFA - NFA COMPLETE
Dschrg Clnup Stat Dt: 10/28/1994
Cleanup Work Stat: COMPLETED
Tank Office: PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM

Information Source: D - DISCHARGE NOTIFICATION
Eligib Indicator: I - INELIGIBLE
Site Manager: CARRAVETTA_D
Site Manager End Dt: 11/15/2005

Contaminated Media

Contaminated Drinking Wells: 0
Contaminated Mntring Wells: YES
Contaminated Soil: NO
Contaminated Surface Water: NO
Contaminated Ground Water: NO
Pollutant: B - Unleaded Gas
Other Description:
Gallons Discharged:

Petroleum Cleanup Program Eligibility

Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status: INELIGIBLE
Rank: 12937
Cap Amount: $0.00

Task Info

SA Task ID: 40343
SA Cleanup Resp: RP - RESPONSIBLE PARTY
SA Actual Cost:
SA Complete Date:
SA Payment Date:
SR Task ID:
SR Cleanup Resp: -
SR Actual Cost:

SR Soil Treatment:
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID:
RAP Clean Resp ID: -
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:

SR Complete Date:		**RAP Last Ord Appr:**	
SR Payment Date:		**RA Task ID:**	40344
SR Oral Date:		**RA Cleanup Resp:**	-
SR Written Date:		**RA Yrs to Complete:**	
SR Soil Removal:		**RA Actual Cost:**	
SR Free Prod Rmvl:		**Tank Office:**	PCSED - Southeast District
SR Soil Ton Remove:			
SR Fund Elig Type:	-		
SA Fund Elig Type:	-		
RAP Fund Elig Type:	-		
RA Fund Elig Type:	-		
SR Alternate Procedure Status:			
SR Alt Procedure Status Dt:			
SR Alt Procedure Comment:			
SRC Action Type:	NFA - NO FURTHER ACTION		
SRC Submit Date:	8/30/1994		
SRC Review Date:	10-07-1994		
SRC Complete Status:	A - APPROVED		
SRC Comp Status Dt:	10-28-1994		
SRC Issue Date:	10-28-1994		
SRC Comments:			

Petroleum Cleanup PCT Facility Score

Related Party ID:	5140
RP Contact:	ALEXANDRA BAUER
Facility Cleanup Status:	CMPL - COMPLETED
Bad Address Indicator:	N
Rank:	12937

Discharge Info (Map)

Discharge:	55595	**Facility Status:**	OPEN
Discharge 1:	03-Nov-2004	**Staff Assi:**	
Discharge 2:	6	**Eligibility:**	INELIGIBLE
Discharge 3:	NFA	**Eligibility 1:**	
Disch Clea:	29-Jul-2008	**Rel Feat:**	EXACT
General Cl:	CLOSURE	**Collection:**	DGPS
Lat Dd:	27	**Collector :**	INITIAL LOAD
Lat Mm:	27	**Collecti 1:**	
Lat Ss:		**Report Pha:**	COMPLETED
Long Dd:	80	**Report Sub:**	COMPLETED
Long Mm:	18	**Report S 1:**	29-Jul-2008
Long Ss:			
Tank Offic:	SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search		

Discharge Info (Map)

Discharge:	17012	**Facility Status:**	OPEN
Discharge 1:	05-Aug-1992	**Staff Assi:**	
Discharge 2:		**Eligibility:**	INELIGIBLE
Discharge 3:	NFA	**Eligibility 1:**	
Disch Clea:	28-Oct-1994	**Rel Feat:**	EXACT
General Cl:	CLOSURE	**Collection:**	DGPS
Lat Dd:	27	**Collector :**	INITIAL LOAD
Lat Mm:	27	**Collecti 1:**	
Lat Ss:		**Report Pha:**	COMPLETED
Long Dd:	80	**Report Sub:**	COMPLETED
Long Mm:	18	**Report S 1:**	28-Oct-1994
Long Ss:			
Tank Offic:	SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search		

AST UST Discharges

Dep Co:	P	***Long MM:***	18
CU Req:	R	***Long SS:***	10.1
Score:		***Stat Desc:***	NFA COMPLETE
Descrip:	CLEANUP REQUIRED	***Fac Name:***	CUMBERLAND FARMS #0966
Discharge Date:	05-AUG-92	***Fac Type:***	A
Score Date:		***Type Desc:***	Retail Station
Stat Date:	28-OCT-1994	***Fac Addr:***	975 SEAWAY DR
LL Meth:	DGPS	***Fac City:***	FORT PIERCE
Lat DD:	27	***Fac Zip:***	34949
Lat MM:	27	***County:***	ST. LUCIE
Lat SS:	46.22	***Fac State:***	OPEN
Long DD:	80	***Fac Phone:***	8002259702
Prg Desc:			

AST UST Discharges

Dep Co:	P	***Long MM:***	18
CU Req:	R	***Long SS:***	10.1
Score:	6	***Stat Desc:***	NFA COMPLETE
Descrip:	CLEANUP REQUIRED	***Fac Name:***	CUMBERLAND FARMS #0966
Discharge Date:	03-NOV-04	***Fac Type:***	A
Score Date:	12-APR-2005	***Type Desc:***	Retail Station
Stat Date:	29-JUL-2008	***Fac Addr:***	975 SEAWAY DR
LL Meth:	DGPS	***Fac City:***	FORT PIERCE
Lat DD:	27	***Fac Zip:***	34949
Lat MM:	27	***County:***	ST. LUCIE
Lat SS:	46.22	***Fac State:***	OPEN
Long DD:	80	***Fac Phone:***	8002259702
Prg Desc:			

Ineligible Discharges

Discharge Date:	8/5/1992
Score:	
Current Status:	CLOSED
Facility:	CUMBERLAND FARMS #0966
Address:	975 SEAWAY DR
City:	FORT PIERCE
Zip:	34949
County:	ST. LUCIE
Owner:	CUMBERLAND FARMS INC
Owner Address:	73 WILLIAM FRANKS DR
Ownercity:	West Springfield
Owner State:	MA
Owner Zip:	1089
Owner Phone:	(413)781-0070
Owner Email:	CUMBERLANDFARMS@ONEATLAS.COM

Ineligible Discharges

Discharge Date:	11/3/2004
Score:	6
Current Status:	CLOSED
Facility:	CUMBERLAND FARMS #0966
Address:	975 SEAWAY DR
City:	FORT PIERCE
Zip:	34949
County:	ST. LUCIE
Owner:	CUMBERLAND FARMS INC
Owner Address:	73 WILLIAM FRANKS DR
Ownercity:	West Springfield
Owner State:	MA
Owner Zip:	1089

Owner Phone: (413)781-0070
Owner Email: CUMBERLANDFARMS@ONEATLAS.COM

Historical Contaminated Facilities List

Facility ID:	8516081	**Score:**	6
Facility Status:	OPEN	**Score Effective Dt:**	4/12/2005
Facility Type:	A - Retail Station	**Score When Ranked:**	6
Facility Name:	CUMBERLAND FARMS #0966	**Rank:**	12937
Address1:	975 SEAWAY DR	**Operator:**	ANGELA PIGMENTAL
Address2:		**Phone:**	(800)225-9702
City:	FORT PIERCE	**Section:**	
County Name:	ST. LUCIE	**Township:**	
County:	56	**Range :**	
District:	SED	**Pri Related Party ID:**	5140
State :	FL	**Primary Rp Role:**	ACCOUNT OWNER
Zip5:	34949	**Rp Begin Date:**	2/3/2011
Zip4:		**Rp Name:**	CUMBERLAND FARMS INC
Name Changed:		**Rp Address1:**	73 WILLIAM FRANKS DR
Addr Changed:	5/19/2023	**Rp Address2:**	ATTN: ATC ECLIPSE
Lat Dd:	27	**Rp City:**	West Springfield
Lat Mm:	27	**Rp State:**	MA
Lat Ss:	46.22	**Rp Zip5:**	1089
Long Dd:	80	**Rp Zip4:**	2924
Long Mm:	18	**Contact:**	ALEXANDRA BAUER
Long Ss:	10.1	**Rp Phone:**	(413)781-0070
Feature:		**Rp Phone Extension:**	
Method:	DGPS	**Rp Bad Addr Ind:**	No
Datum:	0		

5	***3 of6***	***E***	***0.06 / 340.30***	***4.04 / 3***	***CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949-3142***	***RCRA VSQG***

Handler ID: FLD984224428
Generator Status: VSG
Recycler Activity?: NO
Recycler Activity Note: This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Sep 2025.

Evaluation Details

Eval Start Date: 20130404
Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
Viol Short Desc:
Actual Rtc Date:
Eval Agency: State

Handler Summary

Importer:	No	**Used Oil Transpor:**	No
Mixed Waste Gen:	No	**Used Oil Trans Fac:**	No
Transporter:	No	**Used Oil Processor:**	No
Transfer Facility:	No	**Used Oil Refiner:**	No
Recycler:	No	**Used Oil Burner:**	No
Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		
Used Oil Market Burner:	No		

Used Oil Spec Marketer: No

Additional Handler Summary Details

Source Type:	I	***NAIC 1:***	447110
Seq No:	201304	***NAIC 2:***	
Non Notifier:		***NAIC 3:***	
Receive Date:	20130404	***NAIC 4:***	
Active Site:	H----	***State:***	FL
Land Type:	P	***Location Latitude:***	27.462827
In Handler Univ:	Y	***Location Longitude:***	-80.302788
In A Universe:	Y	***Loc GIS Primary:***	N
Gen Status:	VSG	***Loc GIS Origin:***	UC
Report Cycle:		***State District Owner:***	FL
Accessibility:		***State District:***	SE
Region:	04		

Fed Waste Gen Owner:	HQ
State Waste Generator Owner:	FL
State Waste Generator:	3
Short Term Generator:	N
Uni Waste:	N
Universal Waste Dest Facility:	N
Federal Universal Waste:	N
As Federally Regulated Tsdf:	------
As Converter Tsdf:	------
As State Regulated Tsdf:	------
As State Regulated Handler:	---
Federal Indicator:	---
Hsm:	N
Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal Wrkld:	------
Permwrk ID:	------
Perm Prog:	------
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	N
Cawrkld:	N
Subjca Tsd Discretion:	N
NCAPS:	N
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20161214
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	CUMBERLAND FARMS #0966
Location Street No:	975
Location Street1:	SEAWAY DR
Location Street2:	
Location City:	FORT PIERCE
Location State:	FL
Location Zip:	34949-3142
Location County Code:	FL111
Location County Name:	ST LUCIE

Location Country:
Contact Name: JOYCE SCHULTZ
Contact Street No: 777
Contact Street1: DEDHAM ST
Contact Street2:
Contact City: CANTON
Contact State: MA
Contact Zip: 02021-1402
Contact Country: US
Contact Phone & Ext: 617-828-4900
Contact Fax:
Contact Email Address:
Contact Title: UST COORD
Owner Name: JOYCE SCHULTZ
Owner Type: P
Owner Seq: 1
Operator Name: JOYCE SCHULTZ
Operator Type: P
Operator Seq: 2
Public Notes:

Hazardous Waste Handler Details

Seq No: 200612
Receive Date: 20061212
Handler Name: CUMBERLAND FARMS #0966
Fed Waste Generator: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification
TSD Activity: N

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D018
Waste Code Desc: BENZENE

Hazardous Waste Handler Details

Seq No: 201304
Receive Date: 20130404
Handler Name: CUMBERLAND FARMS #0966
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Implementer
TSD Activity: N

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D018
Waste Code Desc: BENZENE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: JOYCE SCHULTZ
Street No:
Street1: 777 DEDHAM ST
Street2:

Dt Became Current:	19961018	**City:**	CANTON
Dt Ended Current:		**State:**	MA
Phone:		**Country:**	US
Source Type:	Implementer	**Zip:**	02021-1402
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	777 DEDHAM ST
Name:	SCHULTZ JOYCE	**Street2:**	
Dt Became Current:	19961018	**City:**	CANTON
Dt Ended Current:		**State:**	MA
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	02021-1402
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	777 DEDHAM ST
Name:	JOYCE SCHULTZ	**Street2:**	
Dt Became Current:	19961018	**City:**	CANTON
Dt Ended Current:		**State:**	MA
Phone:	617-828-4900	**Country:**	US
Source Type:	Notification	**Zip:**	02021-1402
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	777 DEDHAM ST
Name:	CUMBERLAND FARMS #0966	**Street2:**	
Dt Became Current:	19911115	**City:**	CANTON
Dt Ended Current:		**State:**	MA
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	02021-1402
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	777 DEDHAM ST
Name:	JOYCE SCHULTZ	**Street2:**	
Dt Became Current:	19961018	**City:**	CANTON
Dt Ended Current:		**State:**	MA
Phone:	617-828-4900	**Country:**	US
Source Type:	Implementer	**Zip:**	02021-1402
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	777 DEDHAM ST
Name:	JOYCE SCHULTZ	**Street2:**	
Dt Became Current:	19961018	**City:**	CANTON
Dt Ended Current:		**State:**	MA
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	02021-1402

Historical Handler Details

Receive Dt:	20061212
Generator Code Description:	Small Quantity Generator
Handler Name:	CUMBERLAND FARMS #0966

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	4 of6	E	0.06 / 340.30	4.04 / 3	CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949	STCS

Facility ID:	8516081	**Clnup Cd (OD):**	CMPL
Type:	A - Retail Station	**Fac Clnup Stat (OD):**	COMPLETED
Status:	Open	**Clnup Dt (OD):**	04-May-2009
Status (OD):	REVIEWED	**Status (Map):**	REVIEWED
Fac Stat (OD):	OPEN	**Contam (Map):**	
Fac Code (OD):	A	**Fac Type (Map):**	Retail Station
Fac Type (OD):	Retail Station	**Fac Stat (Map):**	OPEN
Fac Name (OD):	CUMBERLAND FARMS #0966		
Address (OD):	975 SEAWAY DR		
City (OD):	FORT PIERCE		
County (OD):	ST. LUCIE		
Zip5 (OD):	34949		

Name (Map):	CUMBERLAND FARMS #0966
Address (Map):	975 SEAWAY DR
City (Map):	FORT PIERCE
County (Map):	56
Zip4 (Map):	
Zip5 (Map):	34949
Address Line 1:	975 Seaway Dr
Address Line 2:	
City:	Fort Pierce
County:	ST. LUCIE
State:	FL
Zip:	34949
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025); Storage Tank Contaminated Facility Name and Address Search (as of 11 Jul 2025)

FDEP Storage Tank Monitoring Open Data Details

Object ID:	366	**Map Src:**	
X:	-80.30280556	**Map Scale:**	
Y:	27.46283889	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DGPS	**El Resolut:**	
Col Name:	INITIAL LOAD	**El Units:**	
Col Date:		**ALB East:**	
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	
Ver Meth:	DPHO	**Loc ID:**	44467
Ver Name:	KOERNER_D56	**Lat DD:**	27
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	27
Ver Date:	05-Jun-2003	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	80
Rel Feat:	EXACT	**Long MM:**	18
Datum:		**Long SS:**	
Coord Acc:			
Col Aff:			
Ver Aff:	DELEGATED COUNTY		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	44467	**Rel Feat:**	EXACT
Site Type:	Retail Station	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	8002259702	**El Units:**	
Operator:	ANGELA PIGMENTAL	**Map Src:**	
Next action:	INVOICE 21-MAY-2025	**Map Scale:**	
Fin Respon:		**Coord Acc:**	
Office:	SED	**Alb East:**	
OOIC:	FACILITY	**Alb North:**	
Col Meth:	DGPS	**Datum:**	
Col Name:	INITIAL LOAD	**Elevation:**	
Col Date:		**Lat DD:**	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	27
Ver Meth:	DPHO	**Lat SS:**	46.22
Ver Name:	KOERNER_D56	**Long DD:**	80
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	18
Ver Date:	6/5/2003	**Long SS:**	10.1
Object ID:	44467		
Col Aff:			
Ver Aff:	DELEGATED COUNTY		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/gis-facility!search		

Storage Tank Contaminated Facility Name & Address Search Details

Name:	Cumberland Farms #0966

975 Seaway Dr
Fort Pierce, FL 34949

LL Method: DGPS - Differentially Corrected GPS
Account Owner: Cumberland Farms Inc
Contact: Angela Pigmental
Phone: 800-225-9702
District: SED
County 1: 56 - St. Lucie
Latitude: 27:27:46.2200
Longitude: 80:18:10.1000

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1
Size: 8000
Content: Unleaded Gas
Installed: 11/01/1976
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 6
Size: 8020
Content: Unleaded Gas
Installed: 06/01/1995
Placement: UNDER
Status: In Service
Construction: F - Fiberglass Clad Steel
M - Spill Containment Bucket
N - Flow Shut-Off
R - Double Wall - Tank Jacket
Piping: F - Double Wall
J - Pressurized Piping System
K - Dispenser Liners
N - Approved Synthetic Material
Monitoring: 5 - Electronic Monitor Dispenser Liners
F - Monitor Dbl Wall Tank Space
H - Mechanical Line Leak Detector
K - Monitor Dbl Wall Pipe Space

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2
Size: 8000
Content: Unleaded Gas
Installed: 11/01/1976
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 3
Size: 8000
Content: Unleaded Gas
Installed: 11/01/1976
Placement: UNDER
Status: Removed from Site
Construction:

Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	4
Size:	8020
Content:	Unleaded Gas
Installed:	06/01/1995
Placement:	UNDER
Status:	In Service
Construction:	F - Fiberglass Clad Steel M - Spill Containment Bucket N - Flow Shut-Off R - Double Wall - Tank Jacket
Piping:	F - Double Wall J - Pressurized Piping System K - Dispenser Liners N - Approved Synthetic Material
Monitoring:	5 - Electronic Monitor Dispenser Liners F - Monitor Dbl Wall Tank Space H - Mechanical Line Leak Detector K - Monitor Dbl Wall Pipe Space

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	5
Size:	8020
Content:	Unleaded Gas
Installed:	06/01/1995
Placement:	UNDER
Status:	In Service
Construction:	F - Fiberglass Clad Steel M - Spill Containment Bucket N - Flow Shut-Off R - Double Wall - Tank Jacket
Piping:	F - Double Wall J - Pressurized Piping System K - Dispenser Liners N - Approved Synthetic Material
Monitoring:	5 - Electronic Monitor Dispenser Liners F - Monitor Dbl Wall Tank Space H - Mechanical Line Leak Detector K - Monitor Dbl Wall Pipe Space

5	***5 of6***	***E***	***0.06 / 340.30***	***4.04 / 3***	***CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949***	***UST***

Facility ID:	8516081	***County Name:***	ST. LUCIE
Facility Status:	OPEN	***Lat/Long Method:***	
Facility Type:	A	***Lat DD:***	27
Type Desc:	Retail Station	***Lat MM:***	27
Facility Phone:	8002259702	***Lat SS:***	46.22
Dep Co:	C	***Long DD:***	80
Owner ID:	5140	***Long MM:***	18
Owner Phone:	4137810070	***Long SS:***	10.1
Owner:	CUMBERLAND FARMS INC		
Owner Address1:	73 WILLIAM FRANKS DR		
Owner Address2:	ATTN: ATC ECLIPSE		
Owner City:	West Springfield		
Owner State:	MA		
Owner Zip 5:	1089		
Contact:	ALEXANDRA BAUER		
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516081&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516081		

Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search

Tanks

Tank ID: 2

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-JUN-1995	***Capacity:***	8000
Install:	01-NOV-1976	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 4

Tank Details

Tank Status:	U - IN SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-JUN-1995	***Capacity:***	8020
Install:	01-JUN-1995	***Place:***	UNDERGROUND
Tank Determination:	DW	***Con desc:***	Unleaded Gas
Tank Det Desc:	Double Walled		

Piping

Pipe Description: F-Double wall

Pipe Description: J-Pressurized piping system

Pipe Description: N-Approved synthetic material

Pipe Description: K-Dispenser liners

Monitoring

Monitoring Desc: K-Monitor dbl wall pipe space

Monitoring Desc: H-Mechanical line leak detector

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: 5-Electronic monitor dispenser liners

Tank Construction

Cons Desc: Flow shut-Off

Cons Desc: Spill containment bucket

Cons Desc: Double wall - tank jacket

Cons Desc: Fiberglass clad steel

Tanks

Tank ID: 3

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-JUN-1995	***Capacity:***	8000
Install:	01-NOV-1976	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 6

Tank Details

Tank Status:	U - IN SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-JUN-1995	***Capacity:***	8020
Install:	01-JUN-1995	***Place:***	UNDERGROUND
Tank Determination:	DW	***Con desc:***	Unleaded Gas
Tank Det Desc:	Double Walled		

Piping

Pipe Description: J-Pressurized piping system

Pipe Description: K-Dispenser liners

Pipe Description: F-Double wall

Pipe Description: N-Approved synthetic material

Monitoring

Monitoring Desc: 5-Electronic monitor dispenser liners

Monitoring Desc: H-Mechanical line leak detector

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: K-Monitor dbl wall pipe space

Tank Construction

Cons Desc: Fiberglass clad steel

Cons Desc: Spill containment bucket

Cons Desc: Flow shut-Off

Cons Desc: Double wall - tank jacket

Tanks

Tank ID: 5

Tank Details

Tank Status:	U - IN SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-JUN-1995	***Capacity:***	8020
Install:	01-JUN-1995	***Place:***	UNDERGROUND
Tank Determination:	DW	***Con desc:***	Unleaded Gas

Tank Det Desc: Double Walled

Piping

Pipe Description: K-Dispenser liners

Pipe Description: F-Double wall

Pipe Description: J-Pressurized piping system

Pipe Description: N-Approved synthetic material

Monitoring

Monitoring Desc: 5-Electronic monitor dispenser liners

Monitoring Desc: H-Mechanical line leak detector

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: K-Monitor dbl wall pipe space

Tank Construction

Cons Desc: Fiberglass clad steel

Cons Desc: Spill containment bucket

Cons Desc: Flow shut-Off

Cons Desc: Double wall - tank jacket

Tanks

Tank ID: 1

Tank Details

Tank Status: B - REMOVED FROM SITE
Status Date: 01-JUN-1995
Install: 01-NOV-1976
Tank Determination:
Tank Det Desc:
Tank Vessel Indic: TANK
Capacity: 8000
Place: UNDERGROUND
Con desc: Unleaded Gas

---

5 | **6 of6** | **E** | **0.06 / 340.30** | **4.04 / 3** | **CUMBERLAND FARMS #0966**
975 SEAWAY DR
FORT PIERCE FL 34949 | **WELL SURVEILLANCE**

Facility ID: 8516081
Project ID: SUPER
Req No:
Loc ID: 208309
GPS ID: 208309
Type: PETROLEUM
Insp CHD: ST. LUCIE
HAE: 1.6
Loc Method: DGPS - Differentially Corrected GPS
Insp F Name: DAVID
Insp L Name: KOERNER
Comment: RE35647
County: ST. LUCIE
Longitude: -80.302806
Latitude: 27.462853
GPS Date: 3/23/2005
Datum: WS1984
Software:
Streetside:
Agency:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	AST

Facility ID: 8518586
Facility Status: OPEN
Facility Type: F
Type Desc: Federal Government
Facility Phone: 7724646100
Dep Co: C
Owner ID: 22774
Owner Phone: 4074646100
Owner: US COAST GUARD
Owner Address1: 900 SEAWAY DR
Owner Address2:
Owner City: FORT PIERCE
Owner State: FL
Owner Zip 5: 34949
Contact: COMMANDING OFFICER
County Name: ST. LUCIE
Lat/Long Method:
Lat DD: 27
Lat MM: 28
Lat SS: 19
Long DD: 80
Long MM: 18
Long SS: 21
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&CAT=11
Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8518586
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search

Tanks

Tank ID: 6

Tank Details

Tank Status: U - IN SERVICE
Status Date:
Install: 01-MAY-1991
Tank Det Desc:
Tank Determin:
Tank Vessel Indic: TANK
Capacity: 100
Place: ABOVEGROUND
Content: L
Contdesc: Waste Oil

Tanks

Tank ID: 8

Tank Details

Tank Status: U - IN SERVICE
Status Date: 01-MAR-2006
Install:
Tank Det Desc: Double Walled
Tank Determin: DW
Tank Vessel Indic: TANK
Capacity: 6000
Place: ABOVEGROUND
Content: D
Contdesc: Vehicular Diesel

Piping

Piping Description: A-Abv, no soil contact

Piping Description: K-Dispenser liners

Piping Description: B-Steel/galvanized metal

Monitoring

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: 4-Visual inspect dispenser liners

Monitoring Desc: Q-Visual inspection of ASTs

Tank Construction

Constr Desc: AST containment

Constr Desc: Steel

Tanks

Tank ID: 9

Tank Details

Tank Status:	U - IN SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-MAR-2006	***Capacity:***	2000
Install:		***Place:***	ABOVEGROUND
Tank Det Desc:	Double Walled	***Content:***	B
Tank Determin:	DW	***Contdesc:***	Unleaded Gas

Piping

Piping Description: B-Steel/galvanized metal

Piping Description: A-Abv, no soil contact

Piping Description: K-Dispenser liners

Monitoring

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: 4-Visual inspect dispenser liners

Monitoring Desc: Q-Visual inspection of ASTs

Tank Construction

Constr Desc: AST containment

Constr Desc: Steel

Tanks

Tank ID: 4

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-FEB-2006	***Capacity:***	3000
Install:	01-MAY-1991	***Place:***	ABOVEGROUND
Tank Det Desc:		***Content:***	D
Tank Determin:		***Contdesc:***	Vehicular Diesel

Tanks

Tank ID: 5

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-FEB-2006	***Capacity:***	550
Install:	01-MAY-1991	***Place:***	ABOVEGROUND
Tank Det Desc:		***Content:***	B
Tank Determin:		***Contdesc:***	Unleaded Gas

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	DEL CONTAM SITE

Prgm Site ID:	8518586	***Record Date:***	30-SEP-2013
Remedi Status:	ACTIVE	***County:***	ST. LUCIE
Priority Score:	7	***Method:***	DPHO
Program Area:	Petroleum	***Datum:***	HARN
Program Eligible:		***Lat DD:***	27
Ineligible:	Y	***Lat MM:***	27
Offsite Contam:	Y	***Lat SS:***	48.5841
Dt Known Offsite:		***Long DD:***	80
Proj Manager:	DOLAN_J	***Long MM:***	18
Office District:	PCSED	***Long SS:***	22.8595
Original Source:	CS		
Record Date:	30-SEP-2013		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	3 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	DEL CONTAM SITE

Prgm Site ID:	8518586	***Record Date:***	
Remedi Status:	ACTIVE	***County:***	ST. LUCIE
Priority Score:	7	***Method:***	DPHO
Program Area:	Petroleum	***Datum:***	HARN
Program Eligible:		***Lat DD:***	27
Ineligible:	Y	***Lat MM:***	27
Offsite Contam:	Y	***Lat SS:***	48.5841
Dt Known Offsite:		***Long DD:***	80
Proj Manager:	JICKA_L	***Long MM:***	18
Office District:	PCSED	***Long SS:***	22.8595
Original Source:	CS		
Record Date:	31-MAR-2015		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	4 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	DWM CONTAM

Facility ID:	8518586	***Contact:***	
Site ID:		***Phone:***	
Program Area:	Petroleum	***Method:***	
Facility Type:		***Datum:***	
Fac Type:		***Related Party ID:***	
County ID:		***Primary RP Role:***	
Ftc1 Fac Type ID:		***RP Begin Date:***	
Stcm Facility Type:		***RP Address1:***	
District:		***RP Address2:***	
Site Status:		***RP City:***	
Section:		***RP State:***	
Township:		***RP Zip5:***	
County:	ST. LUCIE	***RP Zip4:***	
Range:		***RP Phone:***	
Rank:		***RP Extension:***	
Operator:		***RP Bad Addr Ind:***	
Name Changed:		***RP Name:***	
Addr Changed:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility Name:
Description:

Program Details

Facility Status:	ACTIVE	***Staff Assigned:***	
Offsite Contam:	Y	***Priority:***	
Priority Score:	7	***Score Effective Dt:***	
Project Coordinato:	JICKA_L	***Score When Ranked:***	
Program Eligible:		***District:***	PCSED
Ineligible:	Y	***Datum:***	HARN
Program Area:		***Method:***	DPHO
Site Manager:		***Lat DD:***	27
Discharge Date:		***Lat MM:***	27
Discharge Eligibil:		***Lat SS:***	48.5841
Eligibility Progrm:		***Long DD:***	80
Cleanup Status:		***Long MM:***	18
Closure Type:		***Long SS:***	22.8595
Closure Date:			

6	***5 of11***	***WNW***	***0.15 / 801.46***	***4.48 / 3***	***US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949***	***DWM CONTAM***

Facility ID:	8518586	***Contact:***	
Site ID:	8518586	***Phone:***	
Program Area:		***Method:***	
Facility Type:		***Datum:***	
Fac Type:		***Related Party ID:***	
County ID:	56	***Primary RP Role:***	
Ftc1 Fac Type ID:	F	***RP Begin Date:***	
Stcm Facility Type:	F	***RP Address1:***	
District:	SED	***RP Address2:***	
Site Status:		***RP City:***	
Section:		***RP State:***	
Township:		***RP Zip5:***	
County:	St. Lucie	***RP Zip4:***	
Range:		***RP Phone:***	
Rank:		***RP Extension:***	
Operator:		***RP Bad Addr Ind:***	
Name Changed:		***RP Name:***	
Addr Changed:			
Facility Name:	US COAST GUARD-FORT PIERCE		
Description:	Federal Government		

Program Details

Facility Status:		***Staff Assigned:***	
Offsite Contam:		***Priority:***	
Priority Score:	7	***Score Effective Dt:***	
Project Coordinato:		***Score When Ranked:***	
Program Eligible:		***District:***	
Ineligible:		***Datum:***	0
Program Area:	PETROLEUM	***Method:***	AGPS
Site Manager:		***Lat DD:***	27
Discharge Date:	10/28/1992	***Lat MM:***	28
Discharge Eligibil:	I	***Lat SS:***	19
Eligibility Progrm:		***Long DD:***	80
Cleanup Status:	CLOSED-STCM	***Long MM:***	18
Closure Type:	SRCR	***Long SS:***	21
Closure Date:	11/14/2013		

Program Details

Facility Status: ***Staff Assigned:***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Offsite Contam:		**Priority:**	
Priority Score:	7	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	0
Program Area:	PETROLEUM	**Method:**	AGPS
Site Manager:		**Lat DD:**	27
Discharge Date:	01/09/1991	**Lat MM:**	28
Discharge Eligibil:	I	**Lat SS:**	19
Eligibility Progrm:		**Long DD:**	80
Cleanup Status:	CLOSED-STCM	**Long MM:**	18
Closure Type:	SRCR	**Long SS:**	21
Closure Date:	03/04/1998		

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:	7	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	0
Program Area:	PETROLEUM	**Method:**	AGPS
Site Manager:		**Lat DD:**	27
Discharge Date:	01/08/1991	**Lat MM:**	28
Discharge Eligibil:	I	**Lat SS:**	19
Eligibility Progrm:		**Long DD:**	80
Cleanup Status:	CLOSED-STCM	**Long MM:**	18
Closure Type:	NFA	**Long SS:**	21
Closure Date:	11/06/1997		

6	6 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949-3123	FF TANKS

Facility ID:	8518586	**County ID:**	56
Facility Status:	OPEN	**County:**	ST. LUCIE
Owner ID:	22774	**Lat Degree:**	27
Owner Name:	US COAST GUARD	**Lat Minute:**	27
Owner Address:	900 SEAWAY DR	**Lat Second:**	48.5841
Owner City:	FORT PIERCE	**Long Degree:**	80
Owner State:	FL	**Long Minute:**	18
Owner Zip:	34949-3123	**Long Second:**	22.8595

Oculus Docs Inventory: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&CAT=11
Information Portal Facility URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8518586
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search

Tank Information

Tank ID:	99904	**Installation Date:**	11/01/1974
Content ID:	D	**Tank Content:**	Vehicular Diesel
Tank Status ID:	B	**Tank Size in Gallons:**	2000
Tank Status:	Removed from Site		

Tank Information

Tank ID:	194057	**Installation Date:**	
Content ID:	D	**Tank Content:**	Vehicular Diesel
Tank Status ID:	U	**Tank Size in Gallons:**	6000
Tank Status:	In Service		

Tank Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank ID: 99910 **Installation Date:**
Content ID: X **Tank Content:** Misc Petrol-Based Product
Tank Status ID: B **Tank Size in Gallons:** 1000
Tank Status: Removed from Site

Tank Information

Tank ID: 99909 **Installation Date:** 05/01/1991
Content ID: L **Tank Content:** Waste Oil
Tank Status ID: U **Tank Size in Gallons:** 100
Tank Status: In Service

Tank Information

Tank ID: 194060 **Installation Date:**
Content ID: B **Tank Content:** Unleaded Gas
Tank Status ID: U **Tank Size in Gallons:** 2000
Tank Status: In Service

Tank Information

Tank ID: 99907 **Installation Date:** 05/01/1991
Content ID: D **Tank Content:** Vehicular Diesel
Tank Status ID: B **Tank Size in Gallons:** 3000
Tank Status: Removed from Site

Tank Information

Tank ID: 99908 **Installation Date:** 05/01/1991
Content ID: B **Tank Content:** Unleaded Gas
Tank Status ID: B **Tank Size in Gallons:** 550
Tank Status: Removed from Site

Tank Information

Tank ID: 99906 **Installation Date:** 07/01/1972
Content ID: G **Tank Content:** Emerg Generator Diesel
Tank Status ID: B **Tank Size in Gallons:** 280
Tank Status: Removed from Site

Tank Information

Tank ID: 99905 **Installation Date:** 07/01/1972
Content ID: G **Tank Content:** Emerg Generator Diesel
Tank Status ID: B **Tank Size in Gallons:** 280
Tank Status: Removed from Site

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	7 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	LST

Facility ID: 8518586 **Facility Status:** OPEN
Facility Name: US COAST GUARD-FORT PIERCE **Facility ID (Map):** 8518586
Facility Address: 900 SEAWAY DR **Fac Name (Map):** US COAST GUARD-FORT PIERCE
Facility Address2: **Fac Address (Map):** 900 SEAWAY DR
Facility City: FORT PIERCE **City (Map):** FORT PIERCE
County: ST. LUCIE **County (Map):** ST. LUCIE
Facility State: FL **Fac Zip (Map):** 34949
Facility Zip: 34949 **Latitude (Map):** 27.46349558
Facility Type: F - Federal Government **Longitude (Map):** -80.30634986
Oculus Docs Inventory: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&CAT=11

Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8518586
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search
Data Source: STCM Database Reports -Historical Contaminated Facilities List (as of 21 Apr 2025); FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map) (as of 21 Apr 2025); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report (as of 21 Apr 2025); Commonly Requested Reports - All Ineligible Discharges. (as of 21 Apr 2025); STCM Public Reports-Tank Facility - Discharge Information (as of 21 Apr 2025)

Discharge Cleanup Summary

Discharge Date: 10/28/1992
Cleanup Required: R - CLEANUP REQUIRED
Dschrg Clnup Status: SRCR - SRCR COMPLETE
Dschrg Clnup Stat Dt: 11/14/2013
Cleanup Work Stat: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Eligib Indicator: I - INELIGIBLE
Site Manager: DOLAN_J
Site Manager End Dt: 5/22/2014
Tank Office: PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM

Contaminated Media

Contaminated Drinking Wells:
Contaminated Mntring Wells:
Contaminated Soil:
Contaminated Surface Water:
Contaminated Ground Water:
Pollutant: B - Unleaded Gas
Other Description:
Gallons Discharged:

Petroleum Cleanup Program Eligibility

Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status: NOT ELIGIBLE
Rank: 12937
Cap Amount: $0.00

Task Info

SA Task ID: 40468
SA Cleanup Resp: RP - RESPONSIBLE PARTY
SA Actual Cost:
SA Complete Date: 06-21-1995
SA Payment Date:
SR Task ID:
SR Cleanup Resp: -
SR Actual Cost:
SR Complete Date:
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal:
SR Free Prod Rmvl:
SR Soil Ton Remove:
SR Soil Treatment:
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID: 40469
RAP Clean Resp ID: RP - RESPONSIBLE PARTY
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 64938
RA Cleanup Resp: -
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: PCSED - Southeast District
SR Fund Elig Type: -
SA Fund Elig Type: -
RAP Fund Elig Type: -
RA Fund Elig Type: -
SR Alternate Procedure Status:
SR Alt Procedure Status Dt:
SR Alt Procedure Comment:
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 9/10/2013
SRC Review Date: 09-10-2013
SRC Complete Status: A - APPROVED
SRC Comp Status Dt: 11-14-2013

SRC Issue Date: 11-14-2013
SRC Comments:

Discharge Cleanup Summary

Discharge Date: 1/8/1991
Cleanup Required: R - CLEANUP REQUIRED
Dschrg Clnup Status: NFA - NFA COMPLETE
Dschrg Clnup Stat Dt: 11/6/1997
Cleanup Work Stat: COMPLETED
Tank Office: -
Information Source: D - DISCHARGE NOTIFICATION
Eligib Indicator: I - INELIGIBLE
Site Manager:
Site Manager End Dt:

Petroleum Cleanup Program Eligibility

Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status: NOT ELIGIBLE
Rank: 12937
Cap Amount: $0.00

Task Info

SA Task ID: 40472
SA Cleanup Resp: RP - RESPONSIBLE PARTY
SA Actual Cost:
SA Complete Date: 06-21-1995
SA Payment Date:
SR Task ID:
SR Cleanup Resp: -
SR Actual Cost:
SR Complete Date:
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal:
SR Free Prod Rmvl:
SR Soil Ton Remove:
SR Soil Treatment:
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID: 40473
RAP Clean Resp ID: RP - RESPONSIBLE PARTY
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 40474
RA Cleanup Resp: RP - RESPONSIBLE PARTY
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: -
SR Fund Elig Type: -
SA Fund Elig Type: -
RAP Fund Elig Type: -
RA Fund Elig Type: -
SR Alternate Procedure Status:
SR Alt Procedure Status Dt:
SR Alt Procedure Comment:
SRC Action Type: NFA - NO FURTHER ACTION
SRC Submit Date: 8/4/1997
SRC Review Date: 10-10-1997
SRC Complete Status: A - APPROVED
SRC Comp Status Dt: 11-01-1997
SRC Issue Date: 11-06-1997
SRC Comments: DISTRICT ORDER

Discharge Cleanup Summary

Discharge Date: 1/9/1991
Cleanup Required: R - CLEANUP REQUIRED
Dschrg Clnup Status: SRCR - SRCR COMPLETE
Dschrg Clnup Stat Dt: 3/4/1998
Cleanup Work Stat: COMPLETED
Tank Office: -
Information Source: D - DISCHARGE NOTIFICATION
Eligib Indicator: I - INELIGIBLE
Site Manager:
Site Manager End Dt:

Petroleum Cleanup Program Eligibility

Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM

Eligibility Status: NOT ELIGIBLE
Rank: 12937
Cap Amount: $0.00

Task Info

SA Task ID: 40470
SA Cleanup Resp: RP - RESPONSIBLE PARTY
SA Actual Cost:
SA Complete Date: 06-16-1995
SA Payment Date:
SR Task ID:
SR Cleanup Resp: -
SR Actual Cost:
SR Complete Date:
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal:
SR Free Prod Rmvl:
SR Soil Ton Remove:
SR Fund Elig Type: -
SA Fund Elig Type: -
RAP Fund Elig Type: -
RA Fund Elig Type: -
SR Alternate Procedure Status:
SR Alt Procedure Status Dt:
SR Alt Procedure Comment:
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 8/7/1997
SRC Review Date: 11-01-1997
SRC Complete Status: A - APPROVED
SRC Comp Status Dt: 03-04-1998
SRC Issue Date: 03-04-1998
SRC Comments: FORMER TQNK #2 AREA

SR Soil Treatment:
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID: 40471
RAP Clean Resp ID: RP - RESPONSIBLE PARTY
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 60108
RA Cleanup Resp: -
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: -

Petroleum Cleanup PCT Facility Score

Related Party ID: 22774
RP Contact: COMMANDING OFFICER
Facility Cleanup Status: CMPL - COMPLETED
Bad Address Indicator: N
Rank: 12937

Discharge Info (Map)

Discharge: 17095
Discharge 1: 08-Jan-1991
Discharge 2:
Discharge 3: NFA
Disch Clea: 06-Nov-1997
General Cl: CLOSURE
Lat Dd: 27
Lat Mm: 27
Lat Ss:
Long Dd: 80
Long Mm: 18
Long Ss:
Tank Offic:
Document Link: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search

Facility Status: OPEN
Staff Assi:
Eligibility: INELIGIBLE
Eligibility 1:
Rel Feat: APPRX
Collection: DPHO
Collector : FACONTI_V56
Collecti 1: 03-Mar-2004
Report Pha: COMPLETED
Report Sub: COMPLETED
Report S 1: 06-Nov-1997

Discharge Info (Map)

Discharge: 17094
Facility Status: OPEN

Discharge 1:	09-Jan-1991	**Staff Assi:**	
Discharge 2:		**Eligibility:**	INELIGIBLE
Discharge 3:	SRCR	**Eligibility 1:**	
Disch Clea:	04-Mar-1998	**Rel Feat:**	APPRX
General Cl:	CLOSURE	**Collection:**	DPHO
Lat Dd:	27	**Collector :**	FACONTI_V56
Lat Mm:	27	**Collecti 1:**	03-Mar-2004
Lat Ss:		**Report Pha:**	COMPLETED
Long Dd:	80	**Report Sub:**	COMPLETED
Long Mm:	18	**Report S 1:**	04-Mar-1998
Long Ss:			
Tank Offic:			
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search		

Discharge Info (Map)

Discharge:	47439	**Facility Status:**	OPEN
Discharge 1:	28-Oct-1992	**Staff Assi:**	
Discharge 2:	7	**Eligibility:**	INELIGIBLE
Discharge 3:	SRCR	**Eligibility 1:**	
Disch Clea:	14-Nov-2013	**Rel Feat:**	APPRX
General Cl:	CLOSURE	**Collection:**	DPHO
Lat Dd:	27	**Collector :**	FACONTI_V56
Lat Mm:	27	**Collecti 1:**	03-Mar-2004
Lat Ss:		**Report Pha:**	COMPLETED
Long Dd:	80	**Report Sub:**	COMPLETED
Long Mm:	18	**Report S 1:**	14-Nov-2013
Long Ss:			
Tank Offic:	SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search		

AST UST Discharges

Dep Co:	P	**Long MM:**	18
CU Req:	R	**Long SS:**	21
Score:		**Stat Desc:**	SRCR COMPLETE
Descrip:	CLEANUP REQUIRED	**Fac Name:**	US COAST GUARD-FORT PIERCE
Discharge Date:	09-JAN-91	**Fac Type:**	F
Score Date:		**Type Desc:**	Federal Government
Stat Date:	04-MAR-1998	**Fac Addr:**	900 SEAWAY DR
LL Meth:	AGPS	**Fac City:**	FORT PIERCE
Lat DD:	27	**Fac Zip:**	34949
Lat MM:	28	**County:**	ST. LUCIE
Lat SS:	19	**Fac State:**	OPEN
Long DD:	80	**Fac Phone:**	7724646100
Prg Desc:			

AST UST Discharges

Dep Co:	P	**Long MM:**	18
CU Req:	R	**Long SS:**	21
Score:	7	**Stat Desc:**	SRCR COMPLETE
Descrip:	CLEANUP REQUIRED	**Fac Name:**	US COAST GUARD-FORT PIERCE
Discharge Date:	28-OCT-92	**Fac Type:**	F
Score Date:	21-NOV-2005	**Type Desc:**	Federal Government
Stat Date:	14-NOV-2013	**Fac Addr:**	900 SEAWAY DR
LL Meth:	AGPS	**Fac City:**	FORT PIERCE
Lat DD:	27	**Fac Zip:**	34949
Lat MM:	28	**County:**	ST. LUCIE
Lat SS:	19	**Fac State:**	OPEN
Long DD:	80	**Fac Phone:**	7724646100
Prg Desc:			

AST UST Discharges

Dep Co:	P	***Long MM:***	18
CU Req:	R	***Long SS:***	21
Score:		***Stat Desc:***	NFA COMPLETE
Descrip:	CLEANUP REQUIRED	***Fac Name:***	US COAST GUARD-FORT PIERCE
Discharge Date:	08-JAN-91	***Fac Type:***	F
Score Date:		***Type Desc:***	Federal Government
Stat Date:	06-NOV-1997	***Fac Addr:***	900 SEAWAY DR
LL Meth:	AGPS	***Fac City:***	FORT PIERCE
Lat DD:	27	***Fac Zip:***	34949
Lat MM:	28	***County:***	ST. LUCIE
Lat SS:	19	***Fac State:***	OPEN
Long DD:	80	***Fac Phone:***	7724646100
Prg Desc:			

Ineligible Discharges

Discharge Date:	1/8/1991
Score:	
Current Status:	CLOSED
Facility:	US COAST GUARD-FORT PIERCE
Address:	900 SEAWAY DR
City:	FORT PIERCE
Zip:	34949
County:	ST. LUCIE
Owner:	US COAST GUARD
Owner Address:	900 SEAWAY DR
Ownercity:	FORT PIERCE
Owner State:	FL
Owner Zip:	34949
Owner Phone:	(407)464-6100
Owner Email:	

Ineligible Discharges

Discharge Date:	1/9/1991
Score:	
Current Status:	CLOSED
Facility:	US COAST GUARD-FORT PIERCE
Address:	900 SEAWAY DR
City:	FORT PIERCE
Zip:	34949
County:	ST. LUCIE
Owner:	US COAST GUARD
Owner Address:	900 SEAWAY DR
Ownercity:	FORT PIERCE
Owner State:	FL
Owner Zip:	34949
Owner Phone:	(407)464-6100
Owner Email:	

Ineligible Discharges

Discharge Date:	10/28/1992
Score:	7
Current Status:	CLOSED
Facility:	US COAST GUARD-FORT PIERCE
Address:	900 SEAWAY DR
City:	FORT PIERCE
Zip:	34949
County:	ST. LUCIE
Owner:	US COAST GUARD
Owner Address:	900 SEAWAY DR
Ownercity:	FORT PIERCE
Owner State:	FL

Owner Zip:	34949
Owner Phone:	(407)464-6100
Owner Email:	

Historical Contaminated Facilities List

Facility ID:	8518586	**Score:**	7
Facility Status:	OPEN	**Score Effective Dt:**	11/21/2005
Facility Type:	F - Federal Government	**Score When Ranked:**	6
Facility Name:	US COAST GUARD-FORT PIERCE	**Rank:**	12937
Address1:	900 SEAWAY DR	**Operator:**	US COAST GUARD
Address2:		**Phone:**	(772)464-6100
City:	FORT PIERCE	**Section:**	
County Name:	ST. LUCIE	**Township:**	
County:	56	**Range :**	
District:	SED	**Pri Related Party ID:**	22774
State :	FL	**Primary Rp Role:**	ACCOUNT OWNER
Zip5:	34949	**Rp Begin Date:**	8/30/1999
Zip4:	3123	**Rp Name:**	US COAST GUARD
Name Changed:	3/13/2006	**Rp Address1:**	900 SEAWAY DR
Addr Changed:		**Rp Address2:**	
Lat Dd:	27	**Rp City:**	FORT PIERCE
Lat Mm:	27	**Rp State:**	FL
Lat Ss:	48.5841	**Rp Zip5:**	34949
Long Dd:	80	**Rp Zip4:**	3123
Long Mm:	18	**Contact:**	COMMANDING OFFICER
Long Ss:	22.8595	**Rp Phone:**	(407)464-6100
Feature:		**Rp Phone Extension:**	
Method:	AGPS	**Rp Bad Addr Ind:**	No
Datum:	0		

6	8 of11	WNW	0.15 / 801.46	4.48 / 3	USCG FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949-3123	RCRA NON GEN

Handler ID:	FL5690310839
Generator Status:	N
Recycler Activity?:	NO
Recycler Activity Note:	This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note:	NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Sep 2025.

Evaluation Details

Eval Start Date:	20120306
Eval Type Desc:	COMPLIANCE EVALUATION INSPECTION
Viol Short Desc:	
Actual Rtc Date:	
Eval Agency:	State

Handler Summary

Importer:	No	**Used Oil Transpor:**	No
Mixed Waste Gen:	No	**Used Oil Trans Fac:**	No
Transporter:	No	**Used Oil Processor:**	No
Transfer Facility:	No	**Used Oil Refiner:**	No
Recycler:	No	**Used Oil Burner:**	No
Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		

Used Oil Market Burner: No
Used Oil Spec Marketer: No

Additional Handler Summary Details

Source Type: I
Seq No: 201203
Non Notifier:
Receive Date: 20120307
Active Site: -----
Land Type: F
In Handler Univ: N
In A Universe: N
Gen Status: N
Report Cycle:
Accessibility:
Region: 04
Fed Waste Gen Owner: HQ
State Waste Generator Owner: FL
State Waste Generator: N
Short Term Generator: N
Uni Waste: N
Universal Waste Dest Facility: N
Federal Universal Waste: N
As Federally Regulated Tsdf: ------
As Converter Tsdf: ------
As State Regulated Tsdf: ------
As State Regulated Handler: ---
Federal Indicator: L--
Hsm: N
Subpart K: ----
GPRA Permit: N
GPRA Renewal: N
Permit Renewal Wrkld: ------
Permwrk ID: ------
Perm Prog: ------
Pcwrkld: ------
Closwrkld: ------
GPRA Ca: N
Cawrkld: N
Subjca Tsd Discretion: N
NCAPS: N
EC Indicator: N
Ca725 Indicator: N
Ca750 Indicator: N
Operating Tsdf: ------
Full Enforcement: ------
Snc: N
Unaddressed Snc: N
Addressed Snc: N
Snc With Comp Sched: N
Fa Required: -----
Hhandler Last Change: 20120808
Recognized Trader Importer: N
Recognized Trader Exporter: N
Slab Importer: N
Slab Exporter: N
Manifest Broker: N
Subpart P: N
Contact Language: EN
Handler Name: USCG FORT PIERCE
Location Street No: 900
Location Street1: SEAWAY DR
Location Street2:
Location City: FORT PIERCE
Location State: FL
Location Zip: 34949-3123
Location County Code: FL111

NAIC 1:
NAIC 2:
NAIC 3:
NAIC 4:
State: FL
Location Latitude: 27.466111
Location Longitude: -80.305
Loc GIS Primary: N
Loc GIS Origin: UC
State District Owner: FL
State District: SE

Location County Name:	ST LUCIE
Location Country:	US
Contact Name:	CRAIG ALLAIN
Contact Street No:	900
Contact Street1:	SEAWAY DRIVE
Contact Street2:	
Contact City:	FORT PIERCE
Contact State:	FL
Contact Zip:	34949
Contact Country:	US
Contact Phone & Ext:	772-464-6100
Contact Fax:	772-467-2524
Contact Email Address:	CRAIG.H.ALLAIN@USCG.MIL
Contact Title:	EXECUTIVE PETTY OFFICER
Owner Name:	E BOWEN
Owner Type:	P
Owner Seq:	1
Operator Name:	
Operator Type:	
Operator Seq:	
Public Notes:	

Hazardous Waste Handler Details

Seq No:	199310
Receive Date:	19931018
Handler Name:	USCG FORT PIERCE
Fed Waste Generator:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification
TSD Activity:	N

Hazardous Waste Handler Details

Seq No:	201203
Receive Date:	20120307
Handler Name:	USCG FORT PIERCE
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer
TSD Activity:	N

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	900 SEAWAY DR
Name:	BOWEN E	***Street2:***	
Dt Became Current:	19961018	***City:***	FORT PIERCE
Dt Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Notification	***Zip:***	34949-3123

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	900 SEAWAY DR
Name:	E BOWEN	***Street2:***	
Dt Became Current:	19961018	***City:***	FORT PIERCE
Dt Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Implementer	***Zip:***	34949-3123

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	900 SEAWAY DR
Name:	E BOWEN	***Street2:***	
Dt Became Current:	19961018	***City:***	FORT PIERCE
Dt Ended Current:		***State:***	FL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone: **Country:** US
Source Type: Notification **Zip:** 34949-3123

Historical Handler Details

Receive Dt: 19931018
Generator Code Description: Small Quantity Generator
Handler Name: USCG FORT PIERCE

6	9 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	STCS

Facility ID: 8518586
Type:
Status:
Status (OD): REVIEWED
Fac Stat (OD): OPEN
Fac Code (OD): F
Fac Type (OD): Federal Government
Fac Name (OD): US COAST GUARD-FORT PIERCE
Address (OD): 900 SEAWAY DR
City (OD): FORT PIERCE
County (OD): ST. LUCIE
Zip5 (OD): 34949
Name (Map): US COAST GUARD-FORT PIERCE
Address (Map): 900 SEAWAY DR
City (Map): FORT PIERCE
County (Map): 56
Zip4 (Map): 3123
Zip5 (Map): 34949
Address Line 1:
Address Line 2:
City:
County:
State:
Zip:
Clnup Cd (OD): CMPL
Fac Clnup Stat (OD): COMPLETED
Clnup Dt (OD): 20-May-2014
Status (Map): REVIEWED
Contam (Map):
Fac Type (Map): Federal Government
Fac Stat (Map): OPEN
Report Source: FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025)

FDEP Storage Tank Monitoring Open Data Details

Object ID: 38239
X: -80.30634986
Y: 27.46349558
Regulated: YES
Col Meth: DPHO
Col Name: FACONTI_V56
Col Date: 03-Mar-2004
Col Prog: TANKS-PETROLEUM CONTAMINATION
Ver Meth: DPHO
Ver Name: FACONTI_V56
Ver Prog: TANKS-PETROLEUM CONTAMINATION
Ver Date: 03-Mar-2004
OOIC: FACILITY
Rel Feat: APPRX
Datum: HARN
Coord Acc: 4
Col Aff: DELEGATED COUNTY
Ver Aff: DELEGATED COUNTY
Direct:
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/gis-facility!search
Map Src: 1999 doqs
Map Scale: 1638
Elevation:
El Datum:
El Resolut:
El Units:
ALB East: 764272.52
ALB North: 389672.19
Loc ID: 44375
Lat DD: 27
Lat MM: 27
Lat SS:
Long DD: 80
Long MM: 18
Long SS:

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Loc ID:	44375	**Rel Feat:**	APPRX
Site Type:	Federal Government	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	7724646100	**El Units:**	
Operator:	US COAST GUARD	**Map Src:**	1999 doqs
Next action:		**Map Scale:**	1638
Fin Respon:		**Coord Acc:**	4
Office:	SED	**Alb East:**	764272.52
OOIC:	FACILITY	**Alb North:**	389672.19
Col Meth:	DPHO	**Datum:**	HARN
Col Name:	FACONTI_V56	**Elevation:**	
Col Date:	3/3/2004	**Lat DD:**	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	27
Ver Meth:	DPHO	**Lat SS:**	48.5841
Ver Name:	FACONTI_V56	**Long DD:**	80
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	18
Ver Date:	3/3/2004	**Long SS:**	22.8595
Object ID:	44375		
Col Aff:	DELEGATED COUNTY		
Ver Aff:	DELEGATED COUNTY		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/gis-facility!search		

6	10 of11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	UST

Facility ID:	8518586	**County Name:**	ST. LUCIE
Facility Status:	OPEN	**Lat/Long Method:**	
Facility Type:	F	**Lat DD:**	27
Type Desc:	Federal Government	**Lat MM:**	28
Facility Phone:	7724646100	**Lat SS:**	19
Dep Co:	C	**Long DD:**	80
Owner ID:	22774	**Long MM:**	18
Owner Phone:	4074646100	**Long SS:**	21
Owner:	US COAST GUARD		
Owner Address1:	900 SEAWAY DR		
Owner Address2:			
Owner City:	FORT PIERCE		
Owner State:	FL		
Owner Zip 5:	34949		
Contact:	COMMANDING OFFICER		
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8518586		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search		

Tanks

Tank ID: 1

Tank Details

Tank Status:	B - REMOVED FROM SITE	**Tank Vessel Indic:**	TANK
Status Date:	31-JAN-1991	**Capacity:**	2000
Install:	01-NOV-1974	**Place:**	UNDERGROUND
Tank Determination:		**Con desc:**	Vehicular Diesel
Tank Det Desc:			

Tanks

Tank ID: 2

Tank Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Status: B - REMOVED FROM SITE
Status Date: 31-JAN-1991
Install: 01-JUL-1972
Tank Determination:
Tank Det Desc:
Tank Vessel Indic: TANK
Capacity: 280
Place: UNDERGROUND
Con desc: Emerg Generator Diesel

Tanks

Tank ID: 3

Tank Details

Tank Status: B - REMOVED FROM SITE
Status Date: 31-JAN-1991
Install: 01-JUL-1972
Tank Determination:
Tank Det Desc:
Tank Vessel Indic: TANK
Capacity: 280
Place: UNDERGROUND
Con desc: Emerg Generator Diesel

Tanks

Tank ID: 7

Tank Details

Tank Status: B - REMOVED FROM SITE
Status Date:
Install:
Tank Determination:
Tank Det Desc:
Tank Vessel Indic: TANK
Capacity: 1000
Place: UNDERGROUND
Con desc: Misc Petrol-Based Product

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6 | **11 of11** | **WNW** | **0.15 / 801.46** | **4.48 / 3** | **US COAST GUARD**
900 SEAWAY DR
FORT PIERCE FL 34949
WELL SURVEILLANCE

Facility ID: 8518586
Project ID: SUPER
Req No:
Loc ID: 182615
GPS ID: 182615
Type: PETROLEUM
Insp CHD: ST. LUCIE
HAE: 2.92
Loc Method: DGPS - Differentially Corrected GPS
Insp F Name: DAVID
Insp L Name: KOERNER
Comment:
County: ST. LUCIE
Longitude: -80.306654
Latitude: 27.464132
GPS Date: 10/30/2000 8:08:00
Datum: WS1984
Software:
Streetside:
Agency:

---

7 | **1 of2** | **NNE** | **0.16 / 864.47** | **0.33 / -1** | **PELICAN YACHT CLUB**
1120 SEAWAY DR
FORT PIERCE FL 34949
STCS

Facility ID: 8944303
Type: V - Marine/Coastal Fuel Stora
Status: Open
Status (OD): REVIEWED
Fac Stat (OD): OPEN
Fac Code (OD): V
Fac Type (OD): Marine/Coastal Fuel Storage
Fac Name (OD): PELICAN YACHT CLUB
Address (OD): 1120 SEAWAY DR
City (OD): FORT PIERCE
Clnup Cd (OD):
Fac Clnup Stat (OD):
Clnup Dt (OD):
Status (Map): REVIEWED
Contam (Map):
Fac Type (Map): Marine/Coastal Fuel Storage
Fac Stat (Map): OPEN

County (OD):	ST. LUCIE
Zip5 (OD):	34949
Name (Map):	PELICAN YACHT CLUB
Address (Map):	1120 SEAWAY DR
City (Map):	FORT PIERCE
County (Map):	56
Zip4 (Map):	
Zip5 (Map):	34949
Address Line 1:	1120 Seaway Dr
Address Line 2:	
City:	Fort Pierce
County:	ST. LUCIE
State:	FL
Zip:	34949
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025); Storage Tank Contaminated Facility Name and Address Search (as of 11 Jul 2025)

FDEP Storage Tank Monitoring Open Data Details

Object ID:	28246	**Map Src:**	1999 doqs
X:	-80.30310469	**Map Scale:**	1638
Y:	27.46461858	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	FACONTI_V56	**El Units:**	
Col Date:	03-Mar-2004	**ALB East:**	764588.72
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	389806.43
Ver Meth:	DPHO	**Loc ID:**	44032
Ver Name:	FACONTI_V56	**Lat DD:**	27
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	27
Ver Date:	03-Mar-2004	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	80
Rel Feat:	APPRX	**Long MM:**	18
Datum:	HARN	**Long SS:**	
Coord Acc:	4		
Col Aff:	DELEGATED COUNTY		
Ver Aff:	DELEGATED COUNTY		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	44032	**Rel Feat:**	APPRX
Site Type:	Marine/Coastal Fuel Storage	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	7724642700	**El Units:**	
Operator:	Lauren Arend	**Map Src:**	1999 doqs
Next action:	INVOICE 21-MAY-2025	**Map Scale:**	1638
Fin Respon:		**Coord Acc:**	4
Office:	SED	**Alb East:**	764588.72
OOIC:	FACILITY	**Alb North:**	389806.43
Col Meth:	DPHO	**Datum:**	HARN
Col Name:	FACONTI_V56	**Elevation:**	
Col Date:	3/3/2004	**Lat DD:**	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	27
Ver Meth:	DPHO	**Lat SS:**	52.6269
Ver Name:	FACONTI_V56	**Long DD:**	80
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	18
Ver Date:	3/3/2004	**Long SS:**	11.1769
Object ID:	44032		
Col Aff:	DELEGATED COUNTY		
Ver Aff:	DELEGATED COUNTY		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/gis-facility!search		

Storage Tank Contaminated Facility Name & Address Search Details

Name: Pelican Yacht Club
1120 Seaway Dr
Fort Pierce, FL 34949
LL Method: DPHO - Autonomous GPS
Account Owner: Pelican Yacht Club
Contact: Lauren Arend
Phone: 772-464-2700
District: SED
County 1: 56 - St. Lucie
Latitude: 27:27:52.6269
Longitude: 80:18:11.1769

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1
Size: 3000
Content: Unleaded Gas
Installed:
Placement: UNDER
Status: Closed In Place
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 4
Size: 9728
Content: Vehicular Diesel
Installed: 02/01/1987
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2
Size: 3000
Content: Vehicular Diesel
Installed:
Placement: UNDER
Status: Closed In Place
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 5
Size: 16000
Content: Unleaded Gas
Installed: 08/01/2008
Placement: UNDER
Status: In Service
Construction: C - Steel
I - Double Wall
L - Compartmented
M - Spill Containment Bucket
N - Flow Shut-Off
O - Tight Fill
P - Level Gauges/Alarms
Piping: C - Fiberglass

F - Double Wall
J - Pressurized Piping System
K - Dispenser Liners

Monitoring:
1 - Continuous Electronic Sensing
4 - Visual Inspect Dispenser Liners
F - Monitor Dbl Wall Tank Space
H - Mechanical Line Leak Detector
K - Monitor Dbl Wall Pipe Space
L - Automatic Tank Gauging - Usts

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 3
Size: 9728
Content: Unleaded Gas
Installed: 02/01/1987
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

---

7 | ***2 of2*** | ***NNE*** | ***0.16 / 864.47*** | ***0.33 / -1*** | ***PELICAN YACHT CLUB 1120 SEAWAY DR FORT PIERCE FL 34949*** | ***UST***

Facility ID:	8944303	***County Name:***	ST. LUCIE
Facility Status:	OPEN	***Lat/Long Method:***	
Facility Type:	V	***Lat DD:***	27
Type Desc:	Marine/Coastal Fuel Storage	***Lat MM:***	19
Facility Phone:	7724642700	***Lat SS:***	20
Dep Co:	P	***Long DD:***	80
Owner ID:	16639	***Long MM:***	36
Owner Phone:	7724644411	***Long SS:***	40

Owner: PELICAN YACHT CLUB
Owner Address1: 1120 SEAWAY DR
Owner Address2:
Owner City: Fort Pierce
Owner State: FL
Owner Zip 5: 34949
Contact: Lauren Arend
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8944303&CAT=11
Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8944303
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/facility!search

Tanks

Tank ID: 1

Tank Details

Tank Status:	A - CLOSED IN PLACE	***Tank Vessel Indic:***	TANK
Status Date:	30-JUN-1991	***Capacity:***	3000
Install:		***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 5

Tank Details

Tank Status:	U - IN SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-SEP-2008	***Capacity:***	16000
Install:	01-AUG-2008	***Place:***	UNDERGROUND
Tank Determination:	DW	***Con desc:***	Unleaded Gas
Tank Det Desc:	Double Walled		

Piping

Pipe Description: F-Double wall

Pipe Description: J-Pressurized piping system

Pipe Description: K-Dispenser liners

Pipe Description: C-Fiberglass

Monitoring

Monitoring Desc: 1-Continuous electronic sensing

Monitoring Desc: H-Mechanical line leak detector

Monitoring Desc: K-Monitor dbl wall pipe space

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: 4-Visual inspect dispenser liners

Monitoring Desc: L-Automatic tank gauging - USTs

Tank Construction

Cons Desc: Spill containment bucket

Cons Desc: Flow shut-Off

Cons Desc: Double wall

Cons Desc: Steel

Cons Desc: Level gauges/alarms

Cons Desc: Compartmented

Cons Desc: Tight fill

Tanks

Tank ID: 3

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-AUG-2008	***Capacity:***	9728
Install:	01-FEB-1987	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 4

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-AUG-2008	***Capacity:***	9728
Install:	01-FEB-1987	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Vehicular Diesel
Tank Det Desc:			

Tanks

Tank ID: 2

Tank Details

Tank Status:	A - CLOSED IN PLACE	***Tank Vessel Indic:***	TANK
Status Date:		***Capacity:***	3000
Install:		***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Vehicular Diesel
Tank Det Desc:			

---

8 | ***1 of2*** | ***ENE*** | ***0.34 / 1,779.87*** | ***1.40 / 0*** | ***Basewide- FT PIERCE NAVAL AMPH BASE***

FORT PIERCE FL 34950

DWM CONTAM

Facility ID:	115660	***Contact:***	
Site ID:	ERIC_17575	***Phone:***	
Program Area:		***Method:***	
Facility Type:		***Datum:***	
Fac Type:		***Related Party ID:***	
County ID:	56	***Primary RP Role:***	
Ftc1 Fac Type ID:		***RP Begin Date:***	
Stcm Facility Type:	FIESTA	***RP Address1:***	
District:	SED	***RP Address2:***	
Site Status:		***RP City:***	
Section:		***RP State:***	
Township:		***RP Zip5:***	
County:	St. Lucie	***RP Zip4:***	
Range:		***RP Phone:***	
Rank:		***RP Extension:***	
Operator:		***RP Bad Addr Ind:***	
Name Changed:		***RP Name:***	
Addr Changed:			
Facility Name:	FT PIERCE NAVAL AMPH BASE		
Description:			

Program Details

Facility Status:		***Staff Assigned:***	
Offsite Contam:		***Priority:***	
Priority Score:		***Score Effective Dt:***	
Project Coordinato:		***Score When Ranked:***	
Program Eligible:		***District:***	
Ineligible:		***Datum:***	NAD83
Program Area:	FUDS	***Method:***	UNKN
Site Manager:	Evan Miller	***Lat DD:***	27
Discharge Date:		***Lat MM:***	27
Discharge Eligibil:		***Lat SS:***	57
Eligibility Progrm:		***Long DD:***	80
Cleanup Status:	Open-ERIC	***Long MM:***	17
Closure Type:		***Long SS:***	58
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	2 of2	ENE	0.34 / 1,779.87	1.40 / 0	FT PIERCE NAVAL AMPH BASE FORT PIERCE FL 34950	ERIC

Eric ID:	ERIC_17575	**Offsite Contamin Key:**	CONTAMUNKNOWN
Site Status:	OPEN	**Se Anno Cad Data:**	
Source Facility ID:	115660	**State:**	FL
District:	SED	**County Name:**	St. Lucie
WMD:	SFWMD	**County ID:**	56
ICR Indicator:	NO	**Datum ID:**	NAD83
Discharge Dt:		**Geometry:**	
Method ID:	UNKN	**Point X:**	-80.29944444406834
Object of Interest:	FACIL	**Point Y:**	27.465833333521214
Proximity to Object:	ENTRA	**Lat DD:**	27
Collector Username:	ERIC_INIT_FEDFAC_LOAD	**Lat MM:**	27
Collect Dt:	2015-01-29 00:00:00 UTC	**Lat SS:**	57
Map Source:		**Long DD:**	80
Map Source Scale:		**Long MM:**	17
Interpolation Scale:		**Long SS:**	58
Coord Accuracy ID:	6	**Gis Albx:**	764945.541664
Site Phase Dsc:	Phase 4 - Design Implementation	**Gis Alby:**	389952.089478
Site Name:	Basewide- FT PIERCE NAVAL AMPH BASE		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_17575/gis-facility!search		

Program Details

Program:	FORMERLY USED DEFENSE SITES
Program Type:	FUDS
Program Status:	ACTIVE
Site Manager:	Evan Miller

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of4	E	0.61 / 3,198.63	0.33 / -1	ISLAND COVE MARINA COCONUT COVE MARINA 465 FERNANDINA STREET FORT PIERCE FL	ERIC

Eric ID:	ERIC_12044	**Offsite Contamin Key:**	CONTAMUNKNOWN
Site Status:	CLOSED	**Se Anno Cad Data:**	
Source Facility ID:	137291	**State:**	FL
District:	SED	**County Name:**	St. Lucie
WMD:	SFWMD	**County ID:**	56
ICR Indicator:	NO	**Datum ID:**	NAD83
Discharge Dt:		**Geometry:**	
Method ID:		**Point X:**	-80.29388887328102
Object of Interest:	CAP_R	**Point Y:**	27.465444457387438
Proximity to Object:	APPRX	**Lat DD:**	27
Collector Username:	ARMSTRONG_B	**Lat MM:**	27
Collect Dt:		**Lat SS:**	55.6
Map Source:		**Long DD:**	80
Map Source Scale:		**Long MM:**	17
Interpolation Scale:		**Long SS:**	38
Coord Accuracy ID:		**Gis Albx:**	765494.56
Site Phase Dsc:	Phase 5 - Cleanup Complete	**Gis Alby:**	389925.38
Site Name:	LION'S DEN		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_12044/gis-facility!search		

Program Details

Program:	Responsible Party Cleanup
Program Type:	RESPONSPARTY
Program Status:	COMPLETEWITHCOND
Site Manager:	B Armstrong

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	2 of4	E	0.61 / 3,198.63	0.33 / -1	ISLAND COVE MARINA COCONUT COVE MARINA 465 FERNANDINA STREET FT. PIERCE FL 34949	ERIC

Eric ID:	ERIC_12001	**Offsite Contamin Key:**	CONTAMUNKNOWN
Site Status:	CLOSED	**Se Anno Cad Data:**	
Source Facility ID:	137291	**State:**	FL
District:	SED	**County Name:**	St. Lucie
WMD:	SFWMD	**County ID:**	56
ICR Indicator:	NO	**Datum ID:**	HARN
Discharge Dt:		**Geometry:**	
Method ID:	DPHO	**Point X:**	-80.29449432472128
Object of Interest:	CAP_R	**Point Y:**	27.46440400135007
Proximity to Object:	APPRX	**Lat DD:**	27
Collector Username:	STONE_H	**Lat MM:**	27
Collect Dt:		**Lat SS:**	51.8515
Map Source:	1999 doqs	**Long DD:**	80
Map Source Scale:	4872	**Long MM:**	17
Interpolation Scale:		**Long SS:**	40.1921
Coord Accuracy ID:	4	**Gis Albx:**	765438.34
Site Phase Dsc:	Phase 5 - Cleanup Complete	**Gis Alby:**	389808.1
Site Name:	ISLAND COVE MARINA COCONUT COVE MARINA		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_12001/gis-facility!search		

Program Details

Program:	Responsible Party Cleanup
Program Type:	RESPONSPARTY
Program Status:	COMPLETEWITHCOND
Site Manager:	J Harmon

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	3 of4	E	0.61 / 3,198.63	0.33 / -1	ISLAND COVE MARINA COCONUT COVE MARINA 465 FERNANDINA STREET FT. PIERCE FL	WCRPS

Site ID:	134405	**Coord Accuracy ID:**	4
Datum ID:	HARN	**Zip5:**	34949
Method ID:	UNVR	**Zip4:**	
Feature:		**County ID:**	56
Object of Interest:	CAP_RAP SITE	**County:**	ST. LUCIE
Proximity to Object:	APPRX	**Lat DD:**	27
Interpolation Scale:		**Lat MM:**	27
Map Source:	1999 doqs	**Long DD:**	80
Map Source Scale:	4872	**Long MM:**	17
Collect Program ID:	CL		
Collect Username:	STONE_H		
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Verifying Program ID:	CL		
Verify Method ID:	DPHO		
Verifier Username:	STONE_H		
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Project Name:	ISLAND COVE MARINA COCONUT COVE MARINA		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_134405/gis-facility!search		

Project Details

Project ID:	191680	**District:**	SED
OGC No:		**GIS ALBX:**	765438.34
Status:	CLOSED	**GIS ALBY:**	389808.1
Priority Score:		**Source:**	Closed Responsible Party Sites
Offsite COC:			
Contaminants:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	4 of4	E	0.61 / 3,198.63	0.33 / -1	LION'S DEN 465 FERNANDINA STREET FORT PIERCE FL	WCRPS

Site ID:	271317	**Coord Accuracy ID:**	
Datum ID:	NAD83	**Zip5:**	
Method ID:	UNVR	**Zip4:**	
Feature:	HISTORIC HOUSE	**County ID:**	56
Object of Interest:	CAP_RAP SITE	**County:**	ST. LUCIE
Proximity to Object:	APPRX	**Lat DD:**	27
Interpolation Scale:		**Lat MM:**	27
Map Source:		**Long DD:**	80
Map Source Scale:		**Long MM:**	17
Collect Program ID:			
Collect Username:	ARMSTRONG_B		
Collect Affiliation:			
Verifying Program ID:			
Verify Method ID:			
Verifier Username:			
Verifier Affiliation:			
Project Name:	LION'S DEN		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_271317/gis-facility!search		

Project Details

Project ID:	302269	**District:**	SED
OGC No:		**GIS ALBX:**	765494.56
Status:	CLOSED	**GIS ALBY:**	389925.38
Priority Score:		**Source:**	Closed Responsible Party Sites
Offsite COC:			
Contaminants:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of1	WSW	0.78 / 4,103.29	3.83 / 3	MINTON PIT ST. LUCIE COUNTY FORT PIERCE FL 34949	MRDS

Dep ID:	10143465	**I1:**	10
Dev Status:	PRODUCER	**Latitude:**	27.458679
Code List:	SDG	**Longitude:**	-80.316528
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10143465		

Commodity

I1:	55	**Line:**	1
Code:	SDG	**Inserted By:**	MAS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-2002 09:01:30
Importance:	Primary		

Names

I1:	35	**Inserted By:**	MAS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Minton Pit	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		SEAWAY DRIVE ***NRC Report No:*** 863291	FT. PIERCE FL	34949	806633224
ERNS		SEAWAY DRIVE ***NRC Report No:*** 1013402	FORT PIERCE FL		807054758
ERNS		SEAWAY DRIVE AT THE BOAT RAMP ***NRC Report No:*** 1267771	FORT PIERCE FL		885698237
ERNS		OFF A1A HIGHWAY FORT PIERCE CHANNEL ***NRC Report No:*** 862127	FORT PIERCE FL		806586387
FINDS/FRS	OCEAN HARBOR CONDOS SOUTH	A1A ***Registry ID:*** 110035453997	FT PIERCE FL		816413493

Unplottable Report

Site:

SEAWAY DRIVE FT. PIERCE FL 34949

ERNS

NRC Report No:	863291	***Latitude Degrees:***	
Type of Incident:	UNKNOWN SHEEN	***Latitude Minutes:***	
Incident Cause:	UNKNOWN	***Latitude Seconds:***	
Incident Date:	25-Feb-2008 12:55:00	***Longitude Degrees:***	
Incident Location:	UNKNOWN SHEEN INCIDENT - PELICAN YACHT CLUB	***Longitude Minutes:***	
Incident Dtg:	DISCOVERED	***Longitude Seconds:***	
Distance from City:		***Lat Quad:***	
Distance Units:		***Long Quad:***	
Direction from City:		***Location Section:***	
Location County:	ST. LUCIE	***Location Township:***	
Potential Flag:	No	***Location Range:***	
Year:	Year 2008 Reports		

Description of Incident: CALLER IS REPORTING A MYSTERY SHEEN ON THE FORT PIERCE INLET IN THE VICINITY OF PELICAN YACHT CLUB.

Material Spill Information

Chris Code:	OUN	***Unit of Measure:***	UNKNOWN AMOUNT
CAS No:	000000-00-0	***If Reached Water:***	YES
UN No:		***Amount in Water:***	0
Name of Material:	UNKNOWN OIL	***Unit Reach Water:***	UNKNOWN AMOUNT
Amount of Material:	0		

Calls Information

Date Time Received:	25-Feb-2008 13:04:34	***Responsible City:***	
Date Time Complete:	25-Feb-2008 13:12:58	***Responsible State:***	XX
Call Type:	INC	***Responsible Zip:***	
Resp Company:		***Source:***	TELEPHONE
Resp Org Type:	UNKNOWN		

Incident Information

Tank ID:		***Building ID:***	
Tank Regulated:	U	***Location Area ID:***	
Tank Regulated By:		***Location Block ID:***	
Capacity of Tank:		***OCSG No:***	
Capacity Tank Units:		***OCSP No:***	
Description of Tank:		***State Lease No:***	
Actual Amount:		***Pier Dock No:***	
Actual Amount Units:		***Berth Slip No:***	
Tank Above Ground:	ABOVE	***Brake Failure:***	U
NPDES:		***Airbag Deployed:***	U
NPDES Compliance:	U	***Transport Contain:***	U
Init Contin Rel No:		***Location Subdiv:***	
Contin Rel Permit:		***Platform Rig Name:***	
Contin Release Type:		***Platform Letter:***	
Aircraft ID:		***Allision:***	U
Aircraft Runway No:		***Type of Structure:***	
Aircraft Spot No:		***Structure Name:***	
Aircraft Type:		***Structure Oper:***	U
Aircraft Model:		***Transit Bus Flag:***	
Aircraft Fuel Cap:		***Date Time Norm Serv:***	
Aircraft Fuel Cap U:		***Serv Disrupt Time:***	
Aircraft Fuel on Brd:		***Serv Disrupt Units:***	

Aircraft Fuel OB U:	
Aircraft Hanger:	
Road Mile Marker:	
Power Gen Facility:	U
Generating Capacity:	
Type of Fixed Obj:	
Type of Fuel:	
DOT Crossing No:	
DOT Regulated:	U
Pipeline Type:	
Pipeline Abv Ground:	ABOVE
Pipeline Covered:	U
Exposed Underwater:	N
Railroad Hotline:	
Railroad Milepost:	
Grade Crossing:	U
Crossing Device Ty:	
Ty Vehicle Involved:	
Device Operational:	Y

CR Begin Date:	
CR End Date:	
CR Change Date:	
FBI Contact:	
FBI Contact Dt Tm:	
Passenger Handling:	
Passenger Route:	XXX
Passenger Delay:	XXX
Sub Part C Test Req:	XXX
No of Conductor Tested:	
No of Engineer Tested:	
No of Trainman Tested:	
No of Yard Foreman Tested:	
No of RCL Operator Tested:	
No of Brakeman Tested:	
No of Train Dispat Tested:	
No of Signalman Tested:	
No of Other Emp Tested:	
No of Unknown Emp Tested:	

Incident Details Information

Release Secured:	U
Release Rate:	
Release Rate Unit:	
Release Rate Rate:	
Est Duration of Rel:	
Desc Remedial Act:	NONE
Fire Involved:	N
Fire Extinguished:	U
Any Evacuations:	N
No Evacuated:	
Who Evacuated:	
Radius of Evac:	
Any Injuries:	N
No. Injured:	
No. Hospitalized:	
No. Fatalities:	
Any Fatalities:	N
Any Damages:	N
Damage Amount:	
Air Corridor Closed:	N
Air Corridor Desc:	
Air Closure Time:	
Waterway Closed:	N
Waterway Desc:	
Waterway Close Time:	
Road Closed:	N
Road Desc:	
Road Closure Time:	
Road Closure Units:	
Closure Direction:	
Major Artery:	No
Track Closed:	N
Track Desc:	
Track Closure Time:	
Track Closure Units:	
Track Close Dir:	
Media Interest:	NONE
Medium Desc:	WATER

State Agen Report No:	
State Agen on Scene:	
State Agen Notified:	FLORIDA DEP
Fed Agency Notified:	LOCAL COAST GUARD
Oth Agency Notified:	
Body of Water:	FORT PIERCE INLET
Tributary of:	
Near River Mile Make:	
Near River Mile Mark:	
Offshore:	N
Weather Conditions:	SUNNY
Air Temperature:	88
Wind Direction:	E
Wind Speed:	10
Wind Speed Unit:	KNTS
Water Supp Contam:	U
Water Temperature:	78
Wave Condition:	0 CALM
Current Speed:	3.5
Current Direction:	E
Current Speed Unit:	KNTS
EMPL Fatality:	
Pass Fatality:	
Community Impact:	
Passengers Transfer:	NO
Passenger Injuries:	
Employee Injuries:	
Occupant Fatality:	
Sheen Size:	
Sheen Size Units:	
Sheen Size Length:	150`
Sheen Size Length U:	YARDS
Sheen Size Width:	100
Sheen Size Width U:	YARDS
Sheen Color:	RAINBOW
Dir of Sheen Travel:	W
Sheen Odor Desc:	STRONG DIESEL SMELL
Duration Unit:	

Addl Medium Info:	FORT PIERCE INLET	***Additional Info:***	NO ADDITIONAL INFORMATION.

Site:

SEAWAY DRIVE FORT PIERCE FL

ERNS

NRC Report No:	1013402	***Latitude Degrees:***	
Type of Incident:	VESSEL	***Latitude Minutes:***	
Incident Cause:	OTHER	***Latitude Seconds:***	
Incident Date:	02-Jun-2012 16:50:00	***Longitude Degrees:***	
Incident Location:	SUMMERLIN DOCK	***Longitude Minutes:***	
Incident Dtg:	DISCOVERED	***Longitude Seconds:***	
Distance from City:		***Lat Quad:***	
Distance Units:		***Long Quad:***	
Direction from City:		***Location Section:***	
Location County:	ST. LUCIE	***Location Township:***	
Potential Flag:	Yes	***Location Range:***	
Year:	Year 2012 Reports		

Description of Incident: CALLER IS REPORTING A PLEASURE BOAT HAS CAPSIZED. THERE HAS BEEN NO SHEEN SIGHTED IN THE WATER AT THIS TIME.

Material Spill Information

Chris Code:	GAS	***Unit of Measure:***	UNKNOWN AMOUNT
CAS No:	000000-00-0	***If Reached Water:***	NO
UN No:		***Amount in Water:***	
Name of Material:	GASOLINE: AUTOMOTIVE (UNLEADED)	***Unit Reach Water:***	
Amount of Material:	0		

Calls Information

Date Time Received:	02-Jun-2012 17:40:11	***Responsible City:***	
Date Time Complete:	02-Jun-2012 17:46:18	***Responsible State:***	XX
Call Type:	INC	***Responsible Zip:***	
Resp Company:		***Source:***	TELEPHONE
Resp Org Type:	PRIVATE CITIZEN		

Incident Information

Tank ID:		***Building ID:***	
Tank Regulated:	U	***Location Area ID:***	
Tank Regulated By:		***Location Block ID:***	
Capacity of Tank:		***OCSG No:***	
Capacity Tank Units:		***OCSP No:***	
Description of Tank:		***State Lease No:***	
Actual Amount:		***Pier Dock No:***	
Actual Amount Units:		***Berth Slip No:***	
Tank Above Ground:	ABOVE	***Brake Failure:***	U
NPDES:		***Airbag Deployed:***	U
NPDES Compliance:	U	***Transport Contain:***	U
Init Contin Rel No:		***Location Subdiv:***	
Contin Rel Permit:		***Platform Rig Name:***	
Contin Release Type:		***Platform Letter:***	
Aircraft ID:		***Allision:***	U
Aircraft Runway No:		***Type of Structure:***	
Aircraft Spot No:		***Structure Name:***	
Aircraft Type:		***Structure Oper:***	U
Aircraft Model:		***Transit Bus Flag:***	
Aircraft Fuel Cap:		***Date Time Norm Serv:***	
Aircraft Fuel Cap U:		***Serv Disrupt Time:***	
Aircraft Fuel on Brd:		***Serv Disrupt Units:***	
Aircraft Fuel OB U:		***CR Begin Date:***	
Aircraft Hanger:		***CR End Date:***	
Road Mile Marker:		***CR Change Date:***	
Power Gen Facility:	U	***FBI Contact:***	
Generating Capacity:		***FBI Contact Dt Tm:***	
Type of Fixed Obj:		***Passenger Handling:***	
Type of Fuel:		***Passenger Route:***	XXX
DOT Crossing No:		***Passenger Delay:***	XXX

DOT Regulated:	U	***Sub Part C Test Req:***	XXX
Pipeline Type:		***No of Conductor Tested:***	
Pipeline Abv Ground:	ABOVE	***No of Engineer Tested:***	
Pipeline Covered:	U	***No of Trainman Tested:***	
Exposed Underwater:	N	***No of Yard Foreman Tested:***	
Railroad Hotline:		***No of RCL Operator Tested:***	
Railroad Milepost:		***No of Brakeman Tested:***	
Grade Crossing:	U	***No of Train Dispat Tested:***	
Crossing Device Ty:		***No of Signalman Tested:***	
Ty Vehicle Involved:		***No of Other Emp Tested:***	
Device Operational:	U	***No of Unknown Emp Tested:***	

Incident Details Information

Release Secured:	U	***State Agen Report No:***	NONE
Release Rate:		***State Agen on Scene:***	PD, FLORIDA WILDLIFE
Release Rate Unit:		***State Agen Notified:***	PD, FLORIDA WILDLIFE
Release Rate Rate:		***Fed Agency Notified:***	USCG
Est Duration of Rel:		***Oth Agency Notified:***	
Desc Remedial Act:	CONTRACTOR HAS BEEN HIRED.	***Body of Water:***	
Fire Involved:	N	***Tributary of:***	
Fire Extinguished:	U	***Near River Mile Make:***	
Any Evacuations:	N	***Near River Mile Mark:***	
No Evacuated:		***Offshore:***	N
Who Evacuated:		***Weather Conditions:***	CLEAR
Radius of Evac:		***Air Temperature:***	
Any Injuries:	N	***Wind Direction:***	
No. Injured:		***Wind Speed:***	5
No. Hospitalized:		***Wind Speed Unit:***	KNTS
No. Fatalities:		***Water Supp Contam:***	U
Any Fatalities:	N	***Water Temperature:***	
Any Damages:	N	***Wave Condition:***	
Damage Amount:		***Current Speed:***	
Air Corridor Closed:	N	***Current Direction:***	
Air Corridor Desc:		***Current Speed Unit:***	
Air Closure Time:		***EMPL Fatality:***	
Waterway Closed:	N	***Pass Fatality:***	
Waterway Desc:		***Community Impact:***	
Waterway Close Time:		***Passengers Transfer:***	NO
Road Closed:	N	***Passenger Injuries:***	
Road Desc:		***Employee Injuries:***	
Road Closure Time:		***Occupant Fatality:***	
Road Closure Units:		***Sheen Size:***	
Closure Direction:		***Sheen Size Units:***	
Major Artery:	No	***Sheen Size Length:***	
Track Closed:	N	***Sheen Size Length U:***	
Track Desc:		***Sheen Size Width:***	
Track Closure Time:		***Sheen Size Width U:***	
Track Closure Units:		***Sheen Color:***	
Track Close Dir:		***Dir of Sheen Travel:***	
Media Interest:	NONE	***Sheen Odor Desc:***	
Medium Desc:	WATER	***Duration Unit:***	
Addl Medium Info:	FORT PIERCE INLET	***Additional Info:***	NO ADDITIONAL INFORMATION.

Site:

SEAWAY DRIVE AT THE BOAT RAMP FORT PIERCE FL

ERNS

NRC Report No:	1267771	***Latitude Degrees:***	
Type of Incident:	VESSEL	***Latitude Minutes:***	

Incident Cause:	DUMPING	***Latitude Seconds:***	
Incident Date:	1/1/2020 17:30	***Longitude Degrees:***	
Incident Location:	NEAR 12A BUOY RESTAURANT	***Longitude Minutes:***	
Incident Dtg:	OCCURRED	***Longitude Seconds:***	
Distance from City:		***Lat Quad:***	
Distance Units:		***Long Quad:***	
Direction from City:		***Location Section:***	
Location County:	ST. LUCIE	***Location Township:***	
Potential Flag:	No	***Location Range:***	
Year:	Year 2020 Reports		

Description of Incident: CALLER IS REPORTING THAT THE BOAT HAS A CONSTANT FUEL LEAK RESULTING IN THE BOAT DISCHARGING GASOLINE TO THE WATER FROM THE BILGE PUMP. THE CALLER STATED THAT THIS OCCURS SEVERAL TIMES A DAY AND FOR AT LEAST THE PAST TWO WEEKS.

Material Spill Information

Chris Code:	GAS	***Unit of Measure:***	UNKNOWN AMOUNT
CAS No:	000000-00-0	***If Reached Water:***	YES
UN No:		***Amount in Water:***	0
Name of Material:	GASOLINE: AUTOMOTIVE (UNLEADED)	***Unit Reach Water:***	UNKNOWN AMOUNT
Amount of Material:	0		

Calls Information

Date Time Received:	1/2/2020 12:28:00 PM	***Responsible City:***	
Date Time Complete:	1/2/2020 12:39:00 PM	***Responsible State:***	XX
Call Type:	INC	***Responsible Zip:***	
Resp Company:		***Source:***	TELEPHONE
Resp Org Type:	PRIVATE CITIZEN		

Incident Information

Tank ID:		***Building ID:***	
Tank Regulated:	U	***Location Area ID:***	
Tank Regulated By:		***Location Block ID:***	
Capacity of Tank:		***OCSG No:***	
Capacity Tank Units:		***OCSP No:***	
Description of Tank:		***State Lease No:***	
Actual Amount:		***Pier Dock No:***	
Actual Amount Units:		***Berth Slip No:***	
Tank Above Ground:	ABOVE	***Brake Failure:***	U
NPDES:		***Airbag Deployed:***	U
NPDES Compliance:	U	***Transport Contain:***	U
Init Contin Rel No:		***Location Subdiv:***	
Contin Rel Permit:		***Platform Rig Name:***	
Contin Release Type:		***Platform Letter:***	
Aircraft ID:		***Allision:***	U
Aircraft Runway No:		***Type of Structure:***	
Aircraft Spot No:		***Structure Name:***	
Aircraft Type:		***Structure Oper:***	U
Aircraft Model:		***Transit Bus Flag:***	
Aircraft Fuel Cap:		***Date Time Norm Serv:***	
Aircraft Fuel Cap U:		***Serv Disrupt Time:***	
Aircraft Fuel on Brd:		***Serv Disrupt Units:***	
Aircraft Fuel OB U:		***CR Begin Date:***	
Aircraft Hanger:		***CR End Date:***	
Road Mile Marker:		***CR Change Date:***	
Power Gen Facility:	U	***FBI Contact:***	
Generating Capacity:		***FBI Contact Dt Tm:***	
Type of Fixed Obj:		***Passenger Handling:***	
Type of Fuel:		***Passenger Route:***	XXX
DOT Crossing No:		***Passenger Delay:***	XXX
DOT Regulated:	U	***Sub Part C Test Req:***	XXX
Pipeline Type:		***No of Conductor Tested:***	
Pipeline Abv Ground:	ABOVE	***No of Engineer Tested:***	
Pipeline Covered:	U	***No of Trainman Tested:***	

Exposed Underwater:	N	***No of Yard Foreman Tested:***	
Railroad Hotline:		***No of RCL Operator Tested:***	
Railroad Milepost:		***No of Brakeman Tested:***	
Grade Crossing:	U	***No of Train Dispat Tested:***	
Crossing Device Ty:		***No of Signalman Tested:***	
Ty Vehicle Involved:		***No of Other Emp Tested:***	
Device Operational:	U	***No of Unknown Emp Tested:***	

Incident Details Information

Release Secured:	N	***State Agen Report No:***	
Release Rate:		***State Agen on Scene:***	
Release Rate Unit:		***State Agen Notified:***	
Release Rate Rate:		***Fed Agency Notified:***	
Est Duration of Rel:		***Oth Agency Notified:***	
Desc Remedial Act:	NONE.	***Body of Water:***	FORT PIERCE INLET
Fire Involved:	N	***Tributary of:***	
Fire Extinguished:	U	***Near River Mile Make:***	
Any Evacuations:	N	***Near River Mile Mark:***	
No Evacuated:		***Offshore:***	No
Who Evacuated:		***Weather Conditions:***	SUNNY
Radius of Evac:		***Air Temperature:***	
Any Injuries:	N	***Wind Direction:***	
No. Injured:		***Wind Speed:***	
No. Hospitalized:		***Wind Speed Unit:***	
No. Fatalities:		***Water Supp Contam:***	U
Any Fatalities:	N	***Water Temperature:***	
Any Damages:	N	***Wave Condition:***	
Damage Amount:		***Current Speed:***	
Air Corridor Closed:	N	***Current Direction:***	
Air Corridor Desc:		***Current Speed Unit:***	
Air Closure Time:		***EMPL Fatality:***	
Waterway Closed:	N	***Pass Fatality:***	
Waterway Desc:		***Community Impact:***	
Waterway Close Time:		***Passengers Transfer:***	NO
Road Closed:	N	***Passenger Injuries:***	
Road Desc:		***Employee Injuries:***	
Road Closure Time:		***Occupant Fatality:***	
Road Closure Units:		***Sheen Size:***	
Closure Direction:		***Sheen Size Units:***	
Major Artery:	No	***Sheen Size Length:***	
Track Closed:	N	***Sheen Size Length U:***	
Track Desc:		***Sheen Size Width:***	
Track Closure Time:		***Sheen Size Width U:***	
Track Closure Units:		***Sheen Color:***	RAINBOW
Track Close Dir:		***Dir of Sheen Travel:***	
Media Interest:	UNKNOWN	***Sheen Odor Desc:***	
Medium Desc:	WATER	***Duration Unit:***	
Addl Medium Info:	FORT PIERCE INLET	***Additional Info:***	

Site:

OFF A1A HIGHWAY FORT PIERCE CHANNEL FORT PIERCE FL ERNS

NRC Report No:	862127	***Latitude Degrees:***	
Type of Incident:	MOBILE	***Latitude Minutes:***	
Incident Cause:	OTHER	***Latitude Seconds:***	
Incident Date:	11-Feb-2008 21:00:00	***Longitude Degrees:***	
Incident Location:	NORTH BRIDGE BOAT RAMP	***Longitude Minutes:***	
Incident Dtg:	DISCOVERED	***Longitude Seconds:***	
Distance from City:		***Lat Quad:***	
Distance Units:		***Long Quad:***	
Direction from City:		***Location Section:***	

Location County:	ST. LUCIE	***Location Township:***	
Potential Flag:	Yes	***Location Range:***	
Year:	Year 2008 Reports		

Description of Incident: CALLER IS REPORTING A POTENTIAL RELEASE OF MOTOR OIL AND OR GASOLINE FROM A PASSENGER VEHICLE DUE TO A WOMAN GETTING OUT OF THE CAR WITHOUT PUTTING IT IN PROPER GEAR CAUSING THE CAR TO GO INTO THE FORT PIERCE CUT CHANNEL THAT LEADS TO THE INTERCOASTAL WATERWAY.

Material Spill Information

Chris Code:	GAS	***Unit of Measure:***	UNKNOWN AMOUNT
CAS No:	000000-00-0	***If Reached Water:***	UNKNOWN
UN No:		***Amount in Water:***	0
Name of Material:	GASOLINE: AUTOMOTIVE (UNLEADED)	***Unit Reach Water:***	UNKNOWN AMOUNT
Amount of Material:	0		

Chris Code:	OMT	***Unit of Measure:***	UNKNOWN AMOUNT
CAS No:	000000-00-0	***If Reached Water:***	UNKNOWN
UN No:		***Amount in Water:***	0
Name of Material:	OIL, MISC: MOTOR	***Unit Reach Water:***	UNKNOWN AMOUNT
Amount of Material:	0		

Calls Information

Date Time Received:	11-Feb-2008 21:22:33	***Responsible City:***	
Date Time Complete:	11-Feb-2008 21:30:09	***Responsible State:***	XX
Call Type:	INC	***Responsible Zip:***	
Resp Company:		***Source:***	TELEPHONE
Resp Org Type:	UNKNOWN		

Incident Information

Tank ID:		***Building ID:***	
Tank Regulated:	U	***Location Area ID:***	
Tank Regulated By:		***Location Block ID:***	
Capacity of Tank:		***OCSG No:***	
Capacity Tank Units:		***OCSP No:***	
Description of Tank:		***State Lease No:***	
Actual Amount:		***Pier Dock No:***	
Actual Amount Units:		***Berth Slip No:***	
Tank Above Ground:	ABOVE	***Brake Failure:***	U
NPDES:		***Airbag Deployed:***	U
NPDES Compliance:	U	***Transport Contain:***	U
Init Contin Rel No:		***Location Subdiv:***	
Contin Rel Permit:		***Platform Rig Name:***	
Contin Release Type:		***Platform Letter:***	
Aircraft ID:		***Allision:***	U
Aircraft Runway No:		***Type of Structure:***	
Aircraft Spot No:		***Structure Name:***	
Aircraft Type:		***Structure Oper:***	U
Aircraft Model:		***Transit Bus Flag:***	
Aircraft Fuel Cap:		***Date Time Norm Serv:***	
Aircraft Fuel Cap U:		***Serv Disrupt Time:***	
Aircraft Fuel on Brd:		***Serv Disrupt Units:***	
Aircraft Fuel OB U:		***CR Begin Date:***	
Aircraft Hanger:		***CR End Date:***	
Road Mile Marker:		***CR Change Date:***	
Power Gen Facility:	U	***FBI Contact:***	
Generating Capacity:		***FBI Contact Dt Tm:***	
Type of Fixed Obj:		***Passenger Handling:***	
Type of Fuel:		***Passenger Route:***	XXX
DOT Crossing No:		***Passenger Delay:***	XXX
DOT Regulated:	U	***Sub Part C Test Req:***	XXX
Pipeline Type:		***No of Conductor Tested:***	
Pipeline Abv Ground:	ABOVE	***No of Engineer Tested:***	
Pipeline Covered:	U	***No of Trainman Tested:***	

Exposed Underwater:	N	***No of Yard Foreman Tested:***	
Railroad Hotline:		***No of RCL Operator Tested:***	
Railroad Milepost:		***No of Brakeman Tested:***	
Grade Crossing:	U	***No of Train Dispat Tested:***	
Crossing Device Ty:		***No of Signalman Tested:***	
Ty Vehicle Involved:		***No of Other Emp Tested:***	
Device Operational:	Y	***No of Unknown Emp Tested:***	

Incident Details Information

Release Secured:	U	***State Agen Report No:***	NONE
Release Rate:		***State Agen on Scene:***	NONE
Release Rate Unit:		***State Agen Notified:***	NONE
Release Rate Rate:		***Fed Agency Notified:***	USCG
Est Duration of Rel:		***Oth Agency Notified:***	
Desc Remedial Act:	TOW TRUCK IS ATTEMPTING TO TAKE THE VEHICLE OUT OF THE WATER.	***Body of Water:***	FORT PIERCE CHANNEL
Fire Involved:	N	***Tributary of:***	INTERCOASTAL WATERWAY
Fire Extinguished:	U	***Near River Mile Make:***	
Any Evacuations:	N	***Near River Mile Mark:***	
No Evacuated:		***Offshore:***	N
Who Evacuated:		***Weather Conditions:***	CLEAR
Radius of Evac:		***Air Temperature:***	70
Any Injuries:	N	***Wind Direction:***	NE
No. Injured:		***Wind Speed:***	15
No. Hospitalized:		***Wind Speed Unit:***	KNTS
No. Fatalities:		***Water Supp Contam:***	U
Any Fatalities:	N	***Water Temperature:***	
Any Damages:	N	***Wave Condition:***	
Damage Amount:		***Current Speed:***	
Air Corridor Closed:	N	***Current Direction:***	
Air Corridor Desc:		***Current Speed Unit:***	
Air Closure Time:		***EMPL Fatality:***	
Waterway Closed:	N	***Pass Fatality:***	
Waterway Desc:		***Community Impact:***	
Waterway Close Time:		***Passengers Transfer:***	NO
Road Closed:	N	***Passenger Injuries:***	
Road Desc:		***Employee Injuries:***	
Road Closure Time:		***Occupant Fatality:***	
Road Closure Units:		***Sheen Size:***	
Closure Direction:		***Sheen Size Units:***	
Major Artery:	No	***Sheen Size Length:***	
Track Closed:	N	***Sheen Size Length U:***	
Track Desc:		***Sheen Size Width:***	
Track Closure Time:		***Sheen Size Width U:***	
Track Closure Units:		***Sheen Color:***	
Track Close Dir:		***Dir of Sheen Travel:***	
Media Interest:	NONE	***Sheen Odor Desc:***	
Medium Desc:	WATER	***Duration Unit:***	
Addl Medium Info:		***Additional Info:***	CALLER HAS NO ADDITIONAL INFORMATION.

Site: ***OCEAN HARBOR CONDOS SOUTH***
A1A FT PIERCE FL

FINDS/FRS

Registry ID:	110035453997
FIPS Code:	12111
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	23-APR-08

Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	04
County Name:	ST. LUCIE
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110035453997
Program Acronyms:	

FDM:20776

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Currently on the Final NPL (F)' and/or the 'Site is Part of NPL Site (A)'. These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jun 19, 2025

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jun 19, 2025

Deleted NPL: DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jun 19, 2025

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Jun 26, 2025

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jun 26, 2025

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Sep 1, 2025

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Sep 1, 2025

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste. This list also includes RCRAInfo sites that have notified as LQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. This list also includes RCRAInfo sites that have notified as SQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Sep 1, 2025

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Sep 1, 2025

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Sep 1, 2025

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made availabe by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jul 29, 2025

Federal Institutional Controls- ICs: FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jul 29, 2025

Land Use Controls Information System: LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

Government Publication Date: Jun 13, 2024

Institutional Control Boundaries at NPL sites: NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Jun 19, 2025

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Sep 7, 2025

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 8, 2025

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Jun 5, 2025

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jun 26, 2025

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Jul 29, 2025

State

Superfund Waste Cleanup & State-Funded Action Sites: SHWS

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database serves a purpose similar to that of the federal Superfund Enterprise Management System (SEMS), functioning as a state-level counterpart for tracking potential hazardous substance release sites.

Government Publication Date: Aug 1, 2025

Delisted State-Funded Action Sites: DELISTED SHWS

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Aug 1, 2025

ERIC Waste Cleanup: ERIC

Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the Florida Department of Environmental Protection (DEP)'s Division of Waste Management (DWM). Includes records from 11 different DEP data systems, allowing tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Government Publication Date: Aug 8, 2025

Florida Department of Environmental Protection Cleanup Sites: CLEANUP DEP

This Cleanup Sites dataset is provided by the Florida Department of Environmental Protection (FDEP), and the layer is included on the FDEP's Contamination Locator Map (CLM) tool. The data provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

Government Publication Date: Aug 9, 2025

Waste Cleanup Responsible Party Sites: WCRPS

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites: DELISTED WCP

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Aug 8, 2025

Solid Waste Facilities and Landfills: SWF/LF

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

Government Publication Date: Jun 20, 2025

Leaking Tanks: LST

This list of leaking storage tanks is sourced from the Florida Department of Environmental Protection (FDEP). The Storage Tank and Petroleum Contamination/Cleanup Monitoring (STCM) section is part of the Petroleum Restoration Program (PRP) in the FDEP's Division of Waste Management. The PRP encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess and clean-up sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. Over 28,000 facilities have reported discharges of petroleum products from storage tank systems. STCM database reports do not include discharges that are not required for Rule 62-780 as well as discharges that have already been cleaned up. Rule 62-780 applies to site rehabilitation conducted at sites contaminated with pollutants, hazardous substances, drycleaning solvents, petroleum and petroleum products. Florida relies on groundwater for about 92 percent of its drinking water needs and has some of the most stringent rules in the country.

Government Publication Date: Apr 21, 2025

Delisted Leaking Tanks: DELISTED LST

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

Government Publication Date: Aug 1, 2025

Underground Storage Tanks: UST

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.

Government Publication Date: Aug 9, 2025

Aboveground Storage Tanks: AST

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity.The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.
Government Publication Date: Aug 9, 2025

Storage Tank Facilities: TANK

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.
Government Publication Date: Aug 9, 2025

Delisted AST UST Storage Tanks: DEL UST AST TANK

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.
Government Publication Date: Jul 2, 2015

Delisted Storage Tanks: DEL STORAGE TANK

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.
Government Publication Date: Aug 9, 2025

Federal Facilities Listing: FF TANKS

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.
Government Publication Date: Jul 25, 2025

Storage Tank/Contaminated Facility Search: STCS

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search. Note that tank details do not appear for facilities for which all tanks have been removed.
Government Publication Date: Aug 1, 2025

Institutional Controls Registry: INST

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.
Government Publication Date: Aug 1, 2025

Engineering Controls: ENG

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).
Government Publication Date: Aug 1, 2025

Voluntary Cleanup Sites: VCP

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).
Government Publication Date: Sep 8, 2025

Brownfield Sites: BROWNFIELDS

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.
Government Publication Date: Jun 19, 2025

Brownfield Areas: BROWNFIELD AREA

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.
Government Publication Date: Jun 19, 2025

Hazardous Waste Facility List: HAZ WASTE FAC
List of Hazardous Waste Financial Assurance Facilities made available by the Division of Waste Management of the Florida Department of Environmental Protection (FDEP). The FDEP's Hazardous waste financial responsibility requirements exist to ensure that certain hazardous waste facilities and transporters have the financial resources available to provide for closure, postclosure and corrective action requirements and/or pay for bodily injury or property damage that might result from accidents, spills or other unexpected events, known as liabilities. These closure, postclosure, corrective action and liability requirements are called financial assurance.
Government Publication Date: Jul 3, 2025

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands: INDIAN LUST
This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 21, 2025

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST
This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 21, 2025

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST
Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: May 22, 2025

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST
Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: May 22, 2025

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG

The U.S. Environmental Protection Agency's (EPA) Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. This dataset is sourced from the EPA's PFAS Analytic Tools, and it includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified as PFAS based on EPA's CompTox Chemicals Dashboard lists of PFAS with defined and undefined structures. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

Government Publication Date: Jul 25, 2025

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: May 6, 2025

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Jul 1, 2025

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Jun 30, 2025

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2025 per agency entity dataset. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: May 30, 2025

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: Jun 27, 2024

National Response Center PFAS Spills: PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Sep 1, 2025

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data: PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Jan 13, 2025

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest: PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Oct 4, 2025

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Sep 1, 2025

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 28, 2025

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.
Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN
An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP
An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP
Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).
Government Publication Date: Jun 26, 2025

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER
The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.
Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS
The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.
Government Publication Date: May 3, 2025

Drycleaner Facilities: FED DRYCLEANERS
A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: Jul 19, 2025

Delisted Drycleaner Facilities: DELISTED FED DRY
List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).
Government Publication Date: Jul 19, 2025

Formerly Used Defense Sites: FUDS
Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Jul 10, 2025

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 8, 2025

Surface Mining Control and Reclamation Act Sites: SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 1, 2025

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Sep 26, 2025

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants: POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Jun 5, 2025

Historical Business Activity Risk: HIST RISK

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

Government Publication Date: Jan 1, 1960

State

Priority Ranking List: PRIORITYCLEAN

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility or wholesale supply facility (Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection (FDEP). The statute was sponsored by the drycleaning industry to address environmental, economic, and liability issues resulting from drycleaning solvent contamination. The program provides limited liability protection to the owner, operator and real property owner of drycleaning or wholesale supply facilities for cleanup of drycleaning solvent contamination if the parties meet the eligibility conditions stated in the law.

Government Publication Date: Aug 9, 2025

Dry Cleaning Facilities: DRYCLEANERS

A listing of dry cleaning facilities registered with the Florida Department of Environmental Protection (FDEP). The information contains facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Government Publication Date: Jun 13, 2025

Delisted Dry Cleaning Facilities: DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Florida Department of Environmental Conservation (DEC).

Government Publication Date: Jun 13, 2025

Historical Dry Cleaners: HISTORICAL DRYC

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP OCULUS Electronic Document Management System as "drums" in the underground storage tank database.

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents: SPILLS

Statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Oct 1, 2025

Contaminated Sites: DWM CONTAM

Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM) listing of active or known sites that include sites requiring cleanup but are not actively being worked on due to the agency's lack of funding (primarily petroleum and drycleaning).

Government Publication Date: Mar 3, 2025

Delisted Contaminated Sites: DEL CONTAM SITE

List of sites which were once included on the Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM)'s Contaminated Sites list. As sites on the Contaminated Sites (CS) list are cleaned up or closed under risk based corrective action, they are removed from the CS list.

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF): PFAS AFFF

A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Aug 29, 2024

PFAS Investigation at Federal Facilities: PFAS

List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Aug 9, 2025

Ground Water Contamination Areas: GW CONTAM

List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

Government Publication Date: Jul 12, 2023

Underground Injection Control Wells: UIC

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Government Publication Date: Sep 20, 2025

Well Surveillance Program Facilities: WELL SURVEILLANCE

List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.

Government Publication Date: Sep 4, 2025

Cattle Dip Vats: CDV SOUTHEAST

A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.

Government Publication Date: Jan 19, 2017

Tier 2 Report: TIER 2

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

Government Publication Date: Apr 2, 2024

Delisted County Records: DELISTED COUNTY

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Aug 22, 2025

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX I

REGULATORY FILE REVIEW

Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400
Division of Waste Management
Petroleum Storage Systems
Storage Tank Facility Routine Compliance Site Inspection Report

Facility Information:

Facility ID: 8516032 County: ST. LUCIE Inspection Date:02/19/2025
Facility Type: A - Retail Station
Facility Name: CITGO-ISLAND # of inspected ASTs: 0
1010 SEAWAY DR USTs: 1
FORT PIERCE, FL 33450 Mineral Acid Tanks: 0
Latitude: 27° 27' 46.25"
Longitude: 80° 18' 16.21"
LL Method: DPHO

Inspection Result:

Result: In Compliance

Signatures:

PCLP50 - PALM BEACH CNTY ENVIRONMENTAL RESOURCES MGMT (561) 233-2483

Storage Tank Program Office and Phone Number

DeAundre Edwards

Inspector Name

ATTACHED

Inspector Signature
Principal Inspector

PALM BEACH CNTY ENVIRONMENTAL RESOURCES MGMT

Lance Rossbach

Representative Name

ATTACHED

Representative Signature
Property Manager

GatsbyFL

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J requires Operator Training at all facilities by October 13, 2018. For further information please visit: https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training

Financial Responsibility:

Financial Responsibility: INSURANCE

Insurance Carrier: ASCOT SPECIALTY INSURANCE COMPANY

Effective Date: 02/22/2023 Expiration Date: 02/22/2026

Findings:

No Training Certificates are Available.

Reviewed Records

Record Category	Record type	From Date	To Date	Reviewed Record Comment
Three Years	Certificate of Financial Responsiblity	02/22/2023	02/22/2026	Insurance
Three Years	Monthly Release Detection Results	02/19/2025	02/19/2025	Facility Personnel

Areas of Concern:

Type:	Area of Concern
Rule:	62-761.710(1), 62-761.710(2), 62-761.710(2)(a), 62-761.710(2)(b), 62-761.710(2)(c), 62-761.710(2)(d), 62-761.710(3), 62-761.710(3)(a), 62-761.710(3)(b), 62-761.710(3)(c), 62-761.710(3)(d), 62-761.710(3)(e), 62-761.710(3)(f), 62-761.710(3)(g), 62-761.710(3)(h), 62-761.710(3)(i)
Violation Text:	Improper maintenance of records. Records requiring to be maintained for 3 years or for the life of the system not kept by facility. Records not provided within 5 business days.
Explanation:	Annual visual inspection of OUT-OF-SERVICE Tank not being performed
Corrective Action:	Conduct Visual Inspection of Tank System Once a Year until tank is closed or placed back in service, -Next Inspection Due 2/19/26

Site Visit Comments

02/19/2025
On site inspection scheduled properly in advance with Property Manager Lance Rossbach | Email: dockmaster@gatsbyfl.com & reception@gatsbyfl.com | Phone: 321-458-8124
-Onsite on 2/19/25 met with Lance Rossbach
-Emailed completed inspection report to Lance Rossbach
Reviewed registration, insurance, release detection records, facility map, facility photo, and lat/longs.

Inspection Comments

02/20/2025
RELEASE DETECTION
Inspections every 30 to 35 days, not to exceed 35 days, to include the following:
- Electronic monitoring tank interstitial.
- Visual inspection of STP piping sumps, dispensers, spill buckets, spill bucket outerwall containments and other components.

RECORDS:
Documents are required to be maintained for 3 years.
All records must be available at time of regulatory compliance inspection.
Maintain insurance/financial responsibility records continuously and permanently.
Required documents were provided and entered in FIRST

PHYSICAL INSPECTION OBSERVATIONS:
TANKS: (1) Doublewall underground storage tank systems 16,000 Gal; Tank observed to be empty and dry [OUT-OF-SERVICE]
FILL SPILL BUCKETS: (2) Singlewall fill spill buckets, coaxial drop tubes for RUL and PUL appear functional, labeling/color-coding per API, no obvious integrity issues.
STP SUMPS: (2) inspected; Condition appeared ok; dry with no corrosion;; Dispensers sit directly above tank (Euro Tank) and piping from dispensers to STP sumps is part of a continuous Environ containment system.
DISPENSERS: (2) inspected; Condition appeared good; All liners dry; RUL & PUL shear valves appeared to be

properly anchored;

Inspection Photos

Added Date 02/20/2025

Facility

Added Date 02/20/2025

Tank Pad

Added Date 02/20/2025

RUL STP Sump

Added Date 02/20/2025

PUL STP Sump

Added Date 02/20/2025

Typical Spill Bucket

Added Date 02/20/2025

Dispenser

Added Date 02/20/2025

Dispenser Sump

Added Date 02/20/2025

Tank Stuck (Empty & Dry)

Added Date 02/20/2025

Signature Page

PETROLEUM STORAGE TANK COMPLIANCE INSPECTION
PALM BEACH COUNTY DEPT. OF ENVIRONMENTAL RESOURCES MGMT.

INSPECTOR & INSPECTION REPRESENTATIVE SIGNATURES CONFIRMING A PETROLEUM STORAGE TANK COMPLIANCE INSPECTION WAS PERFORMED

INSPECTOR NAME:	REPRESENTATIVE NAME:
DeAundre Edwards	[illegible]
INSPECTOR SIGNATURE:	REPRESENTATIVE SIGNATURE:
x [illegible]	x [illegible]
FACILITY NAME:	SIGNATURES DATE:
Citgo Island	02-19-2025
FDEP ID #	ADDITIONAL INFO:
8516032	[illegible]

FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

April 6, 2022

VIA ELECTRONIC MAIL: josh@ric.co

Republic Western Investments Co., LLC
c/o Josh Kelfer
2049 Century Park East, Suite 3630
Los Angeles, CA 90067

Subject: **Conditional Site Rehabilitation Completion Order (CSRCO)**
Chevron Station (fka Citgo-Island)
1010 Seaway Drive, Fort Pierce, St. Lucie County, Florida
FAC ID Number: 56/8516032
OGC. Case No. 21-1219
Parcel Identification Number: 2402-142-0001-000-4

Dear Mr. Kelfer:

The Florida Department of Environmental Protection, Southeast District (DEP or Department) has reviewed the Response to Comments and the Revised Quarterly Groundwater Monitoring Report with No Further Action (NFA) with Controls Proposal ("Conditional NFA Proposal"), dated January 4, 2021 for the Chevron Station (fka Citgo-Island) for the petroleum discharge. Maps showing the location of the Chevron Station (fka Citgo Island) and the location of the "contaminated site" (i.e., contaminant plume) for which this Order is being issued are attached as Exhibits 1 and 2 and are incorporated by reference herein. Failure to comply with the provisions of this Order is a violation of section 376.302, Florida Statutes (F.S.). The contaminated site includes the following parcel or parts of parcels: 1010 Seaway Drive, Fort Pierce, St. Lucie County, Parcel ID # 2402-142-0001-000-4.

The contamination, which resulted from a discharge that was discovered on April 13, 1987, during a Phase II Environmental Site Assessment, consisted of petroleum products. The discharge resulted from potential discharges from former fuel storage systems. The Conditional NFA Proposal is supported by earlier submittals, prepared pursuant to the requirements of Chapter 62-780, Florida Administrative Code (F.A.C.), which can be found in the Department's document repository, Oculus at: http://depedms.dep.state.fl.us/Oculus/servlet/login.

Based on the documentation submitted with the Conditional NFA Proposal and other documents, the criteria in Chapter 62-780, F.A.C have been met, including the commitments set forth in the technical submittals with respect to the establishment, use, and recordation of institutional controls. The documents attached as Exhibit 4 for contaminants remaining at the contaminated site detail the controls and conditions for this contaminated site. Contaminants remaining at the contaminated site are limited to groundwater. Therefore, you have satisfied the site rehabilitation requirements for the contaminated site and are released from any further obligation to conduct site rehabilitation at the contaminated site, except as set forth below. See attached table 2 (Exhibit 3), incorporated by reference herein, which includes information regarding the contaminants; affected media; applicable cleanup target levels for the contaminated site that is the subject of this Order.

The following, including this Order, establish the institutional controls for the contaminated site and any change to the risk of exposure to any contamination or destabilization of any groundwater contamination that results from either failing to comply with the institutional controls or any change, amendment, revocation, or repeal of the institutional controls will result in the revocation of this Order.

Declaration of Restrictive Covenant (DRC). A DRC was recorded by Republic Western Investments Co., LLC, on March 11, 2022, in Official Record Book 4789, Page 2546, Public Records of Saint Lucie County, Florida, and is attached and incorporated by reference as Exhibit 4. Any current or future real property owner of the contaminated site must comply with the provisions contained within the DRC, (attached) recorded or otherwise established prior to the execution of this Order.

Dewatering. DEP will rely on Rule 62-621.300, F.A.C., and the guidance incorporated therein to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. DEP Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. Any person intending to conduct dewatering within the [restricted area] must submit to DEP DWM a dewatering plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist that ensures the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. The plan must include the location(s) of the dewatering activity and the effluent disposal area(s) relative to known areas of groundwater contamination, proposed flow rate, duration, volume, estimated drawdown, (based upon design calculations), a technical evaluation demonstrating that the dewatering will not cause the migration of contamination and procedures for proper characterization, treatment, handling and disposal of any contaminated groundwater that may be encountered during dewatering. DEP DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The PRSR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to FDEP's DWM. Unless it is demonstrated that the cleanup criteria under Subsection 62-780.680(1), F.A.C., have been achieved, DEP, in

addition to other remedies available at law, may institute proceedings to revoke this Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without submittal of such a plan. See attached and incorporated by reference Exhibit 4.

Stormwater features. DEP will rely on a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to construct new or modify existing stormwater features to ensure that there is no exposure to contaminated groundwater entering into new or expanded stormwater features resulting in risk to human health, public safety or the environment due to the contaminated site. The plan must include the feature location, construction and design specifications relative to known areas of soil and groundwater contamination, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the new stormwater facilities will not cause the migration of contamination. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media that may be encountered during construction. DEP DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The PRSR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to FDEP's DWM. Construction of stormwater swales, stormwater detention or retention features, or ditches on the contaminated site subject to these restrictions could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, parties seeking to construct stormwater features on the contaminated site subject to these restrictions must submit the above plan to DEP in addition to obtaining any authorizations that may be required by DEP's Division of Water Resource Management, the Water Management District or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under Subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available at law, may institute proceedings to revoke this Order and require the resumption of site rehabilitation activities if any such stormwater features are constructed or commenced without submittal of such a plan. See attached and incorporated by reference Exhibit 4.

Removal of controls. Where the institutional control is a restrictive covenant, if the current or future real property owner of the contaminated site proposes to remove it, the real property owner shall obtain prior written approval from DEP. For all types of institutional controls, the removal of the controls shall be accompanied by the immediate resumption of site rehabilitation or implementation of other approved controls, unless it is demonstrated to DEP that the criteria of Subsection 62-780.680(1), F.A.C., are met.

Well Abandonment. Within 60 days of receipt of this Order, Chevron Station (fka Citgo-Island) is required to properly plug and abandon all monitoring wells, injection wells, extraction wells, and sparge wells unless these wells are otherwise required for compliance with a local ordinance, a Department rule, or another cleanup. The wells must be plugged and abandoned in accordance with the requirements of Subsection 62-532.500(5), F.A.C. A Well Plugging Report shall be submitted to the Department within 30 days of well plugging.

Future owners and users of the contaminated site should be made aware of the existence and contents of this Order. Additionally, information about the contaminated site will be maintained on the Department's Institutional Controls Registry at: https://floridadep.gov/waste/waste/content/institutional-controls-registry-guidance.

Further, in accordance with Section 376.30701(4), F.S., upon completion of site rehabilitation, additional site rehabilitation is not required unless it is demonstrated that:

(a) Fraud was committed in demonstrating site conditions or completion of site rehabilitation;

(b) New information confirms the existence of an area of previously unknown contamination which exceeds the site-specific rehabilitation levels established in accordance with Section 376.30701(2), F.S., or which otherwise poses the threat of real and substantial harm to public health, safety, or the environment;

(c) The remediation efforts failed to achieve the site rehabilitation criteria established under this section;

(d) The level of risk is increased beyond the acceptable risk established under Section 376.30701(2), F.S., due to substantial changes in exposure conditions, such as a change in land use from nonresidential to residential use. Any person who changes the land use of the site, thereby causing the level of risk to increase beyond the acceptable risk level, may be required by the Department to undertake additional remediation measures to ensure that human health, public safety, and the environment are protected consistent with Section 376.30701, F.S.; or

(e) A new discharge of pollutants or hazardous substances occurs at the site subsequent to the issuance of this Order.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the addressee of this order at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the addressee of this order must be filed within **21** days of receipt of this written notice. Petitions filed by any persons other than the addressee of this order must be filed within **21** days of publication of the notice or within **21** days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a), F.A.C.

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Questions

Any questions regarding the Department's review of your Conditional NFA Proposal should be directed to Nikol Havranek at (561) 681-6656 or Nikol.Havranek@FloridaDEP.gov. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

EXECUTION AND CLERKING
Executed in West Palm Beach, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

04/06/2022

Norva Blandin, MSEM
Program Administrator
Permitting and Waste Cleanup Program

Date

NB/CW/nh

CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

cc: Mark Forman, Republic Western Investments Co., LLC, mark@ric.co
Alfred Malefatto, amalefatto@llw-law.com
Andrew Feinstein, President, Empire Environmental, Inc., andy@empireenviro.com
David Koerner, St. Lucie County Public Health Dept., David.koerner@flhealth.gov
Linda Cox, City of Fort Pierce, lcox@cityoffortpierce.com
Daniel S. McIntyre, Esq., Saint Lucie County, danm@StLucieco.gov
Albert Fils, Synovus Bank, AlbertFils@synovus.com
Christa Bingel, FDEP, christa.bingel@FloridaDEP.gov
Katie Slattery, Katie.Slattery@FloridaDEP.gov
Norva Blandin, FDEP, Norva.Blandin@floridaDEP.gov
Chris Weller, FDEP, Chris.Weller@FloridaDEP.gov
Nikol Havranek, FDEP, Nikol.Havranek@FloridaDEP.gov
South Florida Water Management District – Wells@sfwmd.gov
OGC IC Research Assistant– Jordan Bennett, Jordan.R.Bennett@FloridaDEP.gov
Institutional Control Registry, DWM_ERIC_IC@FloridaDEP.gov

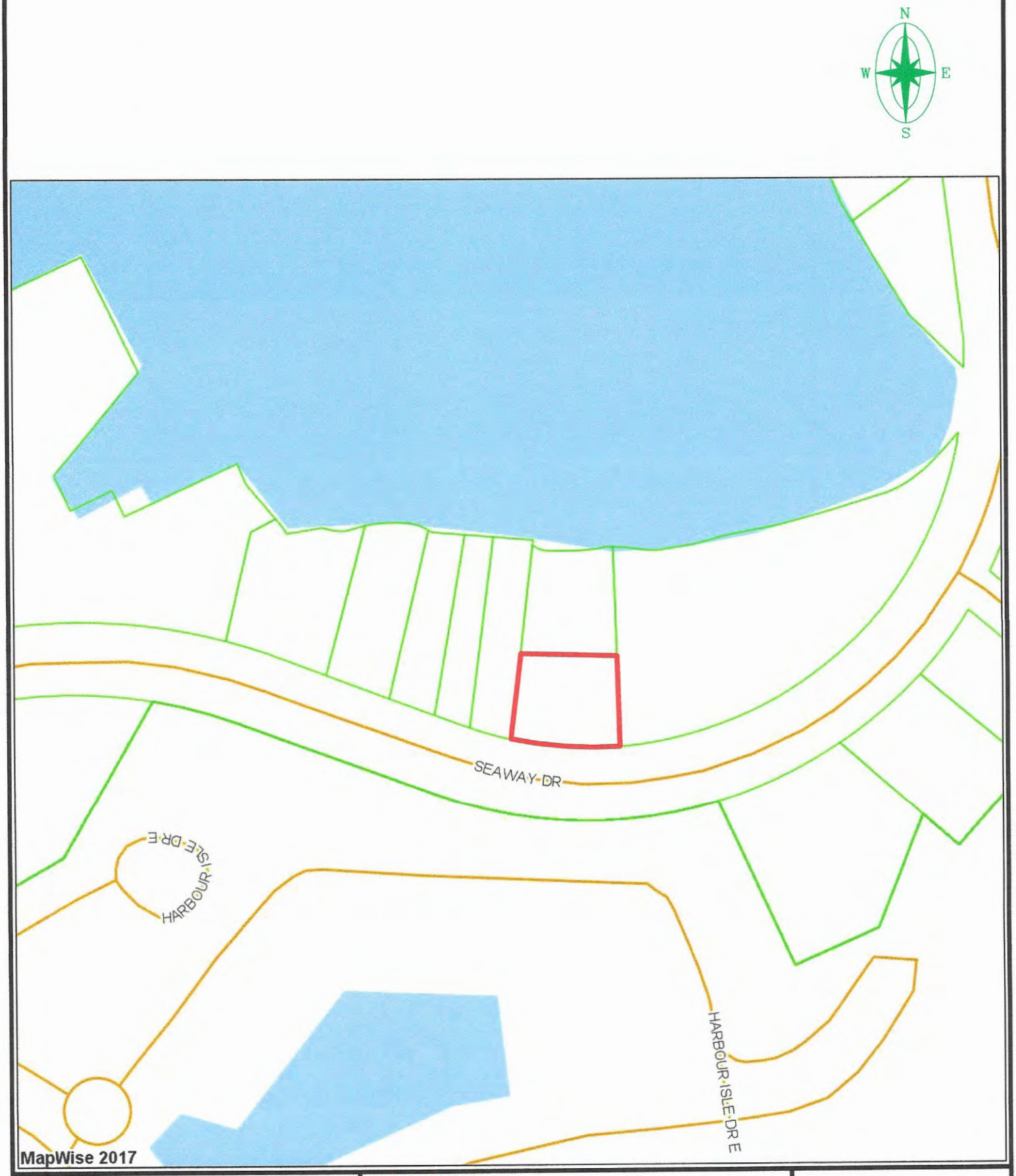
FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Vanessa Osborne 04/06/2022

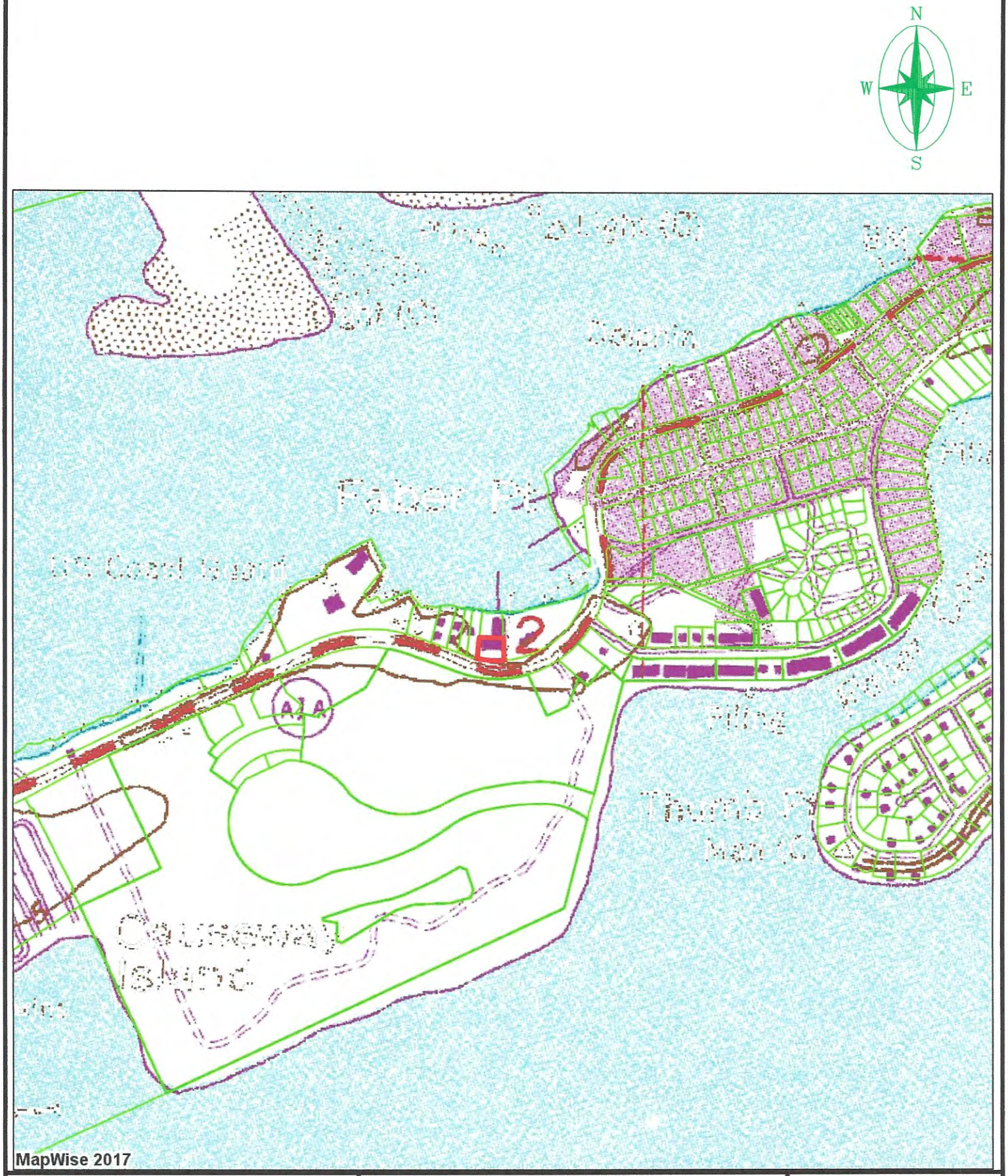
Clerk **Date**

Encl: Exhibit 1 – Site location Map
Exhibit 2 – (Figure 5) Groundwater Concentrations
Exhibit 3 – Groundwater Analytical Data Summary (Table 2)
Exhibit 4 – Recorded Declaration of Restrictive Covenant

EXHIBIT 1



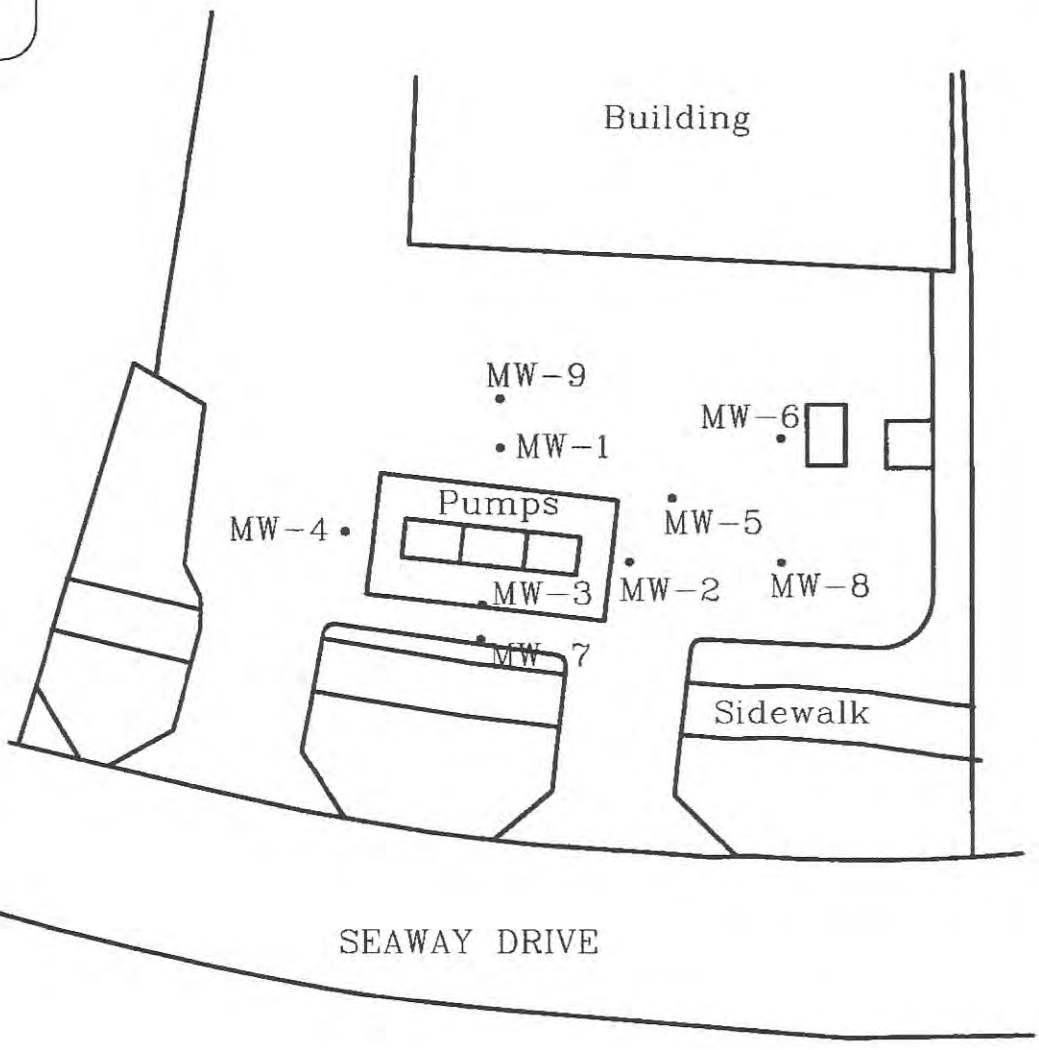
EMPIRE ENVIRONMENTAL, INC. 1241 SE Indian Street Suite 110 Stuart, Florida 34997 (772) 287-0529	FIGURE 1 LOCATION MAP 1010 SEAWAY DRIVE FORT PIERCE, FLORIDA	DRAWN BY: M.L. Daniels CHECKED BY: A.F. DATE: 8/1/2018 JOB NO.: 2192-01.01



EMPIRE ENVIRONMENTAL, INC. 3206 S.E. Aster Ln. R-107 Stuart, Florida 34994 (772) 285-8385	FIGURE 2 USGS QUADRANGLE FORT PIERCE, FLORIDA	DRAWN BY: M.L. Daniels CHECKED BY: A.F. DATE: 8/1/2018 JOB NO.: 2192-01.01

EXHIBIT 2

WILLIAM J. MATHERS, PE
FL # 19658



	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	MW-9
Benzene	21	0.25U	1.4	0.25U	0.58I	0.59I	0.25U	0.25U	0.53I
Toluene	0.48I	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U
Ethylbenzene	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U
Xylenes	4.6	6.6	0.50U	0.50U	0.51I	0.50U	0.50U	0.50U	0.50U
MTBE	3.8	0.46I	0.44U	0.44U	0.82I	0.44U	0.44U	0.44U	0.44U
Naphthalene	3.5I	1.3U	1.3U	1.3U	1.3U	1.5I	1.3U	1.3U	1.3U
1-Methylnaphalene	1.6	0.64U	0.62U	0.64U	0.64U	0.64U	0.62U	0.64U	0.64U
2-Methylnaphalene	1.7	0.67U	0.64U	0.67U	0.67U	0.67U	0.64U	0.67U	0.67U
TRPH	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U

EMPIRE
ENVIRONMENTAL
3206 SE Aster Lane
Stuart, Florida 34996
(772) 285-8385

FIGURE 5
Groundwater Concentrations
October 13, 2020
1010 Seaway Drive
Fort Pierce, Florida

DRAWN BY: M.Music
CHECKED BY: M. Music
DATE: 8/12/2018
SCALE: 1" = 30'
JOB NO.: 2018-01-12

EXHIBIT 3

Florida Department of Environmental Protection -- Bureau of Petroleum Storage Systems -- Preapproval Program -- Site Assessment Reporting

TABLE 2 GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY

Facility Name: Chevron **Facility I.D.** 568516032

Not Sampled = NS
Analytical Resu ppb (Lead & TRPH ppm

Sample Location	Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDB	MTBE		Total Lead	TRPHs *	Naph-thalene	1-methyl-naphthalene	2-methyl-naphthalene		
MW -1	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.01080U	0.530U		0.001U	0.620	1.62	3.83	2.21		
	5/28/2019	4.09	0.140U	0.190U	0.510U	NS	0.180U		NS	0.807	5.69	6.42	2.94		
	8/8/2019	16.7	0.140U	0.190U	0.510U	NS	0.720		NS	0.363	1.64	1.27	1.15		
	10/13/2020	21	0.481	0.27U	4.6		3.8			0.24U	3.51	1.6	1.7		
MW-2	1/9/2019	94.94	4.5	0.730U	0.870U	0.01110U	0.530U		0.001U	0.494	0.147U	0.285U	0.288U		
	1/10/2019	9.43	0.870U	0.730U	0.870U	NS	0.530U		NS	NS	NS	NS	NS		
	1/11/2019	4.09	0.140U	0.190U	0.510U	NS	0.180U		NS	0.807	0.500U	0.500U	0.500U		
	1/12/2019	2.54	0.520	0.190U	0.510U	NS	0.180U		NS	0.368	0.500U	0.500U	0.500U		
	10/13/2020	0.25U	0.24U	0.27U	6.6		0.461			0.24U	1.3U	1.6	0.67U		
MW-3	1/9/2019	15.410	0.660U	0.730U	0.870U	0.01090U	0.530U		0.001U	0.503	0.147U	0.285U	0.288U		
	1/23/2019	8.27	33.0	0.730U	0.870U	NS	0.530U		NS	NS	NS	NS	NS		
	5/28//2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.442	0.500U	0.500U	0.500U		
	8/8/2019	2.61	0.140U	0.190U	0.510U	NS	0.180U		NS	0.502	0.500U	0.500U	0.500U		
	10/13/2020	1.4	0.24U	0.27U	0.50U		0.44U			0.24U	1.3U	0.62U	0.64U		
MW-4	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.0110U	0.530U		0.001U	0.505	0.147U	0.285U	0.288U		
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.366	0.500U	0.500U	0.500U		
	8/8/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.366	0.500U	0.500U	0.500U		
	10/13/2020	0.25	0.24U	0.27U	0.50U		0.44U			0.24U	1.3U	0.64U	0.67U		
MW-5	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.01080U	0.530U		0.001U	0.445	0.147U	0.285U	0.288U		
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.514	0.500U	0.500U	0.500U		
	8/8/2019	1.99	0.140U	0.190U	0.510U	NS	0.180U		NS	0.387	0.500U	0.500U	0.500U		
	10/13/2020	0.58	0.24U	0.27U	0.511		0.82I			0.24U	1.3U	0.64U	0.67U		
MW-6	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.01090U	0.53U		0.001U	0.504	0.147U	0.285U	0.288U		
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.431	0.500U	0.500U	0.500U		
	8/8/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.340U	0.500U	0.500U	0.500U		
	10/13/2020	0.59I	0.24U	0.27U	0.50U		0.44U			0.24U	1.5I	0.64U	0.67U		
MW-7	3/4/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.340U	0.500U	0.500U	0.500U		
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.456	0.500U	0.500U	0.500U		
	8/8/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.340U	0.500U	0.500U	0.500U		
	10/13/2020	0.25U	0.24U	0.27U	0.50U		0.44U			0.24U	1.3U	0.62U	0.64U		

TABLE 2 GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY

Facility Name: Chevron **Facility I.D.** 568516032

Not Sampled = NS
Analytical Resu ppb (Lead & TRPH ppm

Sample Location	Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDB	MTBE		Total Lead	TRPHs *	Naph-thalene	1-methyl-naphthalene	2-methyl-naphthalene		
MW-8	3/4/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.357	0.500U	0.500U	0.500U		
	5/28/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.386	0.500U	0.500U	0.500U		
	8/8/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.354	0.500U	0.500U	0.500U		
	10/13/2020	0.25U	0.24U	0.27U	0.50U		0.44U			0.24U	1.3U	0.64U	0.67U		
MW-9	6/19/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.449	0.500U	0.500U	0.500U		
	8/82019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.340U	0.500U	0.500U	0.500U		
	10/13/2020	0.53I	0.24U	0.27U	0.50U		0.44U			0.24U	1.3U	0.64U	0.67U		
GCTL		1	40	30	20	0.02	20		15	5	14	28	28		

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5008126 OR BOOK 4789 PAGE 2546, Recorded 03/11/2022 02:17:35 PM

This instrument prepared by:
Alfred J. Malefatto
Lewis, Longman & Walker, P.A.
360 South Rosemary Avenue
Suite 1100
West Palm Beach, Florida 33401

DECLARATION OF RESTRICTIVE COVENANT AND SUBORDINATION OF MORTGAGE TO DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made by *Republic Western Investments Co., LLC, a _California limited liability company*, and its successors and assigns (hereinafter "GRANTOR"), and the Florida Department of Environmental Protection and its successors and assigns (hereinafter "FDEP").

RECITALS

A. GRANTOR is the fee simple owner of that certain real property situated in the County of St. Lucie, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property"). The portion of the Property that is being restricted by this Declaration is more particularly described in Exhibit "B" attached hereto and made a part hereof (hereinafter the "Restricted Property").

B. The FDEP Facility Identification Number for the Restricted Property is *FAC ID Number 56/8516032.* The facility name at the time of this Declaration is *Chevron Station (fka Citgo-Island), 1010 Seaway Drive, Fort Pierce, FL 34949.* This Declaration addresses the discharge that was reported to the FDEP on April 13, 1987.

C. The Property has been a gasoline retail sales facility since approximately June 1977. The discharge of *petroleum products* on the Restricted Property is documented in the following reports that are incorporated by reference:

1. *Site Assessment Report dated November 25, 2019, submitted by Empire Environmental, Inc.;*

2. *Quarterly Groundwater Monitoring Report, Chevron, 1010 Seaway Drive, Fort Pierce, Florida, FAC NO. 568516032, dated January 4, 2021, submitted by Empire Environmental, Inc.;*

D. The reports noted in Recital C set forth the nature and extent of the contamination that is located on the Restricted Property. These reports confirm that contaminated *groundwater* as defined by Chapter 62-780, Florida Administrative Code (F.A.C.), exists on the Restricted Property. Also, these reports document that the groundwater contamination does not extend beyond the Restricted Property boundaries, that the extent of the groundwater contamination does not exceed 1/4 acre, and the groundwater contamination is not migrating.

E. It is GRANTOR's and FDEP's intent that the restrictions in this Declaration reduce or eliminate the risk of exposure of users or occupants of the Restricted Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. FDEP has agreed to issue a Conditional Site Rehabilitation Completion Order (hereinafter "Order") upon recordation of this Declaration. FDEP can unilaterally revoke the Order if the conditions of this Declaration or other requirements of the Order are not met. Additionally, if concentrations of *petroleum products* increase above the levels approved in the Order, or if a subsequent discharge occurs at the Restricted Property, FDEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP Facility No. *568516032*, can be found by contacting the FDEP Southeast District office or Tallahassee program area.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Restricted Property that an Order be obtained and that the Restricted Property be held subject to certain restrictions all of which are more particularly hereinafter set forth.

NOW, THEREFORE, *to induce FDEP to issue the Order and for other* good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. GRANTOR hereby imposes on the Restricted Property the following restrictions and requirements, as depicted on Exhibit "C" *("Survey").*

a. Groundwater Use. There shall be no use of the groundwater under the Restricted Property. There shall be no drilling for water conducted on the Restricted Property, nor shall any wells be installed on the Restricted Property other than monitoring or other wells pre-approved in writing by FDEP Division of

Waste Management (DWM) in addition to any authorizations required by the FDEP Division of Water Resource Management (DWRM) and the South Florida Water Management District (SFWMD).

b. Dewatering. For any dewatering activities on the Restricted Property a plan approved by FDEP DWM must be in place to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated. FDEP will rely on this Declaration, Rule 62-621.300, F.A.C., and the guidance incorporated therein, and prior FDEP DWM review of any dewatering plan as the institutional control to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. FDEP DWM can only approve a dewatering plan that ensures the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. Unless it is demonstrated that the cleanup criteria under Rule 62-780.680(1), F.A.C., have been achieved, FDEP, in addition to other remedies available at law, may institute proceedings to revoke this Declaration and the Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without FDEP DWM prior approval.

c. Stormwater Facilities.

There shall be no stormwater swales, stormwater detention or retention facilities, or ditches on the Restricted Property.

3. In the remaining paragraphs, all references to "GRANTOR" and "FDEP" shall also mean and refer to their respective legal representatives, successors and assigns.

4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon, over and through, and access to the Restricted Property at reasonable times and with reasonable notice to GRANTOR. Access to the Restricted Property is provided via an immediately adjacent public right-of-way, *Seaway Drive.*

5. It is the intention of GRANTOR that this Declaration shall touch and concern the Restricted Property, run with the land and with the title to the Restricted Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and FDEP, and to any and all parties hereafter having any right, title or interest in the Restricted Property or any part thereof. FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of FDEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and FDEP as provided in paragraph 7 below. These restrictions may also be enforced in a court of competent jurisdiction by any other person,

restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefited by this Declaration. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify FDEP in writing within three (3) calendar days. Additionally, GRANTOR shall notify FDEP thirty (30) days prior to any conveyance or sale, granting or transferring the Restricted Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Restricted Property.

6. In order to ensure the perpetual nature of this Declaration, GRANTOR shall record this Declaration, and GRANTOR shall reference these restrictions in any subsequent lease or deed of conveyance, including the recording book and page of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Restricted Property, GRANTOR agrees to notify in writing all proposed tenants of the Restricted Property of the existence and contents of this Declaration. Without limiting the generality of paragraph 3 above, it is the intention of the parties that if GRANTOR has conveyed the Restricted Property, the GRANTOR's successors and assigns shall be required to perform such notification.

7. This Declaration is binding until a release is executed by the FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from the FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendments must be executed by both GRANTOR and FDEP and be recorded by GRANTOR as an amendment hereto.

8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Restricted Property in fee simple and has good right to create, establish, and impose this Declaration on the use of the Restricted Property. A joinder and consent, or subordination of liens, mortgages, or encumbrances, as applicable, is attached hereto.

IN WITNESS WHEREOF, ***Behzad Nehmadi, Republic Western Investments Co., LLC*** **has executed this instrument, this _____ day of** February **, 2022**

GRANTOR

Behzad Nehmadi
Republic Western Investments Co., LLC
Manager
2049 Century Park East Suite 3630
Los Angeles, CA 90067

Signed, sealed and delivered in the presence of:

_____ **Date:** _____
Witness
Print Name: _____

_____ **Date:** 1/3/2022
Witness
Print Name: _____

STATE OF _____)

COUNTY OF S)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 **day of** February 2022 ~~2021~~**, by** Behzad Nehmadi **OR by** _____ **as** Manager **for** Republic Western Investments Co, LLC

Personally Known _____ **OR Produced Identification** X .
Type of Identification Produced NYDL 555 114-668 .

_____
Signature of Notary Public

Adam
Print Name of Notary Public
Commission No. _____
Commission Expires 01/13/24

ADAM S. GOLDMAN
Notary Public - California
Los Angeles County
Commission # 2316332
My Comm. Expires Jan 13, 2024

01567876-3

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel _____.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this _____ day of _____, 2021.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____

Jason R. Andreotta
Director of District Management Southeast District
3301 Gun Club Road
Building B
West Palm Beach, FL 33406

Signed, sealed and delivered in the presence of:

Witness: _____ Date: _____
Print Name: _____

Witness: _____ Date: _____
Print Name: _____

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____ as representative for the Florida Department of Environmental Protection.

Personally Known _____ OR Produced Identification _____.
Type of Identification Produced _____.

_____
Signature of Notary Public

_____
Print Name of Notary Public
Commission No. _____
Commission Expires: _____

01587876-3

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel Katie Slattery Digitally signed by Katie Slattery Date: 2022.03.02 14:27:44 -05'00'.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this 8th day of March, 2022.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Jason R. Andreotta
Director of District Management Southeast District
3301 Gun Club Road
Building B
West Palm Beach, FL 33406

Signed, sealed and delivered in the presence of:

Witness: _____ Date: 3/8/2022
Print Name: _____

Witness: _____ Date: 03/08/2022
Print Name: NIKOL HAVRANEK

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8th day of March, 2022, by Jason Andreotta as representative for the Florida Department of Environmental Protection.

Personally Known ✓ OR Produced Identification _____.
Type of Identification Produced _____.

Notary Public State of Florida
Rose Blackwood
My Commission HH 135032
Expires 06/10/2025

_____
Signature of Notary Public
Rose Blackwood
Print Name of Notary Public
Commission No. HH135032
Commission Expires: 06/10/2025

01587676-3

SUBORDINATION OF MORTGAGE TO DECLARATION OF RESTRICTIVE COVENANT

, Synovus Bank as the holder of the following described instrument:

> Mortgage from Republic Western Investments Co., LLC, a Florida limited liability company, to Synovus Bank dated December 20, 2013, and recorded January 15, 2014 in Official Records Book 3595 Page 2634, which Mortgage was modified and restated pursuant to a Mortgage Modification and Extension Agreement recorded in Official Records Book 4290 Page 1350, and further modified pursuant to a Second Mortgage Modification and Extension Agreement recorded in Official Records Book 4416 Page 698, all of the Public Records of St. Lucie County, Florida.

(collectively, the "Mortgage"), hereby subordinates the lien of its Mortgage to the foregoing Declaration of Restrictive Covenant by and between Republic Western Investments Co., LLC and the Florida Department of Environmental Protection.

Provided, however, that the Mortgage Holder's subordination herein shall not be deemed to subordinate any valid claim on the part of the Mortgage Holder to the proceeds of any sale, condemnation proceedings, or insurance, nor shall the leases, rents, and profits of the property described in the Mortgage be affected by the Subordination of Mortgage. The foregoing shall not be construed as a waiver by the mortgage holder of any valid claim it may have according to its interest in the property to the proceeds of any sale, condemnation proceedings, or insurance.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Subordination of Mortgage to Declaration of Restrictive Covenant this 22nd day of February, ~~2021.~~ 2022

WITNESSES:

Print Name: Ryan Winger

Print Name: Douglas E. Rogers

Synovus Bank

By: _____

Print Name: Albert Fils

Title: SVP

(CORPORATE SEAL)

01587876-3

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of February, 2022 by ALBERT FILS as SVP for Synovus Bank, who is ✓ personally known OR ____ who produced _____ as Identification.

Notary Public
Commission Expires: _____

T Lyn-Kee-Chow
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG237662
Expires 9/2/2022

01587876-3

EXHIBIT "A" - PROPERTY LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF THE JOHN STENROD'S PROPERTY, AS DESCRIBED IN DEED BOOK, 182, PAGE 573, RUN SOUTH 70°18' EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, FOR A DISTANCE OF 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, FOR A DISTANCE OF 55.3 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID CURVE, 153.39 FEET; THENCE RUN NORTH 01°29' WEST, FOR A DISTANCE OF 256.6 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING THE SHORE OF THE INDIAN RIVER, RUN WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'45" EAST, FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 06°42'45" WEST, FOR A DISTANCE OF 249.86 FEET TO THE POINT OF BEGINNING. ALL THE ABOVE LYING IN THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

EXHIBIT "B" – RESTRICTED PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF OFFICIAL RECORDS BOOK 0836, PAGE 2955, ST. LUCIE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

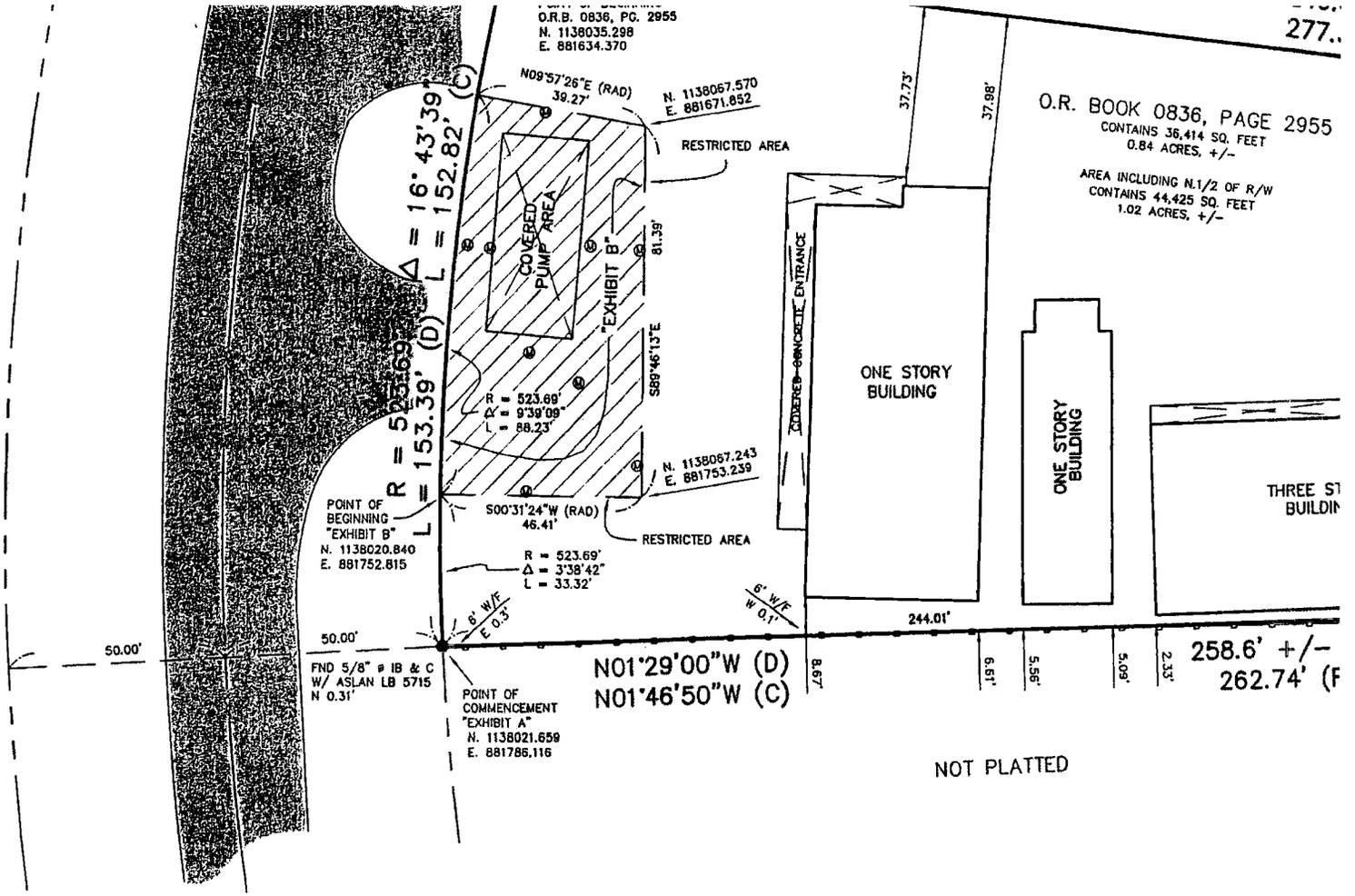
COMMENCE AT THE SOUTHEAST CORNER OF THE LAND LYING IN SAID OFFICIAL RECORDS BOOK 0836, PAGE 2955, ST. LUCIE COUNTY, FLORIDA, (SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A), AND ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET AND A CENTRAL ANGLE OF 3°38'42"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID CURVE, FOR A LENGTH OF 33.32 FEET, TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET AND A CENTRAL ANGLE OF 9°39'09", AND TO THE POINT OF BEGINNING OF SAID PARCEL.

THENCE, FROM SAID POINT OF BEGINNING, CONTINUE CLOCKWISE, ALONG SAID CURVE AND NORTHERLY RIGHT-OF-WAY LINE, FOR A LENGTH OF 88.23 FEET; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 09°57'26" EAST, THROUGH A RADIAL LINE, FOR A DISTANCE OF 39.27 FEET; THENCE, DEPARTING SAID RADIAL LINE, SOUTH 89°46'13" EAST, FOR A DISTANCE OF 81.39 FEET; THENCE SOUTH 00°31'24" WEST, THROUGH A RADIAL LINE, FOR A DISTANCE OF 46.41 FEET, TO THE SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 46.41 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

PARCEL CONTAINING 3,772.05 SQUARE FEET, .085 ACRES, +/-.

EXHIBIT "C" – SURVEY

N & TT	NAIL & TIN TAB
N & W	NAIL & WASHER
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID	NO IDENTIFICATION
NTS	NOT TO SCALE
NAD	NORTH AMERICAN DATUM
ORB	OFFICIAL RECORD BOOK
O/S	OFFSET
OH	OVERHANG
OHW	OVERHEAD WIRE
PG	PAGE
PK	PARKER-KALON NAIL
PK & TT	PARKER-KALON NAIL & TIN TAB
PK & W	PARKER-KALON NAIL & WASHER
PVMT	PAVEMENT
PRM	PERMANENT REFERENCE MONUMENT
P	PLAT
PB	PLATBOOK
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POE	POINT OF ENCROACHMENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PP	POWER POLE
PUE	PRIVATE UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	PROPERTY LINE
PROP	PROPOSED
∘ 17.00	PROPOSED ELEVATION
PRO	PRORATED
R	RADIUS
RAD	RADIAL
RRS	RAILROAD SPIKE
RNG	RANGE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
SECT	SECTION
SET I.B.	SET 5/8 IRON BAR & CAP #4049
SET PK	SET PK NAIL & WASHER #4049
S/T	SEPTIC TANK
S/W	SIDEWALK
SBT	SOUTHERN BELL TELEPHONE BOX
S/F	SQUARE FEET
S/D	SUBDIVISION
T	TANGENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TWP	TOWNSHIP
TRANS	TRANSFORMER
TYP	TYPICAL
UDE	UTILITY & DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U/G	UNDERGROUND
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
ø	DIAMETER
Ⓜ	MONITORING WELL



RESTRICTED PROPERTY AREA

HATCH-EXAMPLE

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

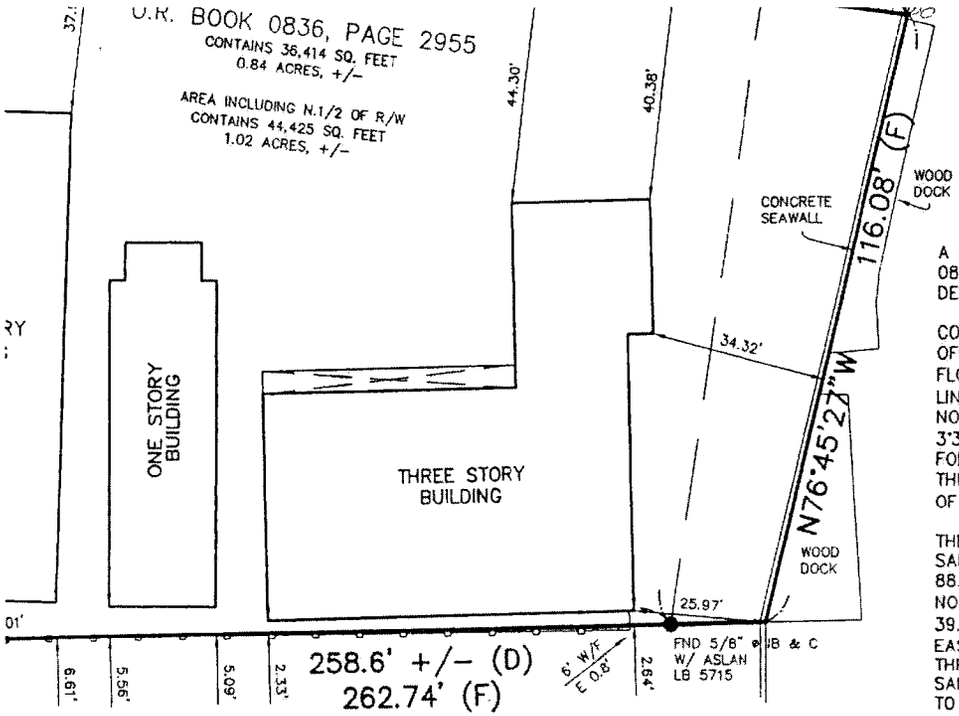
STEPHEN J. BROWN, INC.

1. *PROPERTY ADDRESS: 1010 SEAWAY DRIVE*

2. *CERTIFIED TO:*

-SYNOVUS MORTGAGE CORP., ITS SUCCESSORS &/OR ASSIGNS, ATIMA

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA



NOT PLATTED

"EXHIBIT B"

A PARCEL OF LAND LYING IN A PORTION OF OFFICIAL RECORDS BOOK 0836, PAGE 2955, ST. LUCIE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

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PARCEL CONTAINING 3,772.05 SQUARE FEET, .085 ACRES, +/-.

Date of field survey:
08/22/2008
09/15/2021

NOTES:

1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the East line of subject property, calculated as N70°19'47"W, in reference to the Florida State Plane Coordinate System, NAD 83/90, with all others being relative thereto.*
4. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark "BEACH", ELEV = 2.89'.*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12111C0183K, dated 02/19/2020, locates the parcel in Zones X & AE, base flood elevation N/A & 5 feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*
8. *The expected use of the survey and map is for Commercial Purposes.*
9. *All measurements are in accordance with the United States standard, in feet.*
10. *Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.*

THE SIGNATURE AND THE
L OF A FLORIDA LICENSED
'ER.

J. BROWN, INC

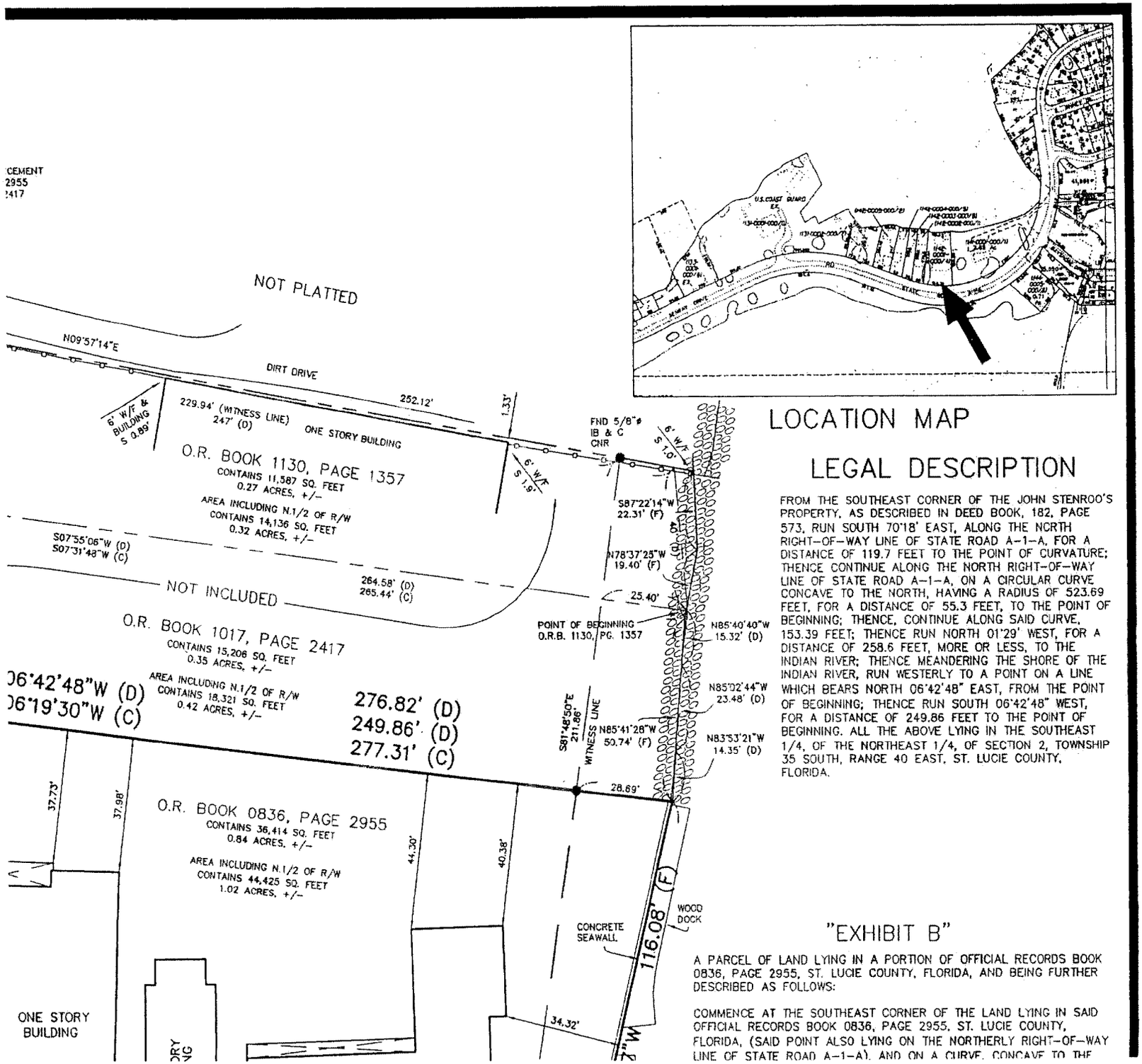
:SSIONAL SURVEYOR AND MAPPER
4049, STATE OF FLORIDA

BOUNDARY SURVEY PREPARED FOR: -SYNOVU

STEPHEN J. BROWN, INC LICEN
SURVEYORS • DESIGNERS • LANDPLANNERS
619 EAST 5TH STREET; STUART, FLORIDA 34994 EMAIL: STEVE@S

DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	09/05/2008
SCALE	1" = 30'
JOB NO.	5229-01-01
SHEET	ONE

OF ONE SHEETS



LOCATION MAP

LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF THE JOHN STENROO'S PROPERTY, AS DESCRIBED IN DEED BOOK, 182, PAGE 573, RUN SOUTH 70°18' EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, FOR A DISTANCE OF 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, FOR A DISTANCE OF 55.3 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID CURVE, 153.39 FEET; THENCE RUN NORTH 01°29' WEST, FOR A DISTANCE OF 258.6 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING THE SHORE OF THE INDIAN RIVER, RUN WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'48" EAST, FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 06°42'48" WEST, FOR A DISTANCE OF 249.86 FEET TO THE POINT OF BEGINNING. ALL THE ABOVE LYING IN THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

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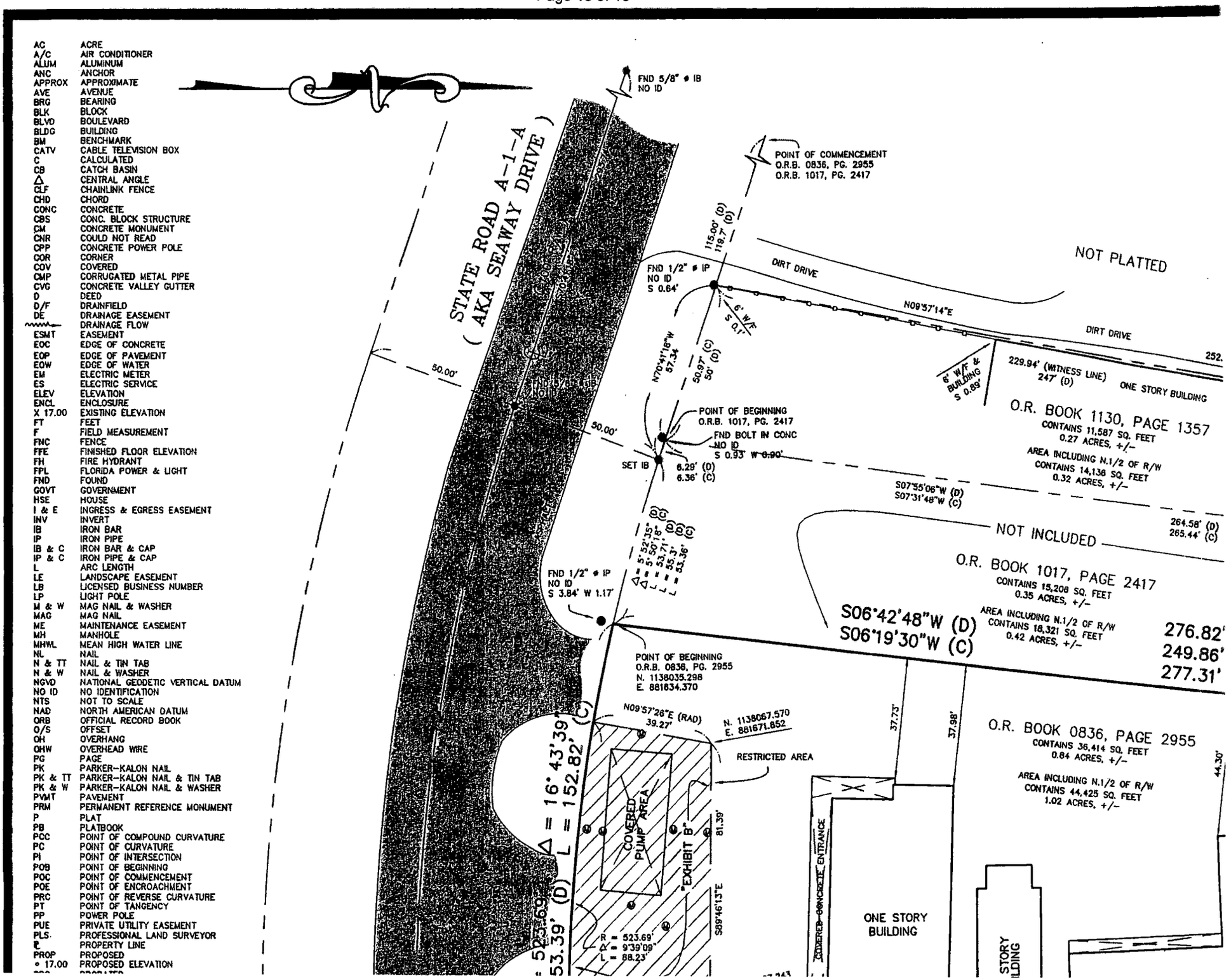
REVISIONS	BY
ADDED "EXHIBIT B" 09/28/2021	S.J.B.
"RESTRICTED AREA" 12/20/2021	S.J.B.

EPARED FOR: -SYNOVUS MORTGAGE CORPORATION

WN, INC LICENSED BUSINESS NUMBER: 6484

NERS • LANDPLANNERS • CONSULTANTS

LORIDA 34994 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7176


AC ACRE
A/C AIR CONDITIONER
ALUM ALUMINUM
ANC ANCHOR
APPROX APPROXIMATE
AVE AVENUE
BRG BEARING
BLK BLOCK
BLVD BOULEVARD
BLDG BUILDING
BM BENCHMARK
CATV CABLE TELEVISION BOX
C CALCULATED
CB CATCH BASIN
Δ CENTRAL ANGLE
CLF CHAINLINK FENCE
CHD CHORD
CONC CONCRETE
CBS CONC. BLOCK STRUCTURE
CM CONCRETE MONUMENT
CNR COULD NOT READ
CPP CONCRETE POWER POLE
COR CORNER
COV COVERED
CMP CORRUGATED METAL PIPE
CVG CONCRETE VALLEY GUTTER
D DEED
D/F DRAINFIELD
DE DRAINAGE EASEMENT
DRAINAGE FLOW
ESMT EASEMENT
EOC EDGE OF CONCRETE
EOP EDGE OF PAVEMENT
EOW EDGE OF WATER
EM ELECTRIC METER
ES ELECTRIC SERVICE
ELEV ELEVATION
ENCL ENCLOSURE
X 17.00 EXISTING ELEVATION
FT FEET
F FIELD MEASUREMENT
FNC FENCE
FFE FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FPL FLORIDA POWER & LIGHT
FND FOUND
GOVT GOVERNMENT
HSE HOUSE
I & E INGRESS & EGRESS EASEMENT
INV INVERT
IB IRON BAR
IP IRON PIPE
IB & C IRON BAR & CAP
IP & C IRON PIPE & CAP
L ARC LENGTH
LE LANDSCAPE EASEMENT
LB LICENSED BUSINESS NUMBER
LP LIGHT POLE
M & W MAG NAIL & WASHER
MAG MAG NAIL
ME MAINTENANCE EASEMENT
MH MANHOLE
MHWL MEAN HIGH WATER LINE
NL NAIL
N & TT NAIL & TIN TAB
N & W NAIL & WASHER
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NO ID NO IDENTIFICATION
NTS NOT TO SCALE
NAD NORTH AMERICAN DATUM
ORB OFFICIAL RECORD BOOK
O/S OFFSET
OH OVERHANG
OHW OVERHEAD WIRE
PG PAGE
PK PARKER-KALON NAIL
PK & TT PARKER-KALON NAIL & TIN TAB
PK & W PARKER-KALON NAIL & WASHER
PVMT PAVEMENT
PRM PERMANENT REFERENCE MONUMENT
P PLAT
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PCC POINT OF COMPOUND CURVATURE
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POC POINT OF COMMENCEMENT
POE POINT OF ENCROACHMENT
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
PP POWER POLE
PUE PRIVATE UTILITY EASEMENT
PLS PROFESSIONAL LAND SURVEYOR
℄ PROPERTY LINE
PROP PROPOSED
• 17.00 PROPOSED ELEVATION
STATE ROAD A-1-A
(AKA SEAWAY DRIVE)
FND 5/8" ø IB
NO ID
POINT OF COMMENCEMENT
O.R.B. 0836, PG. 2955
O.R.B. 1017, PG. 2417
115.00' (D)
119.7' (D)
NOT PLATTED
DIRT DRIVE
FND 1/2" ø IP
NO ID
S 0.64'
N09°57'14"E
6' W/F
S 0.1'
DIRT DRIVE
252.
N70°41'18"W
57.34'
50.97' (C)
50' (D)
6' W/F &
BUILDING
S 0.89'
229.94' (WITNESS LINE)
247' (D)
ONE STORY BUILDING
50.00'
POINT OF BEGINNING
O.R.B. 1017, PG. 2417
FND BOLT IN CONC
NO ID
S 0.93' W 0.90'
O.R. BOOK 1130, PAGE 1357
CONTAINS 11,587 SQ. FEET
0.27 ACRES, +/-
AREA INCLUDING N.1/2 OF R/W
CONTAINS 14,136 SQ. FEET
0.32 ACRES, +/-
SET IB
6.29' (D)
6.36' (C)
S07°55'06"W (D)
S07°31'48"W (C)
264.58' (D)
265.44' (C)
NOT INCLUDED
O.R. BOOK 1017, PAGE 2417
CONTAINS 15,208 SQ. FEET
0.35 ACRES, +/-
Δ = 5°52'35" (D)
Δ = 5°50'18" (C)
L = 53.71' (D)
L = 53.31' (C)
FND 1/2" ø IP
NO ID
S 3.84' W 1.17'
S06°42'48"W (D)
S06°19'30"W (C)
AREA INCLUDING N.1/2 OF R/W
CONTAINS 18,321 SQ. FEET
0.42 ACRES, +/-
276.82'
249.86'
277.31'
POINT OF BEGINNING
O.R.B. 0836, PG. 2955
N. 1138035.298
E. 881634.370
N09°57'26"E (RAD)
39.27'
N. 1138067.570
E. 881671.852
RESTRICTED AREA
37.73'
37.98'
O.R. BOOK 0836, PAGE 2955
CONTAINS 36,414 SQ. FEET
0.84 ACRES, +/-
AREA INCLUDING N.1/2 OF R/W
CONTAINS 44,425 SQ. FEET
1.02 ACRES, +/-
44.30'
Δ = 16°43'39"
L = 152.82' (C)
523.69'
153.39' (D)
COVERED PUMP AREA
"EXHIBIT B"
81.39'
S89°46'13"E
R = 523.69'
Δ = 9°39'09"
L = 88.23'
CONCRETE ENTRANCE
ONE STORY BUILDING
STORY
ILDING

APPENDIX J

ENVIRONMENTAL PROFESSIONALS QUALIFICATIONS

Byron R. Wood, L.E.P., C.G.C.

Mr. Wood is a principal and senior consultant at Environmental Property Audits, Inc. and has served clients from Florida to NewYork since 1992. He specializes in Phase I/II Environmental Site Assessments, Property Condition Assessments, soil and groundwater assessments, and Risk Management.

He has served as a team leader for large portfolio projects and has performed over 6,000 environmental site assessments on a wide range of properties. In addition, he has been the Project Manager on numerous Contamination Site Assessments, Contamination Remediation Projects, and Storage Tank Removal and Installations. As a State Certified General Contractor, he has been the contractor of record on numerous commercial and residential construction projects and performed inspections on a wide variety of buildings.

Areas of expertise

- Phase I Environmental Site Assessments ASTM E1527-21
- Transaction Screen Process ASTM E1528-14
- Phase II Environmental Site Assessments ASTM E1903-11
- Property Condition Assessment ASTM E2018-08
- Storage Tank Removal and Installation
- Site Assessments

Certifications

- Licenced Environmental Professional L.E.P.
- Certified General Contractor C.G.C.
- OSHA Hazardous Waste Operations Supervisor
- Licensed Asbestos Inspector
- Licensed Mold Consultant
- Environmental Professional (40 CFR 312)
- LEED Accredited Professional

LISA S. BERNSTEIN, PE

TRAFFIC ENGINEER

Mr. Lens J. Lubin, PE
Lubin Elite Engineering
7154 N. University Drive, Suite 131
Tamarac, Florida 33321

April 6, 2026

Re: Agreement for Professional Services

Project Name:	7-Eleven Fort Pierce
Project Location:	1008 Seaway Drive, Fort Pierce, Florida 34949
Project No.:	26-0283

Dear Mr. Lubin:

The existing 7-Eleven site, at 1008 Seaway Drive, Fort Pierce, is being redesigned to provide safer access, parking layout, and a slight increase in the square footage. A Trip Generation letter has been requested.

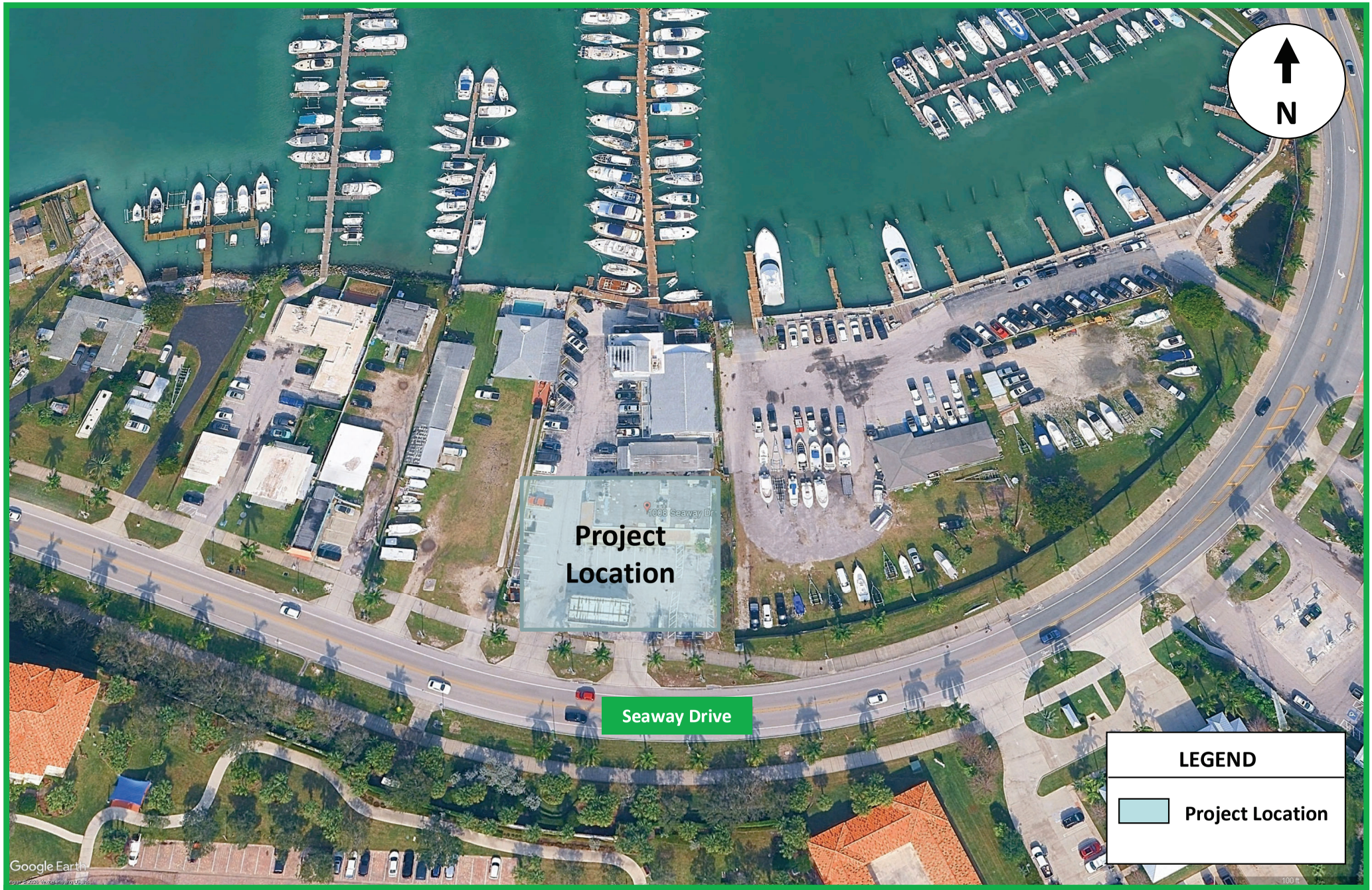
Existing Conditions

The existing site is occupied by the 3,548 Square Foot (SF) 7-Eleven with and a three-story multi-family residential building with nine (9) units. The site is currently used for maintenance activities and material storage.

The existing site is provided in Figure 1.

Proposed Conditions

The site is being reconfigured to increase both driveway widths, revise the existing parking spaces and increase the store by 68 SF. The Site Plan is attached.



LISA S. BERNSTEIN, PE
7660 NW 6 Court
Plantation, Florida 33324

Project Location

Figure 1
7-Eleven
Fort Pierce, Florida

Trip Generation

The Trip Generation for the proposed improvements are based land uses provided in the Institute of Transportation Engineers *Trip Generation Manual, 12th Edition.* The Land Use Codes (LUC) that will be used are LUC 945, Convenience Store with Gasoline Pumps GFA (2-4)/VFP (2-8) and LUC 220, Multifamily Housing (Low-Rise). The trips for the 7-Eleven are analyzed using both options, one with the Gross Floor Area (GFA) as the independent variable and one with the number of Vehicle Fueling Positions (VFP) as the independent variable. The ITE documentation is attached.

Using the VFP as the independent variable showed no net new trips as the number of fueling positions did not change and the proposed SF was still within the GFA range of 2-4k. Using the GFA as the independent variable, the net new Daily trips increased by 34 (pass-by reduction is not provided for daily trips), the net new AM Peak Hour by two (2) trips and the net new PM Peak Hour by one (1) trip.

The results are summarized in Tables 1A-B, 2A-B, and 3A-B for the Daily, AM and PM Peak Hour, respectively for both independent variables.

Table 1 A
Daily - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing									
Convenience Store with Gasoline Pumps GFA (2-4k)	945	4	FP	T=211.05(X)	50%	50%	422	422	844
Multifamily Housing (Low-Rise)	220	9	Units	T=6.21(X)	50%	50%	28	28	56
Sub-Total							**450**	**450**	**900**
Total (Driveway)							**450**	**450**	**900**
Proposed									
Convenience Store with Gasoline Pumps GFA (2-4k)	945	4	FP	T=211.05(X)	50%	50%	422	422	844
Multifamily Housing (Low-Rise)	220	9	Units	T=6.21(X)	50%	50%	28	28	56
Sub-Total							**450**	**450**	**900**
Net New Trips							**0**	**0**	**0**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Table 1 B
Daily - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing									
Convenience Store with Gasoline Pumps VFP (2-8)	945	3,548	SF	T=507.48(X)	50%	50%	899	900	1,799
Multifamily Housing (Low-Rise)	220	9	Units	T=6.21(X)	50%	50%	28	28	56
Sub-Total							**927**	**928**	**1,855**
Total (Driveway)							**927**	**928**	**1,855**
Proposed									
Convenience Store with Gasoline Pumps VFP (2-8)	945	3,616	SF	T=507.48(X)	50%	50%	916	917	1,834
Multifamily Housing (Low-Rise)	220	9	Units	T=6.21(X)	50%	50%	28	28	56
Sub-Total							**944**	**945**	**1,889**
Net New Trips							**17**	**17**	**34**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Table 2A
AM Peak Hour - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing									
Convenience Store with Gasoline Pumps GFA (2-4k)	945	4	FP	T=13.65(X)	50%	50%	27	28	55
Pass-By (60%)							16	17	33
Sub-Total							**11**	**11**	**22**
Multifamily Housing (Low-Rise)	220	9	Units	T=0.35(X)+12.93	24%	76%	4	12	16
Total Trips							**15**	**23**	**38**
Total (Driveway)							**31**	**41**	**72**
Proposed									
Convenience Store with Gasoline Pumps GFA (2-4k)	945	4	FP	T=13.65(X)	50%	50%	27	28	55
Pass-By (60%)							16	17	33
Sub-Total							**11**	**11**	**22**
Multifamily Housing (Low-Rise)	220	9	Units	T=0.35(X)+12.93	24%	76%	4	12	16
Total Trips							**15**	**23**	**38**
Total (Driveway)							**31**	**41**	**72**
Net New Trips							**0**	**0**	**0**
Net New Driveway Trips							**0**	**0**	**0**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Table 3A
PM Peak Hour - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing									
Convenience Store with Gasoline Pumps GFA (2-4k)	945	4	FP	T=15.85(X)	50%	50%	32	31	63
Pass-By (56%)							18	17	35
Sub-Total							**14**	**14**	**28**
Multifamily Housing (Low-Rise)	220	9	Units	T=0.48(X)+7.35	62%	38%	7	5	12
Total Trips							**21**	**18**	**40**
Total (Driveway)							**39**	**36**	**75**
Proposed									
Convenience Store with Gasoline Pumps GFA (2-4k)	945	4	FP	T=15.85(X)	50%	50%	32	31	63
Pass-By (56%)							18	17	35
Sub-Total							**14**	**14**	**28**
Multifamily Housing (Low-Rise)	220	9	Units	T=0.48(X)+7.35	62%	38%	7	5	12
Total Trips							**21**	**18**	**40**
Total (Driveway)							**39**	**36**	**75**
Net New Trips							**0**	**0**	**0**
Net New Driveway Trips							**0**	**0**	**0**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Table 3B
PM Peak Hour - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing									
Convenience Store with Gasoline Pumps VFP (2-8)	945	3,548	SF	T=43.33(X)	49%	51%	75	79	154
Pass-By (56%)							42	44	86
Sub-Total							**33**	**35**	**68**
Multifamily Housing (Low-Rise)	220	9	Units	T=0.48(X)+7.35	62%	38%	7	5	12
Total Trips							**40**	**40**	**80**
Total (Driveway)							**82**	**84**	**166**
Proposed									
Convenience Store with Gasoline Pumps VFP (2-8)	945	3,616	SF	T=43.33(X)	49%	51%	77	80	157
Pass-By (56%)							43	45	88
Sub-Total							**34**	**35**	**69**
Multifamily Housing (Low-Rise)	220	9	Units	T=0.48(X)+7.35	62%	38%	7	5	12
Total Trips							**41**	**40**	**81**
Total (Driveway)							**84**	**85**	**169**
Net New Trips							**1**	**0**	**1**
Net New Driveway Trips							**2**	**1**	**3**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Driveway Access

The site access will be revised by increasing the existing driveway width from 24 feet to 30 feet and provided more separation between them. This will allow the fuel truck to safely access the site.

Conclusion

The improvements to the site for the driveways and parking and a slight increase in square feet will provide safer access with better traffic and pedestrian circulation.

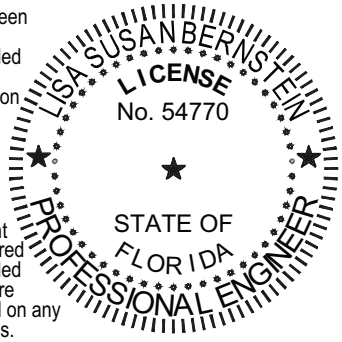
The net new trips from the slight increase in square feet will not have a significant impact on the surrounding roadway.

Lisa S. Bernstein, PE

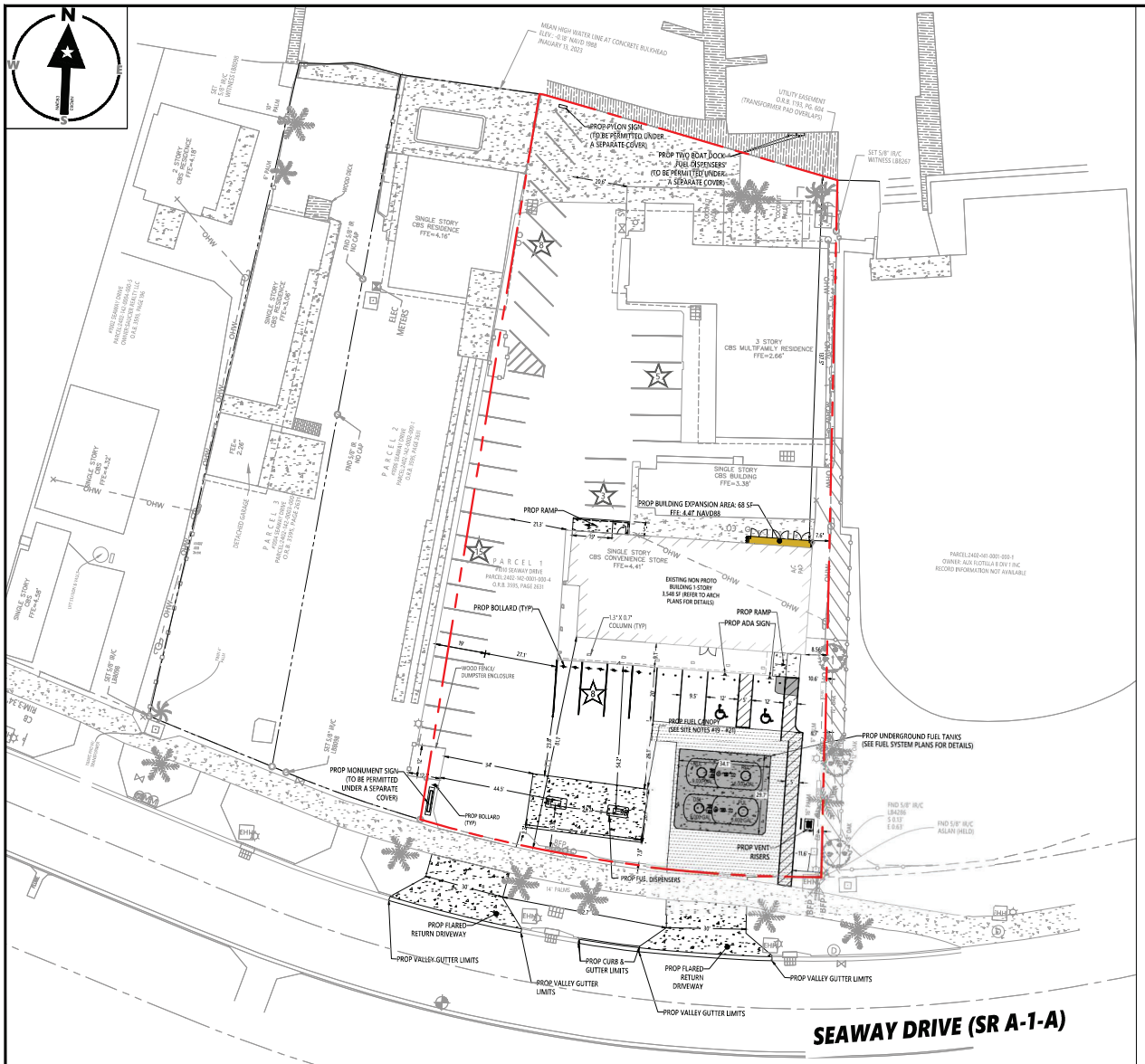
Attachments

This item has been electronically signed and sealed by Lisa Susan Bernstein, P.E. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Lisa S Bernstein
Date: 2026.04.06 15:06:56-04'00'



VICINITY MAP
N.T.S

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE
PROPERTY FOLIO #	2402-142-0001-000-4
CURRENT ZONING	TOURIST COMMERCIAL (CS)
PROPOSED ZONING	TOURIST COMMERCIAL (CS)
FEMA FLOOD DESIGNATION	ZONE AE
TOTAL SITE AREA	36,565 SF (0.839 AC)
EXISTING BUILDING AREA	3,548 SF
EXISTING FUEL CANOPY AREA	888 SF
PROPOSED BUILDING EXPANSION AREA	68 SF
TOTAL RETAIL BUILDING AREA	3,616 SF
EXISTING MULTI-FAMILY UNITS*	9 UNITS

SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
BUILDING AREA	3,548 SF (0.081 AC) (9.70%)	3,616 SF (0.083 AC) (9.89%)
FUEL CANOPY AREA	888 SF (0.020 AC) (2.43%)	888 SF (0.020 AC) (2.43%)
TOTAL IMPERVIOUS AREA	34,494 SF (0.792 AC) (94.34%)	34,345 SF (0.788 AC) (93.93%)
TOTAL PERVIOUS AREA	2,071 SF (0.047 AC) (5.66%)	2,220 SF (0.051 AC) (6.02%)
TOTAL SITE AREA	36,565 SF (0.839 AC) (100.00%)	36,565 SF (0.839 AC) (100.00%)

BUILDING SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25.00'	81.1'
SIDE	7.50'	7.6'
REAR	15.00'	137.5'

PARKING	
TOTAL EXISTING CONDITIONS PARKING PROVIDED	41 PARKING SPACES
TOTAL POST CONDITIONS PARKING REQUIRED	MULTI-FAMILY SPACES: 9 x 1.5 = 13.5 PARKING SPACES RETAIL SPACES: 3,616 / 200 SF = 18.1 PARKING SPACES 13.5 + 18.1 = 31.6 = 32 PARKING SPACES
TOTAL POST CONDITIONS PARKING PROVIDED	39 PARKING SPACES
ADA PARKING REQUIRED	2 PARKING SPACES
ADA PARKING PROVIDED	2 PARKING SPACES

*NINE (9) UNIT MULTI-FAMILY RESIDENCE IS PRESENT IN THE REAR OF THE RETAIL BUILDING.

LEGAL DESCRIPTION:

PARCEL NO. 1
FROM THE SOUTHEAST CORNER OF THE JOHN STENROOD'S PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, RUN SOUTH 70° 18' EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD A-1-A 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, A DISTANCE OF 55.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE 153.93 FEET; THENCE RUN NORTH 01°09' WEST 258.0 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING A SHORE LINE WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'48" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 06°42'48" WEST 249.86 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE LYING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

PARCEL NO. 2
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE JOHN STENROODS PROPERTY AS DESCRIBED IN DEED BOOK 182, PAGE 573, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 762 (NKA. STATE ROAD A1A). AS IDENTIFIED ON THE RIGHT-OF-WAY MAPS OF THE FLORIDA STATE ROAD DEPARTMENT, PROJECT NO. 9405-102, SHEET 1 OF 2; THENCE SOUTH 70°17'45" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 115.00 FEET FOR THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING A METAL AXLE.

THENCE CONTINUE SOUTH 70°17'45" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 6.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 523.69 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, 53.71 FEET, THROUGH A CENTRAL ANGLE OF 05°52'41" TO THE SOUTH-WEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 856, PAGE 2955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 06°42'48" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, 276.82 FEET TO THE POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER LYING ON THE WATERWARD FACE OF A VERTICAL BULKHEAD; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 83°53'01" WEST 14.35 FEET; THENCE NORTH 01°31'48" EAST 13.48 FEET; THENCE NORTH 85°40'40" WEST 15.32 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE, AS MONUMENTED, OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1004, PAGE 2599, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06°42'48" WEST 288.68 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 3
BEGINNING AT A POINT ONE HUNDRED SEVENTY AND EIGHTY HUNDREDTHS FEET (170.8 FEET), IN A WESTERLY DIRECTION FROM A CONCRETE MARKER ON THE NORTHEAST CORNER OF A TRACT OF LAND NOW OWNED BY JOHN STENROOD AS DESCRIBED IN DEED BOOK 182, PAGE 573-575, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN THENCE IN A WESTERLY DIRECTION TWO HUNDRED FORTY (240) FEET; THENCE RUN IN A NORTHERLY DIRECTION TWO HUNDRED FIFTY-SEVEN (257) FEET; THENCE RUN IN AN EASTERLY DIRECTION A DISTANCE OF FIFTY (50) FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF TWO HUNDRED SEVENTY-SIX (276) FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, CONTAINING 1.45 ACRES, MORE OR LESS.

SITE NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION, AND CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
2. ALL PAVEMENT MARKINGS TO BE INSTALLED WITH SLIP RESISTANT PAINT.
3. CONTRACTOR TO MATCH EXISTING LOCATIONS OF CONCRETE EXPANSION JOINTS.
4. PROPOSED VALLEY GUTTER TO MATCH EXISTING.
5. CONTRACTOR TO FOLLOW SPECIFICATIONS FOR CONCRETE DRIVEWAY USING FDOT STANDARD DETAILS ON SHEET C-900.
6. CONTRACTOR TO ENSURE FLOW LINE OF PROPOSED VALLEY GUTTER ROUTES STORMWATER RUNOFF TO EXISTING INLET.
7. ALL GRASS AREAS TO REMAIN SHALL BE SODDED WITH MATCHING SOD TYPE.
8. ANY EXISTING DAMAGED OR REMOVED SIDEWALKS WITHIN R.O.W SHALL BE RESTORED WITHIN THREE (3) DAYS, WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
9. ALL NEW CONCRETE WITHIN R.O.W SHALL BE A MINIMUM OF 6" THICK 3,000 PSI WITH EITHER #10 WELDED WIRE OR FIBER REINFORCED.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM EXISTING BUILDING.
11. CONTRACTOR TO MATCH EXISTING LOCATIONS OF SIDEWALK CONCRETE JOINTS.
12. CONTRACTOR TO ENSURE EXISTING ROOF LEADER CONNECTIONS IN IMPACTED AREAS ARE PROVIDING POSITIVE DRAINAGE IN POST CONDITIONS.
13. ALL IMPACTED PERVIOUS AREAS IN RIGHT-OF-WAY SHALL BE SODDED TO MATCH PRE-DEVELOPMENT SWALE GRADES.
14. CONTRACTOR TO ADJUST RIM ELEVATION OF EXISTING CLEANOUTS TO BE FLUSH WITH PROPOSED IMPERVIOUS SURFACES.
15. ALL RADIUS DIMENSIONS ARE 3' FROM FACE OF CURB UNLESS OTHERWISE NOTED.
16. CONTRACTOR TO REMOVE HYDROBLAST, AND RESTRIPE ALL EXISTING ONSITE PAVEMENT MARKINGS.
17. CONTRACTOR TO RELOCATE ELECTRICAL BOXES AS NECESSARY.
18. PROPOSED DISPENSERS (TO BE PERMITTED UNDER A SEPARATE COVER)
19. THE EXISTING FUEL CANOPY IS A LEGALLY NONCONFORMING STRUCTURE. DEMOLITION OF THE CANOPY IS REQUIRED SOLELY TO FACILITATE THE REMOVAL OF EXISTING UNDERGROUND FUEL STORAGE TANKS LOCATED BENEATH THE CANOPY. THE CANOPY IS PROPOSED TO BE RECONSTRUCTED IN THE SAME LOCATION, FOOTPRINT, AND CONFIGURATION. NO EXPANSION, INTENSIFICATION, OR RELOCATION OF THE NONCONFORMITY IS PROPOSED.
20. ALL WORK ASSOCIATED WITH THE DEMOLITION AND RECONSTRUCTION OF THE FUEL CANOPY IS INTENDED TO MAINTAIN THE EXISTING LEGAL NONCONFORMING STATUS AND SHALL NOT BE INTERPRETED AS AN ABANDONMENT OF THE NONCONFORMITY.
21. SEE FUEL SYSTEMS PLANS FOR DETAILS.

ADA ACCESSIBILITY NOTES:

1. ALL ADA HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES & ACCESSIBLE ROUTES ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
3. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
4. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

LUBIN ELITE ENGINEERING
-CIVIL ENGINEERS -PROJECT MANAGERS -LAND PLANNING
CREATING A BETTER TOMORROW THROUGH INNOVATION
7154 NORTH UNIVERSITY DRIVE
SUITE #331
TAMARAC, FL 33321
PHONE 954-599-9068

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE SUPPLIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LUBIN ELITE ENGINEERING, LLC. THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY

DATUM: NAVD88

Sunshine 811
KNOW WHAT'S BELOW, CALL BEFORE YOU DIG.
ALWAYS CALL 811
IT'S FAST. IT'S FREE. IT'S THE LAW.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT #: 25-0076
DRAWN BY: R.L.N
CHECKED BY: L.J.L
DATE: 2026-04-03
CAD ID: SITE

PROJECT:

#1057278 7-ELEVEN

FOR

1010 SEAWAY DREAM TEAM, LLC

PROJECT SITE LOCATION
1010 SEAWAY DRIVE
FORT PIERCE, FL 34949
ST.LUCIE COUNTY

This item has been digitally signed and sealed by Lens Joshua Lubin, PE, on the date adjacent to the seal. Signature must be verified on any electronic copies.

Lens J Lubin

LENS JOSHUA LUBIN
LICENSE
No. 94189
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-300

ORG. DATE - 2025-09-09

Apr 03, 2026
C:\USERS\RLUN\APPDATA\LOCAL\TEMP\ACPUBLISH_1\#1057278 7-ELEVEN - FORT PIERCE, FL\#1057278\DRAWINGS\PLAN SETS\25-0076 - PLANS ——— LAYOUT_SITE.DWG

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

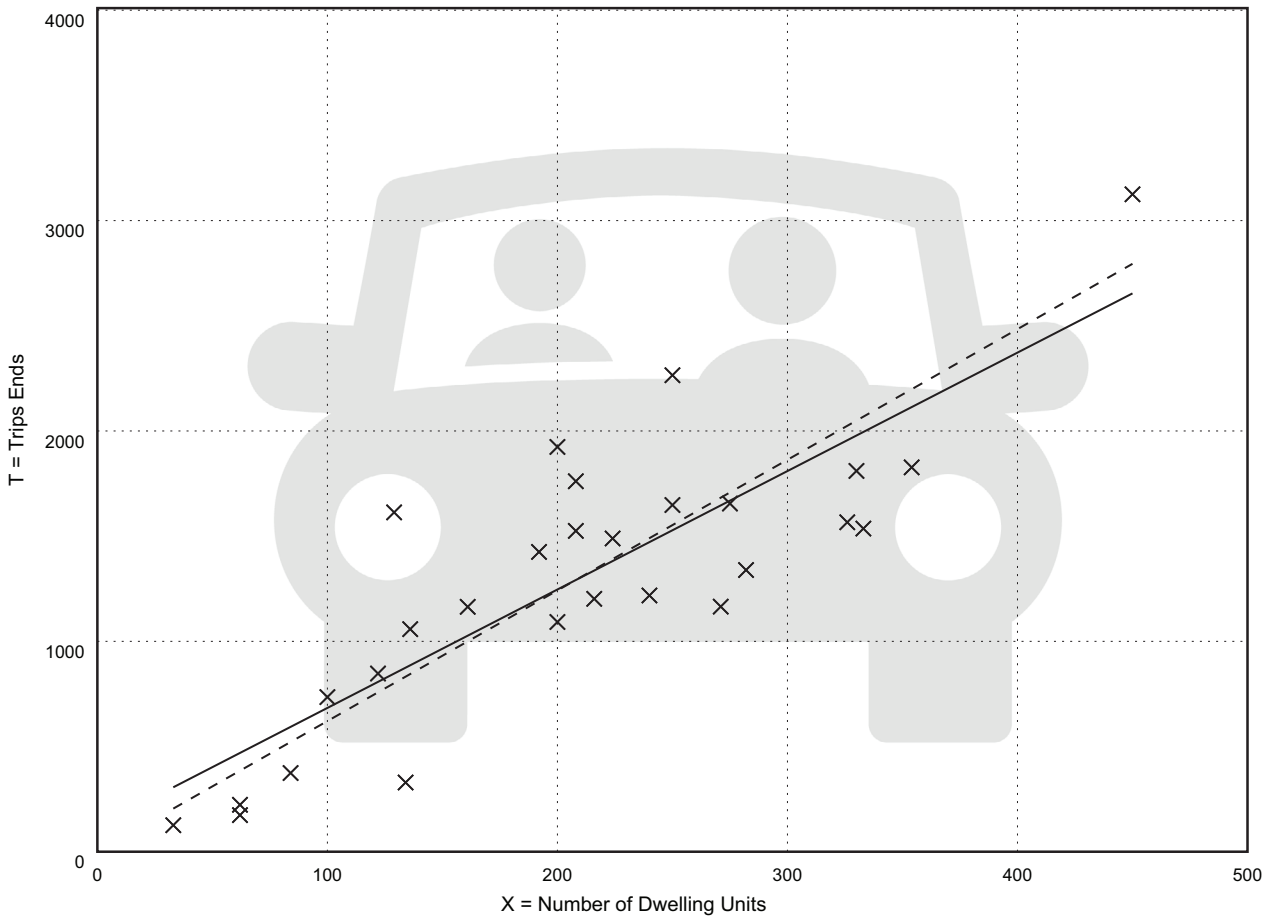
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

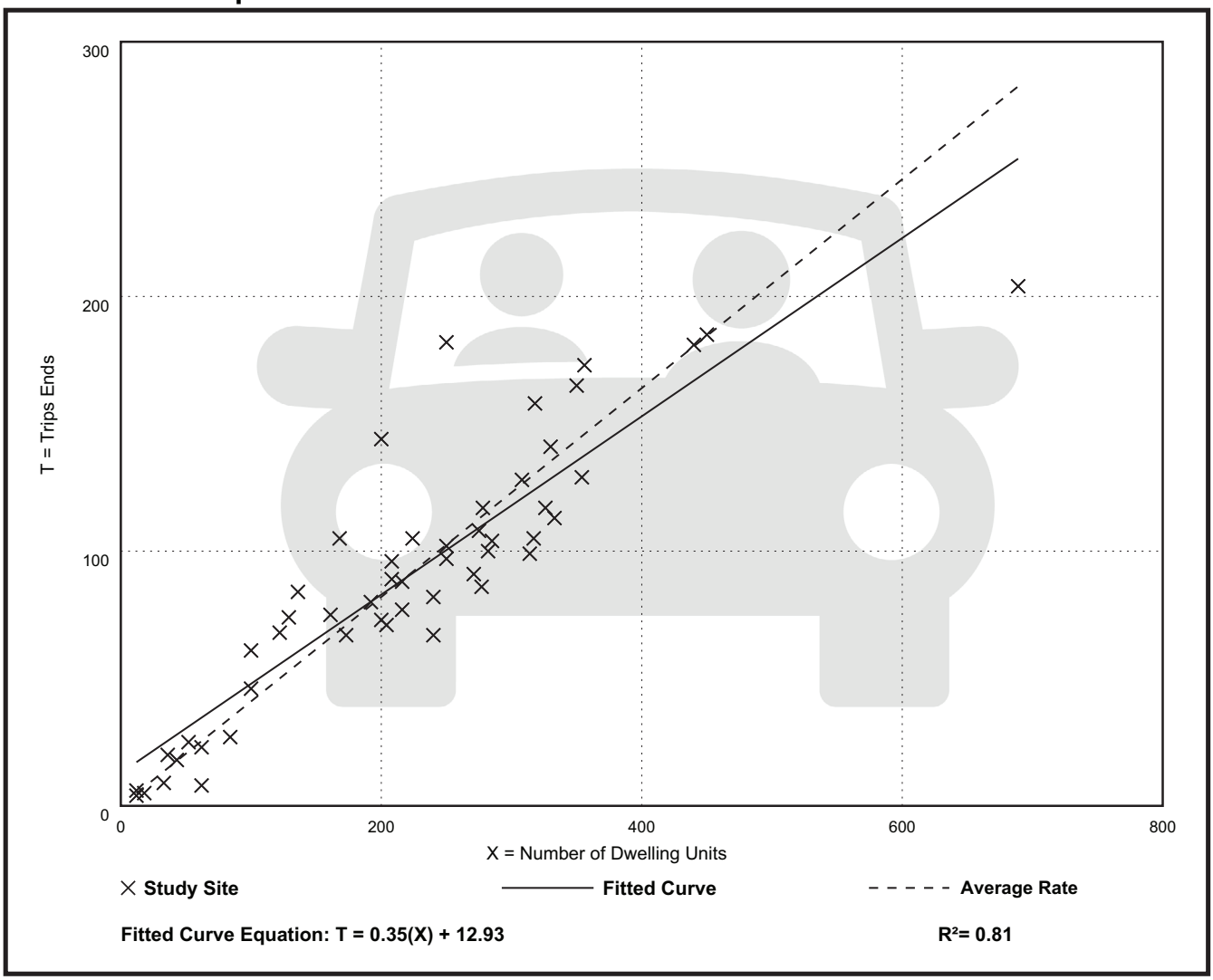
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



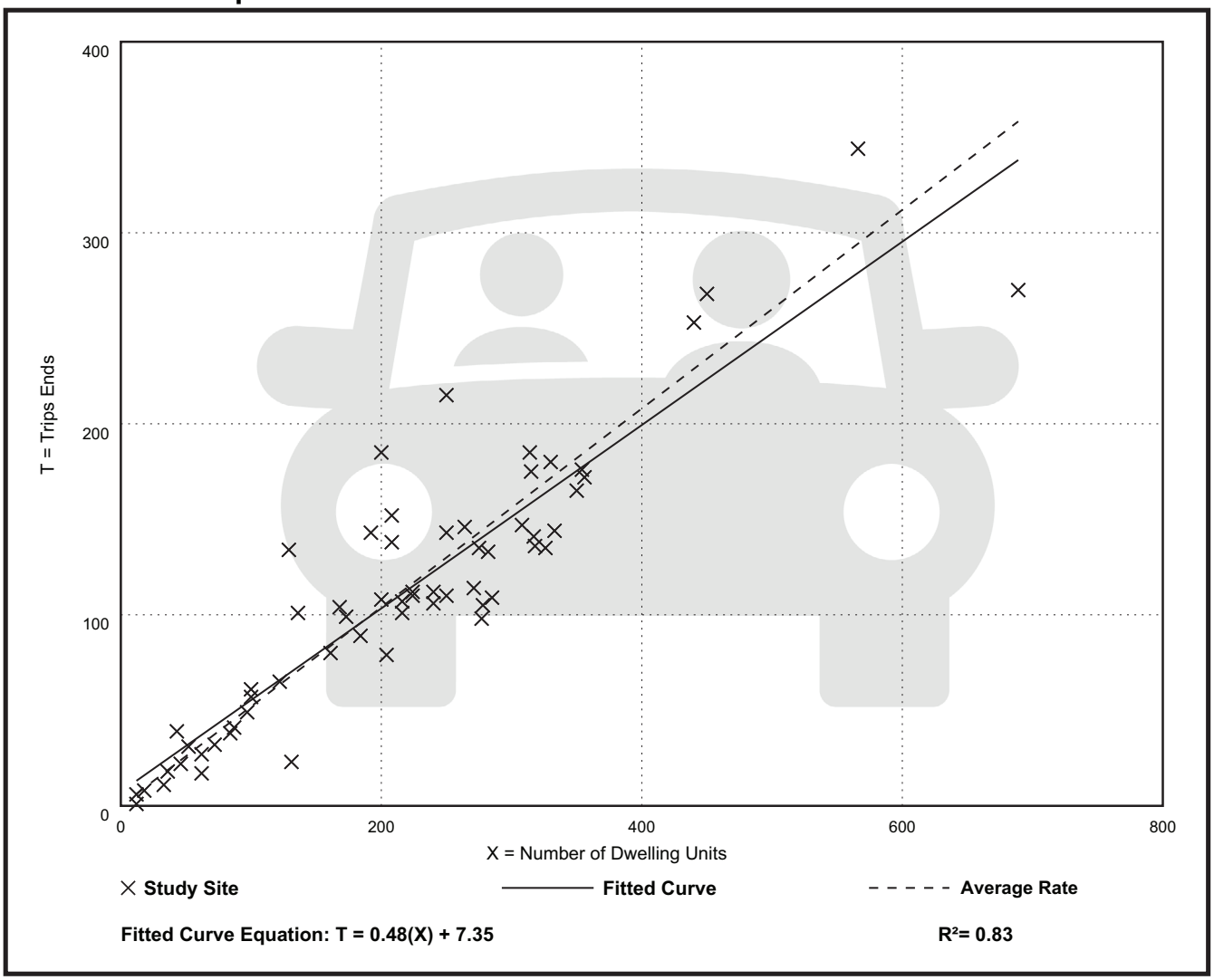
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83

Land Use: 945
Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells groceries and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and premade sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

Convenience store (Land Use 851) is a related use.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of four subcategories, based on the number of vehicle fueling positions (VFP) at the site: (1) between 2 and 8 VFP, (2) between 9 and 15 VFP, (3) between 16 and 24 VFP, and (4) more than 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of four other subcategories, based on the gross floor area (GFA) of the convenience store at the site: (1) between 2,000 and 4,000 square feet, (2) between 4,000 and 5,500 square feet, (3) between 5,500 and 10,000 square feet, and (4) greater than 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have subcategories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory “none.”

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, Arkansas, California, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Ohio, Pennsylvania, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

340, 350, 355, 359, 385, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 1004, 1024, 1025, 1027, 1052, 1219, 1224, 1227, 1238, 1267

Convenience Store/Gas Station - GFA (2-4k) (945)

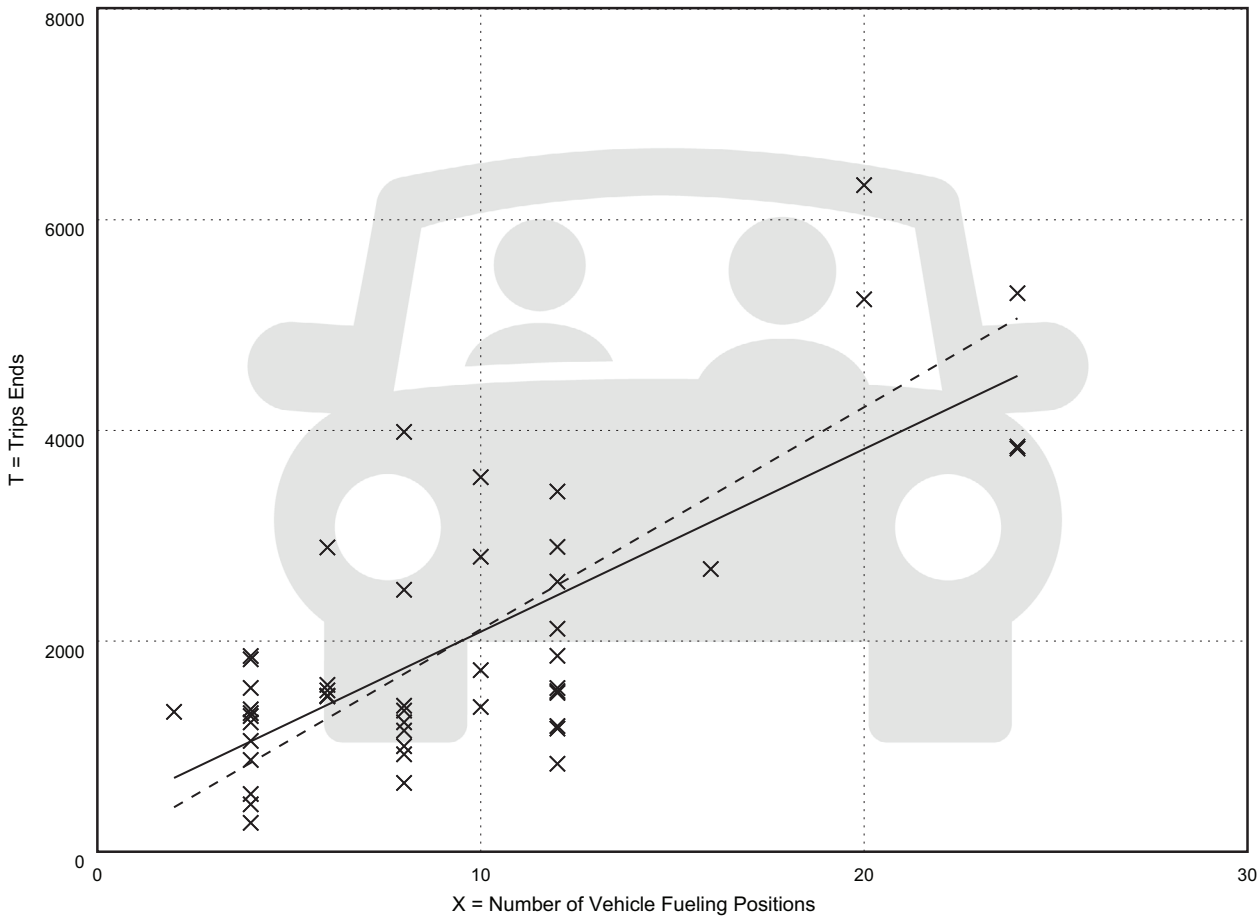
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
211.05	68.50 - 664.00	102.55

Data Plot and Equation



Fitted Curve Equation: T = 173.51(X) + 353.51

R^2= 0.54

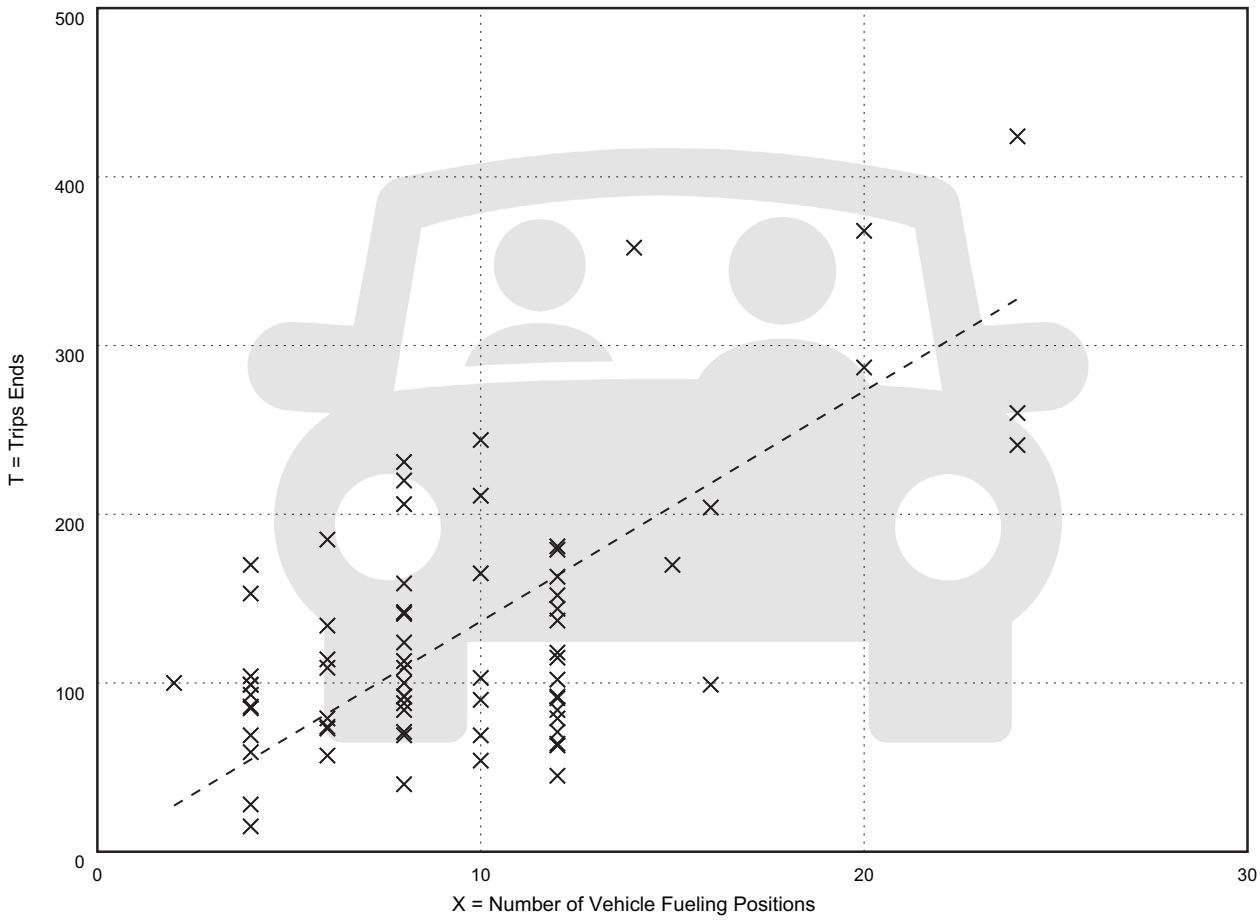
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	71
Avg. Num. of Vehicle Fueling Positions:	10
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.65	3.75 - 50.00	7.16

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

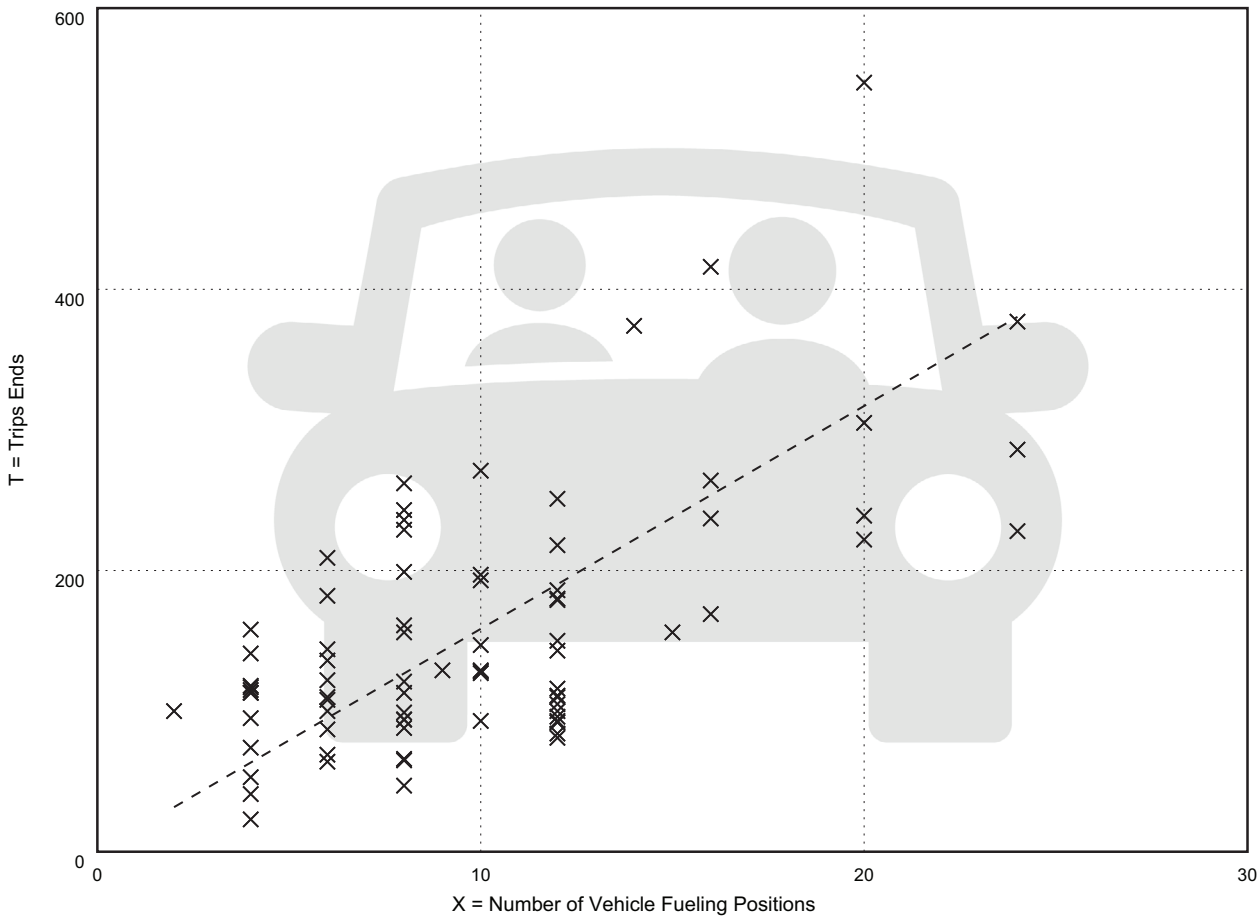
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	79
Avg. Num. of Vehicle Fueling Positions:	10
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
15.85	5.75 - 50.00	7.54

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Convenience Store/Gas Station - GFA (2-4k) (945)

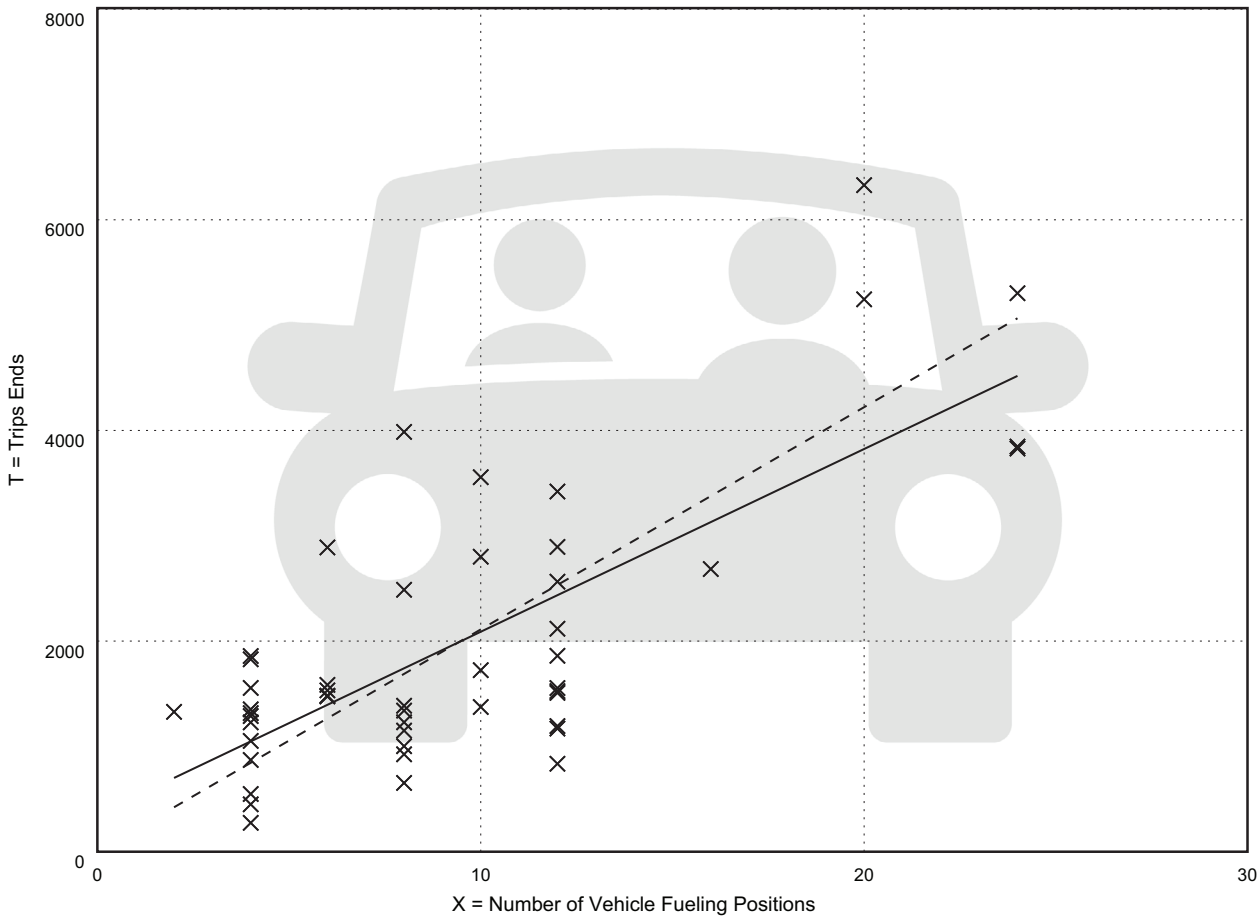
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
211.05	68.50 - 664.00	102.55

Data Plot and Equation



Fitted Curve Equation: T = 173.51(X) + 353.51

R^2= 0.54

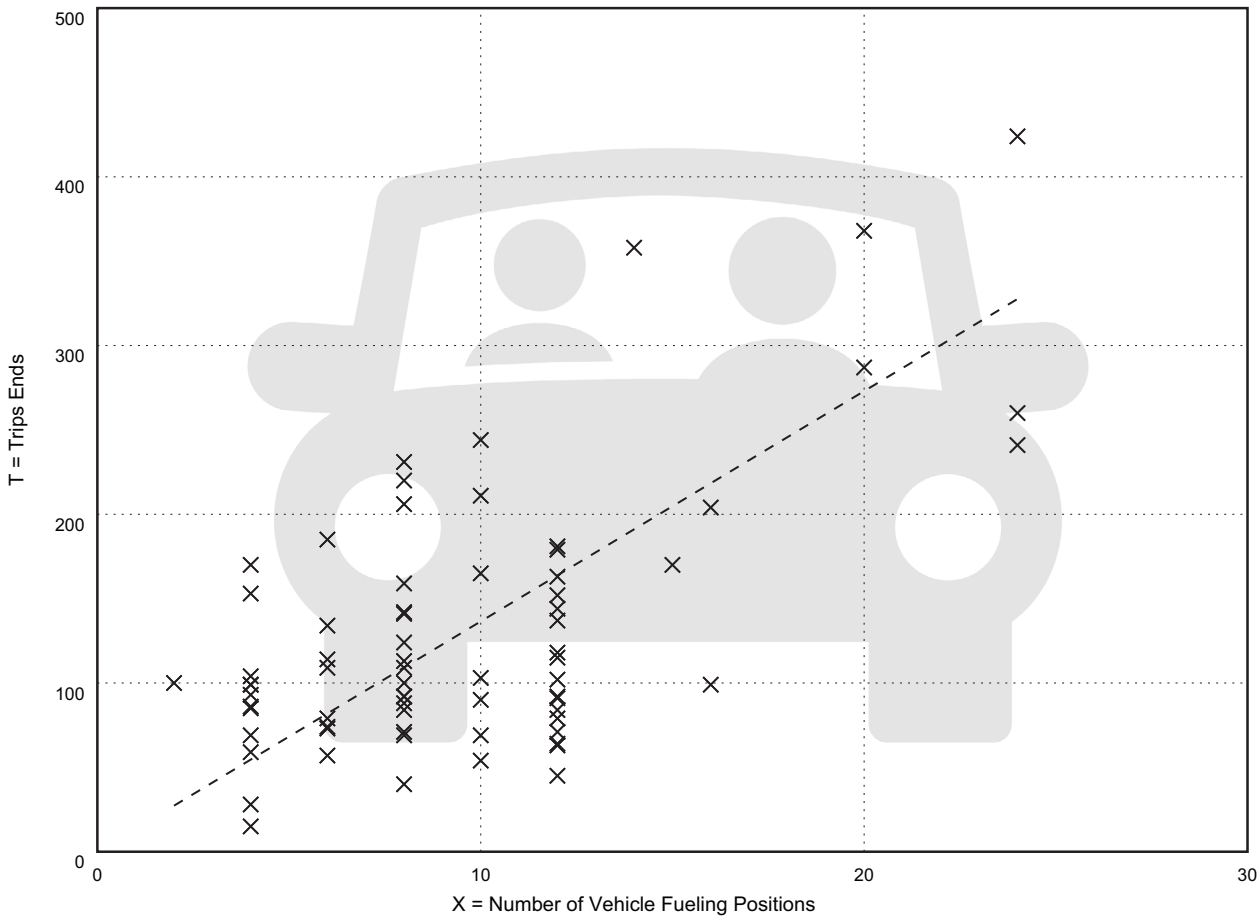
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	71
Avg. Num. of Vehicle Fueling Positions:	10
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.65	3.75 - 50.00	7.16

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

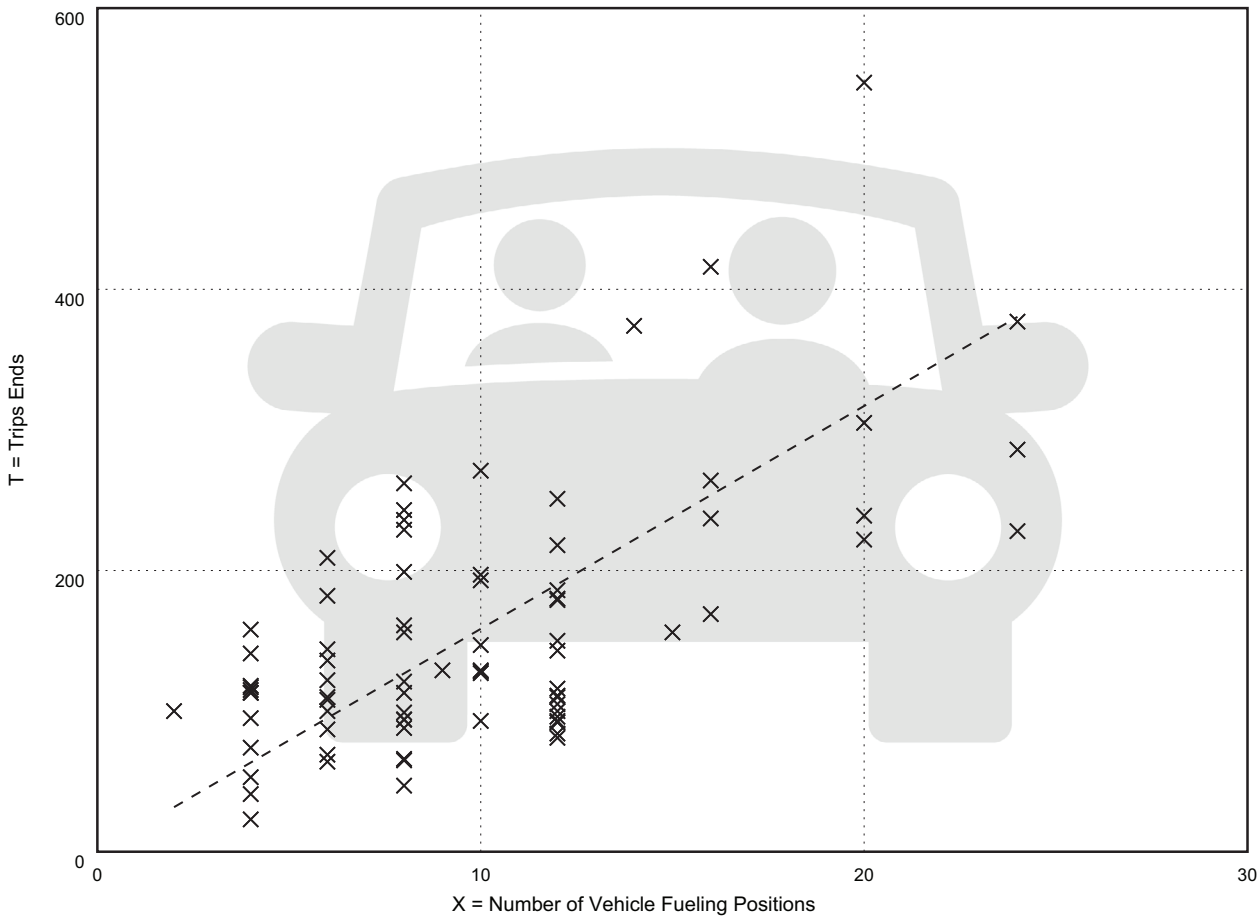
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	79
Avg. Num. of Vehicle Fueling Positions:	10
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
15.85	5.75 - 50.00	7.54

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

MEMORANDUM

From: Lubin Elite Engineering, LLC
Prepared by: Lens Joshua Lubin, P.E.
Florida P.E. License No.: 94189

April 8, 2026

Project: Proposed #1057278 7-Eleven
Location: 1010 Seaway Drive, Fort Pierce, FL 34949

Subject: Drainage Statement – No Adverse Drainage Impacts

This memorandum is provided in support of the stormwater review for the above-referenced project.

The subject property is an existing developed commercial & multifamily site. The proposed project consists of retrofitting the existing commercial building to a proposed 7-Eleven, including associated site improvements. The proposed drainage design will continue to manage stormwater onsite through the existing grading and drainage system.

The proposed improvements will not adversely impact the existing drainage characteristics of the site or surrounding properties. The proposed redevelopment does not introduce adverse offsite drainage impacts to adjacent properties, including FDOT facilities. Overall, post-development will result in a net pervious area increase from pre-development.

Specifically:

- No adverse change to existing drainage patterns is proposed.
- Stormwater runoff will continue to be managed onsite.
- The proposed improvements will not adversely impact FDOT facilities.
- The proposed site plan provides a net increase in pervious area compared to existing conditions.
- The proposed post-development drainage condition will provide an improvement over the existing site condition.

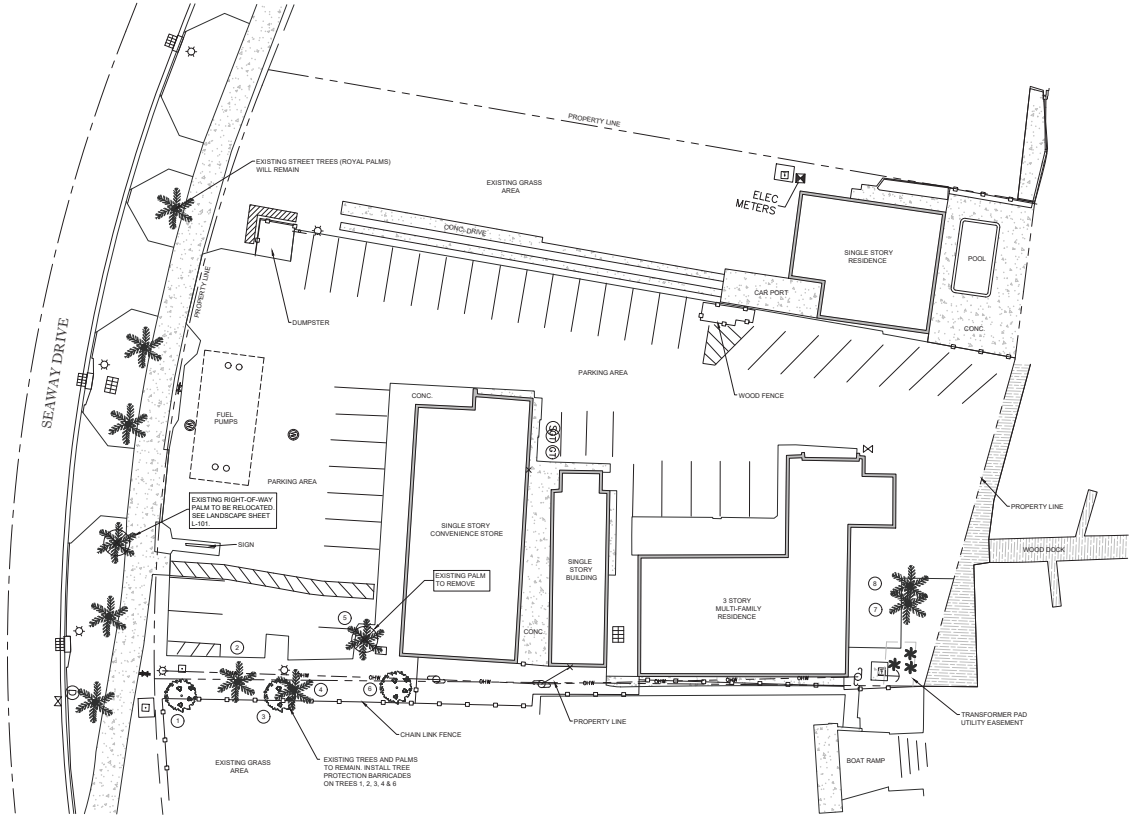
Based on the above, the proposed improvements will not create adverse drainage impacts and will not negatively affect existing adjacent, including FDOT ROW.

If you have any questions or require additional information, please feel free to contact our office at (954) 516-1146 or via email at general@lubinelite.com.

Sincerely,

LUBIN ELITE ENGINEERING, LLC

Lens Joshua Lubin, PE
President



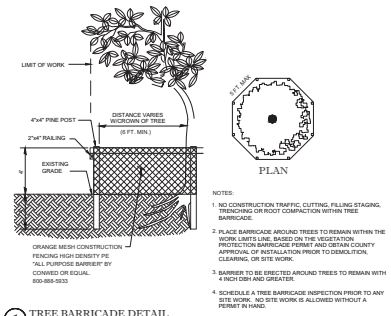
TREE DISPOSITION TABLE

BASED ON THE SITE / TREE SURVEY PREPARED BY HAILEY WARD INC. ON 8/8/25.

Tag#	Scientific Name	Common Name	Trunk (DBH IN.)	Height (Feet)	Native	Specimen	Proposed Disposition
1	Quercus virginiana	Live Oak	8	20	Y	N	Remain
2	Sabal palmetto	Sabal Palm		20	N	N	Remain
3	Quercus virginiana	Live Oak	12	25	Y	N	Remain
4	Sabal palmetto	Sabal Palm		25		N	Remain
5	Adonidia merrillii	Christmas Palm		15	N	N	Remove
6	Quercus virginiana	Live Oak	12	25	Y	N	Remain
7	Cocos nucifera	Coconut Palm		20		N	Remain
8	Cocos nucifera	coconut Palm		20		N	Remain

TREE MITIGATION NOTES:

1. 1 NON-NATIVE PALM (TREE #5) WILL BE REMOVED AND MITIGATED ON SITE WITH A NATIVE PALM.
2. ALL OFF-SITE STREET TREES (ROYAL PALMS) WILL REMAIN AND BE PROTECTED.



1 TREE BARRICADE DETAIL
SCALE: NTS

SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC 26000593
4336 PEZZULLO CIRCLE
THE VILLAGES, FL 32163
(561) 309-7263

REGISTERED LANDSCAPE ARCHITECT SCOTT J. BARBER LA-0001660 STATE OF FLORIDA

SCOTT JOHN BARBER

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DN: cn=SCOTT JOHN BARBER, c=US
Reason: I am the author of this document
Date: 2026.01.22 15:54:13 -05'00'

REVISIONS

REV.	DATE	COMMENT	BY
1	12/7/25	SITE PLAN REVISION	SB
2	1/21/26	SITE PLAN REVISION	SB

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PERMIT DRAWINGS

PROJECT No.:	25-030.06
DRAWN BY:	SJB
CHECKED BY:	SJB
DATE:	10/22/25
SCALE:	AS NOTED
CAD I.D.:	LP_10-22-25.DWG

PROJECT:

7-ELEVEN REMODEL RETROFIT

FOR

7-ELEVEN, INC.

LOCATION OF SITE
1008 SEAWAY DRIVE
FT. PIERCE, FL
34949

SCALE:

N

20 10 5 0 20
1"= 20'

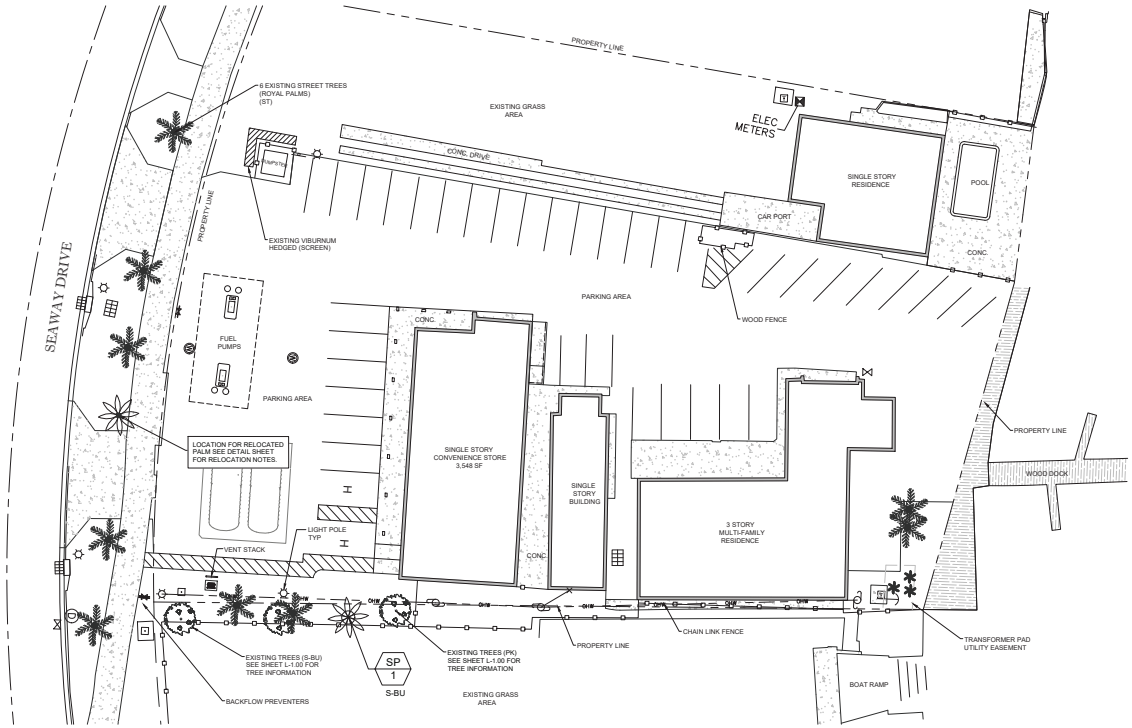
SHEET TITLE:

TREE DISPOSITION PLAN

SHEET NUMBER:

L-1.00

C:\USERS\BARBER\DOCUMENTS\DESKTOP 6-13-19\PROJECTS\0005 LIBIN ELITE - 1003\PROJECT\25-030.06 - 7-ELEVEN (FT. PIERCE)\DRAWINGS\CAD\LP_10-22-25.DWG PRINTED BY: BARBER 1:22:26 @ 3:31 PM LAST SAVED BY: BARBER



SITE DATA:

ZONING: C5 (TOURIST COM.)
SITE AREA: 36,565 SF (.839 AC)
RETAIL BUILDING AREA: 3,548 SF
RETAIL BUILDING EXPANSION: 68 SF
PUMP CANOPY: 888 SF
IMPERVIOUS AREA: 34,335 SF
LANDSCAPE AREA: 2,220 SF

PLANT KEY LEGEND:

BU - BUFFER
PK - PARKING
ST - STREET

PLANT SCHEDULE:

(ALL TREE, SHRUBS & GC SPECIES FROM CUTLER BAY LANDSCAPE LIST)

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (ALL MINIMUMS)	DROUGHT TOLL. >75%
PALMS					
SP	1	Sabal Palmetto	Sabal Palm	16' Ht	H
SOD					
SOD	3,450 SF	Stenotaphrum secundatum 'Floratam'	St. Augustine	Tight Joints, Neat, Level	L
MULCH					
MULCH	TBD	3" Layer of Shredded Hardwood (Cocoa Brown)			

* NATIVE SPECIES
** SOD AREA - CONTRACTOR TO VERIFY SQUARE FOOTAGE + 10% FOR CUTS

TREE MITIGATION NOTES:

1. SEE SHEET L-1.00 FOR THE TREE DISPOSITION PLAN IDENTIFYING MITIGATION REQUIREMENTS.

IRRIGATION PERFORMANCE NOTES:

1. AN EXISTING UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE REPAIRED AND RETROFITTED AS NECESSARY TO PROVIDE 100 PERCENT COVERAGE WITH HEAD TO HEAD OVERLAP FOR ALL LANDSCAPE PLANTINGS. THE WATER SOURCE WILL BE THE EXISTING CITY WATER / BACKFLOW PREVENTER. WATER IS PROVIDED THROUGH TRADITIONAL POP-UP SPRAY HEADS.
2. THE SYSTEM WILL INCLUDE THE REPAIR OR REPLACEMENT OF THE CONTROLLER AND RAIN SENSOR FOR WATER CONSERVATION. SYSTEM RUN TIME WILL BE SET AS NEEDED BETWEEN 10 PM TO 6 AM.
3. THE IRRIGATION SYSTEM RETROFITTED ELEMENTS WILL FOLLOW FLORIDA FRIENDLY WATERWISE PRINCIPLES. TURF, SHRUBS, AND TREES WILL BE WATERED BY SEPARATE AUTOMATIC IRRIGATION ZONES, AND ALL TREES AND PALMS WILL HAVE BUBBLER HEADS.

LANDSCAPE AND ROOT BARRIER NOTES:

1. TREE LOCATION AND SPACING IS BASED ON DESIGN REQUIREMENTS AND THE THE TREES SHOWN ON THIS PLAN ATTEMPT TO ACCOMPLISH SPACING REQUIREMENTS WHILE MAINTAINING THE REQUIRED SETBACKS FROM PUBLIC UTILITIES. IN ANY CASE THE TREES SHALL BE PLANTED IN ACCORDANCE WITH THE PLANT DETAILS SHOW HEREIN.
2. IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT THEN SOD ONLY WITH NO SHRUBS AND/OR TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WATER OR GRAVITY SEWER MAIN WITHOUT PRIOR CITY APPROVAL AND THE INSTALLATION OF A ROOT BARRIER. ALSO IF ANY EXISTING TREES ARE LESS THAN 10' MINIMUM OF ANY NEW WATER OR GRAVITY SEWER MAIN A ROOT BARRIER IS REQUIRED TO BE INSTALLED OR TREE RELOCATED/REMOVED.
3. SEE THE INSTALLATION DETAIL ON SHEET LP-5.01 FOR THE LANDSCAPE ROOT BARRIER DETAIL.

GENERAL LANDSCAPE NOTES:

1. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE ON PERPETUITY.
2. SEE PLANTING REQUIREMENTS AND GENERAL NOTES ON SHEET L-5.01.
3. ALL PLANTINGS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO WATERING, MULCHING, FERTILIZING, PEST MANAGEMENT, MOWING, WEED REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRIMMING AS SPECIFIED IN ANSI A300 PART 1. BUFFERS SHALL BE KEPT FREE OF NUISANCE AND INVASIVE SPECIES. SPECIES TO BE ADDRESSED ARE SPECIFIED IN STATE REGULATIONS CH. 5B-57.007 AND 62C-52.011 FAC., AND THE FLORIDA EXOTIC PEST PLAN COUNCILS LIST OF CATEGORY 1 AND 2 INVASIVE FOR THIS REGION.

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20 10 5 0 20
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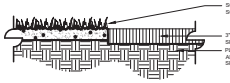
SHEET TITLE:

LANDSCAPE PLAN

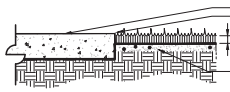
SHEET NUMBER:

L-1.01

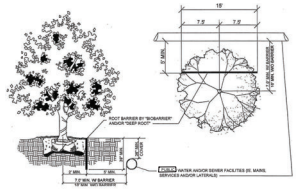
NOTES:
1. ALL MULCH SHALL BE PEST AND INSECT FREE.
2. COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.



1 MULCH APPLICATION
SCALE: NTS



2 SOD APPLICATION
SCALE: NTS

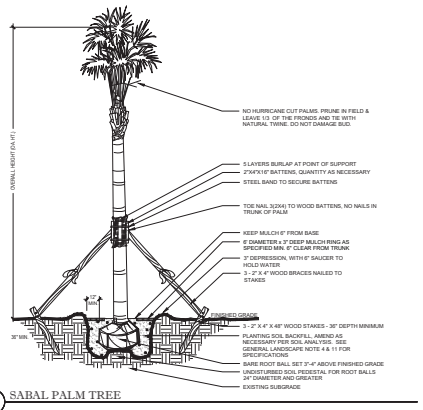


NOTE:
SEE LANDSCAPE AND ROOT BARRIER NOTES ON SHEET LP-1.01

3 LANDSCAPE ROOT BARRIER DETAIL
SCALE: NTS

PLAN

NOTES:
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. ALL TREE PITS SHALL BE APPROXIMATELY TWO TIMES LARGER THAN ROOT BALL.
3. FINAL STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.



4 SABAL PALM TREE

PALM RELOCATION AND PROTECTION NOTES

1. THOSE PALMS THAT HAVE BEEN SCHEDULED TO BE RELOCATED, SHALL BE MOVED 1 TIME, ESTABLISHED AND MAINTAINED USING PROPER ARBORICULTURAL AND HORTICULTURAL PRACTICES ACCEPTED BY THE INDUSTRY IN SOUTH FLORIDA.
2. ALL PALMS SCHEDULED TO REMAIN SHALL BE PROTECTED. IF DESTROYED DURING CONSTRUCTION, THE PALM WILL BE REPLACED WITH AN EQUIVALENT QUANTITY OF TREES OF LIKE SPECIES AND GROWTH CHARACTERISTICS, EQUAL TO THE HEIGHT AND CANOPY DIAMETER OF THE TREE(S) DESTROYED.
3. IF ANY PALMS SCHEDULED FOR RELOCATION ARE DESTROYED DURING RELOCATION OR DIE AFTER PLANTING, THE PALM WILL BE REPLACED WITH AN EQUIVALENT QUANTITY OF PALMS OF LIKE SPECIES AND GROWTH CHARACTERISTICS, EQUAL TO THE HEIGHT AND CANOPY DIAMETER OF DAMAGED PALMS.
4. MULCH USED FOR LANDSCAPE PLANTING AREAS WILL BE SHREDDED HARDWOOD OR APPROVED EQUAL.
5. ANY PERSONS CONDUCTING A PERMITTED PALM RELOCATION MAY BE REQUIRED TO POST A BOND TO INSURE THE SURVIVAL OF THOSE TREES DESIGNATED TO REMAIN. DETERMINATION OF THE BOND AMOUNT SHALL BE COMPUTED BASED UPON THE MOST CURRENT VERSION OF THE GUIDE FOR PLANT APPRAISAL, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR OTHER SOURCES AS DETERMINED BY THE DEPARTMENT'S DISTRICT LANDSCAPE ARCHITECT.
6. ANY PALM REMOVED OR RELOCATED WITHOUT A PERMIT HAVING FIRST BEEN ISSUED BY THE CITY LANDSCAPE ARCHITECT OR THEIR DESIGNEE, SHALL BE REPLACED BY AN EQUIVALENT REPLACEMENT INCLUDING PENALTIES. IF THE REMOVED PALM IS SO LARGE THAT IT'S REPLACEMENT IS NOT ACHIEVABLE BY ONE EQUIVALENT REPLACEMENT, THEN PALMS WITH EQUIVALENT CANOPY DIAMETER WILL BE PLANTED ON SITE. SAID REPLACEMENT PALM(S) SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR.
7. AN APPROVED BARRICADE SHALL PROTECT ALL PALMS SCHEDULED TO REMAIN, BEFORE AND DURING ALL CONSTRUCTION ACTIVITIES. A PERFORMANCE BOND IN ADDITION TO A PROTECTIVE BARRICADE MAY BE REQUIRED BY THE CITY LANDSCAPE ARCHITECT FOR ANY PALM PROTECTION, REMOVAL, OR TRANSPLANTING TO GUARANTEE PROTECTION OF A PALM(S) OR TO INSURE RESTORATION OF AN EQUIVALENCY. THE AMOUNT OF SAID BOND SHALL BE BASED ON THE EQUIVALENT VALUE OF THE PALMS SPECIFICALLY COVERED.
8. RELOCATION PROCEDURES FOR PALMS:
   a. BY HAND, REMOVE ALL OTHER VEGETATION AWAY FROM THE TRUNK OUT TO THE DRIPLINE.
   b. PROVIDE TEMPORARY IRRIGATION OVER THE ROOT ZONE AND IRRIGATE ROOT ZONE DAILY WITH 1/2 INCH OF WATER, 2 WEEKS PRIOR TO RELOCATION AND AFTER FOR ESTABLISHMENT. KEEP WATER OFF THE TRUNK.
   c. CUT THE ROOTS VERTICALLY AT THE DRIPLINE WITH AN AIR SPADE ALONG THE CIRCUMFERENCE OF THE DRIPLINE.
   d. ANY ROOTS ENCOUNTERED MUST BE CUT CLEANLY WITH LOPPERS, AND DAMAGED ROOTS TRACED BACK AND CUT CLEAN. BURLAP THE ROOT BALL IN PREPARATION FOR RELOCATION. UNDERCUT THE ROOTBALL ONLY AFTER A CRANE IS ATTACHED AND SUPPORTING THE WEIGHT OF THE PALM.
   e. RELOCATE THE PALM TREE WITH A CRANE (STRAPS ONLY) TO A PLANTING PIT 2-FEET IN DIAMETER LARGER THAN THE ROOTBALL AND SAME DEPTH OF THE ROOTBALL. BACKFILL AROUND THE ROOT BALL WITH CLEAN SANDY LOAM AND WATER IN. AFTER PLANTING, REPEAT STEP B. OVER THE ENTIRE TRENCH AND ROOTBALL AND WATER DAILY FOR 30 DAYS, THEN 3 TIMES PER WEEK FOR ONE YEAR FOR ESTABLISHMENT.
   f. INSTALL TREE PROTECTION BARRICADE AROUND THE OUTSIDE OF THE RELOCATED TREE DRIPLINE UNTIL END OF CONSTRUCTION.
   g. REFER TO THE LATEST EDITION OF ANSI A300 (PART 6) FOR STANDARD PROCEDURES REQUIRED FOR THE PRUNING AND RELOCATION OF PALMS. CONSIDER FROND REDUCTION BASED ON ONLY IF NECESSARY TO REDUCE EVAPOTRANSPIRATION AFTER RELOCATION.

GENERAL PLANTING NOTES:

1. ALL LANDSCAPE MATERIALS AND INSTALLATION SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. ALL TIER 1 INVASIVE EXOTIC SPECIES VEGETATION MUST BE REMOVED FROM THE ENTIRE PROPERTY AS A CONDITION OF SITE DEVELOPMENT. THESE REMOVALS INCLUDE EXOTICS WITHIN THE (ON-SITE) EXISTING LAKE SIDE VEGETATED AREA .
3. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, AS SET FORTH BY THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS. TREE AND SHRUB INSTALLATION AND ESTABLISHMENT SHALL FOLLOW THE GUIDELINES PROVIDED IN THE CURRENT EDITION OF THE ANSI A300 PLANTING STANDARDS. ALL CONTAINER STOCK REQUIRES ROOT BALL REMEDIATION AND SHEARING AT THE TIME OF INSTALLATION. PLANT MATERIAL SHALL BE LOCAL FLORIDA NURSERY STOCK.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TOPSOIL / PLANTING SOIL ANALYSIS REPORT WITH FERTILIZER RECOMMENDATIONS, FOR ORNAMENTAL PLANTINGS, PRIOR TO INSTALLATION OF THE PLANTING SOIL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY IMPROPER SOIL CONDITIONS (WETNESS, MUCK, DEBRIS, ETC.) PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL AMENDMENTS AND/OR FERTILIZER RECOMMENDED BY THE SOIL ANALYSIS REPORT FOR HEALTHY, VIGOROUS PLANT GROWTH. SEE NOTE 11.
5. ALL PLANT MATERIAL HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR PROJECT IMPROVEMENTS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE ELEMENTS UNTIL FINAL ACCEPTANCE BY THE OWNER'S REP. THIS MAINTENANCE SHALL INCLUDE BUT MAY NOT BE LIMITED TO MOWING, EDGING AND TRIMMING GRASS, KEEPING PLANTING BEDS FREE OF DEBRIS AND WEEDS, MANAGING ALL DISEASE OR INFESTATION, WATERING OF PLANT MATERIALS, AND MAINTAINING MULCH.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S REP.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND STAKE ALL UTILITIES. A MINIMUM OF TEN FEET SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREE PLANTINGS. IN ADDITION, ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOW LINE OF SWALES AND PROPOSED OR EXISTING STORM WATER INLETS.
9. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDER-STORY TREES AND SHRUBS OR GROUND COVER. THIS WILL ENSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
10. ALL PLANT MATERIALS TO BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED. BAG GROWN PLANTS ARE NOT ACCEPTABLE.
11. ALL LANDSCAPE BUFFERS WILL HAVE PLANTING SOIL CONSISTING OF A 12 INCH DEPTH OF UNCOMPACTED COARSE LOAM. PARKING ISLANDS WILL HAVE A 24 INCH DEPTH OF SIMILAR SOILS LIGHTLY COMPACTED IN 6 INCH LIFTS. ANY SOIL WILL HAVE A .5 TO 5 PERCENT ORGANIC MATTER WITH A pH OF 6.5 TO 7.0. THE PLANTING SOIL USED IN OTHER PLANTING OPERATIONS SHALL BE A MIXTURE OF 2 PARTS EXISTING TOPSOIL AND 1 PART CLEAN SAND. THE TOPSOIL SHALL CONSIST OF NATURAL, FRIABLE, FINE LOAM SOIL WITH A pH OF 5.5 TO 7.0, AND .5-5% ORGANIC MATTER. ALL SOILS SHALL BE FREE OF WEED SEEDS, PATHOGENS, LITTER, SOD, CLAY, ROAD BASE, STONES, ROOTS, STUMPS, AND TRASH. SOIL DEPTH SPECIFIED ON THE PLANS IS MEASURED AFTER LIGHT COMPACTION. TOP SOIL THAT DOES NOT MEET THIS SPECIFICATION SHALL BE SUBSTITUTED WITH PROPER BORROW SOIL. SEE NOTE 4.
12. BED PREPARATION: LOOSEN SOIL TO A MINIMUM DEPTH OF TWELVE INCHES AND REMOVE ALL DEBRIS. RE-GRADE THE BED TO ITS ORIGINAL GRADE. DIG PLANTING PITS AT 1.5 TIMES THE DIAMETER OF THE POT. FILL PLANT PIT WITH SPECIFIED PLANTING MIX AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8 DEPTH OF THE ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL. REMAINDER OF HOLE WITH PLANTING MIX. FERTILIZE EACH PLANT WITH THE RECOMMENDED RATE BASED ON SOIL ANALYSIS AND RECOMMENDATIONS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL SOIL AND RAKE THE BED TO ITS FINISH GRADE. COVER ALL BED AREAS WITH A 3" DEPTH OF APPROVED ORGANIC MULCH, ENSURE MULCH OVER ROOT BALLS DOES NOT EXCEED A DEPTH OF ONE INCH. REMOVE ALL DEBRIS FROM THE MULCH. WATER BED THOROUGHLY.
13. ALL PROPOSED PLANTING AREAS SHALL RECEIVE A THREE INCH LAYER OF MULCH. ALL TREES NOT LOCATED WITHIN A PLANTING BED SHALL RECEIVE A FOUR FEET DIAMETER MULCH RING. MULCH SHALL BE FLORIMULCH MELALEUCA. CYPRESS SHALL NOT BE USED.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO ENSURE AT LEAST THREE PERCENT POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST SIX INCHES BELOW FINISH FLOOR OF THE ADJACENT BUILDING. PARKING LOT ISLANDS SHALL SLOPE AT THREE PERCENT FROM CENTER. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT TWO INCHES BELOW THE FLATWORK.
15. SLOPES GREATER THAN 4:1 SHALL REQUIRE SODDING FOR STABILIZATION.
16. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION, HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE AND MAYBE UTILIZED AT THE OWNERS DISCRETION.
17. IF ALTERNATIVE VEGETATION IS UTILIZED (I.E. MATCHING AND/OR EXTENDING EXISTING SHRUB BED, THE INSTALLED MATERIAL MUST BE HEAL THY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. MATERIAL IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.
18. SOD SHALL BE INSTALLED IN ALL DISTURBED LANDSCAPE AREAS THAT ARE NOT PLANTED OR HARDSCAPED. CONTRACTOR SHALL VERIFY SOD QUANTITY. NO SOD SHALL BE PLANTED UNDER DRIPLINE OF EXISTING TREES.
19. LANDSCAPE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR REPLACE ANY CONSTRUCTION DAMAGED OR REMOVED LANDSCAPE MATERIALS, ON OR OFF SITE, THAT ARE NOT DELINEATED ON THE DEMOLITION PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER'S REP. PRIOR TO ANY REMEDIATION LANDSCAPE EFFORTS.
20. SEE IRRIGATION SHEET L-1.02 FOR THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED THAT MEETS THE STANDARDS OF THE CITY CODE.

GENERAL LANDSCAPE NOTES:

1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. SHEET(S) ARE FOR LANDSCAPE REFERENCE ONLY.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER'S REP.
3. THE LANDSCAPE PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE DEED RESTRICTIONS OR REQUIREMENTS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO BIDDING, AND NOTIFY OWNER'S REP OF ANY PLAN DISCREPANCIES PRIOR TO CONSTRUCTION. RESOLUTION OF DISCREPANCIES FOUND DURING CONSTRUCTION SHALL BE IN FAVOR OF THE OWNER.
5. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
6. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE MINIMUMS ONLY. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. OWNER'S REP SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
7. CONTRACTOR TO NOTIFY 'SUNSHINE STATE ONE CALL OF FLORIDA, INC AT 800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
8. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER AFTER FINAL ACCEPTANCE.

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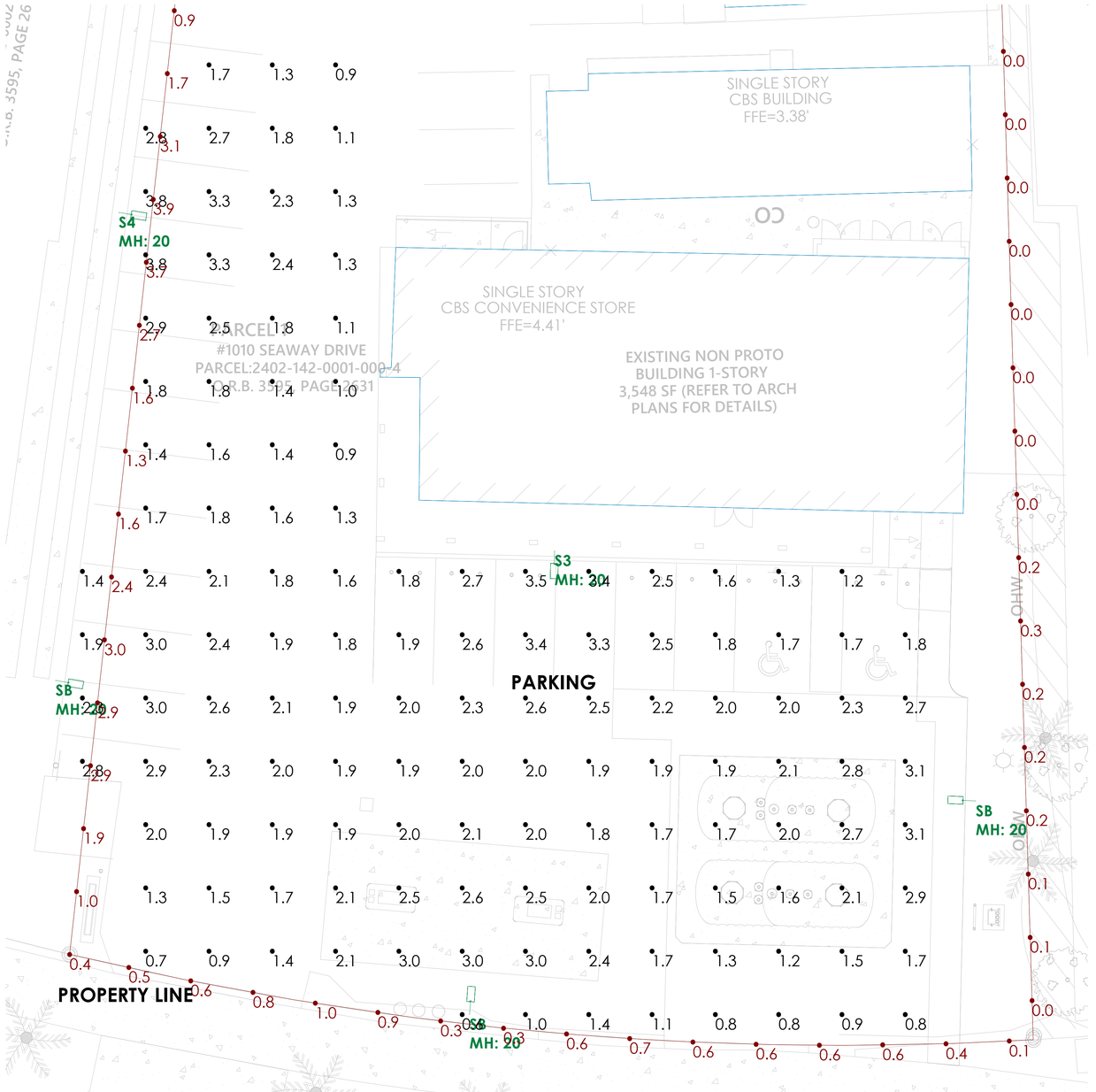
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:

L-5.01

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Luminaire Watts	LLF	Description	Manufacturer
	1	S3	Single	8362	54.129	0.900	OPF-S-A02-840-T3M	GARDCO
	1	S4	Single	9893	63.59	0.900	OPF-S-A03-840-T4M	GARDCO
	3	SB	Single	6861	63.59	0.900	OPF-S-A03-840-BLC	GARDCO

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Grid Z
PARKING	Illuminance	Fc	2.01	3.8	0.6	3.35	6.33	10	10	0
PROPERTY LINE	Illuminance	Fc	0.56	3.9	0.0	N.A.	N.A.	10	N.A.	N.A.



PHOTOMETRY
Scale: 1 inch= 10 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures.

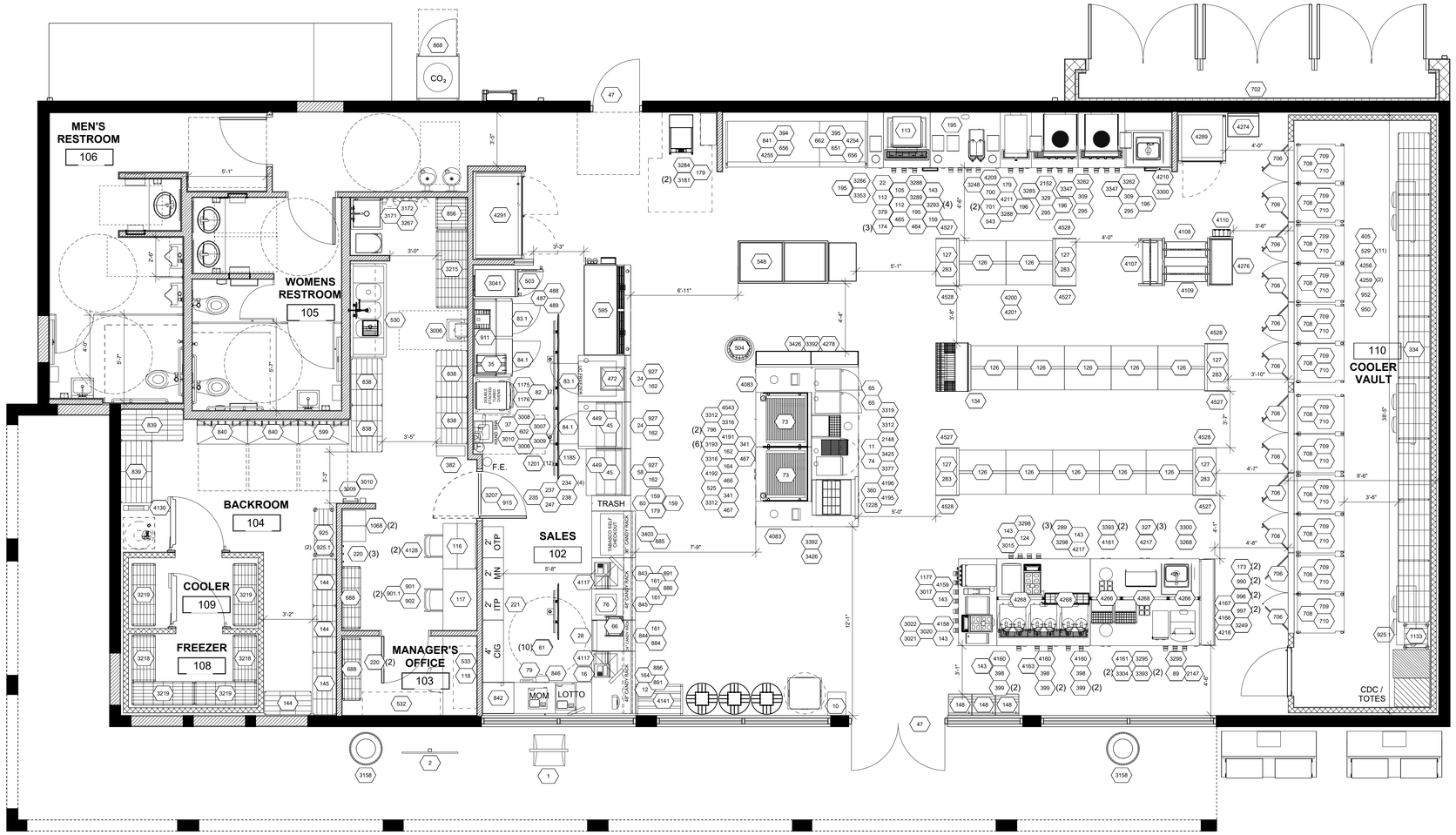
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep: MAHIR SEHIC
Office: FT LAUDERDALE
Contact No:
Processed By: JNP
Filename: 03272026 - SEAWAY DREAM TEAM LLC.AGI

SEAWAY DREAM
TEAM LLC

Date:3/27/2026



APPROVED:
YES ☒ | NO ☐

N

42869 - 1057278 - FORT PIERCE, FL - NON PROTO

MERCHANDISE GONDOLA SECTIONS	HEIGHT	QTY
T-UNIT	54"	24
END CAP	54"	5
FritoLay END CAP	54"	1
WINE FIXTURE	54"	3
LOW WALL	36"	0
HIGH WALL	72"	0
TOTAL SALES SECTIONS		33

MERCHANDISE EQUIPMENT	QTY
VAULT DOORS	12
BEER CAVE DOORS	0
LOW TEMP DOORS	1
SLURPEE	8 BARRELS
POST MIX	40 FLAVORS
ROLLER GRILL	2 SELF SERVE
SANDWICH CASE	9' LF
BAKERY CASE	1 LARGE
NOVELTY CASE	1 LARGE
ICE MERCHANDISER	INT: 1 / EXT: 0

BACK OF HOUSE STORAGE	LF
DRY SHELVING	39'
COOLER STORAGE	39'
FREEZER STORAGE	14'
OVERHEAD STORAGE	15'

OCCUPANCY			
MERCHANDISE	1770 SF / 60	=	30 PEOPLE
QUEUING	48SF / 5	=	10 PEOPLE
SEATING	## SF / 15	=	0 PEOPLE
KITCHEN	### SF /200	=	0 PEOPLE
SALES	278 SF / 60	=	5 PEOPLE
BACKROOM/UTILTY VAULT	777 SF / 300	=	3 PEOPLE
OFFICE	43 SF /100	=	1 PEOPLE
RESTROOM	310 SF / 60	=	0 PEOPLE
	TOTAL		49 PEOPLE

OCCUPANCY LOAD (>49) = 49
TRAVEL DISTANCE (<200) = 66'
COMMON PATH OF TRAVEL (<75) = 51'
RESTROOMS REQUIRED = 2
EXITS REQUIRED = 2

WALL TYPE LEGEND
EXTERIOR WALL
NEW WALL FULL HEIGHT
NEW WALL PARTIAL HEIGHT
NEW COOLER WALL
NEW COLUMN

SPECIFICS

APPROVAL DATE: 4/13/2026
7-11 DESIGN MANAGER: L. LONG
BASE PROTOTYPE: NON PROTOTYPE
PROTOTYPE RELEASE - 2025-04 ISSUE DATE 12.19.2025
SHELL CONSTRUCTION: EXISTING
BUILDING SIZE: 3,548 SF
GAS ☒ | BEER ☒ | WINE ☒ | LIQUOR ☐

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN #42869 - 1057278
1010 SEAWAY DR.
FORT PIERCE, FL

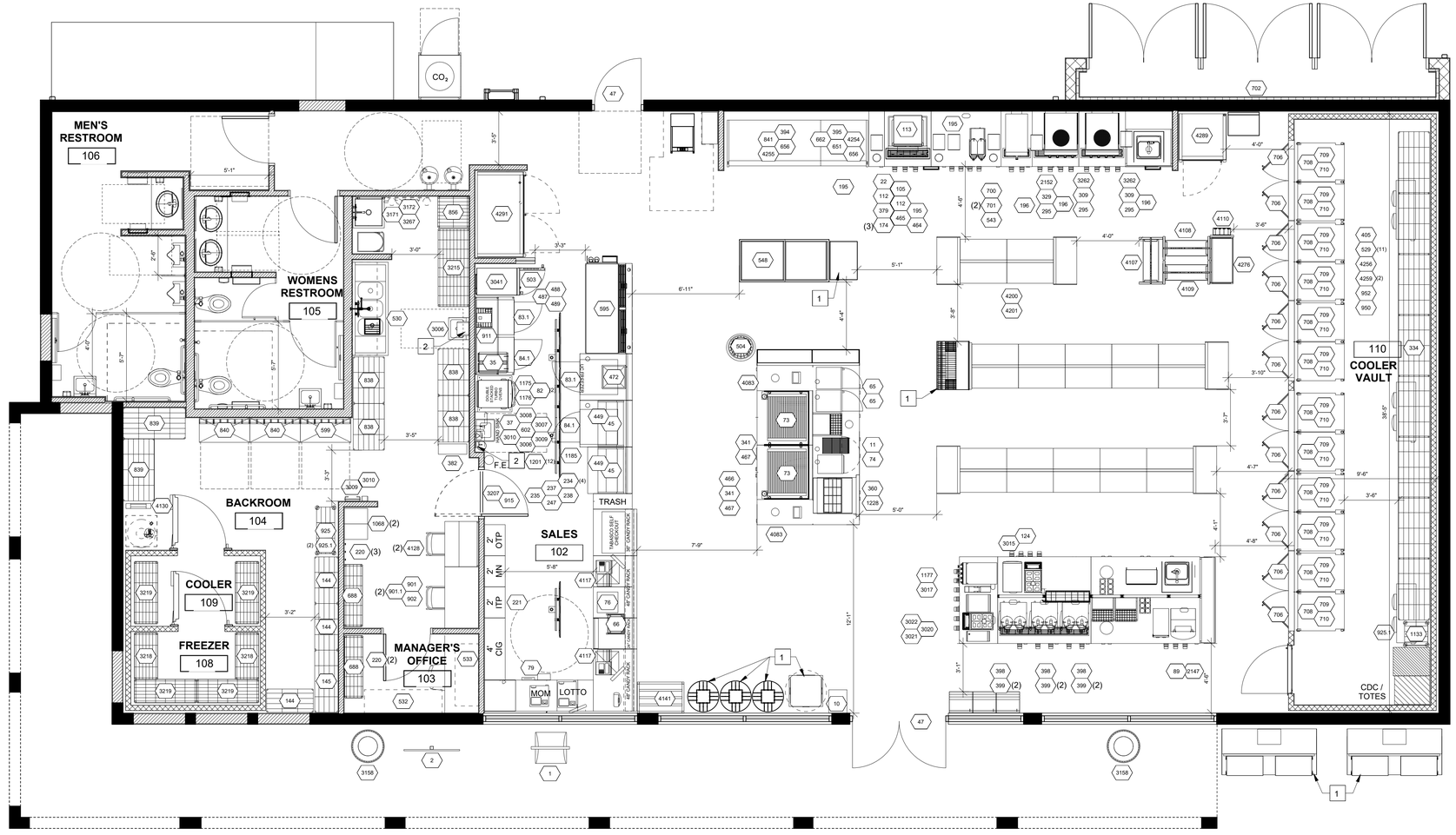
Project #:	2026216.47
Scale:	1/4" = 1'-0"
Date:	4/13/2026
Drawn By:	MC
Checked By:	MC

Documents prepared by A/E Firm are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, by owner or any other party, without the expressed, written consent of A/E Firm is done at the user's own risk. If used in a way other than that specifically intended, user will hold A/E Firm harmless from all claims and losses.

3638 West Galloway Drive
Rockfield, OH 44286
Phone 330.572.2112
Mark S. Salopek, LLC

VERSION:
LAYOUT 1

KEYNOTES
1. 3RD PARTY VENDOR-SUPPLIED ITEM.
2. HAND SOAP OR SANITIZER TO BE PROVIDED BY OWNER AND INSTALLED ON WALL BY HAND SINK.



N

1 FORT PIERCE, FL - EQUIPMENT FLOOR PLAN
1/4" = 1'-0"

EQUIPMENT REVIEW
APPROVAL DATE: 4/13/2026
7-11 DESIGN MANAGER: L. LONG

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #42869 - 1057278
1010 SEAWAY DR.
FORT PIERCE, FL

Project #:	2026216.47
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Mark S. Salopek, LLC
3639 West Gateway Drive
Pompano Beach, FL 33069
Phone 330.572.2112

VERSION:
EQ1.0

ITEM	QTY	ORACLE	SUPPLIER	PART NUMBER	WEIGHT	DESCRIPTION
1	1	03304401	Turnkey Resources	0		7-11 Windmaster Sign Consists of (1) 4205bkfp / 4200rbgg And (2) 2844in
2	1	03304400	Turnkey Resources	0		7-11 Pole Sign Consisting Of (1) X-46180 And (2) 4155in
10	1	03240000	Plasticade	0		6 Count Red Shopping Baskets With Stand 17 Long X 12 Wide X 8.5 High (American Store Fixtures) - (Includes Two 7-Eleven Stickers For Each Basket)
11	1	00804910	Merchandising Systems Inc	NAC3T		3 Shelf Nacho Counter Rack
22	1	03299748	Mariani	MC16-3172		Mccann Water Booster
35	1	00032220	Star Manufacturing Int'L Inc	GR14		Gr14 Sandwich Press 120 Volt Unit Star
37	1	03291395	John Boos	PBHS-W01410-SS LR		Hand sink, SPLASH MOUNT: 4in ON-CENTER, Stainless Steel, Bowl Size 14inX 10inX 5in Drain size 1-7/8in splash side LH & RH
45	2	06170391	Sanden Vendo America Inc	HFDC		Combo Serve Case, Tempered Glass, 6 Prod Temp Zones, Programmable Temp Controller With Assoc Timers, Xenon Lighting, Wire Racks, 2 Swing Open Front Doors, 2 Sliding Rear Doors. 115/1/60 Elec
47	2	03266434	Home Depot Usa Inc	0		6" Front Stick Vinyl Decal - Single Item Per Order
65	2	00052320	Ettinger-Rosini & Assoc Inc	NE-17571		Panasonic Ne-17571 1700 Watt Microwave
66	1	03159318	Disply Source Alliance	107881BA DSCosmicStrandz		Multi Day Unit, Cosmic Strandz - (Bakery Rack/Banana rack) - overcounter display
73	2	03180540	Apw/Wyott Corp	HRS-75W-5T		Hot rod Roller Grill, 208/240v W/Truturn Coat 7/11 Replaces Item # 00010770; order with leg kit. Mount grill on 6" legs provided.
74	1	00044720	Star Manufacturing Int'L Inc	HPD2-120V		Chili Cheese Dispenser - 8mhpde2-120v Peristaltic Dispenser, Accy Kit 8mhpd2-711-P-K
76	1	00750777	Take A Ticket Inc	ICM(I) 32		32 Game Lottery Ticket Unit
79	1	03114254	Tidel Engineering Lp	Series 4		Tidel Safe
82	2	03135810	Turnkey Resources	ENC-9600-600		Turbo Chef Bullet Oven, UL (KNLZ) ventless operation, EPA 202 test (8 hrs), internal catalytic filtration, stainless steel
83.1	2	03119473	Turbo Air Inc	MUF-28-N-1C-71 1S		Freezer, undercounter, R290, Work Top, One Section, 27" Wide, 7.0 Cubic Feet, ADA MODEL, 1" Casters with 1" drain pans, Sneezeguard, 1 yr warranty ENERGY STAR
84.1	2	03119472	Turbo Air Inc	MUR-28-N-1C-71 1 S		Refrigerated, undercounter, R290, Work Top, Left Hinge, One Section, 27" Wide, 7.0 Cubic Feet, ADA MODEL, 1" Casters with 1" drain pans, Sneezeguard - all stainless, exterior, 1 yr warranty ENERGY STAR; fits under Metro workstation
89	1	03136112	Kan Pak Llc	CDG-211		Two Head Refrigerated Dispenser With Bulk Cream Graphics - Includes Standard 1 Year Parts And Labor Warranty For Bulk Cream Dispenser
105	1	04300414	Hoshizaki	FD-1002MRJ-CB		Hoshizaki Ice Maker, BLACK PANEL, Cubelet-Style, Remote Air-Cooled, Remote Condenser, production capacity up to 821lb/24 Hours, R404-A refrigerant, 115V/60/1-ph, 15.7 Amps
112	2	03164150	Hoshizaki	R404-3546-2		Pre-charged 35' refrigerant line set for Hoshizaki Ice Maker - May need two
113	1	05990032	Cornelius	621058782		IDC Pro - 20 FTN Brands with 4 Flavor Shots,7-Eleven USB unit comes w/ drip tray
124	1	07812000	Franke Coffee Systems	A800		Bean to Cup, coffee grounds ejector, cup sensor, gloss black
144	3	03265601	Intermetro Industries Corp	7114183		Single Vault Storage Shelving Unit, 18x36 - Supplier Prt# 7114183
145	1	03265602	Intermetro Industries Corp	7114184		Single Vault Storage Shelving Unit, 18x48 - Supplier Prt# 7114184
174	3	03299749	Mariani	AC974-00140-01		14 Line Bundle, 200'
195	3	03304868	Dispense Rite	MD# TLO-STNH-		Item # 95 Lid, Straw And Napkin Dispenser Md# Tlo-Stnh
196	3	03304867	Dispense Rite	MD# TLO-DL-STNH		Item # 96 Dome,Straw And Napkin Dispenser Md# Tlo-Dl-Stnh
220	5	03304849	Turnkey Resources	No vendor number		Bathroom Door Coat Hook By Asi 11 Gauge 304 S/S With Satin Finish Md#8425
221	1	03118158	Imageworks Display & Marketing Group Inc	711IM-10HP		10ft HP Impact Store Set - 7-Eleven
234	4	00804913	Merchandising Systems Inc	PTR5T		Pizza Thawing Rack - 5 Tier - Chrome Plated Steel
235	1	03164205	Turnkey Resources	Hot Food Smallwares Kit		Hot Food Smallware Kit:(2 ea) Winco PPC-4 Pizza Cutter, (1 ea) Cambro 34CW135 1/3 Size Food Pan, (1 ea) Cambro 30CWGL135 Food Pan Cover with Gasket, (1 pr) Winco OMF-15 15in Oven
237	1	00804912	Merchandising Systems Inc	PPDR		Pizza Pan Drying Rack - 10 Spaces - Chrome Plated Steel Wire Gage 6
238	1	04410097	Turnkey Resources			Hot Foods Dipping Sauce Rack 22" X 6"X 4"(Heinz) - 1 Per Box
247	1	03299546	Turnkey Resources	Bake In Small Wares		Bake in Store Smallwares Kit
295	3	03262198	Fbd Partnership Lp	12-3003-0003		Refrigeration Lines Kit (Condenser To Dispenser), Remote Install, 50" Metal Flex
309	2	03129997	Fbd Partnership Lp	12-2567-0002		4 BRL Install Kit - Bulk System
329	1	03309718	Fbd Partnership Lp	12-2474-0073		FBD 561 beverage install kit for multi flavor machine bulk sys
334	1	03265621	Intermetro Industries Corp	711V8244		8 Unit Vault Shelving, 24x48 Shelves Consisiting Of (32) 74pk3, 74" Metroseal Iii Post (33) 2448nk3, 24x48 Metroseal Iii Shf (2) 5f55n3k3, 3-Sided Dbl Snkfrm 2448 In K3 For Model # 711v8244
341	2	03125978	Apw/Wyott Corp	21783950		Roller Grill Controller Cover for HRS-75 RG
360	1	03119409	Turbo Air Inc	MST-28-711S-AD A		Refrigerated Condiment Station, One Section, 27" Wide, 7.3 Cubic Feet, Sneezeguard, Ada Model - 1 Yr Warranty
379	1	05990020	Cornelius	629097436		IDC Pro Extended Splash Plate w/ ADA touchpads
382	1	03115271	Adco Industries/American Distributing Company	07011		Stowaway Cart, 22"D x 36"W x 37-1/4"H
394	1	03129750	Imagine Print Solutions Inc.	SV 6FT POP KIT		Sanden 6ft Deli Case Pop Kit. Includes: 1 Frame, 1 Insert 48x18, 1 Insert 22x18
395	1	03129753	Imagine Print Solutions Inc.	3FT POP SANDEN		Sanden 3ft Deli Case Pop Kit. Includes: 1 Frame, 2 Insert 35x18
398	3	03126320	Bunn O Matic Corporation	51200.011		Infusion Twin Soft Heat with Faucet Extension, Blk/SST (711) includes overlay and preloaded software
399	6	03126268	Bunn O Matic Corporation	27850.0200		Infusion Soft Heat Server
405	1	00010735	Adco Industries/American Distributing Company	NZ Cooler Cady - handle		Vault Dolly Handle - (Handle Only)
449	2	06170430	Sanden Vendo America Inc	1276786		POP Kit
464	1	03299780	Mariani	183-165-01		Water Regulator, 65 psi
465	1	04300399	Mariani	TC52615N		Secondary Regulator,1 product, 1 pressure
466	1	03180542	Apw/Wyott Corp	21858500		Bwd-75n, Bun Warmer, Dry, 208v 200w Replaces Item # 00010771
467	2	03180541	Apw/Wyott Corp	21794095		Kit, Divider Hrs-75 Wide Flat Replaces Item # 00010772
472	1	03121004	Wisco Industries Inc	00690-25-2-001-BLK		Wisco Unit - MODEL 690-25 w/2 DOOR W/25 IN BLACK CORNERS
487	1	04300844	Bixolon	XL5-40		Bixolon Printer with 7MD
488	1	04300843	Bixolon			Iconex Linerless labels
489	1	03291677	Metro			Metro Mounting Racks
503	1	00097816	Alto-Shaam	5028895		Equipment Stand w/ Casters
504	1	00804916	Merchandising Systems Inc	F3WB		3-Tier Mobile Wicker Basket Display, Single Sided, 4 Casters, 48"H X 21"W X 22"D
529	11	00032032	Turnkey Resources	NZ Cooler Caddy		Small - Vault Dolly Kit (Pkg Of 6) (No Handle) - Supplier Prt # - Nz Cooler Caddy
530	1	03291536	Intermetro Industries Corp	711SGS6		72" Sink Wall System - Metroseal
532	1	03265637	Intermetro Industries Corp	711DW185		60" Shelf System (Inside Office - Side Desk Wall System)
533	1	03265638	Intermetro Industries Corp	711DW184		48" Shelf System - (Above Office Desk)
543	1	03126200	Bunn O Matic Corporation	49304.0001		ITBDD Sweetener Pump Kit
548	1	03119467	Turbo Air Inc	TFS-25F-N		Top Open Island Freezer - Novelty Case
595	1	04300316	Advanced Wire Products	RAK-0788-ASMB		Advanced Wire Products CORE In-Line Bakery Case, 71.25Lx36Dx58.5H
599	1	03299751	Mariani	11044		3x4/4 Vertical Rack, no pumps (Pumps supplied by FBD)
602	1	03136254	Turnkey Resources	B-1146		T&S Brass Faucet - Gooseneck Nozzle, Splash Mounted (Order With Hand Sink) (Lead Free)Supplier Prt # B-1146
651	1	06170382	Sanden Vendo America Inc	RSC3RA011		Type II Air Cooler 3' Display Case (Black/Black) (Center Only. No Side Panels)
656	2	06170308	Sanden Vendo America Inc	1225604		RSC, Refrigeration Line Set 50' (3/8" / 3/4")
662	1	06170366	Sanden Vendo America Inc	1222264		Kit, RSC Joining
688	2	03265616	Intermetro Industries Corp	711C4144		Shelving - Chrome 4 Tier Unit 48"W X 14"D X 74"H (For: Back Room When Applicable)
700	1	03126303	Bunn O Matic Corporation	52000.0002		Iced Tea/Coffee Brewer -Itb Ddil W/Sweetener
701	2	03126170	Bunn O Matic Corporation	39600.0059		Iced Tea/Coffee Dispenser with drip tray
702	1	03210048	Automated Logic Corp			3 Carrier RTU's (I/O Flex), Intelligen, Outside Lights
706	12	03175725	Anthony Door	I090 21ZN		Anthony Infinity 90 Vault Door, 30x79 to include shelving, lights and locks in Satin Silver
708	12	03124408	Bruegmann Usa Inc			Bruegmann Glide Kit (7) glide sets for Vault and Beer Cave 28.6Wx36D
709	12	03124407	Bruegmann Usa Inc			Bruegmann Glide Kit (1) glide sets for Vault and Beer Cave 28.6Wx36D
710	12	03175728	Anthony Door			Single Anthony Shelf 30"Wx36"D
838	4	03265691	Intermetro Industries Corp	Kit		Vault 24"X36" Shelving Unit 4 Tier - Metroseal
839	2	03265622	Intermetro Industries Corp	7114244		Vault 24"X48" Shelving Unit 4 Tier - Metroseal
840	2	03299750	Mariani	11042		3X4/4 Verticle Rack, 16 Flojet syrup pumps
841	1	06170372	Sanden Vendo America Inc	RSC6RA013		Remote Air-Cooled 6' Display Case Rsc Series (Black / Black), Low Deck, Led Lighting, 14 Adjustable Glass Shelves. W/ Top Valence Kit
856	1	03265694	Intermetro Industries Corp	711CS22		24"X24" Cleaning Supply Storage 5 Tiered 24 X 24 X 74 Shelving Unit - Finish/Metroseal Iii - Supplier Prt # 711cs22
901	1	03291075	Turnkey Resources	FB001649CI-CART		Pull Cart for folding bins
901.1	2	03291076	Turnkey Resources	FB001649CI-BINS		Folding Bin, box of 5
902	1	03291252	Turnkey Resources	FB0000001775		New Store Kit
911	1	03291576	Intermetro Industries Corp	711DCC5B		60" Metro Workstation - DCC Work Station Click and Collect - 30 x 60 x 74
915	1	03129503	Mueller Door Corporation	7-11-A1/2X3684-sgl		Apexx Series 1/2" T x 36"W x 84"H Single, Color: Dark Gray, No Seals, Integrated Jamb Guards, ADA G.F. Window Design, No Wear Plates, Zero Maintenance Hardware With a Lifetime Warranty
925	1	03291568	Intermetro Industries Corp	711RC143CB		Replenishing Cart ONLY (CHROME)- 14"X36"X60"H, Consists of: (4)1436NC, 14"X36" Chrome Wire Shelves, (4)54U, 54" Chrome Posts, (4)5M Casters (Quote JZ687)-711RC143CB- Packed in box W/Assembly Instructions. NOTE: This unit requires (2) MB302. Supplier part # 711RC143CB
925.1	3	03291572	Intermetro Industries Corp	MB30250B6		Bins (used with Replenishing Cart #925: 1 with 711RC1818KB and 2 with 711RC143CB) - (1 BOX of 6) -(Quote JZ689) MB30250B / MB30250B6. Supplier part # MB30250B6. Cost is each box of 6
950	1	00130542	Heatcraft Worldwide Refrigeration	59316302		Hail Guard for Condensing Units #934, 935, 936, & 937
952	1	00130543	Heatcraft Worldwide Refrigeration	59320202		Hail Guard for Condensing Units #654, 655, 938, and 941
1068	2	03164177	Turnkey Resources			6-Tier Locker, Win-Holt Equipment Model WL-66/18, Assembled 12"Wx18"Dx78"H, Including 6" legs.
1133	1	03291567	Intermetro Industries Corp	711RC1818KB		Replenishing Cart ONLY (for the Vault) - 18"D x 18L" x 60"H - Consists of: (5)1818NK3, 18"x18" Metroseal Wire shelves, (4)54UPK3, 54" Metroseal Post, (4)5M Casters, (Quote JZ688)
1175	1	03135813	Turbochef Technologies Inc	ENC-2027		Enc 2027 Narrow Stacking Stand (Used With Enc-3048)
1176	1	03135812	Turbochef Technologies Inc	ENC-3048		18" Cart And Clamps Kit For Double Stacking Ovens (2 Encores Or Bullets)
1177	1	06660123	Micro Matic Usa Inc	MMCT4TAP		Mmct4tap - 4 Tap Countertop Beverage System
1185	1	04300511	Turnkey Resources	TK38451		4 Screen Ceiling Mount Digital Menu Board Package, 2020 Program Without Media Engines Tk38451
1201	12	04410128	Turnkey Resources	711-CUTGUIDE		14" Cutting Guide With Raised Feet - Clear Coat Anodized
1228	1	03848886	Turbo Air Inc	CT28711		Condiment station divider template for turboair grill condiment unit.
2147	1	03126365	Bunn O Matic Corporation	38100.005		5- Head Powder Cappuccino Unit Imix5s+, Top Hinge, Ss & Blk, 120v
2152	1	03310811	Fbd Partnership Lp	771-621-7002		Frozen Uncarbonated Beverage, 7-Eleven, Lemon/Tea, SS, REMOTE, Video Door (Frozen Lemonade)
3006	2	03164426	San Jamar	T1100TBK		Manual Paper Tower Dispenser
3007	1	03267012	Gojo	000-949-475 FMK BLK		Soap Dispenser
3008	1	03267013	Gojo	00-949-475 NXT (2120-06)		Hand Sanitizer
3009	2	03307013	Marco	ABS-25318		3-Box Disposable Glove Rack
3010	2	03307014	Marco	ABS-25319		Hair Net Dispenser
3015	1	03129957	Follett LLC	15CI100A-IW-NF-ST-00		Countertop ice and water dispenser, NO FILTER
3017	1	03291361	Cal-mil	2051		Lid & Cup Dispenser
3020	1	07812012	Franke Coffee Systems	SU/UT12		Franke Milk Refrigerator
3021	1	07812006	Franke Coffee Systems	TDFS6		Flavor Station
3022	1	07812011	Franke Coffee Systems	A1000		Coffee Maker
3041	1	00097801	Alto-Shaam	VMCH4HRH		Vector Series Multi-Cook Oven, RIGHT HINGE 208/240V/60/3phase, with cord and plug
3158	2	03175280	Wasau Made	MF3399		Exterior Trash Can, Black
3171	1	07883000	Ecolab	T0-10		New Ecolab Water Filter T0-10 System
3172	1	07883003	Ecolab	T0-10S		New Ecolab Water Filter T0-10S (scale) System
3207	1	03129515	Mueller Door Corporation	Apexx-Q		7" Galvanized Knock Down Frame, Jamb Face 2", Head Face 2", Galv A60, With Reinforcement For Hardware Mounting. For 36" Door.
3215	1	03291651	Intermetro Industries Corp	711625NK3		Vault 24" x 60" Shelving Unit, 6-Tier - Metroseal
3218	2	03291658	Intermetro Industries Corp	7116183NK3		Vault 18" x 36" Shelving Unit, 6-Tier - Metroseal
3219	4	03291659	Intermetro Industries Corp	7116184NK3		Vault 18" x 48" Shelving Unit, 6-Tier - Metroseal
3262	2	03310809	Fbd Partnership Lp	774-621-7003		Fbd 774 Rc, Video Door Included
3267	1	04300901	Ecolab	9221-3708		Split Twin Head Manifold
3268	1	03503265		6209250-004		Counter, ADA safe-style sink, 34H, cab-36x29, 32"W opening on front, 5.25H cover panel, sloped cover panel w/ access panel & base plate to cover plumbing, no top - offset fillers, stainless steel 24x36, sink- 19x18, touchless faucet model T&S EC-3103, on base; gunmetal gray / black
4083	2	04300605	Dispense Rite	CT-FULL-BS		4-1/2" L x 5" H x 6-1/2" W Built-In Napkin Dispenser
4107	1	04300822	Marketing Alliance Group	SE-281		MAG 3ft Endcap Wine 57"H Fixture w/Wine Cellar Sign 71"H - White/Red Side Graphic Panels
4108	1	04300823	Marketing Alliance Group	SE-282		MAG 3ft Endcap Wine 57"H Fixture w/Wine Cellar Sign 71"H - Red/Red Side Graphic Panels
4109	1	04300824	Marketing Alliance Group	SE-283		MAG 3ft Endcap Wine 57"H Fixture w/Wine Cellar Sign 71"H - White/White Side Graphic Panels
4110	1	04300825	Marketing Alliance Group	SE-284		MAG Wine Fixture Endcap/In-Line Powerwing Kit for 57" H Fixture - Shelves & Hooks
4117	2	07300003	Nct Technologies Group Inc	NA		Selling Point Rack for POS / Sales Area.
4128	2	05874001		GB-210B		Folding Chairs
4130	1	03267016		GLHD-3		Step Ladder
4141	1	04410222	New Age	2008		Dunnage Rack 24"D x 12"H x 36"L
4200	1	02887267	LIGHTING FOR IMPACT LLC	7848C-01		CS42-41-28-FD2-NPK-3TQO-WST-DWR-DIVR-OB-0.75RF-CSTR- SMBP42.787-43.5-WL-7E
4201	1	02887268	LIGHTING FOR IMPACT LLC	7848C-02		7-Eleven - Prototype CST - Power Components
4254	1	00130826	Heatcraft Worldwide Refrigeration	BCH0010MBACYA 0000		1HP Med Temp Standard Condensing Unit 1PH. HFC/A2l
4255	1	00130834	Heatcraft Worldwide Refrigeration	BCH0020MBACYA 0000		2 HP Med Temp Standard Condensing Unit 1PH. HFC/A1/A2L
4256	1	00130873	Heatcraft Worldwide Refrigeration	BCH0050MCACYA 0900		5HP Med Temp IntelliGen Condensing Unit HFC/A1/A2L
4259	2	00130896	Heatcraft Worldwide Refrigeration	BEL0105BY6MAG 0212		2 Fan IntelliGen LOP Air Defrost Evaporator R-454A 105
4276	1	02897126	Marketing Alliance Group	SE-340		3' Beer Endcap 57"H
4289	1	03140627	Zero Zone Inc	1RHLC30IM-454C		1-Door Remote Ice Merchandiser W/ Black Doors (To Be Used w/ Condensing Unit 69-10734)
4291	1	03140629	Zero Zone Inc	2RHLC30-454C		2 Door Highlight Black Exterior Low Temp Doored Remote Case with 20 1/4" shroud (To Be Used w/ Condensing Unit 69-10735)

EQUIPMENT REVIEW

APPROVAL DATE: 4/13/2026

7-11 DESIGN MANAGER: L. LONG

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #42869 - 1057278
1010 SEAWAY DR.
FORT PIERCE, FL

Project #:	2026216.47
Scale:	1/4" = 1'-0"
Date:	4/13/2026
Drawn By:	MC
Checked By:	MC

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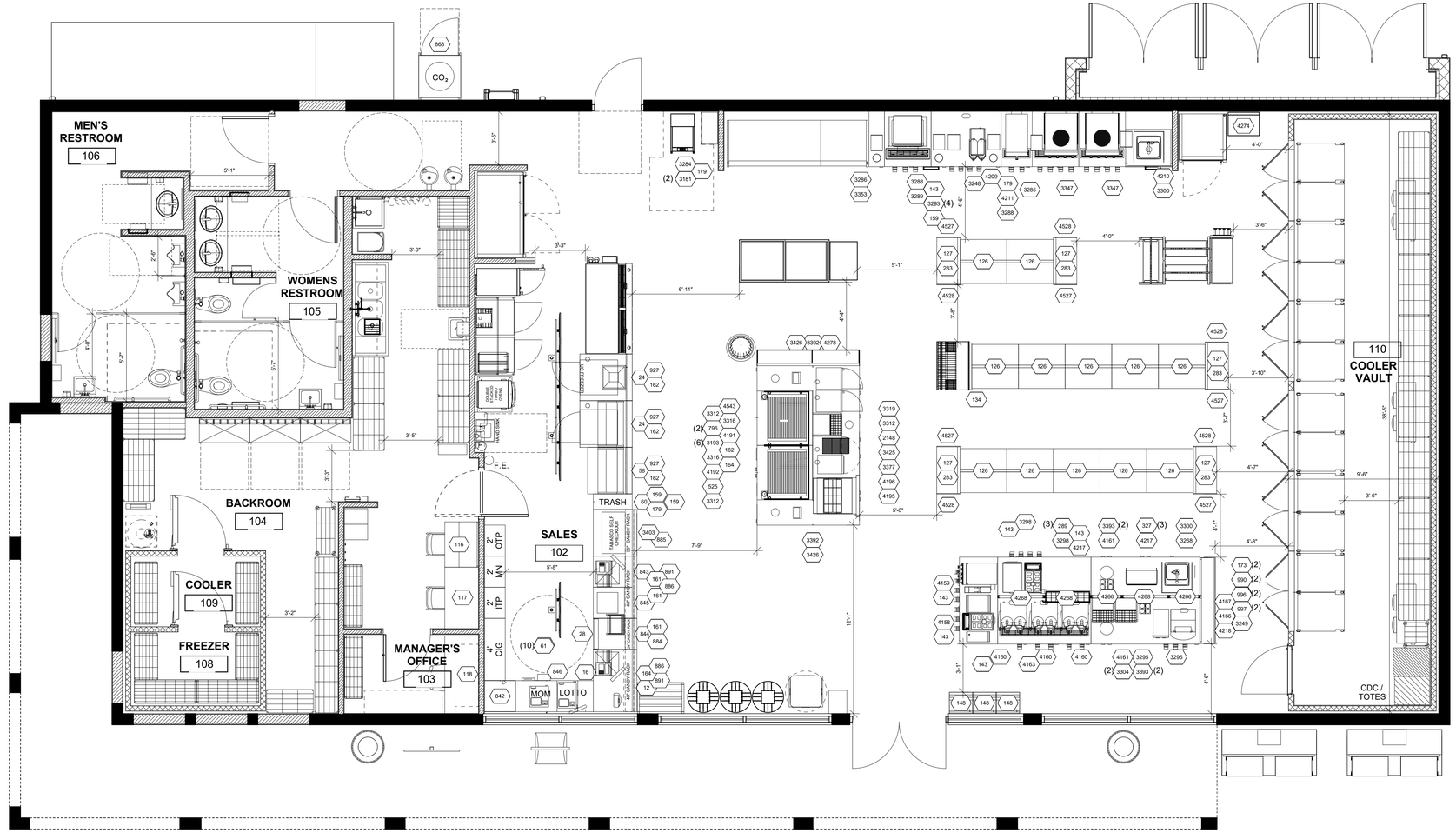
3639 West Gateway Drive
Pompano Beach, FL 33069
Phone 754.307.2712

Mark S. Salopek, LLC

VERSION:
EQ1.1

APPROVED MILLWORK MANUFACTURERS*			
MANUFACTURER	CONTACT	PHONE	EMAIL
NELCO	KENNY JANES	502-939-6146	KENNY @NELCO.NET
ROYSTON	BETHANY JONES	770-735-3456 EXT. 3173	BETHANY.JONES@ROYSTONLLC.COM
SHOPCO	DAVID BIRD	214-551-0406	DBIRD@SHOPCOUSA.COM

* NOTE: APPROVED MILLWORK MANUFACTURER TO BE SELECTED BY THE 7-ELEVEN CONSTRUCTION MANAGER.



N

1 FORT PIERCE, FL - FIXTURE FLOOR PLAN
1/4" = 1'-0"

FIXTURE REVIEW
APPROVAL DATE: 4/13/2026
7-11 DESIGN MANAGER: L. LONG

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN #42869 - 1057278
1010 SEAWAY DR.
FORT PIERCE, FL

Project #:	2026216.47
Scale:	1/4" = 1'-0"
Date:	4/13/2026
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3038 West Gateway Drive
Rockford, Ohio 44286
Phone 330.572.2112
Mark S. Salopek, LLC

VERSION:
EQ2.0

ITEM	QTY	ORACLE	SUPPLIER	PART NUMBER	WEIGHT	DESCRIPTION
12	1	03501602	Royston LLC	23012709-004		counter, sales, 34H, pos/storage 4', cab-24x23 no door, 2 adj shelves, pos shelf/24x23 no door, 2 adj shelves, top-flat laminate cosmic strandz 48x30 1hole, slatwall, legs; gunmetal gray SM4-1A (Pos/Stg)-ADA
16	1	03503670	Royston LLC	62087299-004		Counter, Cab-12Wx23Dx34H, Straight Front Waste with Flap, Flush Door, Closed Back, Legs, Waste Container, 12Wx24D Flat Laminate Top - Cosmic Strandz, Cabinet Connector - Gunmetal Gray (SM12W)
24	2	03501886	Royston LLC	62031605-004		Counter for Self-Serve Sanden and FEW Hot Hold
28	1	03501609	Royston LLC	60001191-004		pos cigarette under counter roll out, (24") (Royston) UCCM; gunmetal gray
58	1	03501671	Royston LLC	62031604-004		counter, 34H, 34D, hot hold, cab-36x29 no door, w/inserts, pull-out SS shelf, top-flat SS 36x36 no hole, 6.8 rear overhang, legs; gunmetal gray FF3-HLD-29-36.38FST-POSH-SS-33.5-UPR-INSR-L-CBC
60	1	03501648	Royston LLC	23003456-004		counter, 34H, 30D, trash, straight front, cab-12x29 doors, double sided, full flaps, waste containers, top-flat stainless steel 12x30 no hole, legs; gunmetal gray FFTM1-30D-DB-ADA
61	10	00036520	Royston LLC	192784		Parts, Grommet, Black Plastic
116	1	03501658	Royston LLC	60020603-004		misc, desk, 38H, cab-34W x 23.5D, computer shelf 34W x 15D, pull-out keyboard tray 24W x 26D, top-flat powder coated metal 34x26, no hole; gunmetal gray
117	1	03501659	Royston LLC	60019653-004		misc, desk, 31H, cab-48W x 23.5D, 2 drawers, top-flat powder coated metal 48x26, no holes; gunmetal gray
118	1	03501660	Royston LLC	60019654-004		misc, desk, 32H, cab-60W x 23.5D, (1) drawer 23Wx33D, top-flat powder coated metal 60x26, no hole; gunmetal gray
126	12	03501650	Royston LLC	10003115-004		shelving, T-unit, 54H, 36W x 34D, wire grid, 16" base shelf, 2" uprights; gunmetal gray
127	5	03501652	Royston LLC	70010474-004		shelving, L-unit, 54H, end cap, 36W x 18D, solid panel, 16" base shelf, 2" uprights; gunmetal gray
134	1	03503758	Royston LLC	10006414-004		54H, end screen, 36W x 2D, solid panel, no base shelf, 2" uprights, gunmetal gray
143	6	03502104	Royston LLC	62020938-004		Lid Holder, 1-Lid; HLDR,LID,FLR,06.00X04.08,1LID,7-11
148	3	03501657	Royston LLC	60004634-004		shelving, slant back, feature item display (FID), 54H, 18W x 17D, (4) shelves, casters; gunmetal gray
159	3	03501625	Royston LLC	23015718-028		kickplate, 29" side kick plate for 12" wide counter (actual width 23") black
161	3	03400314	Royston LLC	23015514-028		kickplate, 24" front, 24x5.75; black
162	4	03400195	Royston LLC	23015355-028		kickplate, 36" Front Kick Plate, black
164	2	03501623	Royston LLC	23015356-028		kickplate, 48" front kick plate; black
173	2	03400196	Royston LLC	23015357-028		kickplate, 29" side, 29x5.75, black
179	3	03501624	Royston LLC	23015641-028		kickplate, 12" front kick plate; black
283	5	03501656	Royston LLC	70018256-004		shelving, connector, T to L, 2" tube; gunmetal gray
289	3	03502007	Royston LLC	72000449-004		lid & condiment shelf, 36W
327	3	03502106	Royston LLC	10003299-004		shelving, shelf, 24W x 12D, flat metal
525	1	03501588	Royston LLC	62012479-SS		MISC, single tong holder, RH includes (1) extra tumbler (for use with sneeze guards made with square tube) PKG,HLDR,TNG,04.72X05.95,SS,1"SQ-TBG,SGL,(2)TBLRS,RH,7E
796	2	03501832	Royston LLC	23015935-028		kickplate, 18" Front Kick Plate, black
842	1	03501666	Royston LLC	23012865-004		counter, sales, 34H, storage, cab-24x23 no door, 2 adj shelves, top-flat laminate cosmic strandz 24x24 no hole, legs; gunmetal gray SM2-24D-ADA
843	1	03501610	Royston LLC	23012847-004		counter, sales, 34H, pos, Cab-24x23 no door, 1 adj shelves, pos shelf, top-flat laminate cosmic strandz 24x30 1-hole, slatwall, legs; gunmetal gray SM2-7 (SGL POS)-ADA
844	1	03501608	Royston LLC	23012860-004		counter, sales, 34H, storage, cab-24x23 no door, 2 adj shelves, top-flat laminate cosmic strandz 24x30 no hole, slatwall, legs; gunmetal gray SM2-8-2SGL-STG-ADA
845	1	03501607	Royston LLC	60056481-004		counter, sales, 34H, lotto, cab-24x23 no door, top-flat laminate cosmic strandz 24x30 18 3/4" X 18 3/4" cut out, slatwall, legs; gunmetal gray SM2-LTTO-ADA
846	1	03501604	Royston LLC	60056522-004		Counter, Sales, 34h, Storage/Safe 4', Cab-18x23 No Door, 2 Adj Shelves/30" Safe Back, Top-Flat Lam Cosmic Strandz 48x24 No Hole, Legs; Gunmetal Gray Sm4-30t-24d-Ada
868	1	03500189	Royston LLC	60075609-086		misc, 76H, enclosure, 32.5x32.5, locking door, louvered panels, grey
884	1	03501836	Royston LLC	60087089-004		2' Front Counter Candy Shelves Kit
885	1	03501838	Royston LLC	60087091-004		3' Front Counter Candy Shelves Kit
886	2	03501840	Royston LLC	60887093-004		30" side panel set (set of 2) Includes 2ea 30.5"t x 8"d x ¾" thick Laminated wood side panels. Also includes a metal kick plate at the bottom of each panel. Packaged in pairs and orange label identifying part number.
891	2	03501839	Royston LLC	60087092-004		4' Front Counter Candy Shelves Kit
927	3	03501672	Royston LLC	72003485-004		shelving, kit, 36W, includes (1) 26Hx36W open frame, (3) 5.5Dx36W wire shelves; gunmetal gray (used for chips on Hot Hold Cabinet with 6.89" overhang)
990	2	03400547	Royston LLC	23015652-028		Parts, Kickplate, Front, 72W - Iron Kettle Black
996	2	03502834	Royston LLC	23016077-028		Parts, Kickplate, Corner Filler, 4Wx4Dx5.88H - Iron Kettle Black
997	2	03503092	Royston LLC	23015940-028		Parts, Kickplate, Front, 60W - Iron Kettle Black
3181	2	03503435	Royston LLC	23015719-028		23" Side Kick Plate for 12" Wide Counter (actual width 17")
3193	6	03503286	Royston LLC	25000635-028		Base Ends, 35"
3248	1	03503801	Royston LLC	62033248-028		Parts, Kickplate, Front, 54W - Iron Kettle Black PKG,SKT,FRT,05.75X54.00X04.00,WRAP,7-11
3249	1	03503870	Royston LLC	60124385-028		Parts, Kickplate, Front, 66W - Iron Kettle Black PKG,SKT,FRT,05.88X66.00X04.00,WRAP
3284	1	03504014	Royston LLC	62163815-004		Counter, Cab-12Wx23Dx34H, Straight Front Waste with Flap, Flush Door, Closed Back, Waste Container, Legs, 12Wx24D Solid Surface - Bellavati 'Anchorage' DFS1-309 - Gunmetal Gray (FFTM12) CS12-23-34-SW-LFD-CB-L-SMF1224-XFYF-7E
3285	1	03504017	Royston LLC	62163864-004		Counter, Cab-24Wx35Dx34H, Beverage, Slurpee, Flush Doors, Open Back, 2-22" Cup Dispensers w/Black Collars, 11.5H Wrapper, 3" Painted Step Shelf, No Cup Cover, Top Support over Cups, Caster Base - Toe Space Front Only, 24Wx42D Solid Surface Top with notch in back - Bellavati 'Anchorage', 33" Top Mount Wire Drain pan with Sprayer/Overflow, Top supports, SLRP - Gunmetal Gray (BB24) CB24-35-32-34-FD2-OB,2C-GN-WOC-11.5,B-CSTR5-T1,SMFN2442-DPN-OSP-SLRP-7E
3286	1	03504015	Royston LLC	62163853-004		Counter, Cab-12Wx29Dx34H, Drop waste without Chute, Flush Door, Closed Back, Legs, 12Wx42D Solid Surface - Bellavati 'Anchorage' DFS1-309, Top supports - Gunmetal Gray (FFTM12) CS12-29-34-DW-LFD-CB-NCHT-L-SMF1242-XFYF-FSPT-7E
3288	2	03504020	Royston LLC	60026145-004		Counter, Cab-12Wx29Dx34H, Drop Waste, Flush Door, Closed Back, No Chute, Legs, No Top - Gunmetal Gray (FFTM12) CS12-29-34-DW-LFD-CB-NCHT-21H-CTNR-L-NOT-7E
3289	1	03504021	Royston LLC	62163866-004		Counter, Cab-36Wx35Dx34H, Beverage, Cornelius, Flush Doors, Open Back, 4-22" Cup Dispensers w/Black Collars, 11.5H Wrapper, 3" Painted Step Shelf, No Cup Cover, Top Support over Cups, Caster Base w/Front Toe Space, 36Wx42D Solid Surface Top with notch in back Top w/Special Cutouts, 33" Top Mount Wire Drain pan - Bellavati 'Anchorage', CNLS - Gunmetal Gray (BB36-CNLS) CB-36-35-32-34-FD2-OB,4C-GN-WOC-11.5W,B-CSTR5-T1,SMF3642-CNLS-DPN-OSP-7E
3293	4	03504024	Royston LLC	22000038-004		Misc, Top Support, 9.39H x 12.44W, for back of cabinet w/ 12.5" rear top overhang - Gunmetal Gray FLR,SPRT,TOP,09.00X12.44,OHTP
3295	1	03504062	Royston LLC	62175838-004		Counter, Cab-30Wx29Dx34H, Beverage, Flush Door, Open Back, 4- 22" Cup Dispensers w/Black Collars, 3" Painted Metal Step Shelf, No Cup Cover, 11.5H Wrapper, Legs, No Top - Gunmetal Gray CB30-29-26-34-LFD-OB-4C-GN-WOC-11.5-L-NOT-7E
3298	2	03504064	Royston LLC	62098787-004		Counter, Cab-24Wx29Dx34H, Beverage, Flush Door, Open Back, 3-22" Cup Dispensers w/Black Collars, 3" Painted Step Shelf, No Cup Cover, 11.5H Wrapper, Legs, No Top - Gunmetal Gray CB24-29-26-34-LFD-OB-3C-GN-WOC-11.5-L-NOT-7E
3300	2	03504065	Royston LLC	62034193-004		Misc, Splash Guard, 24Wx24Dx16H in rear, 12H on sides, Painted Metal without Holes (Use On Stone or Solid Surface Tops) - Gunmetal Gray GRD,SPL,12.00X16X23.88x23.74,MIT2.0,HEM,W/O HLS,GNEL (24")
3304	2	03504068	Royston LLC	72043276-004		Misc, 3-tier Countertop Condiment Rack, 18Wx17.8Dx20H, Radius Cutout Side Panels, Open Frame with Back panel, 3-8" Wire Shelves, 3-Acrylic Bins with Adj Dividers - Gunmetal Gray PKG,RACK,LID,TIER-3,18X20X17.8,RAD,CUTOUT,ADJ
3312	3	03504074	Royston LLC	62175871-004		Counter, Cab-18Wx35Dx34H, Drop waste, Flush Door, Closed Back, No Chute, Legs, No Top - Gunmetal Gray (FFTM18) CS18-35-34-DW-LFD-CB-NCHT-L-NOT-7E
3316	2	03504077	Royston LLC	62146174-060		Sneeze Guard, Single Fixed Sneeze Guard; 41.5Wx37.71Dx26H, Glass, Low Profile Angled Side Glass 8.375" off counter top for USA, Flip-up Front Lexan, Partial Stainless Steel panels in back, Square Posts, Painted Top Channel, LED light kit, - Silver Cloud (used with 1-75RG Self Serve Roller Grill with 6H legs on 42W RG cabt on casters) PKG,SZGD,41.5X37.7X26,LEXF,SDOF,FXDSSBP,17.6SDE- GL,LCUT,7E
3319	1	03504080	Royston LLC	62169261-004		Counter, Cab-36Wx35Dx34H, Storage, Flush Doors, Open Back, 1 Adj Shelf, Legs, No Top - Gunmetal Gray (FF36) CS36-35-34-FD2-OB-1AS-L-NOT-7E
3347	2	03504016	Royston LLC	62163865-004		Counter, Cab-36Wx35Dx34H, Beverage, Slurpee Flush Doors, Open Back, 4-22" Cup Dispensers w/Black Collars, 11.5H Wrapper, 3" Painted Step Shelf, No Cup Cover, Top Support over Cups, Caster Base - Toe Space Front Only, 36Wx42D Solid Surface Top with notch in back - Bellavati 'Anchorage', 33" Top Mount Wire Drain pan with Sprayer/Overflow, Top supports, SLRP - Gunmetal Gray (BB36) CB36353234FD2-OB,4CGN-WOC11.5,CSTR5T1,SMFN3642DPN- OSP,SLRP7E
3353	1	03502718	Royston LLC	23001830-004		Counter, End Filler, 12.5Wx34H, with base - Gunmetal Gray CSEF12.50-34-B
3377	1	03504105	Royston LLC	62098715-004		Counter, Cab-30Wx23Dx34H, Storage, Flush Door, Open Back, 1 Adj Shelf, Legs, No Top - Gunmetal Gray (FF30) CS30-23-34-LFD-OB-1AS-L-NOT-7E
3392	2	03504111	Royston LLC	62176206-004		Counter, Island End Filler, 8.0Wx34H, with base - Gunmetal Gray
3393	4	03504126	Royston LLC	10027874-004		Parts, coffee, syrup holder, 4"X12", 3 Tiers, for use with condiment display, - Gunmetal Gray
3403	1	03504136	Royston LLC	62156699-004		Counter, Cab-36Wx23Dx34H, Storage, No Door, Closed Back, 2 Adj Shelves, Legs, Laminate Flat Top – Cosmic Strandz - Gunmetal Gray (SM36)
3425	1	03504143	Royston LLC	62185358-004		Counter, Cab-30Wx03.5Dx34H, Back Filler, Closed Back, Base, No Toe Space, No Top - Gunmetal Gray CS-WRAP-BACK-FLR-30.00-03.50-34-B-FB,WO-KO,7E
3426	2	03504146	Royston LLC	62183619-004		Counter, End Filler, 8Wx34H, with base - Gunmetal Gray CSEF08.00-34-B
4158	1	03430421	Royston LLC	62199325-004		Counter, Cab-30Wx29Dx34H, Beverage, Flush Door, Open Back, Lid Holder LH, 3-22" Cup Dispensers w/Black Collars, 3" Painted Step Shelf, No Cup Cover, 11.5H Wrapper, Napkin Dispenser on Left Side of Cabinet, Legs, No Top - Gunmetal Gray CB30-29-26-34-LFD-OB-1ULD-3C-GN-WOC-11.5W-LH-LNPK-L-NOT- 7E
4159	1	03430406	Royston LLC	62199326-004		Counter, Cab-36Wx29Dx34H, Beverage, Flush Doors, Open Back, 4- 22" Cup Dispensers w/Black Collars, Lid Holder RH, 3" Painted Step Shelf, No Cup Cover, 11.5H Wrapper, Napkin Dispenser on Right Side of Cabinet, Legs, No Top - Gunmetal Gray CB36-29-26-34-FD2-OB-4C-1ULD-GN-WOC-11.5W-RH-RNPK-L-NOT-7E
4160	3	03430407	Royston LLC	62199328-004		Counter, Cab-24Wx29Dx34H, Beverage, Flush Door, Open Back, Drain Pan Cutout Left/Right, 2-22" Cup Dispensers w/Black Collars, 3" Painted Step Shelf, No Cup Cover, 11.5H Wrapper, Legs, No Top - Gunmetal Gray CB24-29-26-34-LFD-OB-DPAN-LR-2C-GN-WOC-11.5W-SPRT-L-NOT-7E
4161	2	03430408	Royston LLC	62166650-004		Counter, Cab-24Wx29Dx34H, Brewer/Waste, (2) Flush Louvered Doors with attached Kickplates, Butt hinge, Open Back, Dolly with Waste Container, Safe Style Base - Gunmetal Gray CS24-29-34-SF-FD2-BHNG-OB-RWST-LVR1-B-NOT-HDTY-7E
4163	1	03430410	Royston LLC	62188568-1		Parts, Drain Pan, 69Wx7D, Top Mounted, Cold, Wire Grid, Stainless Steel PKG,DPAN,TMT,CLD,WIRE,69.00X07.02,1X1.25NPL,SS,7E
4166	1	03430411	Royston LLC	62199331-004		Shelving, End Merchandising Panels, 10Dx24.84H, includes LH and RH Radius Side Panels with Hardware, Custom for Coffee Island Merchandising - Gunmetal Gray PKG-7E-PNL-SDE-MDSR-END-CNDY-WHDW-10.00X24.84-SPRT2-LR-COF
4167	1	03430412	Royston LLC	62199332-004028		Shelving, Front Merchandising Kit 66W, 66Wx11.75D Add-On Base with Toe Space Front, Left and Right, (3) 36Wx10D Flat Metal 3 Position Shelves, (3) 30Wx10D Flat Metal 3 Position Shelves, (1) 36W Slatwall Frame with Solid Back, (1) 30W Slatwall Frame with Solid Back, Top Supports - Gunmetal Gray PKG,7E,MDSR,END,COF,66",26H,SW,TPSPT,3-10X36/30MSHF-AOB- T6
4191	1	03430389	Royston LLC	62193095-004		Counter, Cab-42Wx41Dx28H, Bunwarmer, No Door, Front Panel with cutout for Bunwarmer, 20.5"D Heavy Duty Bun Warmer Shelf, Sloped Shelf w/3"H lip for Hot Dog Boats, Full Ht Divider Panel, Metal Flush Front, Open Back, 0.75" Wrapper Filler Left Hand, Leveling Caster Base with 1 Set of POSI-SET floor guides included, 42.78Wx43.5D Solid Surface Top (Bellavati 'Anchorage') with Back and Left Side Splash, 1 Penetration and Sneeze Guard Holes - Gunmetal Gray CS42-41-28-BWMR-OB-HDBT-TLT-BTMF-OB-0.75LF-DIVR-BWD75N-CSTR-SMBP42.787-43.5-WL-7E
4192	1	03430390	Royston LLC	62193097-004		Counter, Cab-42Wx41Dx28H, Napkin/Taquito/Waste, Flush Doors, Drawer w/Napkin, (3) Taquito "T" Slots, Waste, Open Back, 0 Adj Shelf, 0.75" Wrapper Filler Right Hand, Leveling Caster Base with 1 Set of POSI-SET floor guides included, 42.78Wx43.5D Solid Surface Top (Bellavati 'Anchorage') with Back and Right Side Splash, 1 Penetration and Sneeze Guard Holes - Gunmetal Gray
4195	1	03430394	Royston LLC	62193122-004		Counter, Cab-32Wx35Dx34H, Safe, Flush Doors with Butt Hinges, Louvers and attached Kickplates; Open Back, Base with Toe Space Front only, 6.5Wx22H Cutouts in LH and RH End Panels, 6.0W Wrapper Filler Left with Louvers, No Top, Stainless Steel Arch for Turbo - Gunmetal Gray CS32-35-34-SF-FD2-3BHNG-LVR14-OB-TURB-B-T1-SF32-2.8-NOT- 6.0LF-7E
4196	1	03430395	Royston LLC	62193126-ANC004		Top Kit, Solid Surface; Bellavati 'Anchorage' DFS1-309 - 9350 LH RTR- Roller Grill (9064131) ISHT,7E,ISLD,RG,10'3X6'6,SMF,L,9350,LH,CST
4209	1	03504181	Royston LLC	62128610-004		Counter, Cab-30Wx35Dx24H, Beverage, Flush Door, Open Back, 4-22" Cup Dispensers w/Black Collars, 11.5H Wrapper, 3" Painted Steph Shelf, No Cup Cover, Legs, No Top - Gunmetal Gray CB30-35-32-34-LFD-OB-4C-GN-WOC-11.5W-L-NOT-7E
4210	1	3504180	Royston LLC	62200556-004		Counter, Cab-36Wx29Dx34H, ADA Sink, Open Back, 32"" Wide Opening on Front with 5.25H Knee Panel, Elkay Drop-In Slnk PSR19181 (19x18) with T&S Brass EC-3102 Electronic No Touch faucet, Base, 36Wx42D Solid Surface Top - Bellavati 'Anchorage', 12x16x24 Painted Splash Guard - Gunmetal Gray CS36-29-34-SF-OB-32X27X=OPG-KNPN-SK1918-EFCT3102-16HS G-B-T1-SMFS3642-7E
4211	1	03504198	Royston LLC	62200819-ANCH		Top, 54.12X42D Flat - Solid Surface with (2) Drop Wastes LH/RH (8" Off Front Edge and 1 Obround Penetration - Belvatti Anchorage SMF,54.12X42.00,XFYF,2DW6SM-6OELER,1OB-27
4217	2	03504196	Royston LLC	62093046-004		Counter, Cab-24Wx29Dx34H, Storage, Flush Door, Open Back, 1 Adj Shelf, Legs, No Top - Gunmetal Gray CS-24-29-34-LFD-OB-1AS-L-NOT-7E
4218	1	03504205	Royston LLC	62206076-ANC004		TOP KIT, SOLID SURAFCE; BELLAVATI 'ANCHORAGE' DFS1-309-9350 LTC/RTR/CST LH, 16'5.5" X 5'-7" COFFEE ISLAND ADACOK,7E,TOP,ISLD,COFF,16'5.5X5'7,ANCH,SK-ADA,WOCPN,V2,9350-LTC-RTR-CST-LH
4219	1	03504197	Royston LLC	62169966-004		Counter, Cab-30Wx29Dx34H, Storage, Flush Door, Open Back, 1 Adj Shelf, Legs, No Top - Gunmetal Gray CS-30-29-34-LFD-OB-1AS-L-NOT-7E
4266	2	03504231	Royston Llc	72052197-004		Shelving, End Screen, 24Wx2Dx54H Solid Metal Front, Solid Metal Back - Gunmetal Gray ESCN,DBL,BSE,INSE,M/M,24X54,WALL
4268	3	03504233	Royston Llc	72052189-004		Shelving, End Screen, 36Wx2Dx54H Solid Metal Front, Solid Metal Back - Gunmetal Gray ESCN,DBL,BSE,INSE,M/M,36X54,WALL
4274	1	03504239	Royston Llc	10034551-004		Shelving, L-Unit, 24Wx18Dx54H/60H, Solid Metal Back, 5 - 24Wx16D Flat Metal Shelves, 2 Wall Brackets - Gunmetal Gray COK,7-ELEVEN,BUZZ,BALL
4278	1	03504246	Royston Llc	62214168-004		Shelving Front Merchandising Kit
4527	5	03503756	Royston LLC	10021730-004		54H, power wing, LH, 18D, for end cap (left-hand side, facing the unit) PWR-WNG
4528	5	03503757	Royston LLC	10021729-004		54H, power wing, RH, 18D, for end cap (right-hand side, facing the unit) PWR-WNG
4543	1	03503965	Royston LLC	62042721-SS		MISC, single tong holder, LH includes (1) extra tumbler (for use with sneeze guards made with square tube) PKG,HLDR,TNG,04.72X05.95,SS,1"SQ-TBG,SGL,(2)TBLRS,RH,7E

FIXTURE REVIEW

APPROVAL DATE: 4/13/2026

7-11 DESIGN MANAGER: L. LONG

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #42869 - 1057278
1010 SEAWAY DR.
FORT PIERCE, FL

Project #: 2026216.47
Scale: 1/4" = 1'-0"
Date: 4/13/2026
Drawn By: MC
Checked By: MC

Documents prepared by A/E Firm are to be used only for the specific project and specific use for which they are intended. A/E Firm retains all rights in its projects, by owner or any other party, without the expressed, written consent of A/E Firm. If done at the user's own risk. If used in a way other than that specifically intended, user will hold A/E Firm harmless & from all claims and losses.

3638 West Gateway Drive
Pleasant Grove, Utah 84062
Phone 330.972.2112

Mark S. Solopek, LLC

VERSION:
EQ2.1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Water Body		N/A
South	Seaway Drive		N/A
East	Commercial		C-5
West	Commercial/Residential		C-5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	C-5 (Tourist Commercial)	C-5 (Tourist Commercial)	3,548	0.839	AE
****Proposed**	C-5 (Tourist Commercial)	C-5 (Tourist Commercial)	3,616	0.839	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 2,792 GPD
Demand Analysis	Maximum5,584 GDP
Current Zoning/FLU	Total gallons per day2,783 GPD
**Proposed Zoning/FLU	Total gallons per day 2,792 GPD
**Change in Demand	Total gallons per day9

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 2,792 GPD
Demand Analysis	Maximum5,584 GPD
Current Zoning/FLU	Total gallons per day 2,783 GPD
**Proposed Zoning/FLU	Total gallons per day2792 GPD
**Change in Demand	Total gallons per day9

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

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	N/A
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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	No adverse impact. Post-development stormwater characteristics will not be altered.Total impervious area is reduced and pervious area is increased under proposed conditions.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	see traffic statement	see traffic statement
****Proposed Zoning/FLU**	see traffic statement	see traffic statement
***Change in Demand**	Tripssee traffic statement	Tripssee traffic statement
Impact to Capacity	see traffic statement	

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: 0	Single Family: 0	Multifamily: 0	
Non-residential (square footage):0			
Mixed-use (describe use):N/A			
(If this is a single phase project, name it Phase I – Total)N/A			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Convenience store with fuel sales	1	68 sf	0.002	TBD	TBD

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 3,548

2. What is the current use of the structure to be demolished or re-used? Commercial

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☑ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

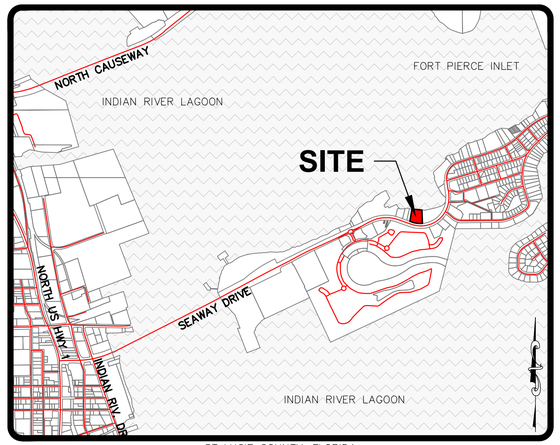
** Complete section if requesting a change in zoning, future land use, or expanding

BOUNDARY & TOPOGRAPHIC SURVEY

SEAWAY DREAM TEAM LLC

SECTION 02, TOWNSHIP 35 SOUTH, RANGE 40 EAST

FT. PIERCE, FLORIDA



ST LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

PARCEL NO. 1

FROM THE SOUTHEAST CORNER OF THE JOHN STENROO'S PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, RUN SOUTH 70° 18' EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD A-1-A 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY TINE OF STATE ROAD A-1-A ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, A DISTANCE OF 55.3 FEET TO THE POINT OF BEGINNING;, THENCE CONTINUE ALONG SAID CURVE 153.39 FEET; THENCE RUN NORTH 01°29' WEST 258.6 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING A SHORE OF THE INDIAN RIVER RUN WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'48" EAST FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 06°42'48" WEST 249.86 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE LYING THE SOUTHEAST 1/4 OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

PARCEL NO. 2

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST. ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE JOHN STENROO'S PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 162 (N.K.A. STATE ROAD A1A). AS IDENTIFIED ON THE RIGHT-OF-WAY MAPS OF THE FLORIDA STATE ROAD DEPARTMENT, PROJECT NO. 9405-302, SHEET 1 OF 2; THENCE SOUTH 70°17'45"EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 115.00 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A METAL AXLE.

THENCE CONTINUE SOUTH 70°17'45"EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 6.29 FEET TO A POINT CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 523.69 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, 53.71 FEET, THROUGH A CENTRAL ANGLE OF 05°52'35" TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 836, PAGE 2955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 06°42'48" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 276.82 FEET TO THE POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER LYING ON THE WATERWARD FACE OF A VERTICAL BULKHEAD; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 83°53'21" WEST 14.35 FEET; THENCE NORTH 85°02'44" WEST, 23.48 FEET; THENCE NORTH 85°40'40" WEST 15.32 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE, AS MONUMENTED, OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1004, PAGE 2599, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG EASTERLY LINE OF SAID PARCEL SOUTH 07°55'06" WEST 264.58 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 3

BEGINNING AT A POINT ONE HUNDRED SEVENTY AND EIGHT TENTHS FEET (170.8 FEET), IN A WESTERLY DIRECTION FROM A CONCRETE MARKER ON THE NORTHEAST CORNER OF A TRACT OF LAND NOW OWNED BY WAYNE U. AND MAUDE N. SINES RECORDED IN DEED BOOK 182, PAGE 573-575, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN THENCE IN A WESTERLY DIRECTION A DISTANCE OF FORTY FEET (40'); THENCE IN A SOUTHERLY DIRECTION TWO HUNDRED FORTY SEVEN FEET (247') MORE OR LESS TO STATE ROAD A-1-A, THENCE EASTERLY A DISTANCE OF FIFTY FEET (50'); THENCE IN A NORTHERLY DIRECTION TO POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.45 ACRES, MORE OR LESS.

SYMBOL & ABBREVIATION LEGEND:

A	AIR RELEASE VALVE		FIBER OPTIC MARKER	O.R.B.	OFFICIAL RECORDS BOOK
AL	ARC LENGTH	FIBER RISER	FIBER OPTIC RISER	OHW	OVER HEAD WIRES
ASPH	ASPHALT			PG	PAGE
BFP	BACK FLOW PREVENTER	(M)	FIELD MEASURED	PCN	PARCEL CONTROL NUMBER
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	F.F.E.	FINISHED FLOOR ELEVATION	PK NAIL	PARKER-KALON NAIL
		FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PK/D	PARKER-KALON NAIL & DISK
CATV	CABLE RISER	FPL	FLORIDA POWER AND LIGHT	PCP	PERMANENT CONTROL POINT
(C)	CALCULATED	FT	FOOT	PRM	PERMANENT REFERENCE MONUMENT
	CATCH BASIN	FM	FORCE MAIN	P.B.	PLAT BOOK
	CENTERLINE	FND	FOUND	(P)	PLAT DATA
CCR	CERTIFIED CORNER RECORD		FPL MANHOLE	P.O.B.	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	SQ FT.	SQUARE FEET	P.O.C.	POINT OF COMMENCEMENT
CHD.	CHORD	GAS	GAS VALVE	P.C.C.	POINT OF COMPOUND CURVE
CO	CLEAN OUT	GIS	GEOGRAPHIC INFORMATION SYSTEMS	P.C.	POINT OF CURVATURE
COMM RISER	COMMUNICATION RISER	GND	GROUND	P.T.	POINT OF TANGENCY
CONC	CONCRETE		GUY WIRE ANCHOR	P.O.T.	POINT OF TERMINUS
	CONCRETE LIGHT POST		HANDICAP	PVC	POLYVINYL CHLORIDE
CM	CONCRETE MONUMENT	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PLS	PROFESSIONAL LAND SURVEYOR
CPP	CONCRETE POWER POLE (CPP)	HWF	HOG WIRE FENCE	R	RADIUS
	CONCRETE POWER POLE W/STREET LIGHT		HYDRANT	RGE	RANGE
		IN	INCH	RTK	REAL TIME KINEMATIC
	CONCRETE SIGNAL LIGHT POLE	INV	INVERT	RWV	RECLAIMED WATER VALVE
CMP	CORRUGATED METAL PIPE	IP	IRON PIPE	RLS	REGISTERED LAND SURVEYOR
	CURB INLET	IR	IRON ROD	RCP	REINFORCED CONCRETE PIPE
	DECORATIVE LIGHT POST	IR/C	IRON ROD AND CAP	R/W	RIGHT-OF-WAY
(D)	DEED		IRRIGATION CONTROL VALVE	R/C	ROD AND CAP
D.B.	DEED BOOK	L	LENGTH	S	SANITARY MANHOLE
Δ	DELTA/CENTRAL ANGLE		LIGHT POST	SV	SANITARY VALVE
ø	DIAMETER (DIA.)	MAG/D	MAG NAIL MAG BRAND NAIL	SEC	SECTION
D	DRAINAGE MANHOLE	M	MAILBOX		PROPERTY CORNER
DIP	DUCTILE IRON PIPE	MHWL	MEAN HIGH WATER LINE		RIGHT-OF-WAY CONTROL
EOP	EDGE OF PAVEMENT	MLWL	MEAN LOWER WATER LINE		SIGN
EOW	EDGE OF WATER		METAL LIGHT POST		SPIGOT
ER	ELECTRIC BOX		METAL POWER POLE		SPRINKLER VALVE
EHH	ELECTRIC HAND HOLE (EHH)		METAL PIPE	STA	STATION
EM	ELECTRIC METER	MP	MONUMENT		STREET SIGN
ELEC PANEL	ELECTRICAL PANEL	MON	NON DESCRIPT NAIL AND DISK	TELE RISER	TELEPHONE RISER BOX
EL./ELEV.	ELEVATION	N/D	NON-RADIAL	TOE	TOE OF SLOPE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	N.R.	NORTH AMERICAN VERTICAL DATUM OF 1988	TOB	TOP OF BANK/BERM
F.O.	FIBER OPTIC	NAVD88	NUMBER	T.O.N.	TOP OF NUT
FOHH	FIBER OPTIC HAND HOLE	No.		X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
				X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
				TWNSHIP	TOWNSHIP
				T	TRAFFIC HANDHOLD
				TSCB	TRAFFIC SIGNAL CONTROL BOX
				TYP	TYPICAL
				U.E.	UTILITY EASEMENT
				SS	UNDERGROUND SANITARY
				DRN	UNDERGROUND STORM
				UNK	UNKNOWN
				UNK HH	UNKNOWN HANDHOLD
				RISER BOX	UNKNOWN RISER BOX
				U	UNKNOWN TYPE MANHOLE
				VCP	VITRIFIED CLAY PIPE
				W	WATER SERVICE METER (WM)
				WV	WATER VALVE (WV)
				W	WELL
				WF	WOOD FENCE
				YD	YARD DRAIN
					WOOD POLE STREET LIGHT
					WOOD POWER POLE

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON SEPTEMBER 04, 2025 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4DMATIC VERSION 1.71.0 ON SEPTEMBER, 08, 2025.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.14 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.019 FT – Y: 0.050 FT – Z: 0.062 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 5 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.043 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 0.69% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 224 MILLION
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN SEPTEMBER 4, 2025 UTILIZING A DJI MATRICE 300 UAV, EQUIPPED WITH PHOENIX RECON XT LIDAR SENSOR.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING PHOENIX LIDARMILL AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 04, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS OCTOBER 23, 2025.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NUMBER 22142369, HAVING AN EFFECTIVE DATE OF NOVEMBER 22, 2022.
5. PARCEL(S) CONTAIN A TOTAL OF 1.45 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN INTERNATIONAL FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE BASED ON SAINT LUCIE COUNTY VERTICAL BENCHMARK "SLCFDS2", HAVING AN ELEVATION OF 8.13 FEET. ELEVATIONS SHOWN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD HAZARD ZONES X, X (0.2% ANNUAL FLOOD CHANCE), AND AE (ELEVATION 5') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0183K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. YARD DRAINS SHOWN ON SITE DO NOT HAVE TYPICAL DRAINAGE STRUCTURES. FIELD CREW OBSERVED ON SITE YARD DRAINS TO CONSIST OF TRENCHES WITH GRATE COVERS OR PLYWOOD COVERS. INVERT DATA IS NOT MEASURABLE.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556

REV.	DATE	DESCRIPTION	BY	CHK.
4	2025.11.11	ADDITIONAL TOPO ALONG DOCK	SPT	MTO
3	2025.10.30	ADD MISSING TREES	SPT	MTO
2	2025.10.30	INLET & LIFT STATION INVERTS	SPT	MTO
1	2025.10.23	CLIENT COMMENTS	CPS	MTO

EDC — A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

JUNIOR GARBA
800 BRICKELL AVE, SUITE 320, MIAMI, FL
1004, 1006, 1010 SEAWAY DRIVE,
FT. PIERCE, FL

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
2025.08.27	AS SHOWN

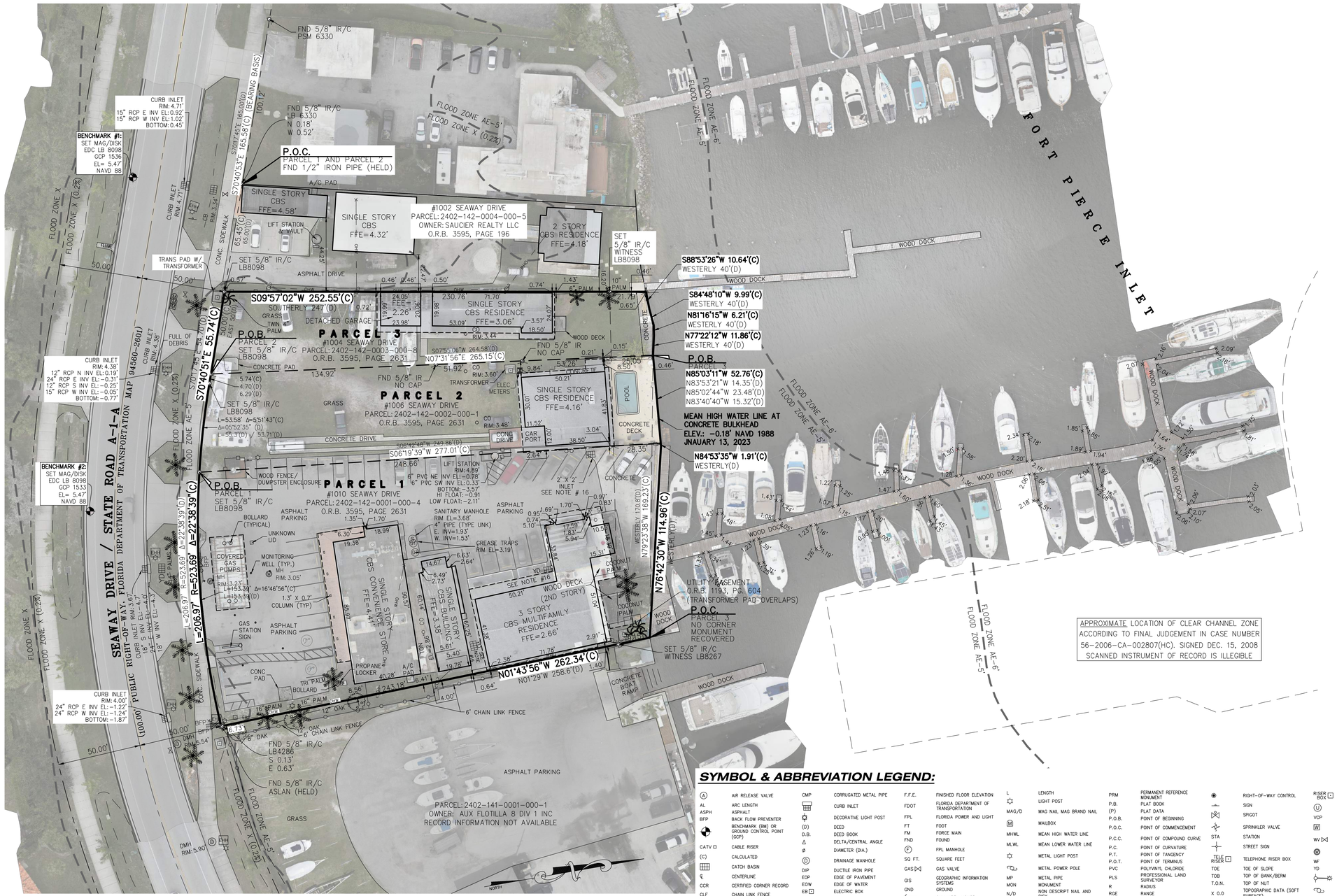
DRAWN BY	FIELD CREW	CHECKED BY
CPS	MM	MTO

PROJECT No.
22-505.2 B&T UPDATE_REV4.DWG

DRAWING No. — REV.

PG. 1 OF 3 — 4

FILE LOCATION: Z:\EDC-2022\22-505 - NABA REALTY - 1004 1006 AND 1008 SEAWAY DRIVE FP - MARINA SURVEY\SURVEY\DWG - PDF\SURVEY\22-505.2 B&T UPDATE_REV4.DWG, 2025.11.11, 1:19 PM



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	CMP	CORRUGATED METAL PIPE	F.F.E.	FINISHED FLOOR ELEVATION	L	LENGTH	PRM	PERMANENT REFERENCE MONUMENT		RIGHT-OF-WAY CONTROL	RISER BOX	UNKNOWN RISER BOX
AL	ARC LENGTH		CURB INLET	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		LIGHT POST	P.B.	PLAT BOOK		SIGN	(U)	UNKNOWN TYPE MANHOLE
ASPH	ASPHALT					MAG/D	MAG NAIL MAG BRAND NAIL	(P)	PLAT DATA		SPIGOT	VCP	VITRIFIED CLAY PIPE
BFP	BACK FLOW PREVENTER		DECORATIVE LIGHT POST	FPL	FLORIDA POWER AND LIGHT		MAILBOX	P.O.B.	POINT OF BEGINNING			(W)	WATER SERVICE METER (WM)
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	(D)	DEED	FT	FOOT	(M)		P.O.C.	POINT OF COMMENCEMENT		SPRINKLER VALVE	WV	WATER VALVE (WV)
		D.B.	DEED BOOK	FM	FORCE MAIN	MHWL	MEAN HIGH WATER LINE	P.C.C.	POINT OF COMPOUND CURVE	STA	STATION		
CATV	CABLE RISER	Δ	DELTA/CENTRAL ANGLE	FND	FOUND	MLWL	MEAN LOWER WATER LINE	P.C.	POINT OF CURVATURE		STREET SIGN	(W)	WELL
(C)	CALCULATED	ø	DIAMETER (DIA.)	(F)	FPL MANHOLE			P.T.	POINT OF TANGENCY	TELE RISER	TELEPHONE RISER BOX	WF	WOOD FENCE
	CATCH BASIN	(D)	DRAINAGE MANHOLE	SQ FT.	SQUARE FEET		METAL LIGHT POST	P.O.T.	POINT OF TERMINUS	TOE	TOE OF SLOPE	YD	YARD DRAIN
		DIP	DUCTILE IRON PIPE	GAS	GAS VALVE		METAL POWER POLE	PVC	POLYVINYL CHLORIDE	TOB	TOP OF BANK/BERM		WOOD POLE STREET LIGHT
℄	CENTERLINE	EOP	EDGE OF PAVEMENT	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MP	METAL PIPE	PLS	PROFESSIONAL LAND SURVEYOR	TOB	TOP OF BANK/BERM		
CCR	CERTIFIED CORNER RECORD	EOW	EDGE OF WATER	GND	GROUND	MON	MONUMENT	R	RADIUS	T.O.N.	TOP OF NUT		WOOD POWER POLE
CLF	CHAIN LINK FENCE	EB	ELECTRIC BOX		GUY WIRE ANCHOR	N/D	NON DESCRIPT NAIL AND DISK	RGE	RANGE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		
CHD.	CHORD	EHH	ELECTRIC HAND HOLE (EHH)			N.R.	NON-RADIAL	RTK	REAL TIME KINEMATIC	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
CO	CLEAN OUT	EM	ELECTRIC METER		HANDICAP	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RWV	RECLAIMED WATER VALVE	TWNSHP	TOWNSHIP		
COMM RISER	COMMUNICATION RISER	ELEC PANEL	ELECTRICAL PANEL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	No.	NUMBER	RLS	REGISTERED LAND SURVEYOR	T	TRAFFIC HANDHOLD		
CONC	CONCRETE	EL./ELEV.	ELEVATION	HWF	HOG WIRE FENCE	O.R.B.	OFFICIAL RECORDS BOOK	RCP	REINFORCED CONCRETE PIPE	TSCB	TRAFFIC SIGNAL CONTROL BOX		
	CONCRETE LIGHT POST	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	HYD	HYDRANT	OHW	OVER HEAD WIRES	R/W	RIGHT-OF-WAY	TYP	TYPICAL		
CM	CONCRETE MONUMENT	F.O.	FIBER OPTIC	IN	INCH	PG	PAGE	R/C	ROD AND CAP	U.E.	UTILITY EASEMENT		
CPP	CONCRETE POWER POLE (CPP)	FOHH	FIBER OPTIC HAND HOLE	INV	INVERT	PCN	PARCEL CONTROL NUMBER	(S)	SANITARY MANHOLE	SS	UNDERGROUND SANITARY		
	CONCRETE POWER POLE W/STREET LIGHT		FIBER OPTIC MARKER	IP	IRON PIPE	PK NAIL	PARKER-KALON NAIL	SV	SANITARY VALVE	DRN	UNDERGROUND STORM		
	CONCRETE SIGNAL LIGHT POLE	FIBER RISER	FIBER OPTIC RISER	IR	IRON ROD	PK/D	PARKER-KALON NAIL & DISK	SEC	SECTION	UNK	UNKNOWN		
		(M)	FIELD MEASURED	IR/C	IRON ROD AND CAP	PCP	PERMANENT CONTROL POINT		PROPERTY CORNER	UNK (UH)	UNKNOWN HANDHOLD		

REV.	DATE	DESCRIPTION	BY	CHK.
4	2025.11.11	ADDITIONAL TOPO ALONG DOCK	SPT	MTO
3	2025.10.30	ADD MISSING TREES	SPT	MTO
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PROJECT

JUNIOR GARBA
800 BRICKELL AVE, SUITE 320, MIAMI, FL
1004, 1006, 1010 SEAWAY DRIVE,
FT. PIERCE, FL

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
2025.08.27	AS SHOWN

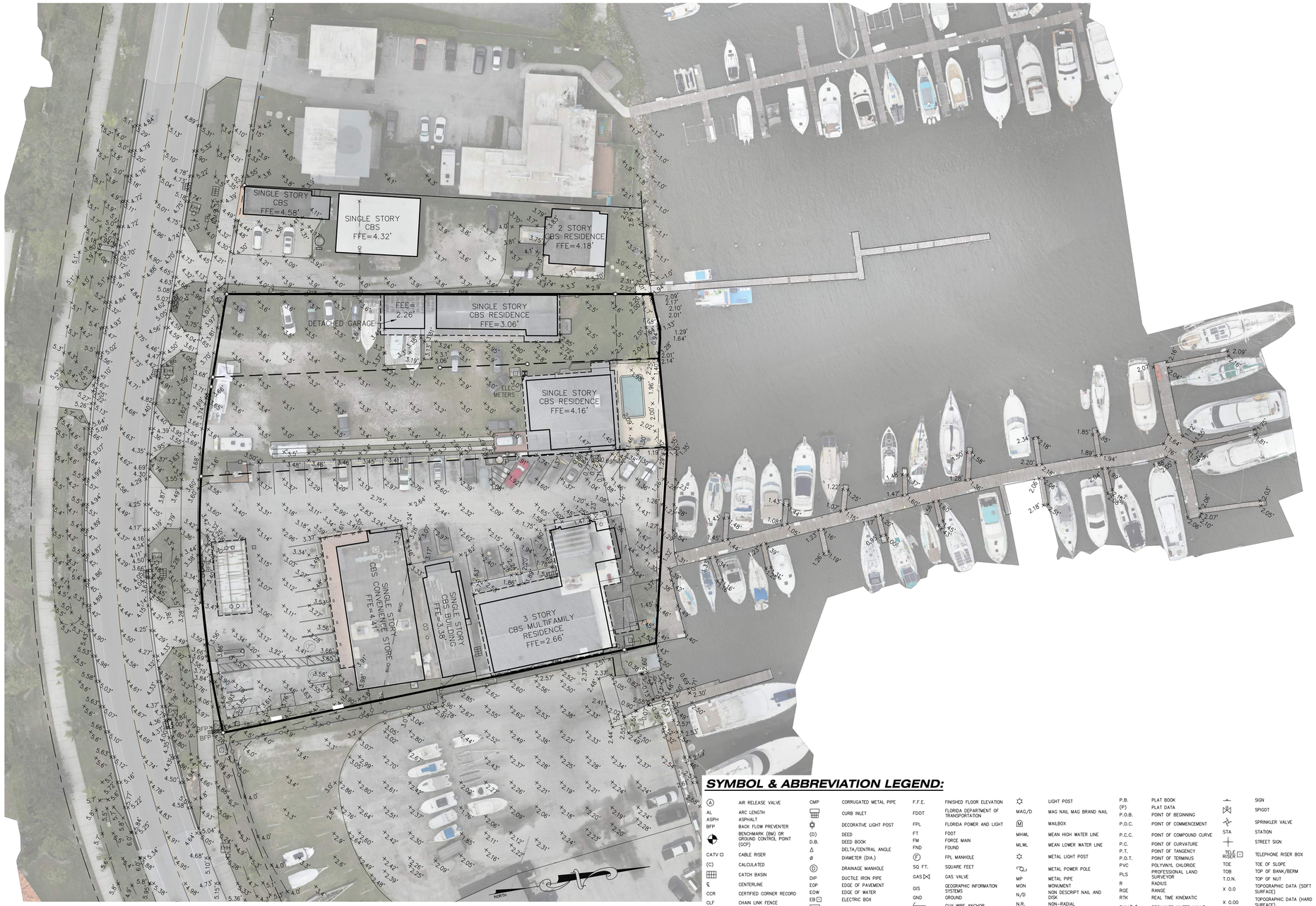
DRAWN BY	FIELD CREW	CHECKED BY
CPS	MM	MTO

PROJECT No.
22-505.2 B&T UPDATE_REV4.DWG

DRAWING No.
PG. 2 OF 3

REV.
4

FILE LOCATION: Z:\EDC 2022\22-505 - NABA REALTY - 1004 1006 AND 1008 SEAWAY DRIVE FP - MARINA SURVEY\SURVEY\DWG - PG\FS\SURVEY\22-505.2 B&T UPDATE_REV4.DWG, 2025.11.11, 1:19 PM



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

SYMBOL & ABBREVIATION LEGEND:

A	AIR RELEASE VALVE	CMP	CORRUGATED METAL PIPE	F.F.E.	FINISHED FLOOR ELEVATION		LIGHT POST	P.B.	PLAT BOOK		SIGN	U	UNKNOWN TYPE MANHOLE
AL	ARC LENGTH		CURB INLET	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MAG/D	MAG NAIL MAG BRAND NAIL	(P)	PLAT DATA		SPIGOT	VCP	VITRIFIED CLAY PIPE
ASPH	ASPHALT		DECORATIVE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	M	MAILBOX	P.O.B.	POINT OF BEGINNING		SPRINKLER VALVE	W	WATER SERVICE METER (WM)
BFP	BACK FLOW PREVENTER	(D)	DEED	FT	FOOT	MHWL	MEAN HIGH WATER LINE	P.O.C.	POINT OF COMMENCEMENT	STA	STATION	WV	WATER VALVE (WV)
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	D.B.	DEED BOOK	FM	FORCE MAIN	MLWL	MEAN LOWER WATER LINE	P.C.C.	POINT OF COMPOUND CURVE		STREET SIGN	W	WELL
CATV	CABLE RISER	Δ	DELTA/CENTRAL ANGLE	FND	FOUND		METAL LIGHT POST	P.C.	POINT OF CURVATURE	TELE RISER	TELEPHONE RISER BOX	WF	WOOD FENCE
(C)	CALCULATED	Ø	DIAMETER (DIA.)	F	FPL MANHOLE		METAL POWER POLE	P.T.	POINT OF TANGENCY	TOE	TOE OF SLOPE		WOOD POLE STREET LIGHT
	CATCH BASIN	D	DRAINAGE MANHOLE	SQ FT.	SQUARE FEET	MP	METAL PIPE	P.O.T.	POINT OF TERMINUS	TOB	TOP OF BANK/BERM	YD	YARD DRAIN
℄	CENTERLINE	DIP	DUCTILE IRON PIPE	GAS	GAS VALVE	MON	MONUMENT	PVC	POLYVINYL CHLORIDE	T.O.N.	TOP OF NUT		WOOD POWER POLE
CCR	CERTIFIED CORNER RECORD	EOP	EDGE OF PAVEMENT	GIS	GEOGRAPHIC INFORMATION SYSTEMS	N/D	NON DESCRIPT NAIL AND DISK	PLS	PROFESSIONAL LAND SURVEYOR	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		
CLF	CHAIN LINK FENCE	EOW	EDGE OF WATER	GND	GROUND	N.R.	NON-RADIAL	R	RADIUS	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
CHD.	CHORD	EB	ELECTRIC BOX		GUY WIRE ANCHOR	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RGE	RANGE	TWNSHP	TOWNSHIP		
CO	CLEAN OUT	EHH	ELECTRIC HAND HOLE (EHH)		HANDICAP	No.	NUMBER	RTK	REAL TIME KINEMATIC	T	TRAFFIC HANDHOLD		
COMM RISER	COMMUNICATION RISER	EM	ELECTRIC METER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	O.R.B.	OFFICIAL RECORDS BOOK	RWV	RECLAIMED WATER VALVE	TSCB	TRAFFIC SIGNAL CONTROL BOX		
CONC	CONCRETE	ELEC PANEL	ELECTRICAL PANEL	HWF	HOG WIRE FENCE	OHW	OVER HEAD WIRES	RCP	REINFORCED CONCRETE PIPE	TYP.	TYPICAL		
	CONCRETE LIGHT POST	EL./ELEV.	ELEVATION	HYD	HYDRANT	PG	PAGE	R/W	RIGHT-OF-WAY	U.E.	UTILITY EASEMENT		
CM	CONCRETE MONUMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	IN	INCH	PCN	PARCEL CONTROL NUMBER	R/C	ROD AND CAP	SS	UNDERGROUND SANITARY		
CPP	CONCRETE POWER POLE (CPP)	F.O.	FIBER OPTIC	INV	INVERT	PK NAIL	PARKER-KALON NAIL	S	SANITARY MANHOLE	DRN	UNDERGROUND STORM		
	CONCRETE POWER POLE W/STREET LIGHT	FOHH	FIBER OPTIC HAND HOLE	IP	IRON PIPE	PK/D	PARKER-KALON NAIL & DISK	SV	SANITARY VALVE	UNK	UNKNOWN		
	CONCRETE SIGNAL LIGHT POLE		FIBER OPTIC MARKER	IR	IRON ROD	PCP	PERMANENT CONTROL POINT	SEC	SECTION	UNK HH	UNKNOWN HANDHOLD		
		FIBER RISER	FIBER OPTIC RISER	IR/C	IRON ROD AND CAP	PRM	PERMANENT REFERENCE MONUMENT		PROPERTY CORNER	RISER BOX	UNKNOWN RISER BOX		
		(M)	FIELD MEASURED		IRRIGATION CONTROL VALVE				RIGHT-OF-WAY CONTROL				
				L	LENGTH								

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PROJECT

JUNIOR GARBA
800 BRICKELL AVE, SUITE 320, MIAMI, FL
1004, 1006, 1010 SEAWAY DRIVE,
FT. PIERCE, FL

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
2025.08.27	AS SHOWN
DRAWN BY: CPS	FIELD CREW: MM
CHECKED BY: MTO	
PROJECT No.: 22-505.2 B&T UPDATE_REV4.DWG	
DRAWING No.: PG. 3 OF 3	REV.: 4

FILE LOCATION: Z:\EDC-2022\22-505 - NABA REALTY - 1004 1006 AND 1008 SEAWAY DRIVE PP - MARINA SURVEY\SURVEY\DWG - PDF\SURVEY\22-505.2 B&T UPDATE_REV4.DWG, 2025.11.11, 1:20 PM

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5182345 OR BOOK 4978 PAGE 2744, Recorded 04/20/2023 01:29:12 PM Doc Tax: $15050.00

Prepared by and return to:
Frank H. Fee, IV, Esquire
Fee & Fee PLLC
426 Avenue A
Fort Pierce, FL 34950
(772) 461-5020
File Number:
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **12th day of April, 2023** between **ANGLER'S LANDING LLC, a Florida limited liability company**, whose post office address is **PO Box 1, Palm City, FL 34991**, grantor, and **1004-1010 Seaway Dream Team, LLC, a Florida limited liability company,** whose post office address is **c/o 224 West 35th Street, 11th Floor, New York, NY 10001**, grantee:

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

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

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Parcel Identification Number: 2402-142-0005-000-2

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2023 and subsequent years.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2023**.

UNOFFICIAL DOCUMENT

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: Deanna Campbell

Witness
Printed Name: Ashley Gonzalez

ANGLER'S LANDING LLC, a Florida limited liability company

By: _____
WILLIAM HARRIS, Managing Member

State of FLORIDA
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 10 day of April, 2023 by **WILLIAM HARRIS, as Managing Member of ANGLER'S LANDING LLC, a Florida limited liability company**, who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

DEANNA CAMPBELL
Commission # HH 328733
Expires November 2, 2026

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Official Copy

EXHIBIT "A"

Commencing at the Northwest corner of the tract of land on Causeway Island excepted from the description of "Declaration of Abandonment" from the United States of America to the Fort Pierce Financing and Construction Company, as the same is recorded in Deed Book 152, Page 380, of the Public Records of St. Lucie County, Florida, run thence North 64 degrees 52 minutes East, 43.8 feet, to the East face of concrete coping on steel pile bulkhead; thence South 31 degrees 6 minutes East along the East face of said concrete coping 14.5 feet; thence South 27 degrees 24 minutes East continuing along said East face of concrete coping 17.3 feet to the North shore of Causeway Island; thence North 85 degrees 6 minutes East, along the North shore of Causeway Island, 100.88 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning, continue North 85 degrees 06 minutes East along the North shore of Causeway Island, 101.52 feet, to an iron pipe; thence South 13 degrees 47 minutes West, 247.0 feet, to an iron pipe on the North right-of-way line of State Road A- 1-A (Seaway Drive); thence North 70 degrees 18 minutes West along the North right-of-way line of State Road A-1-A, 100.0 feet; thence North 14 degrees 38 minutes East 204.48 feet, to the Point of Beginning, including riparian rights. Being located in Section 2, Township 35 South, Range 40 East, and being accreted from a parcel of land in Section 1, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida.

Legal Copy

LEGAL DESCIPTION

PARCEL NO. 1
FROM THE SOUTHEAST CORNER OF THE JOHN STENROOD'S PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, RUN SOUTH 70° 18' EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD A-1-A 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, A DISTANCE OF 55.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE 153.93 FEET; THENCE RUN NORTH 01°29' WEST 258.6 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING A SHORE LINE WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'48" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 06°42'48" WEST 249.86 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE LYING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

Property Identification

Site Address:	946 SEAWAY DR
Sec/Town/Range:	02/35S/40E
Parcel ID:	**2402-142-0005-000-2**
Jurisdiction:	Fort Pierce
Land Use Code:	1200 - MX-STR OFCE
Account #:	**15789**
Map ID:	24/02N
Zoning:	Tourist Co

Legal Description

2 35 40 FROM NW COR OF TRACT OF LAND EXCEPTED IN DBK 152 PG 380 RUN N 64 DEG 52 MIN E 43.8 FT TO E FACE OF BLKHD, TH S 31 DEG 08 MIN E 14.5 FT, TH S 27 DEG 24 MIN E 17.3 FT TO N SHORE OF CAUSEWAY ISLAND, TH N 85 DEG 06 MIN E ON SHORE 100.88 FT FOR POB, TH CONT N 85 DEG 06 MIN E 101.52 FT, TH S13 DEG 47 MIN W 247 FT TO N R/W A1A, TH N 70 DEG 18 MIN W ON R/W 100 FT, TH N 14 DEG 38 MIN E 204.48 FT TO POB-BEING PART OF GOVT LOT 2 WITH RIP RTS

Total Areas

Finished/Under Air (SF):	4,282
Gross Sketched Area (SF):	6,522
Land Size (acres):	0.52
Land Size (SF):	22,574

Map

Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Ownership

1004-1010 SEAWAY DREAM TEAM LLC
c/o 224 W 35th St 11th Floor
New York, NY 10001-2533

Current Values

Just/Market value:	$1,887,600
Assessed value:	$1,887,600
Exemption value:	$0
Taxable value:	$1,887,600

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 10, 2023	4978/2744	0002	WD	Angler's Landing LLC	$2,150,000
Aug 1, 2014	3658/2142	0002	SPWD	Larwin Joan	$882,000
Mar 16, 2012	3372/2135	0116	WD	Visco Frances	$100
Apr 11, 2005	2235/1800	XX01	QC	Visco Frances	$100
Feb 6, 2003	1658/0263	XX00	WD	Gilbert Rosemary J	$820,000
Oct 30, 2001	1450/0577	XX01	QC	Kennedy Joshua J	$100
Dec 28, 2000	1352/2940	XX01	WD	Quandt Lavern W	$800,000
Jan 1, 1900	/				$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	4000	1982
WOOD DOCK	1	1662	2006

Building Information

(1 of 3)
Finished Area: 1,958 SF
Gross Area: 3,804 SF

Exterior

Building Type:	SFF
Quality:	SFF-Avg
Number of Units:	2
Year Built:	1950
Effective Year:	1980
Story Height:	1 Story
Roof Structure:	Flat/Shed
Roof Cover:	Tar & Gravel
Primary Wall:	Cedar Bd/Btn
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	1
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	CONC GRD

Building Information

(2 of 3)
Finished Area: 1,472 SF
Gross Area: 1,790 SF

Exterior

Building Type:	LROF
Quality:	Y_D
Number of Units:	2
Year Built:	1956
Effective Year:	1970
Story Height:	1 Story

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir

Roof Structure:	Flat/Shed	Heat Fuel:	Electric
Roof Cover:	Roll Comp	Heated %:	100%
Primary Wall:	Cedar Bd/Btn	Primary Int Wall:	Drywall
Secondary Wall:		Primary Floors:	Tile-Ceramic
View:			

Building Information

(3 of 3)

Finished Area: 852 SF

Gross Area: 928 SF

Exterior

Building Type:	LROF
Quality:	Y_D
Number of Units:	1
Year Built:	1982
Effective Year:	1982
Story Height:	1 Story
Roof Structure:	Flat/Shed
Roof Cover:	Roll Comp
Primary Wall:	Cedar Bd/Btn
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

Values Breakdown

2025

Building	$304,700
SFYI	$34,200
Land	$1,548,700
Just/Market	$1,887,600

Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$1,887,600
Exemptions	$0
Taxable	$1,887,600

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	6.9	Fort Pierce Stormwater Charge	$476.10

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

Permits

Number	Issue Date	Description	Amount	Fees
F98-001541	Dec 14, 1998	Roof	$3,610	$3,610
RF2003-70	Mar 24, 2003	Roof	$2,400	$75
DK20047	Jul 23, 2004	Dock	$68,900	$914
RF200571	Jan 6, 2005	Roof	$12,000	$245
BP14-3108	Jan 5, 2015	Exterior Siding	$4,500	$265

Number	Issue Date	Description	Amount	Fees
BP14-2351	Sep 23, 2015	Electric	$45,000	$603
BP15-0053	Jan 20, 2015	Electric	$2,345	$232
BP15-0200	Mar 26, 2015	Air Conditioning Only	$1,500	$205
BP15-0568	Mar 26, 2015	Driveway	$2,000	$150
BP15-1310	Jun 16, 2015	Plumbing	$500	$155
BP16-1819	Jun 29, 2016	Fence	$5,245	$0
BP16-2443	Nov 21, 2016	Deck	$17,485	$0
BP16-2481	Jan 12, 2017	Gazebo/Greenhouse	$2,100	$0
BP17-1050	Apr 17, 2017	Electric	$1,200	$0
BP17-1111	Apr 24, 2017	Plumbing	$310	$0
BP18-1864	Oct 30, 2018		$9,534	$0
BP20-2332	Aug 10, 2020	Electric	$5,500	$0

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

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

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

300 S Pine Island Rd, Suite #250
Plantation, FL 33324
754-272-5726

Letter of Authorization

To Whom It May Concern:

This letter authorizes **Lubin Elite Engineering, LLC** to act on behalf of **1004-1010 Seaway Dream Team, LLC** as the authorized agent related to the submittal of applications/permits through City of Fort Pierce, as well as but not limited to all regulatory agencies, departments and governmental agencies as required for the proposed 7-Eleven gas station with convenience store located at 1010 Seaway Drive, Fort Pierce, FL 34949.

Signature: _____

Babak Ebrahimzadeh
Name (printed)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of X physical presence or _____online notarization, this 8th day of October, 2025, by Babak Ebrahimzadeh as Managing Members of 1004-1010 SEAWAY DREAM TEAM LLC, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.

MYRDJINA JACQUES
Notary Public-State of Florida
Commission # HH 257625
My Commission Expires
April 26, 2026

Notary Public

Myrdjina Jacques
Print Name

Commission No. HH 257625

Expiration Date: April 26, 2026

Technical Review Committee - 10:00 AM **1. f.**

Meeting Date: 05/21/2026

REQUESTED ACTION

PD2025-00005
Master Planned Development
Peterson Road Planned Development
5125 Peterson Road
Parcel ID: 2418-212-0001-000-7

SUMMARY

Review and approval of a Zoning Map Amendment, submitted by owner Edible Commodities, LLC, represented by Redtail DG, to change the zoning of one (1) parcel from E-3, Residential Single-Family 3 du/ac Zone to PD, Planned Development at 5125 Peterson Road, more specifically at Parcel ID: 2418-212-0001-000-7.

LOCATION

5125 Peterson Road
Parcel ID: 2418-212-0001-000-7

RESPONSIBLE STAFF

Chris Suneson, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

Agent Authorization
Vicinity Map
Property Deed
Legal Description
Project Narrative
Concurrency Analysis
Survey
Previously Approved Site Plan
PD Site Plan
PD Phasing Plan
PD Statement of Benefits
Master Stormwater Report

Traffic Impact Analysis
Environmental Analysis
Utility Capacity Letter
Draft PD Agreement

Form Review

Form Started By: Christopher Suneson
Started On: 04/29/2026 04:10 PM
Final Approval Date: 05/07/2026

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

AGENT AUTHORIZATION

Project: 5125 PETERSON RD (Edible Commodities, LLC and US Property Group, LLC.)
Owner: EDIBLE COMMODITIES LLC
Parcel ID: 2418-212-0001-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED **LEO GYLES, MANAGER OF EDIBLE COMMODITIES LLC.** WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc., as sole agent, to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the project indicated above.

However, this Consent shall not extend beyond nor supersede any provisions agreed upon by the Seller and Buyer has provided within that certain Contract for Sale and Purchase agreement with an effective date of January 6, 2025 of which provisions are incorporated herein by reference, which Redtail DG, Inc. acknowledges receipt thereof simultaneously with this Authorization and by the signature below agrees to and consents to the provisions stated therein. Redtail DG, Inc. acknowledges and agrees that this Consent only provides for the Buyer's ability to complete due diligence and obtain approvals. Further this Consent shall not in any way affect the current land use of the property as provided under Section 193.461, Florida Statutes and any change will drastically affect and damage the owner herein. Therefore, Redtail DG, Inc. agrees to indemnify and reimburse the owner from any loss that may result from the Agent's negligent actions as a result of this authorization.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 00R day of February, 2025, by **LEO GYLES, MANAGER OF EDIBLE COMMODITIES LLC.** who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Marlon E. Bryan
Notary

Commission HH283718

NOTARY PUBLIC STATE OF FLORIDA
MARLON E. BRYAN
Commission # HH 283718
Expires November 1, 2026

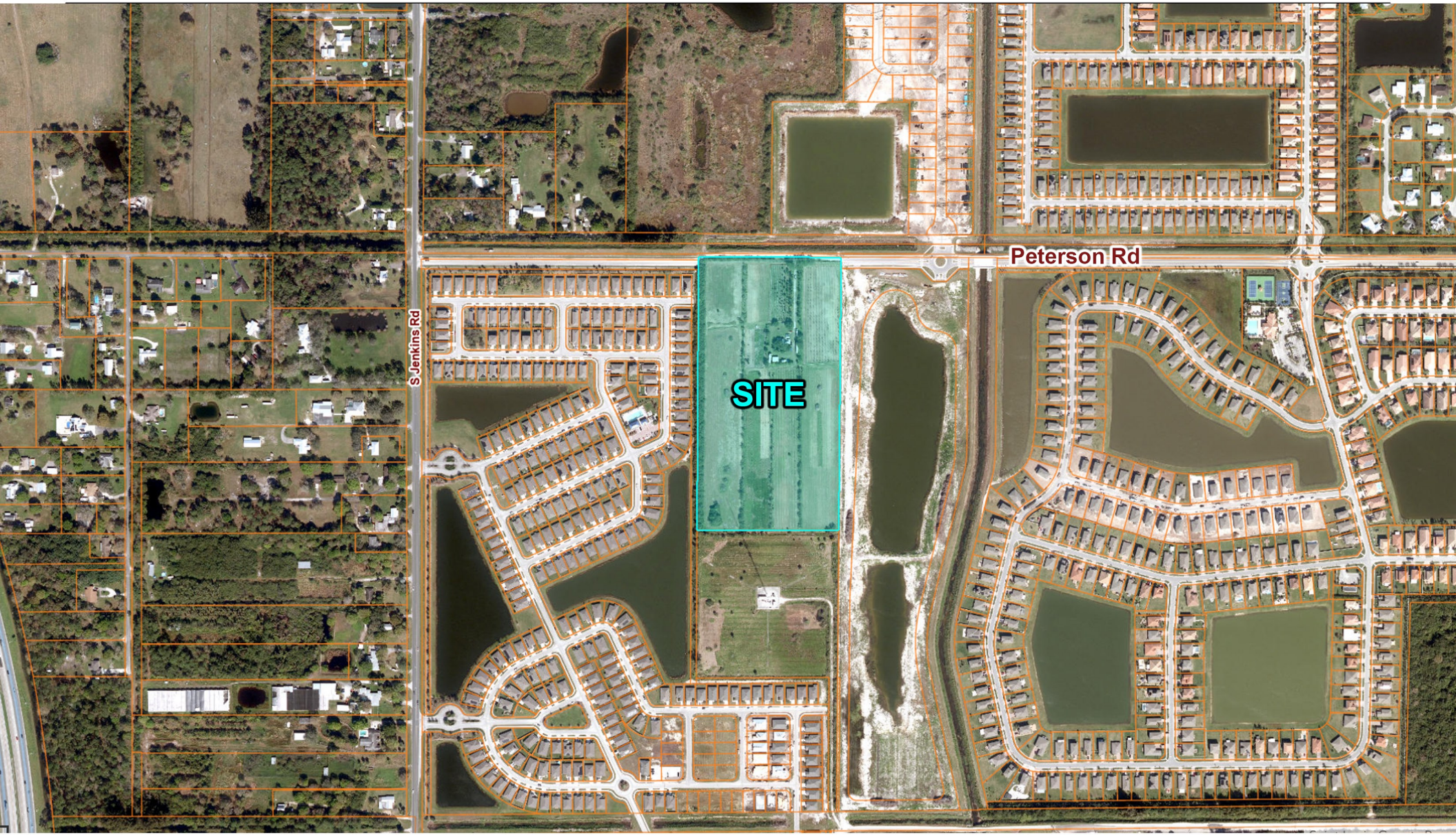
Owners' Signatures

Leo Gyles, Manager of
Edible Commodities, LLC.
5125 Peterson Road
Fort Pierce, Florida 34947

The following person acknowledges receipt of the Agent Authorization on behalf of Redtail DG, Inc. and by placing their signature below consents to the terms stated herein are authorized to bind the company

Authorized Representative of Redtail DG, Inc.

LOCATION MAP



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

1:5,507

0 230 460 920 ft

0 65 130 260 m

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5053638 OR BOOK 4840 PAGE 1962, Recorded 06/10/2022 08:08:48 AM Doc Tax: $3850.00

Prepared by and return to:
Craig E. Packer
Vice President
Firm Title Corporation
14201 W Sunrise Blvd #203
Sunrise, FL 33323
954-236-0492
File Number: **FT22667**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25 day of **May, 2022** between **Walton Peterson LLC, a Florida Limited Liability Company** whose post office address is **487 Tall Ship Dr., #122, Salem, SC 29676**, grantor, and **Edible Commodities LLC, a Florida Limited Liability Company** whose post office address is **5125 Peterson Rd., Fort Pierce, FL 34947**, grantee:

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

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

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, excepting from the above description of the North 46 feet thereof, also less and excepting Peterson Road.

Parcel Identification Number: 2418-212-0001-000-7

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

DoubleTime®

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

Signed, sealed and delivered in our presence:

Witness Name: Melinda J. Trexler

Witness Name: Sandra L. Gilmer

Walton Peterson LLC, a Florida Limited Liability Company

By: _____
Ward Snyder, Managing Member

State of ~~Florida~~ South Carolina
County of Beaufort

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 25 day of May, 2022 by Ward Snyder, Managing Member of Walton Peterson LLC, a Florida Limited Liability Company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Sandra L. Gilmer
Notary Public, State of South Carolina
My Commission Expires May 29, 2030

Sandra L. Gilmer
Notary Public

Printed Name: Sandra L. Gilmer

My Commission Expires: 5/29/2030

DoubleTime®

LEGAL DESCRIPTION: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY. FLORIDA, EXCEPTING FROM THE ABOVE DESCRIPTION OF THE NORTH 46 FEET THEREOF, ALSO LESS AND EXCEPTING PETERSON ROAD. CONTAINING 843,395 SQUARE FEET OR 19.36 ACRES, MORE OR LESS.

April 13, 2026

Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

RE: Peterson Road Planned Development – Master PD - Narrative

Dear Planning Department,

On behalf of the owner, Edible Commodities LLC, we are pleased to submit this application to rezone a 19.362-acre property located at 5125 Peterson Road from Residential Single-Family (E-3) to Planned Development (PD). The subject property is designated as Medium Density Residential (RM) on the City of Fort Pierce Future Land Use Map, and the proposed single-family residential development is fully consistent with this designation. The property was historically used as an orange grove.

The purpose of this rezoning is to facilitate the development of a high-quality, master-planned residential community. The Planned Development zoning district is essential to achieving a cohesive and thoughtfully designed neighborhood that provides significant public benefits, which would not be possible under the rigid standards of the conventional E-3 zoning district. This narrative provides a detailed project overview and justification for the requested rezoning.

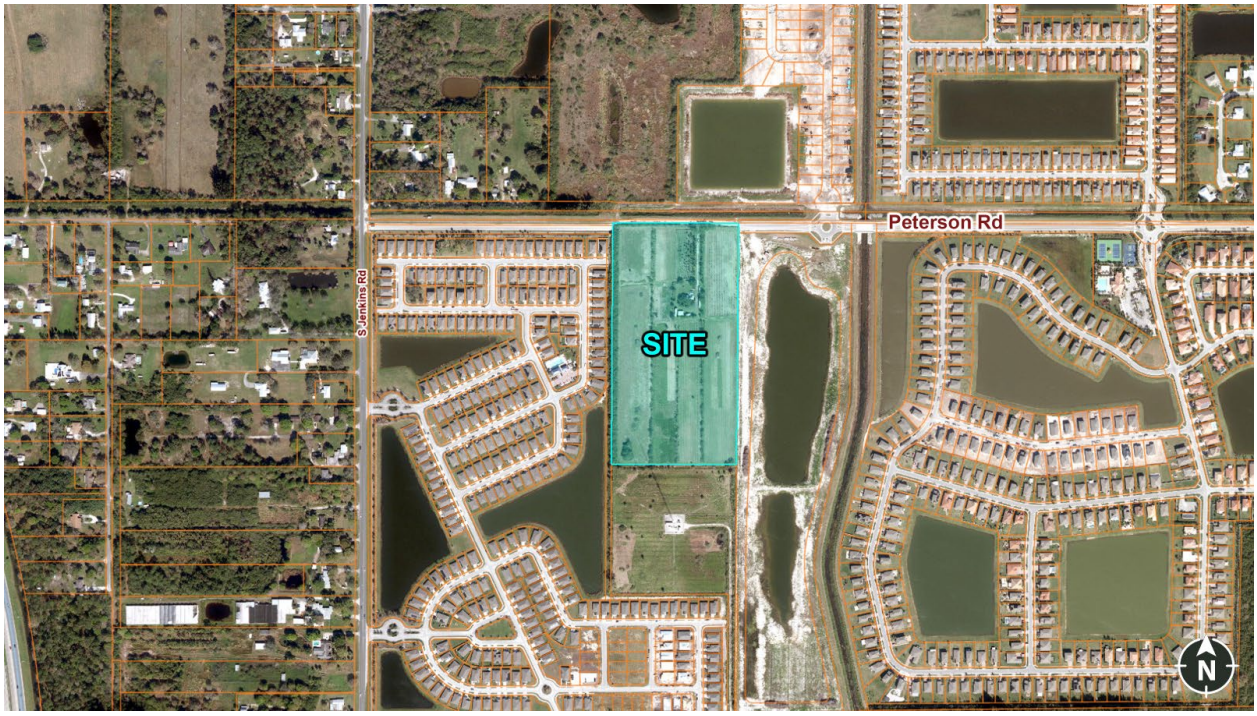


Image 1 - Location

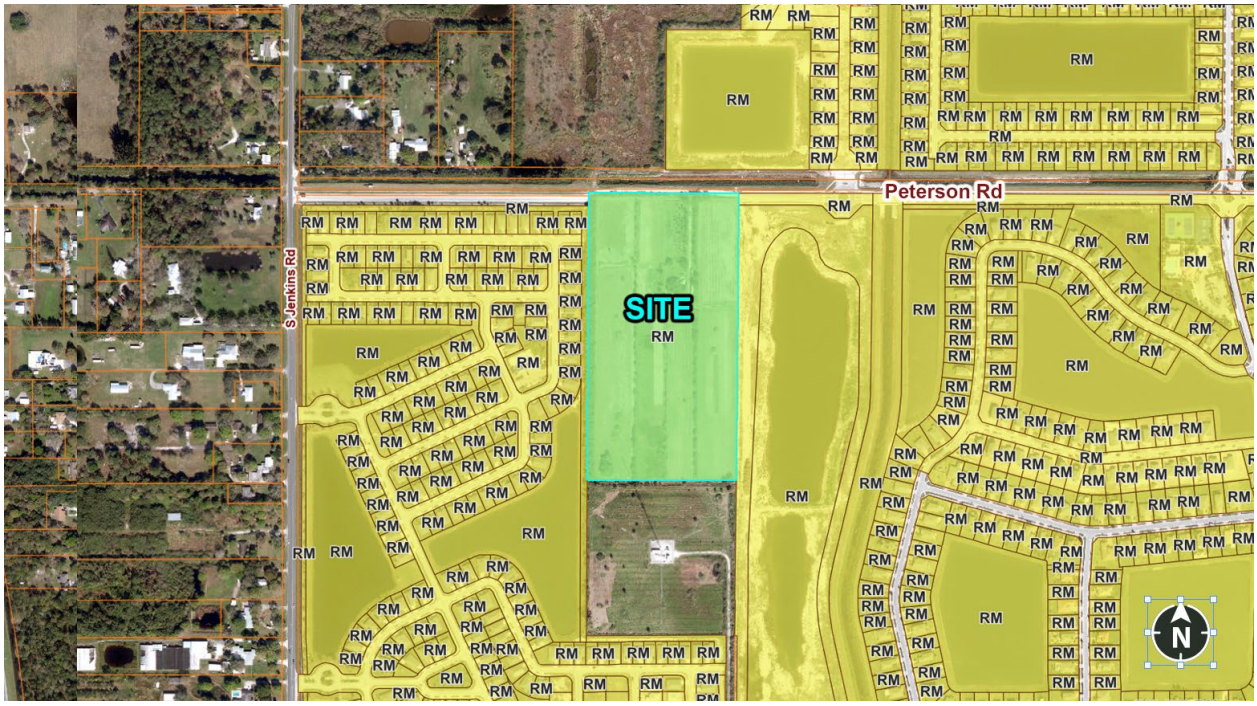


Image 2 – Existing Future Land Use Map

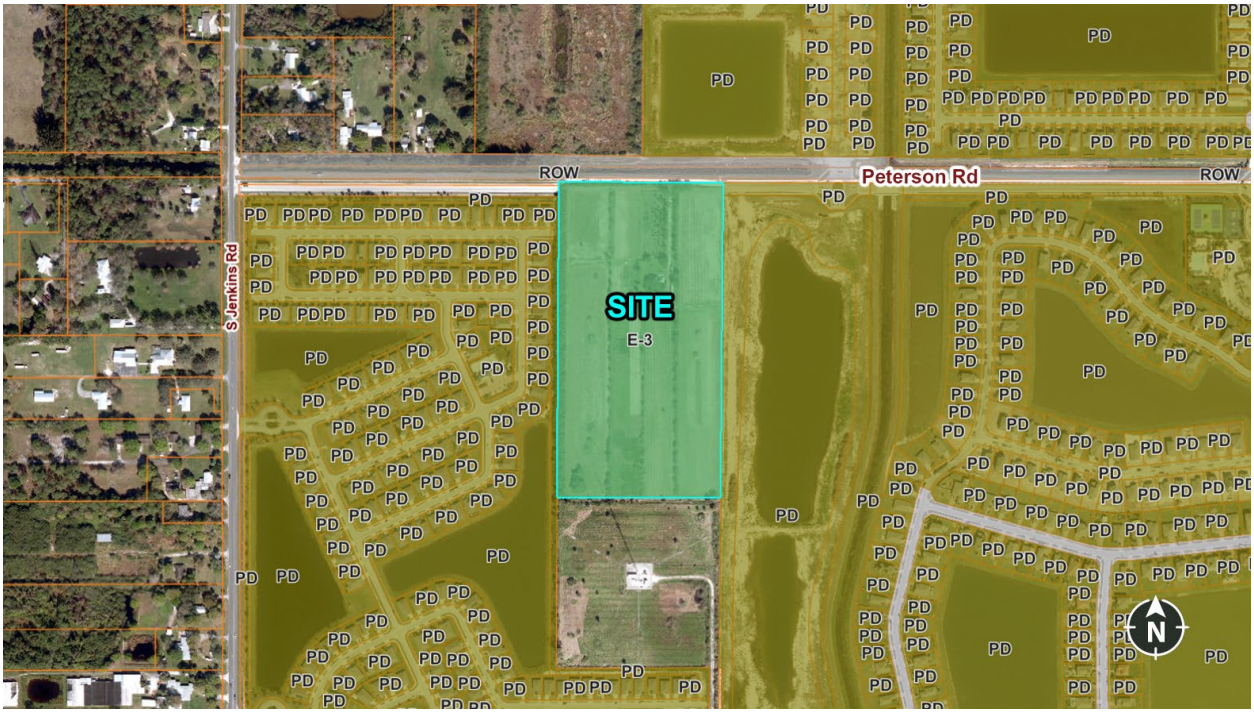


Image 3 – Existing Zoning Map

Project Vision and Description

The Peterson Road PD Development is envisioned as a premier, gated single-family home community that will serve as an asset to the City of Fort Pierce. The development plan proposes a modern residential neighborhood centered around a one-acre amenity complex, which will serve as the heart of the community. Although not shown on the preliminary plan, this recreational hub is planned to include a clubhouse, a resort-style pool, and a dedicated dog park for residents to enjoy.

The Planned Development framework will allow for a unified architectural theme and integrated landscaping throughout the community, creating a strong sense of place and ensuring long-term value. The key to achieving this vision lies in the ability to utilize flexible site design standards, particularly regarding lot setbacks. This flexibility will enable the creation of a more varied, walkable, and aesthetically pleasing streetscape while allowing for the efficient placement of infrastructure and the preservation of open space.

The proposed allowed uses include: single family homes – detached, duplex and townhomes, with the maximum proposed density of 10 dwelling units per acre.

Justification for Planned Development (PD) Zoning

The request to rezone to Planned Development is based on the desire to deliver a superior residential project that aligns with modern community planning principles. While the existing E-3 zoning permits single-family development, its standards limit the ability to create an integrated and thoughtfully designed community.

The primary advantages of the PD zoning for this project include:

Design Flexibility: The ability to establish custom setbacks allows for more innovative site planning. It enables homes to be better oriented on their lots, creates more usable yard space, and facilitates a more engaging street-level experience, moving away from the monotonous pattern often resulting from standard zoning.

Coordinated Master Plan: The PD process ensures the entire 18.5-acre development area is planned as a single, cohesive unit. This guarantees that amenities, open space, landscaping, and internal circulation are designed to work together harmoniously, creating a finished project of superior quality.

Fulfillment of Public Benefits: The design flexibility inherent in the PD is directly linked to the project's ability to provide tangible public benefits. The dedication of right-of-way and the inclusion of key safety features are made possible through this comprehensive planning approach.

Public Benefits

The proposed development is not only consistent with the Medium Density Residential (RM) land use designation but also actively advances the City’s goals for infrastructure improvement, public safety, and quality community growth. The project offers the following substantial public benefits:

Critical Infrastructure Dedication: The project's most significant public contribution is the dedication of a 0.892-acre, 47-foot-wide strip of right-of-way along the property's frontage for the future construction of Peterson Road. Currently, this segment of Peterson Road is undeveloped and the applicant is willing to develop it. This dedication provides the necessary land for the City to complete a critical transportation link. The future roadway will establish a new connection that will significantly improve traffic circulation in the area, directly alleviating congestion on Orange Avenue by providing an essential alternative route for residents of the proposed community, the adjacent Bent Creek development, and the public at large.

Enhanced Child and Pedestrian Safety:
Although not shown on the preliminary site plan, a designated, off-street school bus stop is planned within the community's boundaries. This thoughtful design element ensures that children have a secure place to wait for school transportation, away from the potential hazards of congregating along a future collector road. This feature represents a proactive approach to child safety for future residents.

High-Quality, Orderly Development:
The PD framework facilitates a well-planned, high-quality residential project that will enhance the local housing stock and contribute positively to the City's tax base. By ensuring architectural and landscaping consistency, the project will maintain high standards and create a desirable living environment, contributing to the overall character of the neighborhood.

Comprehensive Plan Consistency – Future Land Use Element

The proposed Peterson Road Planned Development is consistent with the City of Fort Pierce Comprehensive Plan, specifically the Future Land Use Element. The project supports the City's overarching goal of regulating land uses in a manner that maintains and protects its traditional small-town character while accommodating orderly, well-planned growth, as set forth in **Goal 1**.

The subject property is designated Medium Density Residential (RM) on the Future Land Use Map. This designation is intended to accommodate a range of residential housing types, including single-family development, within a density range of 6.5 to 12 dwelling units per acre. The proposed development is fully consistent with this designation and will comply with the allowable density standards established in **Objective 1.1** and **Policies 1.1.1 and 1.1.2**, which direct that land uses and densities be regulated by the adopted Future Land Use Map and corresponding standards.

The project has been designed to ensure compatibility with surrounding land uses and to reinforce the existing residential development pattern in the area. Through thoughtful site planning, buffering, and internal design, the development is consistent with **Policy 1.1.3**, which requires compatibility with adjacent uses. The coordinated, master-planned nature of the project further ensures consistency with the City's Land Development Regulations, in accordance with **Policies 1.1.4 and 1.1.6**.

The use of the Planned Development zoning district is specifically aligned with the Comprehensive Plan's direction to encourage innovative and flexible development techniques. As supported by **Objective 1.2**, the PD zoning allows for creative site planning, including modified setbacks, integrated open space, and centralized amenities, resulting in a more efficient and cohesive neighborhood design. This approach enhances the overall quality of development and supports the City's vision for well-designed residential communities.

The proposed development also advances the City's policies related to architectural quality and design. The commitment to a unified architectural theme and enhanced landscaping is consistent with **Policy 1.1.13**, which encourages both traditional and innovative architectural design that contributes positively to the City's character.

With respect to transportation and infrastructure, the project supports the City's efforts to coordinate land use and transportation planning, consistent with **Objective 1.4** and **Policies 1.4.1 and 1.4.3**. The dedication of right-of-way along Peterson Road will facilitate the future construction of a critical roadway connection, improving traffic circulation and helping to maintain acceptable levels of service within the surrounding roadway network.

The development is also consistent with the City's requirements for internal circulation and pedestrian connectivity. The project will provide a safe and efficient internal street network and pedestrian system, consistent with **Objective 1.5** and **Policies 1.5.3 and 1.5.4**, which require pedestrian connectivity and sidewalk infrastructure. These features, along with the inclusion of on-site amenities, support reduced vehicle trips and are consistent with **Policy 1.1.19**, which promotes reduced vehicle miles traveled and enhanced internal trip capture.

Finally, the project will meet all concurrency requirements and contribute its proportionate share toward public facilities and infrastructure, consistent with **Objective 1.6** and **Policies 1.6.1 and 1.6.4**. The dedication of right-of-way and coordinated infrastructure planning represent significant public benefits that support the City's adopted level of service standards and long-term growth management objectives.

In summary, the Peterson Road Planned Development is fully consistent with the Future Land Use Element of the City of Fort Pierce Comprehensive Plan. The project implements the Medium Density Residential designation, promotes compatible and high-quality residential development, supports infrastructure and transportation improvements, and utilizes the Planned Development process to achieve a cohesive and well-designed community in accordance with the City's adopted Goals, Objectives, and Policies.

Conclusion

The Peterson Road PD Development represents a unique opportunity to create a premier residential community while delivering significant and lasting benefits to the public. The requested rezoning to Planned Development is the essential tool that allows for the flexibility and creative planning needed to execute this vision. In exchange for this flexibility, the project provides a critical right-of-way dedication that will improve the city's transportation network for years to come.

We are confident that this project aligns with the goals and objectives of the City of Fort Pierce Comprehensive Plan and respectfully request your support for this rezoning application.

Tod Mowery, AICP
President

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 (w)
561.262.6304 (c)
todm@redtaildg.com

September 01, 2025

Peterson Road Planned Development – Master PD – Concerrency

The application does not request a Future Land Use change, which means that the maximum allowed densities—and therefore the maximum projected utility demands will remain unchanged.

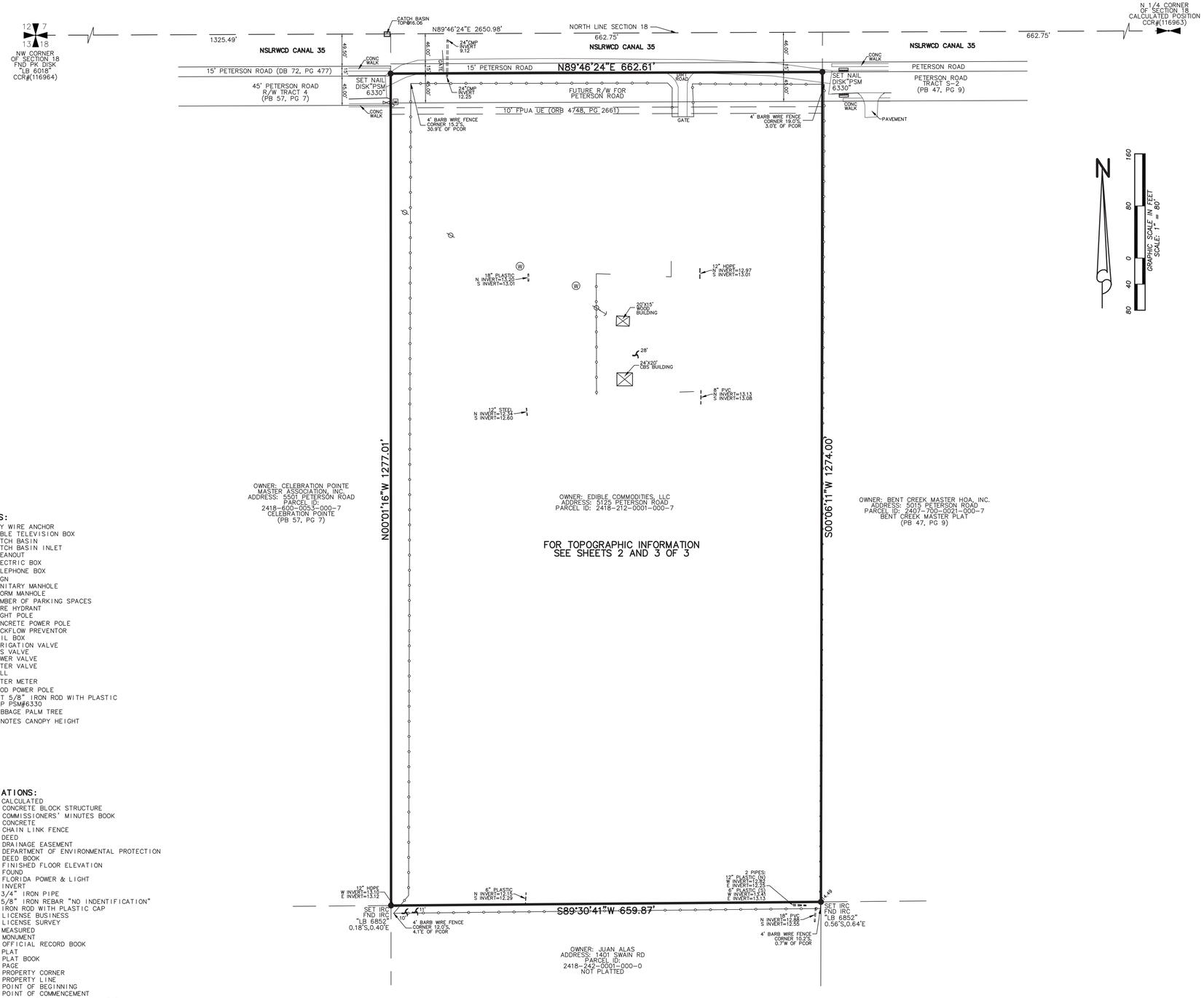
Tod Mowery, AICP
President

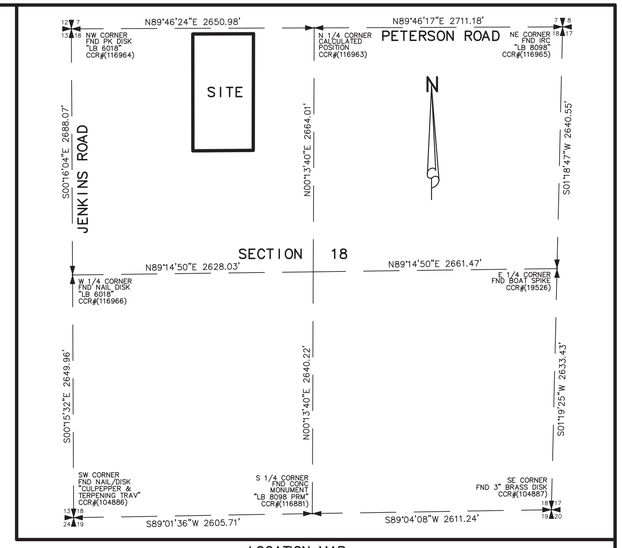
100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 (w)
561.262.6304 (c)
todm@redtaildg.com

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY. FLORIDA, EXCEPTING FROM THE ABOVE DESCRIPTION OF THE NORTH 46 FEET THEREOF, ALSO LESS AND EXCEPTING PETERSON ROAD.

CONTAINING 843,395 SQUARE FEET OR 19.36 ACRES, MORE OR LESS.





LOCATION MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. SURVEY BASED ON EXISTING MONUMENTATION AND CERTIFIED CORNER RECORDS IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED: JANUARY 7, 2025 AT 11:00 PM, COMMITMENT NUMBER: 1599966:

   SUBJECT TO THE FOLLOWING CONDITIONS:

   A. ORDINANCE NO. L-49 RE: ANNEXATION RECORDED IN OR BOOK 3027, PAGE 419, PUBLIC RECORDS OF SAINT LUCIE COUNTY. (BII#7)(AFFECTS WHOLE PARCEL)(NOT PLOTTABLE)

   B. DEVELOPMENT AGREEMENT RECORDED IN OR BOOK 3156, PAGE 2725, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. (BII#8)(AFFECTS WHOLE PARCEL)(NOT PLOTTABLE)

   C. A 10 FEET WIDE UTILITY EASEMENT IN THE FAVOR OF FORT PIERCE UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 4748, PAGE 2661. (BII#9)(SHOWN)

4. BEARING BASIS: A "GRID NORTH" BEARING OF N89°46'24"E ALONG THE NORTH LINE OF SECTION 18
5. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE DEVELOPMENT AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 2-28-25. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
6. UNDERGROUND IMPROVEMENTS, UNDERGROUND ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES IF EXISTING WERE NOT LOCATED AS A PART OF THIS SURVEY.
7. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0290 J, EFFECTIVE DATE 2-16-12.
8. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
9. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
10. THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051 (2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
11. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
12. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
13. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 ANDBENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
15. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    CERTIFIED TO: US PROPERTY GROUP, LLC
    OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
    DANIEL S. CARUSI, P.A.
16. © COPYRIGHT 2025 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

LAST DATE OF DATA ACQUISITION: 2-28-25

DATE OF SURVEY: 3-28-25

Alexander J Piazza

Digitally signed by Alexander J Piazza
DN: c=US, o=Unaffiliated, dnQualifier=4D1410D0000018FC93F5888000F8833, cn=Alexander J Piazza
Date: 2025.10.20 07:54:36 -04'00'

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

SYMBOLS:

- ⟵ = GUY WIRE ANCHOR
- TV = CABLE TELEVISION BOX
- CB = CATCH BASIN
- CBI = CATCH BASIN INLET
- CO = CLEANOUT
- E = ELECTRIC BOX
- T = TELEPHONE BOX
- = SIGN
- S = SANITARY MANHOLE
- SD = STORM MANHOLE
- (5) = NUMBER OF PARKING SPACES
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- BF = BACKFLOW PREVENTOR
- MB = MAIL BOX
- IV = IRRIGATION VALVE
- GV = GAS VALVE
- SV = SEWER VALVE
- WV = WATER VALVE
- W = WELL
- WM = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330
- = CABBAGE PALM TREE
- 10' = DENOTES CANOPY HEIGHT

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R	= RADIUS OF CURVE
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DATE:	REVISIONS:	BY:

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

BOUNDARY/TOPO/TREE SURVEY
5125 PETERSON ROAD
SEC 18, TWP 35S, RGE 40E
AS PREPARED FOR
REDTAIL DG

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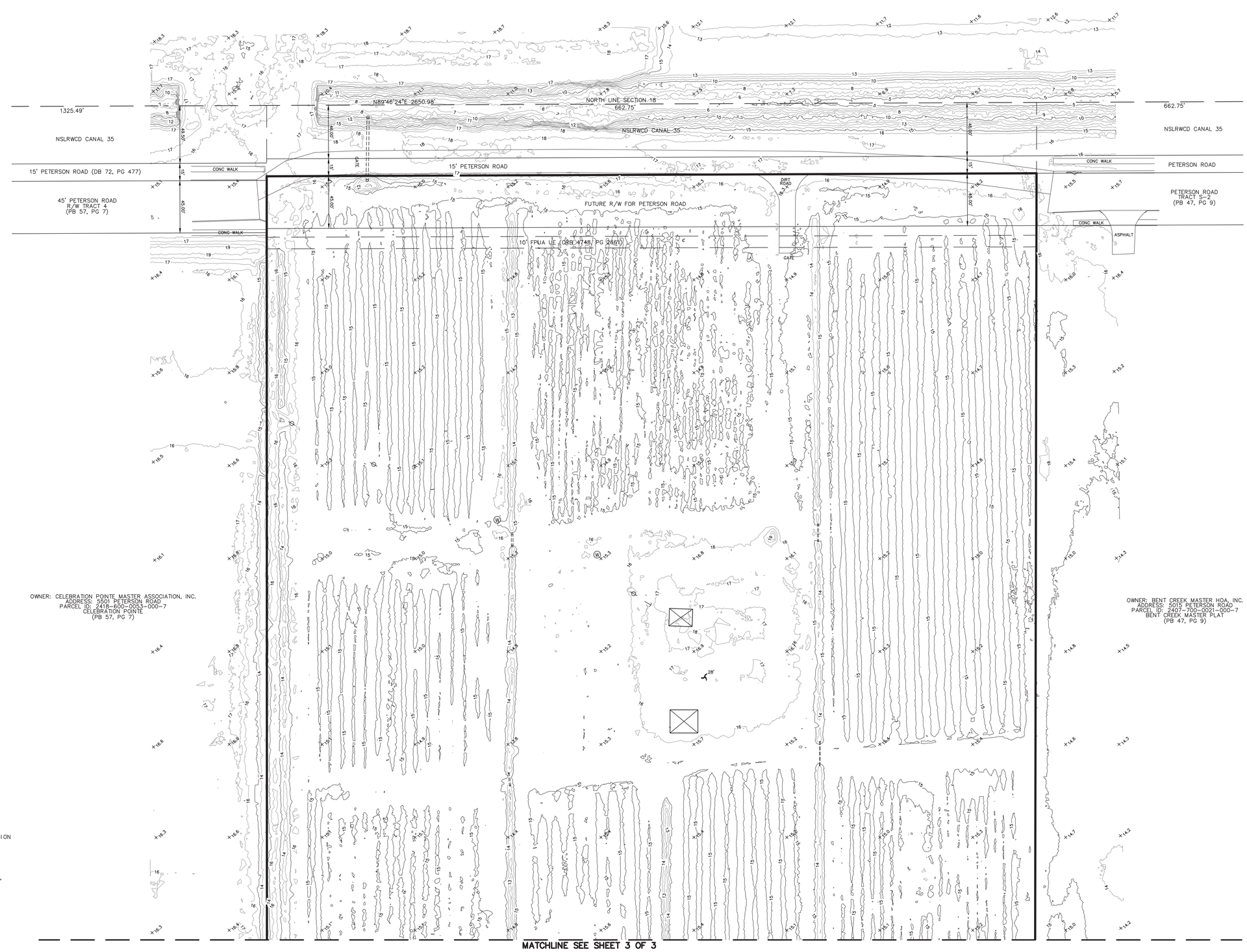

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GRAPHIC SCALE IN FEET
SCALE: 1" = 40'
80 40 0 20 40

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
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Port St. Lucie, Florida 34983
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Fax: (772) 340-2250
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BOUNDARY/TOPO/TREE SURVEY
5125 PETERSON ROAD
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AS PREPARED FOR
REDTAIL DG

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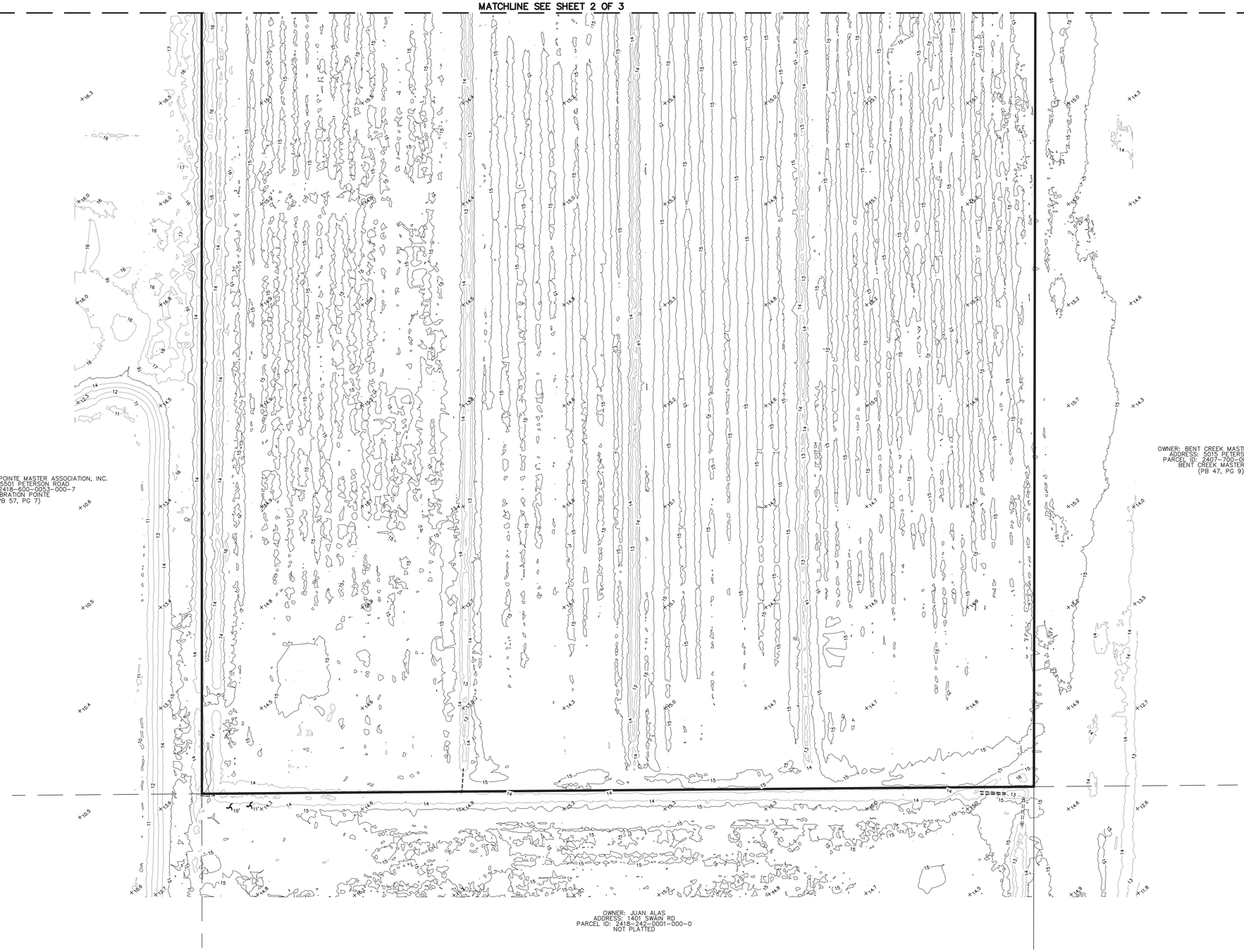

OWNER: CELEBRATION POINTE MASTER ASSOCIATION, INC.
ADDRESS: 5501 PETERSON ROAD
PARCEL ID: 2418-600-0053-000-7
CELEBRATION POINTE
(PB 57, PG 7)

OWNER: BENT CREEK MASTER HOA, INC.
ADDRESS: 5015 PETERSON ROAD
PARCEL ID: 2407-700-0021-000-7
BENT CREEK MASTER PLAT
(PB 47, PG 9)

OWNER: JUAN ALAS
ADDRESS: 1401 SWAIN RD
PARCEL ID: 2418-242-0001-000-0
NOT PLATTED

N

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'
80 40 0 20 40

SYMBOLS:

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= CABLE TELEVISION BOX
= CATCH BASIN
= CATCH BASIN INLET
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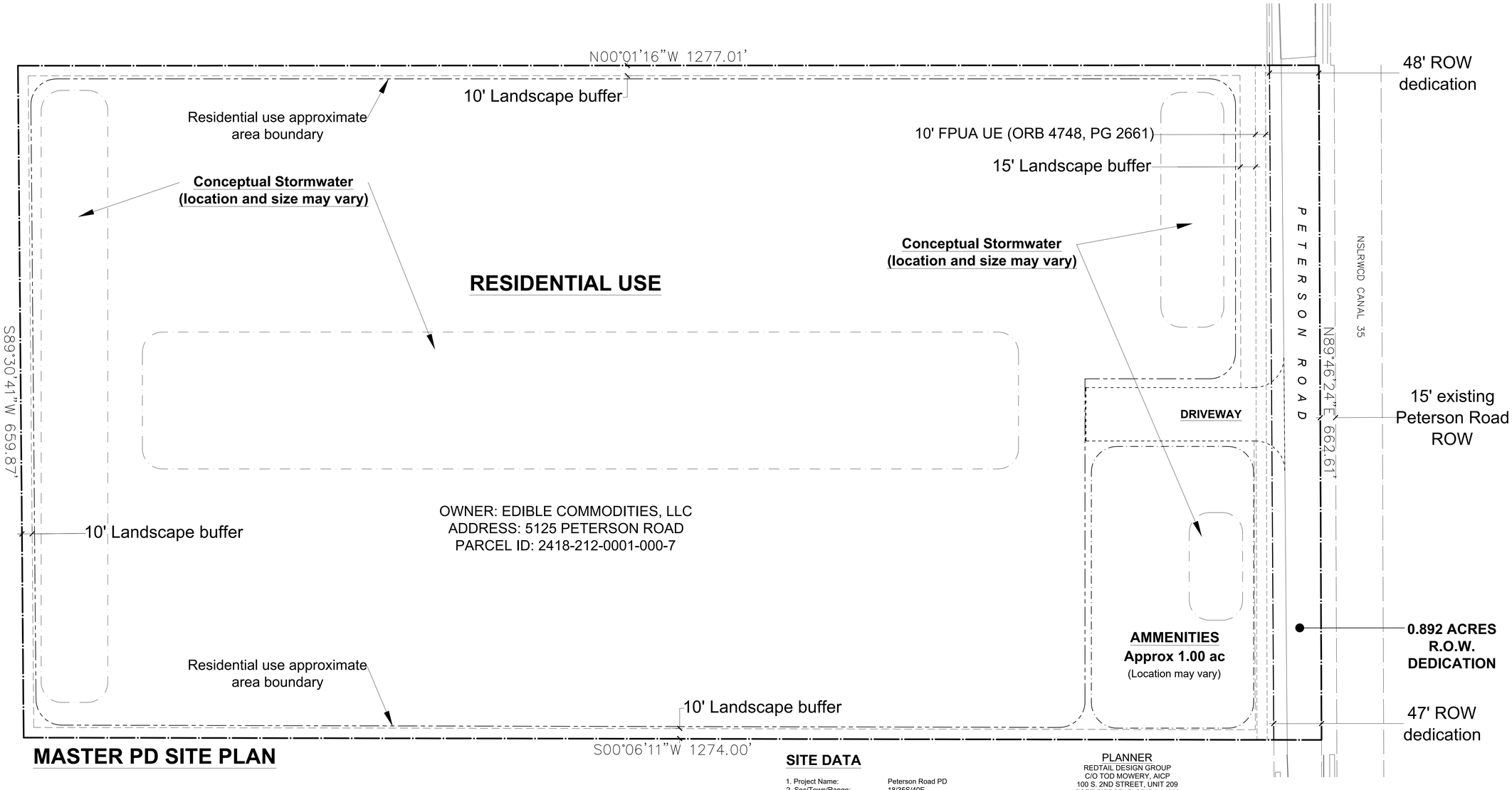
September 01, 2025

Peterson Road Planned Development – Master PD – Previously approved site plan

There is no previously approved site plan.

Tod Mowery, AICP
President

100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 (w)
561.262.6304 (c)
todm@redtaildg.com



MASTER PD SITE PLAN

LEGEND

- Existing Subject Boundary line
- Proposed Boundary line
- Other properties' boundary line
- Proposed Landscape Buffer
- Proposed Driveway
- Proposed Residential Use
- Proposed Amenity Uses
- Conceptually proposed Stormwater (the location and size may vary)

PETERSON ROAD DEVELOPMENT REQUIREMENTS

Type	Maximum Density	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Yard				Maximum Building Height	Maximum Lot Coverage
					Front	Side	Side (Corner)	Rear		
Single-Family Detached	10 du/ac	5,000 sf	60'	80'	25'	10'	15'	20'	30'	50%
Duplex	10 du/ac	4,000 sf	50'	80'	25'	10'	15'	20'	30'	50%
Townhomes	10 du/ac	1,500 sf	min. 18' max. 24'	80'	20'	internal 0' end 10'	10'	15'	30'	60%

LANDSCAPE BUFFER: 10' wide adjacent to other properties; 15' wide adjacent to R.O.W.
DENSITY: Maximum density of 10 dwelling units per acre.
PARKING: Two spaces per dwelling unit shall be provided for townhome units.

NOTES:
1. In any instance where a development criteria is not addressed above, the lots will follow the R-4 zoning uses within City Code 125-194.
2. Allowed uses to match R-4 zoning in the 'Use table' in City Code 125-187.
3. Height is measured from grade.
4. Principle/Main structures to have the rear yards from the table above. Accessory structures to have a 2' rear yard setback.
5. Minimum building separation is 20'.
6. Minimum of one sidewalk should connect to each lot.
7. Duplex and townhome units allowed to be attached on separate lots.
8. A five-foot sidewalk is required on one side of the road within the development and along Peterson Road.
9. Townhome projects must provide for either a dumpster - valet or a trash compactor service.
10. A monument sign shall be placed at the driveway area.

SITE DATA

1. Project Name:	Peterson Road PD
2. Sec/Town/Range:	18/35S/40E
2. Parcel ID:	2418-212-0001-000-7
3. Parcel Address:	5125 Peterson Road
4. Owner:	EDIBLE COMMODITIES LLC 5125 Peterson RD Fort Pierce, FL 34947-1312
5. Agent:	Redtail Design Group 100 S. 2nd Street Fort Pierce, FL 34950
6. Existing Future Land Use:	Medium Density Residential (RM)
7. Existing Zoning:	Residential single-family (E-3)
8. Proposed Zoning:	Planned Development (PD)
9. Acreage:	
DEVELOPMENT AREA:	18.470 acres
R.O.W.DEDICATION:	0.892 acres
TOTAL:	19.362 acres

PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

TRAFFIC
SHAUN G. MACKENZIE, PE
MACKENZIE ENGINEERING & PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
OFFICE: 772-286-8030
CEL – 772-834-8909

SURVEYOR
ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
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0 50' 100'
1" = 50'

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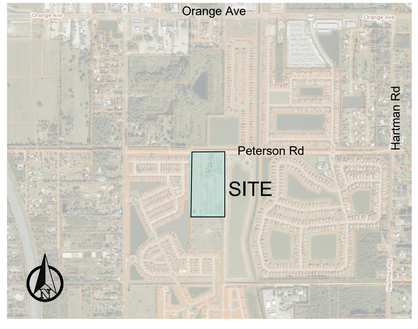
LEGAL DESCRIPTION:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY. FLORIDA, EXCEPTING FROM THE ABOVE DESCRIPTION OF THE NORTH 46 FEET THEREOF, ALSO LESS AND EXCEPTING PETERSON ROAD.

CONTAINING 843,395 SQUARE FEET OR 19.36 ACRES, MORE OR LESS.



LOCATION (N.T.S.)

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

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Fort Pierce, FL 34950

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VP DRAWN BY
1" = 50' SCALE
10/17/2025 DATE

DATE	REVISION PER STAFF COMMENTS	REVISION COMMENTS
10/17/2025		

PETERSON ROAD PD
Master PD Site Plan
Fort Pierce Florida

25-325-3

SHEET 01 OF 01

September 01, 2025

Peterson Road Planned Development – Master PD – Phasing

The project will be build in one phase.

Tod Mowery, AICP
President

100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 (w)
561.262.6304 (c)
todm@redtaildg.com

Statement of Planned Development Benefits
Project Name: Peterson Road Planned Development
Location: 3901 Peterson Rd.
Parcel ID: 2417-221-0002-000-9
September 2025

100 S. 2nd Street
Fort Pierce, FL 34950

This statement outlines the substantial public and private benefits associated with the proposed rezoning of the subject property to Planned Development (PD). The PD zoning district is requested to allow for the creation of a cohesive, high-quality residential community through flexible site design standards, specifically regarding lot setbacks. This approach facilitates a superior development plan that provides tangible advantages to the City of Fort Pierce and its residents, which would not be achievable under conventional zoning.

Public Benefits

The proposed development offers significant and direct benefits to the public that align with the City's goals for orderly growth, infrastructure enhancement, and public safety.

Significant Transportation and Infrastructure Improvement: The project's primary public contribution is the dedication of 47 to 49 feet of right-of-way to the City for the future extension of Peterson Road. This dedication is a critical step in building out the local road network because the Peterson Road right-of-way today measures 15 feet in width only. The future roadway will create a vital connection that directly alleviates traffic congestion on Orange Avenue by providing an alternative route for residents, including those from the adjacent Bent Creek development. This improves traffic flow, enhances emergency vehicle access, and provides the necessary infrastructure backbone for planned future growth in the area.

Provision of Managed Open Space and Amenities: The development includes a 1.00-acre central amenity center. This professionally managed recreation area, planned to include a clubhouse, pool, and dog park, reduces the burden on public parks and recreational facilities. It ensures the creation and perpetual maintenance of high-quality green space within the city.

Enhanced Pedestrian and Child Safety: Although not shown on the conceptual plan, an off-street school bus stop area is planned on the property at the entrance. By locating this stop internally, the plan ensures that children will not have to congregate along a busy thoroughfare while waiting for the bus, drastically improving their safety and providing peace of mind for families within the community and surrounding area.

Creation of a Cohesive, High-Quality Community: The PD framework enables a master-planned approach, ensuring architectural consistency, integrated landscaping, and a well-organized site layout. This prevents the kind of piecemeal development that can occur under conventional zoning and contributes a high-quality housing project to the City’s housing stock, thereby strengthening the local tax base.

Developer Benefits

The PD zoning provides the developer with the necessary tools to deliver the public benefits listed above while creating a successful and marketable project.

Flexible and Efficient Site Design: The primary benefit to the developer is the ability to utilize custom lot setbacks and other development requirements. This flexibility allows for more creative and efficient site planning, better orientation of homes to maximize views or privacy, and the ability to design a more walkable and aesthetically pleasing streetscape. It enables the clustering of amenities and the creation of a unified community identity.

Increased Marketability and Value: A well-designed, master-planned community with integrated, high-quality amenities is more attractive to potential homebuyers. The cohesive vision made possible by the PD zoning allows the developer to deliver a premium product, ensuring the project's economic viability and long-term value.

Predictable and Streamlined Development Process: By establishing a comprehensive master plan and design standards upfront through the PD approval process, the developer gains a clear and predictable path forward, avoiding the potential need for multiple variances and ensuring the final built project aligns with the approved vision.

Conclusion

The request for Planned Development zoning is not merely for the developer's convenience; it is a strategic tool to achieve a superior outcome for the community. The significant public benefits—most notably the critical right-of-way dedication for Peterson Road and the provision for child safety—are made possible by the design flexibility the PD affords. This project represents a true public-private partnership, where the developer receives the flexibility needed to build a successful project in exchange for providing lasting, tangible infrastructure and community benefits to the City of Fort Pierce.

HALEY WARD

DRAINAGE REPORT – 5125 PETERSON RD

TO: FORT PIERCE
FOR: 5125 Peterson Rd PD Submittal
Fort Pierce, FL

APPLICANT:
Redtail DG
100 S 2nd St | Ft Pierce, FL 34950

Digitally signed by Mark Landsman
Date: 2025.07.14 11:38:28 -04'00'

Mark Landsman, P.E. #96288 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

July 15, 2025
JN: 25-157

REPORT PREPARED BY:
Haley Ward, Inc.
10250 VILLAGE PKWY, STE 201, PORT ST. LUCIE, FL 34987

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3.0 Drainage Calculation Summary 3
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3.4 Land Use Tables 4
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3.6 Tailwater 5
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3.9 Minimum Road and Parking 6
3.10 Minimum Finished Floor 6
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3.14 Net Improvement 7
3.15 Back-to-Back Storm Analysis 7
3.15 Recovery Analysis 8
3.16 Floodplain Compensation 8
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1.0 Executive Summary

The project known as 5125 Peterson Rd proposes 163 dwelling units on approximately 19.36 acres. The site has a single-family home, unimproved gravel road and furrows for agricultural purposes. The project will be developed with a stormwater management system consisting of dry retention and wet detention (ponds) areas to provide water quality treatment and attenuation. Stormwater effluent discharges will be directed to the North St Lucie River Water Control District (NSLRWCD) Canal No. 35. The contents of this report state the assumptions used in the preliminary design of the stormwater management system.

2.0 History and Existing Storm Water Management System

The subject parcel has never been permitted by the South Florida Water Management District (SFWMD) for an Environmental Resource Permit (ERP). A search of the Florida Department of Environmental Protection (FDEP) was completed and the results indicate that the site has never been permitted through FDEP either.

The existing conditions of the site indicate that the historical use was for agricultural purposes as noted in the existing furrows. Stormwater is currently captured in the existing furrows where it is infiltrated into the native soil. A boundary and topographic survey of the property will indicate the flow of stormwater offiste and if any existing drainage structures are present.

3.0 Drainage Calculation Summary

3.1 Project Description

The following Table 1 provides data on the subject parcel.

Table 1-Site Details

Parcel ID	Size	Sec/Town/Range	Jurisdiction	Zone
2418-212-0001-000-7	19.39	02/35S/39E	Ft Pierce	E-3

3.2 Datum

All elevations included on the project's plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a wet detention system (lakes) that will provide water quality treatment and attenuation prior to discharging off site to the NSLRWCD Canal No. 35. Water quality will meet current SFWMD standards as described in Applicants Handbook Volume II. Discharges to the NSLRWCD canal will meet the volumetric equivalent of 2-inches across the site in a 24-hour period.

3.4 Land Use Tables

The following Table 2 outlines the pre-development land use breakdown for the project. Table 3 outlines the post development land use breakdown.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage
Building	0.07	0.4%
Pervious	19.32	99.6%
Pre-Development Basin Area	**19.39**	**100**

Table 3-Post Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Buildings	3.78	19.5%
Impervious (Concrete and Sidewalk)	4.20	21.7%
Lakes	3.42	17.6%
Pervious Area	7.99	41.2%
Post Development Area	**19.39**	**100**

3.5 Control Elevation

The control elevation for the project is assumed at 12.00 NGVD/10.50 NAVD, based on the ERP for the adjacent Celebration Pointe. Additional geotechnical borings will be required to confirm the depth of the water table for this project.

3.6 Tailwater

The tailwater condition for the stormwater management system is controlled by the elevations of NSLRWCD Canal No. 35. The water level elevations of the canal are subject to change based on the dry and wet season, therefore, a conservative approach to the tailwater condition is to use the tailwater elevation during the dry season when the canals are controlled at a higher elevation. The dry season control elevation of the NSLRWCD Canal No. 35 is 10.50 NAVD. Based on the St Lucie County Stormwater Master Plan, the peak elevation of Canal 35 is 13.50 NAVD. A copy of the SLC Stormwater Master Plan is attached in Appendix A.

3.7 Water Quality Treatment

The project proposes to treat 150% of the required water quality treatment for an Outstanding Florida Waterbody (OFW) based on the two conditions of 1-inch over the project area or 2.5-inches times the percent impervious. The higher of the two calculated values is then increased by 150% to determine the required water quality treatment volume for an OFW.

The following Table 4 outlines the preliminary water quality requirements for the project. The water quality treatment volume is based on the South Florida Water Management District's criteria for an Outstanding Florida Waterbody (OFW). Since the stormwater system is a wet detention system, no reductions are permitted.

Table 4-Water Quality Treatment Volume

1-inch Over the Project Area (acre-feet)	2.5-inches Times Percent Impervious (acre-feet)	Outstanding Florida Waterbody Volume (150%) (acre-feet)
1.62	3.11	4.67

3.8 Discharge Rates – SFWMD Standard

A pre vs post discharge rate analysis will need to be conducted on the site using the 25-year/3-day storm event simulation in the Stormwise (ICPR) model. The results of this simulation will determine the maximum discharge rate allowed by the SFWMD. This simulation will be completed once construction plans have been developed.

3.9 Minimum Road and Parking

The minimum road and parking elevation for the site will be determined based on the results of the Stormwise simulation for the 10-year 1 day storm event. This simulation will be completed once construction plans have been developed.

3.10 Minimum Finished Floor

The minimum finished floor elevation for the project is determined by the results of the Stormwise simulation of the 100-year 3-day storm event. The project proposes a minimum finished floor elevation that is at least 1 foot above the 100-year/3-day storm event. This simulation will be completed once construction plans have been developed.

3.11 Minimum Perimeter Berm

The minimum perimeter berm elevation is determined by the results of the Stormwise simulation of the 25-year/3-day storm event. This simulation will be completed once construction plans have been developed.

3.12 Control Structure

The proposed control structure for the project will be a modified FDOT inlet that meets water quality and quantity standards. The control structure will be designed once construction plans are being developed.

3.13 North St Lucie River Water Control District Discharge Volume

The North St Lucie River Water Control District sets the discharge volume for stormwater entering their stormwater management system. The discharge volume is capped at 2 inches per day across the drainage basin within a 24-hour period based on the results of the 10-year/3-day storm event. The maximum discharge volume allowed for the project is 3.23 acre-feet.

3.14 Net Improvement

A net improvement analysis will be completed on the project once construction plans have been developed. Net improvement standards are set by the FDEP/SFWMD to reduce the total discharge load for nitrogen and phosphorus. These standards are set to change in December 2025 using HUC12 maps to determine the percentage of nutrient removal for the basin. The project is located in HUC12 030902060200, which has a discharge to the North Fork of the St Lucie River. Since the St Lucie River is an OFW, the nutrient reduction for TN and TP is 95%.

3.15 Back-to-Back Storm Analysis

A back-to-back storm analysis will be completed in Stormwise to demonstrate that the project has sufficient flood protection. In order to demonstrate a back-

to-back design storm analysis, the ending stage of the 25-year/3-day storm event is used as the beginning stage for the second storm. This simulation will be completed once construction plans have been developed.

3.15 Recovery Analysis

A recovery analysis to determine that the stormwater management system can recover the retained/detained volume within 72 hours of a storm event will be completed once geotechnical data and construction plans have been completed.

3.16 Floodplain Compensation

Since the project site lies within the FEMA floodplain, floodplain compensatory calculations will be required to meet the SFWMD standards. Floodplain compensatory calculations will be completed once geotechnical data and construction plans have been completed.

4.0 Conclusion

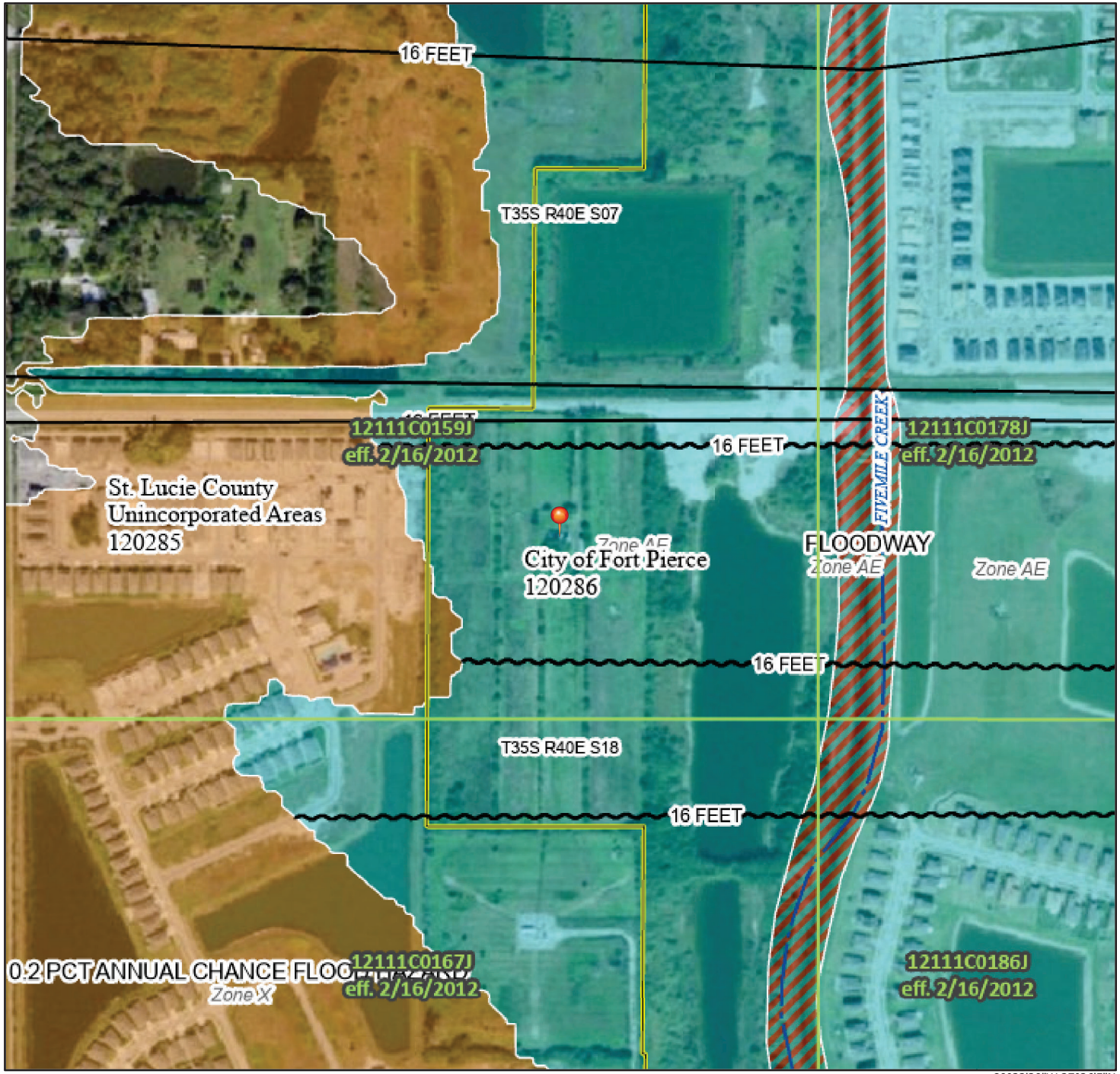
The project known as 5125 Peterson Rd will meet all of the stormwater management system regulations of the City of Ft Pierce, South Florida Water Management District, Florida Department of Environmental Protection and the North St Lucie River Water Control District. Further draiange calculations and flood routing will be completed once the construction plans have been developed.

APPENDIX A: Maps and Exhibits

National Flood Hazard Layer FIRMette

FEMA

80°22'57"W 27°26'36"N



80°22'20"W 27°26'5"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/11/2025 at 3:29 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.

RANGE 38 EAST

RANGE 39 EAST

RANGE 40 EAST

TOWNSHIP 35 SOUTH

TOWNSHIP 36 SOUTH

FORT PIERCE

INDIAN RIVER

ORANGE AVE.

PROPOSED STRUCTURE

PROPOSED STRUCTURE

PROPOSED STRUCTURE

PROPOSED STRUCTURE

PROPOSED STRUCTURE

GENERAL WATER ELEVATIONS

DRY SEASON	WET SEASON
19.4	17.0
18.4	14.2
18.2	14.0
17.4	14.0
17.0–17.6	14.3
16	16
14.0	11.0
13.0	10.0
12	12
11	11
9.5	6.5
9.25	6
8.5	8.5
?	8
6	6
?	4
3.1	3.1
TIDAL	TIDAL

NOTES

1. The canal right-of-ways shown hereon are based on the Original Plan of Reclamation, Order of Taking and Deeds. Where discrepancies were found, the right-of-way width indicated in Order of Taking and Deeds were used.
2. The n-numbered canals are right-of-ways deeded to the District subsequent to the Adoption of the Plan of Reclamation.
3. Some portions of right-of-ways as shown hereon have been deeded to Federal, State, County and Local Agencies for road and drainage purposes.
4. The bench marks shown hereon (NO1 through NO46) were established in June 1975 and refer to elevations established by the F.C.E. for MON. 1442.
5. The elevations denoted thus were taken from the District Map prepared by Others, copies of which are on file in the District Office. Culvert and invert elevations or other structure may affect control elevations throughout the system. It is recommended that the District be consulted on Control.
6. Designer should not rely solely on this drawing

LEGEND

Appliable Right-of-Way Width Each Side of Line

Section or 1/4 Section Line

Center of Section

Change in Right-of-Way Width at Section, 1/4 Section or 1/4–1/4 Section Corners

Roadways

Railroad

Bridge

P — Private Pumping Station

B P — District Back Pump

NSLRWCD WATER QUALITY TESTING FOR DEP CONTRACT No. WAP055

1. STRUCTURE 23–1
2. NF ST. LUCIE RIVER @ MIDWAY ROAD
3. PUMP STATION NO. 3
4. STRUCTURE 44–1
5. PUMP STATION NO. 1
6. PUMP STATION NO. 2
7. STRUCTURE 58–1
8. STRUCTURE 71–2
9. STRUCTURE 88–1
10. STRUCTURE 40–1
11. STRUCTURE 29–3
12. STRUCTURE 86–2

NSLRWCD IMPROVEMENTS

TRASH BOOM

WATER CONTROL STRUCTURE

C–25 DIVERSION

STRUCTURE LEGEND

FLASHBOARD RISER

SINGLE SLIDE GATE

DOUBLE SLIDE GATE

FIXED WEIR

RADIAL GATE

SLUICE GATE

CANAL NUMBER
STRUCTURE NUMBER
??–?–? NUMBER OF GATES

PROPOSED STRUCTURES

PROPOSED FIXED WEIR

RTSIF — S = STAGE RECORDER, F = FLOW MEASUREMENT, R = RAINFALL GAUGE

N

0 1/4 1/2 3/4 1

SCALE IN MILES

GENERALIZED CANAL ELEVATIONS MAP FOR THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

ST. LUCIE COUNTY, FLORIDA

2721 S. JENKINS ROAD FORT PIERCE, FLORIDA 34981
PHONE: (561) 461–5050 FAX: (561) 461–9446

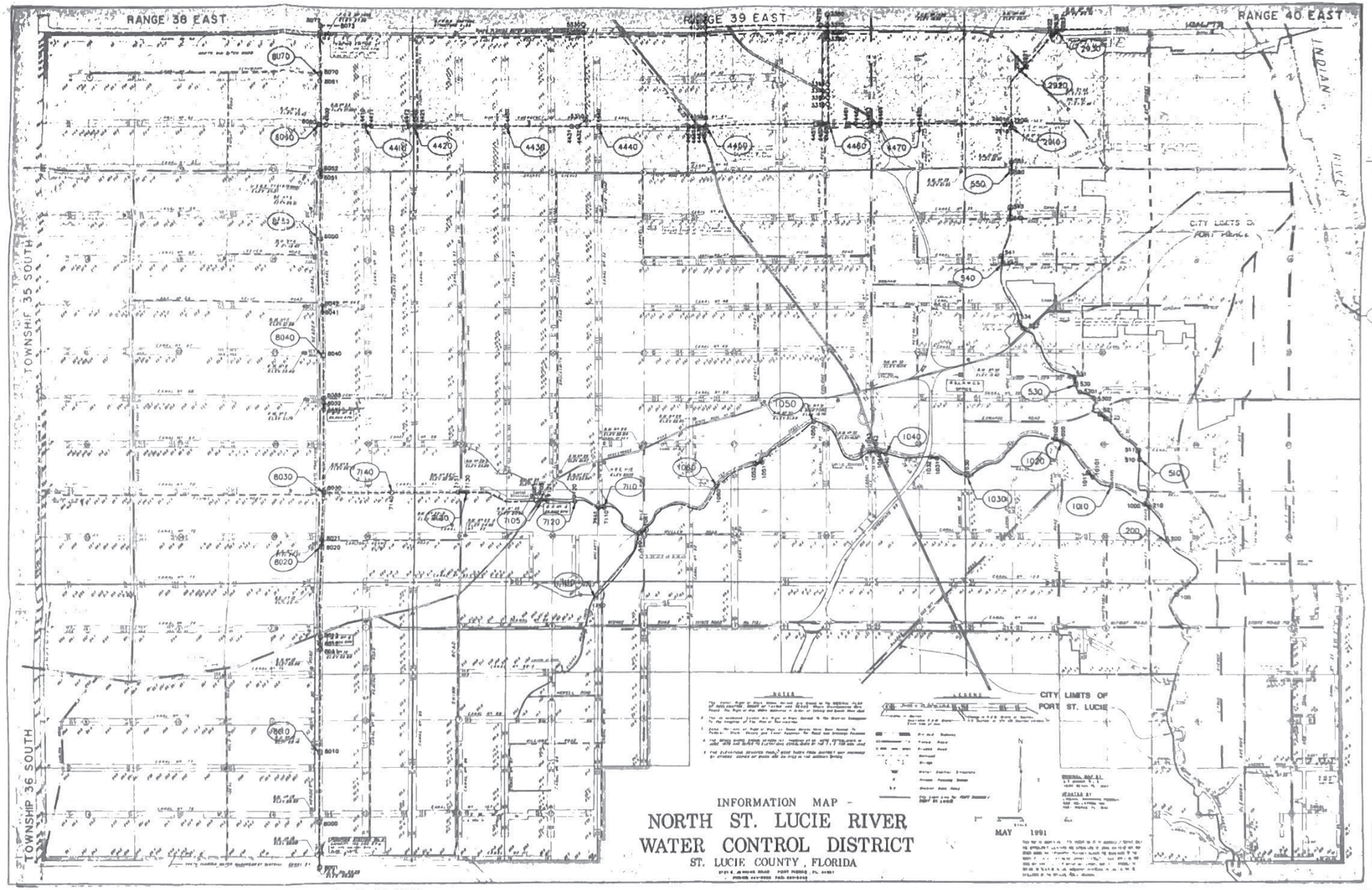
ORIGINAL MAP BY:
S. P. Musik, P.L.S.
Vero Beach, FL (1967)

UPDATED BY:
LBFH, Inc., Ft. Pierce, FL
(REVISED 01–23–02)

P:\74–901\CONTROLS.DWG

P:\74-0901\Maps\CONTROLS2-02-05-2004.dwg, 03/05/2004 11:08:45 AM, Russ-C, LBFH Inc.

MODELING SCHEMATIC OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT WATERSHED



ST. LUCIE COUNTY STORMWATER MASTER PLAN (3/92)

EXHIBIT 4

TABLE 4–1

FORT PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. 1
Summary of Flood Stages and Problem Areas (1)

Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length	Invert Elev (ft)	10–YEAR 24–HOUR Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	10YR/72HR Base Cond Max Flood Elev (ft)
1					0	0	−10.0	2.7				2.7
2	CONTROL STRUCTURE				430	430	−3.7	16.5				17.8
1000					1,320	1,750	−1.6	16.5				17.9
1005	25TH STREET				450	2,200	−1.6	16.5				17.9
1010					5,280	7,480	−0.2	16.7				18.3
1015	@ Canal No. 2				5,280	12,760	0.4	16.7				18.5
1016	KEEN ROAD BRIDGE				399	13,159	0.4	16.8				18.5
1017					1,900	15,059	2.5	16.8				18.6
1020	TAYLOR DAIRY RD BRIDGE	@ Canal 3			395	15,454	2.6	16.8				18.7
1030					2,640	18,094	3.4	16.9				18.8
1035	KINGS HWY @ Canal 4				353	18,447	3.4	16.9				18.9
1040	@ Canal 5				2,640	21,087	0.6	16.9				19.0
1050	@ Canal 20				2,640	23,727	0.8	16.9				19.0
1060					2,640	26,367	1.5	16.9				19.0
1070					2,640	29,007	3.5	17.0				19.1
1080					2,640	31,647	5.5	17.0				19.2
1090					2,640	34,287	5.8	17.1				19.3
1100	@ Canal 6				2,640	36,927	7.1	17.1				19.4
1110					2,640	39,567	8.4	17.1				19.4
1115	@ Canal 7				1,320	40,887	8.8	17.1				19.5
1116	CONTROL STRUCTURE				150	41,037	6.5	17.2				19.7
1117					1,320	42,357	9.5	17.2				19.7
1120	JOHNSTON RD CROSSING				280	42,637	8.9	17.5				20.6
1130	@ Canal 8				2,640	45,277	8.0	17.5				20.7
1140					2,920	48,197	10.4	17.6				20.8
1145	INDRIO RD CROSSING				260	48,457	10.4	17.7				21.2
1150					2,640	51,097	9.1	17.7				21.3
1160					2,640	53,737	9.4	17.8				21.3
1170					2,640	56,377	9.7	17.8				21.4
1180					2,640	59,017	10.0	17.8				21.4
1190					2,640	61,657	10.3	17.8				21.4

(1) All stages and elevations referenced to National Geodetic Vertical Datum of 1929 (FT_NGVD) unless noted otherwise.

TABLE 4–2

From North St. Lucie Fork River to Pump Station No. 3
Summary of Flood Stages and Problem Areas (1)

Present Land Use

								10–YEAR 24–HOUR				10YR/72HR
Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length	Invert Elev (ft)	Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
10							−11.0	2.7	2.7	2.7	2.7	2.7
1					0	0	−10.8	3.6	3.6	3.6	3.6	5.0
100					3,100	3,100	−6.5	4.0	4.0	4.0	4.0	5.5
200					5,000	8,100	−5.3	5.5	5.5	5.5	5.5	7.4
210					1,400	9,500	−7.4	5.7	5.7	5.7	5.7	7.6
1000	25TH ST SPAN BRIDGE				410	9,910	−7.4	5.7	5.7	5.8	5.7	7.7
510					2,200	12,110	−2.6	7.8	7.5	7.5	7.5	8.3
511	FEC RAR SPAN BRIDGE				395	12,505	−2.6	7.8	7.5	7.5	7.5	8.3
520					2,400	14,905	−2.4	8.5	8.3	8.3	8.3	9.0
521	EDWARDS RD SPAN BRIDGE				350	15,255	−2.4	8.6	8.3	8.3	8.3	9.0
5302					1,000	16,255	−1.8	8.6	8.3	8.3	8.3	9.0
5301					1,700	17,955	−0.6	8.9	8.8	8.8	8.8	9.3
530					800	18,755	−0.1	10.8	10.8	10.8	10.8	11.1
531	KIRBY LOOP RD SPAN BRIDGE				400	19,155	−0.1	10.8	10.8	10.8	10.8	11.1
532					4,200	23,355	1.6	13.0	12.9	12.9	12.9	14.3
534					5	23,360	2.1	13.2	13.1	13.1	13.1	14.6
540					3,700	27,060	4.0	13.5	13.4	13.4	13.4	14.8
541	WHITEWAY DAIRY RD	16.6			245	27,305	4.1	13.5	13.5	13.5	13.5	15.0
542					3,000	30,305	4.6	13.6	13.6	13.6	13.6	15.1
543	PETERSON RD SPAN BRIDGE				320	30,625	4.6	13.7	13.6	13.6	13.6	15.1
550					2,600	33,225	3.1	14.0	13.9	13.9	13.9	15.3
551	ORANGE AVE SPAN BRIDGE				360	33,585	3.1	14.0	14.0	14.0	14.0	15.3
2910					2,800	36,385	7.8	14.0	14.0	14.0	14.0	15.4
2901	METZGER RD CROSSING	19.8			245	36,630	7.6	14.0	14.0	14.0	14.0	16.4
2900					325	36,955	7.3	14.0	14.0	14.0	14.0	16.7
2920	ANGLE RD CROSSING	21.1			3,080	40,035	7.2	14.0	14.0	14.0	14.0	16.7
2921					210	40,245	7.4	13.9	13.9	13.9	13.9	16.5
2922	AVENUE Q CROSSING	20.1			1,400	41,645	7.7	13.9	13.9	13.9	13.9	16.5
2930					245	41,890	7.7	13.9	13.9	13.9	13.9	16.5
2931					5	41,895	7.7	13.6	13.6	13.6	13.6	13.6
2932					500	42,395	7.7	13.5	13.5	13.5	13.5	13.5

(1) All stages and elevations referenced to National Geodetic Vertical Datum of 1929 (FT_NGVD) unless noted otherwise.

TABLE 4–3

From Ten Mile Creek to Header Canal
Summary of Flood Stages and Problem Areas (1)

Present Land Use

								10–YEAR 24–HOUR				10YR/72HR
Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
1000					0	0	−7.4	5.7	5.7	5.8	5.7	7.7
1010					2,500	2,500	−6.3	6.2	6.2	6.2	6.2	8.4
10101					1,400	3,900	−5.2	6.4	6.4	6.4	6.4	8.7
1011	FEC RR SPAN BRIDGE				415	4,315	−5.2	6.4	6.4	6.4	6.4	8.7
1020					2,800	7,115	−4.2	7.3	7.1	7.2	7.1	9.9
1021	SELVITZ RD SPAN BRIDGE				380	7,495	−4.2	7.3	7.2	7.2	7.2	10.0
1030					5,320	12,815	−1.5	9.2	8.9	9.0	8.9	12.0
1031					2,800	15,615	−0.8	9.7	9.3	9.4	9.4	12.5
1032	I–95 SPAN BRIDGE				500	16,115	−0.8	9.7	9.4	9.5	9.5	12.6
1040	@ C-40				3,080	19,195	−0.2	10.6	10.5	10.5	10.5	13.7
1041					445	19,640	−0.2	10.6	10.5	10.6	10.5	13.7
1042	GORDY RD STRUCTURE	14			200	19,840	−1.8	10.8	10.6	10.7	10.7	14.3
1043	GORDY RD SPAN BRIDGE				400	20,240	−1.8	10.8	10.6	10.7	10.7	14.3
1050					2,800	23,040	−0.3	10.9	10.8	10.9	10.9	14.4
1051					4,200	27,240	−1.3	11.2	11.1	11.2	11.2	14.8
1052	PRIVATE CROSSING				395	27,635	−1.3	11.2	11.1	11.2	11.2	14.8
1060					3,640	31,275	3.2	11.4	11.3	11.4	11.4	14.9
1061					5,600	36,875	1.0	11.7	11.7	11.8	11.7	15.1
1100	ELEVEN MILE RD BRIDGE				395	37,270	1.0	11.7	11.7	11.8	11.8	15.2
7110					2,800	40,070	2.5	11.9	11.8	11.9	11.9	15.3
7111	McCARTY RD SPAN BRIDGE				390	40,460	2.5	11.9	11.8	12.0	11.9	15.4
7120					1,400	41,860	6.1	12.0	11.9	12.1	12.0	15.4
7121					4,900	46,760	6.2	12.8	12.9	13.0	13.0	16.2
7105	SR 70 SPAN BRIDGE				405	47,165	6.2	12.9	12.9	13.1	13.0	16.2
7101					300	47,465	6.3	14.8	14.8	14.9	14.8	16.2
7130					5,040	52,505	6.4	15.2	15.2	15.3	15.2	17.1
7131	SHIN RD SPAN BRIDGE				375	52,880	6.4	15.2	15.2	15.3	15.2	17.1
7140					3,640	56,520	9.6	15.3	15.4	15.5	15.4	17.5
8030					3,920	60,440	9.6	15.7	15.8	15.9	15.9	18.2

TABLE 4–4

Header Canal from Pump St. No 1 to Pump St. No 2
Summary of Flood Stages and Problem Areas (1)

Present Land Use

								10–YEAR 24–HOUR				10YR/72HR
Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
8003					0	0	13.8	14.5	14.5	14.5	14.5	14.5
8002					500	500	13.8	15.6	15.6	15.6	15.6	16.0
8001					5	505	13.8	17.8	17.8	17.8	17.8	18.8
8000					1,960	2,465	10.4	17.8	17.8	17.8	17.8	18.8
8010					4,200	6,665	11.7	17.8	17.8	17.8	17.8	18.8
8011					5,600	12,265	10.8	17.8	17.8	17.8	17.8	18.8
8012	SR 70 SPAN BRIDGE				5	12,270	7.5	15.9	15.9	16.0	16.0	18.5
8013					370	12,640	7.5	15.9	15.9	16.0	16.0	18.5
8020	CARLTON ADAMS CROSSING				4,200	16,840	10.6	15.8	15.9	16.0	16.0	18.5
8021					275	17,115	10.2	15.8	15.9	16.0	15.9	18.3
8030					4,200	21,315	9.6	15.7	15.8	15.9	15.9	18.2
8031					6,440	27,755	10.3	16.1	16.2	16.4	16.3	18.5
8032	GOLDSMITH RD CROSSING				240	27,995	10.4	16.1	16.2	16.5	16.4	18.7
8033					2,800	30,795	10.4	18.8	18.8	19.0	19.0	19.5
8040					340	31,135	13.1	19.2	18.9	19.1	19.5	20.5
8041					2,800	33,935	11.9	19.2	19.0	19.2	19.2	20.5
8042	KELLY RD CROSSING	25			150	34,085	11.9	19.6	19.5	19.3	19.3	22.2
8050					2,240	36,325	13.4	19.6	19.5	19.3	19.4	22.2
8051					3,920	40,245	13.4	19.6	19.5	19.3	19.4	22.2
8052	ORANGE AVE SPAN BRIDGE				335	40,580	13.4	19.6	19.5	19.3	19.4	22.2
8060					2,800	43,380	14.5	19.6	19.5	19.3	19.4	22.2
8061	SCHUMANN RD CROSSING				2,520	45,900	12.8	19.5	19.4	19.3	19.3	22.1
8070					210	46,110	12.6	19.3	19.3	19.2	19.3	22.0
8071					2,240	48,350	14.2	19.3	19.3	19.2	19.2	21.9
8072					5	48,355	14.2	16.5	16.4	16.2	16.2	16.8
8073					500	48,855	14.2	14.9	14.9	14.7	14.7	15.1

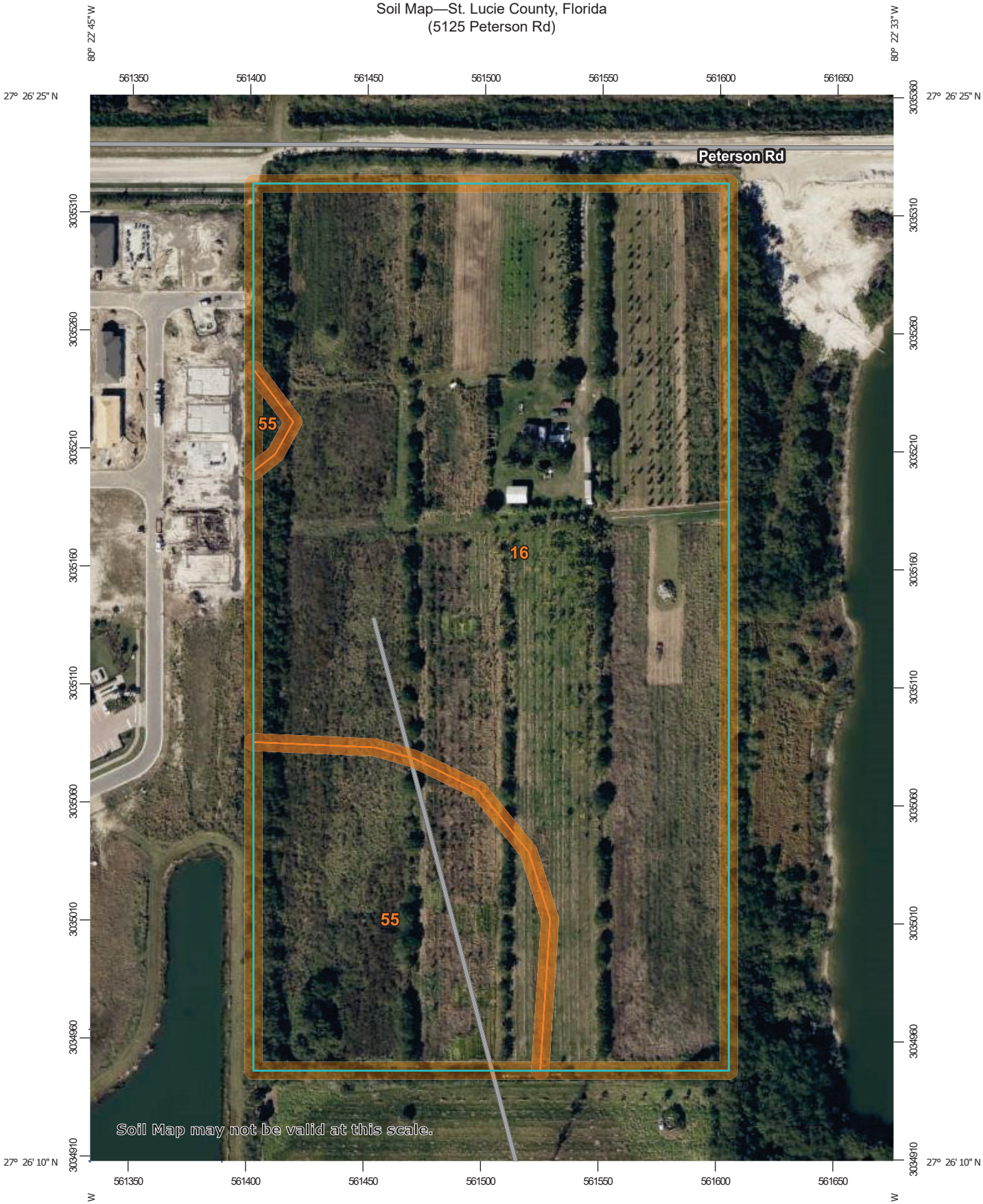
TABLE 4–5

North Emergency Relief Canal from Header Canal to Five Mile Creek
Summary of Flood Stages and Problem Areas (1)

Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	10–YEAR 24 HOUR Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	10YR/72HR Base Cond Max Flood Elev (ft)
8060					0	0	14.5	19.6	19.5	19.3	19.3	22.2
4409					210	210	15.4	19.8	19.8	19.6	19.5	22.5
4410					2,800	3,010	16.2	20.5	20.4	20.4	20.2	22.6
4411					210	3,220	15.5	20.6	20.5	20.5	20.3	22.7
4412					2,800	6,020	14.8	20.6	20.6	20.6	20.4	22.7
4420	GODWIN RD CROSSING	24.9			210	6,230	13.9	20.7	20.7	20.6	20.4	22.8
4421					210	6,440	15.4	20.7	20.7	20.6	20.4	22.8
4430					3,920	10,360	13.7	20.7	20.7	20.7	20.4	22.8
4431					3,920	14,280	13.9	20.7	20.7	20.6	20.4	22.7
4432					210	14,490	14.0	20.6	20.6	20.5	20.3	22.7
4440					1,400	15,890	13.0	20.6	20.6	20.5	20.3	22.7
4441	FFA RD CROSSING				4,760	20,650	13.9	20.4	20.4	20.4	20.1	22.6
4442					210	20,860	14.4	20.1	20.1	20.1	19.9	22.4
4443					2,520	23,380	14.3	19.8	19.8	19.7	19.6	22.3
4450					5	23,385	14.1	19.7	19.7	19.6	19.5	22.1
4451					4,730	28,115	11.6	18.0	18.0	17.4	17.2	21.4
4452	ROCK RD CROSSING	22.6			330	28,445	11.6	17.8	17.8	17.2	17.0	21.2
4460					245	28,690	11.4	16.7	16.7	16.7	16.5	19.2
4461	PRIVATE CROSSING				1,400	30,090	10.0	16.4	16.4	16.4	16.2	19.0
4462					245	30,335	10.0	15.9	15.9	15.9	15.8	18.1
4463	KINGS HWY/I–95				1,400	31,735	10.0	15.5	15.5	15.5	15.4	17.8
4464					450	32,185	10.0	15.3	15.3	15.3	15.2	17.7
4470	Canal 31				2,800	34,985	8.1	15.1	15.1	15.1	15.0	17.6
2920	C-51/44 Junction				2,800	37,785	7.2	14.0	14.0	14.0	14.0	16.7

Soil Map—St. Lucie County, Florida
(5125 Peterson Rd)



Map Scale: 1:2,210 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

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 18, Aug 23, 2024

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	14.9	78.9%
55	Winder loamy sand	4.0	21.1%
Totals for Area of Interest		**18.9**	**100.0%**

TRAFFIC IMPACT ANALYSIS

Peterson Road PD
Fort Pierce, FL

Prepared for:
Redtail DG
Fort Pierce, FL 34950

Prepared by:

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267004
April 2026
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CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

MacKenzie Engineering & Planning, Inc.

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the project located at 5125 Peterson Road in Fort Pierce, FL, 34947 (Parcel ID: 2418-212-0001-000-7 The proposed development is to construct 186 Multi-Family (Low-Rise) dwelling units. The buildout year is 2030.

The proposed project is expected to generate the following net new external and driveway trips:

- 1,168 daily, 78 AM peak hour (19 in/59 out), and 97 PM peak hour (60 in/37 out) trips.

The applicant will construct approximately 700 feet of Peterson Road to fill in the "missing piece" between Jenkins Road and Hartman Road. The applicant's construction will complete Peterson Road as a 2-lane roadway with sidewalks between Jenkins Road and Hartman Road.

Turn lanes are not required at the driveway based on City and County standards.

A traffic signal is not warranted at Peterson Road and Jenkins Road based on the projected traffic volumes.

The project satisfies City of Fort Pierce and St. Lucie County transportation concurrency requirements.

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EXHIBITS

Exhibit 1. Intersection Analysis

APPENDICES

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Appendix B. Committed Trips
Appendix C. Committed Projects
Appendix D. FDOT Peak Season Factor Category Report
Appendix E. St. Lucie County Traffic Counts and LOS report 2025
Appendix F. FDOT's Q/LOS – Manual 2023
Appendix G. Traffic Counts

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the project located at 5125 Peterson Road in Fort Pierce, FL, 34947 (Parcel ID: 2418-212-0001-000-7 The proposed development is to construct 186 Multi-Family (Low-Rise) dwelling units. The buildout year is 2030. Figure 1 illustrates the site location.

Figure 1: Proposed Site Location

METHODOLOGY

The applicant prepared a methodology which is contained in the Appendix of the report that outlines the agreed-upon study parameters. The following sections repeat much of the agreed-upon data and inputs.

CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 12th Edition* (ITE report)
- FDOT's Q/LOS – Manual (2023)
- St. Lucie County Peak Season Factor Category Report (2024)
- St. Lucie County Traffic Counts and Level of Service Report (2025)

TRIP GENERATION

The trip generation was agreed upon in the methodology. The following is a discussion of the trip generation from the approved methodology.

The study uses trip generation rates for Multi-Family Housing (Low-Rise) (ITE Land Use 220) published in the Institute of Transportation Engineering's (ITE) manual, Trip Generation Manual (12th Edition).

The proposed project is expected to generate the following net new external and driveway trips:

- 1,168 daily, 78 AM peak hour (19 in/59 out), and 97 PM peak hour (60 in/37 out) trips.

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

Pass-by rate capture is 0%.

The approved trip generation can be found in Table 1.

Table 1. Approved Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Traffic								
Multi-family Housing (Low-rise)	186 DU	1,168	78	19	59	97	60	37
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		***1,168***	***78***	***19***	***59***	***97***	***60***	***37***
NET CHANGE IN DRIVEWAY VOLUMES		***1,168***	***78***	***19***	***59***	***97***	***60***	***37***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multi-family Housing (Low-rise)	220	DU	T = 5.63(X) + 120.45	0%	24/76	T = 0.35(X) + 12.93	62/38	T = 0.48(X) + 7.35

ITE 12th Edition

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GROWTH

A 3.5 percent growth rate will be utilized to provide a conservative analysis in accordance with the approved methodology.

ASSURED, PROGRAMMED, AND PLANNED CONSTRUCTION

Based on review of FDOT's 5-Year Work Program and the St. Lucie TPO's Transportation Improvement Program, which includes St. Lucie County's 5-Year Capital Improvement Plan. The following improvement is identified in the plans to add capacity within the study area:

- Kings Highway (SR 713) – North of Commercial Circle to Indrio Road – 4-Laning – ROW 2027
- Kings Highway (SR 713) – North of I-95 to North of Commercial Circle – 4-Laning - 2031
- SR-68/Orange Avenue from SR-713/Kings Highway to E of SR-9/I-95 SB Ramp – Interchange Improvements – 2029.

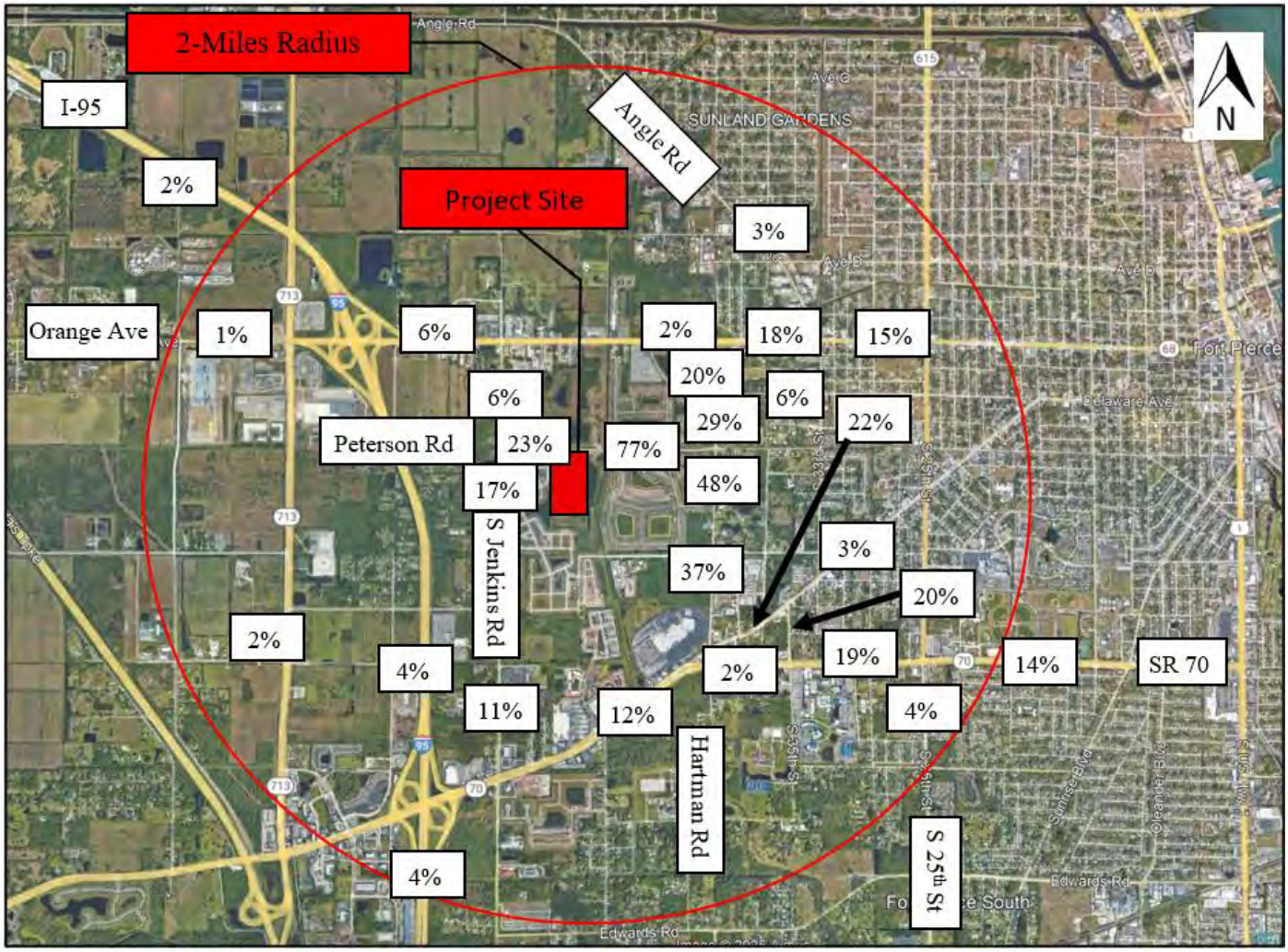
TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment were reviewed and approved as a part of the methodology. Below is a discussion of the distribution and assignment from the methodology.

The traffic assignment was developed based on a select zone model run of TCRPM 5.1 for the project and adjusted to reflect the project's location (see Appendix). The project traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

EAST	-	77 Percent
WEST	-	23 Percent

Figure 2. Traffic Assignment



ROADWAY ANALYSIS

Roadway Capacity

In accordance with the approved methodology, the roadway classification follows the local government's Comprehensive Plan, outlining the roadway functional classification. The local government Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2025 Level of Service Report. Where road segment information is FDOT roadways or not available or improvements are committed or needed, the study uses the local government's minimum LOS standards to apply FDOT's 2023 Multimodal Quality/LOS Handbook.

Study Area

In accordance with the approved methodology, the study area is 2.0 miles based on the St. Lucie TPO Standardized TIS Methodology and Procedures manual. Impacts of greater than one percent (1%) on adjacent road segments and five percent (5%) on all other road segments outside 2 miles are considered to have a significant impact. Tables 2A and 2B displays the determination of study roadway segments.

Table 2. Project Impacts (Significance)

Roadway	Segments	E + C Lanes	Area Type	Two-way Roadway Way Capacity	Assign	Two-way Project Traffic	Impact	Significant 1%/5%	Significant Impact? (Y/N)
S 33rd St	Okeechobee to Delaware Ave	2	C4	1,580	0%	0	0.00%	1%	NO
	Delaware Ave to Orange Ave	2	C4	1,580	2%	2	0.13%	1%	NO
Angle Rd	Orange Ave to Avenue D	2	C3R	2,020	3%	3	0.15%	1%	NO
	Avenue D to Avenue Q	2	C3R	2,020	3%	3	0.15%	1%	NO
	Avenue Q to 53rd St	2	C3R	2,020	1%	1	0.05%	5%	NO
Avenue D	Angle Rd to 29th St	2	C3C	1,950	0%	0	0.00%	1%	NO
Avenue Q	Angle Rd to 25th St	2	C3R	2,020	0%	0	0.00%	1%	NO
Jenkins Road	Edwards Rd to Okeechobee Rd	2	C3R	2,020	1%	1	0.05%	1%	NO
	Okeechobee Rd to Graham Rd	2	C3R	2,020	11%	11	0.54%	1%	NO
	Graham Rd to Peterson Rd	2	C3R	2,020	17%	16	0.79%	1%	NO
	Peterson Rd to Orange Ave	2	C3R	2,020	6%	6	0.30%	1%	NO
	Orange Ave to Fort Jognson Rd/ N Jenkins Rd	2	C3C	1,950	0%	0	0.00%	1%	NO
Kings Hwy	Angle Rd to Orange Ave	4	C3C	3,290	0%	0	0.00%	1%	NO
	Orange Ave to SR 70	4	C3C	3,290	2%	2	0.06%	1%	NO
Orange Ave	Campbell Rd to Kings Hwy	2	C3C	1,950	1%	1	0.05%	1%	NO
	Kings Hwy to I-95	4	C3C	3,290	1%	1	0.03%	1%	NO
	I-95 to Jenkins Rd	4	C3C	3,290	6%	6	0.18%	1%	NO
	Jenkins Rd to Hartman Rd	4	C3C	3,290	2%	2	0.06%	1%	NO
	Hartman Rd To Angle Rd	4	C4	3,250	18%	18	0.55%	1%	NO
	Angle Rd to 25th St	4	C4	3,250	15%	15	0.46%	1%	NO
	25th St to US 1	4	C4	3,250	4%	3	0.09%	1%	NO
Okeechobee Rd	Florida's Turnpike to Kings Hwy	4	C3C	3,290	1%	1	0.03%	1%	NO
	Kings Hwy to Crossroads Pkwy	6	C3C	4,870	2%	2	0.04%	1%	NO
	Crossroad Pkwy to I-95	6	C3C	4,870	3%	3	0.06%	1%	NO
	I-95 to Jenkins Rd	6	C3C	4,870	8%	8	0.16%	1%	NO
	Jenkins Rd to Mcneil Rd	6	C3C	4,870	0%	0	0.00%	1%	NO
	Mcneil Rd to Virginia Ave	6	C4	5,110	12%	11	0.22%	1%	NO
	Viginia Ave to Hartman Rd	4	C4	3,250	23%	23	0.71%	1%	NO
	Hartman Rd To 35th St	4	C4	3,250	2%	2	0.06%	1%	NO
	35th St to 33rd St	4	C4	3,250	1%	1	0.03%	1%	NO
	33rd St to 25th St	4	C4	3,250	0%	0	0.00%	1%	NO
	25th St to Georgia Ave	4	C4	3,250	5%	5	0.15%	1%	NO
	Georgia Ave to Delaware Ave	4	C4	3,250	4%	3	0.09%	5%	NO
Virginia Ave	Okeechobee Rd to Hartman Rd	6	C4	5,110	2%	2	0.04%	1%	NO
	Hartman Rd To 35th St	6	C4	5,110	2%	2	0.04%	1%	NO
	35th St to 25th St	6	C4	5,110	19%	18	0.35%	1%	NO
	25th St to 13th St	6	C3R	4,960	14%	13	0.26%	1%	NO
	13th ST to 11th St	6	C3R	4,960	11%	11	0.22%	5%	NO
Hartman Rd	Virginia Ave to Okeechobee Rd	2	C3R	2,020	0%	0	0.00%	1%	NO
	Okeechobee Rd to Peterson Rd	2	C3R	2,020	48%	47	2.33%	1%	**YES**
	Peterson Rd to Delaware Ave	2	C3R	2,020	29%	28	1.39%	1%	**YES**
	Delaware Ave to Orange Ave	2	C3R	2,020	26%	26	1.29%	1%	**YES**
Peterson Rd	S Jenkins Rd to Project Driveway	2	C3R	2,020	23%	23	1.14%	1%	**YES**
	Project Driveway to Hartman Rd	2	C3R	2,020	77%	74	3.66%	1%	**YES**
	Hartman Rd To S 33rd St	2	C3R	2,020	3%	3	0.15%	1%	NO
25th Street	Edwards Rd to Cortez Blvd	4	C3R	3,360	4%	3	0.09%	5%	NO
	Cortez Blvd to Virgina Ave	4	C3R	3,360	4%	3	0.09%	1%	NO
	Virginia Ave to Nebraska Ave	4	C3R	3,360	4%	3	0.09%	1%	NO
	Nebraska Ave to Okeechobee Rd	4	C4	3,250	4%	3	0.09%	1%	NO
	Okeechobee Rd to Gerogia Ave	4	C4	3,250	1%	1	0.03%	1%	NO
	Georgia Ave to Delaware Ave	4	C4	3,250	1%	1	0.03%	1%	NO
	Delaware Ave to Orange Ave	4	C4	3,250	0%	0	0.00%	1%	NO
	Orange Ave to Avenue D	4	C4	3,250	4%	3	0.09%	1%	NO
	Avenue D to Avenue Q	4	C4	3,250	4%	3	0.09%	1%	NO
	Avenue Q to Juanita Ave	4	C4	3,250	3%	3	0.09%	5%	NO
S 35th St	Okeechobee Rd to Virginia Ave	2	C3R	2,020	20%	19	0.94%	1%	NO
	Virginia Ave to Cortez Blvd	2	C3C	1,950	1%	1	0.05%	1%	NO
	Cortez Blvd to Kirby Loop Rd	2	C3C	1,950	0%	0	0.00%	1%	NO
I-95	Indrio Rd to Orange Ave	8	LA Transition	13,530	2.0%	2	0.01%	1%	NO
	Orange Ave to Okeechobee Rd	8	LA Urban	14,710	4%	3	0.02%	1%	NO
	Okeechobee Rd to Crosstown Pkwy	8	LA Urban	14,710	4%	3	0.02%	1%	NO

Background Analysis

Existing traffic volumes were obtained from St. Lucie County TPO, MEP intersection counts, and FDOT's *Florida Traffic Online* website. The existing 2026 peak hour traffic volumes will be increased based on the greater of the annual compound growth rate of 3.5% or a 1% growth rate plus approved site plan traffic to develop the projected year 2030 background traffic volumes. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably in the background condition. All road segments are projected to operate acceptably during the AM and PM peak hour in 2030, as shown in Tables 3 and 4.

The analysis includes the following anticipated and committed projects:

- Farrell Communities - Ft. Pierce
- Kings Highway Commerce Center
- Kings Highway Commerce Park
- Creekside (35% Built)
- Millcreek
- Eagle Bend
- Drawdy/Pineapple Grove
- NVR Ryan (Angle Road) (Serenoa)
- Viva West
- Viva East
- Woodspring Suites
- Hillpointe Residential (2100 Jenkins)
- Regatta Apartments
- Waypoint Jenkins
- Celebration Pointe (90% Built)
- Whispering Oaks
- Alan Construction
- 2721 Jenkins Road (Pulte's Cornerstone PUD)
- Orange & I-95 Commerce Center (125,000 SF Built & Operational)
- Hope Commercial (Kings Hwy)
- SF Logistics Center (Built – not generating trips at this time)
- Kings Highway Warehouse (Built – not generating trips at this time)

- St. Lucie Commerce Center (Built)
- Old Dominion Freight Line
- 7-Eleven at Kings/Angle
- Pruitt Commerce Center
- Independence Charter Expansion

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Table 3. Peak Hour One-Way Background Roadway Analysis (2030) – AM

Roadway	Segment	E + C Lanes	Peak Hour Peak Direction Volumes (1)		PSCF	Adjusted Peak Hour Peak Direction Volumes		Growth Rate	2026 Existing Peak Hour Peak Direction Volumes		Committed		Committed Traffic + 1% Growth Rate		Growth from Historic Growth Rate		2030 Background		One-Way Roadway Capacity	Acceptable?	
			NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	EB/NB	WB/SB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
Hartman Rd	Okeechobee Rd to Peterson Rd	2	226	265	1.05	237	278	3.5%	245	288	18	37	28	49	36	42	281	337	750	YES	YES
	Peterson Rd to Delaware Ave	2	199	224		209	235		216	243	10	32	19	42	32	36	248	285	540	YES	YES
	Delaware Ave to Orange Ave	2	199	224		209	235		216	243	10	32	19	42	32	36	248	285	790	YES	YES
Peterson Rd*	S Jenkins Rd to Project Driveway	2				0	0		0	0	4	16	4	16	0	0	4	16	888	YES	YES
	Project Driveway to Hartman Rd	2	126	82		132	86		137	89	0	0			20	13	157	102	888	YES	YES

* Capacity based on C3R area type (LOS D) 2 Lane undivided roadway with no left turn lane = 1,110*0.8 = 888

Table 4. Peak Hour One-Way Background Roadway Analysis (2030) – PM

Roadway	Segment	E + C Lanes	Peak Hour Peak Direction Volumes (1)		PSCF	Adjusted Peak Hour Peak Direction Volumes		Growth Rate	2026 Existing Peak Hour Peak Direction Volumes		Committed		Committed Traffic + 1% Growth Rate		Growth from Historic Growth Rate		2030 Background		One-Way Roadway Capacity	Acceptable?	
			NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	EB/NB	WB/SB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
Hartman Rd	Okeechobee Rd to Peterson Rd	2	339	255	1.05	356	268	3.5%	368	277	26	16	41	27	54	41	422	318	750	YES	YES
	Peterson Rd to Delaware Ave	2	222	256		233	269		241	278	37	22	47	33	36	41	288	319	540	YES	YES
	Delaware Ave to Orange Ave	2	222	256		233	269		241	278	37	22	47	33	36	41	288	319	790	YES	YES
Peterson Rd*	S Jenkins Rd to Project Driveway	2	85	189		89	198		92	205	16	5	20	13	14	30	112	235	888	YES	YES
	Project Driveway to Hartman Rd	2	85	189		89	198		92	205	0	0			14	30	106	235	888	YES	YES

* Capacity based on C3R area type (LOS D) 2 Lane undivided roadway with no left turn lane = 1,110*0.8 = 888

Buildout Analysis

The post-development 2030 (buildout) traffic volumes were developed by adding background traffic volume plus diverted traffic plus project traffic. Diverted traffic is based on the complete construction of Peterson Road. Using the TCRPM 5.1 model, it is determined that 23% of traffic will travel west, while 77% will travel east. Therefore, once Peterson Road is fully constructed, 23% of the traffic from Project Driveway to Hartman Road is expected to travel west.

The buildout traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably, as shown in Tables 5 & 6. All roadways are projected to operate acceptably with the project traffic.

Table 5. Peak Hour One-Way Buildout Roadway Analysis (2030) – AM

Roadway	Segment	E + C Lanes	2030 Background Traffic		Diverted Trips		Project Assignment	Project Volumes		Total Traffic		Roadway Capacity	Acceptable?	
			NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
Hartman Rd	Okeechobee Rd to Peterson Rd	2	281	337			48%	9	28	290	365	750	YES	YES
	Peterson Rd to Delaware Ave	2	248	285			29%	17	6	265	291	540	YES	YES
	Delaware Ave to Orange Ave	2	248	285			26%	15	5	263	290	790	YES	YES
Peterson Rd	S Jenkins Rd to Project Driveway	2	4	16	32	20	23%	4	14	40	50	888	YES	YES
	Project Driveway to Hartman Rd	2	157	102	-32	-20	77%	45	15	170	97	888	YES	YES

Table 6. Peak Hour One-Way Buildout Roadway Analysis (2030) – PM

Roadway	Segment	E + C Lanes	2030 Background Traffic		Diverted Trips		Project Assignment	Project Volumes		Total Traffic		Roadway Capacity	Acceptable?	
			NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
Hartman Rd	Okeechobee Rd to Peterson Rd	2	422	318			48%	29	18	451	336	750	YES	YES
	Peterson Rd to Delaware Ave	2	288	319			29%	11	17	299	336	540	YES	YES
	Delaware Ave to Orange Ave	2	288	319			26%	10	16	298	335	790	YES	YES
Peterson Rd	S Jenkins Rd to Project Driveway	2	112	235	21	47	23%	14	9	147	291	888	YES	YES
	Project Driveway to Hartman Rd	2	106	235	-21	-47	77%	28	46	113	234	888	YES	YES

INTERSECTION ANALYSIS

Intersections

The intersections within the study area were evaluated in the 2030 total (existing traffic plus committed traffic plus background plus project) traffic conditions. This study analyzes the impacts on the following intersections for the AM and PM peak hours:

- Peterson Road & S Jenkins Road
- Peterson Road & Hartman Road
- Hartman Road & Okeechobee Road

Data from the existing facilities within the study area were collected based on aerial photography and site observations. MacKenzie Engineering and Planning, Inc. collected AM and PM peak-hour turning movement counts. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors.

Analysis

Peterson Road & S Jenkins Road

MEP evaluated Peterson Road & S Jenkins Road using Synchro 12. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0). Table 7 shows the Level of Service for each approach affected by the project traffic.

Table 7. Peterson Road & S Jenkins Road Intersection Level of Service

Approach	Maximum Movement v/c ratio / LOS						
	AM Existing	AM Pre-Development	AM Post-Development	PM Existing	PM Pre-Development	PM Post-Development	Acceptable?
Westbound	0 / A	0.119 / D	0.298 / D	0.002 / B	0.076 / F	0.273 / E	YES
Northbound	0 / A	0 / A	0 / A	0 / A	0 / A	0 / A	YES
Southbound	0 / A	0 / A	0.005 / A	0 / A	0 / A	0.01 / B	YES

Westbound Peterson Road is projected to have adequate capacity. The unsignalized Peterson Road approach LOS is "D" and "E" during the AM and PM peak hour, respectively, which is consistent with the anticipated delay for a side street during the peak hour along a busy road. The peak hour projected left-turn volumes on Peterson Road (30 vehicles) are significantly less than the required volumes needed for eight hours (53 vehicles) to warrant a traffic signal. Therefore, a traffic signal is not warranted based on the projected volumes at the intersection.

Peterson Road & Hartman Road

MEP evaluated Peterson Road & Hartman Road using Synchro 12. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0). Table 8 shows the Level of Service for each approach affected by the project traffic.

Table 8. Peterson Road & Hartman Road Intersection Level of Service

Approach	Maximum Movement v/c ratio / LOS						
	AM Existing	AM Pre-Development	AM Post-Development	PM Existing	PM Pre-Development	PM Post-Development	Acceptable?
Eastbound	0.14 / A	0.174 / A	0.185 / A	0.096 / A	0.116 / A	0.127 / A	YES
Westbound	0.026 / A	0.031 / A	0.031 / A	0.034 / A	0.042 / A	0.043 / A	YES
Northbound	0.215 / A	0.255 / A	0.256 / A	0.314 / A	0.386 / A	0.389 / A	YES
Southbound	0.211 / A	0.279 / A	0.281 / A	0.27 / A	0.326 / A	0.339 / A	YES

Hartman Road & Okeechobee Road

MEP evaluated Hartman Road & Okeechobee Road using Synchro 12. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0). Table 9 shows the Level of Service for each approach affected by the project traffic.

Table 9. Hartman Road & Okeechobee Road Intersection Level of Service

Approach	Maximum Movement Delay (in sec) / LOS						
	AM Existing	AM Pre-Development	AM Post-Development	PM Existing	PM Pre-Development	PM Post-Development	Acceptable?
Eastbound	8.0 / A	10.5 / B	10.8 / D	10.6 / B	23.2 / C	14.4 / B	YES
Westbound	10.9 / B	15.0 / B	15.5 / B	14.0 / B	31.2 / C	19.4 / B	YES
Northbound	62.7 / E	58.5 / E	59.0 / E	74.7 / E	50.5 / D	74.0 / E	YES
Southbound	62.6 / E	62.5 / E	61.8 / E	69.0 / E	46.7 / D	69.7 / E	YES
Intersection	24.4 / C	25.0 / C	25.6 / C	29.4 / C	33.0 / C	32.4 / C	YES

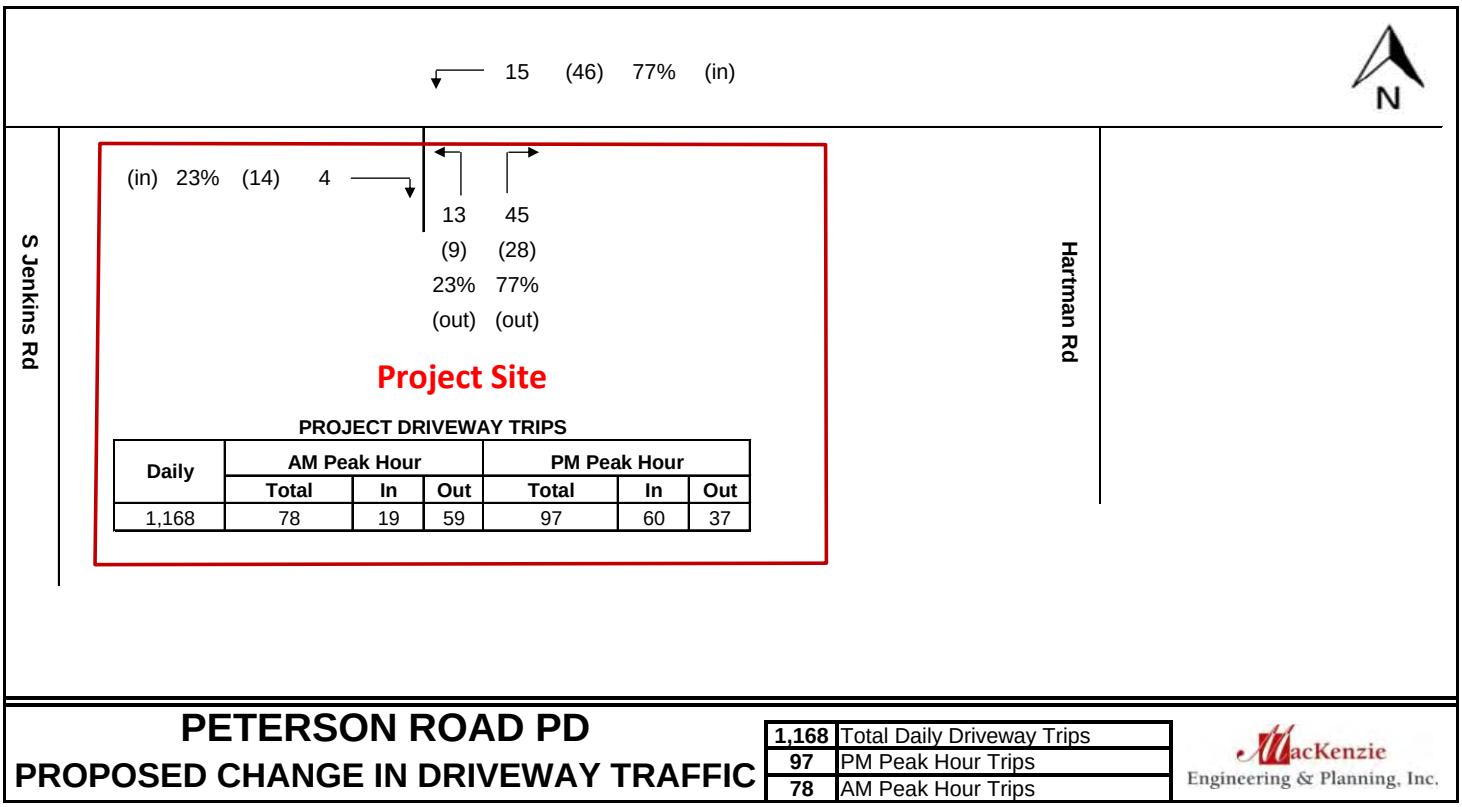
ACCESS

The project proposes driveway access as follows:

- Driveway 1 (Peterson Road - South) – Full Opening

Figure 3 illustrates the proposed driveway traffic.

Figure 3. Proposed Driveway Traffic



Driveways

Ingress Turn Lanes (DW 1)

The project site's Driveway 1 (west) is projected to have 14 peak-hour right-turning vehicles. The need for a right-turn lane was evaluated using NCHRP 457, consistent with St. Lucie TPO STIP. As shown in Figure 4, a right-turn lane is not warranted. Therefore, a right-turn lane is not recommended at Driveway 1.

The project site's Driveway 1 (west) is projected to have 46 peak-hour left-turning vehicles. The need for a left-turn lane was evaluated using NCHRP 457. As shown in Figure 5, a left-turn lane is not warranted. Therefore, a left-turn lane is not recommended at Driveway 1.

Figure 4. Right-Turn Bay Analysis – Driveway 1

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	25
Major-road volume (one direction), veh/h:	107
Right-turn volume, veh/h:	14

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	23675159
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

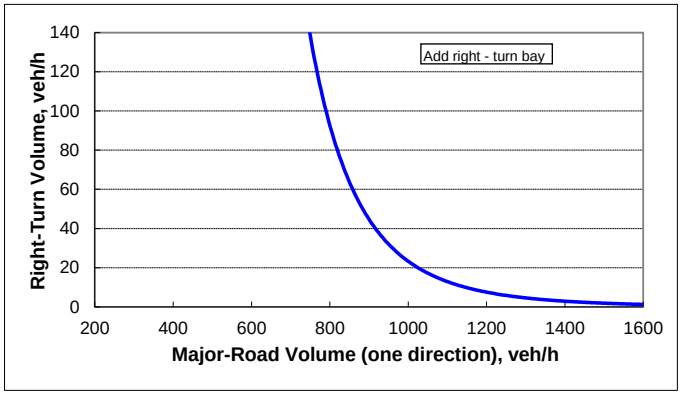


Figure 5. Left-Turn Bay Analysis– Driveway 1

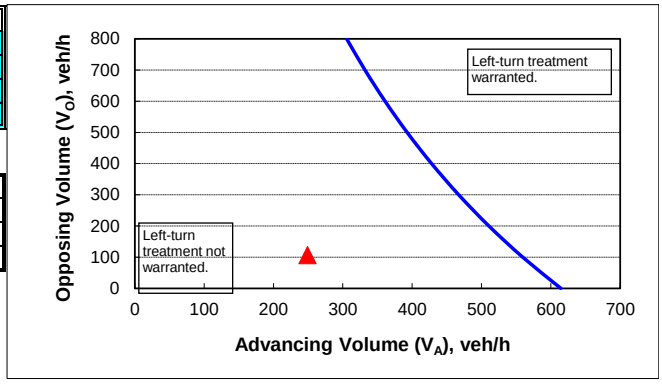
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	18%
Advancing volume (V_A), veh/h:	249
Opposing volume (V_O), veh/h:	107

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	556
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	2.2
Critical headway, s:	4.2
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the project located at 5125 Peterson Road in Fort Pierce, FL, 34947 (Parcel ID: 2418-212-0001-000-7 The proposed development is to construct 186 Multi-Family (Low-Rise) dwelling units. The buildout year is 2030.

The proposed project is expected to generate the following net new external and driveway trips:

- 1,168 daily, 78 AM peak hour (19 in/59 out), and 97 PM peak hour (60 in/37 out) trips.

The applicant will construct approximately 700 feet of Peterson Road to fill in the "missing piece" between Jenkins Road and Hartman Road. The applicant's construction will complete Peterson Road as a 2-lane roadway with sidewalks between Jenkins Road and Hartman Road.

Turn lanes are not required at the driveway based on City and County standards.

A traffic signal is not warranted at Peterson Road and Jenkins Road based on the projected traffic volumes.

The project satisfies City of Fort Pierce and St. Lucie County transportation concurrency requirements.

EXHIBITS

Exhibit 1. Intersection Analysis

APPENDICES

Appendix A. Approved Methodology

Appendix B. Committed Trips

Appendix C. Committed Projects

Appendix D. FDOT Peak Season Factor Category Report

Appendix E. St. Lucie County Traffic Counts and LOS report 2025

Appendix F. FDOT's Q/LOS – Manual 2023

Appendix G. Traffic Counts

Peterson Road PD
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
S Jenkins Road & Peterson Road

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	49	0	0	0	47	0	96
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	47	0	0	0	48	0	95
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	64	0	0	0	77	0	141
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	54	0	0	0	43	0	97
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	51	0	0	0	38	0	89
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	57	0	0	0	61	0	118
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	56	0	0	0	67	0	123
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	51	0	0	0	59	0	110
		0	0	0	0	0	0	0	0	0	0	429	0	0	0	440	0	869
Peak Hour Traffic Volume																		
7:30 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	226	0	0	0	219	0	445

Count Taken: 12/18/2025
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.05
PHF 0.79 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
12/18/2025																
Existing Volumes	0	0	0	0	0	0	0	0	0	0	226	0	0	0	219	0
Seasonal Factor	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11	0
Adjusted Volumes		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**237**	**0**		**0**	**230**	**0**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		0	0	0		0	0	0	0	0	8	0		0	8	0
2026 Volumes		**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**245**	**0**		**0**	**238**	**0**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		0	0	0		0	0	0	0	0	36	0		0	35	0
Growth Rate		1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth		0	0	0		0	0	0	0	0	10	0		0	10	0
Committed																
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT		24		PM	IN	27	OUT		87			
In/Out						in					out	out			in	
%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	3%	2%	0%	0%	3%	0%
Volumes	0	0	0	0	0	2	0	0	0	0	1	0	0	0	3	0
3. Kings Hwy Commerce Park	AM	IN	362	OUT		90		PM	IN	115	OUT		371			
In/Out						in					out	out			in	
%	0%	0%	0%	0%	0%	3%	0%	0%	0%	0%	7%	3%	0%	0%	7%	0%
Volumes	0	0	0	0	0	11	0	0	0	0	6	3	0	0	25	0
4. Creekside	AM	IN	498	OUT		311		PM	IN	143	OUT		421			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	16	0	0	0	25	0
5. Millcreek	AM	IN	54	OUT		161		PM	IN	178	OUT		104			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	10%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	5	0	0	0	16	0
6. Egale Bend	AM	IN	207	OUT		632		PM	IN	740	OUT		435			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	14%	0%	0%	0%	14%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	29	0	0	0	88	0
7. Drawdy/Pineapple Grove	AM	IN	69	OUT		196		PM	IN	232	OUT		137			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4	0
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Viva West	AM	IN	22	OUT		70		PM	IN	73	OUT		43			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	0
11. Viva East	AM	IN	21	OUT		66		PM	IN	69	OUT		40			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0
12. Woodsprings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13. Hillpointe	AM	IN	27	OUT		77		PM	IN	81	OUT		48			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	56%	0%	0%	0%	56%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	43	0	0	0	15	0
14. Regatta	AM	IN	29	OUT		91		PM	IN	98	OUT		57			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	35%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	32	0	0	0	10	0
15. Waypointe Jenkins	AM	IN	30	OUT		93		PM	IN	101	OUT		59			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	56%	0%	0%	0%	56%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	52	0	0	0	17	0
16. Celebration Pointe	AM	IN	93	OUT		338		PM	IN	363	OUT		194			
In/Out			OUT				IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%	0%	0%	0%	40%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	135	0	0	0	37	0
17. Whispering Oaks	AM	IN	45	OUT		167		PM	IN	172	OUT		167			
In/Out			OUT				IN				in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	70%	0%	0%	0%	70%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	32	0	0	0	117	0
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT		128		PM	IN	147	OUT		87			
In/Out			OUT				IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	10%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	13	0	0	0	4	0
20.Orange & I-95 Commerce Center	AM	IN	111	OUT		22		PM	IN	30	OUT		107			
In/Out			OUT				IN				in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	12%	0%	0%	0%	12%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	13	0	0	0	3	0
21. Hope Commercial	AM	IN	109	OUT		33		PM	IN	42	OUT		109			
In/Out						in					out	out			in	
%	0%	0%	0%	0%	0%	3%	0%	0%	0%	0%	7%	3%	0%	0%	7%	0%
Volumes	0	0	0	0	0	3	0	0	0	0	2	1	0	0	8	0
22. SF Logistics Center	AM	IN	203	OUT		56		PM	IN	70	OUT		192			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%	0%	3%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	6	0	0	0	2	0
23. Kings Hwy Warehouse	AM	IN	342	OUT		341		PM	IN	458	OUT		216			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT		45		PM	IN	40	OUT		40			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
26. Pruitt Commerce Center	AM	IN	415	OUT		97		PM	IN	113	OUT		399			
In/Out			OUT				IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%	0%	3%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	3	0	0	0	12	0
27. Independence Charter	AM	IN	366	OUT		234		PM	IN	55	OUT		73			
In/Out			OUT				IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	12	0	0	0	18	0
Total Committed	0	0	0	0	0	16	0	0	0	0	412	4	0	0	410	0
Committed + 1%	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**422**	**4**	**0**	**0**	**420**	**0**
Growth 3.5% or Committed + 1%	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**422**	**4**	**0**	**0**	**420**	**0**

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**0**	**0**	**0**		**16**	**0**	**0**		**0**	**667**	**4**		**0**	**658**	**0**
Project Traffic		0	0	0		10	0	4		0	0	3		1	0	0
Diverted Trips						4		22				9		3		
Post Development Volumes		**0**	**0**	**0**		**30**	**0**	**26**		**0**	**667**	**16**		**4**	**658**	**0**
						Out		Out				In		In		
		0.0%	0.0%	0.0%		17.0%	0.0%	6.0%		0.0%	0.0%	17.0%		6.0%	0.0%	0.0%

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	245	0	0	238
Future Vol, veh/h	0	0	245	0	0	238
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	4
Mvmt Flow	0	0	266	0	0	259

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	525	266	0	0	266	0
Stage 1	266	-	-	-	-	-
Stage 2	259	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	513	772	-	-	1298	-
Stage 1	778	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	513	772	-	-	1298	-
Mov Cap-2 Maneuver	513	-	-	-	-	-
Stage 1	778	-	-	-	-	-
Stage 2	785	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1298	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	0	667	4	0	658
Future Vol, veh/h	16	0	667	4	0	658
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	4
Mvmt Flow	17	0	725	4	0	715

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1442	727	0	0	729	0
Stage 1	727	-	-	-	-	-
Stage 2	715	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	146	424	-	-	875	-
Stage 1	478	-	-	-	-	-
Stage 2	485	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	146	424	-	-	875	-
Mov Cap-2 Maneuver	146	-	-	-	-	-
Stage 1	478	-	-	-	-	-
Stage 2	485	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	33.02	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	146	875	-
HCM Lane V/C Ratio	-	-	0.119	-	-
HCM Ctrl Dly (s/v)	-	-	33	0	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	30	26	667	16	4	658
Future Vol, veh/h	30	26	667	16	4	658
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	4
Mvmt Flow	33	28	725	17	4	715

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1458	734	0	0	742	0
Stage 1	734	-	-	-	-	-
Stage 2	724	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	143	420	-	-	865	-
Stage 1	475	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	141	420	-	-	865	-
Mov Cap-2 Maneuver	141	-	-	-	-	-
Stage 1	475	-	-	-	-	-
Stage 2	476	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	29.91	0	0.06
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	204	11	-
HCM Lane V/C Ratio	-	-	0.298	0.005	-
HCM Ctrl Dly (s/v)	-	-	29.9	9.2	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	1.2	0	-

Peterson Road PD
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
S Jenkins Road & Peterson Road

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	79	0	0	0	73	0	152
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	81	0	0	0	66	0	147
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	66	0	0	0	51	0	117
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	56	0	0	0	63	0	119
5:00 PM	5:15 PM	0	0	0	0	0	1	0	0	0	0	70	0	0	0	90	0	161
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	59	0	0	0	40	0	99
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	52	0	0	0	81	0	133
5:45 PM	6:00 PM	0	0	0	0	0	0	0	1	0	0	44	1	0	2	50	0	98
		0	0	0	0	0	1	0	1	0	0	507	1	0	2	514	0	1026
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	0	0	0	0	1	0	0	0	0	273	0	0	0	270	0	544

Count Taken: 12/18/2025
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.05
PHF 0.84 Adjusted PHF 0.92

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
12/18/2025																	
Existing Volumes		0	0	0	0	0	1	0	0	0	0	273	0	0	0	270	0
Seasonal Factor		0	0	0	0	0	0	0	0	0	0	14	0	0	0	14	0
Adjusted Volumes			**0**	**0**	**0**		**1**	**0**	**0**		**0**	**287**	**0**		**0**	**284**	**0**
Growth Rate			3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume			0	0	0		0	0	0	0	0	10	0		0	10	0
2026 Volumes			**0**	**0**	**0**		**1**	**0**	**0**	**0**	**0**	**297**	**0**		**0**	**294**	**0**
Growth Rate			3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume			0	0	0		0	0	0	0	0	44	0		0	43	0
Growth Rate			1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth			0	0	0		0	0	0	0	0	12	0		0	12	0
Committed																	
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT			24		PM	IN	27	OUT		87			
In/Out							in					out	out			in	
%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	3%	2%	0%	0%	3%	0%	
Volumes	0	0	0	0	0	1	0	0	0	0	3	2	0	0	1	0	
3. Kings Hwy Commerce Park	AM	IN	362	OUT			90		PM	IN	115	OUT		371			
In/Out							in					out	out			in	
%	0%	0%	0%	0%	0%	3%	0%	0%	0%	0%	7%	3%	0%	0%	7%	0%	
Volumes	0	0	0	0	0	3	0	0	0	0	26	11	0	0	8	0	
4. Creekside	AM	IN	498	OUT			311		PM	IN	143	OUT		421			
In/Out												out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	21	0	0	0	7	0	
5. Millcreek	AM	IN	54	OUT			161		PM	IN	178	OUT		104			
In/Out												in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	10%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	18	0	0	0	10	0	
6. Egale Bend	AM	IN	207	OUT			632		PM	IN	740	OUT		435			
In/Out												in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	14%	0%	0%	0%	14%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	104	0	0	0	61	0	
7. Drawdy/Pineapple Grove	AM	IN	69	OUT			196		PM	IN	232	OUT		137			
In/Out												in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	5	0	0	0	3	0	
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10. Viva West	AM	IN	22	OUT			70		PM	IN	73	OUT		43			
In/Out												out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	2	0	0	0	4	0	
11. Viva East	AM	IN	21	OUT			66		PM	IN	69	OUT		40			
In/Out												out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	
12. Woodsprings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13. Hillpointe	AM	IN	27	OUT			77		PM	IN	81	OUT		48			
In/Out												out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	56%	0%	0%	0%	56%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	27	0	0	0	45	0	
14. Regatta	AM	IN	29	OUT			91		PM	IN	98	OUT		57			
In/Out												out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	35%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	20	0	0	0	34	0	
15. Waypointe Jenkins	AM	IN	30	OUT			93		PM	IN	101	OUT		59			
In/Out												out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	56%	0%	0%	0%	56%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	33	0	0	0	57	0	
16. Celebration Pointe	AM	IN	93	OUT			338		PM	IN	363	OUT		194			
In/Out			OUT					IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%	0%	0%	0%	40%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	78	0	0	0	145	0	
17. Whispering Oaks	AM	IN	45	OUT			167		PM	IN	172	OUT		167			
In/Out			OUT					IN				in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	70%	0%	0%	0%	70%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	120	0	0	0	117	0	
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT			128		PM	IN	147	OUT		87			
In/Out			OUT					IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	10%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	9	0	0	0	15	0	
20.Orange & I-95 Commerce Center	AM	IN	111	OUT			22		PM	IN	30	OUT		107			
In/Out			OUT					IN				in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	12%	0%	0%	0%	12%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	4	0	0	0	13	0	
21. Hope Commercial	AM	IN	109	OUT			33		PM	IN	42	OUT		109			
In/Out							in					out	out			in	
%	0%	0%	0%	0%	0%	3%	0%	0%	0%	0%	7%	3%	0%	0%	7%	0%	
Volumes	0	0	0	0	0	1	0	0	0	0	8	3	0	0	3	0	
22. SF Logistics Center	AM	IN	203	OUT			56		PM	IN	70	OUT		192			
In/Out												in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%	0%	3%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	2	0	0	0	6	0	
23. Kings Hwy Warehouse	AM	IN	342	OUT			341		PM	IN	458	OUT		216			
In/Out												in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	5	0	0	0	2	0	
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT			45		PM	IN	40	OUT		40			
In/Out												in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	
26. Pruitt Commerce Center	AM	IN	415	OUT			97		PM	IN	113	OUT		399			
In/Out			OUT					IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%	0%	3%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	12	0	0	0	3	0	
27. Independence Charter	AM	IN	366	OUT			234		PM	IN	55	OUT		73			
In/Out			OUT					IN				out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%	
Volumes	0	0	0	0	0	0	0	0	0	0	4	0	0	0	3	0	
Total Committed	0	0	0	0	0	5	0	0	0	0	504	16	0	0	541	0	
Committed + 1%	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**516**	**16**	**0**	**0**	**553**	**0**	
Growth 3.5% or Committed + 1%	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**516**	**16**	**0**	**0**	**553**	**0**	

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**0**	**0**	**0**		**6**	**0**	**0**		**0**	**813**	**16**		**0**	**847**	**0**
Project Traffic		0	0	0		6	0	2		0	0	10		4	0	0
Diverted Trips						4		15				29		3		
Post Development Volumes		**0**	**0**	**0**		**16**	**0**	**17**		**0**	**813**	**55**		**7**	**847**	**0**
Project Traffic Assignment		0.0%	0.0%	0.0%		Out 17.0%	0.0%	Out 6.0%		0.0%	0.0%	In 17.0%		In 6.0%	0.0%	0.0%

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	297	0	0	294
Future Vol, veh/h	1	0	297	0	0	294
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	4
Mvmt Flow	1	0	323	0	0	320

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	642	323	0	0	323	0
Stage 1	323	-	-	-	-	-
Stage 2	320	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	438	718	-	-	1237	-
Stage 1	734	-	-	-	-	-
Stage 2	736	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	438	718	-	-	1237	-
Mov Cap-2 Maneuver	438	-	-	-	-	-
Stage 1	734	-	-	-	-	-
Stage 2	736	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.24	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	438	1237	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	-	-	13.2	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	0	813	16	0	847
Future Vol, veh/h	6	0	813	16	0	847
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	4
Mvmt Flow	7	0	884	17	0	921

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1813	892	0	0	901	0
Stage 1	892	-	-	-	-	-
Stage 2	921	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	86	341	-	-	754	-
Stage 1	400	-	-	-	-	-
Stage 2	388	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	86	341	-	-	754	-
Mov Cap-2 Maneuver	86	-	-	-	-	-
Stage 1	400	-	-	-	-	-
Stage 2	388	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	50.19	0	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	86	754	-
HCM Lane V/C Ratio	-	-	0.076	-	-
HCM Ctrl Dly (s/v)	-	-	50.2	0	-
HCM Lane LOS	-	-	F	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	17	813	55	7	847
Future Vol, veh/h	16	17	813	55	7	847
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	4
Mvmt Flow	17	18	884	60	8	921

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1849	914	0	0	943	0
Stage 1	914	-	-	-	-	-
Stage 2	936	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	82	331	-	-	727	-
Stage 1	391	-	-	-	-	-
Stage 2	382	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	80	331	-	-	727	-
Mov Cap-2 Maneuver	80	-	-	-	-	-
Stage 1	391	-	-	-	-	-
Stage 2	373	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	42.42	0	0.08
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	131	15	-
HCM Lane V/C Ratio	-	-	0.273	0.01	-
HCM Ctrl Dly (s/v)	-	-	42.4	10	0
HCM Lane LOS	-	-	E	B	A
HCM 95th %tile Q(veh)	-	-	1	0	-

Peterson Road PD
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Peterson Road & Hartman Road

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:15 AM	7:30 AM	0	11	6	31	0	1	2	3	0	10	26	5	0	0	21	9	125
7:30 AM	7:45 AM	0	3	4	32	0	2	4	4	0	7	46	5	0	3	29	13	152
7:45 AM	8:00 AM	0	8	11	19	0	0	3	2	0	13	46	1	0	2	57	11	173
8:00 AM	8:15 AM	0	3	3	15	0	0	2	0	0	10	41	6	0	6	50	11	147
8:15 AM	8:30 AM	0	2	5	21	0	0	2	4	0	6	40	5	0	2	40	0	127
8:30 AM	8:45 AM	0	2	6	18	0	0	1	1	0	10	30	1	0	2	36	7	114
8:45 AM	9:00 AM	0	5	9	16	0	0	2	1	0	8	27	5	0	1	35	7	116
9:00 AM	9:15 AM	0	2	6	16	0	0	0	1	0	7	18	1	0	0	23	4	78
		0	36	50	168	0	3	16	16	0	71	274	29	0	16	291	62	1032
Peak Hour Traffic Volume																		
7:30 AM	8:30 AM	0	16	23	87	0	2	11	10	0	36	173	17	0	13	176	35	599

Count Taken: 12/16/2025
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.05
PHF 0.87 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
12/16/2025																
Existing Volumes	0	16	23	87	0	2	11	10	0	36	173	17	0	13	176	35
Seasonal Factor	0	1	1	4	0	0	1	1	0	2	9	1	0	1	9	2
Adjusted Volumes		**17**	**24**	**91**		**2**	**12**	**11**		**38**	**182**	**18**		**14**	**185**	**37**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		1	1	3		0	0	0	0	1	6	1		0	6	1
2026 Volumes		**18**	**25**	**94**		**2**	**12**	**11**	**0**	**39**	**188**	**19**		**14**	**191**	**38**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		3	4	14		0	2	2	0	6	28	3		2	28	6
Growth Rate		1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth		1	1	4		0	0	0	0	2	8	1		1	8	2
Committed																
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT		24		PM	IN	27	OUT		87			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. Kings Hwy Commerce Park	AM	IN	362	OUT		90		PM	IN	115	OUT		371			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Creekside	AM	IN	498	OUT		311		PM	IN	143	OUT		421			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Millcreek	AM	IN	54	OUT		161		PM	IN	178	OUT		104			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	3	0	0	0	8	0
6. Egale Bend	AM	IN	207	OUT		632		PM	IN	740	OUT		435			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	10	0	0	0	32	0
7. Drawdy/Pineapple Grove	AM	IN	69	OUT		196		PM	IN	232	OUT		137			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Viva West	AM	IN	22	OUT		70		PM	IN	73	OUT		43			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Viva East	AM	IN	21	OUT		66		PM	IN	69	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12. Woodsprings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13. Hillpointe	AM	IN	27	OUT		77		PM	IN	81	OUT		48			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Regatta	AM	IN	29	OUT		91		PM	IN	98	OUT		57			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Waypointe Jenkins	AM	IN	30	OUT		93		PM	IN	101	OUT		59			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. Celebration Pointe	AM	IN	93	OUT		338		PM	IN	363	OUT		194			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Whispering Oaks	AM	IN	45	OUT		167		PM	IN	172	OUT		167			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT		128		PM	IN	147	OUT		87			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20.Orange & I-95 Commerce Center	AM	IN	111	OUT		22		PM	IN	30	OUT		107			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21. Hope Commercial	AM	IN	109	OUT		33		PM	IN	42	OUT		109			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22. SF Logistics Center	AM	IN	203	OUT		56		PM	IN	70	OUT		192			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23. Kings Hwy Warehouse	AM	IN	342	OUT		341		PM	IN	458	OUT		216			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT		45		PM	IN	40	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26. Pruitt Commerce Center	AM	IN	415	OUT		97		PM	IN	113	OUT		399			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27. Independence Charter	AM	IN	366	OUT		234		PM	IN	55	OUT		73			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	12	0	0	0	18	0
Total Committed	0	0	0	0	0	0	0	0	0	0	25	0	0	0	58	0
Committed + 1%	0	1	1	4	0	0	0	0	0	2	33	1	0	1	66	2
Growth 3.5% or Committed + 1%	0	3	4	14	0	0	2	2	0	6	33	3	0	2	66	6

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**21**	**29**	**108**		**2**	**14**	**13**		**45**	**221**	**22**		**16**	**257**	**44**
Project Traffic		17	0	28		0	0	0		9	0	0		0	0	6
Diverted Trips		**-4**		**-22**						**-9**						**-3**
Post Development Volumes		**34**	**29**	**114**		**2**	**14**	**13**		**45**	**221**	**22**		**16**	**257**	**47**
		Out		Out						In						In
		29.0%	0.0%	48.0%		0.0%	0.0%	0.0%		48.0%	0.0%	0.0%		0.0%	0.0%	29.0%

Intersection	
Intersection Delay, s/veh	4.7
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	149	27	267	264
Demand Flow Rate, veh/h	152	27	278	275
Vehicles Circulating, veh/h	235	277	63	58
Vehicles Exiting, veh/h	98	64	324	246
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.6	3.7	4.8	4.7
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	152	27	278	275
Cap Entry Lane, veh/h	1086	1040	1294	1301
Entry HV Adj Factor	0.983	0.991	0.960	0.959
Flow Entry, veh/h	149	27	267	264
Cap Entry, veh/h	1068	1030	1242	1247
V/C Ratio	0.140	0.026	0.215	0.211
Control Delay, s/veh	4.6	3.7	4.8	4.7
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	1

Intersection	
Intersection Delay, s/veh	5.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	172	31	313	344
Demand Flow Rate, veh/h	175	31	326	359
Vehicles Circulating, veh/h	312	325	73	67
Vehicles Exiting, veh/h	114	74	414	289
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.3	3.9	5.2	5.4
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	175	31	326	359
Cap Entry Lane, veh/h	1004	991	1281	1289
Entry HV Adj Factor	0.985	0.991	0.960	0.958
Flow Entry, veh/h	172	31	313	344
Cap Entry, veh/h	989	981	1230	1235
V/C Ratio	0.174	0.031	0.255	0.279
Control Delay, s/veh	5.3	3.9	5.2	5.4
LOS	A	A	A	A
95th %tile Queue, veh	1	0	1	1

Intersection	
Intersection Delay, s/veh	5.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	182	31	313	347
Demand Flow Rate, veh/h	186	31	326	362
Vehicles Circulating, veh/h	312	329	77	67
Vehicles Exiting, veh/h	117	74	421	293
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.4	4.0	5.2	5.5
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	186	31	326	362
Cap Entry Lane, veh/h	1004	987	1276	1289
Entry HV Adj Factor	0.980	0.991	0.960	0.959
Flow Entry, veh/h	182	31	313	347
Cap Entry, veh/h	984	977	1225	1235
V/C Ratio	0.185	0.031	0.256	0.281
Control Delay, s/veh	5.4	4.0	5.2	5.5
LOS	A	A	A	A
95th %tile Queue, veh	1	0	1	1

Peterson Road PD
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Peterson Road & Hartman Road

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	2	2	10	0	2	4	3	0	10	42	1	0	0	36	15	127
4:15 PM	4:30 PM	0	5	4	7	0	0	4	1	0	20	39	2	0	2	30	12	126
4:30 PM	4:45 PM	0	6	3	13	0	1	0	2	0	26	51	2	0	0	49	11	164
4:45 PM	5:00 PM	0	9	2	16	0	1	4	4	0	20	42	3	0	1	47	13	162
5:00 PM	5:15 PM	0	2	3	16	0	1	8	1	0	28	54	8	0	3	56	11	191
5:15 PM	5:30 PM	0	1	3	13	0	0	4	2	0	29	42	4	0	0	53	15	166
5:30 PM	5:45 PM	0	6	0	16	0	0	3	3	0	31	60	3	0	2	43	13	180
5:45 PM	6:00 PM	0	2	1	16	0	2	2	0	0	29	44	7	0	5	39	16	169
		0	38	19	107	0	7	29	16	0	193	374	30	0	13	353	106	1285
Peak Hour Traffic Volume																		
5:00 PM	6:00 PM	0	16	8	61	0	3	17	6	0	117	200	22	0	10	191	55	706

Count Taken: 12/16/2025
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.05
PHF: 0.92 Adjusted PHF: 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
12/16/2025																
Existing Volumes	0	16	8	61	0	3	17	6	0	117	200	22	0	10	191	55
Seasonal Factor	0	1	0	3	0	0	1	0	0	6	10	1	0	1	10	3
Adjusted Volumes		**17**	**8**	**64**		**3**	**18**	**6**		**123**	**210**	**23**		**11**	**201**	**58**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		1	0	2		0	1	0	0	4	7	1		0	7	2
2026 Volumes		**18**	**8**	**66**		**3**	**19**	**6**	**0**	**127**	**217**	**24**		**11**	**208**	**60**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		3	1	10		0	3	1	0	19	32	4		2	31	9
Growth Rate		1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth		1	0	3		0	1	0	0	5	9	1		0	8	2
Committed																
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT		24		PM	IN	27	OUT		87			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. Kings Hwy Commerce Park	AM	IN	362	OUT		90		PM	IN	115	OUT		371			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Creekside	AM	IN	498	OUT		311		PM	IN	143	OUT		421			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Millcreek	AM	IN	54	OUT		161		PM	IN	178	OUT		104			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	9	0	0	0	5	0
6. Egale Bend	AM	IN	207	OUT		632		PM	IN	740	OUT		435			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	37	0	0	0	22	0
7. Drawdy/Pineapple Grove	AM	IN	69	OUT		196		PM	IN	232	OUT		137			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Viva West	AM	IN	22	OUT		70		PM	IN	73	OUT		43			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Viva East	AM	IN	21	OUT		66		PM	IN	69	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12. Woodsprings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13. Hillpointe	AM	IN	27	OUT		77		PM	IN	81	OUT		48			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Regatta	AM	IN	29	OUT		91		PM	IN	98	OUT		57			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Waypointe Jenkins	AM	IN	30	OUT		93		PM	IN	101	OUT		59			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. Celebration Pointe	AM	IN	93	OUT		338		PM	IN	363	OUT		194			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Whispering Oaks	AM	IN	45	OUT		167		PM	IN	172	OUT		167			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT		128		PM	IN	147	OUT		87			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20.Orange & I-95 Commerce Center	AM	IN	111	OUT		22		PM	IN	30	OUT		107			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21. Hope Commercial	AM	IN	109	OUT		33		PM	IN	42	OUT		109			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22. SF Logistics Center	AM	IN	203	OUT		56		PM	IN	70	OUT		192			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23. Kings Hwy Warehouse	AM	IN	342	OUT		341		PM	IN	458	OUT		216			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT		45		PM	IN	40	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26. Pruitt Commerce Center	AM	IN	415	OUT		97		PM	IN	113	OUT		399			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27. Independence Charter	AM	IN	366	OUT		234		PM	IN	55	OUT		73			
In/Out											out				in	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	4	0	0	0	3	0
Total Committed	0	0	0	0	0	0	0	0	0	0	50	0	0	0	30	0
Committed + 1%	0	1	0	3	0	0	1	0	0	5	59	1	0	0	38	2
Growth 3.5% or Committed + 1%	0	3	1	10	0	0	3	1	0	19	59	4	0	2	38	9

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**21**	**9**	**76**		**3**	**22**	**7**		**146**	**276**	**28**		**13**	**246**	**69**
Project Traffic		11	0	18		0	0	0		29	0	0		0	0	17
Diverted Trips		**-4**		**-15**						**-29**						**-3**
Post Development Volumes		**28**	**9**	**79**		**3**	**22**	**7**		**146**	**276**	**28**		**13**	**246**	**83**
Project Traffic Assignment		Out 29.0%	0.0%	Out 48.0%		0.0%	0.0%	0.0%		In 48.0%	0.0%	0.0%		0.0%	0.0%	In 29.0%

Intersection	
Intersection Delay, s/veh	5.5
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	101	31	400	303
Demand Flow Rate, veh/h	102	31	416	315
Vehicles Circulating, veh/h	252	409	41	165
Vehicles Exiting, veh/h	228	48	313	275
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.3	4.3	5.7	5.7
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	102	31	416	315
Cap Entry Lane, veh/h	1067	909	1323	1166
Entry HV Adj Factor	0.988	0.987	0.962	0.961
Flow Entry, veh/h	101	31	400	303
Cap Entry, veh/h	1055	897	1273	1121
V/C Ratio	0.096	0.034	0.314	0.270
Control Delay, s/veh	4.3	4.3	5.7	5.7
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	1

Intersection	
Intersection Delay, s/veh	6.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	116	35	489	356
Demand Flow Rate, veh/h	118	35	508	371
Vehicles Circulating, veh/h	297	500	47	189
Vehicles Exiting, veh/h	263	55	368	346
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.6	4.8	6.6	6.5
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	118	35	508	371
Cap Entry Lane, veh/h	1019	829	1315	1138
Entry HV Adj Factor	0.981	0.987	0.963	0.959
Flow Entry, veh/h	116	35	489	356
Cap Entry, veh/h	1000	818	1266	1091
V/C Ratio	0.116	0.042	0.386	0.326
Control Delay, s/veh	4.6	4.8	6.6	6.5
LOS	A	A	A	A
95th %tile Queue, veh	0	0	2	1

Intersection	
Intersection Delay, s/veh	6.4
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	126	35	489	371
Demand Flow Rate, veh/h	129	35	508	386
Vehicles Circulating, veh/h	297	508	55	189
Vehicles Exiting, veh/h	278	55	371	354
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.8	4.9	6.6	6.7
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	129	35	508	386
Cap Entry Lane, veh/h	1019	822	1305	1138
Entry HV Adj Factor	0.975	0.987	0.963	0.960
Flow Entry, veh/h	126	35	489	371
Cap Entry, veh/h	994	811	1256	1093
V/C Ratio	0.127	0.043	0.389	0.339
Control Delay, s/veh	4.8	4.9	6.6	6.7
LOS	A	A	A	A
95th %tile Queue, veh	0	0	2	2

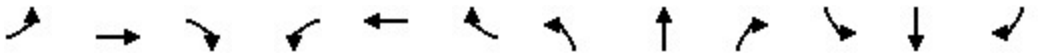
Peterson Road PD
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Hartman Road & Okeechobee Road

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:15 AM	7:30 AM	0	17	60	0	1	0	74	0	0	0	7	0	0	4	12	20	195
7:30 AM	7:45 AM	0	27	77	0	0	0	85	3	0	1	11	0	0	9	25	39	277
7:45 AM	8:00 AM	0	53	98	0	0	0	104	4	0	0	33	0	0	7	21	48	368
8:00 AM	8:15 AM	0	28	117	0	0	1	100	4	0	3	17	0	0	17	17	40	344
8:15 AM	8:30 AM	0	39	84	0	0	0	98	10	0	1	14	0	0	14	16	40	316
8:30 AM	8:45 AM	0	31	74	0	0	1	94	7	0	0	23	2	0	9	24	28	293
8:45 AM	9:00 AM	0	40	75	0	0	2	88	6	0	1	20	0	0	10	26	31	299
9:00 AM	9:15 AM	0	31	79	0	0	5	79	11	0	0	14	0	0	14	22	30	285
		0	266	664	0	1	9	722	45	0	6	139	2	0	84	163	276	2377
Peak Hour Traffic Volume																		
7:45 AM	8:45 AM	0	151	373	0	0	2	396	25	0	4	87	2	0	47	78	156	1321

Count Taken: 3/25/2026
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.00
PHF 0.90 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
3/25/2026																
Existing Volumes	0	151	373	0	0	2	396	25	0	4	87	2	0	47	78	156
Seasonal Factor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes		**151**	**373**	**0**		**2**	**396**	**25**		**4**	**87**	**2**		**47**	**78**	**156**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		22	55	0		0	58	4	0	1	13	0		7	12	23
Growth Rate		1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth		6	15	0		0	16	1	0	0	4	0		2	3	6
Committed																
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT		24		PM	IN	27	OUT		87			
In/Out			out				in									
%	0%	0%	4%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	1	0	0	0	4	0	0	0	0	0	0	0	0	0
3. Kings Hwy Commerce Park	AM	IN	362	OUT		90		PM	IN	115	OUT		371			
In/Out			out				in									
%	0%	0%	8%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	7	0	0	0	29	0	0	0	0	0	0	0	0	0
4. Creekside	AM	IN	498	OUT		311		PM	IN	143	OUT		421			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Millcreek	AM	IN	54	OUT		161		PM	IN	178	OUT		104			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	3	0	0	0	8	0
6. Egale Bend	AM	IN	207	OUT		632		PM	IN	740	OUT		435			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%	0%	3%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	6	0	0	0	19	0
7. Drawdy/Pineapple Grove	AM	IN	69	OUT		196		PM	IN	232	OUT		137			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Viva West	AM	IN	22	OUT		70		PM	IN	73	OUT		43			
In/Out			out				in									
%	0%	0%	10%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	7	0	0	0	2	0	0	0	0	0	0	0	0	0
11. Viva East	AM	IN	21	OUT		66		PM	IN	69	OUT		40			
In/Out			out				in									
%	0%	0%	10%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	7	0	0	0	2	0	0	0	0	0	0	0	0	0
12. Woodsprings																
13. Hillpointe	AM	IN	27	OUT		77		PM	IN	81	OUT		48			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Regatta	AM	IN	29	OUT		91		PM	IN	98	OUT		57			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Waypointe Jenkins	AM	IN	30	OUT		93		PM	IN	101	OUT		59			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. Celebration Pointe	AM	IN	93	OUT		338		PM	IN	363	OUT		194			
In/Out			out				in									
%	0%	0%	5%	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	17	0	0	0	5	0	0	0	0	0	0	0	0	0
17. Whispering Oaks	AM	IN	45	OUT		167		PM	IN	172	OUT		167			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT		128		PM	IN	147	OUT		87			
In/Out			out				in									
%	0%	0%	10%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	13	0	0	0	4	0	0	0	0	0	0	0	0	0
20.Orange & I-95 Commerce Center	AM	IN	111	OUT		22		PM	IN	30	OUT		107			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21. Hope Commercial	AM	IN	109	OUT		33		PM	IN	42	OUT		109			
In/Out			out				in									
%	0%	0%	8%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	3	0	0	0	9	0	0	0	0	0	0	0	0	0
22. SF Logistics Center	AM	IN	203	OUT		56		PM	IN	70	OUT		192			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23. Kings Hwy Warehouse	AM	IN	342	OUT		341		PM	IN	458	OUT		216			
In/Out			out				in									
%	0%	0%	3%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT		45		PM	IN	40	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26. Pruitt Commerce Center	AM	IN	415	OUT		97		PM	IN	113	OUT		399			
In/Out			out				in									
%	0%	0%	8%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	8	0	0	0	33	0	0	0	0	0	0	0	0	0
27. Independence Charter	AM	IN	366	OUT		234		PM	IN	55	OUT		73			
In/Out			out				in									
%	0%	0%	25%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	59	0	0	0	92	0	0	0	0	0	0	0	0	0
Total Committed	0	0	132	0	0	0	190	0	0	0	9	0	0	0	27	0
Committed + 1%	0	6	147	0	0	0	206	1	0	0	13	0	0	2	30	6
Growth 3.5% or Committed + 1%	0	22	147	0	0	0	206	4	0	1	13	0	0	7	30	23

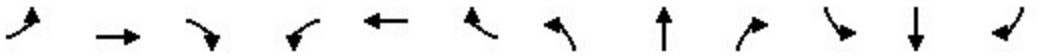
	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**173**	**520**	**0**	**0**	**2**	**602**	**29**	**0**	**5**	**100**	**2**	**0**	**54**	**108**	**179**
Project Traffic		2	0	0		0	0	4	0	0	0	0		13	1	7
Post Development Volumes		**175**	**520**	**0**		**2**	**602**	**33**	**0**	**5**	**100**	**2**		**67**	**109**	**186**
		In						In			In			Out	Out	Out
		12.0%	0.0%	0.0%		0.0%	0.0%	22.0%		0.0%	2.0%	0.0%		22.0%	2.0%	12.0%
Truck Percentage	**ebu**	**ebl**	**ebt**	**ebr**	**wbu**	**wbl**	**wbt**	**wbr**	**nbu**	**nbl**	**nbt**	**nbr**	**sbu**	**sbl**	**sbt**	**sbr**
		3.1%				**3.1%**				**2.2%**				**1.4%**		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	151	373	0	2	396	25	4	87	2	47	78	156
Future Volume (veh/h)	151	373	0	2	396	25	4	87	2	47	78	156
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	164	405	0	2	430	27	4	95	2	51	85	170
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	2	2	2	2	2	2
Cap, veh/h	678	2407	0	676	2147	134	81	178	4	175	97	194
Arrive On Green	0.05	0.68	0.00	0.00	0.64	0.64	0.10	0.10	0.10	0.03	0.17	0.17
Sat Flow, veh/h	1767	3618	0	1767	3369	211	1125	1825	38	1781	557	1113
Grp Volume(v), veh/h	164	405	0	2	224	233	4	0	97	51	0	255
Grp Sat Flow(s),veh/h/ln	1767	1763	0	1767	1763	1818	1125	0	1863	1781	0	1670
Q Serve(g_s), s	4.3	5.8	0.0	0.1	7.4	7.5	0.5	0.0	6.9	3.5	0.0	20.8
Cycle Q Clear(g_c), s	4.3	5.8	0.0	0.1	7.4	7.5	10.5	0.0	6.9	3.5	0.0	20.8
Prop In Lane	1.00		0.00	1.00		0.12	1.00		0.02	1.00		0.67
Lane Grp Cap(c), veh/h	678	2407	0	676	1123	1158	81	0	182	175	0	292
V/C Ratio(X)	0.24	0.17	0.00	0.00	0.20	0.20	0.05	0.00	0.53	0.29	0.00	0.87
Avail Cap(c_a), veh/h	923	2407	0	787	1123	1158	220	0	413	254	0	573
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.5	8.0	0.0	9.1	10.6	10.6	66.7	0.0	60.1	52.8	0.0	56.3
Incr Delay (d2), s/veh	0.2	0.2	0.0	0.0	0.4	0.4	0.3	0.0	2.4	0.9	0.0	8.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.9	4.0	0.0	0.0	5.4	5.6	0.3	0.0	6.2	2.9	0.0	14.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	7.6	8.1	0.0	9.1	11.0	11.0	66.9	0.0	62.6	53.8	0.0	64.4
LnGrp LOS	A	A		A	B	B	E		E	D		E
Approach Vol, veh/h		569			459			101			306	
Approach Delay, s/veh		8.0			10.9			62.7			62.6	
Approach LOS		A			B			E			E	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	10.8	19.7	7.2	102.4		30.4	13.5	96.0				
Change Period (Y+Rc), s	6.0	6.0	6.8	6.8		6.0	6.8	6.8				
Max Green Setting (Gmax), s	11.0	31.0	9.2	63.2		48.0	26.2	46.2				
Max Q Clear Time (g_c+I1), s	5.5	12.5	2.1	7.8		22.8	6.3	9.5				
Green Ext Time (p_c), s	0.0	0.4	0.0	3.0		1.6	0.4	3.0				

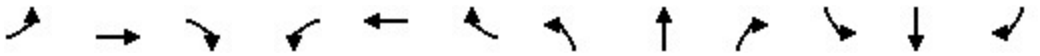
Intersection Summary	
HCM 7th Control Delay, s/veh	24.4
HCM 7th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	173	520	0	2	602	29	5	100	2	54	108	179
Future Volume (veh/h)	173	520	0	2	602	29	5	100	2	54	108	179
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	188	565	0	2	654	32	5	109	2	59	117	195
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	2	2	2	2	2	2
Cap, veh/h	527	2289	0	545	2035	99	81	233	4	211	131	219
Arrive On Green	0.06	0.65	0.00	0.00	0.59	0.59	0.13	0.13	0.13	0.04	0.21	0.21
Sat Flow, veh/h	1767	3618	0	1767	3421	167	1067	1831	34	1781	630	1051
Grp Volume(v), veh/h	188	565	0	2	337	349	5	0	111	59	0	312
Grp Sat Flow(s),veh/h/ln	1767	1763	0	1767	1763	1825	1067	0	1864	1781	0	1681
Q Serve(g_s), s	5.6	9.4	0.0	0.1	13.4	13.4	0.6	0.0	7.7	3.9	0.0	25.3
Cycle Q Clear(g_c), s	5.6	9.4	0.0	0.1	13.4	13.4	14.6	0.0	7.7	3.9	0.0	25.3
Prop In Lane	1.00		0.00	1.00		0.09	1.00		0.02	1.00		0.63
Lane Grp Cap(c), veh/h	527	2289	0	545	1048	1086	81	0	237	211	0	350
V/C Ratio(X)	0.36	0.25	0.00	0.00	0.32	0.32	0.06	0.00	0.47	0.28	0.00	0.89
Avail Cap(c_a), veh/h	731	2289	0	631	1048	1086	197	0	439	232	0	552
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.9	10.3	0.0	11.4	14.2	14.2	66.5	0.0	56.7	49.1	0.0	53.9
Incr Delay (d2), s/veh	0.4	0.3	0.0	0.0	0.8	0.8	0.3	0.0	1.4	0.7	0.0	11.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.9	6.7	0.0	0.0	9.5	9.7	0.3	0.0	6.8	3.3	0.0	17.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	10.3	10.5	0.0	11.4	15.0	15.0	66.8	0.0	58.2	49.8	0.0	64.9
LnGrp LOS	B	B		B	B	B	E		E	D		E
Approach Vol, veh/h		753			688			116			371	
Approach Delay, s/veh		10.5			15.0			58.5			62.5	
Approach LOS		B			B			E			E	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	11.3	23.8	7.2	97.7		35.1	14.8	90.1				
Change Period (Y+Rc), s	6.0	6.0	6.8	6.8		6.0	6.8	6.8				
Max Green Setting (Gmax), s	7.0	33.0	7.2	67.2		46.0	24.2	50.2				
Max Q Clear Time (g_c+I1), s	5.9	16.6	2.1	11.4		27.3	7.6	15.4				
Green Ext Time (p_c), s	0.0	0.5	0.0	4.5		1.9	0.5	4.8				

Intersection Summary	
HCM 7th Control Delay, s/veh	25.0
HCM 7th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	175	520	0	2	602	33	5	100	2	67	109	186
Future Volume (veh/h)	175	520	0	2	602	33	5	100	2	67	109	186
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	190	565	0	2	654	36	5	109	2	73	118	202
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	2	2	2	2	2	2
Cap, veh/h	521	2271	0	540	1999	110	81	227	4	222	132	226
Arrive On Green	0.06	0.64	0.00	0.00	0.59	0.59	0.12	0.12	0.12	0.05	0.21	0.21
Sat Flow, veh/h	1767	3618	0	1767	3398	187	1060	1831	34	1781	619	1060
Grp Volume(v), veh/h	190	565	0	2	339	351	5	0	111	73	0	320
Grp Sat Flow(s),veh/h/ln	1767	1763	0	1767	1763	1822	1060	0	1864	1781	0	1680
Q Serve(g_s), s	5.7	9.5	0.0	0.1	13.7	13.8	0.6	0.0	7.8	4.9	0.0	25.9
Cycle Q Clear(g_c), s	5.7	9.5	0.0	0.1	13.7	13.8	14.1	0.0	7.8	4.9	0.0	25.9
Prop In Lane	1.00		0.00	1.00		0.10	1.00		0.02	1.00		0.63
Lane Grp Cap(c), veh/h	521	2271	0	540	1037	1072	81	0	231	222	0	358
V/C Ratio(X)	0.36	0.25	0.00	0.00	0.33	0.33	0.06	0.00	0.48	0.33	0.00	0.89
Avail Cap(c_a), veh/h	723	2271	0	613	1037	1072	200	0	439	241	0	564
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.2	10.6	0.0	11.7	14.7	14.7	66.4	0.0	57.1	48.9	0.0	53.5
Incr Delay (d2), s/veh	0.4	0.3	0.0	0.0	0.8	0.8	0.3	0.0	1.5	0.9	0.0	11.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.0	6.8	0.0	0.0	9.7	9.9	0.3	0.0	6.8	4.0	0.0	17.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	10.6	10.8	0.0	11.7	15.5	15.5	66.7	0.0	58.6	49.7	0.0	64.5
LnGrp LOS	B	B		B	B	B	E		E	D		E
Approach Vol, veh/h		755			692			116			393	
Approach Delay, s/veh		10.8			15.5			59.0			61.8	
Approach LOS		B			B			E			E	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	12.5	23.4	7.2	97.0		35.9	15.0	89.2				
Change Period (Y+Rc), s	6.0	6.0	6.8	6.8		6.0	6.8	6.8				
Max Green Setting (Gmax), s	8.0	33.0	6.2	67.2		47.0	24.2	49.2				
Max Q Clear Time (g_c+I1), s	6.9	16.1	2.1	11.5		27.9	7.7	15.8				
Green Ext Time (p_c), s	0.0	0.5	0.0	4.5		1.9	0.5	4.8				

Intersection Summary	
HCM 7th Control Delay, s/veh	25.6
HCM 7th LOS	C

Peterson Road PD
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Hartman Road & Okeechobee Road

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	45	83	0	0	2	128	9	0	1	25	1	0	18	18	36	366
4:15 PM	4:30 PM	0	56	89	1	0	1	107	11	0	0	34	1	0	12	20	33	365
4:30 PM	4:45 PM	0	49	115	1	0	5	135	15	0	0	19	2	0	17	21	43	422
4:45 PM	5:00 PM	0	39	105	0	0	3	137	3	0	2	28	2	0	14	20	44	397
5:00 PM	5:15 PM	0	32	87	0	2	4	139	12	0	1	29	3	0	28	27	43	407
5:15 PM	5:30 PM	0	39	114	1	0	2	155	8	0	0	31	2	0	28	30	44	454
5:30 PM	5:45 PM	0	46	114	0	1	2	125	9	0	0	31	4	0	15	19	52	418
5:45 PM	6:00 PM	0	46	119	1	0	3	118	8	0	0	27	2	0	16	19	43	402
		0	352	826	4	3	22	1044	75	0	4	224	17	0	148	174	338	3231
Peak Hour Traffic Volume																		
5:00 PM	6:00 PM	0	163	434	2	3	11	537	37	0	1	118	11	0	87	95	182	1681

Count Taken: 3/25/2026
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.00
PHF 0.93 Adjusted PHF 0.93

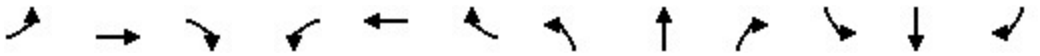
	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
3/25/2026																
Existing Volumes	0	163	434	2	3	11	537	37	0	1	118	11	0	87	95	182
Seasonal Factor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes		**163**	**434**	**2**		**14**	**537**	**37**		**1**	**118**	**11**		**87**	**95**	**182**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		24	64	0		2	79	5	0	0	17	2		13	14	27
Growth Rate		1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth		7	18	0		1	22	2	0	0	5	0		4	4	7
Committed																
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT		24		PM	IN	27	OUT		87			
In/Out			out				in									
%	0%	0%	4%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0
3. Kings Hwy Commerce Park	AM	IN	362	OUT		90		PM	IN	115	OUT		371			
In/Out			out				in									
%	0%	0%	8%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	30	0	0	0	9	0	0	0	0	0	0	0	0	0
4. Creekside	AM	IN	498	OUT		311		PM	IN	143	OUT		421			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Millcreek	AM	IN	54	OUT		161		PM	IN	178	OUT		104			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	5%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	9	0	0	0	5	0
6. Egale Bend	AM	IN	207	OUT		632		PM	IN	740	OUT		435			
In/Out											in				out	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%	0%	3%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	22	0	0	0	13	0
7. Drawdy/Pineapple Grove	AM	IN	69	OUT		196		PM	IN	232	OUT		137			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Viva West	AM	IN	22	OUT		70		PM	IN	73	OUT		43			
In/Out			out				in									
%	0%	0%	10%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	4	0	0	0	7	0	0	0	0	0	0	0	0	0
11. Viva East	AM	IN	21	OUT		66		PM	IN	69	OUT		40			
In/Out			out				in									
%	0%	0%	10%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	4	0	0	0	7	0	0	0	0	0	0	0	0	0
12. Woodsprings																
13. Hillpointe	AM	IN	27	OUT		77		PM	IN	81	OUT		48			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Regatta	AM	IN	29	OUT		91		PM	IN	98	OUT		57			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Waypointe Jenkins	AM	IN	30	OUT		93		PM	IN	101	OUT		59			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. Celebration Pointe	AM	IN	93	OUT		338		PM	IN	363	OUT		194			
In/Out			out				in									
%	0%	0%	5%	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	10	0	0	0	18	0	0	0	0	0	0	0	0	0
17. Whispering Oaks	AM	IN	45	OUT		167		PM	IN	172	OUT		167			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT		128		PM	IN	147	OUT		87			
In/Out			out				in									
%	0%	0%	10%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	9	0	0	0	15	0	0	0	0	0	0	0	0	0
20.Orange & I-95 Commerce Center	AM	IN	111	OUT		22		PM	IN	30	OUT		107			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21. Hope Commercial	AM	IN	109	OUT		33		PM	IN	42	OUT		109			
In/Out			out				in									
%	0%	0%	8%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	9	0	0	0	3	0	0	0	0	0	0	0	0	0
22. SF Logistics Center	AM	IN	203	OUT		56		PM	IN	70	OUT		192			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23. Kings Hwy Warehouse	AM	IN	342	OUT		341		PM	IN	458	OUT		216			
In/Out			out				in									
%	0%	0%	3%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	6	0	0	0	14	0	0	0	0	0	0	0	0	0
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT		45		PM	IN	40	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26. Pruitt Commerce Center	AM	IN	415	OUT		97		PM	IN	113	OUT		399			
In/Out			out				in									
%	0%	0%	8%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	32	0	0	0	9	0	0	0	0	0	0	0	0	0
27. Independence Charter	AM	IN	366	OUT		234		PM	IN	55	OUT		73			
In/Out			out				in									
%	0%	0%	25%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	18	0	0	0	14	0	0	0	0	0	0	0	0	0
Total Committed	0	0	125	0	0	0	97	0	0	0	31	0	0	0	18	0
Committed + 1%	0	7	143	0	0	1	119	2	0	0	36	0	0	4	22	7
Growth 3.5% or Committed + 1%	0	24	143	0	0	2	119	5	0	0	36	2	0	13	22	27

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**187**	**577**	**2**	**0**	**16**	**656**	**42**	**0**	**1**	**154**	**13**	**0**	**100**	**117**	**209**
Project Traffic		7	0	0		0	0	13	0	0	1	0		8	1	4
Post Development Volumes		**194**	**577**	**2**		**16**	**656**	**55**	**0**	**1**	**155**	**13**		**108**	**118**	**213**
Project Traffic Assignment		In 12.0%	0.0%	0.0%		0.0%	0.0%	In 22.0%		0.0%	In 2.0%	0.0%		Out 22.0%	Out 2.0%	Out 12.0%
Truck Percentage	**ebu**	**ebl**	**ebt**	**ebr**	**wbu**	**wbl**	**wbt**	**wbr**	**nbu**	**nbl**	**nbt**	**nbr**	**sbu**	**sbl**	**sbt**	**sbr**
		2.0%				**0.5%**				**0.8%**				**1.1%**		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	163	434	2	14	537	37	1	118	11	87	95	182
Future Volume (veh/h)	163	434	2	14	537	37	1	118	11	87	95	182
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	177	472	2	15	584	40	1	128	12	95	103	198
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	574	2402	10	634	2115	145	72	176	16	188	115	220
Arrive On Green	0.05	0.66	0.66	0.02	0.63	0.63	0.10	0.10	0.10	0.06	0.20	0.20
Sat Flow, veh/h	1781	3629	15	1781	3375	231	1078	1684	158	1781	572	1100
Grp Volume(v), veh/h	177	231	243	15	307	317	1	0	140	95	0	301
Grp Sat Flow(s),veh/h/ln	1781	1777	1868	1781	1777	1829	1078	0	1842	1781	0	1672
Q Serve(g_s), s	5.6	8.1	8.1	0.5	12.5	12.5	0.1	0.0	11.8	7.4	0.0	28.1
Cycle Q Clear(g_c), s	5.6	8.1	8.1	0.5	12.5	12.5	12.9	0.0	11.8	7.4	0.0	28.1
Prop In Lane	1.00		0.01	1.00		0.13	1.00		0.09	1.00		0.66
Lane Grp Cap(c), veh/h	574	1176	1236	634	1114	1146	72	0	192	188	0	335
V/C Ratio(X)	0.31	0.20	0.20	0.02	0.28	0.28	0.01	0.00	0.73	0.51	0.00	0.90
Avail Cap(c_a), veh/h	798	1176	1236	699	1114	1146	202	0	414	239	0	585
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.7	10.5	10.5	10.4	13.5	13.5	76.1	0.0	69.4	58.1	0.0	62.4
Incr Delay (d2), s/veh	0.3	0.4	0.4	0.0	0.6	0.6	0.1	0.0	5.2	2.1	0.0	9.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.1	6.0	6.3	0.4	9.1	9.3	0.1	0.0	9.8	6.3	0.0	18.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	10.0	10.9	10.9	10.4	14.1	14.1	76.2	0.0	74.6	60.2	0.0	71.7
LnGrp LOS	A	B	B	B	B	B	E		E	E		E
Approach Vol, veh/h		651			639			141			396	
Approach Delay, s/veh		10.6			14.0			74.7			69.0	
Approach LOS		B			B			E			E	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	15.4	22.7	9.2	112.7		38.1	14.9	107.1				
Change Period (Y+Rc), s	6.0	6.0	6.8	6.8		6.0	6.8	6.8				
Max Green Setting (Gmax), s	14.0	36.0	8.2	76.2		56.0	28.2	56.2				
Max Q Clear Time (g_c+I1), s	9.4	14.9	2.5	10.1		30.1	7.6	14.5				
Green Ext Time (p_c), s	0.1	0.7	0.0	3.1		2.0	0.5	4.3				

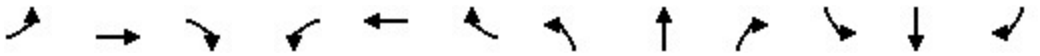
Intersection Summary	
HCM 7th Control Delay, s/veh	29.4
HCM 7th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	187	577	2	16	656	42	1	154	13	100	117	209
Future Volume (veh/h)	187	577	2	16	656	42	1	154	13	100	117	209
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	203	627	2	17	713	46	1	167	14	109	127	227
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	400	1879	6	406	1559	100	218	425	36	348	207	370
Arrive On Green	0.07	0.52	0.52	0.02	0.46	0.46	0.25	0.25	0.25	0.06	0.34	0.34
Sat Flow, veh/h	1781	3634	12	1781	3389	219	1027	1702	143	1781	602	1075
Grp Volume(v), veh/h	203	307	322	17	374	385	1	0	181	109	0	354
Grp Sat Flow(s),veh/h/ln	1781	1777	1868	1781	1777	1831	1027	0	1845	1781	0	1677
Q Serve(g_s), s	9.3	16.1	16.1	0.8	23.0	23.0	0.1	0.0	13.1	7.1	0.0	28.1
Cycle Q Clear(g_c), s	9.3	16.1	16.1	0.8	23.0	23.0	13.2	0.0	13.1	7.1	0.0	28.1
Prop In Lane	1.00		0.01	1.00		0.12	1.00		0.08	1.00		0.64
Lane Grp Cap(c), veh/h	400	919	966	406	817	842	218	0	460	348	0	576
V/C Ratio(X)	0.51	0.33	0.33	0.04	0.46	0.46	0.00	0.00	0.39	0.31	0.00	0.61
Avail Cap(c_a), veh/h	571	919	966	446	817	842	218	0	460	369	0	576
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.3	22.5	22.5	22.3	29.6	29.6	55.4	0.0	50.0	40.3	0.0	43.7
Incr Delay (d2), s/veh	1.0	1.0	0.9	0.0	1.8	1.8	0.0	0.0	0.5	0.5	0.0	4.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.3	11.5	12.0	0.6	15.7	16.1	0.1	0.0	10.3	5.8	0.0	18.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	22.3	23.5	23.5	22.3	31.4	31.4	55.4	0.0	50.5	40.8	0.0	48.5
LnGrp LOS	C	C	C	C	C	C	E		D	D		D
Approach Vol, veh/h		832			776			182			463	
Approach Delay, s/veh		23.2			31.2			50.5			46.7	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	15.1	45.9	9.5	89.5		61.0	18.6	80.4				
Change Period (Y+Rc), s	6.0	6.0	6.8	6.8		6.0	6.8	6.8				
Max Green Setting (Gmax), s	11.0	38.0	6.2	79.2		55.0	27.2	58.2				
Max Q Clear Time (g_c+I1), s	9.1	15.2	2.8	18.1		30.1	11.3	25.0				
Green Ext Time (p_c), s	0.0	1.0	0.0	4.4		2.4	0.5	5.4				

Intersection Summary	
HCM 7th Control Delay, s/veh	33.0
HCM 7th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	194	577	2	16	656	55	1	155	13	108	118	213
Future Volume (veh/h)	194	577	2	16	656	55	1	155	13	108	118	213
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	211	627	2	17	713	60	1	168	14	117	128	232
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	476	2253	7	506	1904	160	72	213	18	202	140	255
Arrive On Green	0.06	0.62	0.62	0.02	0.57	0.57	0.12	0.12	0.12	0.07	0.24	0.24
Sat Flow, veh/h	1781	3634	12	1781	3318	279	1022	1703	142	1781	596	1080
Grp Volume(v), veh/h	211	307	322	17	382	391	1	0	182	117	0	360
Grp Sat Flow(s),veh/h/ln	1781	1777	1868	1781	1777	1820	1022	0	1845	1781	0	1676
Q Serve(g_s), s	7.5	12.7	12.7	0.6	18.7	18.7	0.2	0.0	15.3	8.9	0.0	33.5
Cycle Q Clear(g_c), s	7.5	12.7	12.7	0.6	18.7	18.7	15.9	0.0	15.3	8.9	0.0	33.5
Prop In Lane	1.00		0.01	1.00		0.15	1.00		0.08	1.00		0.64
Lane Grp Cap(c), veh/h	476	1102	1159	506	1019	1044	72	0	230	202	0	395
V/C Ratio(X)	0.44	0.28	0.28	0.03	0.37	0.37	0.01	0.00	0.79	0.58	0.00	0.91
Avail Cap(c_a), veh/h	677	1102	1159	545	1019	1044	163	0	394	238	0	578
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.1	13.9	13.9	13.6	18.5	18.5	75.9	0.0	68.0	55.1	0.0	59.5
Incr Delay (d2), s/veh	0.6	0.6	0.6	0.0	1.1	1.0	0.1	0.0	6.0	2.6	0.0	14.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.6	9.2	9.5	0.5	12.8	13.0	0.1	0.0	12.2	7.6	0.0	22.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	13.7	14.6	14.5	13.7	19.6	19.5	75.9	0.0	74.0	57.7	0.0	73.6
LnGrp LOS	B	B	B	B	B	B	E		E	E		E
Approach Vol, veh/h		840			790			183			477	
Approach Delay, s/veh		14.4			19.4			74.0			69.7	
Approach LOS		B			B			E			E	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	17.7	26.8	9.5	106.0		44.5	16.9	98.6				
Change Period (Y+Rc), s	6.8	6.8	6.8	6.8		6.8	6.8	6.8				
Max Green Setting (Gmax), s	14.2	34.2	6.2	78.2		55.2	28.2	56.2				
Max Q Clear Time (g_c+I1), s	10.9	17.9	2.6	14.7		35.5	9.5	20.7				
Green Ext Time (p_c), s	0.1	0.8	0.0	4.4		2.3	0.5	5.6				

Intersection Summary	
HCM 7th Control Delay, s/veh	32.4
HCM 7th LOS	C

Peterson Road PD
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Peterson Road & Hartman Road

		ebu	ebl	ebt*	ebr	wbu	wbl	wbt*	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:15 AM	7:30 AM	0	0	48	0	0	0	21	0	0	0	0	0	0	0	0	0	69
7:30 AM	7:45 AM	0	0	39	0	0	0	24	0	0	0	0	0	0	0	0	0	63
7:45 AM	8:00 AM	0	0	38	0	0	0	27	0	0	0	0	0	0	0	0	0	65
8:00 AM	8:15 AM	0	0	21	0	0	0	23	0	0	0	0	0	0	0	0	0	44
8:15 AM	8:30 AM	0	0	28	0	0	0	8	0	0	0	0	0	0	0	0	0	36
8:30 AM	8:45 AM	0	0	26	0	0	0	18	0	0	0	0	0	0	0	0	0	44
8:45 AM	9:00 AM	0	0	30	0	0	0	17	0	0	0	0	0	0	0	0	0	47
9:00 AM	9:15 AM	0	0	24	0	0	0	11	0	0	0	0	0	0	0	0	0	35
		0	0	254	0	0	0	149	0	0	0	0	0	0	0	0	0	403
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	0	146	0	0	0	95	0	0	0	0	0	0	0	0	0	241

Count Taken: 12/16/2025
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.05
PHF 0.87 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
12/16/2025																
Existing Volumes	0	0	146	0	0	0	95	0	0	0	0	0	0	0	0	0
Seasonal Factor	0	0	7	0	0	0	5	0	0	0	0	0	0	0	0	0
Adjusted Volumes		**0**	**153**	**0**		**0**	**100**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		0	5	0		0	3	0	0	0	0	0		0	0	0
2026 Volumes		**0**	**158**	**0**		**0**	**103**	**0**	**0**	**0**	**0**	**0**		**0**	**0**	**0**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		0	23	0		0	15	0	0	0	0	0		0	0	0
Growth Rate		1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth		0	6	0		0	4	0	0	0	0	0		0	0	0
Committed																
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT		24		PM	IN	27	OUT		87			
In/Out			out				in									
%	0%	0%	2%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
3. Kings Hwy Commerce Park	AM	IN	362	OUT		90		PM	IN	115	OUT		371			
In/Out			out				in									
%	0%	0%	3%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	3	0	0	0	11	0	0	0	0	0	0	0	0	0
4. Creekside	AM	IN	498	OUT		311		PM	IN	143	OUT		421			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Millcreek	AM	IN	54	OUT		161		PM	IN	178	OUT		104			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Egale Bend	AM	IN	207	OUT		632		PM	IN	740	OUT		435			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Drawdy/Pineapple Grove	AM	IN	69	OUT		196		PM	IN	232	OUT		137			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Viva West	AM	IN	22	OUT		70		PM	IN	73	OUT		43			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Viva East	AM	IN	21	OUT		66		PM	IN	69	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12. Woodsprings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13. Hillpointe	AM	IN	27	OUT		77		PM	IN	81	OUT		48			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Regatta	AM	IN	29	OUT		91		PM	IN	98	OUT		57			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Waypointe Jenkins	AM	IN	30	OUT		93		PM	IN	101	OUT		59			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. Celebration Pointe	AM	IN	93	OUT		338		PM	IN	363	OUT		194			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Whispering Oaks	AM	IN	45	OUT		167		PM	IN	172	OUT		167			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT		128		PM	IN	147	OUT		87			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20.Orange & I-95 Commerce Center	AM	IN	111	OUT		22		PM	IN	30	OUT		107			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21. Hope Commercial	AM	IN	109	OUT		33		PM	IN	42	OUT		109			
In/Out			out				in									
%	0%	0%	3%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0
22. SF Logistics Center	AM	IN	203	OUT		56		PM	IN	70	OUT		192			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23. Kings Hwy Warehouse	AM	IN	342	OUT		341		PM	IN	458	OUT		216			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT		45		PM	IN	40	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26. Pruitt Commerce Center	AM	IN	415	OUT		97		PM	IN	113	OUT		399			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27. Independence Charter	AM	IN	366	OUT		234		PM	IN	55	OUT		73			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed	0	0	4	0	0	0	16	0	0	0	0	0	0	0	0	0
Committed + 1%	0	0	10	0	0	0	20	0	0	0	0	0	0	0	0	0
Growth 3.5% or Committed + 1%	0	0	23	0	0	0	20	0	0	0	0	0	0	0	0	0

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**0**	**181**	**0**	**0**	**0**	**123**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Traffic		0	0	4		15	0	0	0	14	0	45		0	0	0
Diverted Trips			-26				-12									
Post Development Volumes		**0**	**181**	**4**		**15**	**123**	**0**	**0**	**14**	**0**	**45**		**0**	**0**	**0**
				In		In				Out		Out				
		0.0%	0.0%	23.0%		77.0%	0.0%	0.0%		23.0%	0.0%	77.0%		0.0%	0.0%	0.0%

***EBT = Peterson & Hartman Road (EBL + EBT + EBR)**
***WBT = Peterson & Hartman Road (NBL + WBT + SBR)**

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	155	4	15	111	14	45
Future Vol, veh/h	155	4	15	111	14	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	168	4	16	121	15	49

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	173	0	324	171
Stage 1	-	-	-	-	171	-
Stage 2	-	-	-	-	153	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1404	-	670	873
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	875	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1404	-	662	873
Mov Cap-2 Maneuver	-	-	-	-	662	-
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	864	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.9	9.82
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	812	-	-	214	-
HCM Lane V/C Ratio	0.079	-	-	0.012	-
HCM Ctrl Dly (s/v)	9.8	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Peterson Road PD
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Peterson Road & Hartman Road

		ebu	ebl	ebt*	ebr	wbu	wbl	wbt*	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	14	0	0	0	29	0	0	0	0	0	0	0	0	0	43
4:15 PM	4:30 PM	0	0	16	0	0	0	36	0	0	0	0	0	0	0	0	0	52
4:30 PM	4:45 PM	0	0	22	0	0	0	37	0	0	0	0	0	0	0	0	0	59
4:45 PM	5:00 PM	0	0	27	0	0	0	37	0	0	0	0	0	0	0	0	0	64
5:00 PM	5:15 PM	0	0	21	0	0	0	47	0	0	0	0	0	0	0	0	0	68
5:15 PM	5:30 PM	0	0	17	0	0	0	48	0	0	0	0	0	0	0	0	0	65
5:30 PM	5:45 PM	0	0	22	0	0	0	47	0	0	0	0	0	0	0	0	0	69
5:45 PM	6:00 PM	0	0	25	0	0	0	47	0	0	0	0	0	0	0	0	0	72
		0	0	164	0	0	0	328	0	0	0	0	0	0	0	0	0	492
Peak Hour Traffic Volume																		
5:00 PM	6:00 PM	0	0	85	0	0	0	189	0	0	0	0	0	0	0	0	0	274

Count Taken: 12/16/2025
Buildout year: 2030
Growth Rate: 3.5%
Seasonal Factor: 1.05
PHF: 0.95 Adjusted PHF: 0.95

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
12/16/2025																
Existing Volumes	0	0	85	0	0	0	189	0	0	0	0	0	0	0	0	0
Seasonal Factor	0	0	4	0	0	0	9	0	0	0	0	0	0	0	0	0
Adjusted Volumes		**0**	**89**	**0**		**0**	**198**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		0	3	0		0	7	0	0	0	0	0		0	0	0
2026 Volumes		**0**	**92**	**0**		**0**	**205**	**0**	**0**	**0**	**0**	**0**		**0**	**0**	**0**
Growth Rate		3.5%	3.5%	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		3.5%	3.5%	3.5%
Growth Volume		0	14	0		0	30	0	0	0	0	0		0	0	0
Growth Rate		1.0%	1.0%	1.0%		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		1.0%	1.0%	1.0%
2030 Growth		0	4	0		0	8	0	0	0	0	0		0	0	0
Committed																
1. Farrell Communities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Kings Hwy Commerce Center	AM	IN	101	OUT		24		PM	IN	27	OUT		87			
In/Out			out				in									
%	0%	0%	2%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0
3. Kings Hwy Commerce Park	AM	IN	362	OUT		90		PM	IN	115	OUT		371			
In/Out			out				in									
%	0%	0%	3%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	11	0	0	0	3	0	0	0	0	0	0	0	0	0
4. Creekside	AM	IN	498	OUT		311		PM	IN	143	OUT		421			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Millcreek	AM	IN	54	OUT		161		PM	IN	178	OUT		104			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Egale Bend	AM	IN	207	OUT		632		PM	IN	740	OUT		435			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Drawdy/Pineapple Grove	AM	IN	69	OUT		196		PM	IN	232	OUT		137			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. NVR Ryan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Viva West	AM	IN	22	OUT		70		PM	IN	73	OUT		43			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Viva East	AM	IN	21	OUT		66		PM	IN	69	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12. Woodsprings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13. Hillpointe	AM	IN	27	OUT		77		PM	IN	81	OUT		48			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Regatta	AM	IN	29	OUT		91		PM	IN	98	OUT		57			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Waypointe Jenkins	AM	IN	30	OUT		93		PM	IN	101	OUT		59			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. Celebration Pointe	AM	IN	93	OUT		338		PM	IN	363	OUT		194			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Whispering Oaks	AM	IN	45	OUT		167		PM	IN	172	OUT		167			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Alan Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. 2721 Jenkins / Avalon Crossing	AM	IN	43	OUT		128		PM	IN	147	OUT		87			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20.Orange & I-95 Commerce Center	AM	IN	111	OUT		22		PM	IN	30	OUT		107			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21. Hope Commercial	AM	IN	109	OUT		33		PM	IN	42	OUT		109			
In/Out			out				in									
%	0%	0%	3%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0
22. SF Logistics Center	AM	IN	203	OUT		56		PM	IN	70	OUT		192			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23. Kings Hwy Warehouse	AM	IN	342	OUT		341		PM	IN	458	OUT		216			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24. ODFL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25. 7-Eleven at Kings/Angle	AM	IN	46	OUT		45		PM	IN	40	OUT		40			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26. Pruitt Commerce Center	AM	IN	415	OUT		97		PM	IN	113	OUT		399			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27. Independence Charter	AM	IN	366	OUT		234		PM	IN	55	OUT		73			
In/Out																
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed	0	0	16	0	0	0	5	0	0	0	0	0	0	0	0	0
Committed + 1%	0	0	20	0	0	0	13	0	0	0	0	0	0	0	0	0
Growth 3.5% or Committed + 1%	0	0	20	0	0	0	30	0	0	0	0	0	0	0	0	0

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Pre Development Volumes		**0**	**112**	**0**	**0**	**0**	**235**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Traffic		0	0	14		46	0	0	0	9	0	28		0	0	0
Diverted Trips			-19				-32									
Post Development Volumes		**0**	**112**	**14**		**46**	**235**	**0**	**0**	**9**	**0**	**28**		**0**	**0**	**0**
Project Traffic Assignment		0.0%	0.0%	In 23.0%		In 77.0%	0.0%	0.0%		Out 23.0%	0.0%	Out 77.0%		0.0%	0.0%	0.0%

***EBT = Peterson & Hartman Road (EBL + EBT + EBR)**
***WBT = Peterson & Hartman Road (NBL + WBT + SBR)**

Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	93	14	46	203	9	28
Future Vol, veh/h	93	14	46	203	9	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	101	15	50	221	10	30

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	116	0	429	109
Stage 1	-	-	-	-	109	-
Stage 2	-	-	-	-	321	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1472	-	583	945
Stage 1	-	-	-	-	916	-
Stage 2	-	-	-	-	736	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1472	-	560	945
Mov Cap-2 Maneuver	-	-	-	-	560	-
Stage 1	-	-	-	-	916	-
Stage 2	-	-	-	-	707	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	1.39	9.68
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	810	-	-	333	-
HCM Lane V/C Ratio	0.05	-	-	0.034	-
HCM Ctrl Dly (s/v)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

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Memorandum

APPENDIX A

To: City of Fort Pierce Public Works Department
From: Shaun G. Mackenzie, P.E.
Date: Revised March 4, 2026
January 9, 2026
Re: Peterson Road PD - Traffic Study Methodology

St. Lucie County Acceptance

The Peterson Road PD Traffic Study Methodology was

Approved on _____, 20___ by _____

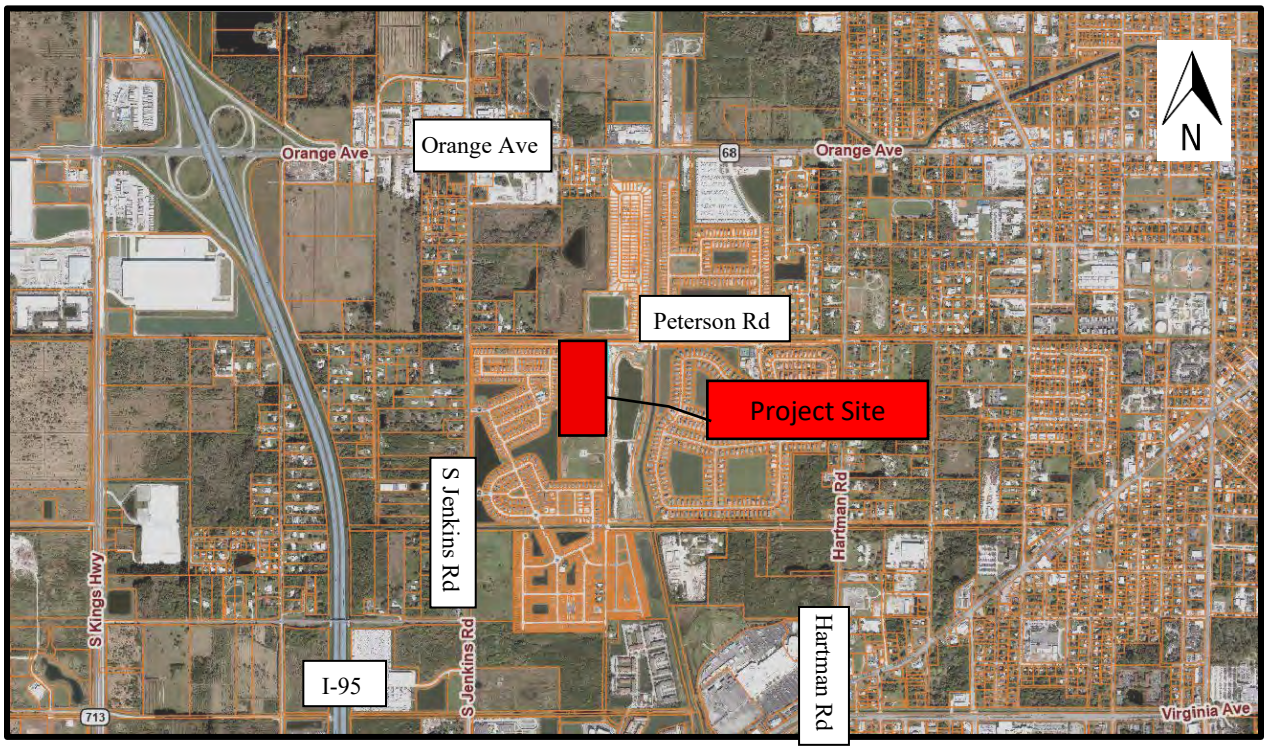
INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained by Haley Ward, Inc. to perform a traffic analysis for Peterson Road PD in Fort Pierce, FL. The proposed property is located at 5125 Peterson Road in Fort Pierce, FL, 34947 (Parcel ID: 2418-212-0001-000-7). The proposed development is to construct 186 Multi-Family (Low-Rise) dwelling units. Figure 1 illustrates the site location. The buildout year is 2030.

The methodology was prepared in accordance with the Standardized Transportation Impact Studies (TIS) Methodology and procedures (STIP) (Updated August 2023). We are submitting the information to the City of Fort Pierce Public Works Department for review and upon approval will continue with the traffic analysis.

Figure 1 illustrates the proposed development location.

Figure 1: Proposed Site Location



TRIP GENERATION

Trip Generation

The study uses trip generation rates for Multi-Family Housing (Low-Rise) (ITE Land Use 220) published in the Institute of Transportation Engineering's (ITE) manual, *Trip Generation Manual (12th Edition).*

The proposed increase in development will generate the following net new external and driveway trips:

- 1,168 daily, 78 AM peak hour (19 in/59 out), and 97 PM peak hour (60 in/37 out) trips.

Internal Capture Rate

Internal capture is 0.

Pass-by Rate Factor

The pass-by capture is 0.

INVENTORY & PLANNING DATA

Availability / Use of County & State Data

MEP will obtain count data, use FDOT's Florida Traffic Online traffic counts, and supplement from the St. Lucie County TPO Traffic Counts and Level of Service Report (2025) for current traffic counts. Counts from 2024, 2025, or 2026 will be used.

Procedures for Intersection Analysis

MEP will utilize the software identified in the STIP.

STUDY AREA

Traffic Distribution / Assignment Technique and approach

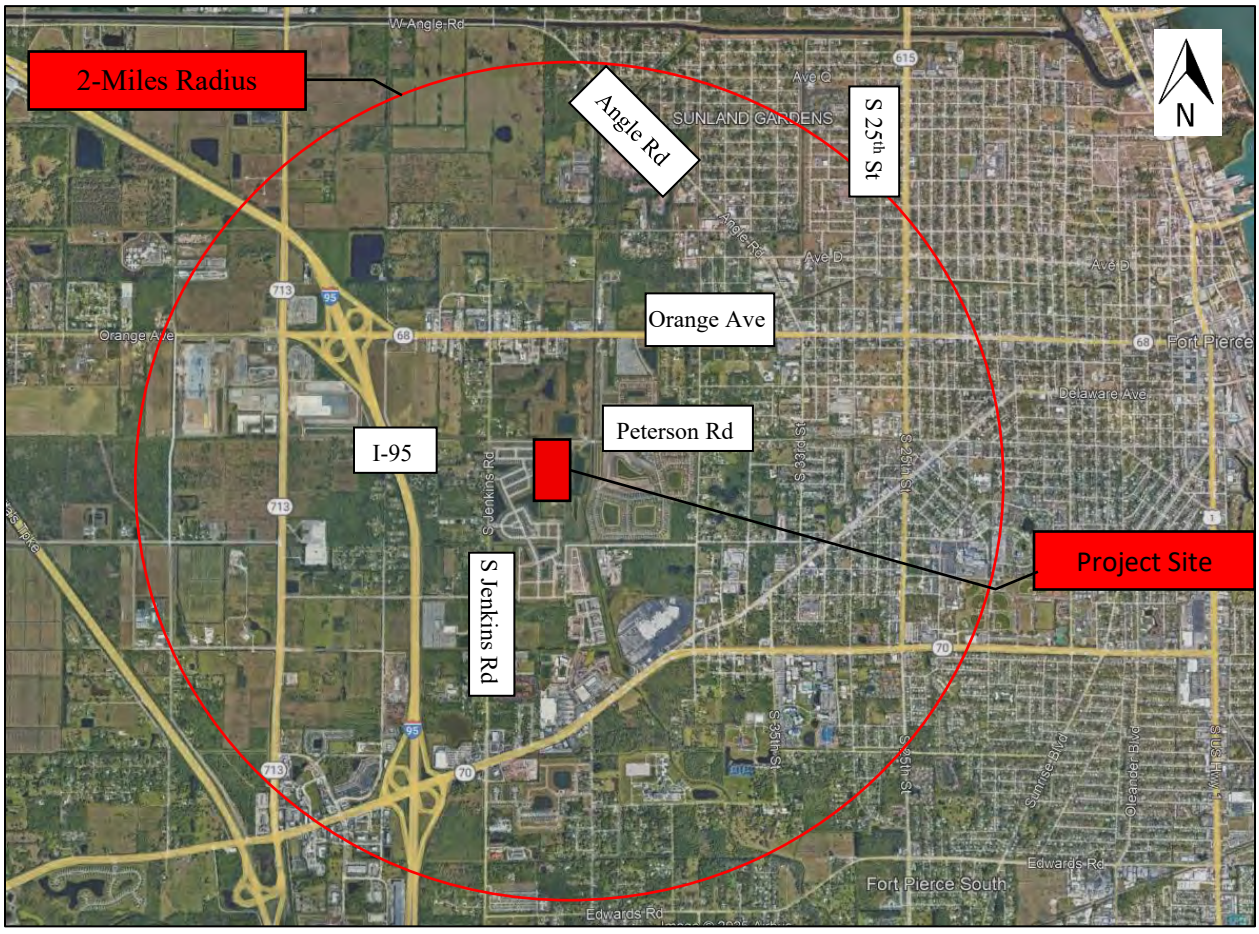
The traffic assignment was developed based a select zone model run of TCRPM 5.1 for the project and adjusted to reflect the project's location. (see Exhibit 3).

Radius of Impact (ROI)

Based on the STIP, Appendix B, the area of influence for transportation concurrency is 2 miles. City of Fort Pierce LDC evaluates concurrency based on the new external daily trips on the surrounding rounds. Figure 2 illustrates the two-mile radius.

In addition, the study will analyze impacted roadways, which are any Major Road Segment on which the peak-hour project traffic consumes more than 1 percent of the roadway capacity within the ROI or 5 (five) percent or more of the existing or committed peak-hour peak direction service capacity (consistent with the STIP) outside the ROI).

Figure 2. Two Miles (2 Mile) Radius Map



Study Intersections

The project will study the following intersections:

1. Peterson Road & S Jenkins Road
2. Peterson Road & Hartman Road
3. Hartman Road & Okeechobee Road

Intersections will be analyzed using the HCM methodology. Right-turns on red, as estimated by Synchro 12, will be utilized in the study.

ROADWAY ANALYSIS

Roadway Analysis

MEP will utilize AM & PM peak hour traffic data for each roadway segment within the study area. The traffic data for each segment will be compared with the service volumes for each respective segment to determine if adequate capacity is available on each roadway segment.

A trip diversion will be included based on the completion of Peterson Road from S Jenkins Road to S 25th Street.

Historical Growth Rate

Historic growth rates were developed based on available FDOT Traffic Online data. The historic annual growth on the surrounding facilities between 2013 and 2024 is 2.2%, and based on the 2015 short-range and 2045 long-range TCRPM models, the historic annual growth on the surrounding facilities is 3.5% Therefore, a conservative growth rate of 3.5% was used for this analysis. Data showing the growth calculations are contained in Exhibit 4.

Service Volume

MEP will utilize the TPO service volumes on all non-state study roadways. State improved or unclassified roads will utilize Service Volumes from FDOT's 2023 Multimodal Quality/Level of Service Handbook.

Background Traffic

Background traffic identifies how the study area's transportation system is forecast to operate in the buildout year. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due to the development of unbuilt portions of approved major developments. The existing peak hour traffic volumes will be increased based on the greater of the annual compound growth rate or a 1% growth rate plus approved site plan traffic to develop the projected year 2030 background traffic volumes.

The following approved or nearly approved projects and their traffic were included in the analysis:

The committed project traffic will be calculated by as follows:

- Farrell Communities - Ft. Pierce
- Kings Highway Commerce Center
- Kings Highway Commerce Park

- Creekside (35% Built)
- Millcreek
- Eagle Bend
- Drawdy/Pineapple Grove
- NVR Ryan (Angle Road) (Serenoa)
- Viva West
- Viva East
- Woodspring Suites
- Hillpointe Residential (2100 Jenkins)
- Regatta Apartments
- Waypoint Jenkins
- Celebration Pointe (90% Built)
- Whispering Oaks
- Alan Construction
- 2721 Jenkins Road (Pulte's Cornerstone PUD)
- Orange & I-95 Commerce Center (125,000 SF Built & Operational)
- Hope Commercial (Kings Hwy)
- SF Logistics Center (Built – not generating trips at this time)
- Kings Highway Warehouse (Built – not generating trips at this time)
- St. Lucie Commerce Center (Built)
- Old Dominion Freight Line
- 7-Eleven at Kings/Angle
- Pruitt Commerce Center
- Independence Charter Expansion

Segment Analysis

Should an arterial analysis become necessary, an arterial analysis will be performed using the most current version of Synchro V12. The green times, cycle lengths, and volumes will be provided by St. Lucie County Traffic Timing Data or field-obtained signal timing results.

Signal Warrant Analysis

Should a signal warrant analysis become necessary, a signal warrant analysis will be performed for the Peterson Road & S Jenkins Road intersection.

DRIVEWAY ANALYSIS

Site Access

The proposed conceptual site plan has been provided by the owner and is located in the Appendix. The project proposes the following driveways:

- Proposed Driveway 1 (Peterson Road) – Full Opening

All full openings will be analyzed during AM & PM peak hours. All driveways connected to State or County facilities will be evaluated for turn-lanes.

COMMITTED IMPROVEMENTS

Based on review of FDOT's 5-Year Work Program and the St. Lucie TPO's Transportation Improvement Program, which includes St. Lucie County's 5-Year Capital Improvement Plan. The following improvement is identified in the plans to add capacity within the study area:

- Kings Highway (SR 713) – North of Commercial Circle to Indrio Road – 4-Laning – ROW 2027
- Kings Highway (SR 713) – North of I-95 to North of Commercial Circle – 4-Laning - 2031
- SR-68/Orange Avenue from SR-713/Kings Highway to E of SR-9/I-95 SB Ramp – Interchange Improvements – 2029.

APPENDIX

1. Trip Generation

2. Driveway Distribution

3. Assignment Map

4. Growth Rate Calculation
    a. Using FDOT Traffic Data
    b. Using TCRPM 2015 and 2045 Model

5. Significance

6. Treasure Coast Regional Planning Model (TCRPM) - Assignment

7. FDOT's Traffic Data
    a. Annual Average Daily Traffic Report (2024)

8. TCRPM 2015 and 2045 Model – Annual Average Daily Traffic

9. ITE Land Use 220

10. Conceptual Site Plan

Exhibit 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Traffic								
Multi-family Housing (Low-rise)	186 DU	1,168	78	19	59	97	60	37
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		***1,168***	***78***	***19***	***59***	***97***	***60***	***37***
NET CHANGE IN DRIVEWAY VOLUMES		***1,168***	***78***	***19***	***59***	***97***	***60***	***37***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multi-family Housing (Low-rise)	220	DU	T = 5.63(X) + 120.45	0%	24/76	T = 0.35(X) + 12.93	62/38	T = 0.48(X) + 7.35

ITE 12th Edition

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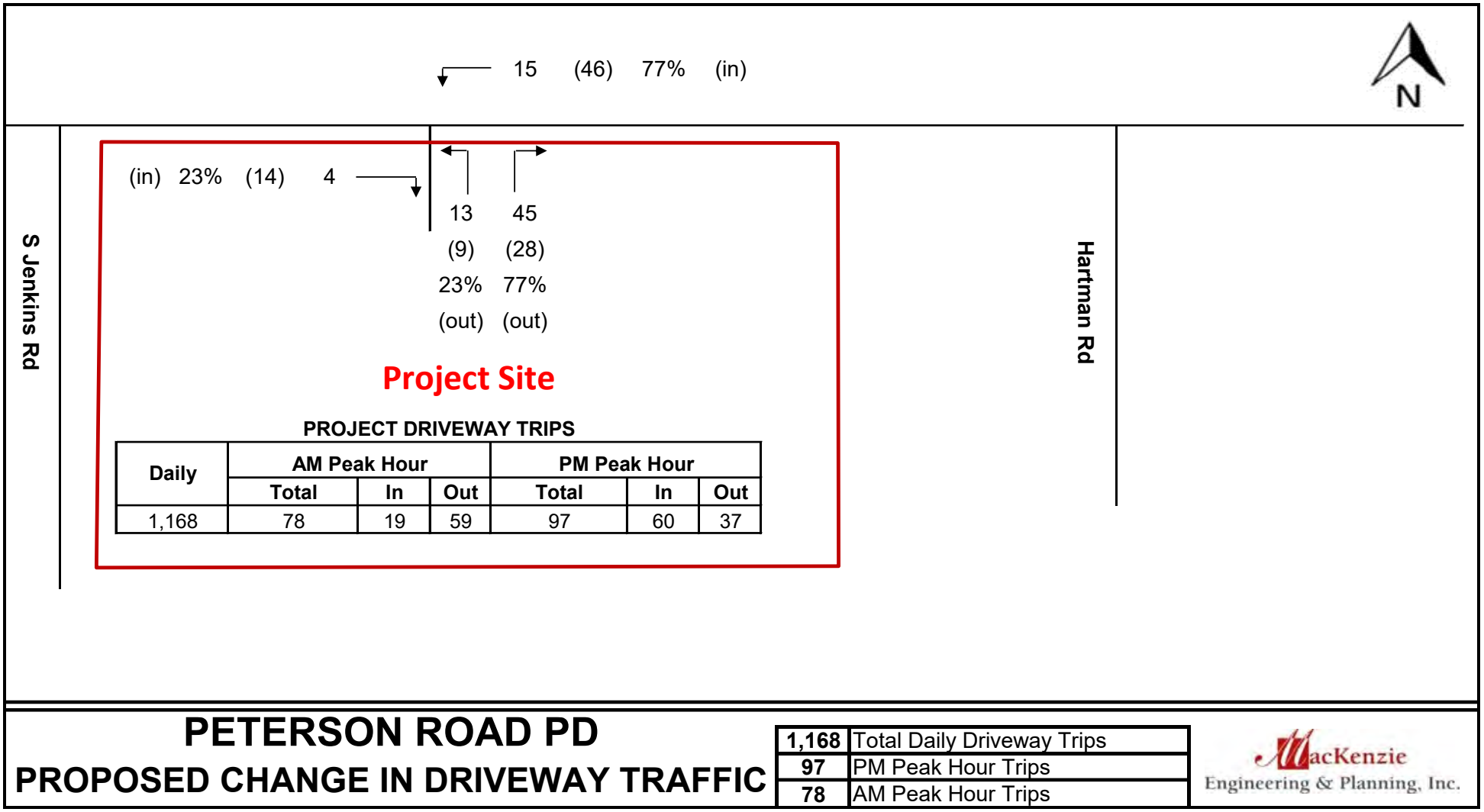
Exhibit 2: Change in Driveway Trips



PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
1,168	78	19	59	97	60	37

PETERSON ROAD PD
PROPOSED CHANGE IN DRIVEWAY TRAFFIC

1,168	Total Daily Driveway Trips
97	PM Peak Hour Trips
78	AM Peak Hour Trips

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Exhibit 3: Trip Assignment

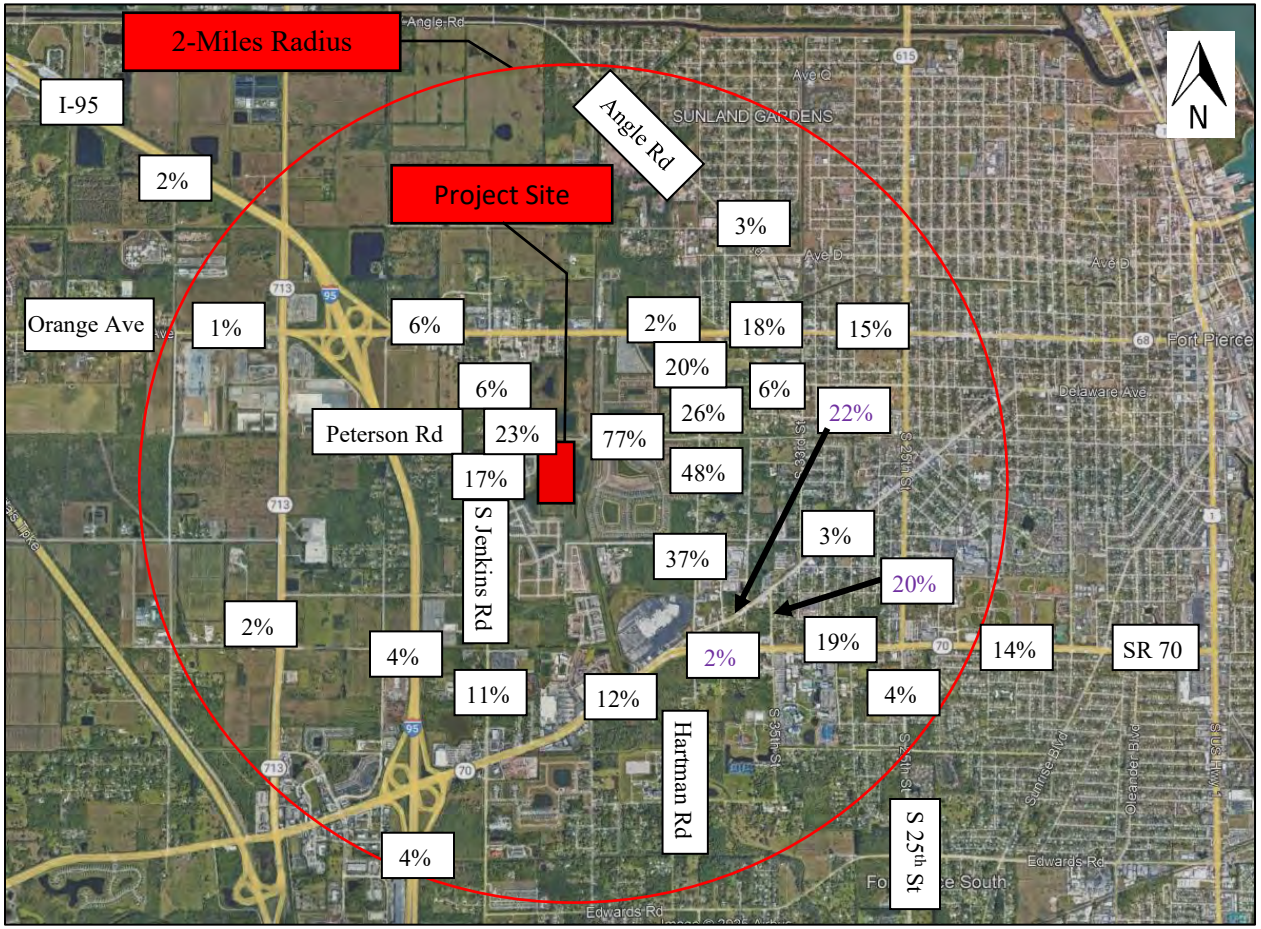


Exhibit 4A: Growth Rate – FDOT Traffic Data

Station	Description	Average Daily Traffic								Annual Absolute Growth	Growth Rate
		2013	2018	2019	2020*	2021	2022	2023	2024		
94-0273	CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD	9,600		9,200						-57	-0.6%
94-0028	SR 68/ORANGE AVE - E OF CR 611/B JENKINS RD	12,400		15,000		18,200	19,100	18,200	19,900	605	3.0%
94-0022	HARTMAN RD - N. OF OKEECHOBEE RD		5,000			6,300			6,600	183	2.8%
94-0742	SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE	27,000	31,500	30,500		35,500	33,500	37,000	39,000	900	2.3%
										Weighted Average	2.2%
* 2020 Data were excluded due to COVID										**Growth Rate Used**	**2.2%**

Exhibit 4B: Growth Rate – TCRPM 2015 and 2045 Model

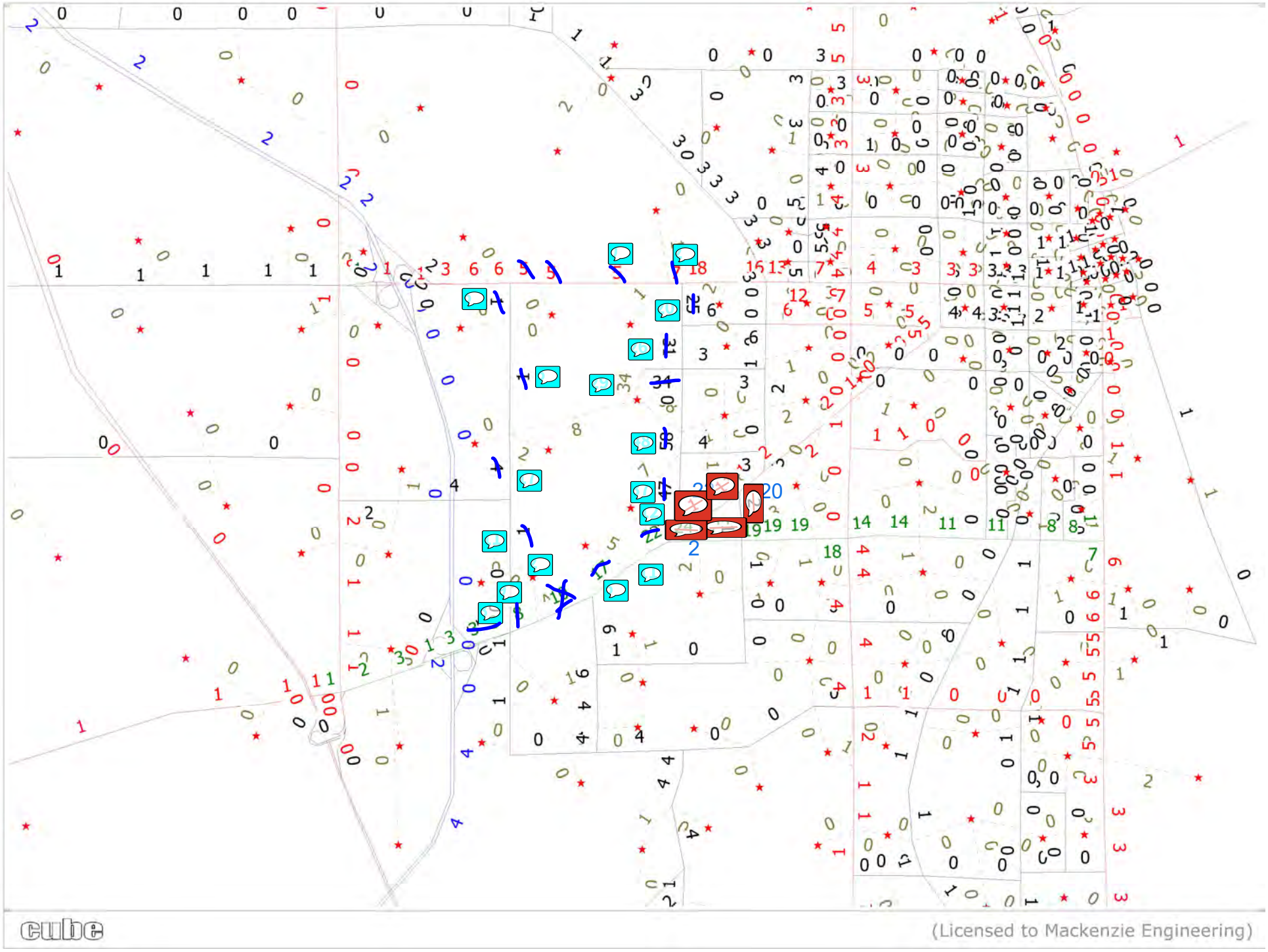
Station	Description	Average Daily Traffic		Compound Growth	Annual Absolute Growth
		2015	2045		
TCRPM	Jenkins Rd - from Orange Ave to Peterson Rd	950	5,979	6.3%	61
	Jenkins Rd - from Peterson Rd to Graham Rd	817	7,736	7.8%	64
	Hartman Rd - from Orange Ave to Peterson Rd	3,735	8,737	2.9%	108
	Hartman Rd - from Peterson Rd to Okeechobee Rd	4,360	9,354	2.6%	113
	Total	**9,862**			**346**
		Growth Rate Used			**3.5%**

Exhibit 5: Significance

Roadway	Segments	E + C Lanes	Roadway Way Capacity	Assign	Project Traffic	Impact	Significant 1%/5%	Significant Impact? (Y/N)
S 33rd St	Okeechobee to Delaware Ave	2	750	0%	0	0.00%	1%	NO
	Delaware Ave to Orange Ave	2	790	2%	1	0.13%	1%	NO
Angle Rd	Orange Ave to Avenue D	2	790	3%	2	0.25%	1%	NO
	Avenue D to Avenue Q	2	540	3%	2	0.37%	1%	NO
	Avenue Q to 53rd St	2	600	1%	1	0.17%	5%	NO
Avenue D	Angle Rd to 29th St	2	600	0%	0	0.00%	1%	NO
Avenue Q	Angle Rd to 25th St	2	750	0%	0	0.00%	1%	NO
Jenkins Road	Edwards Rd to Okeechobee Rd	2	880	1%	1	0.11%	1%	NO
	Okeechobee Rd to Graham Rd	2	920	11%	7	0.76%	1%	NO
	Graham Rd to Peterson Rd	2	630	17%	10	1.59%	1%	**YES**
	Peterson Rd to Orange Ave	2	920	6%	4	0.43%	1%	NO
	Orange Ave to Fort Jognson Rd/ N Jenkins Rd (1)	2	1,070	0%	0	0.00%	1%	NO
Kings Hwy	Angle Rd to Orange Ave (1)	4	1,810	0%	0	0.00%	1%	NO
	Orange Ave to SR 70 (1)	4	1,810	2%	1	0.06%	1%	NO
Orange Ave	Campbell Rd to Kings Hwy	2	1,070	1%	1	0.09%	1%	NO
	Kings Hwy to I-95 (1)	4	1,810	1%	1	0.06%	1%	NO
	I-95 to Jenkins Rd (1)	4	1,810	6%	4	0.22%	1%	NO
	Jenkins Rd to Hartman Rd (1)	4	1,810	2%	1	0.06%	1%	NO
	Hartman Rd To Angle Rd (2)	4	1,790	18%	11	0.61%	1%	NO
	Angle Rd to 25th St (2)	4	1,790	15%	9	0.50%	1%	NO
	25th St to US 1 (2)	4	1,790	4%	2	0.11%	1%	NO
Okeechobee Rd	Florida's Turnpike to Kings Hwy (1)	4	1,810	1%	1	0.06%	1%	NO
	Kings Hwy to Crossroads Pkwy (1)	6	2,680	2%	1	0.04%	1%	NO
	Crossroad Pkwy to I-95 (1)	6	2,680	3%	2	0.07%	1%	NO
	I-95 to Jenkins Rd (1)	6	2,680	8%	5	0.19%	1%	NO
	Jenkins Rd to Mcneil Rd (1)	6	2,680	0%	0	0.00%	1%	NO
	Mcneil Rd to Virginia Ave (1)	6	2,680	12%	7	0.26%	1%	NO
	Viginia Ave to Hartman Rd	4	2,100	23%	14	0.67%	1%	NO
	Hartman Rd To 35th St	4	1,630	2%	1	0.06%	1%	NO
	35th St to 33rd St	4	1,630	1%	1	0.06%	1%	NO
	33rd St to 25th St	4	1,630	0%	0	0.00%	1%	NO
	25th St to Georgia Ave	4	1,630	5%	3	0.18%	1%	NO
	Georgia Ave to Delaware Ave	4	1,710	4%	2	0.12%	5%	NO
Virginia Ave	Okeechobee Rd to Hartman Rd (2)	6	2,810	2%	1	0.04%	1%	NO
	Hartman Rd To 35th St (2)	6	2,810	2%	1	0.04%	1%	NO
	35th St to 25th St (2)	6	2,810	19%	11	0.39%	1%	NO
	25th St to 13th St (6)	6	2,730	14%	8	0.29%	1%	NO
	13th ST to 11th St (6)	6	2,730	11%	7	0.26%	5%	NO
Hartman Rd	Virginia Ave to Okeechobee Rd (6)	2	1,110	0%	0	0.00%	1%	NO
	Okeechobee Rd to Peterson Rd	2	750	48%	29	3.87%	1%	**YES**
	Peterson Rd to Delaware Ave	2	540	29%	17	3.15%	1%	**YES**
	Delaware Ave to Orange Ave	2	790	26%	16	2.03%	1%	**YES**
Peterson Rd	S Jenkins Rd to Project Driveway	2	540	23%	14	2.59%	1%	**YES**
	Project Driveway to Hartman Rd	2	540	77%	46	8.52%	1%	**YES**
	Hartman Rd To S 33rd St (6)	2	1,110	3%	2	0.18%	1%	NO
25th Street	Edwards Rd to Cortez Blvd	4	2,000	4%	2	0.10%	5%	NO
	Cortez Blvd to Virgina Ave	4	2,000	4%	2	0.10%	1%	NO
	Virginia Ave to Nebraska Ave	4	2,000	4%	2	0.10%	1%	NO
	Nebraska Ave to Okeechobee Rd	4	2,000	4%	2	0.10%	1%	NO
	Okeechobee Rd to Gerogia Ave	4	1,630	1%	1	0.06%	1%	NO
	Georgia Ave to Delaware Ave	4	1,630	1%	1	0.06%	1%	NO
	Delaware Ave to Orange Ave	4	1,630	0%	0	0.00%	1%	NO
	Orange Ave to Avenue D	4	1,630	4%	2	0.12%	1%	NO
	Avenue D to Avenue Q	4	1,630	4%	2	0.12%	1%	NO
	Avenue Q to Juanita Ave	4	2,000	3%	2	0.10%	5%	NO
35th St	Okeechobee Rd to Virginia Ave	2	750	20%	12	1.60%	1%	**YES**
	Virginia Ave to Cortez Blvd	2	790	1%	1	0.13%	1%	NO
	Cortez Blvd to Kirby Loop Rd	2	540	0%	0	0.00%	1%	NO
I-95	Indrio Rd to Orange Ave (5)	8	7,440	2.0%	1	0.01%	1%	NO
	Orange Ave to Okeechobee Rd (4)	8	8,090	4%	2	0.02%	1%	NO
	Okeechobee Rd to Crosstown Pkwy (4)	8	8,090	4%	2	0.02%	1%	NO

(1) Capacity based on C3C area type (LOS D)
(2) Capacity based on C4 area type (LOS D)
(3) Capacity based on C2 area type (LOS D)
(4) Capacity based on LA Urbanized area type
(5) Capacity based on LA Transitioning area type
(6) Capacity based on C3R area type (LOS D)

Exhibit 6



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

Exhibit 7

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	8800 V	N 4400	S 4400	9.00	51.10	8.20
2023	8800 R	N 4400	S 4400	9.00	51.60	7.10
2022	8600 T	N 4300	S 4300	9.00	51.40	5.00
2021	8600 S	N 4300	S 4300	9.00	50.90	7.20
2020	8800 F	N 4400	S 4400	9.00	51.30	31.50
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0028 - SR 68/ORANGE AVE - E OF CR 611/B JENKINS RD (COUNTY 28)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	19900 C	E 9900	W 10000	9.00	51.10	15.50
2023	18200 C	E 9000	W 9200	9.00	51.60	15.50
2022	19100 C	E 9300	W 9800	9.00	51.40	15.50
2021	18200 C	E 9200	W 9000	9.00	50.90	11.10
2020	14400 F	E 6700	W 7700	9.00	51.30	11.10
2019	15000 C	E 7000	W 8000	9.00	51.00	11.10
2018	15900 C	E 7700	W 8200	9.00	51.30	7.70
2017	12100 C	E 6000	W 6100	9.00	50.90	7.70
2016	15600 C	E 7700	W 7900	9.00	50.90	7.70
2015	13800 C	E 6900	W 6900	9.00	51.00	10.30
2014	12800 C	E 6400	W 6400	9.00	50.80	9.20
2013	12400 C	E 6300	W 6100	9.00	50.80	17.20
2012	12700 C	E 6400	W 6300	9.00	56.80	10.30
2011	11100 C	E 5500	W 5600	9.00	57.20	10.30
2010	12300 C	E 6200	W 6100	10.32	55.40	10.30
2009	11400 C	E 5700	W 5700	10.27	57.35	9.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0022 - HARTMAN RD - N. OF OKEECHOBEE RD.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	6600 C	N 3200	S 3400	9.00	51.10	11.10
2023	6500 S	N 3100	S 3400	9.00	51.60	9.40
2022	6300 F	N 3000	S 3300	9.00	51.40	9.40
2021	6300 C	N 3000	S 3300	9.00	50.90	9.40
2020	4700 C	N 2000	S 2700	9.00	51.30	12.50
2019	5000 F	N 2500	S 2500	9.00	51.00	3.80
2018	5000 C	N 2500	S 2500	9.00	51.30	3.80
2017	4900 S	N 3400	S 1500	9.00	50.90	3.30
2016	4800 F	N 3300	S 1500	9.00	50.90	3.30
2015	4800 C	N 3300	S 1500	9.00	51.00	3.30
2014	4600 S			9.00	50.80	49.50
2013	4600 F	0	0	9.00	50.80	11.90
2012	4600 C	N 0	S 0	9.00	56.80	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

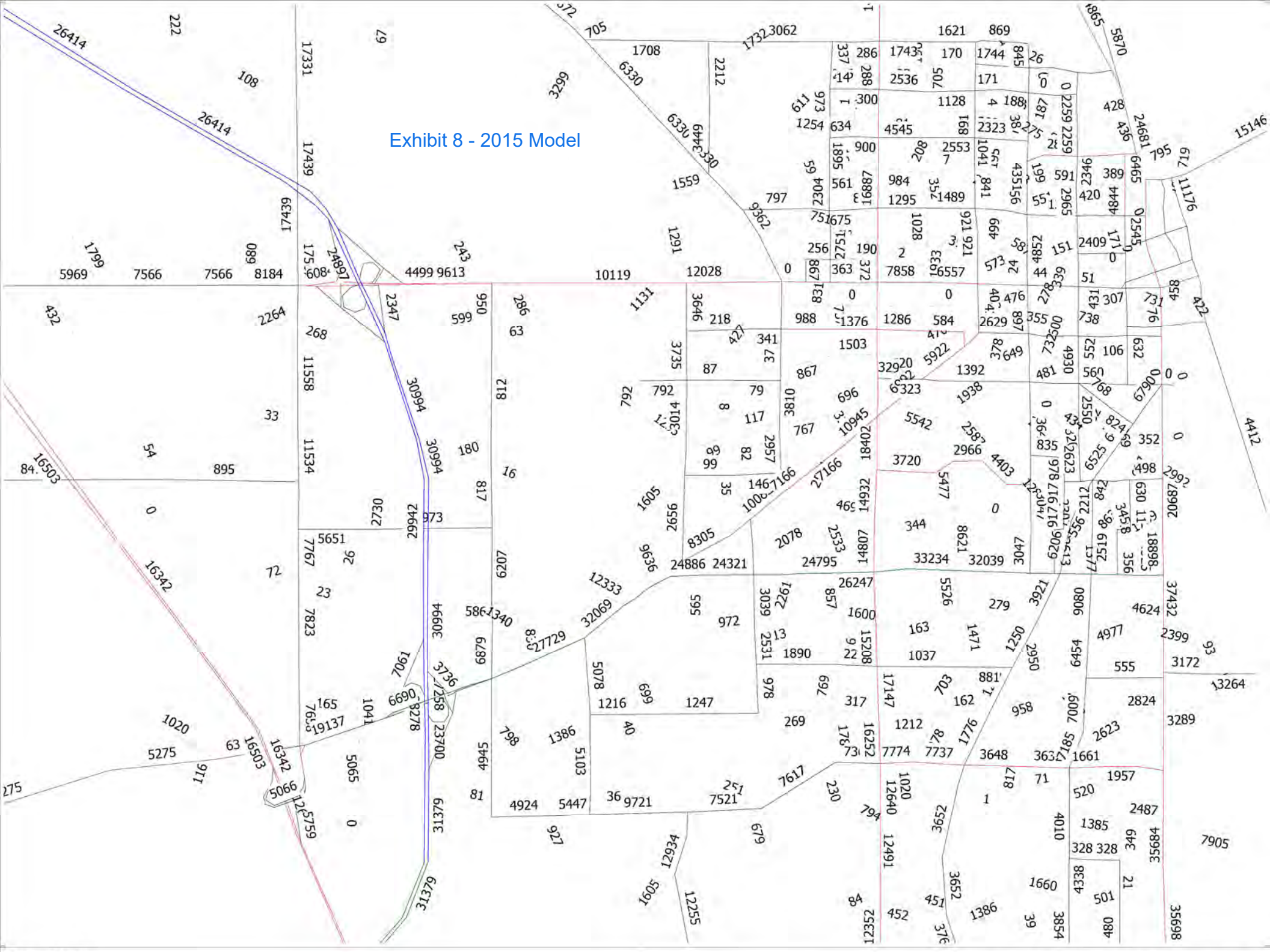
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	39000 C	E 19500	W 19500	9.00	51.10	6.40
2023	37000 C	E 19000	W 18000	9.00	51.60	11.40
2022	33500 C	E 17000	W 16500	9.00	51.40	11.40
2021	35500 C	E 18500	W 17000	9.00	50.90	11.40
2020	29500 F	E 14000	W 15500	9.00	51.30	4.60
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



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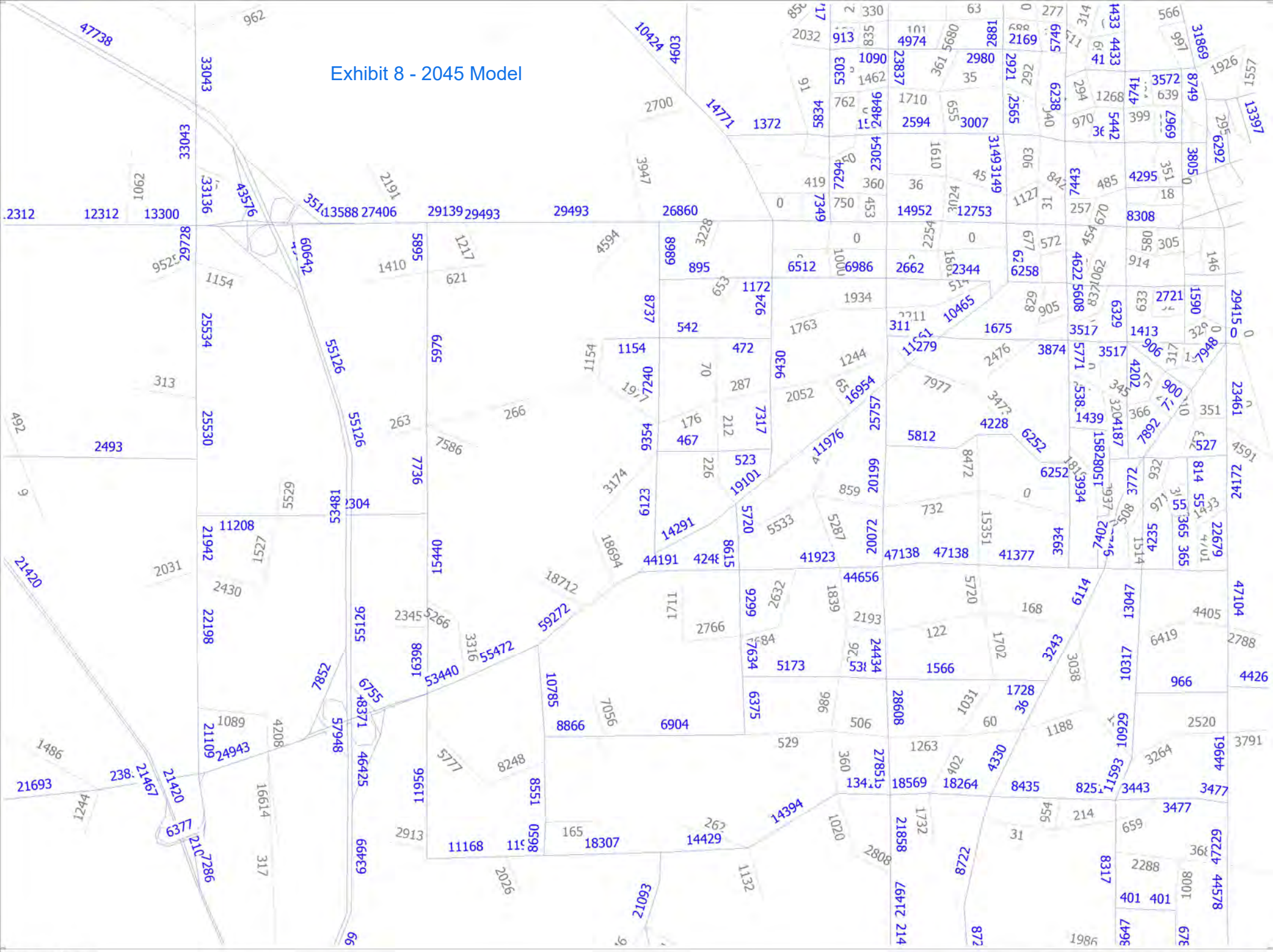

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Exhibit 9

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

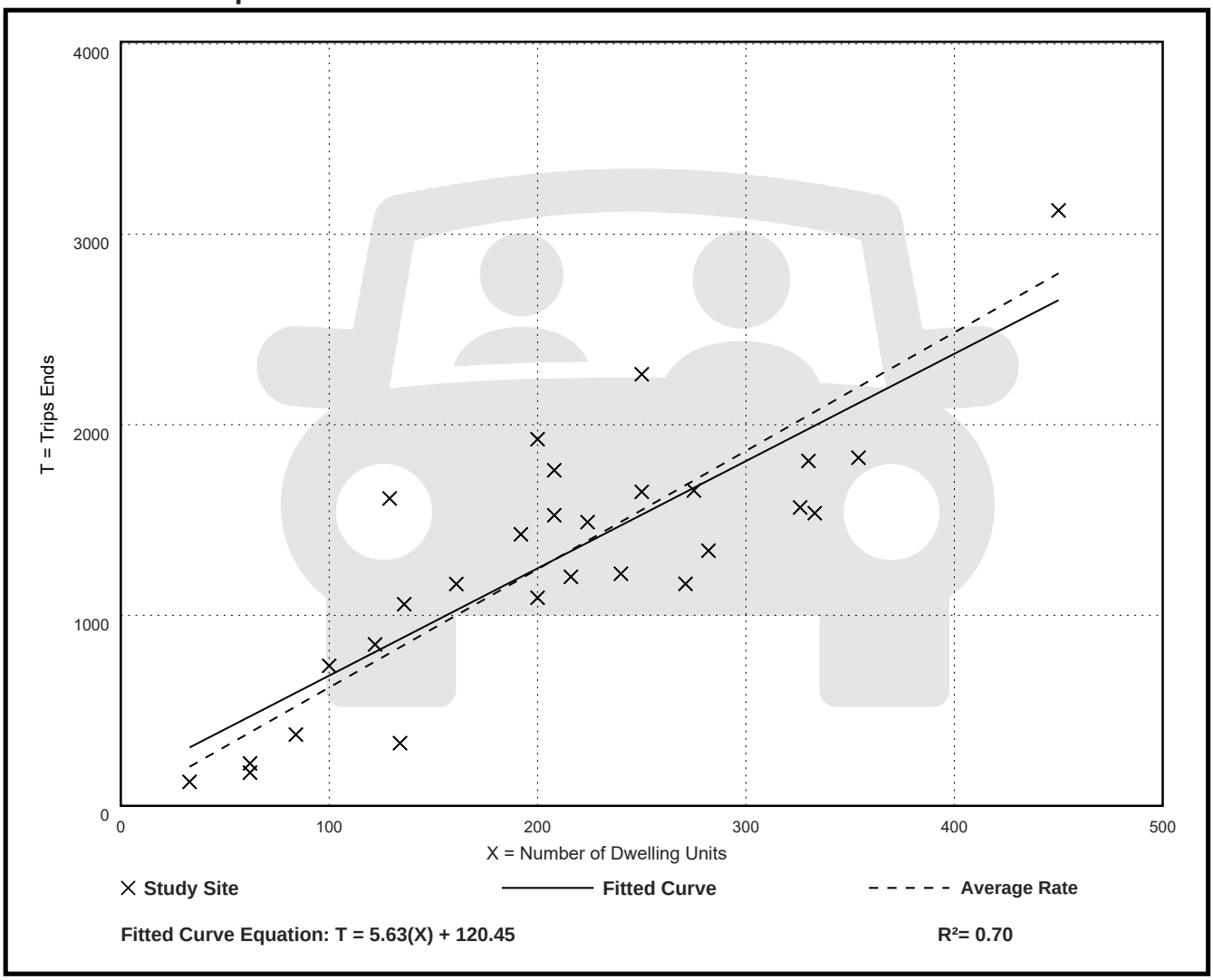
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

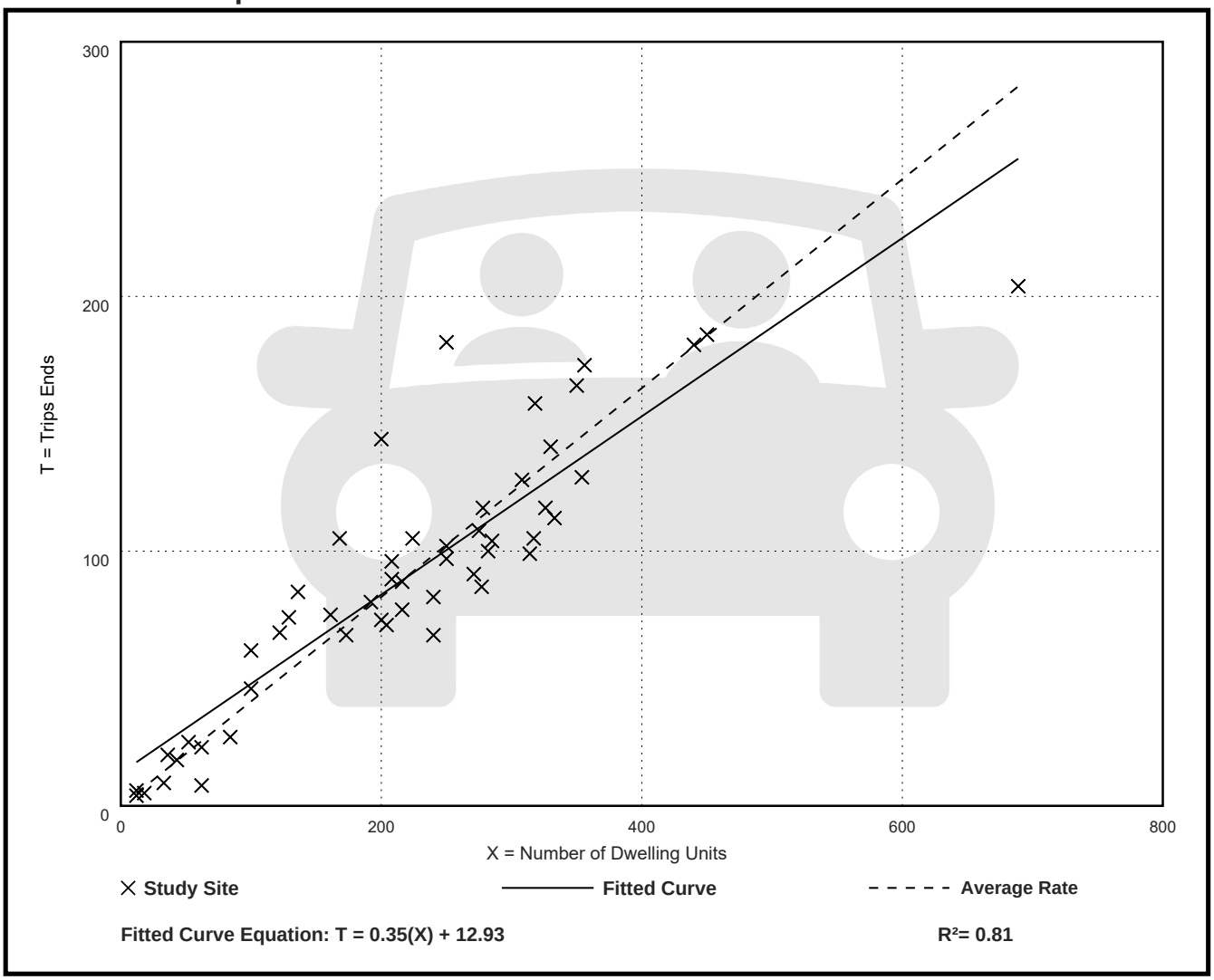
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Fitted Curve Equation: T = 0.35(X) + 12.93

R^2= 0.81

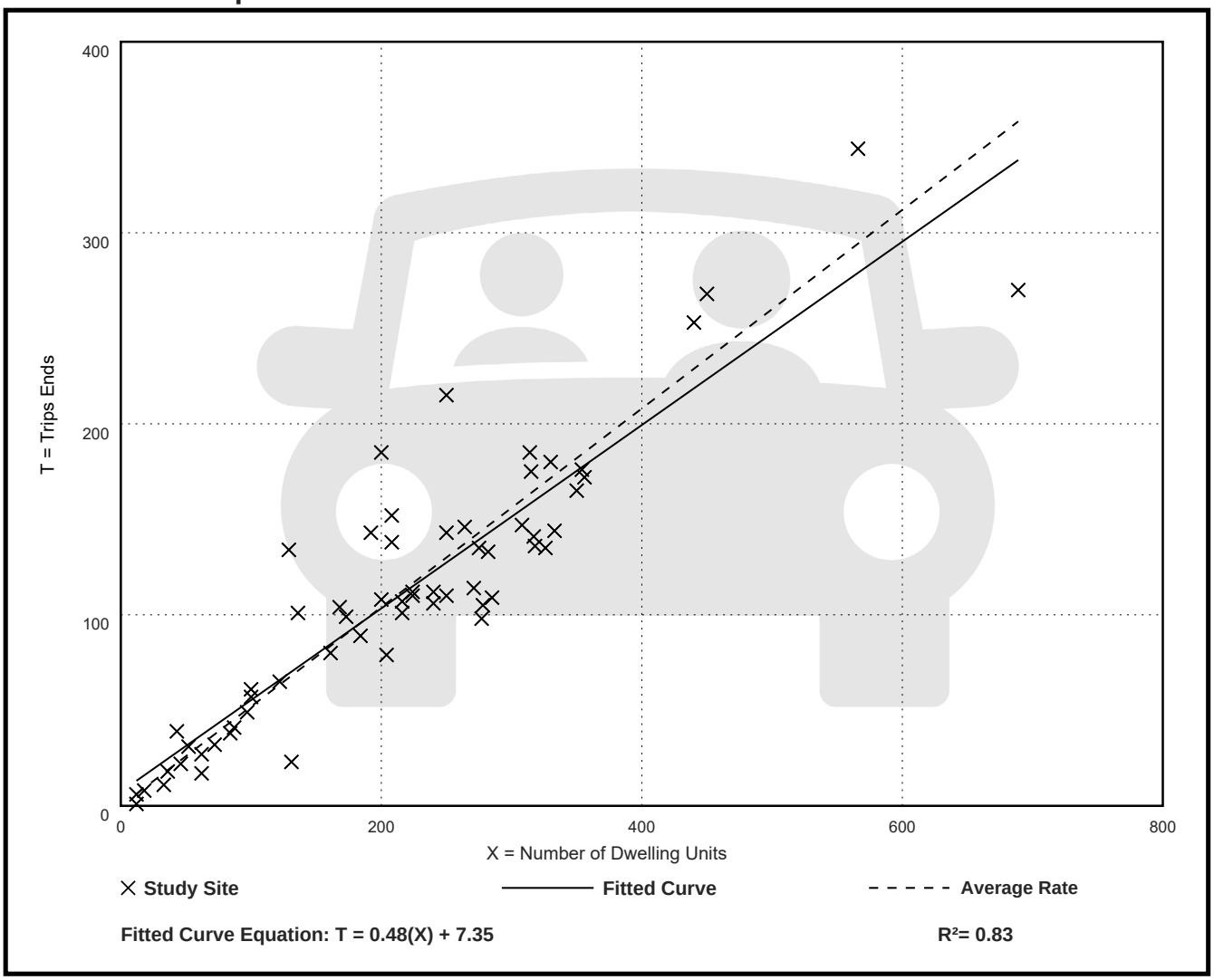
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

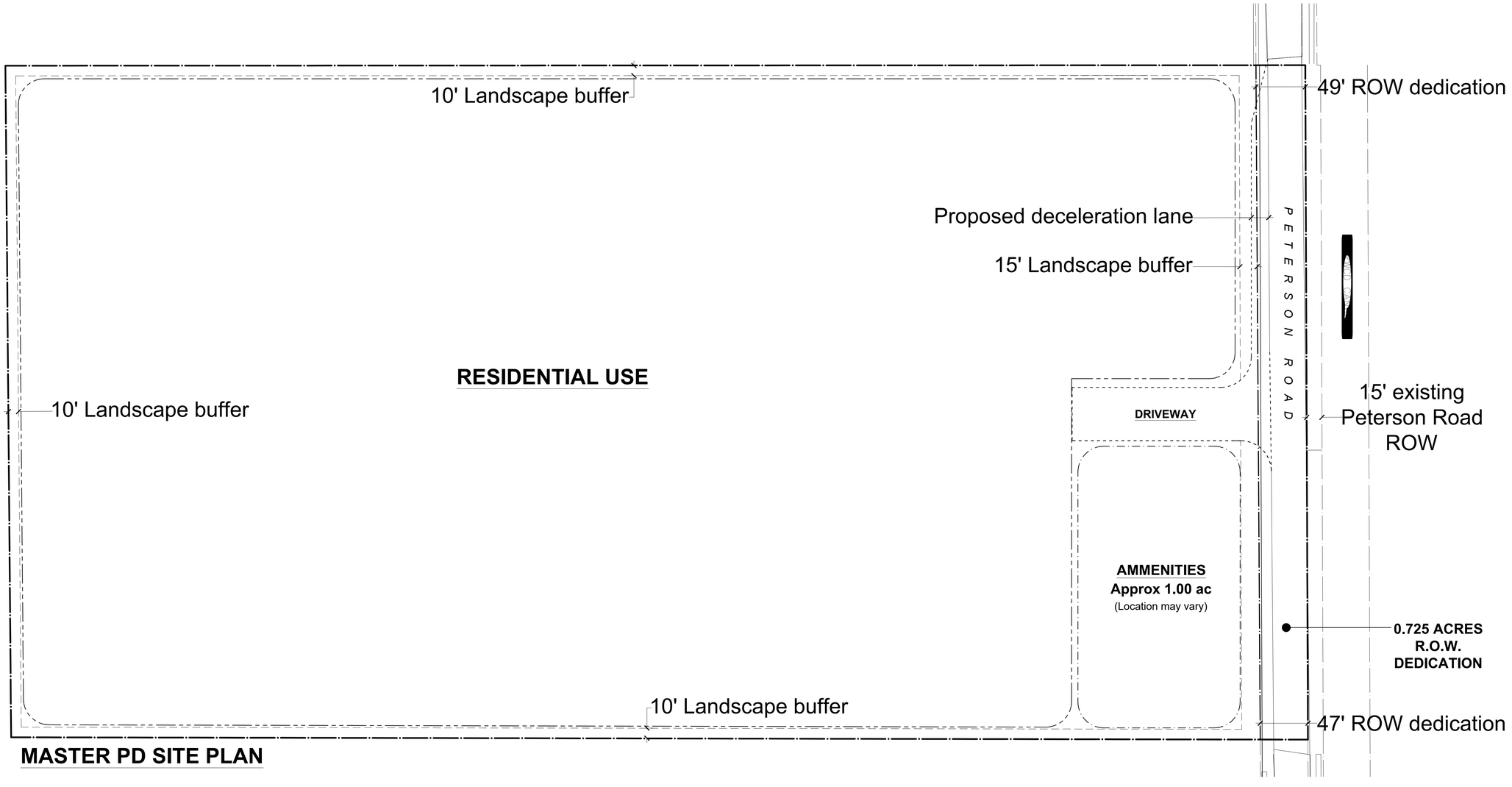
Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83



MASTER PD SITE PLAN

LEGEND

- Existing Subject Boundary line
- Proposed Boundary line
- Other properties' boundary line
- Proposed Landscape Buffer
- Proposed Driveway
- Proposed Residential Use
- Proposed Amenity Uses

PETERSON ROAD DEVELOPMENT REQUIREMENTS

Type	Maximum Density	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	MInimum Yard				Maximum Building Height	Maximum Lot Coverage
					Front	Side	Side (Corner)	Rear		
Single-Family Detached	10 du/ac	5,000 sf	60'	80'	25'	10'	15'	20'	30'	50%
Duplex	10 du/ac	4,000 sf	50'	80'	25'	10'	15'	20'	30'	50%
Townhomes	10 du/ac	1,500 sf	min. 18' max. 24'	80'	10'	internal 0' end 10'	10'	15'	30'	60%

LANDSCAPE BUFFER 10' wide adjacent to other properties
15' wide adjacent to R.O.W.
DENSITY: Maximum density of 10 dwelling units per acre.
PARKING: Two spaces per dwelling unit shall be provided for townhome units.

NOTES:

1. In any instance where a development criteria is not addressed above, the lots will follow the R-4 zoning uses within City Code 125-194.
2. Allowed uses to match R-4 zoning in the 'Use table' in City Code 125-187.
3. Height is measured from grade.
4. Principle/Main structures to have the rear yards from the table above. Accessory structures to have a 2' rear yard setback.
5. Minimum building separation is 20'.
6. Minimum of one sidewalk should connect to each lot.
7. Duplex units allowed to be attached on two separate lots.

SITE DATA

1. Project Name:	Peterson Road PD
2. Sec/Town/Range:	18/35S/40E
2. Parcel ID:	2418-212-0001-000-7
3. Parcel Address:	5125 Peterson Road
4. Owner:	EDIBLE COMMODITIES LLC 5125 Peterson RD Fort Pierce, FL 34947-1312
5. Agent:	Redtail Design Group 100 S. 2nd Street Fort Pierce, FL 34950
6. Existing Future Land Use:	Medium Density Residential (RL)
7. Existing Zoning:	Residential single-family (E-3)
8. Proposed Zoning:	Planned Development (PD)
9. Acreage:	
	DEVELOPMENT AREA: 18.637 acres
	R.O.W.DEDICATION: 0.725 acres
	TOTAL: 19.362 acres

0 50' 100'
1" = 50'

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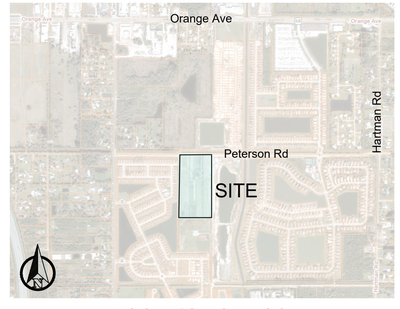

LOCATION (N.T.S.)

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

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

TM DESIGNED BY
VP DRAWN BY
1" = 50' SCALE
08/01/2025 DATE

REVISION COMMENTS
DATE

PETERSON ROAD PD
Master PD Site Plan
Fort Pierce Florida

25-325-3

SHEET 01 OF 01

PETERSON ROAD - Site Plan - Jun 03 2025.dwg

Appendix B. AM Committed Trips

| Roadway | Segment | E + C Lanes | Farrell Communities | | Kings Hwy Commerce Center | | Kings Hwy Commerce Park | | Creekside | | Millcreek | | Eagle Bend | | Drawdy/Pineapple Grove | | NVR Ryan | | Viva West | | Viva East | | Woodspring Suites | | Hillpointe | | Regatta | | Waypoint Jenkins | | Celebration Pointe | | Whispering Oaks | | Alan Construction | | 2721 Jenkins Rd / Avalon Crossing | | Orange & I-95 Commerce Center Parcels D & E | | Hope Commercial | | SF Logistics Center | | Kings Hwy Warehouse | | ODFL | | 7-Eleven at Kings/ Angle | | Pruitt Commerce Center | | Independence Charter | | Committed | | Maximum Committed |
|---|---|---

Appendix B. AM Committed Trips

Roadway	Segment	E + C Lanes	Farrell Communities		Kings Hwy Commerce Center		Kings Hwy Commerce Park		Creekside		Millcreek		Eagle Bend		Drawdy/Pineapple Grove		NVR Ryan		Viva West		Viva East		Woodspring Suites		Hillpointe		Regatta		Waypoint Jenkins		Celebration Pointe		Whispering Oaks		Alan Construction		2721 Jenkins Rd / Avalon Crossing		Orange & I-95 Commerce Center Parcels D & E		Hope Commercial		SF Logistics Center		Kings Hwy Warehouse		ODFL		7-Eleven at Kings/ Angle		Pruitt Commerce Center		Independence Charter		Committed		Maximum Committed
			EB/NB	WB/S	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/S	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/N	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/S	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	
Hartman Rd	Okeechobee Rd to Peterson Rd	2	0	0	0	0	0	0	0	0	0	0	22	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	16	
	Peterson Rd to Delaware Ave	2											37	22																																								37	22	
	Delaware Ave to Orange Ave	2											37	22																																								37	22	
Peterson Rd	S Jenkins Rd to Project Driveway	2			2	1	11	3																																	3	1												16	5	
	Project Driveway to Hartman Rd	2																																																		0	0	

FARRELL COMMUNITIES - FT. PIERCE

09/13/2022
Revised: 12/16/2022

APPENDIX B

FARRELL COMMUNITIES

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	5.44			2,655		0	2,655	0%	0	2,655
			Grand Totals:				**2,655**	**0.0%**	**0**	**2,655**	**0%**	**0**	**2,655**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	0.37	0.23	0.77	42	139	181	0.0%	0	0	0	42	139	181	0%	0	42	139	181
			Grand Totals:				**42**	**139**	**181**	**0.0%**	**0**	**0**	**0**	**42**	**139**	**181**	**0%**	**0**	**42**	**139**	**181**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	0.39	0.61	0.39	116	74	190	0.0%	0	0	0	116	74	190	0%	0	116	74	190
			Grand Totals:				**116**	**74**	**190**	**0.0%**	**0**	**0**	**0**	**116**	**74**	**190**	**0%**	**0**	**116**	**74**	**190**

SIMMONS & WHITE

TABLE 5
PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2025 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 116
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 74

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	5%	6	4D	3240	0.19%	NO
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	5%	6	4D	2100	0.29%	NO
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	40%	46	6D	4240	1.08%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	40%	46	6D	4240	1.08%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	25%	29	6D	4040	0.72%	NO
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	20%	23	4D	3170	0.73%	NO
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	7%	8	4D	1630	0.49%	NO
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	8%	9	6D	3020	0.30%	NO
		SITE	ORANGE AVENUE	40%	46	4D			
		ORANGE AVENUE	ANGLE ROAD	5%	6	2			
174	EDWARDS ROAD	JENKINS ROAD	SELVITZ ROAD	5%	4	2	700	0.57%	NO
682	MCNEIL ROAD	OKEECHOBEE ROAD	EDWARDS ROAD	5%	6	2	790	0.76%	NO
		CAMPBELL ROAD	KINGS HIGHWAY	5%	6	2			
		KINGS HIGHWAY	I-95	30%	35	4D			
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	10%	12	6X	4580	0.26%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	5%	6	8X	7320	0.08%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	10%	12	8X	7320	0.16%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	6	4X	3020	0.20%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	10%	12	4X	3020	0.40%	NO

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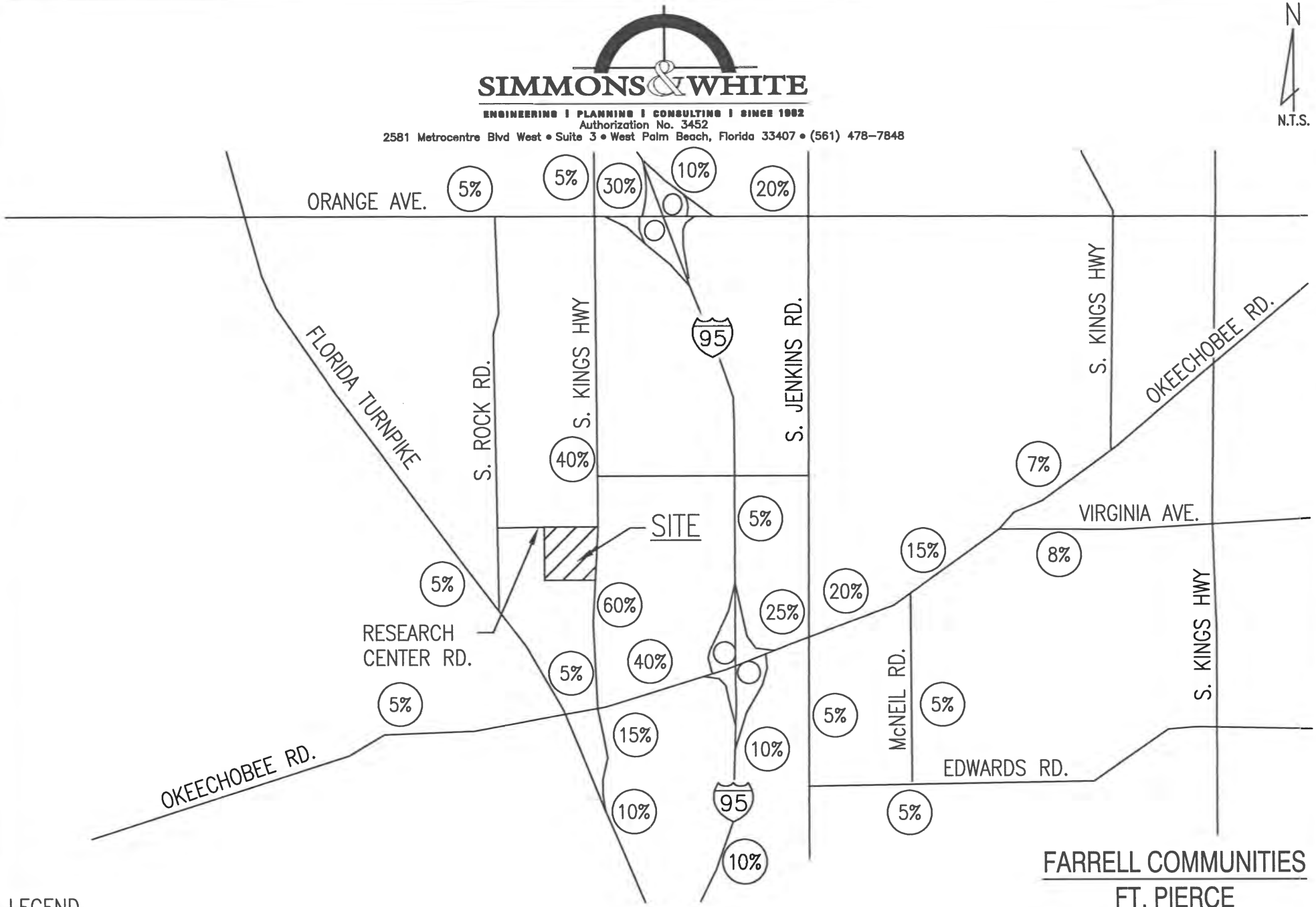


FIGURE 1
PROJECT DISTRIBUTION

FARRELL COMMUNITIES
FT. PIERCE
22-158 BK 9/13/22
REV 12/16/22

Table 1 - Trip Generation - White Parcel

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	165	165	330
Warehousing	150	412,000	Sft	T = 1.58(X) + 45.54	50%	50%	349	348	697
TOTALS							**514**	**513**	**1,027**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	T = 0.94(X) + 26.49	86%	14%	47	8	55
Warehousing	150	412,000	Sft	T = 0.17(X)	77%	23%	54	16	70
TOTALS							**101**	**24**	**125**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	6	30	36
Warehousing	150	412,000	Sft	T = 0.19(X)	27%	73%	21	57	78
TOTALS							**27**	**87**	**114**

Source: ITE 10th Edition Trip Generation Rates

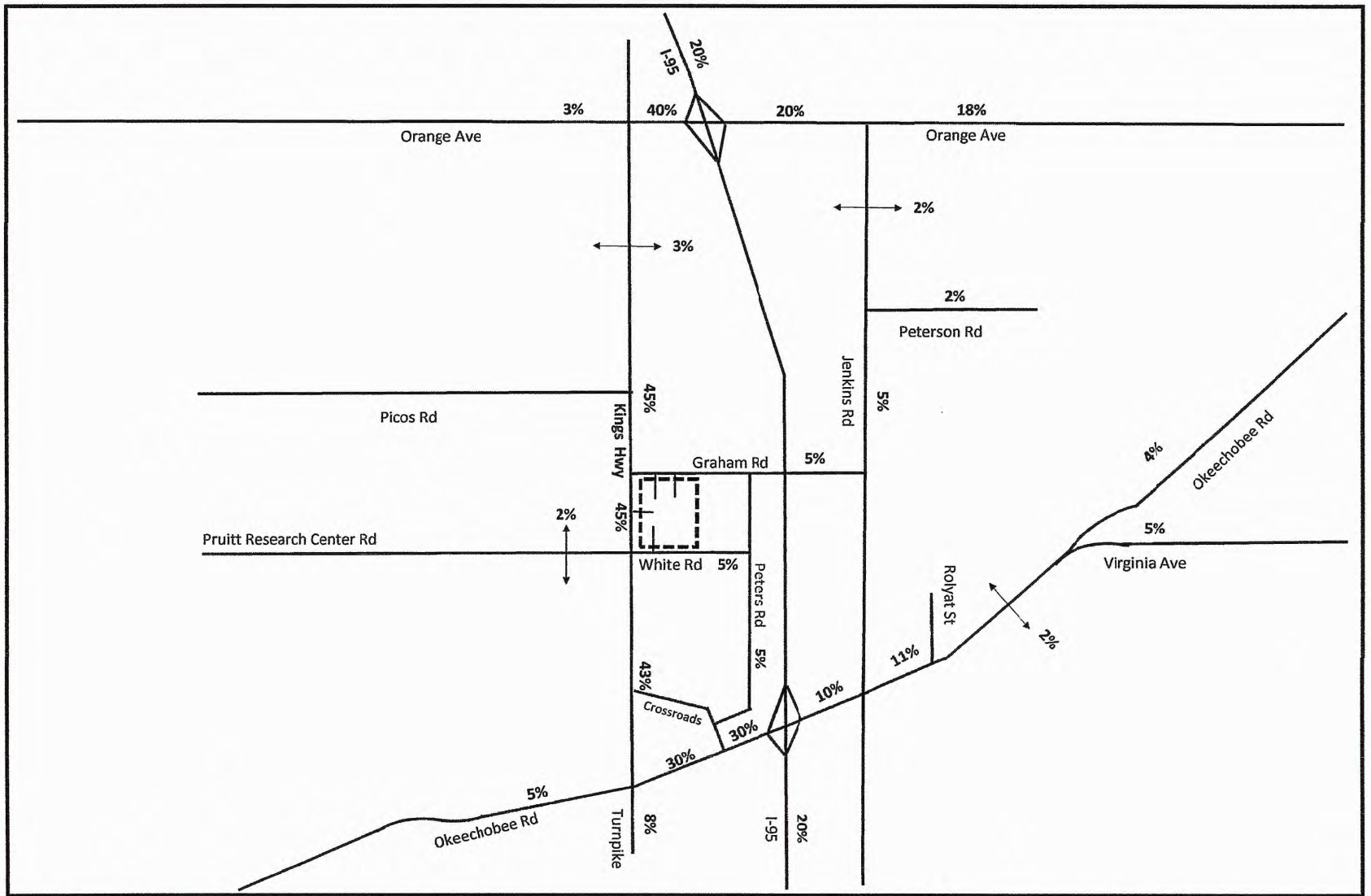

I-95
20%
3%
40%
20%
18%
Orange Ave
Orange Ave
2%
3%
2%
Peterson Rd
Jenkins Rd
5%
Picos Rd
45%
Kings Hwy
Graham Rd
5%
4%
Okeechobee Rd
45%
2%
Pruitt Research Center Rd
White Rd
5%
Peters Rd
5%
5%
Virginia Ave
Rolyat St
11%
2%
43%
Crossroads
30%
10%
30%
5%
Okeechobee Rd
Turnpike
8%
I-95
20%
Legend
= Project Location
Figure 2
Percent Assignment
Kings Highway Commerce Center
O'ROURKE
ENGINEERING & PLANNING
NTS
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 9.9.2022

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	5	0.54%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	1	0.11%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	1	0.11%	5%
	White Rd	Graham Rd	SB	IN	NO	920	5	0.54%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	45	2.50%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	11	0.61%	45%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	45	2.50%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	1800	11	0.61%	45%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	8	0.44%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	35	1.94%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	8	0.44%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	32	1.78%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	11	1.75%	45%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	45	7.14%	45%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	2	0.07%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	10	0.33%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	6	0.29%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	25	1.19%	25%
	I-95	Jenkins Rd	EB	IN	NO	2100	20	0.95%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2100	5	0.24%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2100	7	0.33%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	30	1.43%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	0	0.00%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	2	0.32%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	10	1.59%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	2	0.22%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	10	1.09%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	5	0.15%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	1	0.03%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	5	0.24%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	1	0.05%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	10	0.24%	40%
	Kings Hwy	I - 95	WB	IN	NO	4240	40	0.94%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	5	0.12%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	20	0.47%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	5	0.12%	20%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	20	0.50%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	5500	20	0.36%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	5500	5	0.09%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	2	0.03%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	10	0.14%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 125
Net In: 101
Net Out: 24

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	1	0.11%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	4	0.43%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	4	0.43%	5%
	White Rd	Graham Rd	SB	IN	NO	920	1	0.11%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	12	0.67%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	39	2.17%	45%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	1800	12	0.67%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	39	2.17%	45%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	30	1.67%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	9	0.50%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	28	1.56%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	9	0.50%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	39	6.19%	45%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	12	1.90%	45%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	3	0.10%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	22	1.05%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	7	0.33%	25%
	I-95	Jenkins Rd	EB	OUT	NO	2100	17	0.81%	20%
	I-95	Jenkins Rd	WB	IN	NO	2100	5	0.24%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2100	26	1.24%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	8	0.38%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	9	1.43%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	3	0.48%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	9	0.98%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	3	0.33%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	1	0.03%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	4	0.12%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	1	0.05%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	4	0.19%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	35	0.83%	40%
	Kings Hwy	I - 95	WB	IN	NO	4240	11	0.26%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	17	0.40%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	5	0.12%	20%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	17	0.42%	20%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	5	0.12%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	5500	5	0.09%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	5500	17	0.31%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	9	0.12%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	3	0.04%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 114
Net In: 27
Net Out: 87

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	AADT 2020	D Factor	Last Count Year from TPO	Peak Hour Volume - Peak Direction from TPO	2022 Peak Hour Volume - Peak Direction from TPO[2]	2022 Peak Hour Directional Volumes	Yearly Growth Rate (from 2022 to 2023)	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	2000 [4]	0.562	N/A	100[4]	105	105	1.50%	108	23	131	920	5	136	0.54%	YES	5%
	White Rd	Graham Rd	SB	2000 [4]	0.438	N/A	78 [4]	82	82	1.50%	84	13	97	920	5	102	0.54%	YES	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	7900	0.562	2020	363	380	380	1.50%	391	38	429	1800	45	474	2.50%	YES	45%
	Crossroads Pkwy	Graham Rd	NB	7900	0.562	2020	361	377	377	1.50%	389	38	427	1800	45	472	2.50%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	7900	0.438	2020	361	377	294[3]	1.50%	303	14	317	1800	11	328	0.61%	YES	45%
	Graham Rd	Picos Rd	SB	7000	0.438	2020	337	352	275 [3]	1.50%	283	14	297	1800	35	332	1.94%	YES	35%
	Graham Rd	Picos Rd	NB	700	0.562	2020	337	352	452 [3]	1.50%	466	14	480	1800	32	512	1.78%	YES	32%
	Picos Rd	Orange Ave	SB	7000	0.438	2020	337	352	275	1.50%	283	45	328	1800	32	360	1.78%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	3833	0.509	2017	262	293	293	1.50%	302	0	302	630	11	313	1.75%	YES	45%
	Kings Hwy	Jenkins Rd	EB	3833	0.491	2017	262	293	293	1.50%	302	0	302	2100	6	308	0.29%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	WB	14400	0.509	2020	705	737	737	1.50%	759	68	827	2100	25	852	1.19%	YES	25%
	Kings Hwy	I - 95	WB	19000	0.562	2020	856	895	895	1.50%	922	144	1066	2100	30	1096	1.43%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	SB	9900	0.509	2021	517	529	529	1.50%	521	101	622	630	10	632	1.59%	YES [5]	10%
	Peterson Rd	Orange Ave	SB	9900	0.509	2021	517	529	529	1.50%	521	123	644	920	10	654	1.09%	YES	10%

(1) St. Lucie County 2021 Traffic Counts and LOS Report

(2) TPO volumes grown to 2022 using area wide average growth rate.

(3) Calculated using TPO peak hour volumes and D Factors from traffic counts.

(4) Estimated Existing 2020 Traffic

(5) Detailed Analysis used to demonstrate Concurrency

Two-Way: 125
Net In: 101
Net Out: 24
Years Grown: 2
Area Wide Weighted Average Growth Rate (applied to get 2022 traffic volumes): 2.25%

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	AADT 2020	D Factor	Last Count Year from TPO	Peak Hour Volume - Peak Direction from TPO	2022 Peak Hour Volume - Peak Direction from TPO [2]	2022 Peak Hour Directional Volumes	Yearly Growth Rate (from 2022 to 2023)	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	SB	2000 [4]	0.562	N/A	100[4]	105	105	1.50%	108	24	132	920	4	136	0.43%	YES	5%
	White Rd	Graham Rd	NB	2000[4]	0.438	N/A	78[4]	82	82	1.50%	84	13	97	920	9	106	0.98%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	SB	7900	0.562	2020	371	388	388	1.50%	400	43	443	1800	39	482	2.17%	YES	45%
	Crossroads Pkwy	Graham Rd	NB	7900	0.438	2020	371	388	302	1.50%	311	38	349	1800	12	361	0.67%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	7900	0.562	2020	371	388	388	1.50%	400	43	443	1800	39	482	2.17%	YES	45%
	Graham Rd	Picos Rd	NB	7000	0.438	2020	324	339	264	1.50%	272	38	310	1800	30	340	1.67%	YES	35%
	Graham Rd	Picos Rd	SB	7000	0.562	2020	324	339	435	1.50%	448	38	486	1800	28	514	1.56%	YES	32%
	Picos Rd	Orange Ave	NB	7000	0.438	2020	324	339	264	1.50%	272	114	386	1800	28	414	1.56%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	3833	0.509	2017	250	279	279	1.50%	288	0	288	1800	30	318	1.67%	YES	35%
	Kings Hwy	Jenkins Rd	EB	3833	0.491	2017	250	279	279	1.50%	288	0	288	630	9	297	1.43%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	14400	0.509	2020	655	685	685	1.50%	706	79	785	2100	22	807	1.05%	YES	25%
	Kings Hwy	I - 95	EB	19000	0.562	2020	863	902	902	1.50%	930	96	1026	2100	26	1052	1.24%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	NB	9900	0.509	2021	523	535	535	1.50%	551	96	647	630	9	656	1.43%	YES [5]	10%
	Peterson Rd	Orange Ave	NB	9900	0.509	2021	523	535	535	1.50%	551	177	728	920	9	737	0.98%	YES	10%

(1) St. Lucie County 2021 Traffic Counts and LOS Report

(2) TPO volumes grown to 2022 using area wide average growth rate.

(3) Calculated using TPO peak hour volumes and D Factors from traffic counts.

(4) Estimated Existing 2020 Traffic

(5) Detailed Analysis used to demonstrate Concurrency

Two-Way: 114
Net In: 27
Net Out: 87
Years Grown: 2
Area Wide Weighted Average Growth Rate (applied to get 2022 traffic volumes): 2.25%

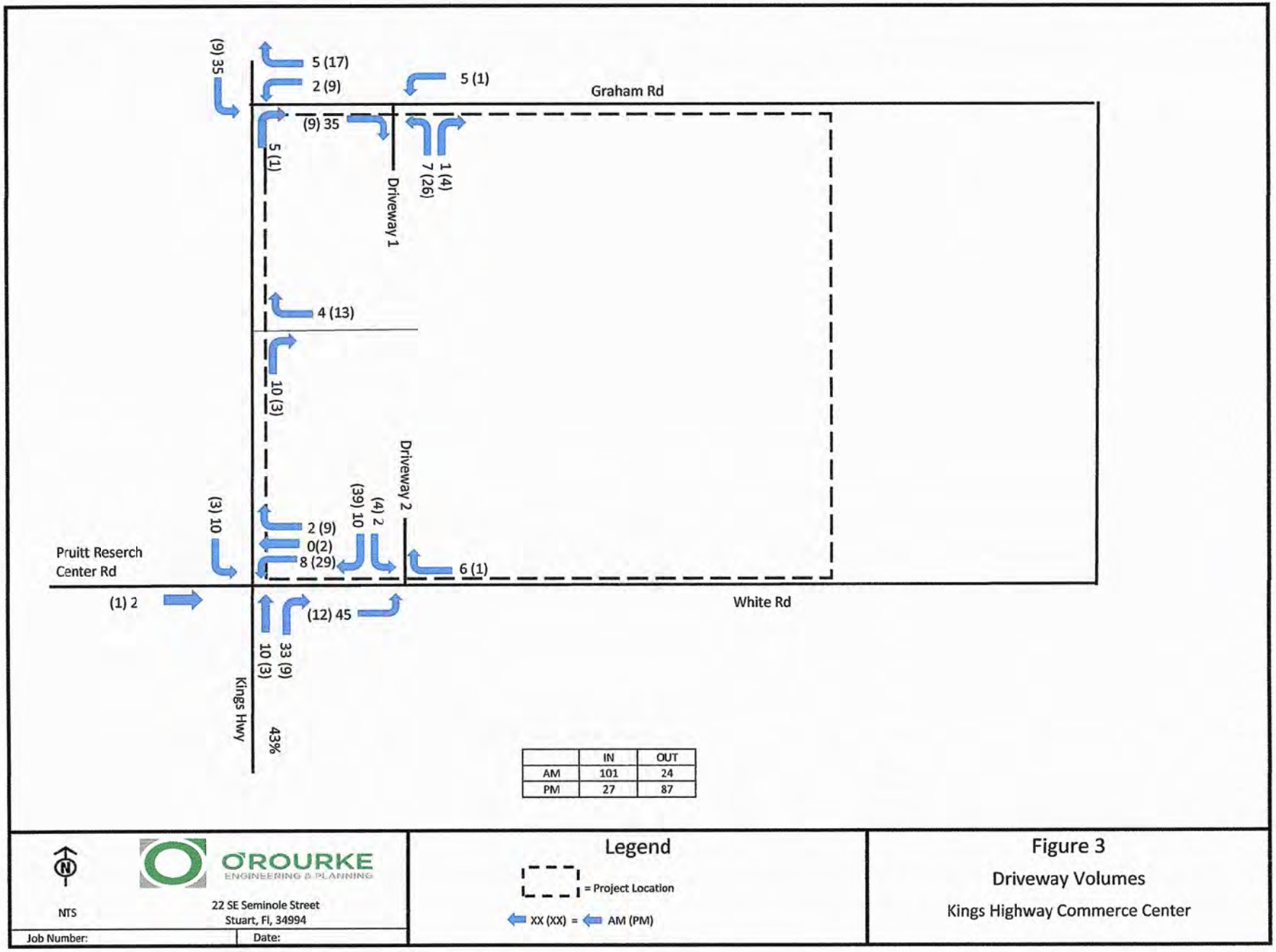

(9) 35
5 (17)
2 (9)
5 (1)
Graham Rd
(9) 35
5 (1)
Driveway 1
1 (4)
7 (26)
4 (13)
10 (3)
Driveway 2
(39) 10
(4) 2
(3) 10
2 (9)
0(2)
8 (29)
Pruitt Reserch
Center Rd
6 (1)
(1) 2
(12) 45
White Rd
10 (3)
33 (9)
Kings Hwy
43%
IN OUT
AM 101 24
PM 27 87
NTS
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number:
Date:
Legend
= Project Location
XX (XX) = AM (PM)
Figure 3
Driveway Volumes
Kings Highway Commerce Center

Table 1 - Trip Generation -Kings Highway Commerce Park

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T=9.74(X)	50%	50%	633	633	1,266
Warehousing	150	1,770,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,421	1,421	2,842
TOTALS							**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

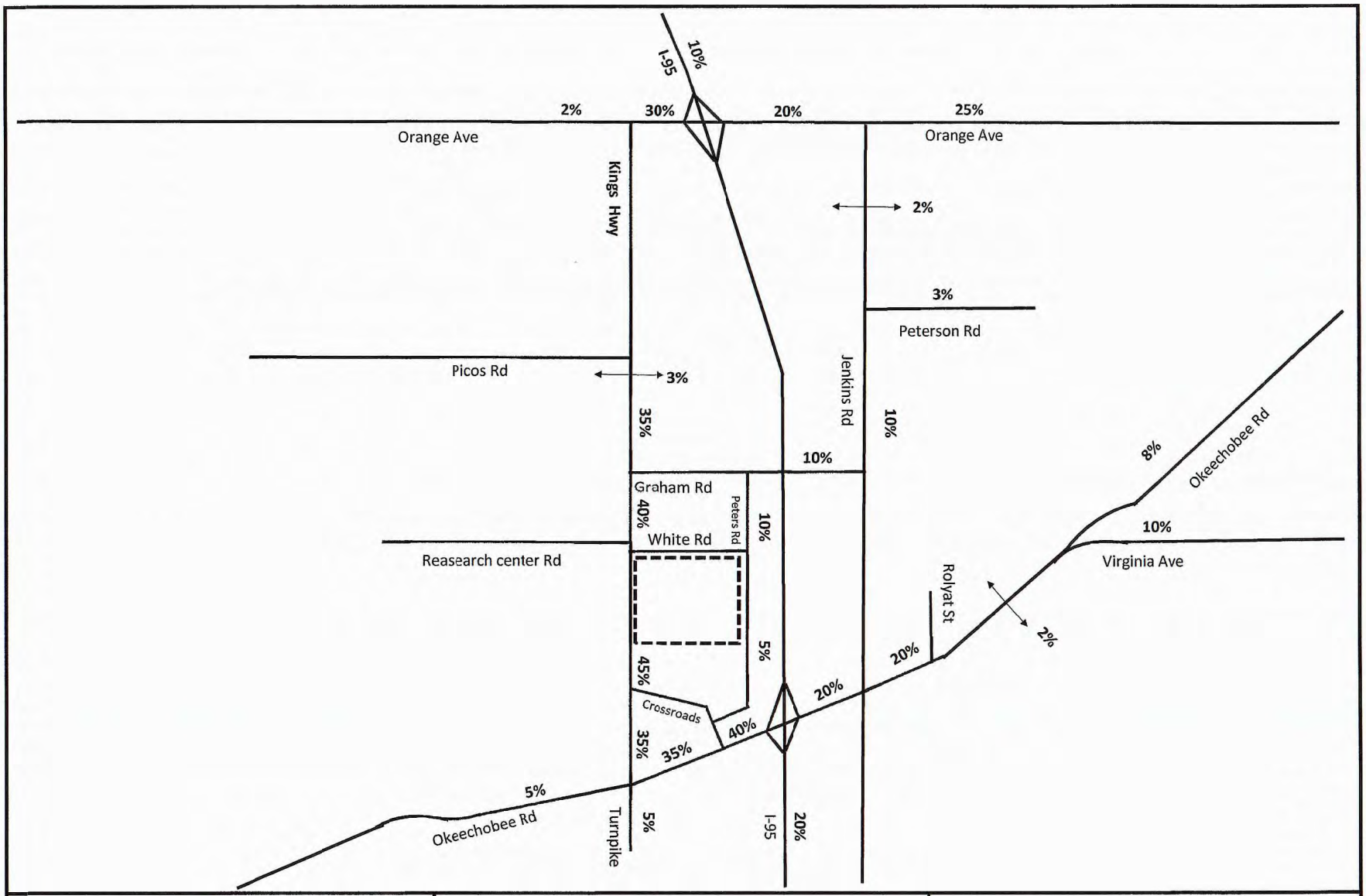
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.16(X)	86%	14%	130	21	151
Warehousing	150	1,770,000	Sft	T = 0.17(X)	77%	23%	232	69	301
TOTALS							**362**	**90**	**452**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.15(X)	16%	84%	24	126	150
Warehousing	150	1,770,000	Sft	T = 0.19(X)	27%	73%	91	245	336
TOTALS							**115**	**371**	**486**

Source: ITE 10th Edition Trip Generation Rates



NTS ORourke Engineering & Planning 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20121.0 | Date: 2/12/2021	Legend = Project Location	Figure 2 Percent Assignment Kings Highway Commerce Park

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	YES	920	18	1.96%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	5	0.54%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	9	0.98%	10%
	White Rd	Graham Rd	SB	IN	YES	920	36	3.91%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	163	9.06%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	41	2.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	163	9.06%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	41	2.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	36	2.00%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	145	8.06%	40%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	32	1.78%	35%
	Graham Rd	Picos Rd	SB	IN	YES	1800	127	7.06%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	32%
	Picos Rd	Orange Ave	SB	IN	YES	1800	116	6.44%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	9	1.43%	10%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	36	5.71%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	36	1.19%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	23	1.15%	25%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	91	4.55%	25%
	I-95	Jenkins Rd	EB	IN	YES	2000	72	3.60%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	18	0.90%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2000	27	1.35%	30%
	Kings Hwy	I - 95	WB	IN	YES	2000	109	5.45%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	7	0.65%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	9	1.43%	10%
	Graham Rd	Peterson Rd	SB	IN	YES	630	36	5.71%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	9	0.98%	10%
	Peterson Rd	Orange Ave	SB	IN	YES	920	36	3.91%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	18	0.99%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	5	0.28%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	18	0.90%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	5	0.25%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	36	0.86%	40%
	Kings Hwy	I - 95	WB	IN	YES	4170	145	3.48%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	18	0.42%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	72	1.70%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	18	0.45%	20%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	72	1.78%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	72	0.98%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	18	0.25%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	9	0.12%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	36	0.49%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 452
Net In: 362
Net Out: 90

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	6	0.65%	5%
	Crossroads Pkwy	White Rd	SB	OUT	YES	920	19	2.07%	5%
	White Rd	Graham Rd	NB	OUT	YES	920	37	4.02%	10%
	White Rd	Graham Rd	SB	IN	NO	920	12	1.30%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	52	2.89%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	167	9.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	52	2.89%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	167	9.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	148	8.22%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	46	2.56%	40%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	130	7.22%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	40	2.22%	35%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	119	6.61%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	37	2.06%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	37	5.87%	10%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	12	1.90%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	37	1.23%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	12	0.40%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	93	4.65%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	29	1.45%	25%
	I-95	Jenkins Rd	EB	OUT	YES	2000	74	3.70%	20%
	I-95	Jenkins Rd	WB	IN	NO	2000	23	1.15%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	111	5.55%	30%
	Kings Hwy	I - 95	WB	IN	NO	2000	35	1.75%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	7	0.65%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	630	37	5.87%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	12	1.90%	10%
	Peterson Rd	Orange Ave	NB	OUT	YES	920	37	4.02%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	12	1.30%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	6	0.33%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	19	1.05%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	6	0.30%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	19	0.95%	5%
	Kings Hwy	I - 95	EB	OUT	YES	4170	148	3.55%	40%
	Kings Hwy	I - 95	WB	IN	NO	4170	46	1.10%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	74	1.75%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	23	0.54%	20%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	74	1.83%	20%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	23	0.57%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	23	0.31%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	74	1.01%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	37	0.51%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	12	0.16%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 486
Net In: 115
Net Out: 371

Creekside

LISTING OF COMMITTED PROJECTS WITHIN SOUTH FLORIDA LOGISTICS TRAFFIC REPORT

Built out Included Expired Included Built Included Included

PM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0										0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	3.0%	2	6	5.0%	25	16	2.0%	4	2	30.0%	30	17	70.0%	117	120	2.0%	0	1	10.0%	5	5	0.0%	0	0	30.0%	16	59	0%	0	0	15%	2	2	176	25	155	72	-5	195	-14	213
	Peterson	Okeechobee	3.0%	2	6	5.0%	25	16	2.0%	4	2	50.0%	29	50	12.0%	20	21	5.0%	1	3	8.0%	4	4	0.0%	0	0	30.0%	16	59	0%	0	0	20%	2	2	77	25	88	73	-5	97	-15	147
	Okeechobee	Edwards	3.0%	2	6	5.0%	25	16	0.0%	0	0	5.0%	3	5	5.0%	8	9	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	36	2	29	6	0	38	-1	34
Orange Ave	Rock Rd	Kings Hwy	2.0%	1	4	0.0%	0	0	0.0%	0	0	5.0%	3	5	5.0%	8	9	3.0%	2	2	55.0%	28	29	4.0%	9	9	90.0%	47	176	0%	0	0	5%	1	1	11	87	14	220	-3	95	-3	230
	Kings Hwy	I-95	30.0%	56	20	0.0%	0	0	5.0%	10	6	10.0%	6	10	10.0%	17	17	40.0%	23	8	55.0%	29	28	58.0%	125	266	50.0%	26	98	0%	0	0	10%	1	1	32	260	33	421	-8	284	-8	445
	I-95	Jenkins Rd	20.0%	37	14	0.0%	0	0	20.0%	39	23	25.0%	14	25	60.0%	100	103	20.0%	11	4	20.0%	10	10	13.0%	28	60	10.0%	5	20	0%	0	0	0%	0	0	153	92	151	107	-18	227	-21	236
	Jenkins Rd	Hartman Rd	25.0%	47	17	0.0%	0	0	25.0%	48	28	5.0%	3	5	10.0%	17	17	18.0%	10	3	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	68	83	50	73	-17	134	-13	111
	Hartman	Angle Rd	20.0%	37	14	0.0%	0	0	35.0%	40	67	15.0%	15	9	20.0%	33	34	18.0%	10	3	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	88	74	110	70	-15	147	-14	166
	Angle	25th St	15.0%	28	10	0.0%	0	0	33.0%	37	64	10.0%	10	6	13.0%	22	22	0.0%	0	0	10.0%	5	5	0.0%	0	0	5.0%	3	10	0%	0	0	15%	2	2	69	37	92	27	-7	99	-5	113
Kings Hwy	Okeechobee Rd	Picos Rd	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	50.0%	10	29	20.0%	10	10	52.0%	112	238	0.0%	0	0	30.0%	6	4	15.0%	2	2	26	171	34	366	-6	190	-8	391
	Picos Rd	Orange Ave	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	43.0%	8	25	20.0%	10	10	48.0%	104	220	30.0%	59	16	30.0%	6	4	15.0%	2	2	26	219	34	359	-6	239	-8	384
	Orange Ave	Angle Rd (CR603)	0.0%	0	0	0.0%	0	0	2.0%	2	4	3.0%	2	3	3.0%	5	5	0.0%	0	0	20.0%	10	10	18.0%	39	82	10.0%	20	5	0.0%	0	0	0.0%	0	0	9	69	12	98	-2	75	-3	107
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	5.0%	5	3	5.0%	8	9	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	13	0	11	0	0	13	0	11
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	9	90.0%	280	448	0.0%	0	0	5.0%	5	3	5.0%	8	9	5.0%	3	3	5.0%	3	3	4.0%	9	9	0.0%	0	0	5%	1	1	5%	1	1	293	19	460	25	-4	308	-5	479
	Kings Hwy	Crossroads Pkwy	35.0%	24	65	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17	5.0%	3	3	11.0%	24	24	0.0%	0	0	5%	1	1	0%	0	0	262	68	410	109	-14	317	-22	497
	Crossroads Pkwy	I95	40.0%	27	74	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17	5.0%	3	3	11.0%	24	24	0.0%	0	0	45%	9	5	55%	6	6	262	86	410	129	-17	331	-26	513
	I95	Jenkins Rd	20.0%	14	37	40.0%	124	199	0.0%	0	0	5.0%	5	3	5.0%	8	9	10.0%	6	6	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	138	37	211	60	-7	167	-12	259
	Jenkins Rd	McNeil Rd	20.0%	14	37	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	6	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	102	37	156	60	-7	131	-12	204
	McNeil Rd	Virginia Ave	20.0%	14	37	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	5	0.0%	0	0	3.0%	6	6	0.0%	0	0	0%	0	0	40%	4	4	97	30	153	53	-6	120	-11	195
Peters Road	Crossroads Pkwy	White Road																											50.0%	11	6	65.0%	7	7	0	17	0	13	0	17	0	13
	White Road	Graham Rd																											30.0%	6	4	35.0%	4	4	0	10	0	7	0	10	0	7
				In	68		In	498		In	193		In	100		In	172		In	19		In	51		In	458		In	52		In	12		In	10								
				Out	186		Out	311		Out	113		Out	57		Out	167		Out	57		Out	52		Out	216		Out	196		Out	21		Out	11								

COMMITTED PROJECTS WITHIN SOUTH FLORIDA LOGISTICS CTR

AM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	3%	6	2	5%	7	21	2%	1	4	30%	9	29	70%	117	32	2%	2	0	0%	0	0	0%	0	0	0%	0	0	30%	42	9	0%	0	0	15%	2	5	134	52	85	17	-10	176	-3	98
	Peterson	Okeechobee	3%	6	2	5%	7	21	2%	1	4	50%	48	15	12%	20	5	5%	4	1	0%	0	0	0%	0	0	0%	0	0	30%	42	9	0%	0	0	20%	2	7	77	54	45	19	-11	120	-4	60
	Okeechobee	Edwards	3%	6	2	5%	7	21	0%	0	0	5%	5	2	5%	8	2	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	20	6	25	2	-1	25	0	26
Orange Ave	Rock Rd	Kings Hwy	2%	1	4	0%	0	0	0%	0	0	5%	5	2	5%	8	2	3%	1	1	55.0%	23	23	4%	14	14	90%	127	28	0%	0	0	5%	2	1	13	167	4	70	-3	177	-1	73
	Kings Hwy	I-95	30%	17	59	0%	0	0	5%	3	9	10%	10	3	10%	17	5	40%	7	30	55.0%	23	23	26%	89	89	50%	71	16	0%	0	0	10%	1	4	29	207	17	221	-7	229	-4	233
	I-95	Jenkins Rd	20%	11	39	0%	0	0	20%	12	37	25%	24	8	60%	100	27	20%	3	15	20.0%	8	8	3%	10	10	10%	14	3	0%	0	0	0%	0	0	137	47	72	76	-9	174	-15	133
	Jenkins Rd	Hartman Rd	25%	14	49	0%	0	0	25%	16	47	5%	5	2	10%	17	5	18%	3	14	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	37	40	53	84	-8	69	-13	124
	Hartman	Angle Rd	20%	11	39	0%	0	0	35%	65	22	15%	5	14	20%	33	9	18%	3	14	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	103	37	45	74	-7	133	-11	108
	Angle	25th St	15%	8	30	0%	0	0	33%	61	20	10%	3	10	13%	22	6	0%	0	0	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	86	32	36	51	-6	111	-9	78
Kings Hwy	Okeechobee Rd	Picos Rd	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	50%	38	9	20.0%	8	8	52%	177	178	0%	0	0	30%	2	2	15%	2	5	32	316	11	227	-8	340	-3	235
	Picos Rd	Orange Ave	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	43%	33	7	20.0%	8	8	48%	164	164	30%	9	42	30%	2	2	15%	2	5	32	306	11	254	-8	330	-3	262
	Orange Ave	Angle Rd (CR603)	0%	0	0	0%	0	0	2%	4	1	3%	3	1	3%	5	1	0%	0	0	20.0%	8	8	18%	61	62	10%	3	14	0%	0	0	0%	0	0	12	73	3	84	-3	82	-1	87
Edwards Rd.	US 1	Oleander	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0%	0	0	0%	0	0	0%	0	0	5%	2	5	5%	8	2	0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	10	0	7	0	0	10	0	7
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	10	3	90%	379	129	0%	0	0	5%	2	5	5%	8	2	5%	1	1	5.0%	2	2	4%	14	14	0%	0	0	5%	0	0	5%	2	1	389	29	136	20	-6	412	-4	152
	Kings Hwy	Crossroads Pkwy	35%	69	19	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5	5.0%	2	2	11%	38	38	0%	0	0	5%	0	0	0%	0	0	347	114	121	64	-23	438	-13	173
	Crossroads Pkwy	I95	40%	79	22	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5	5.0%	2	2	11%	38	38	0%	0	0	45%	2	3	55%	7	20	347	132	121	90	-26	453	-18	193
	I95	Jenkins Rd	20%	39	11	40%	168	57	0%	0	0	5%	2	5	5%	8	2	10%	2	2	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	178	66	64	48	-13	231	-10	102
	Jenkins Rd	McNeil Rd	20%	39	11	30%	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	2	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	131	67	49	48	-13	184	-10	87
	McNeil Rd	Virginia Ave	20%	39	11	30%	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	2	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	40%	5	14	130	56	44	37	-11	174	-7	74
Peters Road	Crossroads Pkwy	White Road																													0%	0	0	65%	23	8	0	23	0	8	0	23	0	8	0
	White Road	Graham Rd																													0%	0	0	35%	4	13	0	4	0	13	0	4	0	13	0
				In	197		In	143		In	62		In	30		In	45		In	76		In	42		In	342		In	141		In	7		In	36								
				Out	55		Out	421		Out	186		Out	96		Out	167		Out	17		Out	42		Out	341		Out	31		Out	5		Out	12								

2. TRIP GENERATION

MillCreek

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	LN(T)=0.92 LN(X)+2.68	26%	74%	LN(T)=0.91 LN(X)+0.12	63%	37%	LN(T)=0.94 LN(X)+0.27
Townhomes	220	T = 6.41(X) + 75.31	24%	76%	T = 0.31(X) + 22.85	63%	37%	T = 0.43(X) + 20.55

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 3,367, 215 (54 In/161 Out) and 282 (178 In/104 Out) trips respectively.

Table 2: Trip Generation

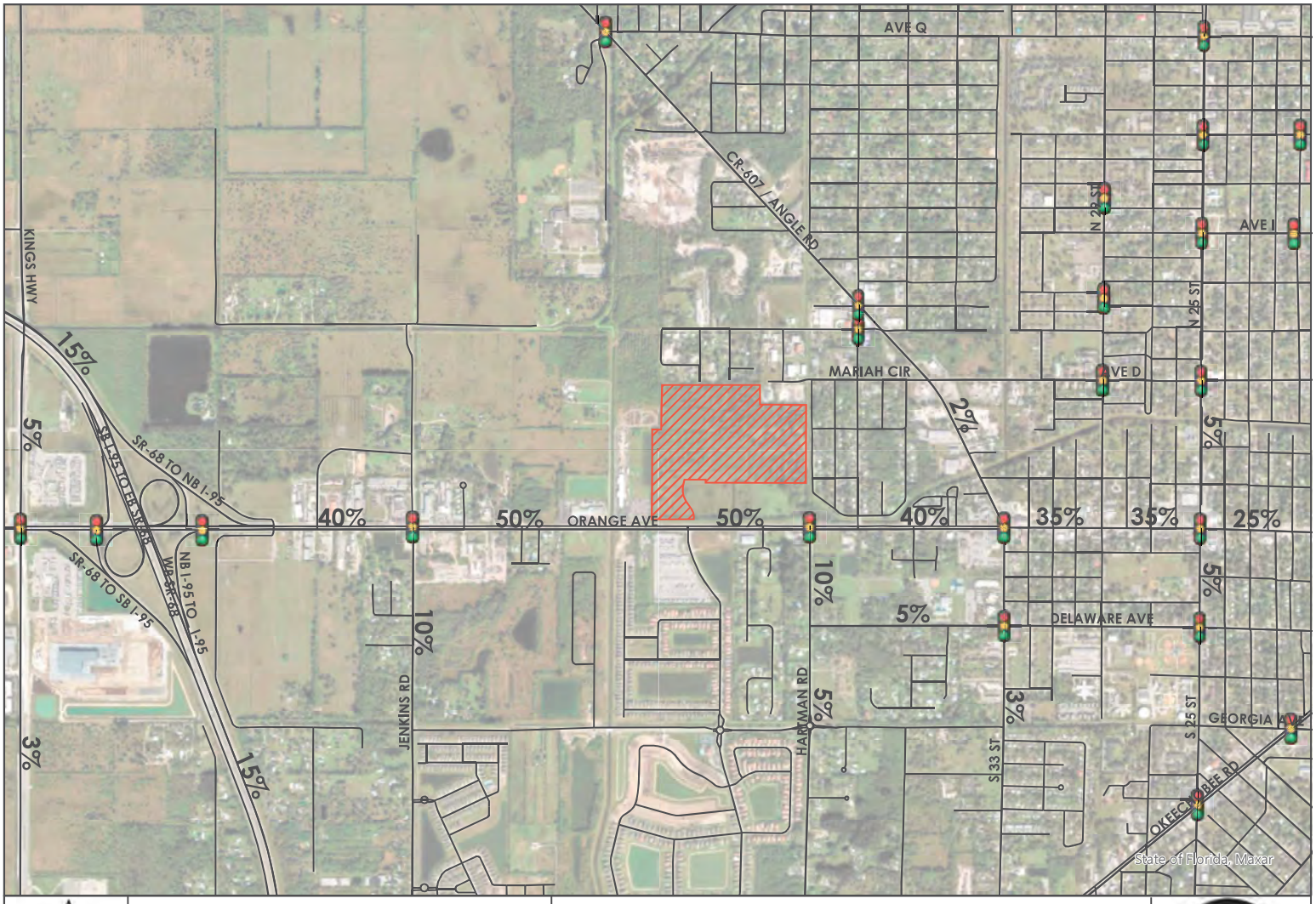
Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	130 DUs	1,285	25	70	95	80	47	127
Townhomes	313 DUs	2,082	29	91	120	98	57	155
Net Proposed Traffic		***3,367***	***54***	***161***	***215***	***178***	***104***	***282***

5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links in the project vicinity, as well as the signalized intersections.

Table 4: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Kings Hwy	Picos Rd To Orange Ave		880	5%	9	1.02%
Kings Hwy	Orange Ave to Angle Rd		920	3%	5	0.54%
I-95	Okeechobee Rd To Orange Ave		7,320	15%	27	0.37%
I-95	Orange Ave to Indrio Rd		7,320	15%	27	0.37%
Jenkins Rd	Peterson Rd to Orange Ave		920	10%	18	1.96%
Hartman Rd	Okeechobee Rd to Peterson Rd		750	5%	9	1.20%
Hartman Rd	Peterson Rd to Delaware Ave		540	5%	9	1.67%
Hartman Rd	Delaware Ave to Orange Ave		790	10%	18	2.28%
33rd St	Okeechobee Rd to Delaware Ave		750	1%	2	0.27%
33rd St	Delaware Ave to Orange Ave		790	3%	5	0.63%
Angle Rd	Orange Ave to Avenue D		840	2%	4	0.48%
Angle Rd	Avenue D to Avenue Q		580	2%	4	0.69%
25th St	Okeechobee Rd to Georgia Ave		1,630	5%	9	0.55%
25th St	Georgia Ave to Delaware Ave		1,630	5%	9	0.55%
25th St	Delaware Ave to Orange Ave		1,630	5%	9	0.55%
25th St	Orange Ave to Avenue D		1,630	5%	9	0.55%
25th St	Avenue D to Avenue Q		1,630	5%	9	0.55%
Delaware Ave	Hartman Rd to 33rd St		600	5%	9	1.50%
Delaware Ave	33rd St to 25th St		1,710	5%	9	0.53%
Delaware Ave	25th St to Okeechobee Rd		1,220	5%	9	0.74%
Orange Ave	Campbell Rd to Kings Hwy		1,070	2%	4	0.37%
Orange Ave	Kings Hwy to I-95		2,100	10%	18	0.86%
Orange Ave	I-95 to Jenkins Rd		2,100	30%	53	2.52%
Orange Ave	Jenkins Rd to Hartman Rd		2,100	50%	89	4.24%
Orange Ave	Hartman Rd to Angle Rd		2,100	40%	71	3.38%
Orange Ave	Angle Rd to 25th St		1,710	35%	62	3.63%
Avenue D	Angle Rd to 29th St		600	1%	2	0.33%
Avenue D	29th St to 25th St		790	3%	5	0.63%
Avenue D	25th St to 17th St		750	2%	4	0.53%



Project Site

0 0.2 0.4 0.6 0.8 1 Miles

Figure 2:
Traffic Assignment
MILLCREEK PD

Eagle Bend

TRIP GENERATION

Trip generation is based on Institute of Transportation Engineering's (ITE) manual, *Trip Generation Manual (11th Edition)*.

Proposed Use

- 955 dwelling units (DU) Single Family Detached (ITE Land Use 210)
- 758 dwelling units (DU) Multi-family Housing (Low-Rise) (ITE Land Use 220)

The proposed development will generate the following net new external and cumulative driveway trips:

- 12,979 daily, 839 AM peak hour (207 in/632 out), and 1,175 PM peak hour (740 in/435 out) trips.

Table 1 presents the project's trip generation.

Table 1. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Traffic									
Single Family Detached	955	DU	8,045	581	145	436	829	522	307
Multi-family Housing (Low-rise)	758	DU	4,934	258	62	196	346	218	128
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			**12,979**	**839**	**207**	**632**	**1,175**	**740**	**435**
NET CHANGE IN DRIVEWAY VOLUMES			**12,979**	**839**	**207**	**632**	**1,175**	**740**	**435**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	25/75	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27
Multi-family Housing (Low-rise)	220	DU	T = 6.41(X) + 75.31	0%	24/76	T = 0.31(X) + 22.85	63/37	T = 0.43(X) + 20.55

ITE 11th Edition

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TRAFFIC ASSIGNMENT

The distributed net proposed trips for the project were assigned to the roadway network within the radius of influence. The project assignments are illustrated in Figure 3A and Figure 3B for Scenarios 1 and 2, respectively. Figure 3C (Scenario 1) shows the intersection assignment. Figure 3D (Scenario 2) shows the projected assignment if Road G connects to Kings Highway.

Figure 3A. Traffic Assignment (Scenario 1)

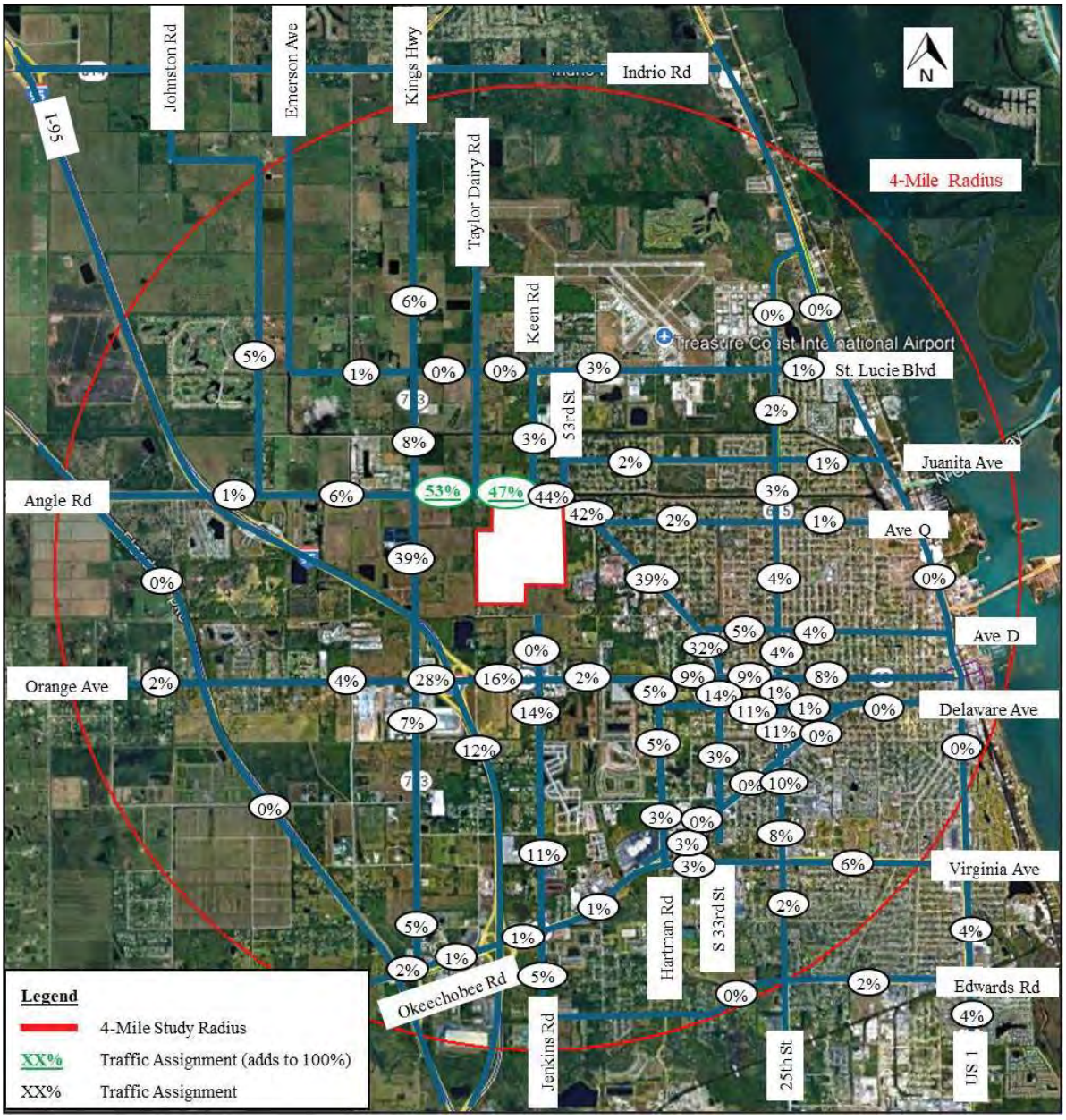


Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	404	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	1,823	1,823	3,646
TOTALS							**1,823**	**1,823**	**3,646**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

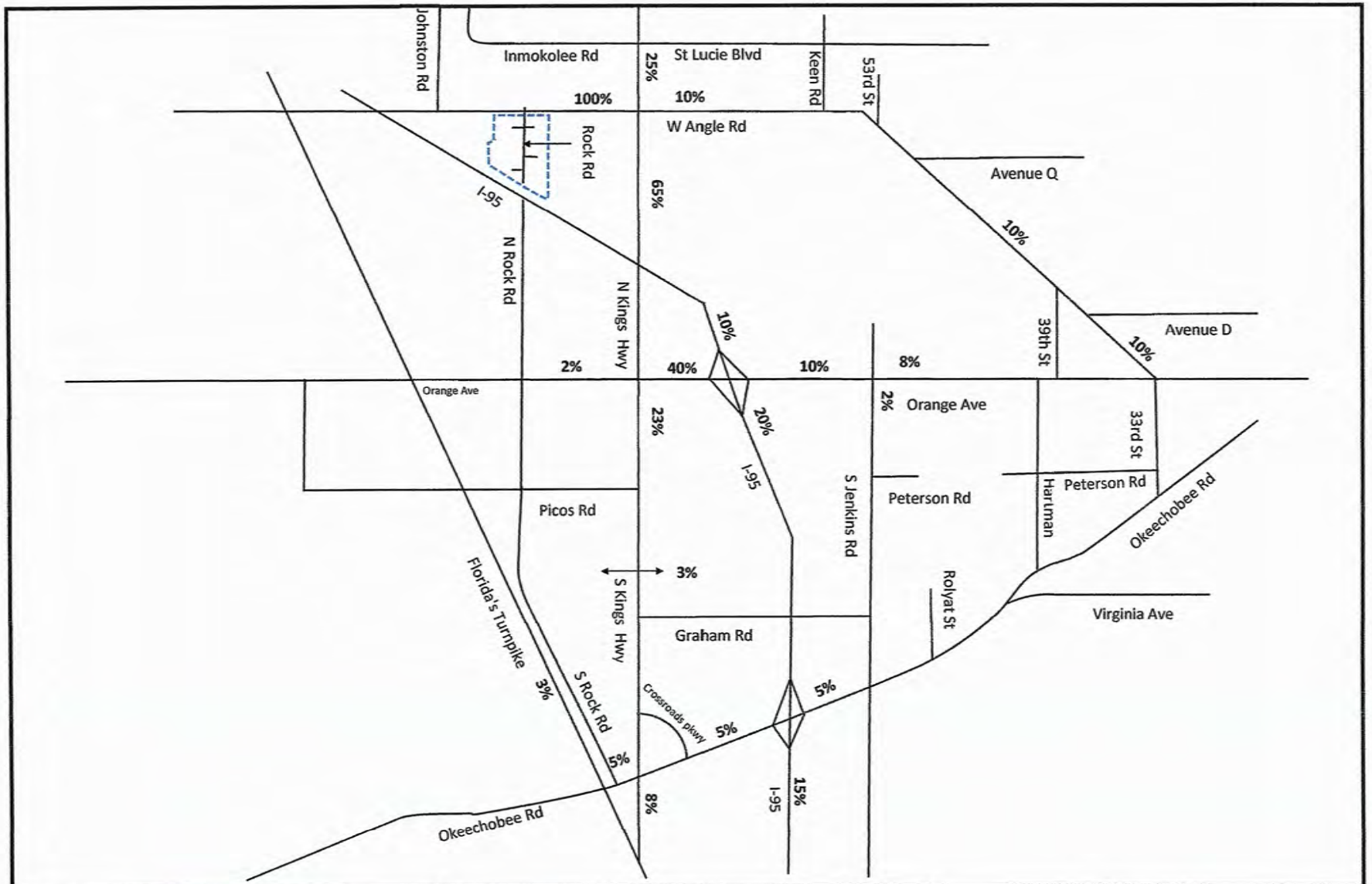
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	404	DU	Ln(T) = 0.91Ln(X) + 0.12	26%	74%	69	196	265
TOTALS							**69**	**196**	**265**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	404	DU	Ln(T) = 0.94Ln(X) + 0.27	63%	37%	232	137	369
TOTALS							**232**	**137**	**369**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL, 34994

Job Number:

Date:

Legend

= Project Location

Figure 3

Project Location

Drawdy Angle Road Residential

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	IN	NO	920	5	0.54%	2%
	Orangen Ave	Peterson Rd	2L	SB	OUT	NO	920	3	0.33%	2%
	Peterson Rd	Okeechobee Rd	2L	NB	IN	NO	630	5	0.79%	2%
	Peterson Rd	Okeechobee Rd	2L	SB	OUT	NO	630	3	0.48%	2%
Orange Ave	Rock Rd	Kings Hwy	2L	EB	IN	NO	1,070	5	0.47%	2%
	Rock Rd	Kings Hwy	2L	WB	OUT	NO	1,070	3	0.28%	2%
	Kings Hwy	I-95	4LD	EB	OUT	NO	2,100	55	2.62%	40%
	Kings Hwy	I-95	4LD	WB	IN	YES	2,100	93	4.43%	40%
	I-95	Jenkins Rd	4LD	EB	OUT	NO	2,100	14	0.67%	10%
	I-95	Jenkins Rd	4LD	WB	IN	NO	2,100	23	1.10%	10%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	11	0.52%	8%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	19	0.90%	8%
Kings Hwy	Okeechobee Rd	Picos Rd	4LD	NB	IN	NO	2,000	42	2.10%	18%
	Okeechobee Rd	Picos Rd	4LD	SB	OUT	NO	2,000	25	1.25%	18%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	53	2.65%	23%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	32	1.60%	23%
	Orange Ave	I-95 Overpass	4LD	NB	IN	YES	2,000	151	7.55%	65%
	Orange Ave	I-95 Overpass	4LD	SB	OUT	YES	2,000	89	4.45%	65%
	I-95 Overpass	Angle Rd	4LD	NB	IN	YES	2,000	151	7.55%	65%
	I-95 Overpass	Angle Rd	4LD	SB	OUT	YES	2,000	89	4.45%	65%
	Angle Rd	St. Lucie Blvd	2L	NB	OUT	YES	880	34	3.86%	25%
	Angle Rd	St. Lucie Blvd	2L	SB	IN	YES	880	58	6.59%	25%
	[illegible]	Indrio Rd	2L	NB	OUT	NO	880	21		
	[illegible]	[illegible] Rd	2L	SB	IN	YES				
St. Lucie Blvd	Kings Hwy	Keen Rd	2L	EB	OUT	NO	880	20	2.27%	10%
	Kings Hwy	Keen Rd	2L	WB	IN	NO	880	7	0.80%	10%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	12	0.57%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	7	0.33%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	OUT	NO	4,240	7	0.17%	5%
	Kings Hwy	Crossroads Pkwy	8LD	WB	IN	NO	4,240	12	0.28%	5%
	Crossroads Pkwy	I-95	8LD	EB	OUT	NO	4,240	7	0.17%	5%
	Crossroads Pkwy	I-95	8LD	WB	IN	NO	4,240	12	0.28%	5%
	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	7	0.17%	5%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	12	0.28%	5%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	7	0.17%	5%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	12	0.30%	5%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	7	0.22%	5%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	12	0.38%	5%
Angle Rd	Orange Ave	Avenue D	2L	NB	IN	NO	790	23	2.91%	10%
	Orange Ave	Avenue D	2L	SB	OUT	NO	790	14	1.77%	10%
	Avenue D	Avenue Q	2L	NB	IN	YES	540	23	4.26%	10%
	Avenue D	Avenue Q	2L	SB	OUT	NO	540	14	2.59%	10%
	Avenue Q	53rd St	2L	NB	IN	YES	600	23	3.83%	10%
	Avenue Q	53rd St	2L	SB	OUT	NO	600	14	2.33%	10%
	53rd St	Keen Rd	2L	EB	OUT	NO	630	14	2.22%	10%
	53rd St	Keen Rd	2L	WB	IN	YES	630	23	3.65%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	14	1.59%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	23	2.61%	10%
	Kings Hwy	Rock Rd	2L	EB	OUT	YES	1,070	137	12.80%	100%
	Kings Hwy	Rock Rd	2L	WB	IN	YES	1,070	232	21.68%	100%

IN: 232
OUT: 137

3.0 DEVELOPMENT TRAFFIC

3.1 TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. The Land Use Codes (LUCs) used for the proposed site are:

- LUC 210, Single-Family Detached Housing
- LUC 215, Single-Family Attached Housing

Table 6 provides the Daily, AM peak hour, and PM peak hour trip generation summary for the project. Relevant excerpts from the ITE *Trip Generation Manual* are included in **Appendix B**.

Table 6: Trip Generation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Single-Family Detached Housing	219 DU	2,075	152	40	112	208	131	77
Single-Family Attached Housing	339 DU	2,533	171	53	118	199	97	102
	Subtotal	*4,608*	*323*	*93*	*230*	*407*	*228*	*179*
TOTAL NET EXTERNAL TRIPS		**4,608**	**323**	**93**	**230**	**407**	**228**	**179**

Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92*(X)+2.68; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	Ln(T) = 0.91*(X)+0.12; (X is number of dwelling units); (26% in/ 74% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94*(X)+0.27; (X is number of dwelling units); (63% in/ 37% out)

Single-Family Attached Housing [ITE 215]

Daily	T = 7.62*(X)-50.48; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	T = 0.52*(X)-5.70; (X is number of dwelling units); (31% in/ 69% out)
PM Peak Hour of Adjacent Street	T = 0.60*(X)-3.93; (X is number of dwelling units); (57% in/ 43% out)

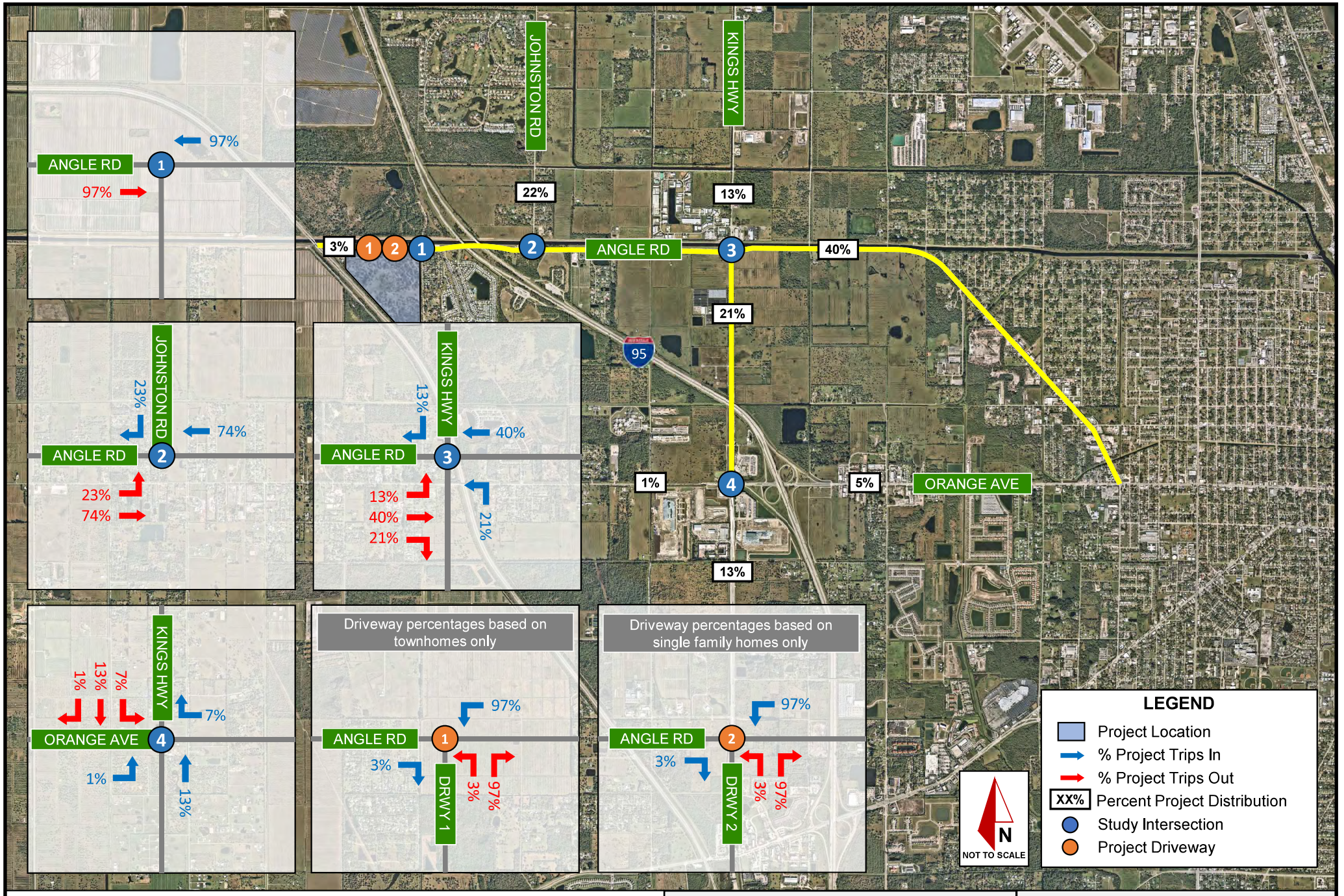


Figure 2: Project Trip Distribution

NVR Fort Pierce | St. Lucie County, Florida

Project No: 147584004

May 2024

Kimley»Horn

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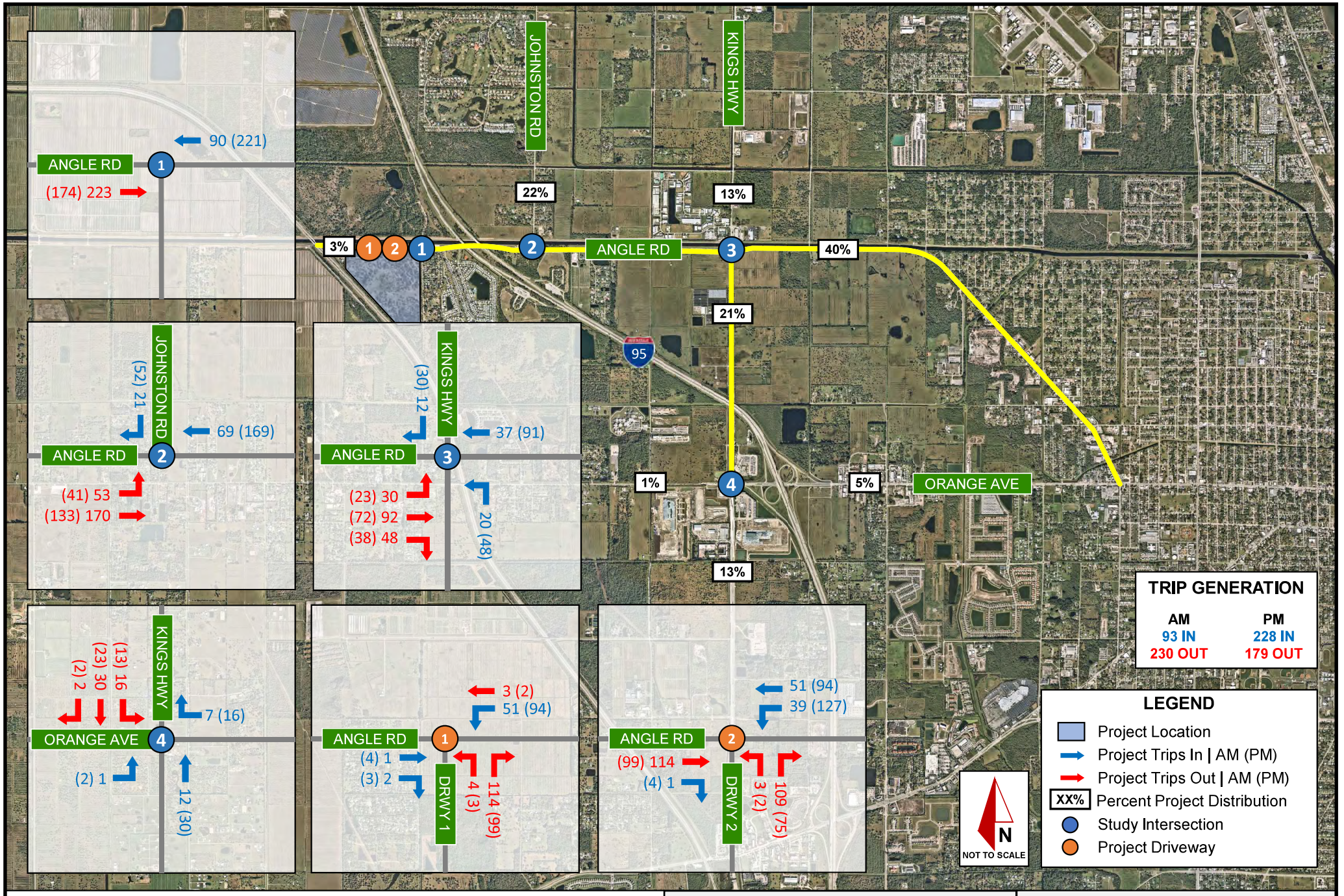

Figure 3: Project Trip Assignment

NVR Fort Pierce | St. Lucie County, Florida

Project No: 147584004

May 2024

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Table 1: Study Area Determination

Roadway		AADT	Directional Peak Hour Service Capacity	AM Peak Hour Directional			PM Peak Hour Directional			% Project Distribution	Max Directional Peak Hour Project Trips	% Project Significance
From	To			Volume	LOS	V/C	Volume	LOS	V/C			
Angle Road												
Orange Avenue	Avenue D	8,603	790	421	D	0.53	404	D	0.51	25%	57	**7.2%**
Avenue D	Avenue Q	8,603	540	421	D	0.78	404	D	0.75	26%	59	**10.9%**
Avenue Q	53rd Street	8,700	600	583	D	0.97	524	D	0.87	34%	78	**13.0%**
53rd Street	Keen Road	6,000	630	378	C	0.60	325	C	0.52	37%	84	**13.3%**
Keen Road	Kings Highway	6,000	880	378	C	0.43	325	C	0.37	40%	91	**10.3%**
Kings Highway	Johnston Road	5,758	1,070	358	B	0.34	344	B	0.32	74%	169	**15.8%**
Johnston Road	Florida's Turnpike	2,028	1,070	96	B	0.09	96	B	0.09	97%	221	**20.7%**
25th Street												
Cortez Blvd	Virginia Avenue	22,500	2,000	1,324	C	0.66	1,090	C	0.55	3%	3	0.2%
Virginia Avenue	Nebraska Avenue	22,168	2,000	1,082	C	0.54	1,082	C	0.54	3%	3	0.2%
Nebraska Avenue	Okeechobee Road	22,168	2,000	1,082	C	0.54	1,082	C	0.54	6%	7	0.3%
Okeechobee Road	Georgia Avenue	21,986	1,630	1,016	D	0.62	1,053	D	0.54	8%	9	0.5%
Georgia Avenue	Delaware Avenue	219,886	1,630	1,016	D	0.62	1,053	D	0.65	2%	2	0.1%
Delaware Avenue	Orange Avenue	21,569	1,630	1,053	D	0.65	1,053	D	0.65	2%	2	0.1%
Orange Avenue	Avenue D	23,000	1,630	1,145	D	0.70	1,325	D	0.81	0%	0	0.0%
Avenue D	Avenue Q	17,945	1,630	876	D	0.54	876	D	0.54	1%	1	0.1%
Avenue Q	Juanita Ave	16,821	2,000	821	C	0.41	821	C	0.41	0%	0	0.0%
33rd Street												
Okeechobee Road	Delaware Avenue	7,200	750	408	D	0.54	366	C	0.49	8%	9	1.2%
Delaware Avenue	Orange Avenue	6,285	790	290	C	0.37	290	C	0.37	16%	18	2.3%
Johnston Road												
Angle Road	L20	2,909	1,070	228	B	0.21	200	B	0.19	22%	50	4.7%
L20	Meadowood Drive	2,604	1,070	172	B	0.16	163	B	0.15	8%	18	1.7%
Meadowood Drive	Old Johnston Road	2,604	1,070	172	B	0.16	163	B	0.15	7%	16	1.5%
[redacted]	[redacted]	2,604	1,070	172	B	0.16	163	B	0.15	7%	[redacted]	[redacted]
Kings Highway/Turnpike Feeder Road												
Okeechobee Road	Crossroads Pkwy	9,383	880	472	C	0.54	472	C	0.54	4%	9	1.0%
Crossroads Pkwy	Graham Road	9,383	700	472	C	0.67	472	C	0.67	4%	9	1.3%
Graham Road	Picos Road	7,181	700	361	C	0.52	361	C	0.52	13%	30	4.2%
Picos Road	Orange Avenue	7,181	880	361	C	0.41	361	C	0.41	13%	30	3.4%
Orange Avenue	Angle Road	15,247	920	767	C	0.83	767	C	0.83	21%	48	**5.2%**
Angle Road	St. Lucie Boulevard	11,202	880	547	C	0.62	547	C	0.62	13%	30	3.4%
[redacted]	[redacted]	13,787	880	673	C	0.77	673	C	0.77	10%	[redacted]	[redacted]
Orange Avenue												
Shinn Road	Campebell Road	2,957	1,070	142	B	0.13	142	B	0.13	1%	2	0.2%
Campebell Road	Kings Highway	2,957	1,070	142	B	0.13	142	B	0.13	1%	2	0.2%
Kings Highway	I-95	18,080	2,100	910	C	0.43	910	C	0.43	7%	16	0.8%
I-95	Jenkins Road	14,693	2,100	717	C	0.34	717	C	0.34	5%	11	0.5%
Jenkins Road	Hartman Road	16,898	2,100	825	C	0.39	825	C	0.39	4%	9	0.4%
Hartmand Road	Angle Road	16,898	2,100	825	C	0.39	825	C	0.39	1%	2	0.1%
Angle Road [2]	25th Street	9,547	1,710	894	B	0.52	858	B	0.50	9%	21	1.2%
25th Street	17th Street	13,554	1,630	661	C	0.41	661	C	0.41	5%	11	0.7%
17th Street	13th Street	13,554	1,710	661	C	0.39	661	C	0.39	5%	11	0.7%
13th Street	10th Street	13,554	750	661	D	0.88	661	D	0.88	2%	5	0.6%
Campbell Road												
Picos Road	Orange Avenue	814	540	80	C	0.15	58	C	0.11	0%	0	0.0%
St Lucie Blvd												
Kings Highway	Keen Road	6,087	880	407	C	0.46	447	C	0.51	2%	2	0.3%
Keen Road	25th Street	6,087	880	407	C	0.46	447	C	0.51	5%	6	0.6%
25th Street	Seneca Ave	4,414	750	215	C	0.29	215	C	0.29	0%	0	0.0%
Seneca Ave	US 1	4,414	790	215	C	0.27	215	C	0.27	0%	0	0.0%
Virginia Ave												
Okeechobee Road	Hartman Road	22,086	3,020	1,078	C	0.36	1,078	C	0.36	2%	2	0.1%
Hartman Road	35th Street	22,086	3,020	1,078	C	0.36	1,078	C	0.36	2%	2	0.1%
35th Street	13th Street	21,451	3,020	1,047	C	0.35	1,047	C	0.35	6%	7	0.2%
13th Street	11th Street	23,517	3,020	1,148	C	0.38	1,148	C	0.38	6%	7	0.2%
11th Street	Sunrise Boulevard	23,517	3,170	1,148	C	0.36	1,148	C	0.36	6%	7	0.2%
Sunrise Boulevard	Oleander Ave	20,046	3,020	978	C	0.32	978	C	0.32	5%	6	0.2%
Oleander Ave	Colonial Rd	18,476	3,170	902	C	0.28	902	C	0.28	3%	3	0.1%
Colonial Rd	US 1	18,476	3,020	902	C	0.30	902	C	0.3	3%	3	0.1%

Notes:

(1) Obtained from St. Lucie Transporation Planning Organization *Traffic Counts and Level of Service Report 2023*

(2) Data obtained from FDOT's Florida Traffic Online as the SLTPO *Traffic Counts and Level of Service Report 2023* omitted this segment's traffic volumes

Table 1 - Trip Generation

Viva at Treasure Coast West

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	222	DU	T = 6.41(X) + 75.31	50%	50%	749	749	1,498
TOTALS							**749**	**749**	**1,498**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	222	DU	T = 0.31(X) + 22.85	24%	76%	22	70	92
TOTALS							**22**	**70**	**92**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	222	DU	T = 0.43(X) + 20.55	63%	37%	73	43	116
TOTALS							**73**	**43**	**116**

Source: ITE 11th Edition Trip Generation Rates

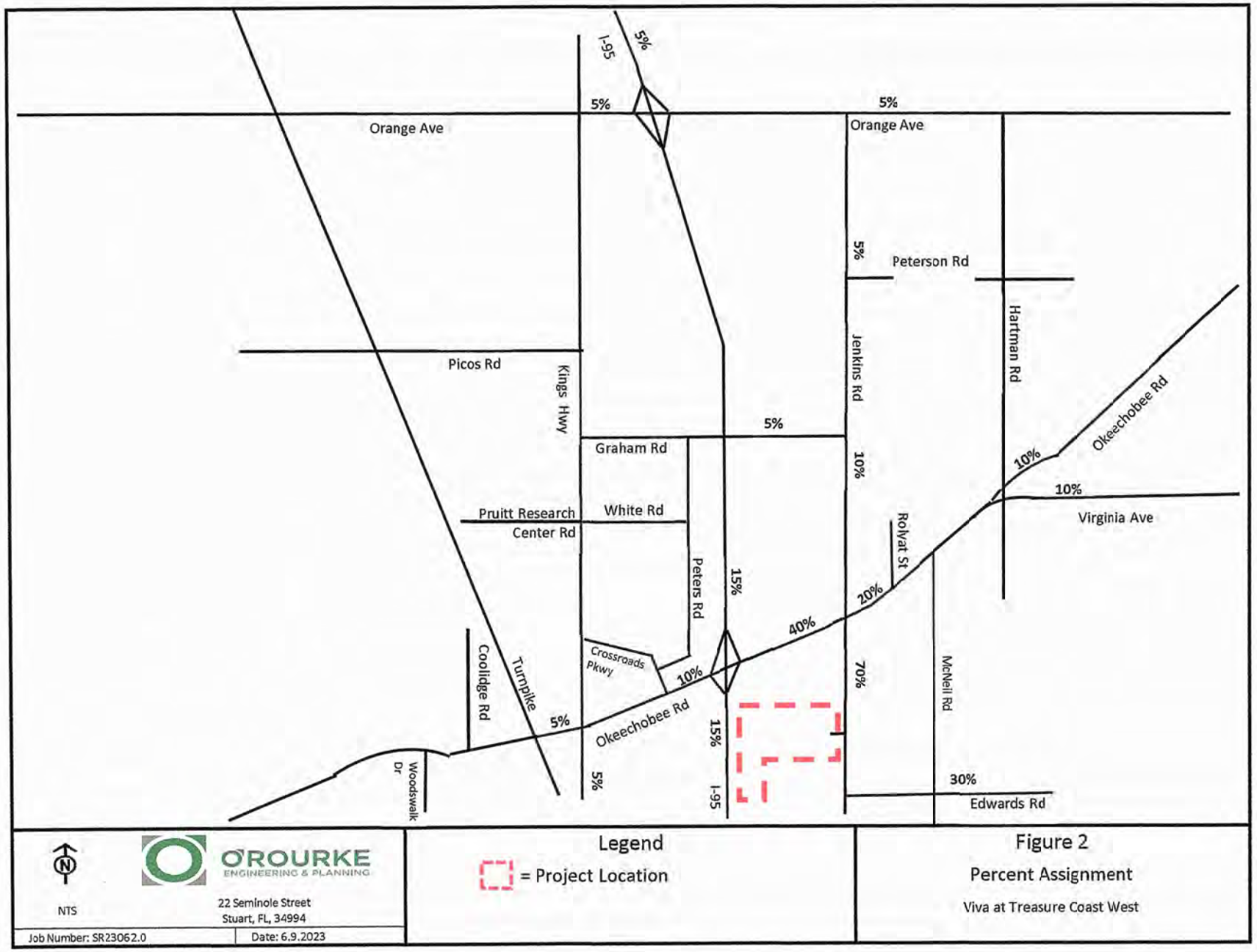

I-95
5%
5%
5%
Orange Ave
Orange Ave
5%
Peterson Rd
Picos Rd
Kings Hwy
Jenkins Rd
Hartman Rd
5%
Graham Rd
10%
Okeechobee Rd
10%
10%
Virginia Ave
Pruitt Research
Center Rd
White Rd
Rolyat St
Peters Rd
15%
20%
40%
Crossroads Pkwy
10%
70%
Coolidge Rd
Turnpike
5%
Okeechobee Rd
15%
McNeil Rd
Woodswalk Dr
5%
I-95
30%
Edwards Rd
NTS
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, FL, 34994
Job Number: SR23062.0
Date: 6.9.2023
Legend
= Project Location
Figure 2
Percent Assignment
Viva at Treasure Coast West

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	NO	630	7	1.11%	30%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	21	3.33%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	21	3.00%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	7	1.00%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	4	0.43%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	1	0.11%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	4	0.63%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	1	0.16%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	7	0.76%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	2	0.22%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	49	5.57%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	15	1.70%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	1	0.05%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	1	0.05%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	1	0.05%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	9	0.21%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	28	0.66%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	14	0.35%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	14	0.44%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	7	0.33%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	7	0.23%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	2	0.07%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	11	0.15%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	3	0.04%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	3	0.05%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	11	0.20%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 22
OUT: 70

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	YES	630	22	3.49%	30%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	NO	630	13	2.06%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	13	1.86%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	YES	700	22	3.14%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	2	0.22%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	4	0.43%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	2	0.32%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	4	0.63%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	4	0.43%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	7	0.76%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	30	3.41%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	51	5.80%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	4	0.19%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	4	0.19%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	4	0.19%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	29	0.68%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	17	0.40%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	9	0.22%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	15	0.37%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	9	0.28%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	15	0.47%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	7	0.33%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	4	0.13%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	7	0.23%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	EB	OUT	NO	7,320	6	0.08%	15%
	Orange Ave	Okeechobee Rd	8LD	WB	IN	NO	7,320	11	0.15%	15%
	Okeechobee Rd	Midway Rd	6LD	EB	IN	NO	5,500	11	0.20%	15%
	Okeechobee Rd	Midway Rd	6LD	WB	OUT	NO	5,500	6	0.11%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 73
OUT: 43

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.49	529	7.39%	611	756	629	8	637	756	630	21	658	3.33%	YES	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.51	480	7.39%	554	686	570	90	660	686	880	49	735	5.57%	YES	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.49	461	7.39%	532	659	548	47	595	659	880	15	674	1.70%	YES	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly County Data

Net In: 22
Net Out: 70
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	571	7.39%	659	816	678	15	693	816	630	22	838	3.49%	YES	30%
	McNeil Rd	Selvitz Rd	WB	IN	YES	0.48	527	7.39%	608	753	626	26	652	753	700	22	775	3.14%	YES	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.43	396	7.39%	457	566	471	69	540	566	880	30	570	3.41%	YES	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.57	525	7.39%	605	750	624	98	722	750	880	51	773	5.80%	YES	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly Count Data

Net In: 73
Net Out: 43
Years Grown: 3

Table 1 - Trip Generation

Viva at Treasure Coast East

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi-Family (Low-Rise)	220	206	DU	T = 6.41(X) + 75.31	50%	50%	698	698	1,396
TOTALS							**698**	**698**	**1,396**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi-Family (Low-Rise)	220	206	DU	T = 0.31(X) + 22.85	24%	76%	21	66	87
TOTALS							**21**	**66**	**87**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi-Family (Low-Rise)	220	206	DU	T = 0.43(X) + 20.55	63%	37%	69	40	109
TOTALS							**69**	**40**	**109**

Source: ITE 11th Edition Trip Generation Rates

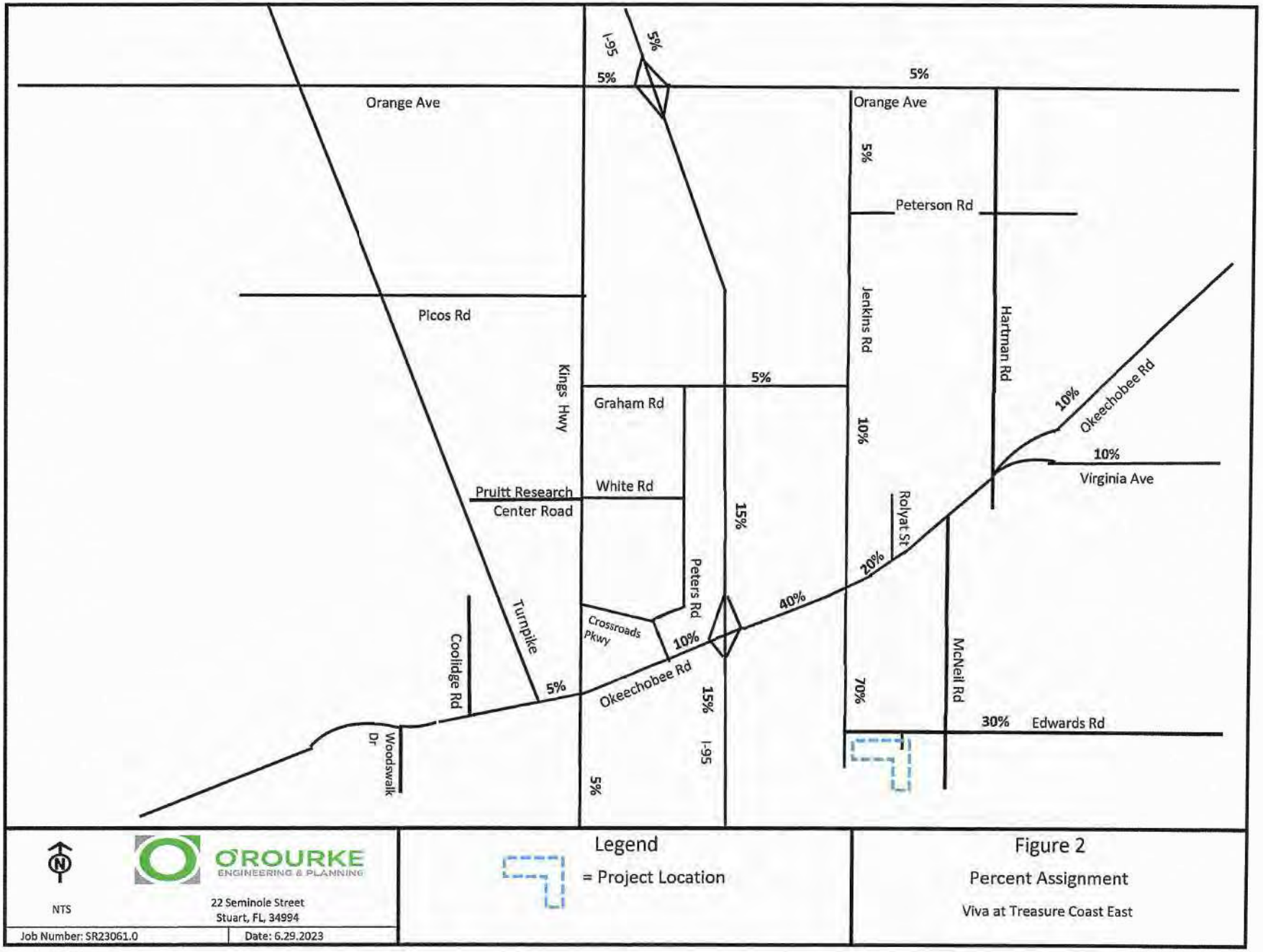

Orange Ave
I-95
5%
5%
5%
Orange Ave
5%
Peterson Rd
Picos Rd
Kings Hwy
Jenkins Rd
Hartman Rd
5%
Graham Rd
10%
10%
Okeechobee Rd
10%
Virginia Ave
Pruitt Research
Center Road
White Rd
15%
Rolyat St
20%
Peters Rd
40%
Turnpike
Crossroads Pkwy
10%
Coolidge Rd
5%
Okeechobee Rd
15%
I-95
McNeil Rd
70%
30%
Edwards Rd
Woodswalk Dr
5%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, FL, 34994
Job Number: SR23061.0
Date: 6.29.2023
Legend
= Project Location
Figure 2
Percent Assignment
Viva at Treasure Coast East

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	NO	630	15	2.38%	70%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	46	7.30%	70%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	20	2.86%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	6	0.86%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	3	0.33%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	1	0.11%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	3	0.48%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	1	0.16%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	7	0.76%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	2	0.22%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	46	5.23%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	15	1.70%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	1	0.05%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	3	0.14%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	3	0.14%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	1	0.05%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	1	0.05%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	3	0.14%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	8	0.19%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	26	0.61%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	13	0.32%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	13	0.41%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	7	0.33%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	7	0.23%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	2	0.07%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	10	0.14%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	3	0.04%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	3	0.05%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	10	0.18%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 21
OUT: 66

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	YES	630	48	7.62%	70%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	28	4.44%	70%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	12	1.71%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	21	3.00%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	2	0.22%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	3	0.33%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	2	0.32%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	3	0.48%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	4	0.43%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	7	0.76%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	28	3.18%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	48	5.45%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	3	0.14%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	3	0.14%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	3	0.14%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	28	0.66%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	16	0.38%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	8	0.20%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	14	0.35%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	8	0.25%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	14	0.44%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	7	0.33%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	4	0.13%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	7	0.23%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	6	0.08%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	10	0.14%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	10	0.18%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	6	0.11%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 69
OUT: 40

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.49	529	7.39%	611	756	629	27	656	756	630 (5)	19	675	3.02%	YES (4)	90%
	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.51	551	7.39%	635	787	655	8	663	787	630 (5)	59	846	9.37%	YES (4)	90%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.51	480	7.39%	554	686	570	93	663	686	880	59	745	6.70%	YES	90%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.49	461	7.39%	532	659	548	48	596	659	880	19	678	2.16%	YES	90%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly County Data

(4) Fails with background traffic therefore improvements assumed in place

(5) Roadway is included in TIP 5-Year road plan but specifics of improvement are unavailable at the moment

Net In: 21
Net Out: 66
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	571	7.39%	659	816	678	16	694	816	630 (5)	62	878	9.84%	YES (4)	90%
	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.48	527	7.39%	608	753	626	27	653	753	630 (5)	36	789	5.71%	YES (4)	90%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.43	396	7.39%	457	566	471	72	543	566	880	36	579	4.09%	YES	90%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.57	525	7.39%	605	750	624	102	726	750	880	62	788	7.05%	YES	90%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly Count Data

(4) Fails with background traffic therefore improvements assumed in place

(5) Roadway is included in TIP 5-Year road plan but specifics of improvement are unavailable at the moment

Net In: 69
Net Out: 40
Years Grown: 3

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	T = 6.41(X) + 75.31	50%	50%	846	845	1,691
TOTALS							**846**	**845**	**1,691**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

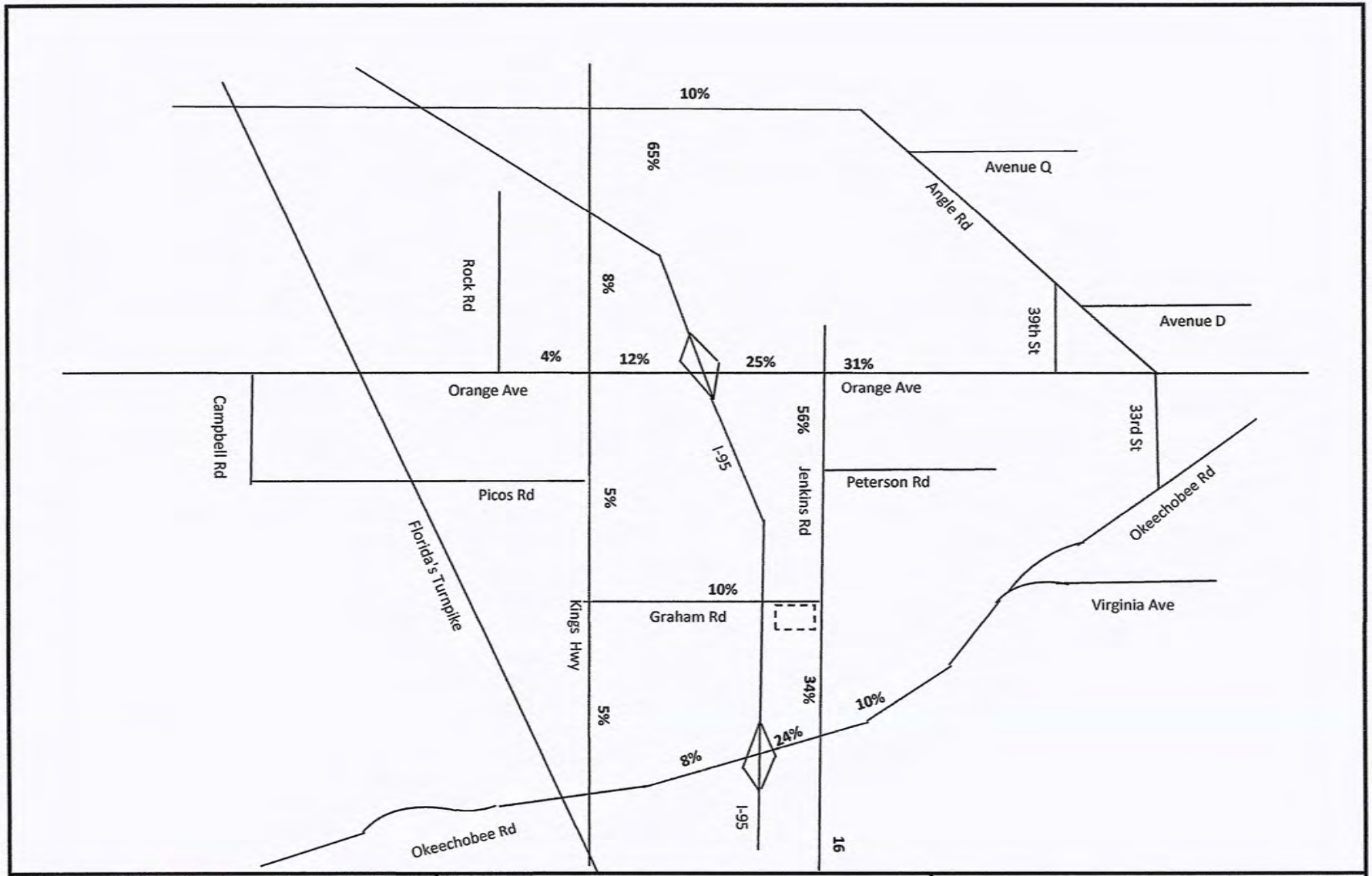
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.31(X) + 22.85	24%	76%	24	77	101
TOTALS							**24**	**77**	**101**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.43(X) + 20.55	63%	37%	81	48	129
TOTALS							**81**	**48**	**129**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22051.0 | Date: 5/26/2022

Legend

= Project Location

Figure 3

Percent Assignment

Hillpointe Residential

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	43	4.67%	56%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	13	1.41%	56%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	43	6.83%	56%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	13	2.06%	56%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	8	0.87%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	26	2.83%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	3	0.28%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	3	0.15%	12%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	9	0.45%	12%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	6	0.30%	25%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	19	0.95%	25%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	24	1.20%	31%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	7	0.35%	31%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	6	0.30%	8%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	8%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	6	0.14%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	18	0.42%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	8	0.20%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	2	0.05%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	8	0.25%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	2	0.06%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 24
Net Out: 77

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
			NB	2L	IN					
	Okeechobee Rd		SB	2L	OUT	YES	920			
	Kings Hwy		EB	2L	IN	NO	1,070			
	bell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2		
	ings Hwy	I-95	EB	4LD	IN	NO	2,000	10		
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	6	0	
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	20	1.0	
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	12	0	
	enkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	15		
	ins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	25		
	Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000			
		Crossroads Pkwy	SB	4LD	OUT	NO	2,000			
		aham Rd	NB	4LD	IN					
		raham Rd	SB							
		Picos Rd								
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	19	0.45%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	12	0.28%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	5	0.12%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	8	0.20%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	5	0.16%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	8	0.25%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 81
Net Out: 48

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	312	DU	T = 6.41(X) + 75.31	50%	50%	1,038	1,037	2,075
TOTALS							**1,038**	**1,037**	**2,075**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	312	DU	T = 0.31(X) + 22.85	24%	76%	29	91	120
TOTALS							**29**	**91**	**120**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	312	DU	T = 0.43(X) + 20.55	63%	37%	98	57	155
TOTALS							**98**	**57**	**155**

Source: ITE 11th Edition Trip Generation Rates

Legend

= Project Location

Figure 2

Percent Assignment

Regatta

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity Peak Hour	Project Percent Assignment
Jenkins Rd.	Owen Holden Rd	Project Driveway	2L	NB	IN	YES	920	14	1.52%	44%
	Owen Holden Rd	Project Driveway	2L	SB	OUT	YES	920	49	5.33%	69%
	Project Driveway	Guilford Rd	2L	NB	OUT	YES	920	47	5.11%	52%
	Project Driveway	Guilford Rd	2L	SB	IN	YES	920	39	4.24%	52%
	Guilford Rd	Patterson Rd	2L	NB	OUT	YES	920	29	3.15%	35%
	Guilford Rd	Patterson Rd	2L	SB	IN	YES	920	32	3.48%	35%
	Patterson Rd	Orange Ave	2L	NB	OUT	NO	920	20	2.17%	35%
	Patterson Rd	Orange Ave	2L	SB	IN	YES	920	32	3.48%	35%
Orange Ave	Campbell Rd	Kings Hwy	4L	NB	IN	NO	1,850	3	0.16%	2%
	Campbell Rd	Kings Hwy	4L	SB	OUT	NO	1,850	3	0.16%	2%
	Kings Hwy	I 95	4LD	EB	IN	NO	2,100	5	0.24%	5%
	Kings Hwy	I 95	4LD	WB	OUT	NO	2,100	15	0.71%	13%
	I 95	Jenkins Rd	4LD	EB	IN	NO	2,100	13	0.62%	13%
	I 95	Jenkins Rd	4LD	WB	OUT	NO	2,100	15	0.71%	13%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	10	0.48%	10%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	19	0.90%	18%
	Hartman	Jungle Rd	4LD	EB	OUT	NO	2,100	10	0.48%	10%
	Hartman	Jungle Rd	4LD	WB	IN	NO	2,100	19	0.90%	18%
Kings Hwy	Owen Holden Rd	Crossroads Pkwy	4LD	EB	IN	NO	2,000	11	0.55%	11%
	Owen Holden Rd	Crossroads Pkwy	4LD	WB	OUT	NO	2,000	9	0.45%	11%
	Crossroads Pkwy	Graham Rd	4LD	EB	IN	NO	2,000	13	0.65%	13%
	Crossroads Pkwy	Graham Rd	4LD	WB	OUT	NO	2,000	13	0.65%	13%
	Graham Rd	Price Rd	4LD	EB	OUT	NO	2,000	15	0.75%	13%
	Graham Rd	Price Rd	4LD	WB	IN	NO	2,000	13	0.65%	13%
	Price Rd	Orange Ave	4LD	EB	OUT	NO	2,000	11	0.55%	10%
	Price Rd	Orange Ave	4LD	WB	IN	NO	2,000	9	0.45%	10%
	Orange Ave	I 95 Overpass	4LD	EB	OUT	NO	2,000	9	0.45%	7%
	Orange Ave	I 95 Overpass	4LD	WB	IN	NO	2,000	2	0.10%	7%
	I 95 Overpass	Jungle Rd	2L	EB	OUT	NO	920	6	0.65%	7%
	I 95 Overpass	Jungle Rd	2L	WB	IN	NO	920	2	0.22%	7%
Owenholden Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	4	0.19%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	3	0.14%	5%
	I95	Jenkins Rd	4LD	EB	IN	NO	2,100	7	0.33%	27%
	I95	Jenkins Rd	4LD	WB	OUT	NO	2,100	23	0.50%	21%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	5	0.22%	10%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	21	1.00%	19%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	3,240	7	0.22%	23%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	3,240	23	0.71%	21%
	Orange Ave	Jenkins Rd	6LD	NB	OUT	NO	3,240	21	0.65%	22%
	Orange Ave	Jenkins Rd	6LD	SB	IN	NO	3,240	9	0.28%	23%

(1) St. Lucie County 2023 Traffic Counts and I-95 Report

IN: 29
OUT: 91

TABLE 2b - Project Percent Impact - PM Peak Hour

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity Peak Hour	Project Percent Assignment
Jenkins Rd	Owen Holden Rd	Project Driveway	2L	NB	IN	YES	920	47	5.11%	69%
	Owen Holden Rd	Project Driveway	2L	SB	OUT	YES	920	21	2.33%	44%
	Project Driveway	Guilford Rd	2L	NB	OUT	YES	920	51	5.54%	52%
	Project Driveway	Guilford Rd	2L	SB	IN	YES	920	29	3.15%	52%
	Guilford Rd	Patterson Rd	2L	NB	OUT	YES	920	32	3.48%	35%
	Guilford Rd	Patterson Rd	2L	SB	IN	YES	920	32	3.48%	35%
	Patterson Rd	Orange Ave	2L	NB	OUT	NO	920	20	2.17%	35%
	Patterson Rd	Orange Ave	2L	SB	IN	YES	920	32	3.48%	35%
Orange Ave	Campbell Rd	Kings Hwy	4L	NB	IN	NO	1,850	3	0.16%	2%
	Campbell Rd	Kings Hwy	4L	SB	OUT	NO	1,850	3	0.16%	2%
	Kings Hwy	I 95	4LD	EB	IN	NO	2,100	7	0.33%	5%
	Kings Hwy	I 95	4LD	WB	OUT	NO	2,100	13	0.62%	13%
	I 95	Jenkins Rd	4LD	EB	IN	NO	2,100	13	0.62%	13%
	I 95	Jenkins Rd	4LD	WB	OUT	NO	2,100	15	0.71%	13%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	10	0.48%	10%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	19	0.90%	18%
	Hartman	Jungle Rd	4LD	EB	OUT	NO	2,100	10	0.48%	10%
	Hartman	Jungle Rd	4LD	WB	IN	NO	2,100	19	0.90%	18%
Kings Hwy	Owen Holden Rd	Crossroads Pkwy	4LD	EB	IN	NO	2,000	11	0.55%	11%
	Owen Holden Rd	Crossroads Pkwy	4LD	WB	OUT	NO	2,000	9	0.45%	11%
	Crossroads Pkwy	Graham Rd	4LD	EB	IN	NO	2,000	13	0.65%	13%
	Crossroads Pkwy	Graham Rd	4LD	WB	OUT	NO	2,000	13	0.65%	13%
	Graham Rd	Price Rd	4LD	EB	OUT	NO	2,000	15	0.75%	13%
	Graham Rd	Price Rd	4LD	WB	IN	NO	2,000	13	0.65%	13%
	Price Rd	Orange Ave	4LD	EB	OUT	NO	2,000	11	0.55%	10%
	Price Rd	Orange Ave	4LD	WB	IN	NO	2,000	9	0.45%	10%
	Orange Ave	I 95 Overpass	4LD	EB	OUT	NO	2,000	9	0.45%	7%
	Orange Ave	I 95 Overpass	4LD	WB	IN	NO	2,000	2	0.10%	7%
	I 95 Overpass	Jungle Rd	2L	EB	OUT	NO	920	6	0.65%	7%
	I 95 Overpass	Jungle Rd	2L	WB	IN	NO	920	2	0.22%	7%
Owenholden Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	5	0.24%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	I95	Jenkins Rd	4LD	EB	IN	NO	2,100	14	0.67%	27%
	I95	Jenkins Rd	4LD	WB	OUT	NO	2,100	12	0.57%	21%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	5	0.24%	10%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	10	0.48%	19%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	3,240	11	0.34%	23%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	3,240	11	0.34%	21%
	Orange Ave	Jenkins Rd	6LD	NB	OUT	NO	3,240	11	0.34%	22%
	Orange Ave	Jenkins Rd	6LD	SB	IN	NO	3,240	22	0.68%	23%

(1) St. Lucie County 2023 Traffic Counts and I-95 Report

IN: 98
OUT: 57

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	324	DU	T = 6.41(X) + 75.31	50%	50%	1,076	1,076	2,152	1,076	1,076	2,152

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	324	DU	T = 0.31(X) + 22.85	24%	76%	30	93	123	30	93	123

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	324	DU	T = 0.43(X) + 20.55	63%	37%	101	59	160	101	59	160

Source: ITE 11th Edition Trip Generation Rates

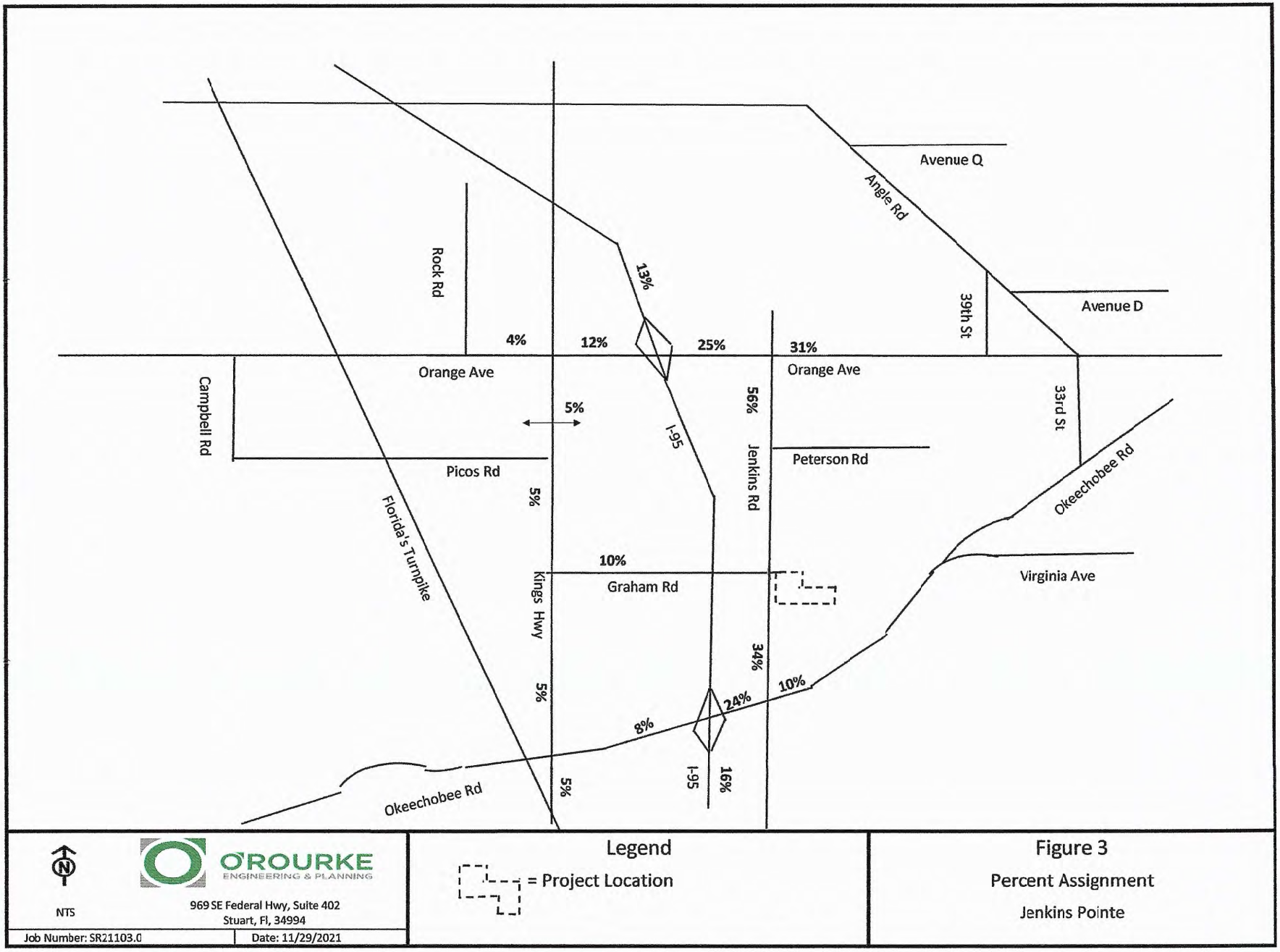

Avenue Q
Angle Rd
Rock Rd
13%
39th St
Avenue D
4%
12%
25%
31%
Orange Ave
Orange Ave
Campbell Rd
5%
56%
33rd St
I-95
Jenkins Rd
Peterson Rd
Picos Rd
Okeechobee Rd
5%
Florida's Turnpike
10%
Graham Rd
Virginia Ave
Kings Hwy
34%
5%
10%
24%
8%
I-95
16%
Okeechobee Rd
5%
NTS
O'ROURKE
ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR21103.0
Date: 11/29/2021
Legend
= Project Location
Figure 3
Percent Assignment
Jenkins Pointe

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	35	3.80%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	11	1.20%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	35	5.56%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	11	1.75%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	5	0.54%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	18	1.96%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	7	0.35%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	4	0.20%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	14	0.70%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	21	1.05%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	6	0.30%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	5	0.25%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	4	0.09%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	4	0.10%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	1	0.02%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	4	0.13%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	1	0.03%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	5	0.79%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	5	0.57%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	2	0.23%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 16
Net Out: 53

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	39	4.24%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	67	7.28%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	39	6.19%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	67	10.63%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	34	3.70%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	20	2.17%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	4	0.37%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	13	0.65%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	8	0.40%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	26	1.30%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	15	0.75%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	24	1.20%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	40	2.00%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	6	0.30%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	10	0.50%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	26	0.61%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	15	0.35%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	5	0.12%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	8	0.20%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	5	0.16%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	8	0.25%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	6	0.95%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	10	1.59%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	6	0.68%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	10	1.14%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 101
Net Out: 59

Celebration Pointe

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	318 Dus	9.57 /DU	3,043
Residential-Townhomes	230	437 DUs	5.86 /DU	2,561
TOTALS		755 Dus		5,604

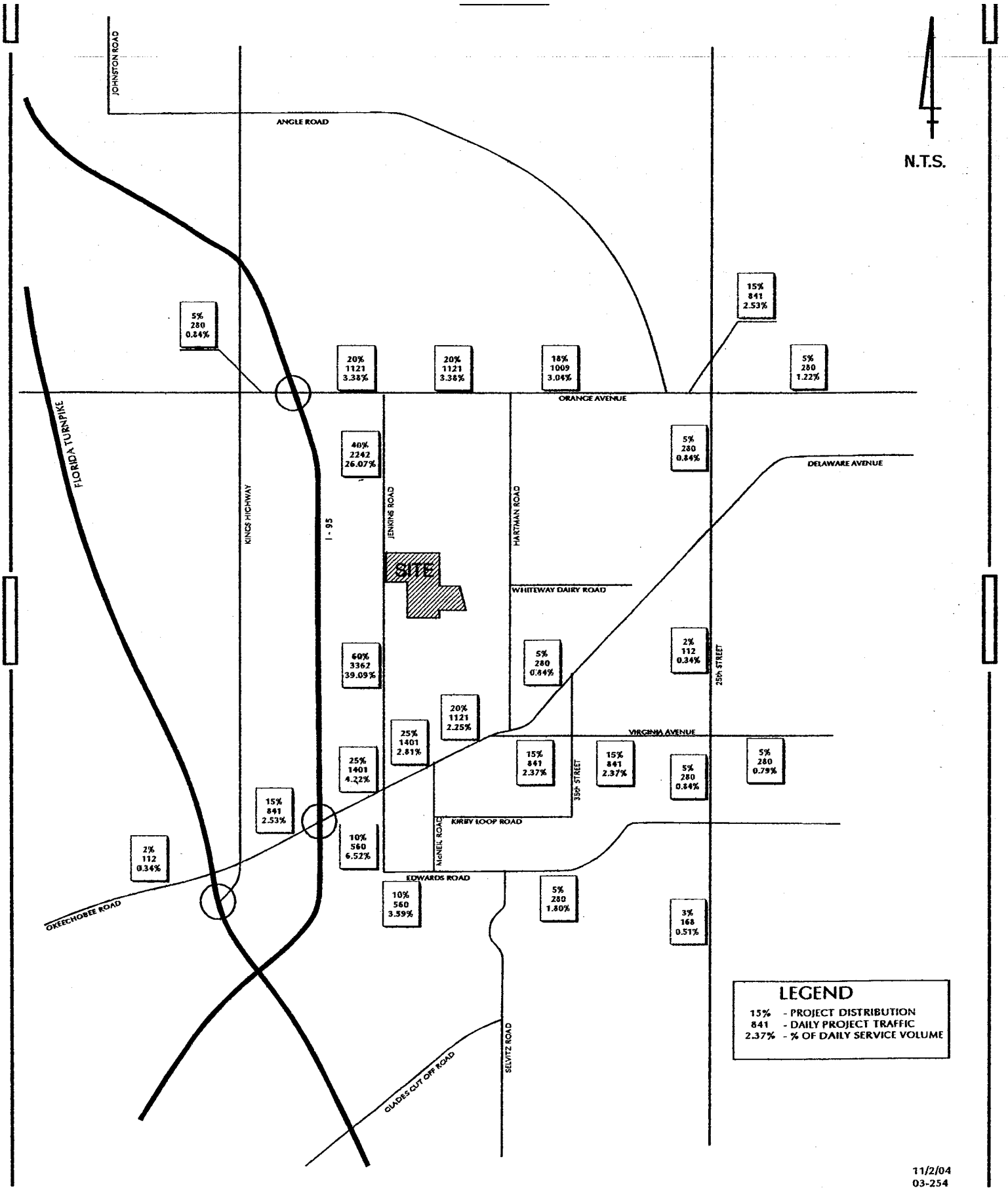
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	0.75 /DU (25/75)	60	179	239
Residential-Townhomes	230	437 DUs	0.44 /DU(17/83)	33	159	192
TOTALS		755 Dus		93	338	431

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	1.01 /DU (64/36)	205	116	321
Residential-Townhomes	230	437 DUs	0.54 /DU(67/33)	158	78	236
TOTALS		755 Dus		363	194	557

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



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03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

Exhibit 5
Celebration Pointe (United Homes)
Future Traffic Conditions

Roadway	Link	Lanes	DAILY					LOS
			Existing (2003) (1)	Committed Trips (1)	Project (2)	Total	LOS C Capacity	
Orange Avenue	West of 13th Street	4	12,500	0	280	12,780	22,900	B
	East of Angle Road	4	15,900	0	841	16,741	33,200	B
	West of Angle Road	4	11,700	0	1,009	12,709	33,200	B
	East of Jenkins Road	4	11,100	0	1,121	12,221	33,200	B
	East of I-95	4	12,800	0	1,121	13,921	33,200	B
	West of I-95	4	17,700	0	280	17,980	33,200	B
Okeechobee Road	West of 33rd Street	4	12,800	0	280	13,080	33,200	B
	West of Virginia Avenue	6	29,900	0	1,121	31,021	49,900	B
	East of Jenkins Road	6	21,000	0	1,401	22,401	49,900	B
	East of I-95	4	26,700	0	1,401	28,101	33,200	C
	West of I-95	4	27,300	0	841	28,141	33,200	C
	East of Turnpike	4	28,800	0	841	29,641	33,200	C
	West of Turnpike	4	7,000	0	112	7,112	33,200	B
Jenkins Road	North of Site	2	5,200	0	2,242	7,442	8,600	C
	South of Site	2	5,200	0	3,362	8,562	8,600	C
	South of Okeechobee Road	2	7,000	0	560	7,560	8,600	C
Virginia Avenue	East of 25th Street	6	26,200	0	841	27,041	35,500	C
	West of 25th Street	6	22,000	0	841	22,841	35,500	C
	East of Okeechobee Road	6	19,700	0	280	19,980	35,500	B
Edwards Road	West of 25th Street	2	10,400	0	280	10,680	15,600	C
	West of Selvitz Road	2	9,100	510	560	10,170	15,600	C
25th Street	South of Orange Avenue	4	19,500	30	280	19,810	33,200	B
	South of Okeechobee Road	4	24,600	181	112	24,893	33,200	C
	South of Virginia Avenue	4	19,500	2,798	280	22,578	33,200	B
	South of Edwards Road (3)	4	16,300	3,078	168	19,546	33,200	B

(1) Source: Spring, 2003 Traffic Counts, St. Lucie Urban Area MPO.
(2) See Exhibit 4.
(3) Analysis reflects roadway improvement.

Whispering Oaks

| NM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek@ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | IUM Directional N/E | | IUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 1 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @ 25% Complete City of Fort Pierce | | | | | Subject to Dat | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | Directional N/E | | Directional S/W | |
|---|---|---

PROJECT TRAFFIC

Alan Construction

Traffic Generation

The study uses trip generation rates for Warehousing (ITE Land Use 150) and General Office Building (ITE Land Use 710) published in the Institute of Traffic Engineers' (ITE) report, *Trip Generation (11th Edition)*. The proposed development plan consists of the following:

Proposed Use

- 13,560 SF of Warehousing (ITE Land Use 150)
- 6,096 SF of General Office Building (ITE Land Use 710)

The proposed project is expected to generate the following net new external and driveway trips:

- 162 daily, 40 AM peak hour (32 in/8 out), and 44 PM peak hour (11 in/33 out) trips.

Table 1 presents the proposed project's trip generation.

Table 1. Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Estimated Maximum Zoning Traffic								
Warehousing	13.560 1000 SF	60	25	19	6	28	8	20
General Office Building	6.096 1000 SF	102	15	13	2	16	3	13
Subtotal		162	40	32	8	44	11	33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		162	40	32	8	44	11	33
NET CHANGE IN DRIVEWAY VOLUMES		162	40	32	8	44	11	33

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Warehousing	150	1000 SF	T = 1.58 (X) + 38.29	0%	77/23	T = 0.12 (X) + 23.62	28/72	T = 0.12 (X) + 26.48
General Office Building	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29

ITE 11th Edition

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Internal Capture

The site contains no internal capture.

Pass-by Trip Capture

The pass-by rate is 0.

Radius of Impact

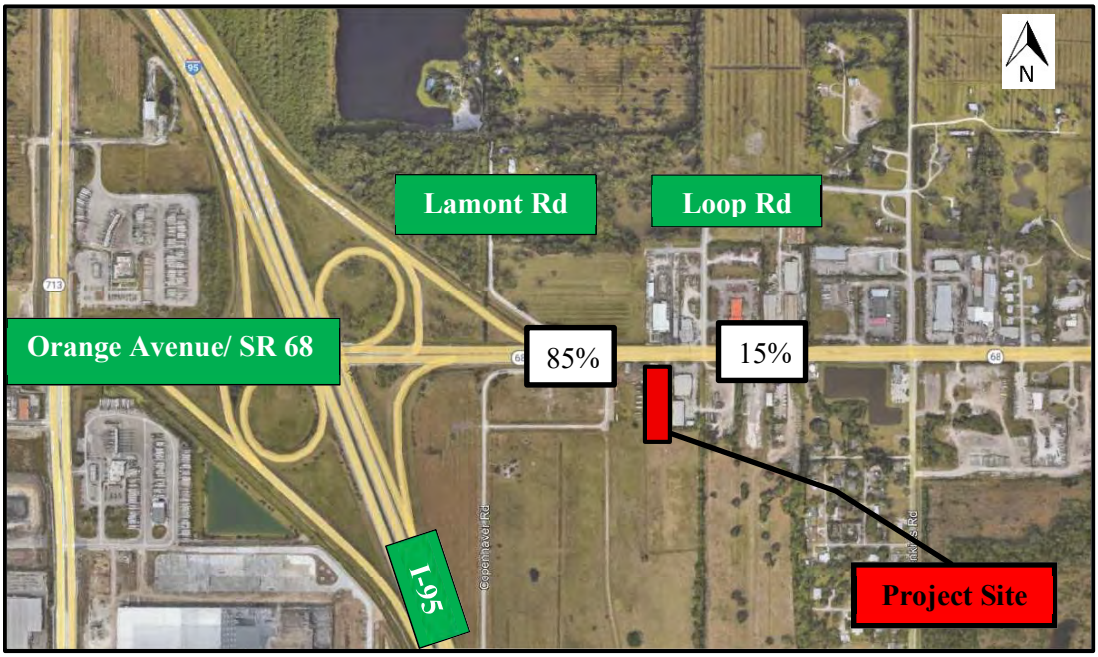
Based on St. Lucie County Traffic impact study (TIS) Methodology and Procedures the radius of impact for daily trips less than 200 is all site driveways connections and segments directly accessed by the proposed development. Therefore Orange Avenue / SR 68 road segment from I-95 to Jenkins radius the radius of impact.

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment were determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions. The distributed external trips for the project were assigned to the roadway network within the radius of influence based on the distribution. The traffic assignment is illustrated in Figure 2.

EAST	-	15 percent
WEST	-	85 percent

Figure 2. Traffic Assigment



SIGNIFICANCE

Significant Impact

The traffic assignment was compared to the roadway capacities. Impacts of greater than one percent (1%) on adjacent road segments and five percent (5%) on all other road segments are considered to have a significant impact. Table 2 displays the roadway segments with significant impacts.

Table 2. Project Impacts – Peak Hour

Roadway	From	To	Lanage	Assign	Project Trips	Service Volume	Significance	Significance Impact?
Orange Avenue / SR 68	I-95	Lamont Rd	4-Lanes	85%	28	1,810	1.55%	no
Orange Avenue / SR 68	Lamont Rd	Loop Road	4-Lanes	100%	33	1,810	1.82%	**YES**
Orange Avenue / SR 68	Loop Road	Jenkins Road	4-Lanes	15%	5	1,810	0.28%	no

HISTORIC GROWTH RATE

In order to provide accurate traffic analysis, the growth rate at each intersection was determined by a volume-weighted averaging of the growth on each leg of the intersection as shown in Table 3. The historic annual growth rate on the surrounding facilities between 2019 and 2024 is 5.3%.

Table 3. Growth Rate Calculation

GROWTH RATE CALCULATION								
		AADT					Annual Absolute Growth	Growth rate
Station	Description	2019	2021	2022	2023	2024		
94-0035	SR 68 / ORANGE AVE - E OF SR 9/I-95	15,300	13,400	16,200	17,700	18,400	770.27027	4.2%
94-4016	I-95 NB OFF RAMP TO EB SR 68/ORANGE AVE	2,600	4,300	4,600		4,400	357.692308	8.1%
94-4518	I-95 SB OFF RAMP TO WB SR-68/ORANGE AVE	1,900	3,200	2,700		2,800	153.846154	5.5%
94-4516	I-95 NB OFF RAMP TO WB SR 68/ORANGE AVE	4,000	5,000	5,600		5,800	369.230769	6.4%
							Historical Growth Rate =	5.3%
							Growth Rate Used =	5.3%

Avalon Crossing

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	249	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	1,168	1,168	2,336
TOTALS							**1,168**	**1,168**	**2,336**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	249	DU	Ln(T) = 0.91Ln(X) + 0.12	25%	75%	43	128	171
TOTALS							**43**	**128**	**171**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	249	DU	Ln(T) = 0.94Ln(X) + 0.27	63%	37%	147	87	234
TOTALS							**147**	**87**	**234**

Source: ITE 11th Edition Trip Generation Rates

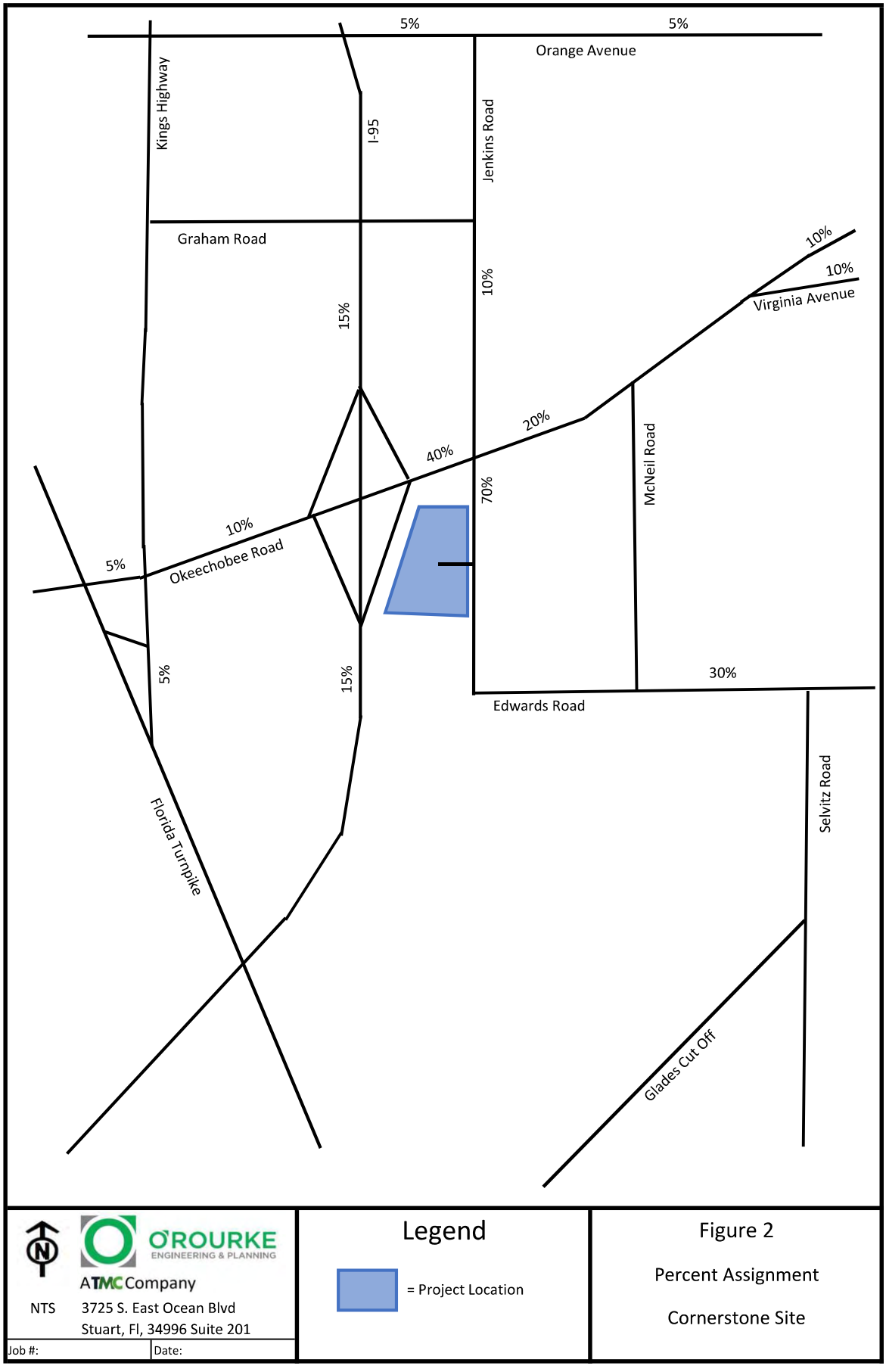

5%
5%
Orange Avenue
Kings Highway
I-95
Jenkins Road
Graham Road
10%
10%
Virginia Avenue
15%
10%
20%
40%
McNeil Road
70%
10%
5%
Okeechobee Road
5%
15%
30%
Edwards Road
Florida Turnpike
Selvitz Road
Glades Cut Off
Legend
= Project Location
Figure 2
Percent Assignment
Cornerstone Site
O'ROURKE
ENGINEERING & PLANNING
ATMC Company
NTS
3725 S. East Ocean Blvd
Stuart, Fl, 34996 Suite 201
Job #:
Date:

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	YES	630	38	6.03%	30%
	Jenkins Rd	McNeil Rd	2L	WB	IN	NO	630	13	2.06%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	YES	700	38	5.43%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	13	1.86%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	6	0.65%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	2	0.22%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	6	0.95%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	2	0.32%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	13	1.41%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	4	0.43%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	90	10.23%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	30	3.41%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	2	0.10%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	6	0.29%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	6	0.29%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	2	0.10%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	6	0.29%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	13	0.31%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	13	0.31%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	17	0.40%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	51	1.20%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	26	0.64%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	9	0.22%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	26	0.82%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	9	0.28%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	13	0.62%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	4	0.19%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	13	0.43%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	4	0.13%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	19	0.26%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	6	0.08%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	6	0.11%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	19	0.35%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 43
OUT: 128

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	NO	630	26	4.13%	30%
	Jenkins Rd	McNeil Rd	2L	WB	IN	YES	630	44	6.98%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	26	3.71%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	YES	700	44	6.29%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	4	0.43%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	7	0.76%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	4	0.63%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	7	1.11%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	9	0.98%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	15	1.63%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	61	6.93%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	103	11.70%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	7	0.33%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	7	0.33%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	7	0.33%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	15	0.35%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	9	0.21%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	15	0.35%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	9	0.21%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	59	1.39%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	35	0.83%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	17	0.42%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	29	0.72%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	17	0.54%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	29	0.91%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	9	0.43%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	15	0.71%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	15	0.50%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	13	0.18%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	22	0.30%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	22	0.40%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	13	0.24%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 147
OUT: 87

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	2024 Peak Hour Volumes (1)	Growth Rate (2)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.51	742	4.94%	857	764	30	794	857	630(5)	38	895	6.03%	YES (4)	30%
	McNeil Rd	Selvitz Rd	WB	OUT	YES	0.51	742	4.94%	857	764	30	794	857	700(5)	38	895	5.43%	YES (4)	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.51	729	4.94%	842	751	169	920	920	880	90	1010	10.23%	YES (4)	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.49	700	4.94%	809	722	58	780	809	880	30	839	3.41%	YES	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2024

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly County Data

(4) Fails with background traffic therefore improvements assumed in place

(5) Roadway is anticipated to be widened

Net In: 43
Net Out: 128
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	2024 Peak Hour Volumes (1)	Growth Rate (2)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	718	4.94%	830	740	33	773	830	630(5)	44	874	6.98%	YES (4)	30%
	McNeil Rd	Selvitz Rd	EB	IN	YES	0.52	718	4.94%	830	740	33	773	830	700(5)	44	874	6.29%	YES (4)	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.43	558	4.94%	645	575	108	683	683	880	61	744	6.93%	YES	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.57	740	4.94%	855	762	174	936	936	880	103	1039	11.70%	YES (4)	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2024

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly Count Data

(4) Fails with background traffic therefore improvements assumed in place

(5) Roadway is anticipated to be widened

Net In: 147
Net Out: 87
Years Grown: 3

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office Building	710	39,752	Sft	Ln(T) = 0.87Ln(X) + 3.05	50%	50%	260	260	520
Warehousing	150	334,258	Sft	T = 1.58(X) + 38.29	50%	50%	283	283	566
TOTAL		**374,010**					**543**	**543**	**1,086**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office Building	710	39,752	Sft	T = 0.86Ln(X) + 1.16	88%	12%	67	9	76
Warehousing	150	334,258	Sft	T = 0.17(X)	77%	23%	44	13	57
TOTAL		**374,010**					**111**	**22**	**133**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office Building	710	39,752	Sft	Ln(T) = 0.83Ln(X) + 1.29	17%	83%	13	64	77
Warehousing	150	334,258	Sft	T = 0.18(X)	28%	72%	17	43	60
TOTAL		**374,010**					**30**	**107**	**137**

Source: ITE 11th Edition Trip Generation Rates

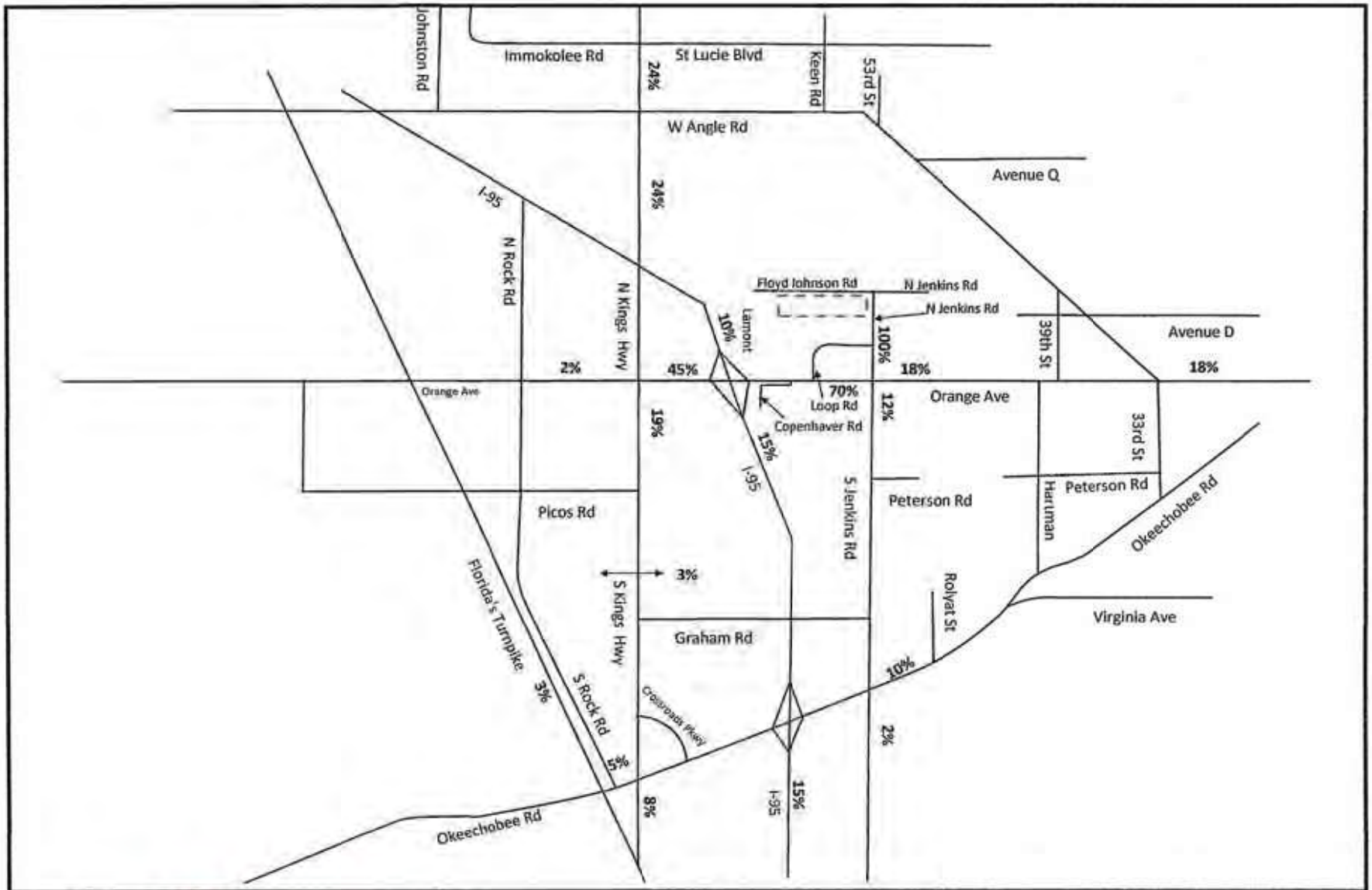

Johnston Rd
Immokolee Rd
St Lucie Blvd
Keen Rd
53rd St
24%
W Angle Rd
Avenue Q
I-95
N Rock Rd
N Kings Hwy
Floyd Johnson Rd
N Jenkins Rd
N Jenkins Rd
Lamont
10%
100%
39th St
Avenue D
18%
2%
45%
18%
Orange Ave
70%
Loop Rd
Copenhaver Rd
Orange Ave
12%
19%
15%
I-95
S Jenkins Rd
33rd St
Peterson Rd
Hartman
Peterson Rd
Okeechobee Rd
Picos Rd
3%
Florida's Turnpike
S Kings Hwy
Rolyat St
Virginia Ave
Graham Rd
10%
S Rock Rd
3%
5%
Crossroads Pkwy
2%
8%
I-95
15%
Okeechobee Rd
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, FL, 34994
Job Number: SR22031.0
Date: 5.30.2023
Legend
= Project Location
Figure 3
Percent Assignment
Orange 95 Commerce Center - Parcels D & E

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity* (1)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Okeechobee Rd	Graham Rd	2L	NB	IN	NO	920	13	1.41%	12%
	Okeechobee Rd	Graham Rd	2L	SB	OUT	NO	920	3	0.33%	12%
	Graham Rd	Peterson Rd	2L	NB	IN	NO	630	13	2.06%	12%
	Graham Rd	Peterson Rd	2L	SB	OUT	NO	630	3	0.48%	12%
	Peterson Rd	Orange Ave	2L	NB	IN	NO	920	13	1.41%	12%
	Peterson Rd	Orange Ave	2L	SB	OUT	NO	920	3	0.33%	12%
	Orange Ave	Loop Rd	2L	NB	IN	YES	616*	111	18.02%	100%
	Orange Ave	Loop Rd	2L	SB	OUT	YES	616*	22	3.57%	100%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	2	0.19%	2%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	0	0.00%	2%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,100	50	2.38%	45%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,100	10	0.48%	45%
	I-95	Jenkins Rd	4LD	EB	IN	YES	2,100	78	3.71%	70%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	15	0.71%	70%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	18%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	20	0.95%	18%
	Hartman	Angle Rd	4LD	EB	OUT	NO	2,100	4	0.19%	18%
	Hartman	Angle Rd	4LD	WB	IN	NO	2,100	20	0.95%	18%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	18	0.90%	16%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	4	0.20%	16%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	18	0.90%	16%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	4	0.20%	16%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	21	1.05%	19%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	4	0.20%	19%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	21	1.05%	19%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	4	0.20%	19%
	Orange Ave	I-95 Overpass	4LD	SB	OUT	NO	2,000	5	0.25%	24%
	Orange Ave	I-95 Overpass	4LD	SB	IN	NO	2,000	27	1.35%	24%
	I-95 Overpass	Angle Rd	2L	NB	OUT	NO	920	5	0.54%	24%
	I-95 Overpass	Angle Rd	2L	SB	IN	NO	920	27	2.93%	24%
	Angle Rd	St. Lucie Blvd	2L	NB	OUT	NO	880	5	0.57%	24%
	Angle Rd	St. Lucie Blvd	2L	SB	IN	YES	880	27	3.07%	24%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	9	0.43%	8%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	2	0.10%	8%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,240	2	0.05%	10%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,240	11	0.26%	10%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	5,500	17	0.31%	15%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	5,500	3	0.05%	15%
	Okeechobee Rd	Orange Ave	8LD	NB	IN	NO	7,320	17	0.23%	15%
	Okeechobee Rd	Orange Ave	8LD	SB	OUT	NO	7,320	3	0.04%	15%
	Orange Ave	Indrio Rd	8LD	NB	OUT	NO	7,320	3	0.04%	10%
	Orange Ave	Indrio Rd	8LD	SB	IN	NO	7,320	11	0.15%	10%

*Peak Hour Sevice Capacity calculated using the 2020 Quality/LOS Handbook (FDOT) (Class I Undivided with -10% non-state and -20% no turn lanes = 880 x 0.70 = 616)

(1) St. Lucie County 2022 Traffic Counts and LOS Report

IN: 111
OUT: 22

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity* (1)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Okeechobee Rd	Graham Rd	2L	NB	IN	NO	920	4	0.43%	12%
	Okeechobee Rd	Graham Rd	2L	SB	OUT	NO	920	13	1.41%	12%
	Graham Rd	Peterson Rd	2L	NB	IN	NO	630	4	0.63%	12%
	Graham Rd	Peterson Rd	2L	SB	OUT	NO	630	13	2.06%	12%
	Peterson Rd	Orange Ave	2L	NB	IN	NO	920	4	0.43%	12%
	Peterson Rd	Orange Ave	2L	SB	OUT	NO	920	13	1.41%	12%
	Orange Ave	Loop Rd	2L	NB	IN	YES	616*	30	4.87%	100%
	Orange Ave	Loop Rd	2L	SB	OUT	YES	616*	107	17.37%	100%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	1	0.09%	2%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	2	0.19%	2%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,100	14	0.67%	45%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,100	48	2.29%	45%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	21	1.00%	70%
	I-95	Jenkins Rd	4LD	WB	OUT	YES	2,100	75	3.57%	70%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	19	0.90%	18%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	5	0.24%	18%
	Hartman	Angle Rd	4LD	EB	OUT	NO	2,100	19	0.90%	18%
	Hartman	Angle Rd	4LD	WB	IN	NO	2,100	5	0.24%	18%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	5	0.25%	16%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	17	0.85%	16%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	5	0.25%	16%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	17	0.85%	16%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	6	0.30%	19%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	20	1.00%	19%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	6	0.30%	19%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	20	1.00%	19%
	Orange Ave	I-95 Overpass	4LD	SB	OUT	NO	2,000	26	1.30%	24%
	Orange Ave	I-95 Overpass	4LD	SB	IN	NO	2,000	7	0.35%	24%
	I-95 Overpass	Angle Rd	2L	NB	OUT	NO	920	26	2.83%	24%
	I-95 Overpass	Angle Rd	2L	SB	IN	NO	920	7	0.76%	24%
	Angle Rd	St. Lucie Blvd	2L	NB	OUT	NO	880	26	2.95%	24%
	Angle Rd	St. Lucie Blvd	2L	SB	IN	NO	880	7	0.80%	24%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	2	0.10%	8%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	9	0.43%	8%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,240	11	0.26%	10%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,240	3	0.07%	10%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	5,500	5	0.09%	15%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	5,500	16	0.29%	15%
	Okeechobee Rd	Orange Ave	8LD	NB	IN	NO	7,320	5	0.07%	15%
	Okeechobee Rd	Orange Ave	8LD	SB	OUT	NO	7,320	16	0.22%	15%
	Orange Ave	Indrio Rd	8LD	NB	OUT	NO	7,320	11	0.15%	10%
	Orange Ave	Indrio Rd	8LD	SB	IN	NO	7,320	3	0.04%	10%

*Peak Hour Sevice Capacity calculated using the 2020 Quality/LOS Handbook (FDOT) (Class I Undivided with -10% non-state and -20% no turn lanes = 880 x 0.70 = 616)

(1) St. Lucie County 2022 Traffic Counts and LOS Report

IN: 30
OUT: 107

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor [1]	Peak Hour Directional Volume (from TPO)	2022 Peak Hour Directional Volumes	Growth Rate	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Loop Rd	NB	IN	YES	-	-	189 [3]	1.00%	193	31	224	616	111	335	18.02%	YES	100%
	Orange Ave	Loop Rd	SB	OUT	YES	-	-	86 [3]	1.00%	88	6	94	616	22	116	3.57%	YES	100%
Orange Ave	I-95	Jenkins Rd	EB	IN	YES	0.593	827	887	1.00%	914	320	1234	2,100	78	1312	3.71%	YES	70%
Kings Hwy	Angle Rd	St. Lucie Blvd	SB	IN	YES	0.433	607	651	1.00%	671	242	913	880	27	940	3.07%	YES [4]	24%

(1) D factor calculated from traffic counts

(2) 2022 St. Lucie County Traffic Counts and LOS Report

(3) Volume from 8/16/2023 traffic count at Orange Ave & Jenkins Rd

(4) Satisfied with Detailed Analysis

Net In: 111
Net Out: 22
Years Grown: 3
Area Wide Weighted Average Growth Rate : 3.56%

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor [1]	Peak Hour Directional Volume (from TPO)	2022 Peak Hour Directional Volumes	Growth Rate	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Loop Rd	NB	IN	YES	-	-	86 [3]	1.00%	88	8	96	616	30	126	4.87%	YES	100%
	Orange Ave	Loop Rd	SB	OUT	YES	-	-	65 [3]	1.00%	67	30	97	616	107	204	17.37%	YES	100%
Orange Ave	I-95	Jenkins Rd	WB	OUT	YES	0.547	778	834	1.00%	860	433	1293	2,100	75	1368	3.57%	YES	70%

(1) D factor calculated from traffic counts

(2) 2022 St. Lucie County Traffic Counts and LOS Report

(3) Volume from 8/16/2023 traffic count at Orange Ave & Jenkins Rd

Net In: 30
Net Out: 107
Years Grown: 3
Area Wide Weighted Average Growth Rate : 3.56%

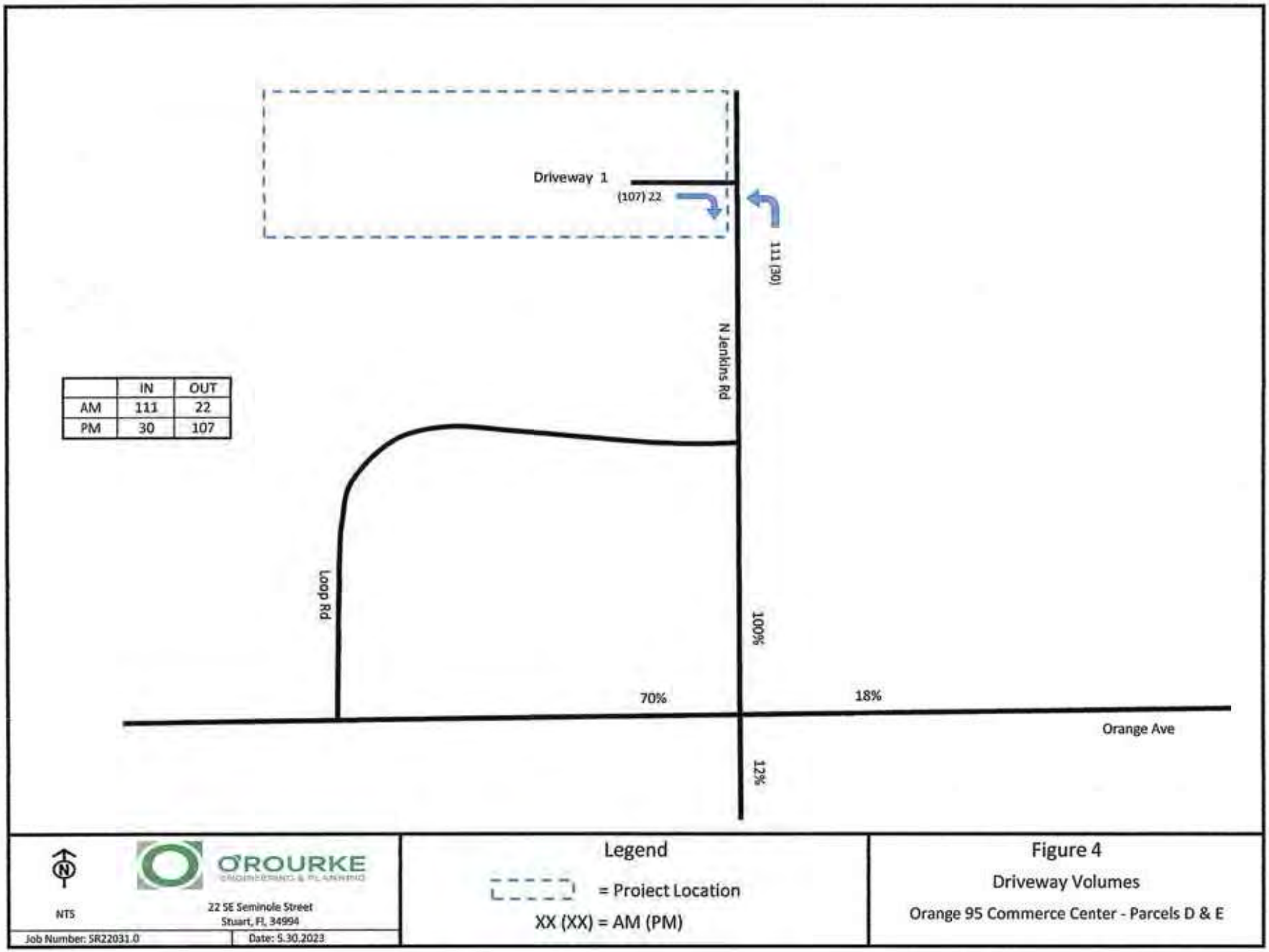

Driveway 1
(107) 22
111 (30)
N Jenkins Rd
IN OUT
AM 111 22
PM 30 107
Loop Rd
100%
70%
18%
Orange Ave
12%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22031.0
Date: 5.30.2023
Legend
= Project Location
XX (XX) = AM (PM)
Figure 4
Driveway Volumes
Orange 95 Commerce Center - Parcels D & E

Table 1 - Trip Generation - Hope Commercial

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	836,500	Sft	T = 1.58(X) + 38.29	50%	50%	680	680	1,360
TOTALS							**680**	**680**	**1,360**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

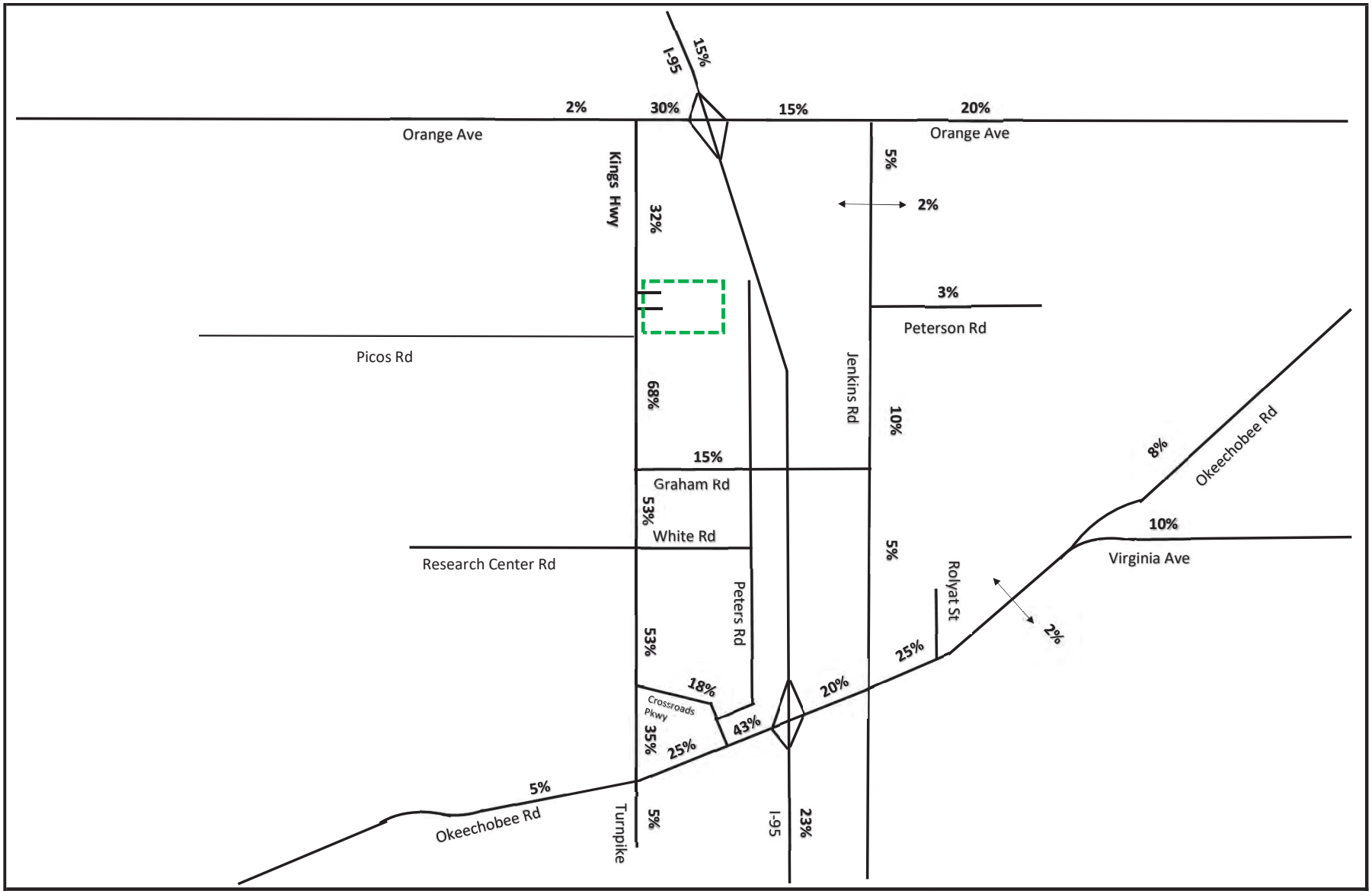
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	836,500	Sft	T = 0.17(X)	77%	23%	109	33	142
TOTALS							**109**	**33**	**142**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	836,500	Sft	T = 0.18(X)	28%	72%	42	109	151
TOTALS							**42**	**109**	**151**

Source: ITE 11th Edition Trip Generation Rates



NTS

TMC Traffic & Mobility CONSULTANTS
Formerly O'Rourke Engineering & Planning
3725 S East Ocean Blvd, Suite 201
Stuart, Fl, 34994

Job Number: SR24087.1 | Date: 4/02/2025

Legend

= Project Location

Figure 2

Percent Assignment

Hope Commercial

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	2000	38	1.90%	35%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	2000	12	0.60%	35%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	2000	58	2.90%	53%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	2000	17	0.85%	53%
	Graham Rd	Picos Rd	NB	IN	**YES**	2000	74	3.70%	68%
	Graham Rd	Picos Rd	SB	OUT	NO	2000	22	1.10%	68%
	Picos Rd	Orange Ave	NB	OUT	NO	2000	11	0.55%	32%
	Picos Rd	Orange Ave	SB	IN	**YES**	2000	35	1.75%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	5	0.79%	15%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	16	2.54%	15%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	3	0.10%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	11	0.36%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	7	0.33%	20%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	22	1.05%	20%
	I-95	Jenkins Rd	EB	OUT	NO	2100	5	0.24%	15%
	I-95	Jenkins Rd	WB	IN	NO	2100	16	0.76%	15%
	Kings Hwy	I - 95	EB	OUT	NO	2100	10	0.48%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	33	1.57%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	1	0.09%	2%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	5	0.54%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	2	0.22%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	3	0.48%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	11	1.75%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	2	0.22%	7%
	Peterson Rd	Orange Ave	SB	IN	NO	920	8	0.87%	7%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	5	0.15%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	2	0.06%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	5	0.24%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	2	0.10%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	14	0.33%	43%
	Kings Hwy	I - 95	WB	IN	NO	4240	47	1.11%	43%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	7	0.17%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	22	0.52%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	8	0.20%	25%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	27	0.67%	25%

(1) St. Lucie County 2024 Traffic Counts and LOS Report & FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	142
Net In:	109
Net Out:	33

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	2000	15	0.75%	35%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	2000	38	1.90%	35%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	2000	22	1.10%	53%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	2000	58	2.90%	53%
	Graham Rd	Picos Rd	NB	IN	NO	2000	29	1.45%	68%
	Graham Rd	Picos Rd	SB	OUT	**YES**	2000	74	3.70%	68%
	Picos Rd	Orange Ave	NB	OUT	**YES**	2000	35	1.75%	32%
	Picos Rd	Orange Ave	SB	IN	NO	2000	13	0.65%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	16	2.54%	15%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	6	0.95%	15%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	11	0.36%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	4	0.13%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	22	1.05%	20%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	8	0.38%	20%
	I-95	Jenkins Rd	EB	OUT	NO	2100	16	0.76%	15%
	I-95	Jenkins Rd	WB	IN	NO	2100	6	0.29%	15%
	Kings Hwy	I - 95	EB	OUT	NO	2100	33	1.57%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	13	0.62%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	2	0.22%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	5	0.54%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	11	1.75%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	4	0.63%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	8	0.87%	7%
	Peterson Rd	Orange Ave	SB	IN	NO	920	3	0.33%	7%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	2	0.06%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	5	0.15%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	2	0.10%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	5	0.24%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	47	1.11%	43%
	Kings Hwy	I - 95	WB	IN	NO	4240	18	0.42%	43%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	22	0.52%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	8	0.19%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	27	0.67%	25%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	11	0.27%	25%

(1) St. Lucie County 2024 Traffic Counts and LOS Report & FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	151
Net In:	42
Net Out:	109

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	5,000	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	29	29	58
Warehousing	150	1,343,250	Sft	T = 1.58(X) + 45.54	50%	50%	1,084	1,084	2,168
TOTALS		**1,348,250**					**1,113**	**1,113**	**2,226**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	5,000	Sft	T = 0.94(X) + 26.49	86%	14%	27	4	31
Warehousing	150	1,343,250	Sft	T = 0.17(X)	77%	23%	176	52	228
TOTALS		**1,348,250**					**203**	**56**	**259**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	5,000	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	1	6	7
Warehousing	150	1,343,250	Sft	T = 0.19(X)	27%	73%	69	186	255
TOTALS		**1,348,250**					**70**	**192**	**262**

Source: ITE 10th Edition Trip Generation Rates

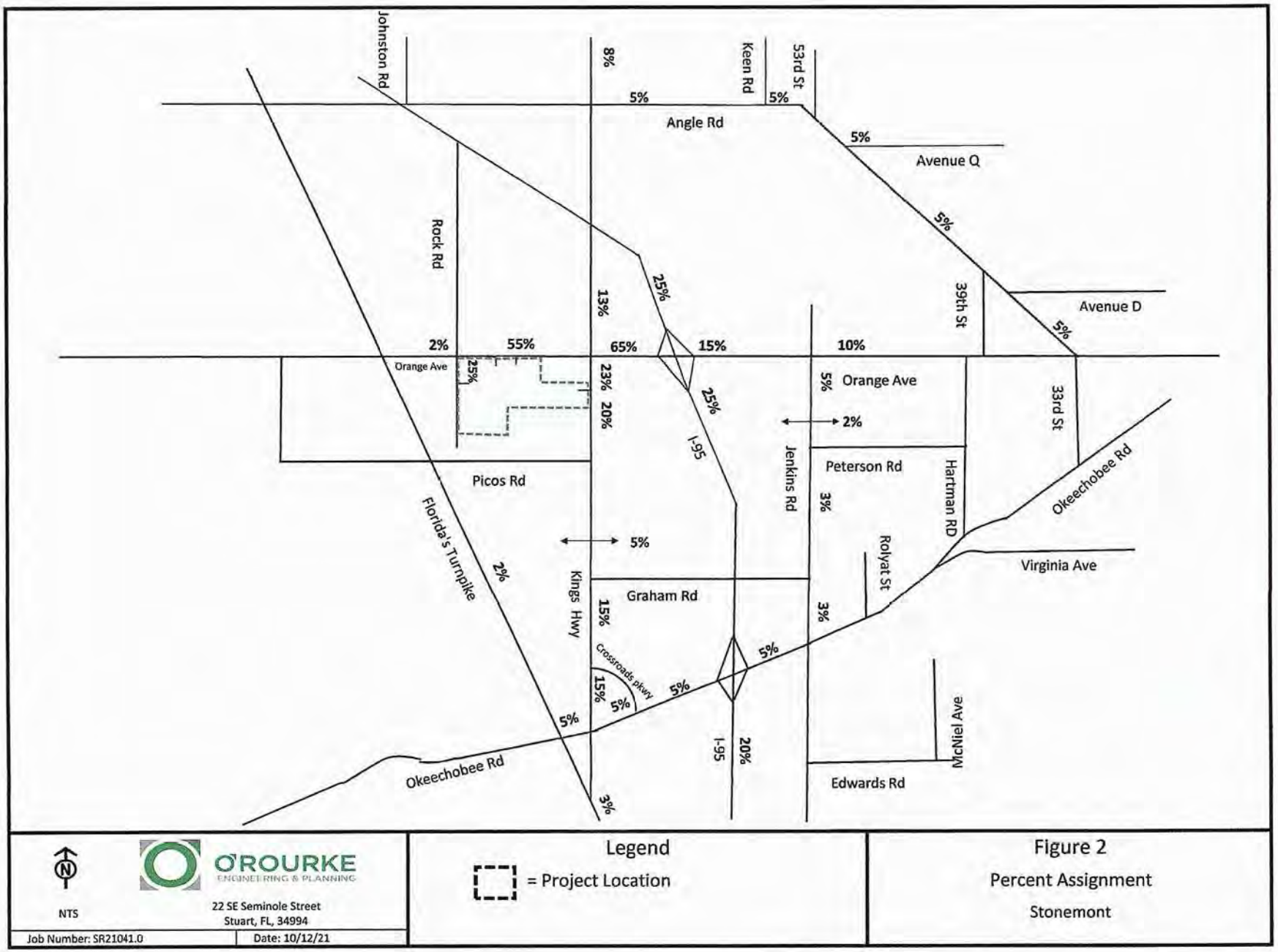

Johnston Rd
Keen Rd
53rd St
Angle Rd
Avenue Q
Avenue D
Rock Rd
39th St
33rd St
Orange Ave
Picos Rd
Peterson Rd
Hartman RD
Jenkins Rd
I-95
Florida's Turnpike
Kings Hwy
Graham Rd
Rolyat St
Virginia Ave
Okeechobee Rd
Crossroads pkwy
McNiel Ave
Edwards Rd
8%
5%
13%
25%
2%
55%
65%
15%
10%
23%
20%
3%
NTS
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, FL, 34994
Job Number: SR21041.0
Date: 10/12/21
Legend
= Project Location
Figure 2
Percent Assignment
Stonemont

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1) (3)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	2000	30	1.50%	15%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	2000	8	0.40%	15%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	2000	30	1.50%	15%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	2000	8	0.40%	15%
	Graham Rd	Picos Rd	NB	IN	NO	2000	41	2.05%	20%
	Graham Rd	Picos Rd	SB	OUT	NO	2000	11	0.55%	20%
	Picos Rd	Orange Ave	NB	IN	YES	2000	47	2.35%	23%
	Picos Rd	Orange Ave	SB	OUT	NO	2000	13	0.65%	23%
	Orange Ave	Angle Rd	NB	OUT	NO	2000	7	0.35%	13%
	Orange Ave	Angle Rd	SB	IN	NO	2000	26	1.30%	13%
	Angle Rd	St Lucie Blvd	NB	OUT	NO	2000	4	0.20%	8%
	Angle Rd	St Lucie Blvd	SB	IN	NO	2000	16	0.80%	8%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	6	0.30%	10%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	20	1.00%	10%
	I-95	Jenkins Rd	EB	OUT	NO	2000	8	0.40%	15%
	I-95	Jenkins Rd	WB	IN	NO	2000	30	1.50%	15%
	Kings Hwy	I-95	EB	OUT	NO	2000	36	1.80%	65%
	Kings Hwy	I-95	WB	IN	YES	2000	132	6.60%	65%
	Project Driveway	Kings Hwy	EB	IN	YES	1070	112	10.47%	55%
	Project Driveway	Kings Hwy	WB	OUT	YES	1070	31	2.90%	55%
Angle Rd	Orange Ave	Ave D	NB	OUT	NO	790	3	0.38%	5%
	Orange Ave	Ave D	SB	IN	NO	790	10	1.27%	5%
	Ave D	Ave Q	NB	OUT	NO	540	3	0.56%	5%
	Ave D	Ave Q	SB	IN	NO	540	10	1.85%	5%
	Ave Q	53rd St	NB	IN	NO	600	10	1.67%	5%
	Ave Q	53rd St	SB	OUT	NO	600	3	0.50%	5%
	53rd St	Keen Rd	EB	OUT	NO	630	3	0.48%	5%
	53rd St	Keen Rd	WB	IN	NO	630	10	1.59%	5%
	Keen Rd	Kings Hwy	EB	OUT	NO	880	3	0.34%	5%
	Keen Rd	Kings Hwy	WB	IN	NO	880	10	1.14%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	6	0.65%	3%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	2	0.22%	3%
	Graham Rd	Peterson Rd	NB	IN	NO	630	6	0.95%	3%
	Graham Rd	Peterson Rd	SB	OUT	NO	630	2	0.32%	3%
	Peterson Rd	Orange Ave	NB	IN	NO	920	10	1.09%	5%
	Peterson Rd	Orange Ave	SB	OUT	NO	920	3	0.33%	5%
Okeechobee Rd	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	10	0.50%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	3	0.15%	5%
	Kings Hwy	Crossroads Pkwy	EB	OUT	NO	4170	3	0.07%	5%
	Kings Hwy	Crossroads Pkwy	WB	IN	NO	4170	10	0.24%	5%
	Crossroads Pkwy	I - 95	EB	OUT	NO	4170	3	0.07%	5%
	Crossroads Pkwy	I - 95	WB	IN	NO	4170	10	0.24%	5%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	3	0.07%	5%
	I - 95	Jenkins Rd	WB	IN	NO	4240	10	0.24%	5%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	4580	41	0.90%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	4580	11	0.24%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	14	0.19%	25%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	51	0.70%	25%

(1) St. Lucie TPO 2019/2020 LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	259
Net In:	203
Net Out:	56

TABLE 2b - Project Percent Impact - PM

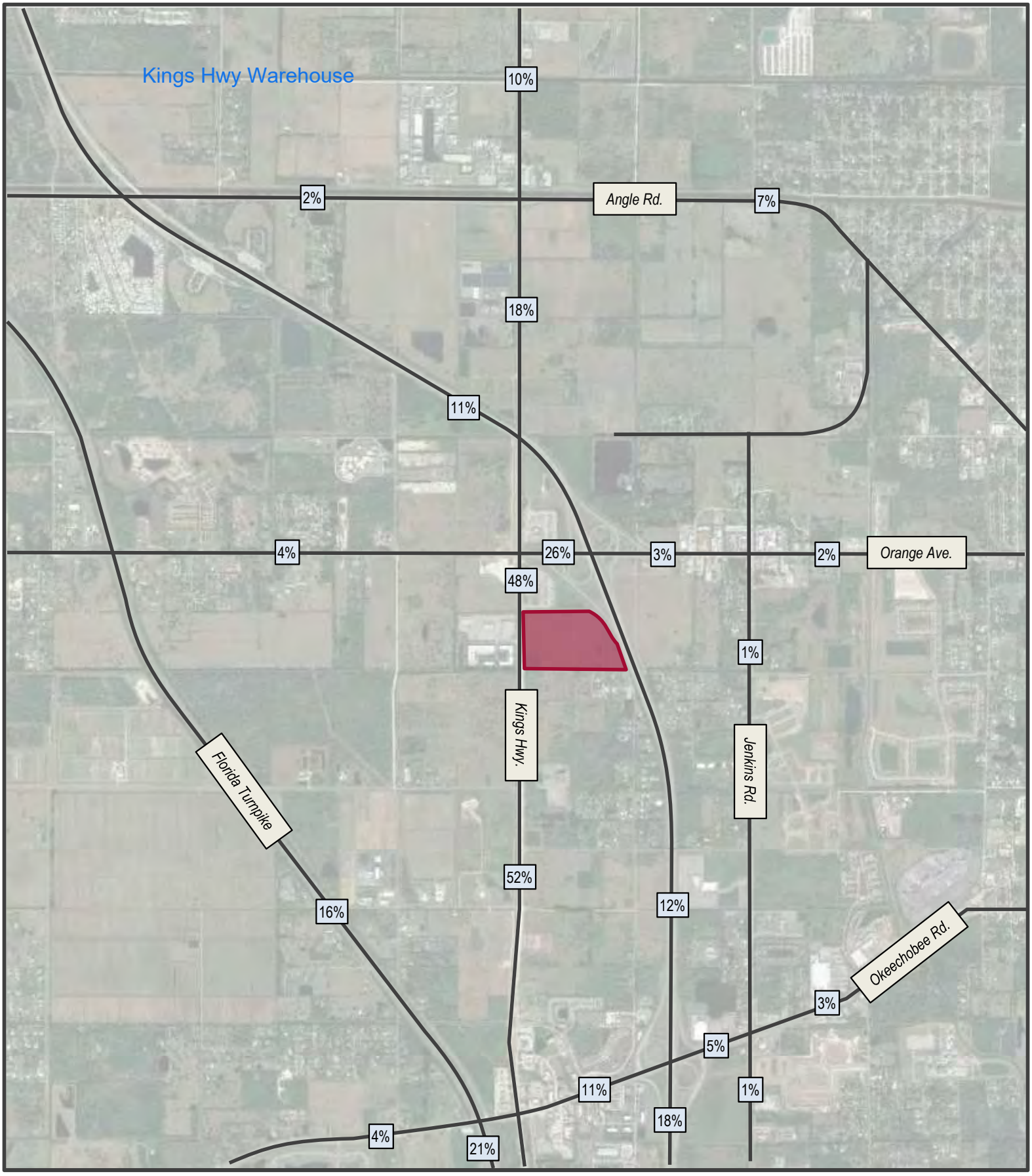
Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1) (3)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	2000	11	0.55%	15%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	2000	29	1.45%	15%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	2000	11	0.55%	15%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	2000	29	1.45%	15%
	Graham Rd	Picos Rd	NB	IN	NO	2000	14	0.70%	20%
	Graham Rd	Picos Rd	SB	OUT	NO	2000	38	1.90%	20%
	Picos Rd	Orange Ave	NB	IN	NO	2000	16	0.80%	23%
	Picos Rd	Orange Ave	SB	OUT	YES	2000	44	2.20%	23%
	Orange Ave	Angle Rd	NB	OUT	NO	2000	25	1.25%	13%
	Orange Ave	Angle Rd	SB	IN	NO	2000	9	0.45%	13%
	Angle Rd	St Lucie Blvd	NB	OUT	NO	2000	15	0.75%	8%
	Angle Rd	St Lucie Blvd	SB	IN	NO	2000	6	0.30%	8%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	19	0.95%	10%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	7	0.35%	10%
	I-95	Jenkins Rd	EB	OUT	NO	2000	29	1.45%	15%
	I-95	Jenkins Rd	WB	IN	NO	2000	11	0.55%	15%
	Kings Hwy	I-95	EB	OUT	YES	2000	125	6.25%	65%
	Kings Hwy	I-95	WB	IN	NO	2000	46	2.30%	65%
	Project Driveway	Kings Hwy	EB	IN	YES	1070	39	3.64%	55%
	Project Driveway	Kings Hwy	WB	OUT	YES	1070	106	9.91%	55%
Angle Rd	Orange Ave	Ave D	NB	OUT	NO	790	10	1.27%	5%
	Orange Ave	Ave D	SB	IN	NO	790	4	0.51%	5%
	Ave D	Ave Q	NB	OUT	NO	540	10	1.85%	5%
	Ave D	Ave Q	SB	IN	NO	540	4	0.74%	5%
	Ave Q	53rd St	NB	IN	NO	600	4	0.67%	5%
	Ave Q	53rd St	SB	OUT	NO	600	10	1.67%	5%
	53rd St	Keen Rd	EB	OUT	NO	630	10	1.59%	5%
	53rd St	Keen Rd	WB	IN	NO	630	4	0.63%	5%
	Keen Rd	Kings Hwy	EB	OUT	NO	880	10	1.14%	5%
	Keen Rd	Kings Hwy	WB	IN	NO	880	4	0.45%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	2	0.22%	3%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	6	0.65%	3%
	Graham Rd	Peterson Rd	NB	IN	NO	630	2	0.32%	3%
	Graham Rd	Peterson Rd	SB	OUT	NO	630	6	0.95%	3%
	Peterson Rd	Orange Ave	NB	IN	NO	920	4	0.43%	5%
	Peterson Rd	Orange Ave	SB	OUT	NO	920	10	1.09%	5%
Okeechobee Rd	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	4	0.20%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	10	0.50%	5%
	Kings Hwy	Crossroads Pkwy	EB	OUT	NO	4170	10	0.24%	5%
	Kings Hwy	Crossroads Pkwy	WB	IN	NO	4170	4	0.10%	5%
	Crossroads Pkwy	I - 95	EB	OUT	NO	4170	10	0.24%	5%
	Crossroads Pkwy	I - 95	WB	IN	NO	4170	4	0.10%	5%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	10	0.24%	5%
	I - 95	Jenkins Rd	WB	IN	NO	4240	4	0.09%	5%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	4580	14	0.31%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	4580	38	0.83%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	48	0.66%	25%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	18	0.25%	25%

(1) St. Lucie TPO 2019/2020 LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

(3) FDOT 2018 Generalized Service Volume Tables

Two-Way:	262
Net In:	70
Net Out:	192



NORTH

LEGEND

Site Location

FIGURE 2
Kings Highway Warehouse
KH #046265006
Project Distribution

Kimley»Horn

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The site currently is currently vacant and is proposed to be developed with 658,000 sf of high-cube parcel hub warehouse uses.

Trip Generation

The trip generation potential for the proposed development program was calculated using trip generation rates and equations published by the Institute of Transportation Engineers' (ITE) Trip Generation Report, Tenth Edition. As indicated in Table 1, the proposed development is projected to generate an 5,100 net new external daily trips, 683 net new external AM peak hour trips (+342 in, +341 out), and an additional 674 net new external PM peak hour trips (+458 in, +216 out).

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
High-Cube Parcel Hub Warehouse	658.000 KSF	5,100	683	342	341	674	458	216
Driveway Volumes		**5,100**	**683**	**342**	**341**	**674**	**458**	**216**

Land Use	Daily	AM Peak Hour	PM Peak Hour
High-Cube Parcel Hub Warehouse	7.75 trip/KSF	T = 1.37(X) - 218.14 (50% in, 50% out)	T = 1.41(X) - 254.12 (68% in, 32% out)

Traffic Distribution and Assignment

A projected traffic distribution plan was developed based on a review of the existing roadway distribution. Existing Annual Average Daily Traffic (AADT) was used to determine the percent distribution using each link. Figure 2 illustrates the proposed roadway link assignment. Using these percentages, project traffic was then assigned to the surrounding roadway network projected to be in place by 2026.

Table 3: PM Peak Hour Significance Calculations

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT TRIPS							
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
King's Highway	Okeechobee Road	Project Driveway	4LD	1,800	52%	i	238	112	13.22%	Yes	6.22%	Yes
King's Highway	Project Driveway	Orange Avenue	4LD	1,800	48%	o	104	220	5.78%	Yes	12.22%	Yes
King's Highway	Orange Avenue	Angle Road	4LD	1,800	18%	o	39	82	2.17%	No	4.56%	Yes
King's Highway	Angle Road	North of Angle Road	4LD	1,800	10%	o	22	46	1.22%	No	2.56%	No
Orange Avenue	West of King's Highwa	King's Highway	2L	1,070	4%	i	18	9	1.68%	No	0.84%	No
Orange Avenue	King's Highway	I-95 West	4LD	2,000	26%	o	56	119	2.80%	No	5.95%	Yes
Orange Avenue	I-95 West	I-95 East	4LD	2,000	14%	o	30	64	1.50%	No	3.20%	Yes
Orange Avenue	I-95 East	Jenkins Road	4LD	2,000	3%	o	6	14	0.30%	No	0.70%	No
Orange Avenue	Jenkins Road	East of Jenkins Road	4LD	2,000	2%	o	4	9	0.20%	No	0.45%	No
Okeechobee Road	West of Florida's Turn	Florida's Turnpike/King	4LD	1,810	4%	i	18	9	0.99%	No	0.50%	No
Okeechobee Road	Florida's Turnpike/Kin	I-95 SB	8LD	4,170	11%	o	24	50	0.58%	No	1.20%	No
Okeechobee Road	I-95 SB	I-95 NB	8LD	4,170	5%	o	11	23	0.26%	No	0.55%	No
Okeechobee Road	I-95 NB	Jenkins Road	8LD	4,240	5%	o	11	23	0.26%	No	0.54%	No
Okeechobee Road	Jenkins Road	East of Jenkins Road	8LD	4,040	3%	o	6	14	0.15%	No	0.35%	No
I-95	South of Okeechobee R	Okeechobee Road	6LX	4,580	18%	i	82	39	1.79%	No	0.85%	No
I-95	Okeechobee Road	Orange Avenue	8LX	4,580	12%	i	55	26	1.20%	No	0.57%	No
I-95	Orange Avenue	North of Orange Avenue	8LX	7,320	11%	o	24	50	0.33%	No	0.68%	No
Florida's Turnpike	South of Okeechobee R	Okeechobee Road	4LX	3,020	21%	i	96	45	3.18%	Yes	1.49%	No
Florida's Turnpike	Okeechobee Road	North of Okeechobee Rd	4LX	3,020	16%	o	35	73	1.16%	No	2.42%	No
Jenkins Road	South of Okeechobee R	Okeechobee Road	2L	880	1%	i	5	2	0.57%	No	0.23%	No
Jenkins Road	Okeechobee Road	Orange Avenue	2L	880	1%	i	5	2	0.57%	No	0.23%	No
Jenkins Road	Orange Avenue	North of Orange Avenue	2L	880	0%	o	0	0	0.00%	No	0.00%	No
Angle Road	West of Kings Highway	Kings Highway	2L	880	2%	i	9	4	1.02%	No	0.45%	No
Angle Road	Kings Highway	East of Kings Highway	2L	880	7%	o	15	32	1.70%	No	3.64%	Yes

2. TRIP GENERATION

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehousing	150	T=1.58(X)+38.29	77%	23%	0.17	28%	72%	0.18
Small Office Building	712	14.39	82%	18%	1.67	34%	66%	2.16

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 143, 12 (9 In/3 Out) and 14 (5 In/9 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehousing	17,975 SF	67	2	1	3	1	2	3
Small Office Building	5,300 SF	76	7	2	9	4	7	11
Net Proposed Traffic		***143***	***9***	***3***	***12***	***5***	***9***	***14***

5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links in the project vicinity, as well as the signalized intersections.

Table 4: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Kings Hwy[1]	Orange Ave To Road G		920	100%	9	0.98%
	Road G To Angle Rd		920	0%	0	0%

As can be seen in Table 4, the project impact to the first connection to the Major Road Network will consume less than one percent (1%) of the peak-hour peak-direction capacity while the remaining Major Roadway Segments will consume less than five percent (5%). Therefore, the proposed project will have a De Minimis impact.

Exhibit 5 includes 2025 field data collection and the latest Peak Season Factors from FDOT. Table 5 includes Level of Service analysis on the first accessible links as required by the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie*. As shown in Table 5, the first accessible link meets the adopted service volume.

[1] This is the project's first connection to the Major Road Network. According to the St Lucie TPO Transportation Improvement Program (TIP) - FY 2024/25 - FY 2028/2029, this link is being widened to 4 lanes. Under the existing and new geometry, the project will have a De Minimis impact on the transportation network.

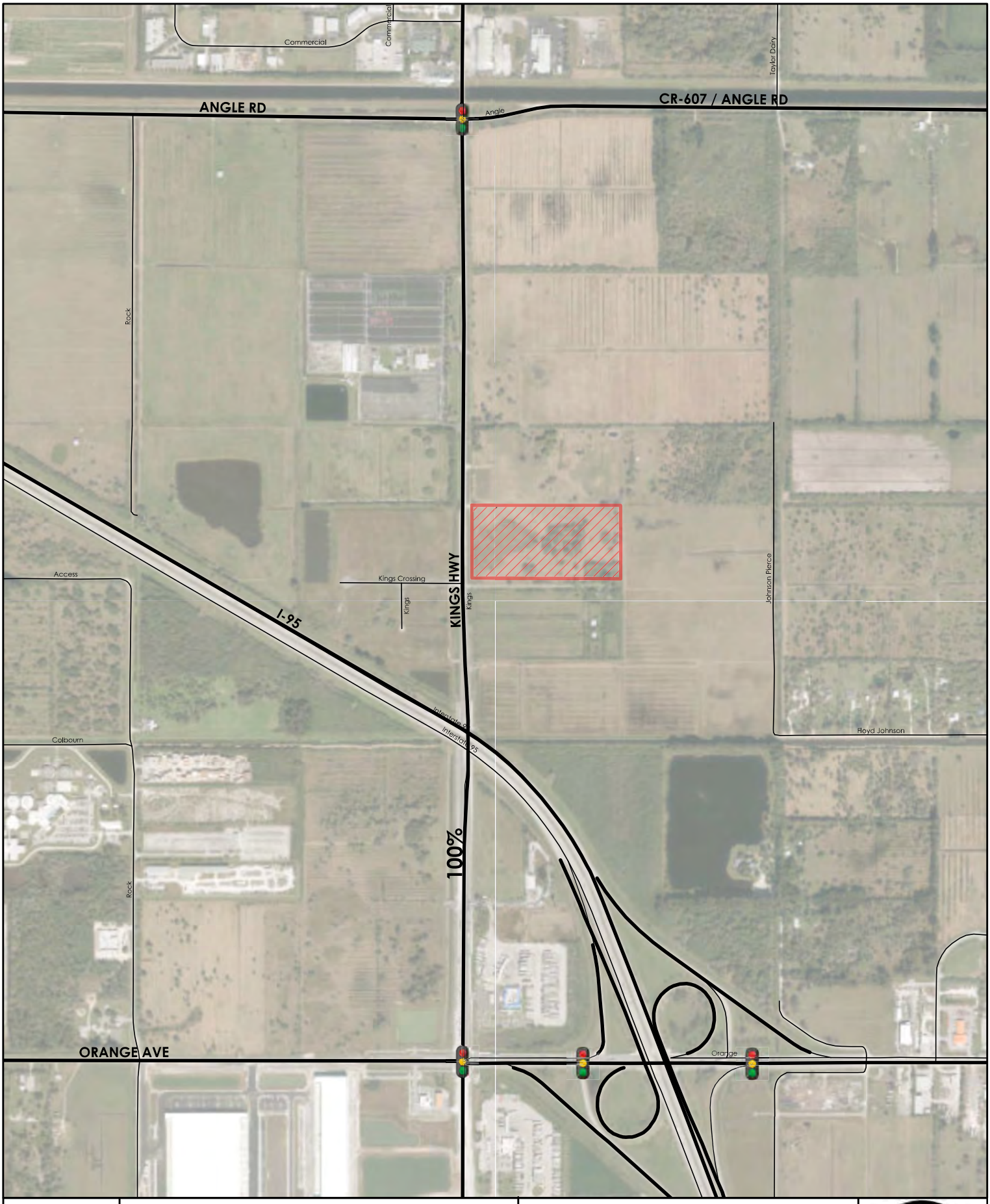


Figure 2: Traffic Assignment OLD DOMINION FL

7-Eleven at Kings/Angle

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Convenience Market with Gas Pumps / Fueling Position	945	14	Fueling Positions	T = 257.13(X)	50%	50%	1,800	1,800	3,600	1,350	1,350	2,700	75.0%	450	450	900
TOTALS							**1,800**	**1,800**	**3,600**	**1,350**	**1,350**	**2,700**	**75.0%**	**450**	**450**	**900**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

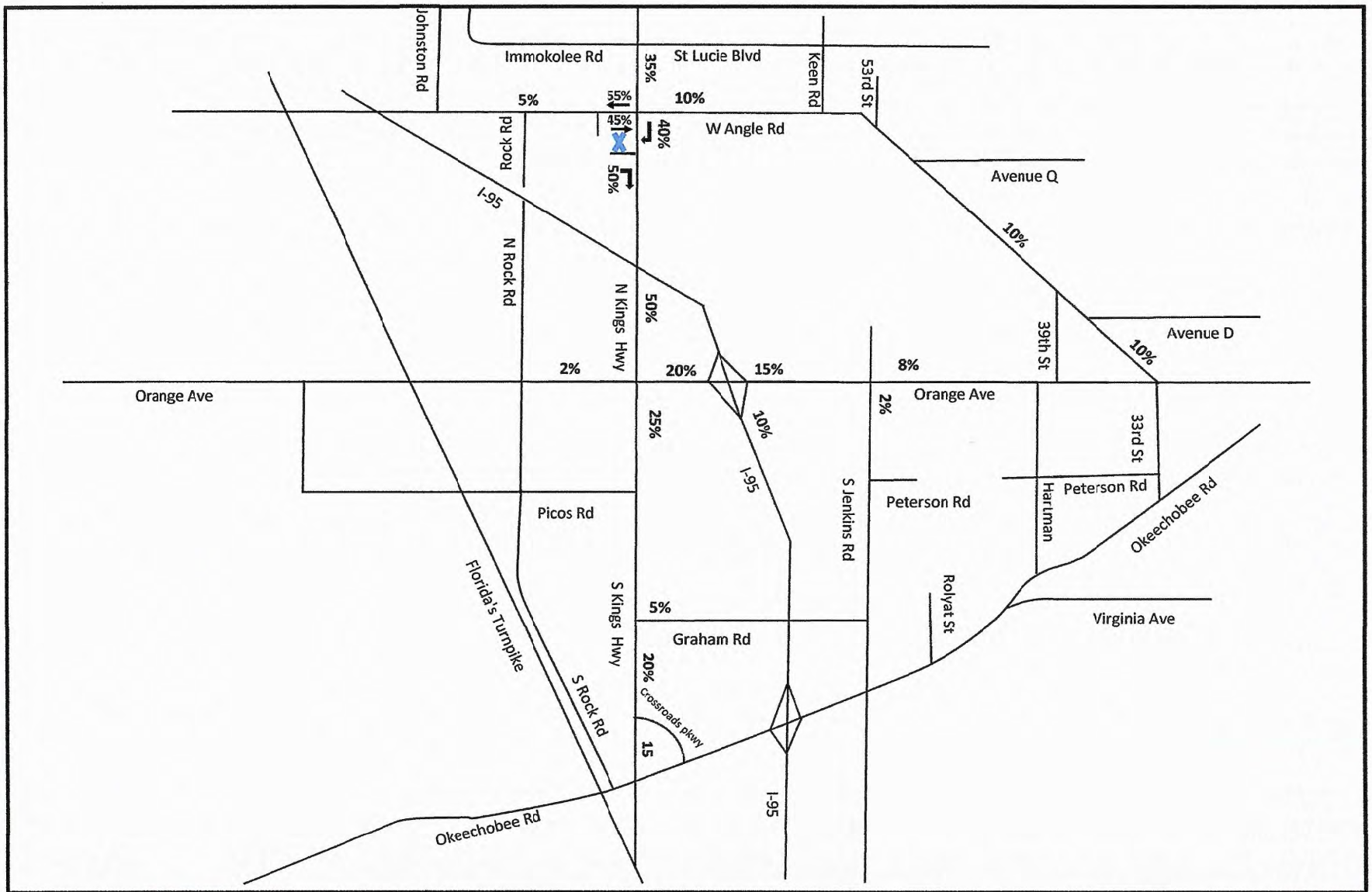
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Convenience Market with Gas Pumps / Fueling Position	945	14	Fueling Positions	T = 27.04 (X)	50%	50%	190	189	379	144	144	288	76.0%	46	45	91
TOTALS							**190**	**189**	**379**	**144**	**144**	**288**	**76.0%**	**46**	**45**	**91**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Convenience Market with Gas Pumps / Fueling Position	945	14	Fueling Positions	T = 22.76 (X)	50%	50%	160	159	319	120	119	239	75.0%	40	40	80
TOTALS							**160**	**159**	**319**	**120**	**119**	**239**	**74.9%**	**40**	**40**	**80**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL, 34994

Job Number:

Date: 11.2022

Legend

= Project Location

Figure 3

Percent Assignment

7-Eleven Angle Road

TABLE 2a - 2024 Project Percent Impact - AM

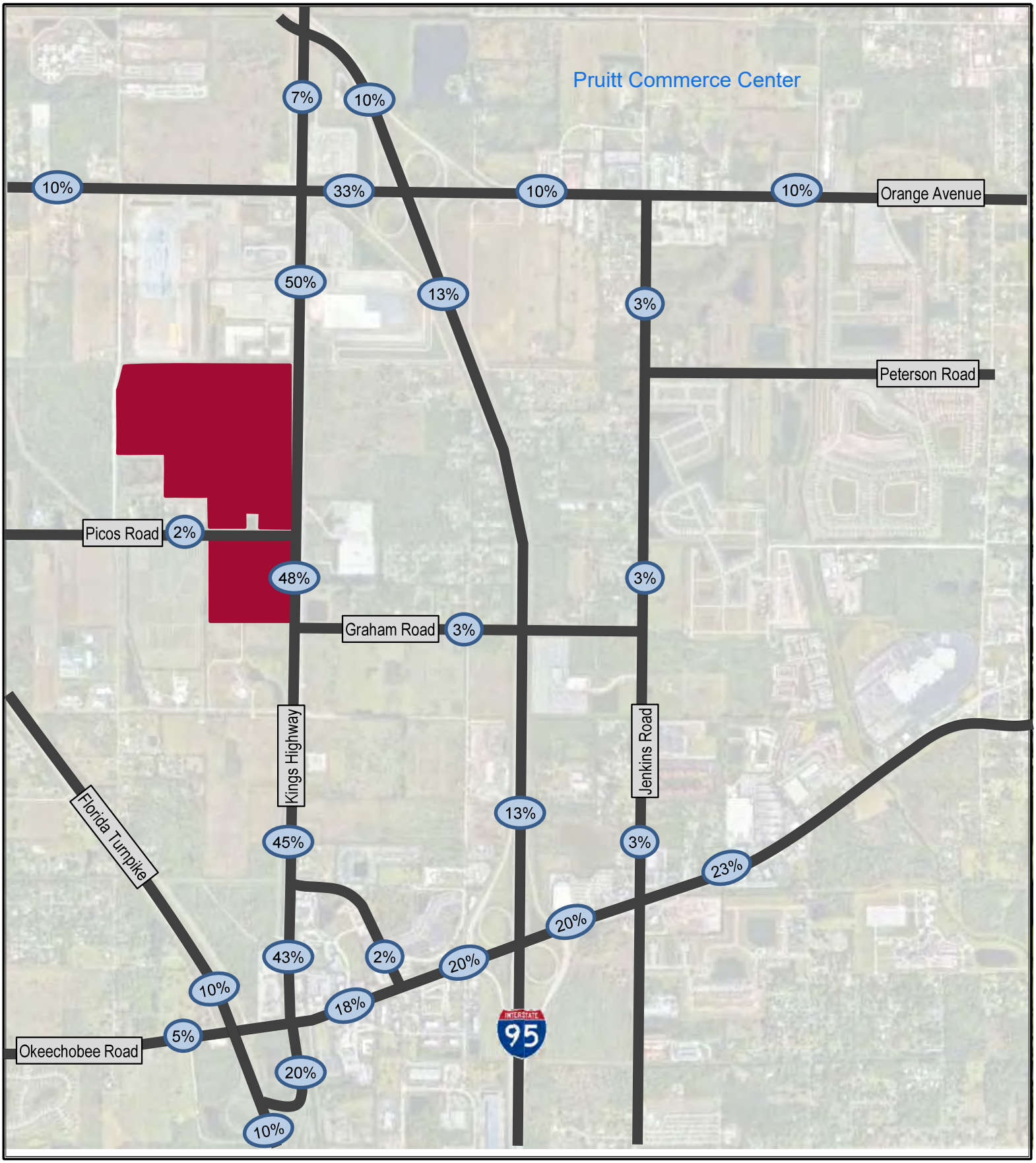
Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2024 Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	IN	NO	920	1	0.11%	2%
	Orangen Ave	Peterson Rd	2L	SB	OUT	NO	920	1	0.11%	2%
	Peterson Rd	Okeechobee Rd	2L	NB	IN	NO	630	1	0.16%	2%
	Peterson Rd	Okeechobee Rd	2L	SB	OUT	NO	630	1	0.16%	2%
Orange Ave	Rock Rd	Kings Hwy	2L	EB	IN	NO	1,070	2	0.19%	5%
	Rock Rd	Kings Hwy	2L	WB	OUT	NO	1,070	2	0.19%	5%
	Kings Hwy	I-95	4LD	EB	OUT	NO	2,100	9	0.43%	20%
	Kings Hwy	I-95	4LD	WB	IN	NO	2,100	9	0.43%	20%
	I-95	Jenkins Rd	4LD	EB	OUT	NO	2,100	5	0.24%	10%
	I-95	Jenkins Rd	4LD	WB	IN	NO	2,100	5	0.24%	10%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	8%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	4	0.19%	8%
Kings Hwy	Okeechobee Rd	Picos Rd	4LD	NB	IN	NO	2,000	12	0.60%	25%
	Okeechobee Rd	Picos Rd	4LD	SB	OUT	NO	2,000	11	0.55%	25%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	12	0.60%	25%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	11	0.55%	25%
	Orange Ave	I-95 Overpass	4LD	NB	IN	NO	2,000	23	1.15%	50%
	Orange Ave	I-95 Overpass	4LD	SB	OUT	NO	2,000	23	1.15%	50%
	I-95 Overpass	Angle Rd	2L	NB	IN	NO	2,000	23	1.15%	50%
	I-95 Overpass	Angle Rd	2L	SB	OUT	NO	2,000	23	1.15%	50%
	Angle Rd	St. Lucie Blvd	2L	NB	OUT	NO	880	16	1.82%	35%
	Angle Rd	St. Lucie Blvd	2L	SB	IN	NO	880	16	1.82%	35%
	St. Lucie	Indrio Rd	2L	NB	OUT	NO	880	14	1.59%	30%
	St. Lucie	Indrio Rd	2L	SB	IN	NO	880	14	1.59%	30%
St. Lucie Blvd	Kings Hwy	Keen Rd	2L	EB	OUT	NO	880	2	0.23%	5%
	Kings Hwy	Keen Rd	2L	WB	IN	NO	880	2	0.23%	5%
Angle Rd	Orange Ave	Avenue D	2L	NB	IN	NO	840	5	0.60%	10%
	Orange Ave	Avenue D	2L	SB	OUT	NO	840	5	0.60%	10%
	Avenue D	Avenue Q	2L	NB	IN	NO	580	5	0.86%	10%
	Avenue D	Avenue Q	2L	SB	OUT	NO	580	5	0.86%	10%
	Avenue Q	53rd St	2L	NB	IN	NO	640	5	0.78%	10%
	Avenue Q	53rd St	2L	SB	OUT	NO	640	5	0.78%	10%
	53rd St	Keen Rd	2L	EB	OUT	NO	630	5	0.79%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	5	0.79%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	5	0.57%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	5	0.57%	10%
	Kings Hwy	Rock Rd	2L	EB	OUT	NO	1,480	20	1.35%	45%
	Kings Hwy	Rock Rd	2L	WB	IN	NO	1,480	25	1.69%	55%

IN: 46
OUT: 45

TABLE 2b - 2024 Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2024 Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	IN	NO	920	1	0.11%	2%
	Orangen Ave	Peterson Rd	2L	SB	OUT	NO	920	1	0.11%	2%
	Peterson Rd	Okeechobee Rd	2L	NB	IN	NO	630	1	0.16%	2%
	Peterson Rd	Okeechobee Rd	2L	SB	OUT	NO	630	1	0.16%	2%
Orange Ave	Rock Rd	Kings Hwy	2L	EB	IN	NO	1,070	2	0.19%	5%
	Rock Rd	Kings Hwy	2L	WB	OUT	NO	1,070	2	0.19%	5%
	Kings Hwy	I-95	4LD	EB	OUT	NO	2,100	8	0.38%	20%
	Kings Hwy	I-95	4LD	WB	IN	NO	2,100	8	0.38%	20%
	I-95	Jenkins Rd	4LD	EB	OUT	NO	2,100	4	0.19%	10%
	I-95	Jenkins Rd	4LD	WB	IN	NO	2,100	4	0.19%	10%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	3	0.14%	8%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	3	0.14%	8%
Kings Hwy	Okeechobee Rd	Picos Rd	4LD	NB	IN	NO	2,000	10	0.50%	25%
	Okeechobee Rd	Picos Rd	4LD	SB	OUT	NO	2,000	10	0.50%	25%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	10	0.50%	25%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	10	0.50%	25%
	Orange Ave	I-95 Overpass	4LD	NB	IN	NO	2,000	20	1.00%	50%
	Orange Ave	I-95 Overpass	4LD	SB	OUT	NO	2,000	20	1.00%	50%
	I-95 Overpass	Angle Rd	2L	NB	IN	NO	2,000	20	1.00%	50%
	I-95 Overpass	Angle Rd	2L	SB	OUT	NO	2,000	20	1.00%	50%
	Angle Rd	St. Lucie Blvd	2L	NB	OUT	NO	880	14	1.59%	35%
	Angle Rd	St. Lucie Blvd	2L	SB	IN	NO	880	14	1.59%	35%
	St. Lucie	Indrio Rd	2L	NB	OUT	NO	880	12	1.36%	30%
	St. Lucie	Indrio Rd	2L	SB	IN	NO	880	12	1.36%	30%
St. Lucie Blvd	Kings Hwy	Keen Rd	2L	EB	OUT	NO	880	2	0.23%	5%
	Kings Hwy	Keen Rd	2L	WB	IN	NO	880	2	0.23%	5%
Angle Rd	Orange Ave	Avenue D	2L	NB	IN	NO	840	4	0.48%	10%
	Orange Ave	Avenue D	2L	SB	OUT	NO	840	4	0.48%	10%
	Avenue D	Avenue Q	2L	NB	IN	NO	580	4	0.69%	10%
	Avenue D	Avenue Q	2L	SB	OUT	NO	580	4	0.69%	10%
	Avenue Q	53rd St	2L	NB	IN	NO	640	4	0.63%	10%
	Avenue Q	53rd St	2L	SB	OUT	NO	640	4	0.63%	10%
	53rd St	Keen Rd	2L	EB	OUT	NO	630	4	0.63%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	4	0.63%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	4	0.45%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	4	0.45%	10%
	Kings Hwy	Rock Rd	2L	EB	OUT	YES	1,480	18	1.22%	45%
	Kings Hwy	Rock Rd	2L	WB	IN	YES	1,480	22	1.49%	55%

IN: 40
OUT: 40



NORTH

LEGEND

Site Location

FIGURE 1
Pruitt Commerce Center
Site Location and Trip Assignment

Kimley»Horn

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The site is currently vacant and is proposed to be developed with 1,504,680 square feet of Industrial Park use.

Trip Generation

The trip generation potential for the proposed development program was calculated using trip generation rates and equations published by the Institute of Transportation Engineers' (ITE) Trip Generation Report, 11th Edition. As indicated in Table 1, the proposed development is projected to generate 5,071 net new external daily trips, 512 net new external AM peak hour trips (+415 inbound, +97 outbound), and an additional 512 net new external PM peak hour trips (+113 inbound, +399 outbound).

Table 1: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Scenario										
ITE	Industrial Park	ITE 130	1504.68 ksf	5,071	512	415	97	512	113	399
			Subtotal	*5,071*	*512*	*415*	*97*	*512*	*113*	*399*
Driveway Volumes				**5,071**	**512**	**415**	**97**	**512**	**113**	**399**
Net New External Trips				**5,071**	**512**	**415**	**97**	**512**	**113**	**399**
Proposed Net External Trips-Existing Net New External Trips				**5,071**	**512**	**415**	**97**	**512**	**113**	**399**
Radius of Development Influence:				**3 miles**						

Traffic Distribution and Assignment

Based on the St. Lucie County Standardized Traffic Impact Studies (TIS) Methodology and Procedures, the radius of development influence is 3 miles. Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics. A projected traffic distribution plan was developed based on a review of the existing roadway distribution. Existing Annual Average Daily Traffic (AADT) was used to determine the percent distribution using each link. The distribution is consistent with the approved distribution provided in the traffic study for the proposed future land use change.

Figure 1 illustrates the proposed roadway link assignment. Using these percentages, project traffic was then assigned to the surrounding roadway network projected to be in place by 2035.

SIGNIFICANCE CALCULATIONS AND LINK ANALYSIS

The study roadway links were defined as the roadways upon which the project traffic has an impact of 5% or higher of the level of service capacity of the roadway links which are not directly accessed by the project and 1% or higher of the level of service capacity of the directly accessed roadway links. Existing traffic volumes were obtained from the St. Lucie County LOS Report for 2024 and FDOT count stations. For links on which capacity was not published in the St. Lucie County LOS Report, facility capacity was obtained from FDOT 2023 Quality Level of Service Handbook. **Table 2** summarizes the project percent impact as a percentage of the service volume capacity for the AM peak hour. As shown in **Table 2**, the following roadway links were determined to be significantly impacted by project traffic:

- Orange Avenue – From Kings Highway to I-95
- Kings Highway – From Okeechobee Road to Orange Avenue
- Picos Road – From Campell Road to Kings Highway

Therefore, Further capacity analysis is required.

Capacity Analysis

The future traffic volumes on each significantly impacted roadway identified in **Table 2** were evaluated based on capacities published by St. Lucie County. Existing traffic volumes were obtained from St. Lucie County LOS Report for 2024 and FDOT count stations. In order to adjust existing volumes for future background conditions, the greater of two volumes was added:

- A two and a half percent (2.5%) growth rate compounded annually.
- A one percent nominal growth rate compounded annually, in addition to the committed traffic taken from the traffic study for the Hope Commercial project

Table 3 summarizes the capacity analysis on these significantly impacted links on a peak hour, peak directional basis. Because the projects AM peak hour inbound trips represent the peak hour, peak direction of the proposed development, these trips were utilized in the roadway link analysis. As shown in **Table 3**, these significantly impacted links will operate at acceptable levels of service upon project buildout.

Table 2: AM Peak Hour Significance Calculations

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT TRIPS			
					PROJECT % ASSIGNMENT	AM PEAK HOUR (HIGHER PEAK HOUR)		
						TRIPS	% IMPACT	
Orange Ave	Shinn Road	Campbell Road	2L	1,070	8%	33	3.08%	No
Orange Ave	Campbell Road	Kings Hwy	2L	1,070	10%	42	3.93%	No
Orange Ave	Kings Hwy	I-95	4LD	2,100	33%	137	6.52%	Yes
Orange Ave	I-95	Jenkins Rd	4LD	2,100	10%	42	2.00%	No
Orange Ave	Jenkins Rd	Hartman Rd	4LD	2,100	10%	42	2.00%	No
Orange Ave	Hartman Rd	Angle Rd	4LD	2,100	8%	33	1.57%	No
Orange Ave	Angle Rd	25th St	4LD	2,100	6%	25	1.19%	No
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	2,100	43%	178	8.48%	Yes
Kings Hwy	Crossroads Pkwy	Graham Rd	4LD	2,100	45%	187	8.90%	Yes
Kings Hwy	Graham Rd	Picos Rd	4LD	2,100	48%	199	9.48%	Yes
Kings Hwy	Picos Rd	Project Driveway	4LD	2,100	48%	199	9.48%	Yes
Kings Hwy	Project Driveway	Orange Ave	4LD	2,100	50%	208	9.90%	Yes
Kings Hwy	Orange Ave	Angle Rd	2L	1,070	7%	29	2.71%	No
Kings Hwy	Angle Rd	St. Lucie Blvd	2L	1,070	4%	17	1.59%	No
Okeechobee Rd	McCarty Rd	Kings Hwy	4LD	3,240	5%	21	0.65%	No
Okeechobee Rd	Kings Hwy	Crossroads Pkwy	6LD	4,240	18%	75	1.77%	No
Okeechobee Rd	Crossroads Pkwy	I-95	6LD	4,240	20%	83	1.96%	No
Okeechobee Rd	I-95	Jenkins Rd	8LD	4,240	20%	83	1.96%	No
Okeechobee Rd	Jenkins Rd	McNeil Rd	6LD	2,680	23%	95	3.54%	No
Okeechobee Rd	McNeil Rd	Virginia Ave	6LD	2,680	20%	83	3.10%	No
Okeechobee Rd	Virginia Ave	Hartman Rd	4LD	2,100	8%	33	1.57%	No
Okeechobee Rd	Hartman Rd	35th Street	4LD	1,630	6%	25	1.53%	No
Florida's Turnpike	Port St. Lucie Blvd	Okeechobee Rd	4LX	3,270	10%	42	1.28%	No
Florida's Turnpike	Okeechobee Rd	Indian River C.L	4LX	3,270	10%	42	1.28%	No
I-95	Midway Rd	Okeechobee Rd	6LX	5,610	13%	54	0.96%	No
I-95	Okeechobee Rd	Orange Ave	8LX	7,440	13%	54	0.73%	No
I-95	Orange Ave	Indrio Rd	8LX	7,440	10%	42	0.56%	No
Angle Road	Johnston Rd	Kings Hwy	2L	1,070	2%	8	0.75%	No
Angle Road	Kings Hwy	Keen Rd	2L	880	1%	4	0.45%	No
Graham Rd	Kings Hwy	Jenkins Rd	2L	630	3%	12	1.90%	No
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	2L	790	2%	8	1.01%	No
Picos Rd	Campbell Rd	Kings Hwy	2L	540	2%	8	1.48%	Yes
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	880	3%	12	1.36%	No
Jenkins Rd	Okeechobee Rd	Graham Rd	2L	920	3%	12	1.30%	No
Jenkins Rd	Graham Rd	Peterson Rd	2L	630	3%	12	1.90%	No
Jenkins Rd	Peterson Rd	Orange Ave	2L	920	3%	12	1.30%	No
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	2,680	12%	50	1.87%	No
Virginia Ave	Hartman Rd	35th Street	6LD	2,680	12%	50	1.87%	No
Hartman Rd	Okeechobee Rd	Peterson Rd	2L	750	2%	8	1.07%	No
Hartman Rd	Peterson Rd	Delaware Ave	2L	540	0%	0	0.00%	No
Hartman Rd	Delaware Ave	Orange Ave	2L	790	2%	8	1.01%	No

Table 3: AM Peak Hour Capacity Analysis

Roadway	From	To	Existing Lanes	Existing LOS D Service Volume	Year 2024 Traffic Volume Peak Hour Peak Direction	Committed Traffic - Option #1: Committed Development Traffic	Committed Traffic - Option #1: 1.0% Traffic Growth	Committed Traffic - Option #1: Committed plus 1.0%	Committed Traffic - Option #2: Historic Growth Rate 2.5%	Committed Traffic - Option #2: Max Historic Growth or 1%	Committed Traffic - Option #2: Max Historic Growth	Utilized (Maximum) Committed Traffic	Project Traffic	2035 Total Traffic	Meets Standard ??
Orange Ave	Kings Hwy	I-95	4LD	2,100	863	780	100	880	2.50%	2.50%	269	880	137	1,880	Yes
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	2,100	442	570	51	621	2.50%	2.50%	138	621	178	1,241	Yes
Kings Hwy	Crossroads Pkwy	Graham Rd	4LD	2,100	442	570	51	621	2.50%	2.50%	138	621	187	1,250	Yes
Kings Hwy	Graham Rd	Picos Rd	4LD	2,100	442	570	51	621	2.50%	2.50%	138	621	199	1,262	Yes
Kings Hwy	Picos Rd	Project Driveway	4LD	2,100	407	607	47	654	2.50%	2.50%	127	654	199	1,260	Yes
Kings Hwy	Project Driveway	Orange Ave	4LD	2,100	478	672	55	727	2.50%	2.50%	149	727	208	1,413	Yes
Picos Rd	Campbell Rd	Kings Hwy	2L	540	80	0	9	9	2.50%	2.50%	25	25	8	113	Yes

Independence Charter

Project Access

Access to the site will be shared with the existing full access of the St. Peter Ministry Center driveway on S. Jenkins Road.

Trip Generation

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*. **Table 1** summarizes the trip generation analysis, and the detailed ITE sheets are included in the **Attachments**.

Table 1
Trip Generation

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
536	Private School (K-12)	750 ST	2.48	1,860	0.80	600	366	234	0.17	128	55	73

Trip Generation analysis based on ITE Trip Generation Manual, 10th Edition.
Average rates were used R^2>.75

The proposed development will generate 1,860 new daily trips, of which 600 trips occur during the AM peak hour and 128 trips occur during the PM peak hour.

Trip Distribution

The proposed trip distribution pattern was estimated based on the nature of the proposed land use, site location, the surrounding transportation network, and surrounding residential neighborhoods. The proposed project's trip distribution pattern is illustrated in **Figure 2.**

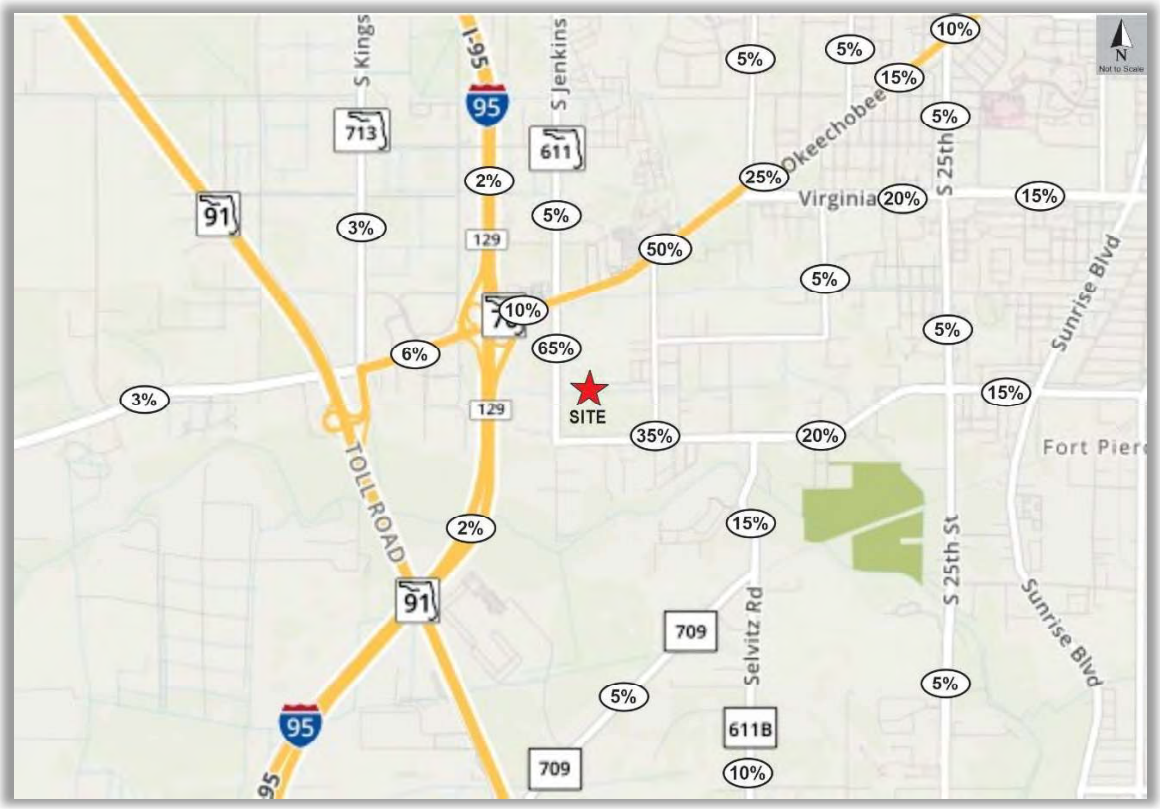


Figure 2 – Project Trip Distribution

Study Area

In accordance with the requirements of a TIS methodology, the study area will encompass major roadway segments and intersections where development is expected to consume 5% or more of their adopted peak hour Level of Service (LOS) capacities and 1% of the adopted LOS capacity of the road directly accessed by the project. Study area data was obtained from the St. Lucie TPO *Traffic Counts and Level of Service Report, Fall 2018* and Florida Department of Transportation (FDOT) *2013 Quality/Level of Service (Q/LOS) Manual***.** Excerpts from the traffic count report and the Q/LOS tables are included in the **Attachments**. **Table 2** provides the calculations for determining the study area of the project.

Table 2
Study Area Determination

Station ID	Road Name	From	To	LOS STD	2-Way Capacity	Trip Dist	Proj Trips	% Cap	In Study?
159	25th St	Bell Ave	Edwards Rd	D	3,760	5%	30	0.8%	NO
940021	25th St	Edwards Rd	Cortez Blvd	D	3,580	5%	30	0.8%	NO
529	25th St	Cortez Blvd	Virginia Ave	D	3,580	5%	30	0.8%	NO
612	35th St	Kirby Loop Rd	Cortez Blvd	D	950	0%	0	0.0%	NO
612	35th St	Cortez Blvd	Virginia Ave	D	1,400	5%	30	2.1%	NO
613	35th St	Virginia Ave	Okeechobee Rd	D	1,330	0%	0	0.0%	NO
174	Edwards Rd	Jenkins Rd	Mcneil Rd	C	1,140	35%	210	18.4%	**YES**
174	Edwards Rd	Mcneil Rd	Selvitz Rd	C	1,250	35%	210	16.8%	**YES**
110	Edwards Rd	Selvitz Rd	25th St	D	1,600	20%	120	7.5%	**YES**
108	Edwards Rd	25th St	Sunrise Blvd	D	2,920	15%	90	3.1%	NO
113	Glades Cut-off Rd	Jenkins Rd	Selvitz Rd	C	1,510	5%	30	2.0%	NO
670	Hartman Rd	Okeechobee Rd	Peterson Rd	D	1,330	5%	30	2.3%	NO
133	Jenkins Rd	Edwards Rd	Okeechobee Rd	D	1,600	65%	390	24.4%	**YES**
131	Jenkins Rd	Okeechobee Rd	Graham Rd	D	1,680	5%	30	1.8%	**YES**
131	Jenkins Rd	Graham Rd	Peterson Rd	C	1,140	5%	30	2.6%	**YES**
131	Jenkins Rd	Peterson Rd	Orange Ave	D	1,680	5%	30	1.8%	**YES**
940757	Kings Hwy	Okeechobee Rd	Crossroads Pkwy	C	1,510	3%	18	1.2%	NO
940757	Kings Hwy	Crossroads Pkwy	Graham Rd	D	1,160	3%	18	1.6%	NO
940076	Kings Hwy	Graham Rd	Picos Rd	D	1,160	3%	18	1.6%	NO
677	Kirby Loop Rd	Edwards Rd	35th St	C	1,140	0%	0	0.0%	NO
940025	Okeechobee Rd	Mccarty Rd	Florida's Turnpike	C	3,260	3%	18	0.6%	NO
940025	Okeechobee Rd	Florida's Turnpike	Kings Hwy	C	3,600	3%	18	0.5%	NO
940748	Okeechobee Rd	Kings Hwy	Crossroads Pkwy	C	7,580	6%	36	0.5%	NO
940106	Okeechobee Rd	Crossroads Pkwy	I-95	C	7,580	6%	36	0.5%	NO
940029	Okeechobee Rd	I-95	Jenkins Rd	C	7,450	10%	60	0.8%	NO
940029	Okeechobee Rd	Jenkins Rd	Mcneil Rd	D	7,210	50%	300	4.2%	NO
940742	Okeechobee Rd	Mcneil Rd	Virginia Ave	D	5,660	50%	300	5.3%	**YES**
688	Okeechobee Rd	Virginia Ave	Hartman Rd	D	3,760	25%	150	4.0%	NO
688	Okeechobee Rd	Hartman Rd	35th St	D	2,920	20%	120	4.1%	NO
689	Okeechobee Rd	35th St	25th St	D	2,920	15%	90	3.1%	NO
703	Selvitz Rd	Midway Rd	Glades Cut-off Rd	C	1,250	10%	60	4.8%	NO
704	Selvitz Rd	Glades Cut-off Rd	Edwards Rd	D	1,400	15%	90	6.4%	**YES**
940032	Virginia Ave	35th St	25th St	D	5,390	20%	120	2.2%	NO
940030	Virginia Ave	Okeechobee Rd	Hartman Rd	D	5,390	25%	150	2.8%	NO
940030	Virginia Ave	Hartman Rd	35th St	D	5,390	25%	150	2.8%	NO

Source: 2018 St Lucie TPO Traffic Counts and Level of Service Report TMS Segment Report
FDOT 2013 Table 4 and Table 7 QLOS

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.05
2	01/07/2024 - 01/13/2024	0.99	1.04
3	01/14/2024 - 01/20/2024	0.97	1.02
* 4	01/21/2024 - 01/27/2024	0.96	1.01
* 5	01/28/2024 - 02/03/2024	0.95	1.00
* 6	02/04/2024 - 02/10/2024	0.94	0.99
* 7	02/11/2024 - 02/17/2024	0.93	0.98
* 8	02/18/2024 - 02/24/2024	0.93	0.98
* 9	02/25/2024 - 03/02/2024	0.94	0.99
*10	03/03/2024 - 03/09/2024	0.94	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.95	1.00
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.01
*16	04/14/2024 - 04/20/2024	0.96	1.01
17	04/21/2024 - 04/27/2024	0.98	1.03
18	04/28/2024 - 05/04/2024	1.00	1.05
19	05/05/2024 - 05/11/2024	1.01	1.06
20	05/12/2024 - 05/18/2024	1.03	1.08
21	05/19/2024 - 05/25/2024	1.04	1.09
22	05/26/2024 - 06/01/2024	1.04	1.09
23	06/02/2024 - 06/08/2024	1.05	1.11
24	06/09/2024 - 06/15/2024	1.05	1.11
25	06/16/2024 - 06/22/2024	1.06	1.12
26	06/23/2024 - 06/29/2024	1.06	1.12
27	06/30/2024 - 07/06/2024	1.07	1.13
28	07/07/2024 - 07/13/2024	1.07	1.13
29	07/14/2024 - 07/20/2024	1.08	1.14
30	07/21/2024 - 07/27/2024	1.07	1.13
31	07/28/2024 - 08/03/2024	1.07	1.13
32	08/04/2024 - 08/10/2024	1.06	1.12
33	08/11/2024 - 08/17/2024	1.05	1.11
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.05	1.11
37	09/08/2024 - 09/14/2024	1.05	1.11
38	09/15/2024 - 09/21/2024	1.05	1.11
39	09/22/2024 - 09/28/2024	1.04	1.09
40	09/29/2024 - 10/05/2024	1.03	1.08
41	10/06/2024 - 10/12/2024	1.01	1.06
42	10/13/2024 - 10/19/2024	1.00	1.05
43	10/20/2024 - 10/26/2024	1.00	1.05
44	10/27/2024 - 11/02/2024	1.00	1.05
45	11/03/2024 - 11/09/2024	1.00	1.05
46	11/10/2024 - 11/16/2024	1.00	1.05
47	11/17/2024 - 11/23/2024	1.00	1.05
48	11/24/2024 - 11/30/2024	1.00	1.05
49	12/01/2024 - 12/07/2024	1.00	1.05
50	12/08/2024 - 12/14/2024	1.00	1.05
51	12/15/2024 - 12/21/2024	1.00	1.05
52	12/22/2024 - 12/28/2024	0.99	1.04
53	12/29/2024 - 12/31/2024	0.97	1.02

* PEAK SEASON

St. Lucie Transportation Planning Organization

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APPENDIX E

Traffic Counts and Level of Service Report 2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	529	23,683	2023	2,000	1,393	C	0.70	1,147	C	0.57
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	609	21,514	2024	2,000	1,108	C	0.55	1,080	C	0.54
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	DELAWARE AVE to ORANGE AVE	780	22,500	2025	1,630	1,088	D	0.67	1,149	D	0.70
25TH ST	ORANGE AVE to AVENUE D	610	20,161	2023	1,630	1,003	D	0.62	1,161	D	0.71
25TH ST	AVENUE D to AVENUE Q	781	18,500	2025	1,630	1,005	D	0.62	1,196	D	0.73
25TH ST	AVENUE Q to JUANITA AVE	781	18,500	2025	2,000	1,005	C	0.50	1,196	C	0.60
25TH ST	JUANITA AVE to ST LUCIE BLVD	782	13,000	2025	2,100	805	C	0.38	959	C	0.46
25TH ST	ST LUCIE BLVD to US 1	783	7,700	2025	2,100	479	C	0.23	433	C	0.21
29TH ST	AVENUE D to ORANGE AVE	774	4,100	2025	790	216	C	0.27	220	C	0.28
29TH ST	AVENUE D to AVENUE Q	774	4,100	2025	790	216	C	0.27	220	C	0.28
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,596	2023	750	374	D	0.50	336	C	0.45
33RD ST	DELAWARE AVE to ORANGE AVE	763	6,400	2025	790	368	C	0.47	389	C	0.49
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	5,334	2023	540	386	D	0.71	332	D	0.61
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	5,334	2023	790	386	C	0.49	332	C	0.42
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,730	2021	750	232	C	0.31	250	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	614	2,334	2022	540	152	C	0.28	157	C	0.29
AE BACKUS AVE	7TH ST to US 1	632	931	2022	750	66	C	0.09	68	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,858	2024	2,100	1,007	C	0.48	1,025	C	0.49
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	15,445	2024	2,000	820	C	0.41	873	C	0.44
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2025	2,100	1,186	C	0.56	1,111	C	0.53
ANGLE RD	ORANGE AVE to AVENUE D	100	8,834	2024	790	476	D	0.60	464	D	0.59
ANGLE RD	AVENUE D to AVENUE Q	100	8,834	2024	540	476	D	0.88	464	D	0.86
ANGLE RD	AVENUE Q to 53RD ST	615	8,345	2023	600	559	D	0.93	503	D	0.84
ANGLE RD	53RD ST to KEEN RD	616	5,931	2023	630	373	C	0.59	321	C	0.51
ANGLE RD	KEEN RD to KINGS HWY	616	5,931	2023	880	373	C	0.42	321	C	0.36
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,811	2022	1,070	237	B	0.22	228	B	0.21
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	770	2,400	2025	1,070	161	B	0.15	155	B	0.14
AVENUE A	7TH ST to US 1	765	2,000	2025	790	231	C	0.29	234	C	0.30

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE A	US 1 to INDIAN RIVER DR	766	2,700	2025	600	157	C	0.26	151	C	0.25
AVENUE D	ANGLE RD to 29TH ST	164	4,287	2022	600	229	C	0.38	236	C	0.39
AVENUE D	29TH ST to 25TH ST	164	4,287	2022	790	229	C	0.29	236	C	0.30
AVENUE D	25TH ST to 17TH ST	163	4,619	2021	750	229	C	0.31	225	C	0.30
AVENUE D	17TH ST to 13TH ST	162	2,771	2022	750	154	C	0.21	146	C	0.19
AVENUE D	13TH ST to 10TH ST	161	1,552	2022	750	80	C	0.11	81	C	0.11
AVENUE D	10TH ST to 7TH ST	160	2,382	2022	750	121	C	0.16	125	C	0.17
AVENUE D	7TH ST to US 1	160	2,382	2022	750	121	C	0.16	125	C	0.17
AVENUE I	25TH ST to 17TH ST	620	1,817	2022	750	132	C	0.18	109	C	0.15
AVENUE I	17TH ST to 13TH ST	620	1,817	2022	750	132	C	0.18	109	C	0.15
AVENUE H	13TH ST to 7TH ST	618	1,782	2022	540	105	C	0.19	105	C	0.19
AVENUE H	7TH ST to US 1	619	1,565	2022	750	86	C	0.11	84	C	0.11
AVENUE Q	ANGLE RD to 25TH ST	700	5,206	2023	750	271	C	0.36	264	C	0.35
AVENUE Q	25TH ST to 17TH ST	701	3,359	2021	750	196	C	0.26	204	C	0.27
AVENUE Q	17TH ST to 13TH ST	701	3,359	2021	540	196	C	0.36	204	C	0.38
AVENUE O	13TH ST to US 1	685	2,009	2022	540	114	C	0.21	111	C	0.21
AVENUE C	10TH ST to 7TH ST	631	350	2022	540	30	C	0.06	27	C	0.05
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,548	2024	830	327	C	0.39	310	C	0.37
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	30,633	2024	2,100	1,535	C	0.73	1,517	C	0.72
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	750	24,000	2025	2,100	1,206	C	0.57	1,165	C	0.55
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	30,447	2024	2,100	1,646	C	0.78	1,743	C	0.83
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	19,000	2025	920	1,063	F	1.16	889	D	0.97
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	14,229	2024	790	752	D	0.95	750	C	0.95
BAYSHORE BLVD	SELVITZ RD to ST JAMES DR	751	6,900	2025	750	361	C	0.48	394	D	0.53
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,152	2022	540	184	C	0.34	177	C	0.33
BECKER RD	VILLAGE PKWY to I-95	624	10,500	2025	3,170	596	C	0.19	612	C	0.19
BECKER RD	I-95 to SAVONA BLVD	625	28,500	2025	2,000	1,995	D	1.00	1,900	C	0.95
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	23,500	2025	2,100	1,226	C	0.58	1,294	C	0.62
BECKER RD	ALBACORE ST to DARWIN BLVD	302	18,500	2025	1,500	1,009	C	0.67	980	C	0.65
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	18,500	2025	2,100	1,009	C	0.48	980	C	0.47
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	23,000	2025	2,000	1,883	C	0.94	1,539	C	0.77
BECKER RD	DARWIN BLVD to ATHENA DR	627	23,000	2025	2,000	1,883	C	0.94	1,539	C	0.77

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

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2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,200	2025	750	407	D	0.54	413	D	0.55
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	5,879	2023	750	332	C	0.44	335	C	0.45
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	5,879	2023	540	332	D	0.61	335	D	0.62
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,569	2024	540	573	E	1.06	567	E	1.05
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,569	2024	750	573	D	0.76	567	D	0.76
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,680	2024	750	620	D	0.83	546	D	0.73
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,680	2024	540	620	F	1.15	546	E	1.01
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,680	2024	790	620	D	0.78	546	D	0.69
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,773	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SHINN RD to CAMPBELL RD	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	CAMPBELL RD to KINGS HWY	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	KINGS HWY to I-95	940041	18,044	2024							
ORANGE AVE	I-95 to JENKINS RD	940035	15,959	2024							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	18,256	2024							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	18,256	2024							
ORANGE AVE	ANGLE RD to 25TH ST	940151	8,946	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	14,095	2024							
ORANGE AVE	17TH ST to 13TH ST	945040	14,095	2024							
ORANGE AVE	13TH ST to 10TH ST	945040	14,095	2024							
ORANGE AVE	10TH ST to 7TH ST	940155	10,375	2024							
ORANGE AVE	7TH ST to US 1	945134	7,977	2024							
ORANGE AVE	US 1 to 2ND ST	760	3,500	2025	600	328	D	0.55	330	D	0.55
ORANGE AVE	2ND ST to INDIAN RIVER DR	760	3,500	2025	750	328	C	0.44	330	C	0.44
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,986	2022	700	154	C	0.22	133	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,935	2023	540	170	C	0.31	129	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	747	6,300	2025	700	375	C	0.54	354	C	0.51
PARR DR	ROSSER BLVD to SAVONA BLVD	747	6,300	2025	630	375	C	0.60	354	C	0.56
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,857	2021	630	370	C	0.59	412	C	0.65
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	11,445	2024	920	824	C	0.90	827	C	0.90

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						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	13TH ST to 7TH ST	506	2,211	2023	600	134	C	0.22	150	C	0.25
GEORGIA AVE	7TH ST to US 1	504	1,972	2023	600	109	C	0.18	117	C	0.20
GILSON RD	MARTIN C.L. to BECKER RD	111	11,314	2024	710	963	F	1.36	1,019	F	1.44
GILSON RD	BECKER RD to NW LAKERIDGE DR	775	3,300	2025	540	177	C	0.33	198	C	0.37
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,743	2022	1,070	172	B	0.16	182	B	0.17
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	5,565	2022	1,070	438	C	0.41	509	C	0.48
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	773	550	2025	390	32	B	0.08	32	B	0.08
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	10,534	2024	790	605	D	0.77	597	D	0.76
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,441	2023	830	384	C	0.46	356	C	0.43
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,268	2022	630	143	C	0.23	144	C	0.23
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,910	2024	1,070	349	B	0.33	363	B	0.34
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,910	2024	1,070	349	B	0.33	363	B	0.34
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,910	2024	1,070	349	B	0.33	363	B	0.34
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	7,200	2025	750	452	D	0.60	392	D	0.52
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	7,200	2025	540	452	D	0.84	392	D	0.73
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	7,200	2025	790	452	D	0.57	392	D	0.50
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	636	2024	670	43	B	0.06	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	7,050	2023	790	391	D	0.49	370	C	0.47
I-95	MARTIN C.L. to GATLIN BLVD	890334	79,895	2024							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	94,995	2024							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	77,652	2024							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,598	2024							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	74,811	2024							
I-95	ORANGE AVE to INDRIO RD	941905	56,920	2024							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	46,817	2024							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	762	6,200	2025	750	378	D	0.50	395	D	0.53
INDIAN RIVER DR	ORANGE AVE to AVENUE A	762	6,200	2025	750	378	D	0.50	395	D	0.53
INDIAN RIVER DR	AVENUE D to SEAWAY DR	761	6,900	2025	790	371	C	0.47	392	D	0.50
INDIAN RIVER DR	AVENUE A to AVENUE D	761	6,900	2025	540	371	D	0.69	392	D	0.73
INDRIO RD	PRIVATE RD to I-95 W RAMP	771	6,600	2025	1,080	421	C	0.39	406	B	0.38
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,238	2024							

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Limited Access

APPENDIX F

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
(Core Urbanized)				
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760
(Urbanized)				
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610
(Transitioning)				
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800
(Rural)				
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

Peak Hour Two-Way

	B	C	D	E
(Core Urbanized)				
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200
(Urbanized)				
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290
(Transitioning)				
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820
(Rural)				
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

AADT

	B	C	D	E
(Core Urbanized)				
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900
(Urbanized)				
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300
(Transitioning)				
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800
(Rural)				
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C		E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290		**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970		**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620		**

	B	C		E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090		**
6 Lane	*	4,760		**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

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C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**

(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020		5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600

(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities
2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

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* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

cc ☕
1172 SW 30TH St, STE 500
Palm City, FL, 34990
7722868030

Turn Count Summary

Location: at , [redacted]ns & Peterson

APPENDIX G

GPS Coordinates: Lat=27.187252, Lon=-80.289241
Date: 2025-12-18
Day of week: Thursday
Weather:
Analyst: BMM

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:59	0	1	0	0	0	0	0	1	0	0	0	0	2
07:00	0	47	0	0	0	0	0	49	0	0	0	0	96
07:15	0	48	0	0	0	0	0	47	0	0	0	0	95
07:30	0	77	0	0	0	0	0	64	0	0	0	0	141
07:45	0	43	0	0	0	0	0	54	0	0	0	0	97
08:00	0	38	0	0	0	0	0	51	0	0	0	0	89
08:15	0	61	0	0	0	0	0	57	0	0	0	0	118
08:30	0	67	0	0	0	0	0	56	0	0	0	0	123
08:45	0	59	0	0	0	0	0	51	0	0	0	0	110
09:00	0	3	0	0	0	0	0	2	0	0	0	0	5

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:59	0	1	0	0	0	0	0	1	0	0	0	0	2
07:00	0	47	0	0	0	0	0	49	0	0	0	0	96
07:15	0	48	0	0	0	0	0	47	0	0	0	0	95
07:30	0	77	0	0	0	0	0	64	0	0	0	0	141
07:45	0	43	0	0	0	0	0	54	0	0	0	0	97
08:00	0	38	0	0	0	0	0	51	0	0	0	0	89
08:15	0	61	0	0	0	0	0	57	0	0	0	0	118
08:30	0	67	0	0	0	0	0	56	0	0	0	0	123
08:45	0	59	0	0	0	0	0	51	0	0	0	0	110
09:00	0	3	0	0	0	0	0	2	0	0	0	0	5

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
06:59	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

07:30 - 08:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	219	0	0	0	0	0	226	0	0	0	0	445
Factor	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.00	0.79
Approach Factor	0.71			0.00			0.88			0.00			

Peak Hour Vehicle Summary

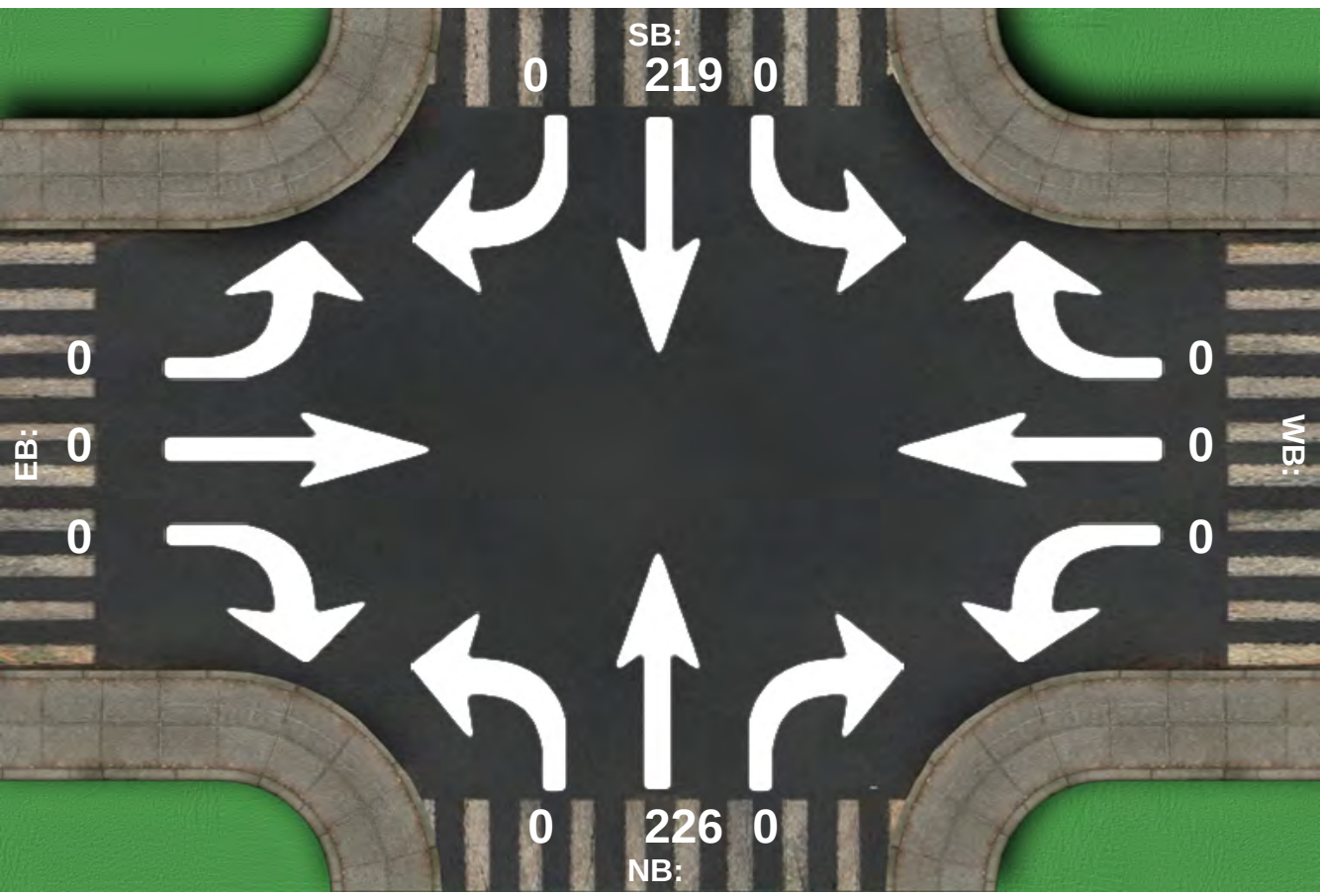
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	219	0	0	0	0	0	226	0	0	0	0	445

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

Location: at ,
GPS Coordinates: Lat=27.187252, Lon=-80.289241
Date: 2025-12-18
Day of week: Thursday
Weather:
Analyst: BMM



Intersection Peak Hour

07:30 - 08:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	219	0	0	0	0	0	226	0	0	0	0	445
Factor	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.00	0.79
Approach Factor	0.71			0.00			0.88			0.00			

cc ☕
1172 SW 30TH St, STE 500
Palm City, FL, 34990
7722868030

Turn Count Summary

Location: at , [redacted]
GPS Coordinates: Lat=27.187252, Lon=-80.289241
Date: 2025-12-18
Day of week: Thursday
Weather:
Analyst: BMM

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:58	0	2	0	0	0	0	0	4	0	0	0	0	6
16:00	0	73	0	0	0	0	0	79	0	0	0	0	152
16:15	0	66	0	0	0	0	0	81	0	0	0	0	147
16:30	0	51	0	0	0	0	0	66	0	0	0	0	117
16:45	0	63	0	0	0	0	0	56	0	0	0	0	119
17:00	0	90	0	1	0	0	0	70	0	0	0	0	161
17:15	0	40	0	0	0	0	0	59	0	0	0	0	99
17:30	0	81	0	0	0	0	0	52	0	0	0	0	133
17:45	2	50	0	0	0	1	0	44	1	0	0	0	98
18:00	0	0	0	0	0	0	0	2	0	0	0	0	2

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:58	0	2	0	0	0	0	0	4	0	0	0	0	6
16:00	0	73	0	0	0	0	0	79	0	0	0	0	152
16:15	0	66	0	0	0	0	0	81	0	0	0	0	147
16:30	0	51	0	0	0	0	0	66	0	0	0	0	117
16:45	0	63	0	0	0	0	0	56	0	0	0	0	119
17:00	0	90	0	1	0	0	0	70	0	0	0	0	161
17:15	0	40	0	0	0	0	0	59	0	0	0	0	99
17:30	0	81	0	0	0	0	0	52	0	0	0	0	133
17:45	2	50	0	0	0	1	0	44	1	0	0	0	98
18:00	0	0	0	0	0	0	0	2	0	0	0	0	2

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
15:58	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

16:15 - 17:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	270	0	1	0	0	0	273	0	0	0	0	544
Factor	0.00	0.75	0.00	0.25	0.00	0.00	0.00	0.84	0.00	0.00	0.00	0.00	0.84
Approach Factor	0.75			0.25			0.84			0.00			

Peak Hour Vehicle Summary

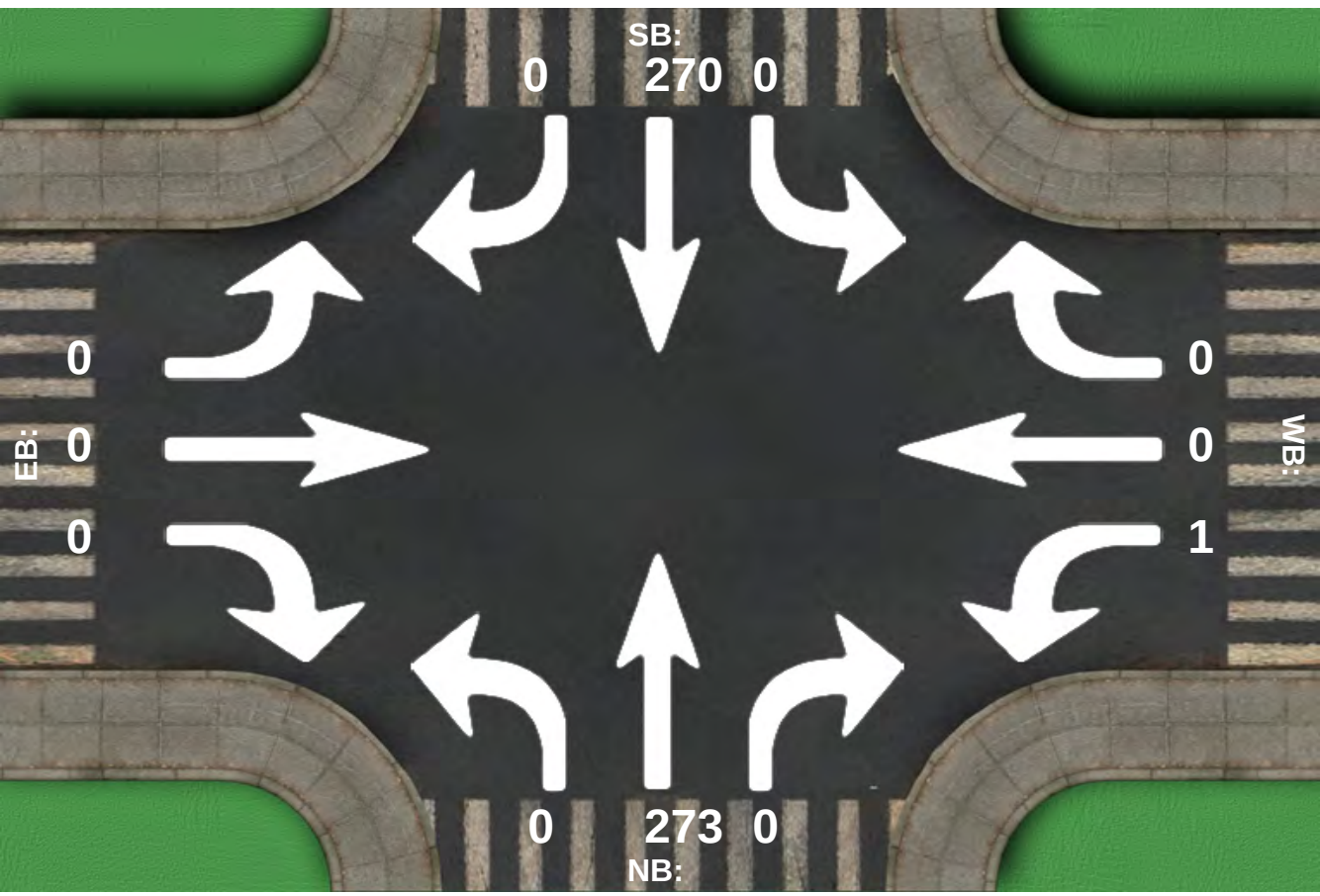
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	270	0	1	0	0	0	273	0	0	0	0	544

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

Location: at ,
GPS Coordinates: Lat=27.187252, Lon=-80.289241
Date: 2025-12-18
Day of week: Thursday
Weather:
Analyst: BMM



Intersection Peak Hour

16:15 - 17:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	270	0	1	0	0	0	273	0	0	0	0	544
Factor	0.00	0.75	0.00	0.25	0.00	0.00	0.00	0.84	0.00	0.00	0.00	0.00	0.84
Approach Factor	0.75			0.25			0.84			0.00			

cc
1172 SW 30TH St, STE 500
Palm City, FL, 34990
7722868030

Turn Count Summary

Location: **at ,**
GPS Coordinates: **Lat=27.187252, Lon=-80.289241**
Date: **2025-12-16**
Day of week: **Tuesday**
Weather:
Analyst: **BMM**

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:09	0	5	1	0	1	1	2	9	1	10	1	11	42
07:15	0	21	9	1	2	3	10	26	5	11	6	31	125
07:30	3	29	13	2	4	4	7	46	5	3	4	32	152
07:45	2	57	11	0	3	2	13	46	1	8	11	19	173
08:00	6	50	11	0	2	0	10	41	6	3	3	15	147
08:15	2	40	0	0	2	4	6	40	5	2	5	21	127
08:30	2	36	7	0	1	1	10	30	1	2	6	18	114
08:45	1	35	7	0	2	1	8	27	5	5	9	16	116
09:00	0	23	4	0	0	1	7	18	1	2	6	16	78

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:09	0	5	1	0	1	1	2	9	1	10	1	11	42
07:15	0	21	9	1	2	3	10	26	5	11	6	31	125
07:30	3	29	13	2	4	4	7	46	5	3	4	32	152
07:45	2	57	11	0	3	2	13	46	1	8	11	19	173
08:00	6	50	11	0	2	0	10	41	6	3	3	15	147
08:15	2	40	0	0	2	4	6	40	5	2	5	21	127
08:30	2	36	7	0	1	1	10	30	1	2	6	18	114
08:45	1	35	7	0	2	1	8	27	5	5	9	16	116
09:00	0	23	4	0	0	1	7	18	1	2	6	16	78

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
07:09	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

07:30 - 08:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	13	176	35	2	11	10	36	173	17	16	23	87	599
Factor	0.54	0.77	0.67	0.25	0.69	0.62	0.69	0.94	0.71	0.50	0.52	0.68	0.87
Approach Factor	0.80			0.57			0.94			0.81			

Peak Hour Vehicle Summary

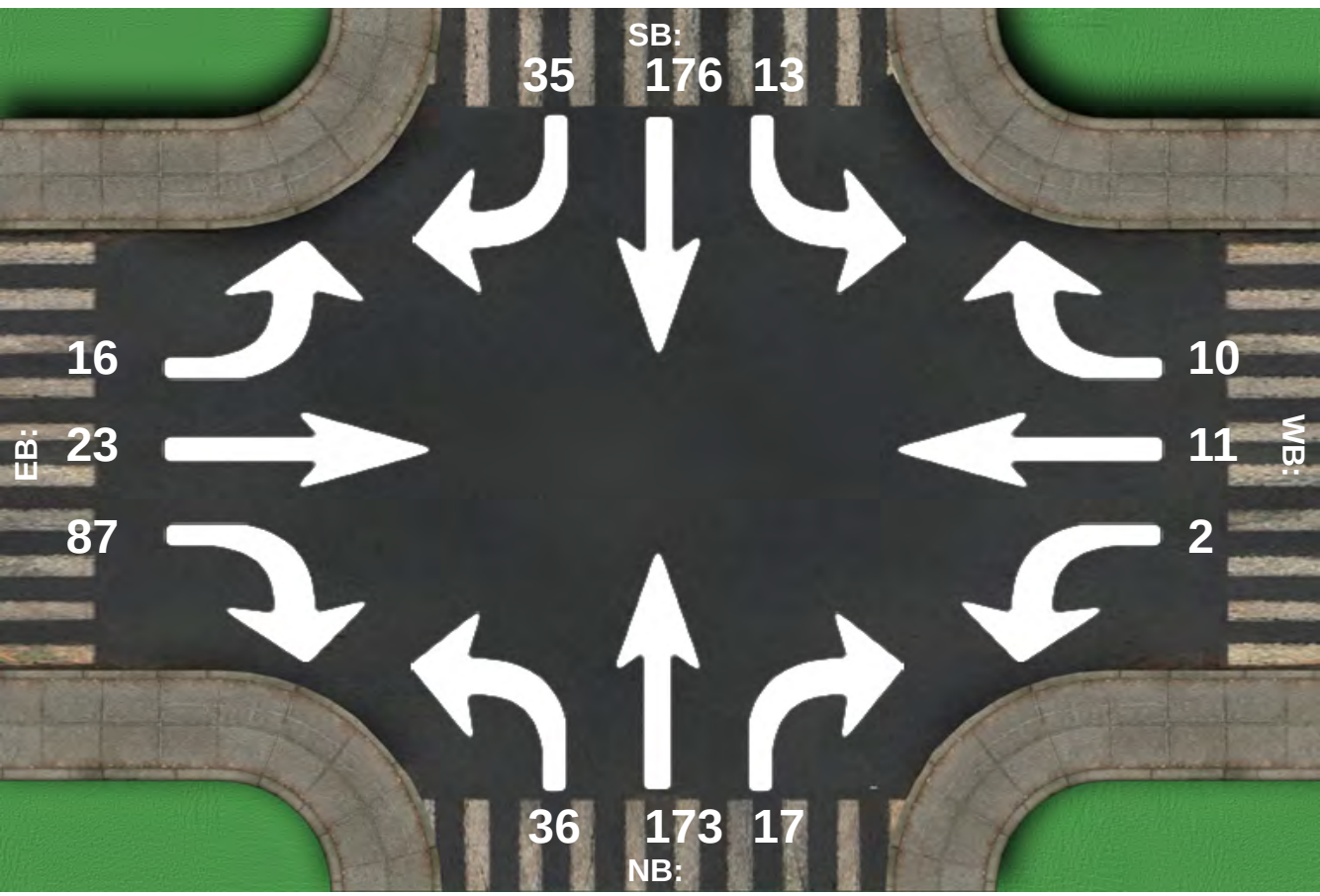
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	13	176	35	2	11	10	36	173	17	16	23	87	599

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

Location: at ,
GPS Coordinates: Lat=27.187252, Lon=-80.289241
Date: 2025-12-16
Day of week: Tuesday
Weather:
Analyst: BMM



Intersection Peak Hour

07:30 - 08:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	13	176	35	2	11	10	36	173	17	16	23	87	599
Factor	0.54	0.77	0.67	0.25	0.69	0.62	0.69	0.94	0.71	0.50	0.52	0.68	0.87
Approach Factor	0.80			0.57			0.94			0.81			

cc ☕
1172 SW 30TH St, STE 500
Palm City, FL, 34990
7722868030

Turn Count Summary

Location: at , [redacted]
GPS Coordinates: Lat=27.187252, Lon=-80.289241
Date: 2025-12-16
Day of week: Tuesday
Weather:
Analyst: BMM

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:01	0	36	15	2	4	3	10	42	1	2	2	10	127
16:15	2	30	12	0	4	1	20	39	2	5	4	7	126
16:30	0	49	11	1	0	2	26	51	2	6	3	13	164
16:45	1	47	13	1	4	4	20	42	3	9	2	16	162
17:00	3	56	11	1	8	1	28	54	8	2	3	16	191
17:15	0	53	15	0	4	2	29	42	4	1	3	13	166
17:30	2	43	13	0	3	3	31	60	3	6	0	16	180
17:45	5	39	16	2	2	0	29	44	7	7	2	16	169
18:00	0	4	4	1	0	0	7	3	1	0	0	0	20

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:01	0	36	15	2	4	3	10	42	1	2	2	10	127
16:15	2	30	12	0	4	1	20	39	2	5	4	7	126
16:30	0	49	11	1	0	2	26	51	2	6	3	13	164
16:45	1	47	13	1	4	4	20	42	3	9	2	16	162
17:00	3	56	11	1	8	1	28	54	8	2	3	16	191
17:15	0	53	15	0	4	2	29	42	4	1	3	13	166
17:30	2	43	13	0	3	3	31	60	3	6	0	16	180
17:45	5	39	16	2	2	0	29	44	7	7	2	16	169
18:00	0	4	4	1	0	0	7	3	1	0	0	0	20

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
16:01	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	10	191	55	3	17	6	117	200	22	16	8	61	706
Factor	0.50	0.85	0.86	0.38	0.53	0.50	0.94	0.83	0.69	0.57	0.67	0.95	0.92
Approach Factor	0.91			0.65			0.90			0.85			

Peak Hour Vehicle Summary

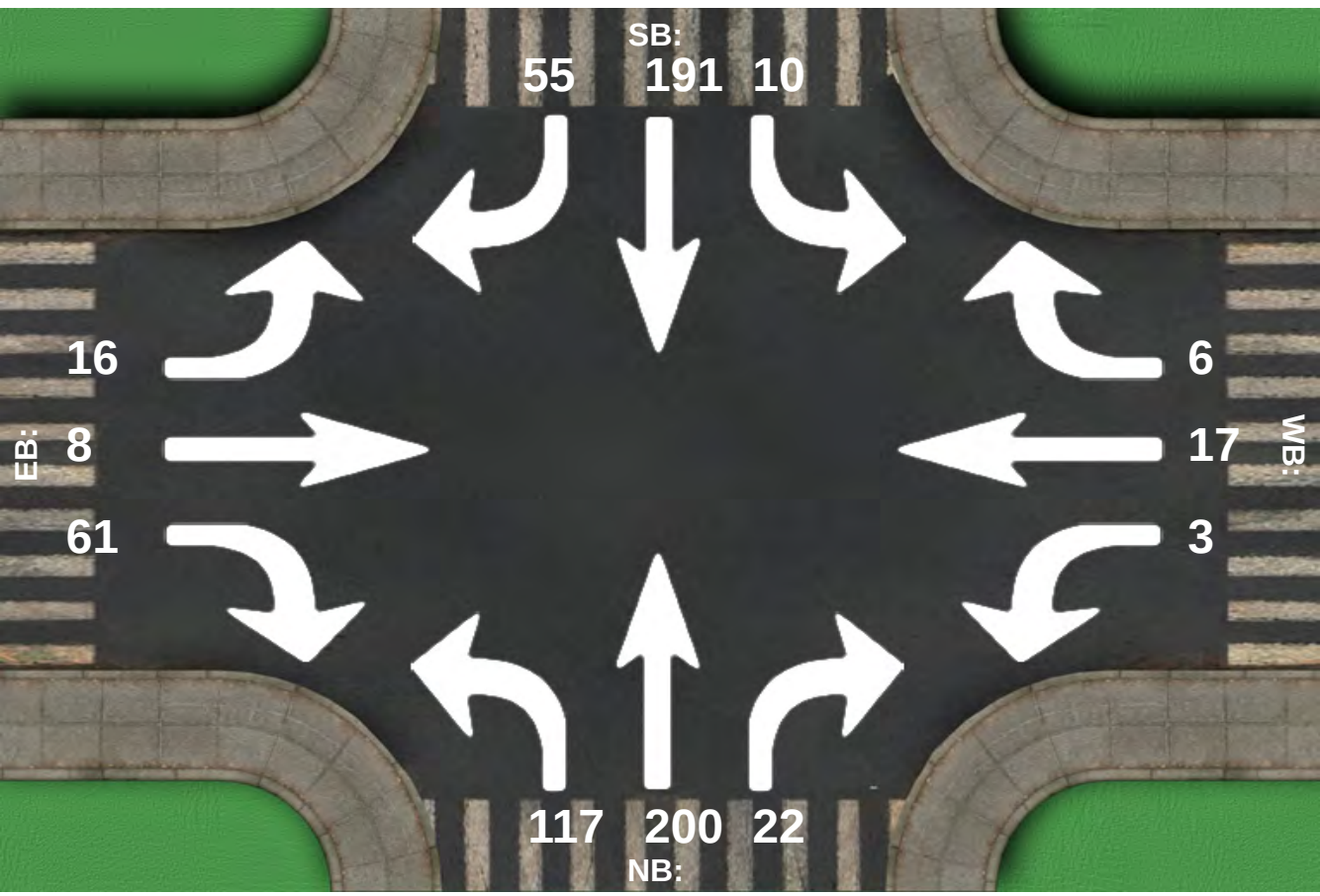
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	10	191	55	3	17	6	117	200	22	16	8	61	706

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

Location: at ,
GPS Coordinates: Lat=27.187252, Lon=-80.289241
Date: 2025-12-16
Day of week: Tuesday
Weather:
Analyst: BMM



Intersection Peak Hour

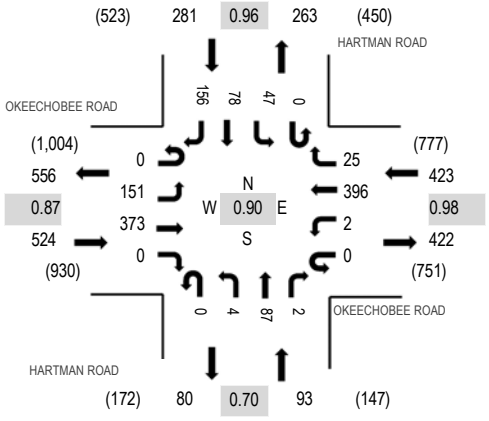
17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	10	191	55	3	17	6	117	200	22	16	8	61	706
Factor	0.50	0.85	0.86	0.38	0.53	0.50	0.94	0.83	0.69	0.57	0.67	0.95	0.92
Approach Factor	0.91			0.65			0.90			0.85			

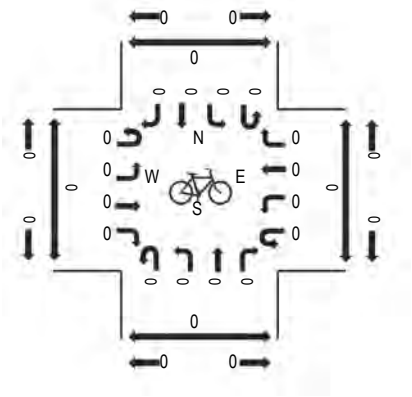
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 HARTMAN ROAD & OKEECHOBEE ROAD AM
Date: Wednesday, March 25, 2026
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

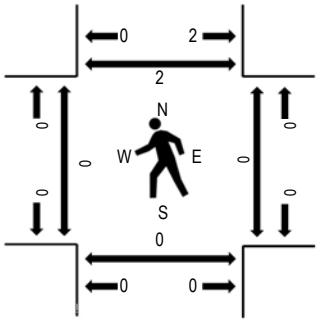
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	OKEECHOBEE ROAD Eastbound				OKEECHOBEE ROAD Westbound				HARTMAN ROAD Northbound				HARTMAN ROAD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	17	60	0	1	0	74	0	0	0	7	0	0	4	12	20	195	1,184	0	0	0	0
7:15 AM	0	27	77	0	0	0	85	3	0	1	11	0	0	9	25	39	277	1,305	0	0	0	0
7:30 AM	0	53	98	0	0	0	104	4	0	0	33	0	0	7	21	48	368	1,321	0	0	0	0
7:45 AM	0	28	117	0	0	1	100	4	0	3	17	0	0	17	17	40	344	1,252	0	0	0	0
8:00 AM	0	39	84	0	0	0	98	10	0	1	14	0	0	14	16	40	316	1,193	0	0	0	2
8:15 AM	0	31	74	0	0	1	94	7	0	0	23	2	0	9	24	28	293		0	0	0	0
8:30 AM	0	40	75	0	0	2	88	6	0	1	20	0	0	10	26	31	299		0	0	0	1
8:45 AM	0	31	79	0	0	5	79	11	0	0	14	0	0	14	22	30	285		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	0	0	0	5	0	0	0	0	0	0	0	0	0	7
Lights	0	149	359	0	0	2	383	25	0	4	85	2	0	46	77	154	1,286
Mediums	0	2	12	0	0	0	8	0	0	0	2	0	0	1	1	2	28
Total	0	151	373	0	0	2	396	25	0	4	87	2	0	47	78	156	1,321

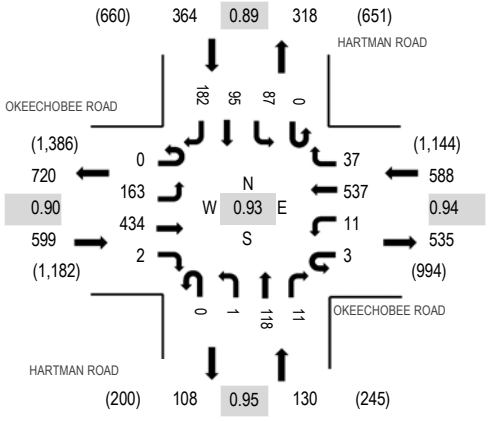
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		3.1%				3.1%				2.2%				1.4%			2.6%
Heavy Vehicle %	0.0%	1.3%	3.8%	0.0%	0.0%	0.0%	3.3%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	2.1%	1.3%	1.3%	2.6%
Peak Hour Factor		0.87				0.98				0.70				0.96			0.90
Peak Hour Factor	0.00	0.71	0.80	0.00	0.25	0.40	0.95	0.77	0.00	0.42	0.66	0.25	0.00	0.74	0.85	0.87	0.90

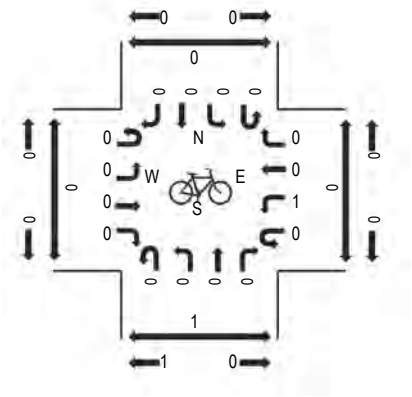
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 HARTMAN ROAD & OKEECHOBEE ROAD PM
Date: Wednesday, March 25, 2026
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

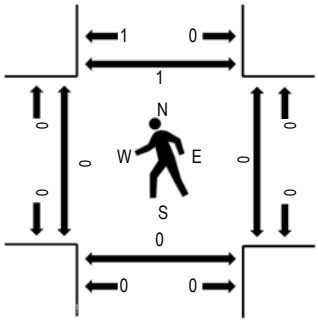
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	OKEECHOBEE ROAD Eastbound				OKEECHOBEE ROAD Westbound				HARTMAN ROAD Northbound				HARTMAN ROAD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	45	83	0	0	2	128	9	0	1	25	1	0	18	18	36	366	1,550	0	0	0	1
4:15 PM	0	56	89	1	0	1	107	11	0	0	34	1	0	12	20	33	365	1,591	0	0	0	0
4:30 PM	0	49	115	1	0	5	135	15	0	0	19	2	0	17	21	43	422	1,680	0	0	0	0
4:45 PM	0	39	105	0	0	3	137	3	0	2	28	2	0	14	20	44	397	1,676	0	0	0	0
5:00 PM	0	32	87	0	2	4	139	12	0	1	29	3	0	28	27	43	407	1,681	0	0	0	1
5:15 PM	0	39	114	1	0	2	155	8	0	0	31	2	0	28	30	44	454		0	0	0	0
5:30 PM	0	46	114	0	1	2	125	9	0	0	31	4	0	15	19	52	418		0	0	0	0
5:45 PM	0	46	119	1	0	3	118	8	0	0	27	2	0	16	19	43	402		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2
Lights	0	160	425	2	3	11	534	37	0	1	117	11	0	87	94	179	1,661
Mediums	0	3	8	0	0	0	2	0	0	0	1	0	0	0	1	3	18
Total	0	163	434	2	3	11	537	37	0	1	118	11	0	87	95	182	1,681

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		2.0%				0.5%				0.8%				1.1%			1.2%
Heavy Vehicle %	0.0%	1.8%	2.1%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	1.1%	1.6%	1.2%
Peak Hour Factor		0.90				0.94				0.95				0.89			0.93
Peak Hour Factor	0.00	0.84	0.91	0.50	0.38	0.70	0.91	0.68	0.00	0.38	0.96	0.69	0.00	0.78	0.82	0.88	0.93

Environmental Assessment

With a Listed Species, Gopher Tortoise *(Gopherus polyphemus)* and Burrowing Owl *(Athene cunicularia)* Survey

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

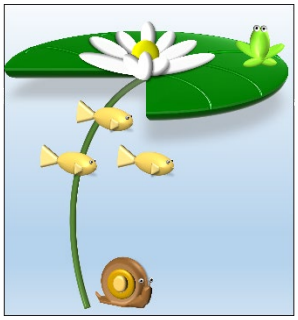
Prepared For:

Tod Mowery, AICP, President
Redtail DG
100 S 2nd St.
Fort Pierce, FL 34950

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT
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February 2025

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Appendix A
Figure 1: Location Map
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Figure 3: Agency Reported Land Use Map
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Appendix B
Site photographs

Appendix C
Information for Planning and Consultation (IPAC)

Appendix D
Permit/Application(s) Information

1.0 Introduction and Site Description

An environmental assessment (EA) was conducted by the qualified biologists with Aquatic Research, Monitoring, Equipment, & Deployment, LLC (Aquatic Research FL) on February 12, 2025. The subject property was reviewed in accordance with the City of Fort Pierce Land Development Regulations and commonly used methodologies such as Florida Fish and Wildlife Conservation Commission (FFWCC) Wildlife Survey Guidelines. Therefore, this EA includes a survey for flora and fauna species of special concern, threatened, or endangered along with site/habitat characteristics conducive to support such species. As part of the assessment for listed species, a Florida Fish and Wildlife Conservation Commission (FFWCC) compliant 100% habitat survey for gopher tortoise *(Gopherus polyphemus)* and burrowing owl *(Athene cunicularia)* burrows was also conducted. Furthermore, the site was assessed for the presence of state or federal jurisdictional wetlands, native upland habitat, environmentally significant lands, and adjacent conservation lands of significance.

The subject property is ±19.4-acres located at 5125 Peterson Road, City of Fort Pierce, St. Lucie County, Florida within Section 18, Township 35S, Range 40E. The property is identified by St. Lucie County Property Appraiser as property identification number (PIN) 2418-212-0001-000-7. Please see Appendix A, Figure 1 for the Location Map.

The subject property is currently an active agricultural operation, specifically row crops, located within an urban area. All surrounding lands are developed and are predominantly residential properties (±1-mile radius). Land uses immediately adjacent to the subject property include a telecommunications tower, Celebration Pointe Community, Peterson Road, and an area under construction (project unknown).

A site visit was conducted on February 12, 2025, by Aquatic Research FL's team of qualified biologists (see Appendix B for site photographs). Based on the findings of the assessment, the subject property is best described as row crops with associated infrastructure such as an irrigation system, rows and furrows and equipment storage areas.

No native upland habitat is located on the subject property.

One (1) low quality jurisdictional exotic hardwood forested wetland is located in the SW corner of the subject property. Any proposed impacts to wetlands associated with future site development will require **obtaining a State Environmental Resource Permit**

(ERP). However, as the onsite wetland isolated in nature and under 0.5 acres in size, no mitigation should be required for impacts.

No listed flora species were observed within the limits of the subject property.

A 100% gopher tortoise (*Gopherus polyphemus*) and burrowing owl *(Athene cunicularia)* survey was conducted. **No gopher tortoise or owl burrows were observed on the subject property.**

No additional listed species dens, nests, burrows, or roosting areas were observed on the subject property.

The subject property contains limited trees, ~5 or less, that qualify for protection under the City of Fort Pierce Code of Ordinances Sec. 123-66. - Tree protection and mitigation. **As part of local development approvals, a protected tree survey with a mitigation plan for proposed impacts may be required.**

A review of the South Florida Water Management District (SFWMD) epermitting database indicated no active or inactive permits associated with the property. Two (2) ERP applications were found associated with the property, status indicated as denied and void.

2.0 Vegetation, Habitat Description, and Listed Flora Survey Results

As part of the assessment conducted on the subject property, vegetation and habitat types were reviewed. This was accomplished utilizing a multi-faceted approach, first reviewing recent and historic aerials, and comparing visible topographic signatures to available agency recorded data. Agency reported data such as Florida Land Use Cover Classification System (FLUCCS) and Cooperative Land Use Cover (CLC) assigned classifications were researched. This dataset (2012-2022) is a compilation of the Land Use/Land Cover datasets created by the 5 Water Management Districts in Florida based on imagery. Furthermore, for the assessment of state and federal listed flora, databases such as Florida Natural Areas Inventory (FNAI) and the U.S. Fish and Wildlife Information for Planning and Consultation (IPAC) were consulted to obtain information regarding listed plants with the potential to occur on the subject property (Appendix C). See Appendix A, Figure 3 for Agency Reported FLUCCS codes.

After a comprehensive review of the above-mentioned data and aerials, transects were established based on expected variations in habitats. Locations and size of habitat types as

indicated in this report are approximate, based on the combination of desktop review and field truthing.

A sufficient number of transects were established to cover 100% of the subject property to perform the habitat assessment and listed flora survey. See Appendix A, Figure 4 for survey transect map.

See table below for listed flora species endemic to this region.

Florida Natural Inventory Areas (FNAI) Biodiversity Index				
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)				
Plant Species	**Common Name**	***Federal Status**	**State Listing**	**Observation(s)**
Asimina tetramera	four-petal pawpaw	E	E	None Observed
Cereus eriophorus var. fragrans	fragrant prickly-apple	E	E	None Observed
Coelorachis tuberculosa	piedmont jointgrass	N	T	None Observed
Conradina grandiflora	large-flowered rosemary	N	T	None Observed
Glandularia maritima	coastal vervain	N	E	None Observed
Lechea cernua	nodding pinweed	N	T	None Observed
Linum carteri var. smallii	Small's flax	N	E	None Observed
Nemastylis floridana	celestial lily	N	E	None Observed
Polygala smallii	tiny polygala	E	E	None Observed
Zephyranthes simpsonii	redmargin zephyrlily	N	T	None Observed

Table 2.0.A: Listed flora species endemic to this region based on IPAC and FNAI.

No listed flora species were observed within the limits of the subject property.

2.1 Upland Habitat

The subject property is agricultural land. Onsite upland habitat is best classified as row crops, a type of nonnative habitat. See Appendix A, Figure 5 for Existing Habitat/FLUCCS Map.

Existing Upland Habitat FLUCCS/CLC Classification Observed is as Follows:

214 FLUCCS/183211 CLC: Row Crops (±19.2 acres)

2.2 Wetland Habitat

To classify an area as a wetland two (2) of the following three (3) criteria must be met: 1. 80 percent or more dominate coverage of wetland and/or facultative wet plants. 2. Indicators of hydrology 3. Presence of hydric soil. One (1) isolated exotic dominated forested system is located within the SW property quadrant. This wetland is of low ecological value, located within an agricultural field, with poor plant diversity, a high density of exotic vegetation and poor wildlife access/usage.

619 FLUCCS/74 CLC: Exotic Hardwood Wetland (±0.2 acres)
Wetland with a dominant exotic species such as Brazilian pepper, melaleuca, or other exotic species. (FLUCCS).

Representative Vegetation:
Brazilian peppertree *(Schinus terebinthifolia)* – non native
Carolina willow *(Salix caroliniana)* – native
Asiatic dayflower *(Commelina communis)* – non native

3.0 Wildlife Evaluation and Listed Fauna Survey

As was done with regards to analysis of vegetation and habitat types, a similar approach was taken with regards to evaluation of onsite fauna, with the focus being the presence of listed species. Prior to conducting the site field work, regulatory databases such as U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC), Florida Natural Areas Inventory (FNAI), FNAI Biodiversity Matrix, and Florida Department of Environmental Protection (FDEP) maps direct, were consulted with regards to any known, documented, or likely occurrences of listed species. Special note was taken with regard to listings of lands being within consultation areas for specific species, as well as any recorded documentation of listed species within or directly adjacent to the subject property. Habitat types on, adjacent, and within the general area or region were also closely reviewed to determine potential locations with increased likelihood of the occurrence of listed species. See Appendix C for the IPAC report.

3.1 US Fish and Wildlife Service (USFWS) Consultation Areas

Based on databases review it was determined that the entire project area lies within the U.S. Fish and Wildlife Service (USFWS) Section 7 Consultation area for Audubon's crested caracara *(Caracara cheriway)*, the Florida scrub-jay *(Aphelocoma coerulescens)*, and the Everglades snail kite *(Rostrhamus sociabilis)*.

To require further action for listed species, such as initiation of formal consultation or survey, a development site must also contain or be in direct proximity to suitable habitat or known areas of occupation for that species.

The crested caracara utilizes open pasture type lands with mature solitary palms. The subject property contains row crops and planted palm trees, is small in size, and is not in proximity to larger pasture lands. It would be highly unlikely the subject property could support nesting or be within the protection radius for a nesting pair.

The Florida Scrub-jay associates with scrub habitats, no scrub habitat is located on the subject property nor is it in proximity to scrub.

Everglades snail kites are found in freshwater marshes with a preference for vegetation such as saw grass and willow. One (1) wetland is located on the property. However, this wetland is small exotic forested system, consisting of 90% non-native Brazilian peppertrees and would not be considered suitable for nesting or foraging.

Based on the USFWS determination keys for these species the subject property does not contain nor is in proximity to habitat suitable for these species and no survey or further consultation should be required.

3.2 Listed Fauna with a General Wildlife Survey Methods and Results

During the field assessment pedestrian transects were made throughout the subject property to observe for the presence of any state or federal listed fauna species as well as wildlife in general. These included observations of individual animals as well as dens, burrows, rooting areas, or nests. Multiple linear transects were completed across representative portions of all habitat areas. Distances between transects varied in the field depending on terrain, with larger distances between open areas with low lying vegetation, smaller in areas with dense vegetation or suspected listed species occupation. The wildlife population was documented in the field by visual observation of individual animals as well as, tracks, scat, dens, foraging and nesting.

A sufficient number of transects were established to perform the l00% listed fauna species survey. See Appendix A, Figure 4 survey transect locations.

An FFWCC compliant 100% habitat survey for gopher tortoise burrows and burrowing owl burrows was also conducted. No burrows or indication of usage were observed

during the 100% survey. See Sections 3.2.1 and 3.2.2 below for additional information regarding gopher tortoise and burrowing owl survey and protection requirements.

No additional listed fauna dens, nests, burrows, or roosting areas were observed. See tables below for the list of potential protected fauna species and species observations (listed and non-listed).

Florida Natural Inventory Areas (FNAI) Biodiversity Index
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)

Species	**Common Name**	**Federal Status**	**State Listing**	**Observation(s)**
Mammal				**Presence**
Felis concolor coryi	Florida panther puma	E	E	None Observed
Peromyscus polionotus niveiiventris	Southeastern beach mouse	T	T	None Observed
Bird				**Presence**
Athene cunicularia floridana	Florida burrowing owl	N	T	None Observed
Laterallus jamaicensis plancus audobonii	Eastern black rail	T	T	None Observed
Mycteria americana	wood stork	T	T	None Observed
Polyborus plancus audubonii	crested caracara	T	T	None Observed
Rostrhamus sociabillis plumbeus	Everglades snail kite	T	T	None Observed
Reptile				**Presence**
Drymarchon corais couperi	Eastern indigo snake	T	T	None Observed
Gopherus polyphemus	gopher tortoise	C	T	None Observed
Pituophis melanoleucus	pine snake	C	T	None Observed
Insect				**Presence**
Danaus plexippus	Monarch butterfly	C	NA	None Observed
Species that Warrant Special Attention			**Breeding Season**	**Presence**
Ardea herodias occidentalis	great blue heron	BCC	January 1 to December 31	None Observed
Arenaria interpres morinella	ruddy turnstone	BCC	Breeds elsewhere	None Observed
Caldris pusilla	semipalmated sandpiper	BCC	Breeds elsewhere	None Observed

Chaetura pelagica	chimney swift	BCC	March 15 to August 25	None Observed
Cistothorus palustris griseus	Worthington's marsh wren	BCC	April 10 to August 31	None Observed
Egretta rufescens	reddish egret	BCC	March 1 to September 15	None Observed
Falco sparverius paulus	American kestrel	BCC	April1 to August 31	None Observed
Fregata magnificens	magnificent frigatebird	BCC	October 1 to April 30	None Observed
Haematopus palliatus	American oystercatcher	BCC	September 1 to July 31	None Observed
Haliaeetus leucocephalus	bald eagle	BCC	April 15 to August 31	None Observed
Melanerpes erythrocephalus	red-headed woodpecker	BCC	May 10 to September 10	None Observed
Limnodromus griseus	short-billed dowitcher	BCC	Breeds elsewhere	None Observed
Numenius phaeopus	whimbrel	BCC	Breeds elsewhere	None Observed
Passerina ciris	painted bunting	BCC	April 25 to August 15	None Observed
Rynchops niger	black skimmer	BCC	May 20 to September 15	None Observed
Serophaga discolor	prairie warbler	BCC	May 1 to July 31	None Observed
Sternula antillarum antillarun	least tern	BCC	May 1 to July 31	None Observed
Tringa flavipes	lesser yellowlegs	BCC	Breeds elsewhere	None Observed
Tringa semipalmata	willet	BCC	April 20 to August 5	None Observed

Table 3.2.A List of potential protected species and observations.

Non-Listed Species Observation(s)		
Type	**Species**	**Common Name**
Reptiles	*N/A*	N/A
Mammals	*Rabbit scat, mammal burrows*	N/A
Fish & Amphibians	N/A	
Aves	*Turdus migratorius*	American robin
	Charadrius vociferus	killdeer

Table 3.2.C List of general wildlife observations.

3.2.1 Gopher Tortoise (Gopherus Polyphemus)

The gopher tortoise *(Gopherus Polyphemus)* is state listed for protection as a threatened species. The Florida Fish and Wildlife Conservation Commission (FFWCC) is the agency responsible for protection of the gopher tortoise in Florida. The gopher tortoise is a moderate-sized, terrestrial turtle, averaging 9–11 inches in length when fully grown, though it can reach lengths of up to 15 inches. The life of a gopher tortoise revolves around its burrow(s) where gopher tortoises spend up to 80% of their time. Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes. They are also found in a variety of disturbed habitats. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking.

Information gathered during this assessment indicated that the subject property contained marginally suitable habitat for the gopher tortoise. On February 12, 2025, an FFWCC compliant 100% survey for gopher tortoise (*Gopherus polyphemus*) burrows was conducted.

The survey was conducted in accordance with the applicable regulatory guidance document. See Section 3.2.1.1 below for survey methodology. See Appendix A, Figure 4 for survey transects.

Gopher tortoise surveys are valid for a period of 90 days for the purposes of regulatory submission.

3.2.1.1 Gopher Tortoise Survey Methodology and Results

Survey protocol was based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised April 2023, Appendix 4 Methods for Burrow Surveys on Development (Donor) and Recipient Sites, 100% Burrow Survey Protocol. Surveys are conducted throughout 100% of the potential gopher tortoise habitat using strip transects.

Directional orientation of transects are based on parcel configuration, parcel boundaries, and vegetative density. Generally, one (1) or more individuals are

utilized during the field survey as recommended by the protocol stated above. The width of each transect ranges from one (1) meter to no more than ten (10) meters apart, depending on the density of the habitat. When using more than one (1) individual, each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and records all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage if deemed necessary based on vegetative density and/or topography.

Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Field notes are taken depicting the status of each burrow (i.e., potentially occupied or abandoned). According to the Gopher Tortoise Permitting Guidelines a potentially occupied burrow classification "combines the active and inactive categories, and therefore includes burrows with obvious sign of use and those with minimal or no obvious sign of use." An abandoned burrow "appears unused and dilapidated." The classification of potentially occupied and abandoned burrows along with GPS locations of each burrow are depicted on an enclosed aerial as applicable.

Zero (0) gopher tortoise burrows were observed on the subject property during the 100% habitat survey.

Gopher tortoise surveys are valid for a period of 90 days for the purposes of regulatory submission and commencement of land clearing.

3.2.2 Burrowing Owl (Athene cunicularia)

The Florida burrowing owl is a state threatened species regulated by the FFWCC. Human activities have had a beneficial effect on the burrowing owl population in Florida. The conversion of native habitats to mowed grassy fields, cattle grazing, and wetland drainage have all contributed to increasing the species' range. The burrowing owl inhabits open native prairies and cleared areas that offer an expanse of short, herbaceous groundcover. The typical breeding season for the Florida burrowing owl is February 15 to July 10, though owls can breed earlier or later. The owls dig burrows and nest underground, these burrows will be maintained and used again the following

year. Females lay up to eight (8) eggs within a one-week period, and they will incubate the eggs for up to 28 days. Once the white-feathered juveniles are born, it takes two (2) weeks before they are ready and able to appear out of the burrow. Juveniles will stay with the parents until they are able to self-sustain at 12 weeks old (FFWCC Burrowing Owl Species Conservation Measures and Guidelines).

3.2.2.1 Burrowing Owl (Athene cunicularia) Survey Methodology and Results

Survey protocol was based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Burrowing Owl Species Conservation Measures and Permitting Guidelines 2018. Transects are conducted throughout a 100% of the potential burrowing owl habitat using strip transects. Directional orientation of transects are based on parcel configuration, parcel boundaries, and vegetative density. Generally, one (1) or more individuals are utilized during the field survey as recommended by the protocol stated above. The width of each transect ranges from one (1) meter to no more than ten (10) meters apart, depending in the density of the habitat. When using more than one (1) individual each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and record all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage if deemed necessary due to topography and/or vegetative density. Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Care is taken to avoid all potentially occupied burrows by a radius of 10 feet. Field notes are taken depicting the status of each burrow (i.e., active, inactive). The classification of potentially occupied burrows along with GPS locations of each burrow are depicted on an enclosed aerial.

No burrowing owls or burrows were observed during the 100% habitat survey.

3.3 Conservation Lands

As part of the assessment, agency databases were searched for conservation lands located within or adjacent to the subject property. Based on the database review no conservation lands are located within ±2.00 miles of the subject property.

4.0 Permit and Local Government Review

As part of the assessment, local land development codes were reviewed with regard to environmental requirements and agency databases were searched for permits associated with the subject property. See below for relevant information regarding the subject property.

4.1 State Permit Review

As part of the assessment agency databases were searched for associated environmental permits that cover the subject property. A review of the South Florida Water Management District (SFWMD) epermitting online database indicates that no active or inactive permits are associated with the property. However, there are two (2) ERP applications associated with the property.

In 2006 application number 060505-18 was submitted for an ERP in association with the proposed development of Brookside Residential. This application was voided and no documentation was found.

Application number 060705-9 was submitted in 2010 also for Brookside Residential. Based on documentation review it would appear this application was denied due to lack of response from the applicant. See Appendix D for related application information.

As the subject property contains a wetland site development will require performing a wetland delineation and state verification. At this time state verification may be conducted as part of the Environmental Resource Permitting (ERP) process or via a Formal Jurisdictional Verification.

As the onsite wetland is of poor quality and under 0.5 acres in size wetland impacts would be feasible. Additionally, isolated wetlands less than 0.5 acres in size do NOT require compensatory mitigation for impacts.

4.2. Local Government Review and City Preservation Requirements

The subject property resides inside the City of Fort Pierce, St. Lucie County, FL. A limited number of trees (~5 or less) that meet the City standard for protection are present on the subject property. Depending on the proposed use of the subject property a tree

survey with subsequent mitigation for impacts to protected trees may be required. Requirements of Sec. 123-66. - Tree protection and mitigation are as follows:

Any native tree at least 14 inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

When a native tree is at least 14 inches DBH, except for palms which shall have a minimum clear trunk of ten feet, is to be removed a tree mitigation plan is required. Mitigation can include preservation, relocation, or the planting of any native tree type. Replacement trees shall exceed the minimum landscape requirements, shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Mitigation must be done at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. Trees preserved or relocated on-site shall count as equivalent replacement DBH; trees planted on-site shall count as half credit towards the mitigation requirements.

5.0 Soils

Based on a review of the Soil Survey Geographic and the Web Soil Survey Databases, upland (non-hydric) and wetland (hydric) soil type(s) exist on the site. No soil borings or geotechnical analysis was conducted as part of this assessment. See Appendix A, Figure 6 for depiction of onsite soil mapping unit(s).

Soil type are as follows:
Hilolo loamy sand, 0 to 2 percent slopes (hydric) – 16
Winder loamy sand (non-hydric) – 55

6.0 Summary

On February 12, 2025, Aquatic Research FL conducted an environmental assessment on a ±19.4-acre subject property located at 5125 Peterson Road, City of Fort Pierce, St. Lucie County, Florida within Section 18, Township 35S, Range 40E. The property is identified

by St. Lucie County Property Appraiser as property identification number (PIN) 2418-212-0001-000-7.

No native uplands are located on the subject property.

One isolated exotic wetland hardwood is located on the subject property. Site development will require a wetland delineation and state verification. Wetland impacts will require obtaining a state environmental resource permit (ERP), however mitigation is not required for isolated wetlands under 0.5 acres in size.

A 100% FFWCC compliant gopher tortoise and burrowing owl survey was conducted. **No gopher tortoise or owl burrows** were observed on the subject property.

No other listed species of flora or fauna were observed on the subject property.

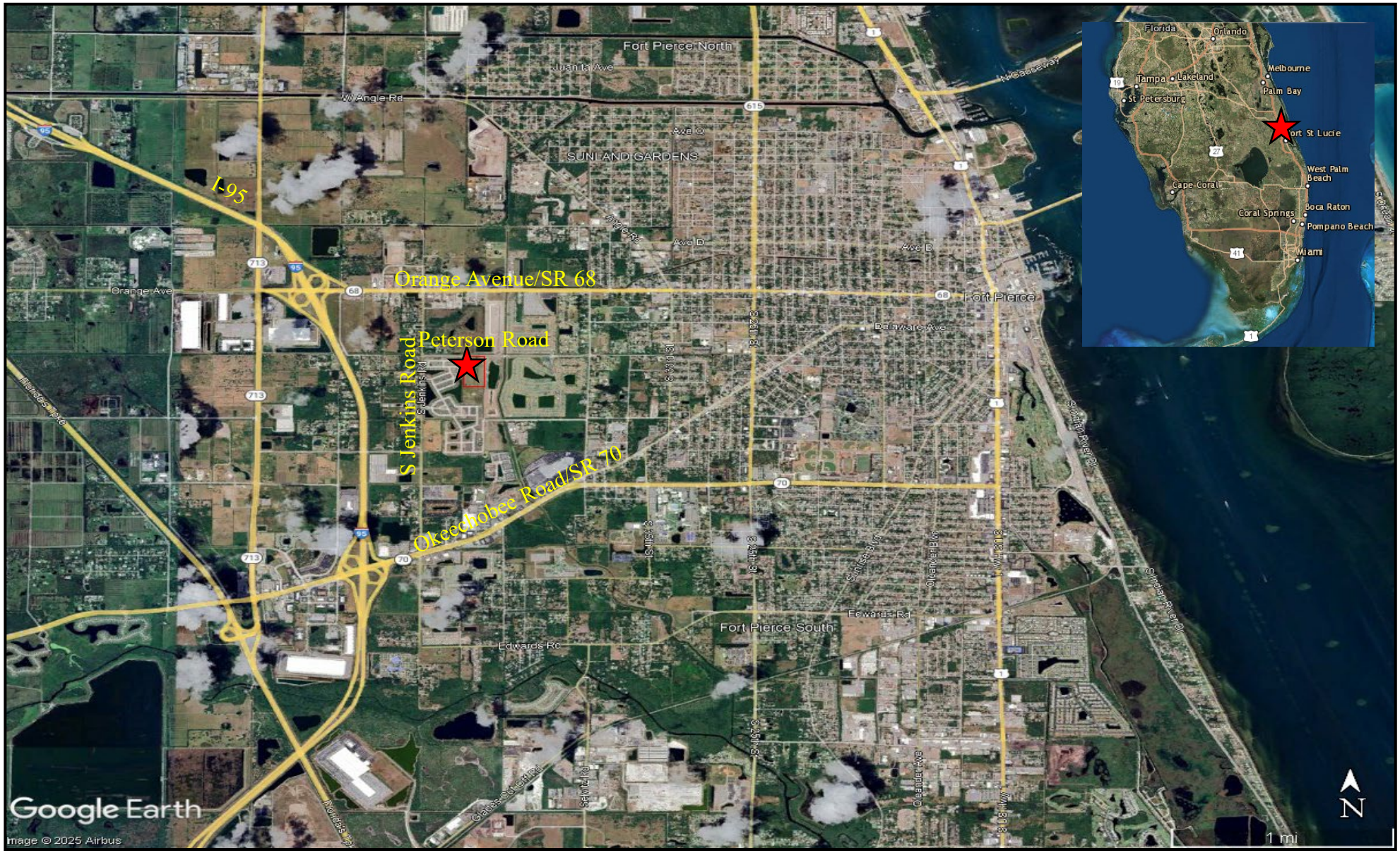
Limited trees (~5) qualifying for protection under the City of Fort Pierce Ordinances are present on the subject property. A **protected tree survey** with mitigation for impacts to protected trees **may be required** as part of site development.

No active permits were found for the subject property. However, two (2) applications were located, one indicated as void and the other denied.

Appendix A

Maps

ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

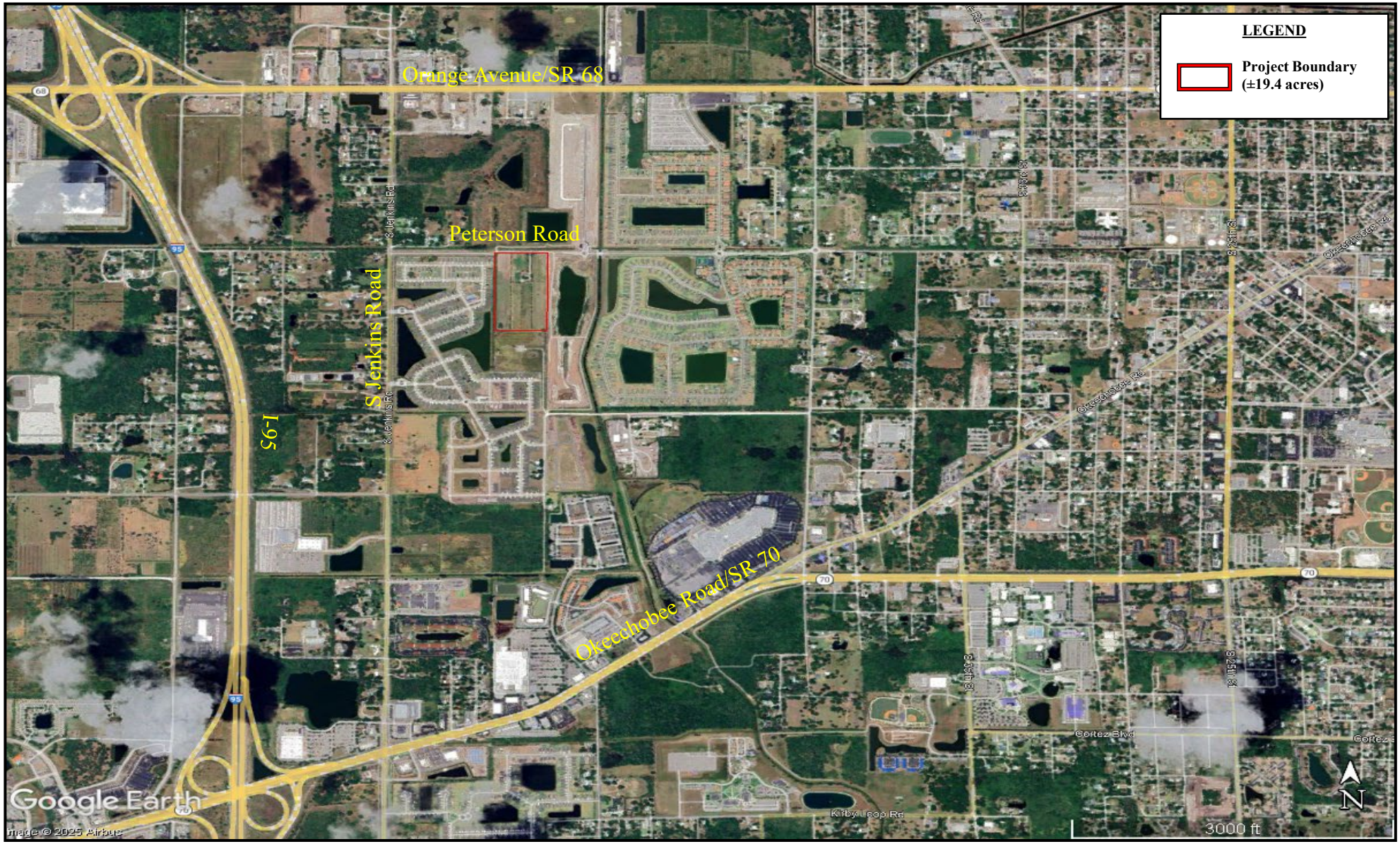
Location Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 1

Image: Google Earth Date 2024

N



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

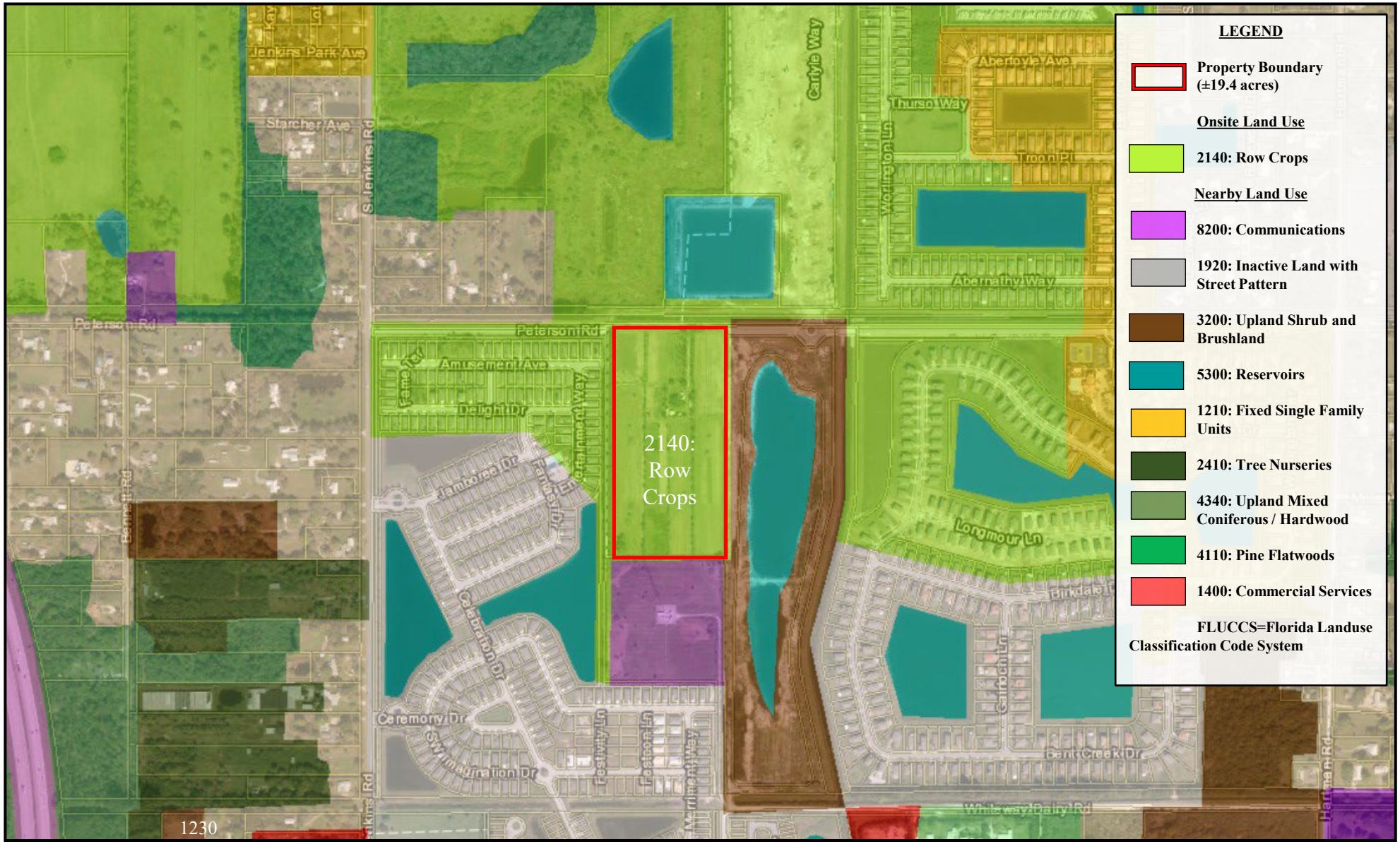
Site Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 2

Image: Google Earth Date 2024
Data: County Property Appraisers

N



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Agency Reported Land Use Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 3

Image: Florida Department of Environmental Protection
Data: Florida Land Cover Classification System Definitions for the Cooperative Land Cover Map v2.3

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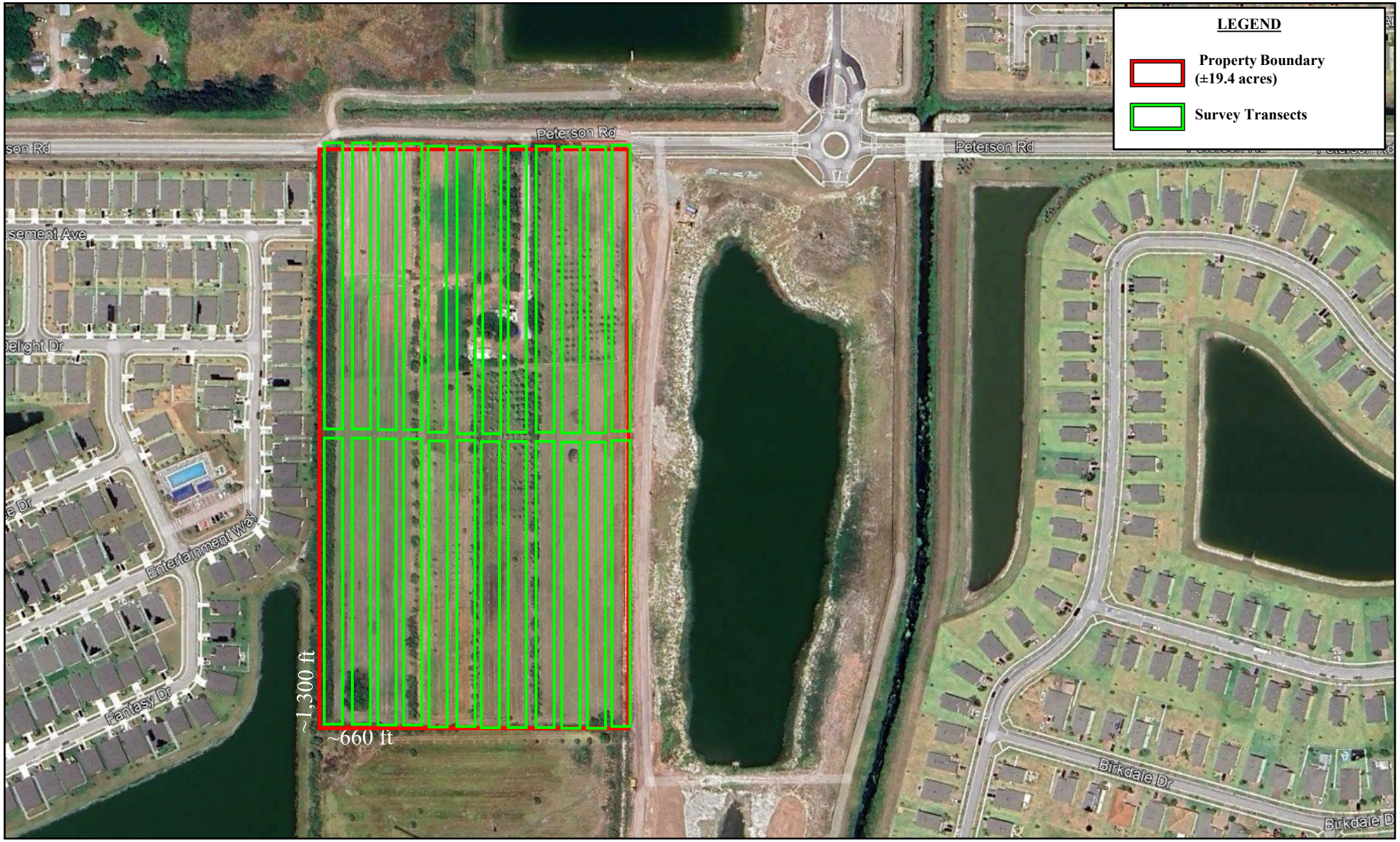

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

100% Gopher Tortoise, Listed Flora and Fauna including General Wildlife Survey Transect Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 4

Image: Google Earth – 2023
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Existing Habitat/FLUCCS-CLC Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 5

Image: Google Earth – Date 01/21/2021
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16 Hydric	Hilolo loamy sand, 0 to 2 percent slopes	15.4	80.5%
55 Non-Hydric	Winder loamy sand	3.7	19.5%
Totals for Area of Interest		**19.1**	**100.0%**

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Soil(s) Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 6

Image: USDA
Data: WSS & SSURGO Soil Survey

N

Appendix B
Site Photographs

ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Representative Site Photos

Wetland

Appendix C

IPAC Report

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

Please note that the Federal Highways Programmatic Consultation for Transportation Projects affecting NLEB or Indiana Bat Determination Key is temporarily offline for updates and will be available soon. We apologize for any inconvenience this may cause. ×

Thi…al hab…'s (US…nced bel…t that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

St. Lucie County, Florida

Local office

Florida Ecological Services Field Office

(352) 448-9151
(772) 562-4288
fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

https://www.fws.gov/office/florida-ecological-services

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Panther Puma (=Felis) concolor coryi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) Puma (=Felis) concolor (all subsp. except coryi) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse Peromyscus polionotus niveiventris Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Crested Caracara (audubon""s) [fl Dps] Caracara plancus audubonii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite Rostrhamus sociabilis plumbeus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered

NOT FOR CONSULTATION

Wood Stork Mycteria americana — Threatened

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8477

Reptiles

NAME	STATUS

American Alligator Alligator mississippiensis — SAT

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/776

Eastern Indigo Snake Drymarchon couperi — Threatened

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/646

Green Sea Turtle Chelonia mydas — Threatened

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/6199

Hawksbill Sea Turtle Eretmochelys imbricata — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/3656

NOT FOR CONSULTATION

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/9743

Flowering Plants

NAME	STATUS

Fragrant Prickly-apple Cereus eriophorus var. fragrans — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/982

Tiny Polygala Polygala smallii — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/996

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

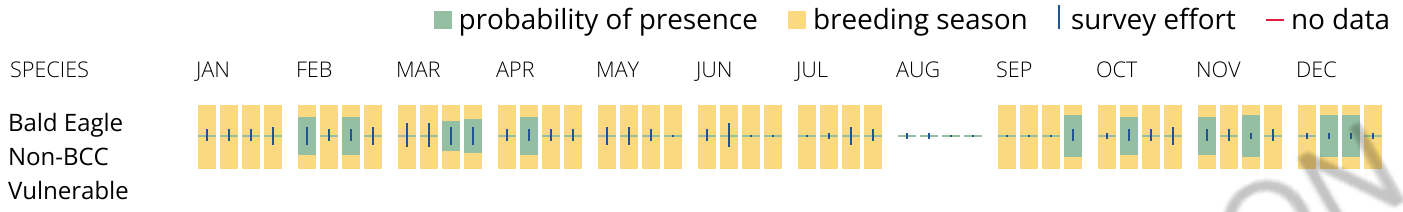
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

NOT FOR CONSULTATION

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

NOT FOR CONSULTATION

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher Haematopus palliatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

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Bald Eagle Haliaeetus leucocephalus — Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Great Blue Heron Ardea herodias occidentalis — Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Least Tern Sternula antillarum antillarum — Breeds Apr 25 to Sep 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Magnificent Frigatebird Fregata magnificens — Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Painted Bunting Passerina ciris — Breeds Apr 25 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Prairie Warbler Setophaga discolor — Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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Red-headed Woodpecker Melanerpes erythrocephalus — Breeds May 10 to Sep 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Reddish Egret Egretta rufescens — Breeds Mar 1 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/7617

Ruddy Turnstone Arenaria interpres morinella — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Semipalmated Sandpiper Calidris pusilla — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Swallow-tailed Kite Elanoides forficatus — Breeds Mar 10 to Jun 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8938

Whimbrel Numenius phaeopus hudsonicus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Willet Tringa semipalmata — Breeds Apr 20 to Aug 5
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Worthington's Marsh Wren Cistothorus palustris griseus — Breeds Apr 10 to Aug 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

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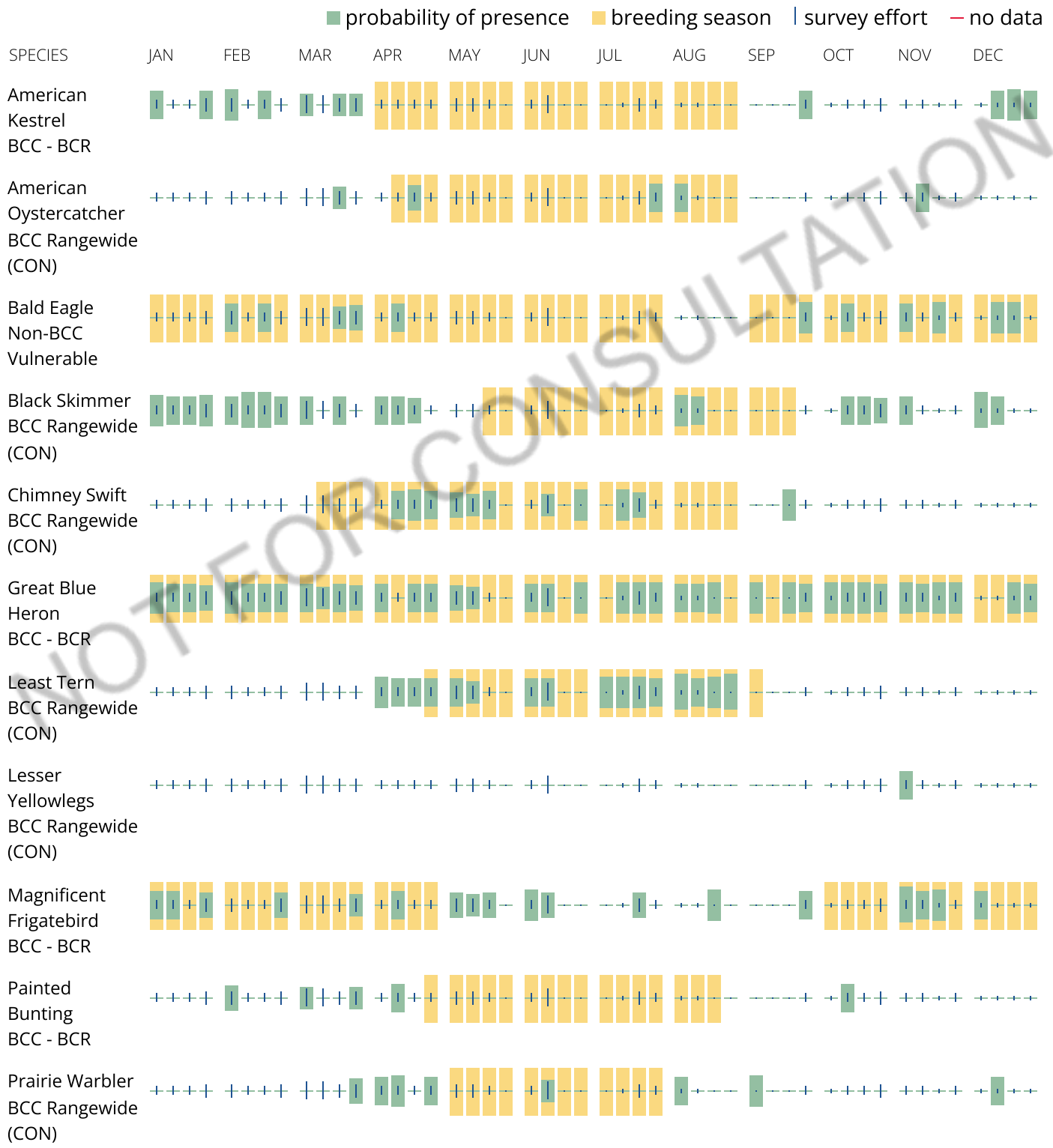
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)

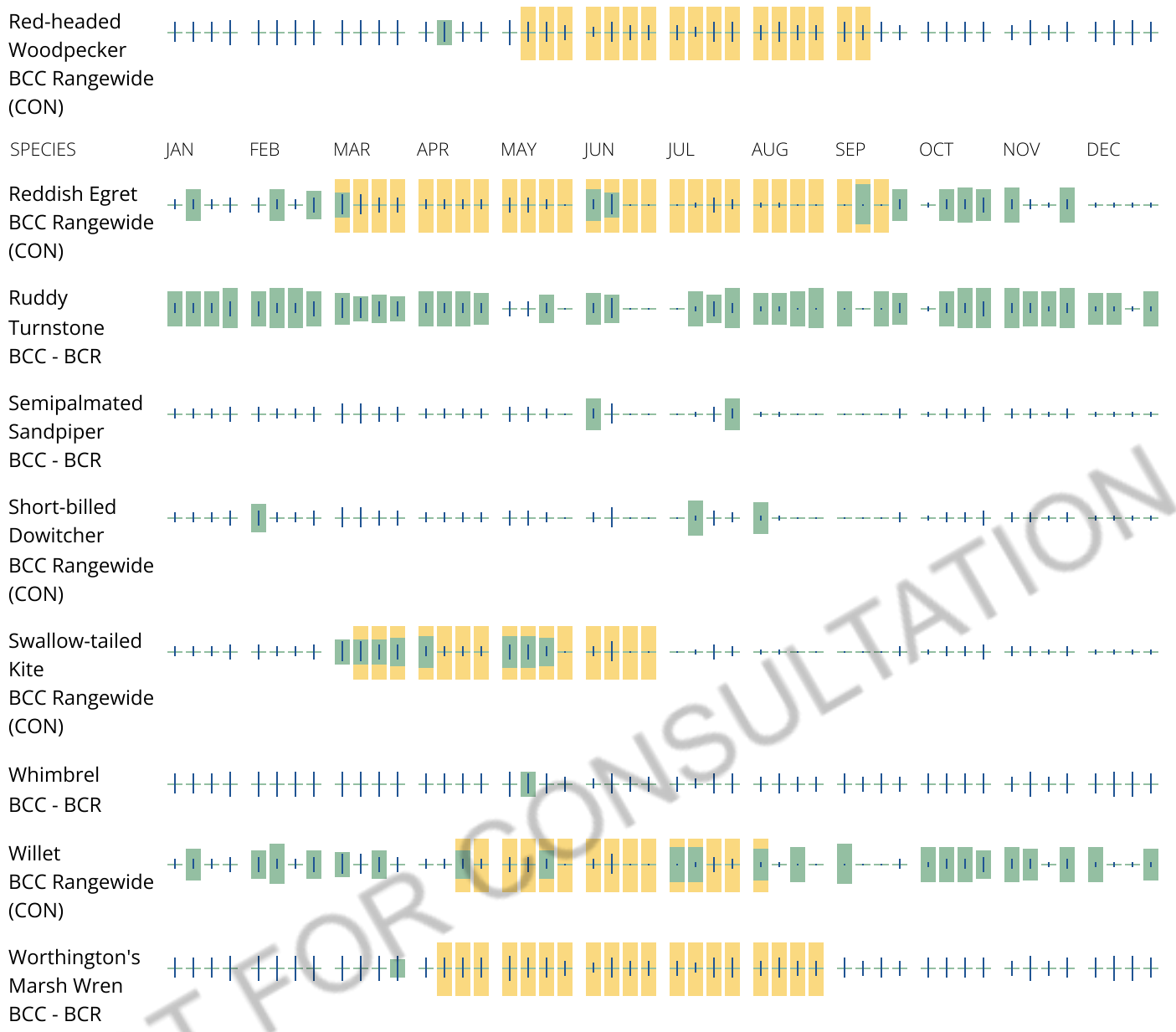
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION



NOT FOR CONSULTATION

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

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1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

NOT FOR CONSULTATION

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies.

Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Appendix D

Permit/

Application

Information

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

SCANNED 09/27/2010 11:21:47 AM

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 Gun Club Road
West Palm Beach, Florida 33406

RECEIVED
DISTRICT CLERK'S OFFICE
SEP 22 2010 9:18 AM
SOUTH FLORIDA
WATER MANAGEMENT DISTRICT

IN THE MATTER OF:

SFWMD 2010-177-DAO-ERP

Brierwood Estates, LLC
Permit Application No. 080125-18

South Hutchinson Estates, LLC
Permit Application No. 070611-3

The Zuckerman Group
Permit Application No. 070816-7

Eurocon, LLC
Permit Application No. 080703-6

Walton River, LLC
Permit Application No. 060705-9

P280 Land, LLC
Permit Application No. 060630-53

St. Lucie County
Permit Application No. 080917-25

_____/

FINAL ORDER DENYING APPLICATION FOR PERMIT

These matters came to be heard before the Governing Board of the South Florida Water Management District ("District") on the 9th day of September, 2010, upon the District's notice of intent to deny the above-referenced permit application numbers. After being otherwise fully apprised of the matter, the Governing Board issues this Order containing the following Findings of Fact and Ultimate Facts and Conclusions of Law.

FINDINGS OF FACT

1. Each of the entities ("Applicants") named in the caption to this Final Order made application to the District for an Environmental Resource Permit and the application was assigned the number stated in the caption.

SCANNED

2. After receipt of the application, the District sent one or more requests for additional information to each Applicant. To date, the District has not received a response from the Applicants.

3. The District mailed each Applicant a Certified Letter with an accompanying staff report and Notice of Rights, advising each Applicant that their application would be presented to the District's Governing Board at its meeting with a staff recommendation of denial.

4 The matter was presented to the Governing Board at its meeting and the Governing Board voted to administratively deny the applications.

5. Each Applicant failed to timely request an administrative hearing or other relief.

6. Pursuant to subsection 373.083(5), Florida Statutes ("Fla. Stat.") and the District Policies and Procedures, Section 101-22(b), the District's Governing Board delegated to the Executive Director and General Counsel, authority to execute final orders following Governing Board action.

ULTIMATE FACTS AND CONCLUSIONS OF LAW

7. Permit Applications were filed in accordance with Sections 120.60, Part IV of Chapter 373, Fla. Stat., and the applicable provisions and rules of the South Florida Water Management District, Title 40E, Florida Administrative Code ("Fla. Admin. Code").

8. Pursuant to Rule 40E-1.603, Fla. Admin. Code, failure of an applicant to provide timely requested information within the timeframes set forth in Chapter 40E-1, Fla. Admin. Code, to complete an application shall be considered grounds for denial of the application.

SCANNED

9. Each Applicant's failure to respond to the District's request for additional information violates Rule 40E-1.603, Fla. Admin. Code.

10. Each Applicant has waived its right to an administrative proceeding or other relief by failing to timely request the same pursuant to the Notice of Rights provided.

11. Staff recommends denial of the above-referenced applications due to each Applicant's failure to respond to requests for additional information.

12. Persons who are not parties to this Order, but whose substantial interests may be affected by this Order, may have a right to petition this Order. A Notice of Rights is attached hereto as Exhibit "A".

ORDER

Based on the foregoing Findings of Fact and Ultimate Facts and Conclusions of Law, the Governing Board of the South Florida Water Management District orders that the above-referenced permit applications are hereby **Denied** without prejudice to each Applicant's right to file a new permit application on the same subject matter.

DONE AND SO ORDERED this 9th day of September, 2010, in West Palm Beach, Florida.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT BOARD OF GOVERNING STATE OF FLORIDA SEAL Established 1949

SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD

ATTESTATION:

By: _____
District Clerk/Assistant Secretary

By: _____
SHERYL G. WOOD
General Counsel

DATE: September 22, 2010

Legal Form Approved

By: _____
Douglas H. MacLaughlin

SCANNED

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished, this 22nd day of September, 2010, via Regular U.S. Mail, to:

Brierwood Estates, LLC
11441 Interchange Circle South
Miramar, FL 33025

South Hutchinson Estates, LLC
6826 NW 169th Street
Miami Lakes, FL 33015

The Zuckerman Group
6131 Lyons Rd, Suite 200
Coconut Creek, FL 33073

Eurocon, LLC
2315 NW 107th Ave, 1M-17
Doral, FL 33172

Walton River, LLC
84522 South U.S. Hwy One
Port St. Lucie, FL 34952

P280 Land, LLC
1951 NW 19th St., Suite 200
Boca Raton, FL 33431

St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

Douglas H. MacLaughlin
Florida Bar No. 251054
South Florida Water
Management District
3301 Gun Club Road, MSC 1410
West Palm Beach, FL 33406
Telephone: 561-682-2153
Facsimile: 561-682-6276

SCANNED

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

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

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

EXHIBIT A

SCANNED

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

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

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

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

SCANNED

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Walton River, LLC
84522 South US Highway 1
Port St. Lucie, FL 34952
(Application #060705-9)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Katrina Christensen
C. Date of Delivery 9/8/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7005 0390 0005 9819 9326

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SCANNED

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 7, 2010

Walton River, LLC
84522 South US Highway 1
Port St. Lucie, FL 34952

Subject: Application No. 060705-9, **Brookside**
St. Lucie County, S18/T35S/R40E

Enclosed is a copy of the South Florida Water Management District's staff report covering the permit application referenced therein. It is requested that you read this staff report thoroughly and understand its contents. The recommendations as stated in the staff report will be presented to our Governing Board for consideration on **Thursday, September 9, 2010.**

Should you wish to object to the staff recommendation or file a petition, please provide written objections, petitions and/or waivers (refer to the attached "Notice of Rights") to:

Elizabeth Veguilla, Deputy Clerk
South Florida Water Management District
Post Office Box 24680
West Palm Beach, Florida 33416-4680

The "Notice of Rights" addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. You are advised, however, to be prepared to defend your position regarding the permit application when it is considered by the Governing Board for final agency action, even if you agree with the staff recommendation, as the Governing Board may take final agency action which differs materially from the proposed agency action.

Please contact the District if you have any questions concerning this matter.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the addressee this 7th day of September, 2010 in accordance with Section 120.60 (3), Florida Statutes.

Sincerely,

Robert M. Brown, Director
Water Resource Regulation Department

RMB/ja

CERTIFIED #7005 0390 0005 9819 9326
RETURN RECEIPT REQUESTED

SCANNED

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

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

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does <u>not</u> constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office**. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

SCANNED

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

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

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SCANNED

Last Date For Agency Action: October 14, 2010

GENERAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION DENIAL

Project Name: Brookside

Application No.: 060705-9

Application Type: Environmental Resource (New General Permit)

Location: St Lucie County, S18/T35S/R40E

Applicant : Walton River, Llc

Project Area: 19.39 acres

Project Land Use: Residential

Special Drainage District: NA

DRAFT
Subject to Governing Board Approval

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

On July 5, 2006, the applicant submitted an application requesting an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 19.39-acre property in St. Lucie County.

The location of the project is shown in Exhibit 1. Staff requested specific information to complete the application on August 4, 2006 (Exhibit 2). An additional letter was sent out on March 23, 2007 (Exhibit 3). To date, the information requested has not been provided. On July 19, 2010, staff sent a letter notifying the applicant that the application would be denied unless the requested information was received by the District within 30 days of the date of the letter (refer to Exhibit 4). Staff has not received the required information and recommends denial due to failure to complete the application in accordance with Rule 40E-1.603 (1) (d), F.A.C.

SCANNED

STAFF RECOMMENDATION:

Staff recommends denial due to failure of the applicant to complete the application in accordance with F.A.C Rule 40E-1.603(1)(d).

STAFF REVIEW:

DRAFT
Subject to Governing Board Approval

NATURAL RESOURCE MANAGEMENT APPROVAL

ENVIRONMENTAL EVALUATION

Ryan Bond

SUPERVISOR

Melinda Parrott

SURFACE WATER MANAGEMENT APPROVAL

ENGINEERING EVALUATION

Hugo A. Carter, P.E.

SUPERVISOR

Hugo A. Carter, P.E.

ENVIRONMENTAL RESOURCE PERMITTING DIVISION DIRECTOR :

for Anita R. Bain

DATE: 9/3/10

ENVIRONMENTAL RESOURCE REGULATION DEPUTY DEPARTMENT DIRECTOR :

Anthony M. Waterhouse, P.E.

DATE: 9/3/10

SCANNED

0404
SFWMD

JUL 05 2006
WPB

ORIGINAL SUBMITTAL

060705-09

QUARTER-QUARTER
NW CORNER OF THE NE 1/4
CORNER NOT FOUND
REFERENCE LANDMARK
SURVEYING AND MAPPING
FILE NO. 2605 SHEET 4 OF 10

FOUND 4x4 CM
LB4396

FOUND 4x4 CM
LB4396

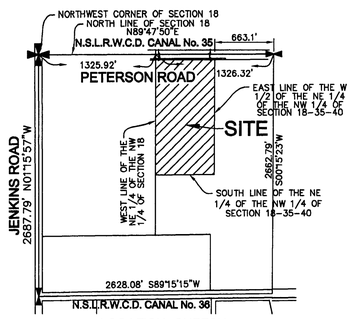
SEE DETAIL 'A'
SCALE: 1"=30'

SEE DETAIL 'B'
SCALE: 1"=20'

PROPERTY DESCRIPTION

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QAURTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST. LESS THE NORTH 61 FEET.

SAID LANDS SITUATE, LYING AND BEING IN FORT PIERCE, FLORIDA AND CONTAINING 843,445.762 SQUARE FEET (19.363 ACRES), MORE OR LESS.



LOCATION SKETCH
W 1/2 OF THE NE 1/4 OF THE NW 1/4
SECTION 18, TOWNSHIP 35S, RANGE 40E
SCALE: 1"=800'

N.S.L.R.W.C.D. CANAL No. 35
92' R/W TOTAL

PETERSON ROAD (RB)
662.92' N89°48'03"E

NORTH LINE OF SECTION 18
N89°47'50"E (REFERENCE BEARING)

PETERSON ROAD
DEED BOOK 75, PAGE 531
15' R/W

598.9'

46.00'

DIRT ROAD

4' WIRE (BARB)

1.33'E WIRE (BARB) CORNER

SET IRC
BL LB6852

1273.55' S00°07'30"W

TOB
TOE

1.0'E FENCE

W. INV. EL.=11.92
E. INV. EL.=11.25

371.9'

54.2'

45.2'

24'x20' C.B.S. GARAGE

246.6'

375.5'

660.03' S89°31'30"W

SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18-35-40

SEE DETAIL 'B'

SEE DETAIL 'A'

1276.71' N00°00'21"W

1940.64' S00°01'18"E

WELL

OHW

WPP

FOUND 4x4 CM
LB 2960
0.32'S, 0.04'E

FOUND IRC
LB 7056
5.4'S, 0.83'W

RIGHT OF WAY LINE

1325.92'

FOUND NAIL & DISK
PSM 2791
NORTHWEST CORNER
OF SECTION 18

WEST LINE OF
SECTION 18
N01°15'57"W

JENKINS ROAD

SYMBOL LEGEND

× 11.47 FIELD LOCATED POINT WITH ELEVATION

WPP WOOD POWER POLE

GUY WIRE ANCHOR

TOP OF BANK

TOE OF SLOPE

ABBREVIATIONS

CLF	CHAINLINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
EL.	ELEVATION
INV.	INVERT
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
No.	NUMBER
N.S.L.R.W.C.D.	NORTH ST. LUCIE RIGHT OF WAY CONTROL DISTRICT
OHW	OVERHEAD WIRE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYLCHLORIDE
R/W	RIGHT OF WAY
TOB	TOP OF BANK
TOE	TOE OF SLOPE
T.O.P.	TOP OF PIPE
WPP	WOOD POWER POLE

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983 (N.A.D. 83), FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°47'50"E ALONG THE NORTH LINE OF OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TWP 35 S, RGE 40E.

2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

4. ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), REFERENCE A ST. LUCIE COUNTY BENCHMARK "GCY" ELEVATION 16.56 FEET.

5. THE MAJORITY OF THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X , REFERENCE FEMA MAP COMMUNITY NO. 120285, PANEL 0175, SUFFIX F, EFFECTIVE AUGUST 19, 1991, AND LOCATED IN FEDERAL FLOOD ZONE AE , REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0170, SUFFIX F, EFFECTIVE AUGUST 19, 1991.

6. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.

7. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON NOVEMBER 31, 2005 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC
SURVEYING AND MAPPING

_____
DAVID JOSEPH WICHSER, P.S.M.
FLORIDA REGISTRATION NO. 5565

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

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6852

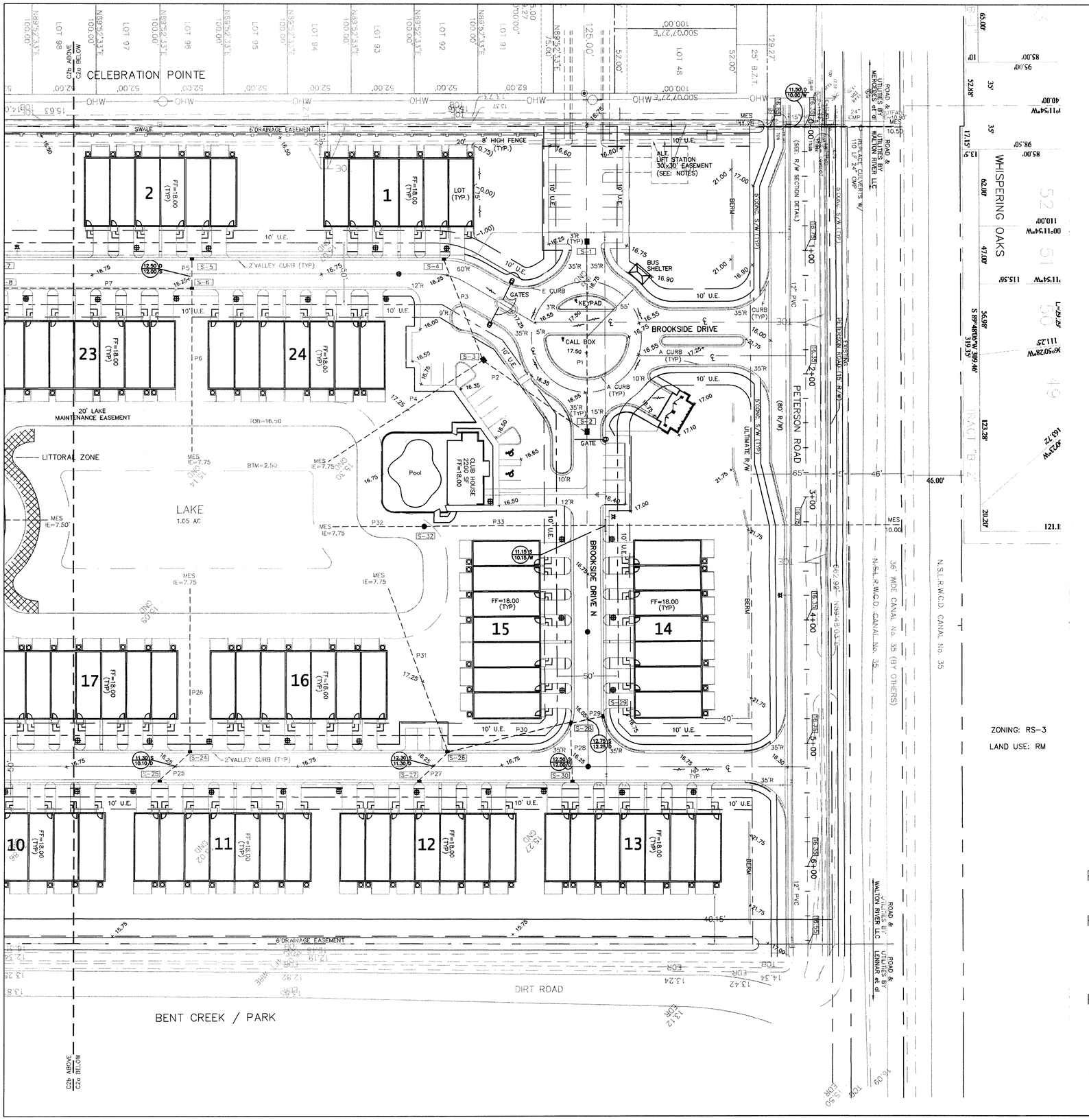
DATE	REVISIONS

DATE 11/31/05
SCALE 1"=60'
FIELD BK. N/A
DWNG. BY H.L.N.
CHECKED BY D.J.W.

20 ACRE PARCEL
FORT PIERCE, FLORIDA

BOUNDARY SURVEY

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 05-100

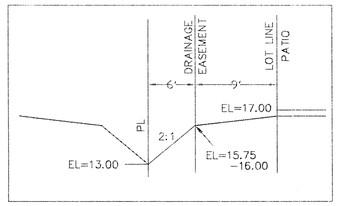


ZONING: RS-3

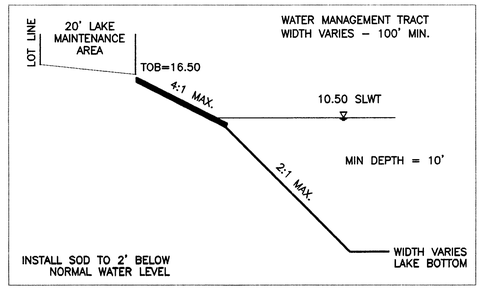
LAND USE: RM

SECTIONS

PERIMETER SWALE A-A



LAKE B-B



GRAPHIC SCALE
SCALE = 1:40

LEGEND

EXIST GRADE: 15.50

FINISH GRADE: + 16.25

FLOW ARROW:

CONFLICT TAG: 00.00 D / 00.00 S

STRUCTURE No.: S-1

MANHOLE No.: MH1

STORM PIPE No.: P1

GRAVITY PIPE No.: G1/GC

STRUCTURE SCHEDULE

S No.	TYPE	GRATE	N IE	S IE	E IE	W IE	WEIR	BLDR
1	C	16.00	–	–	12.00	–		
2	C	16.00	–	11.80	–	11.80		
3	E	15.75	11.60	11.50	–	11.70		
4	C	16.10	–	–	12.75	–		
5	C	16.10	–	–	12.75	–		
6	C	16.10	–	12.25	12.55	12.15		
7	C	16.10	–	–	12.75	–		
8	C	16.10	12.55	–	–	12.65		
9	C	16.10	–	–	12.75	–		
10	C	16.10	–	–	12.55	12.65		
11	C	16.10	–	–	12.75	–		
12	C	16.10	–	–	11.55	12.65		
13	C	16.10	12.75	–	12.55	–		
14	C	16.10	–	12.65	–	–		
15	C	16.10	–	–	12.75	–		
16	C	16.10	–	–	12.75	–		
17	C	16.10	12.35	–	–	12.45		
18	E	16.10	12.25	12.40	12.65	–		
19	C	16.10	–	12.20	–	12.10		
20	E	16.10	8.75	11.80	10.40	8.65		
21	C	16.10	–	–	–	10.50		
22	C	16.10	–	9.15	9.25	–		
23	C	16.10	–	–	–	9.25		
24	C	16.10	–	–	8.30	8.20		
25	C	16.10	–	–	–	8.40		
26	E	16.10	9.65	–	9.40	9.50		
27	C	16.15	–	–	–	9.80		
28	C	15.90	10.55	10.40	10.50	–		
29	C	15.90	–	10.65	–	–		
30	C	16.10	–	10.60	–	–		
31	DMH	17.00	12.00	12.20	–	12.30		
32	DMH	17.00	12.50	7.50	–	–	14.00	11.50

SEE: DETAILS, C4a-b

PIPE SCHEDULE

PIPE(P) No.	SIZE(HDPE)/LENGTH 15"	18"	24"
1	150		
2	100		
3	85		
4		150	
5	22		
6		130	
7	160		
8	22		
9	22		
10	130		
11	22		
12	95		
13	22		
14	75		
15		85	
16		70	
17	70		
18	70		
19	22		
20		185	
21	22		
22		130	
23	170		
24	22		
25	25		
26	130		
27	30		
28	43		
29	25		
30	100		
31		140	
32			75
33		300	
TOTAL			

MIN PIPE SLOPE: 15"=0.24%
18"=0.18%

POLLUTION PREVENTION NOTES:

1. DEVELOPER AGREES TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS

R/W NOTES:

1. ALL R/W INFORMATION HAS BEEN PROVIDED BY ST. LUCIE COUNTY, FPUA, SURVEYOR, LBFH AND M. SCHORAH
2. PETERSON ROAD R/W DEDICATION SHALL BE IN ACCORDANCE WITH COUNTY ROAD PROGRAM
3. PETERSON ROAD & CANAL No. 35 SECTION WILL BE IN ACCORDANCE WITH ST.LUCIE COUNTY & NSLRWCD REQUIREMENTS
4. ALL TRAFFCI CONTROL AND& SIGNAGE SHALL COMPLY WITH FDOT INDEX 300, 600 & ST. LUCIE COUNTY REQUIREMENTS

PAVING & DRAINAGE NOTES:

1. PERIMETER SWALES SHALL MAINTAIN THE HISTORIC DITCH ROUTING
2. INTERIOR ROAD GRADE TYPICAL AS 2% MAX CROSS-SLOPE, 0.5% (MIN) LONGITUDINAL SLOPE
3. ALL CURBING TO BE TYPE "D" U.O.N.
4. ALL ASPHALT TO BE TYPE S1 OR S3 U.O.N.
5. ALL 15" PIPE TO HAVE 0.24% SLOPE AND 18" PIPE TO HAVE 0.18% SLOPE U.O.N.
6. CANAL No.35 CONSTRUCTION TO BE COMPLETED PER NSLRWCD SECTION BY OTHERS & MAINTAINED BY BROOKSIDE H.O.A ALONG PROJECT FRONTAGE STATION 0+00 TO 6+63

0404-2a.DWG

CONSULTING CIVIL ENGINEER
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@bellsouth.net

FL PE No. 52666

#	DATE	BY	REVISION
1	6/30/05	BY	REVISION

SCALE = 1:40
DATE: 12/20/05
DRAWN BY: HH
REQUESTED: RW
CHECKED: HH
PLOTTED: ES
PLOTTED
PLOTTED
PLOTTED

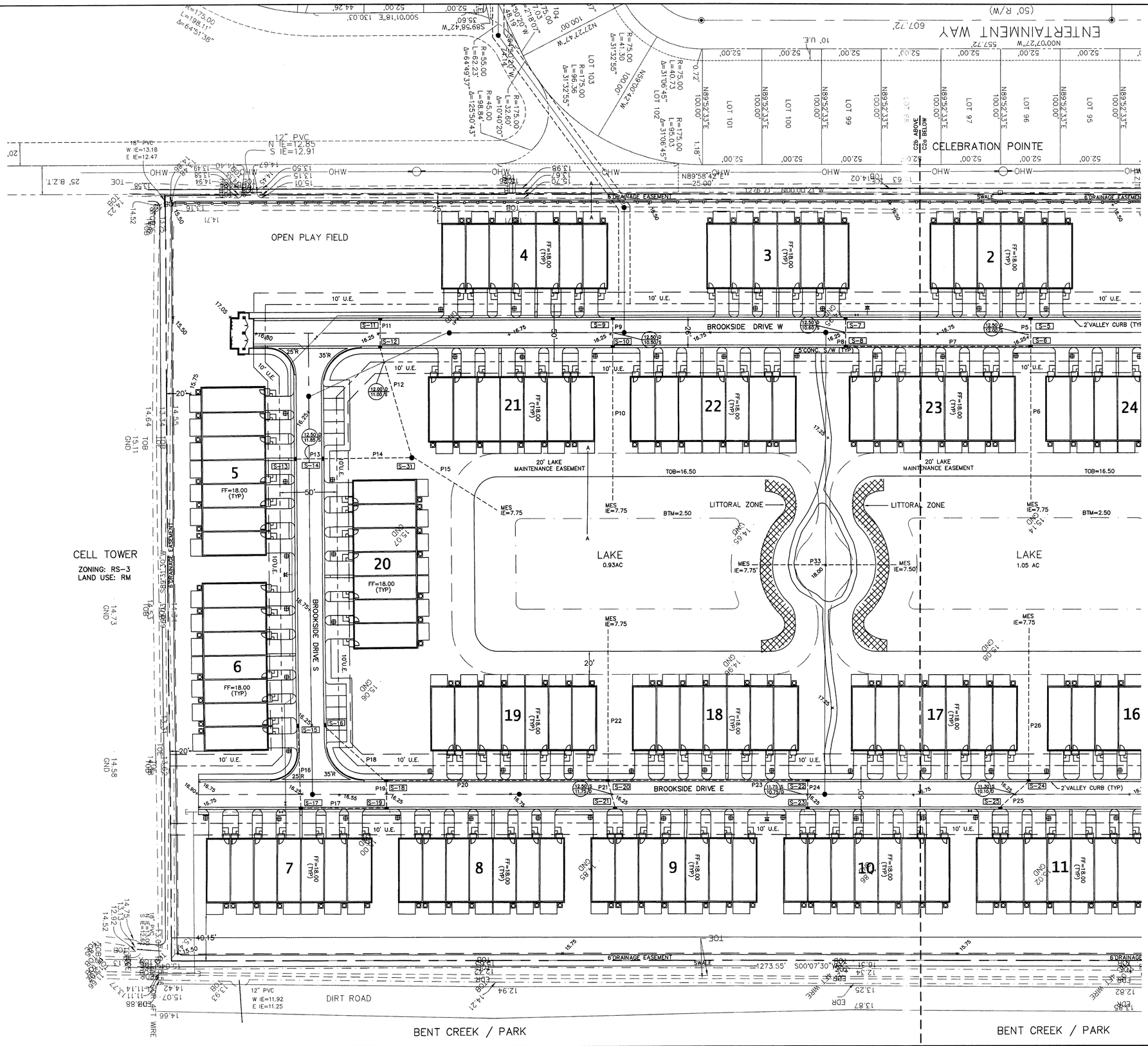
BROOKSIDE
PETERSON ROAD, ST.LUCIE COUNTY, FLORIDA
WALTON RIVER, LLC
8452 S US HGWY No.1, PORT ST. LUCIE, FL 34952

PAVING & DRAINAGE DETAILS

PERMITTING
BIDDING
CONSTRUCTION

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	C4a



0404-2b.DWG

CONSULTING CIVIL ENGINEER
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@bellsouth.net

FL PE No. 52666

#	DATE	BY	REVISION
1	6/15/06	HH	DRC / FPUA / LBFH

SCALE = 1:40		
DATE: 12/20/05		
DRAWN BY:	HH	
REQUESTED:	RW	
CHECKED:	HH	
PLOTTED	ES	
PLOTTED		
PLOTTED		
PLOTTED		

BROOKSIDE
PETERSON ROAD, ST.LUCIE COUNTY
WALTON RIVER, LLC
8452 S US HGWY No.1, PORT ST. LUCIE, FL 34952
PRELIMINARY
PAVING & DRAINAGE PLAN

PERMITTING
BIDDING
CONSTRUCTION

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	C2b

0404-2c.DWG

CONSULTING CIVIL ENGINEER

HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@bellsouth.net

FL PE No. 52666

#	DATE	BY	REVISION

SCALE =	1:50
DATE:	6/15/06
DRAWN BY:	HH
REQUESTED:	RW
CHECKED:	HH
PLOTTED:	ES
PLOTTED	
PLOTTED	
PLOTTED	

BROOKSIDE
PETERSON ROAD, ST.LUCIE COUNTY, FLORIDA
WALTON RIVER, LLC
8452 S US HGWY No.1, PORT ST. LUCIE, FL 34952

BASIN MAP

PERMITTING ☐
BIDDING ☐
CONSTRUCTION ☐

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	C2c

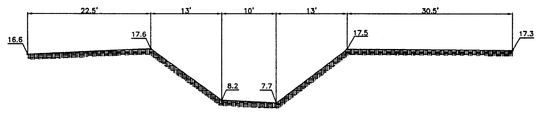
CELL TOWER
ZONING: RS-3
LAND USE: RM

ZONING: RS-3
LAND USE: RM

BENT CREEK / PARK

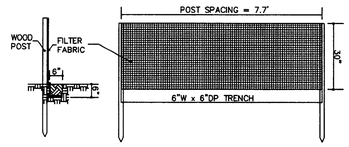
BENT CREEK / PARK

GRAPHIC SCALE
SCALE = 1:50



CANAL SECTION

#



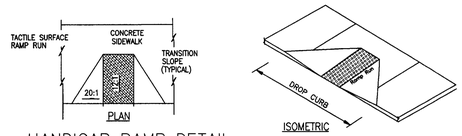
NOTE: SILT FENCE TO BE ENVIROFENCE BY MIRAFI OR EQUAL

1. EROSION CONTROL DEVICES ARE TO BE INSTALLED IN THE SEQUENCE LISTED BELOW AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. INSTALL SILT FENCING AND HAY BALES AT SITE PERIMETER.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB.
5. INSTALL DRAINAGE SYSTEM.
6. SILT CONTROL STRUCTURES(SEE DETAIL SHEET) WILL BE PLACED ON ALL STORM DRAIN SRTUCTURES AND OVERFLOW CONTROL STRUCTURE.
7. GRADING.
8. TEMPORARY GRASSING AS REQUIRED.
9. NEW BUILDING CONSTRUCTION
10. PERMANENT GRASSING
11. REMOVAL OF SEDIMENT/EROSION CONTROL AND SEDIMENT DEVICES AFTER PERMANENT GRASSING IS ESTABLISHED AND SYSTEM IS INSPECTED AND CERTIFIED AS CLEAN AND OPERATIONAL BY PROJECT ENGINEER.

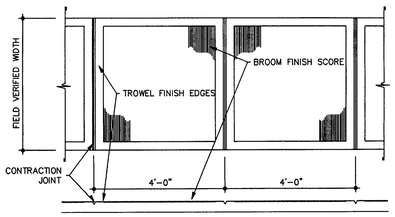
C2 #

SILT FENCE DETAIL

C2 #

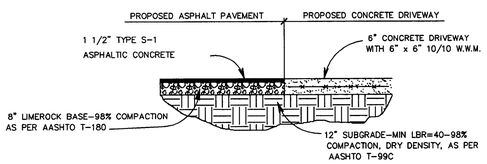


HANDICAP RAMP DETAIL



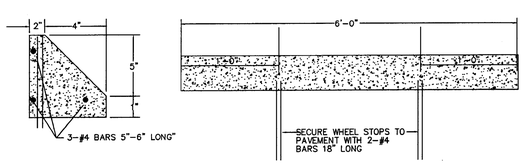
SIDEWALK FINISH DETAIL

C2 #



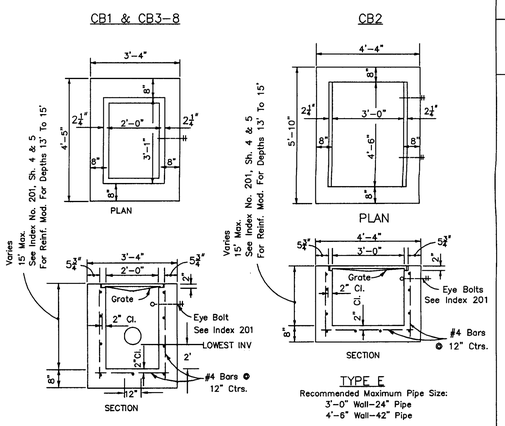
PAVEMENT/CONCRETE JOINT

C2 #



CONCRETE WHEEL STOP

C2 #



NOTE: USE
NEENAH R-3409 FRAME & GRATE
TOTAL WEIGHT 340LB.
OR
USF#4155 FRAME
USF#6209 GRATE

1-GRATE IS RATED FOR TRAFFIC LOADS ACCORDING TO FED. SPEC. RR-F-621C
2-MATERIAL; ASTM-A48 CLASS 30B GRAY IRON
3-GRATE WEIGHT; 265LB.
4-FRAME WEIGHT; 335LB.
5-GRATE FLOW AREA; 455 SQ.IN.

2' SUMP MIN.
ALL DRAINAGE STRUCTURES

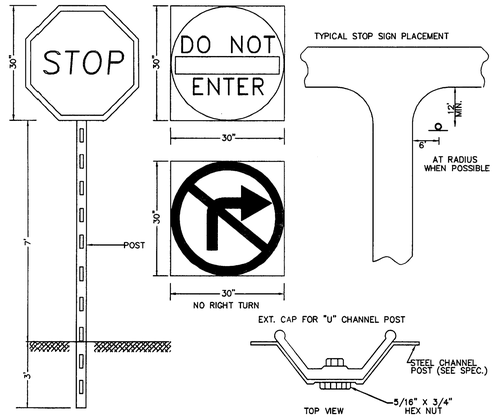
GENERAL INLET NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered 3/4".
6. For supplementary details see FDOT Index No. 201.

C2 #

CATCH BASINS

C2 #



GENERAL SPECS.

POST:
STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M.-A-123 WITHOUT ANCHOR PLATES.

CONC.BASE:
REMOVED PER PALM BEACH COUNTY

STOP SIGN
R1-1 MUTCD-30" 30"(HIGH INTENSITY)

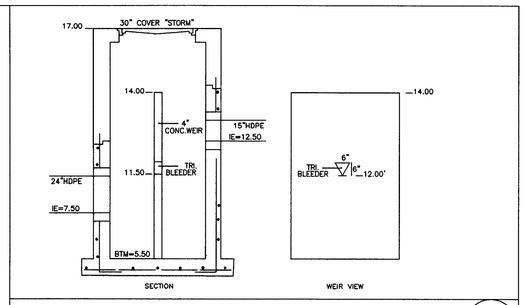
LOCATION:
ONE PER DRIVEWAY AND AS OTHERWISE INDICATED ON THE PLANS.

CHANNEL POST

DIMENSION	TOLERANCE	2.00	3.00
"A"	± 3/32"	1-15/32"	1-7/8"
"B"	± 1/8"	3-1/16"	3-1/2"
"C"	± 1/16"	1-9/32""	1-5/16"
"D"	± 1/32"	3/16"	7/32"

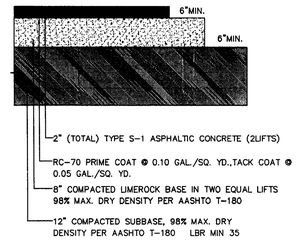
C1 #

TRAFFIC SIGNS



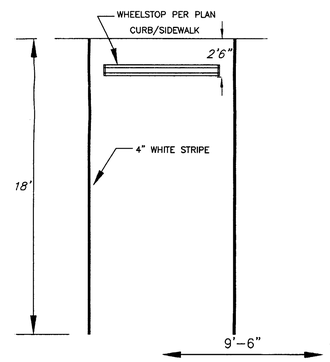
CONTROL STRUCTURE (TYPE E)

C2 #



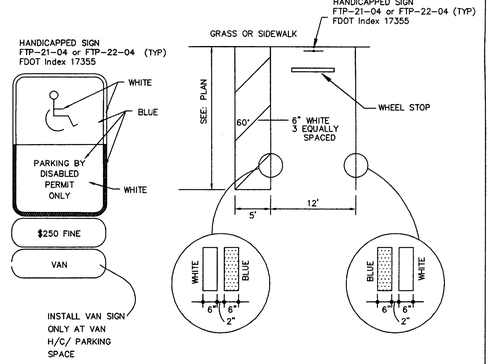
PAVEMENT & RESTORATION SECTION

C2 #



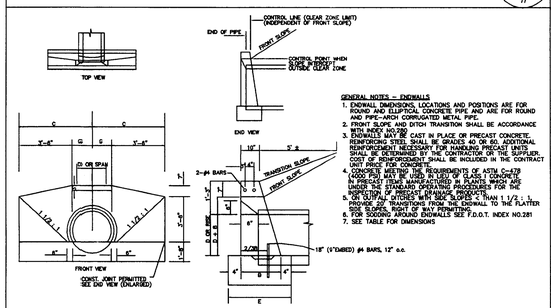
PARKING SPACE (TYP)

C1 #



HANDICAP SPACE STRIPING & SIGNAGE

C1 #

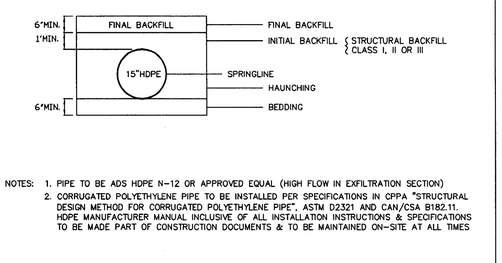


GENERAL NOTES - ENDWALLS
1. ENDWALL DIMENSIONS, LOCATIONS AND POSITIONS ARE FOR ROUND AND ELLIPTICAL CONCRETE PIPE AND ARE FOR ROUND AND PIPE-ARCH CORRUGATED METAL PIPE.
2. FRONT SLOPE AND DITCH TRANSITION SHALL BE ACCORDANCE WITH INDEX 205 OR 280.
3. ENDWALLS SHALL BE CAST IN PLACE OR PRECAST CONCRETE. REINFORCING STEEL SHALL BE GRADES 40 OR 60. ADDITIONAL REINFORCEMENT NECESSARY FOR HANDLING PRECAST UNITS SHALL BE DETERMINED BY THE CONTRACTOR OR THE SUPPLIER. COST OF REINFORCEMENT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR CONCRETE.
4. CONCRETE SHALL MEET REQUIREMENTS OF ASTM C-478 (CPCP) MUST BE USED. IF USE OF CLASS I CONCRETE IN PRECAST ITEMS MANUFACTURED IN PLANTS WHICH ARE UNDER THE STANDARD OPERATING PROCEDURES FOR PRESTRESSED CONCRETE MANUFACTURERS.
5. SLOPE OF WINGS & SIDE SLOPES SHALL NOT BE STEEPER THAN 1 1/2 : 1. RATE OF TRANSITIONS FROM THE ENDWALL TO THE FLATTER SIDE SLOPES, RIGHT OF WAY PERMITTING.
6. FOR SODDING AROUND ENDWALLS SEE F.D.O.T. INDEX NO.281
7. SEE TABLE FOR DIMENSIONS

C2 #

ENDWALL: FDOT INDEX 250

C2 #



NOTES:
1. PIPE TO BE ADS HDPE N-12 OR APPROVED EQUAL (HIGH FLOW IN EXFILTRATION SECTION)
2. CORRUGATED POLYETHYLENE PIPE TO BE INSTALLED PER SPECIFICATIONS IN CPPA "STRUCTURAL DESIGN METHOD FOR CORRUGATED POLYETHYLENE PIPE", ASTM D2321 AND CAN/CSA B182.11. HDPE MANUFACTURER MANUAL INCLUSIVE OF ALL INSTALLATION INSTRUCTIONS & SPECIFICATIONS TO BE MADE PART OF CONSTRUCTION DOCUMENTS & TO BE MAINTAINED ON-SITE AT ALL TIMES

C2 #

PE PIPE TRENCH (ALT: SEE PIPE NOTE, C2)

C2 #

0404-4a.DWG

CONSULTING CIVIL ENGINEER
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@bellsouth.net

FL PE No. 52666

#	REVISION	BY	DATE

SCALE = NTS
DATE: 6/15/06
DRAWN BY: HH
REQUESTED: RW
CHECKED: HH
PLOTTED: ES
PLOTTED
PLOTTED
PLOTTED

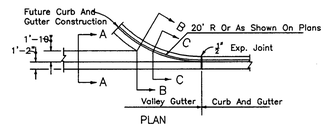
BROOKSIDE
PETERSON ROAD, ST.LUCIE COUNTY, FLORIDA
WALTON RIVER, LLC
8452 S US HGWY No.1, PORT ST. LUCIE, FL 34952

PAVING & DRAINAGE DETAILS

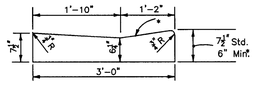
PERMITTING
BIDDING
CONSTRUCTION

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

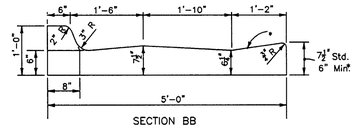
JOB No.	SHEET No.
0404	C4a



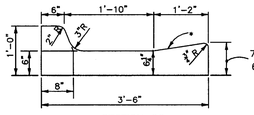
PLAN



SECTION AA

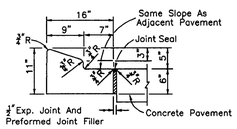


SECTION BB



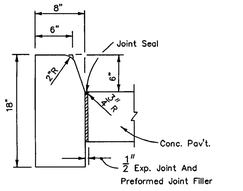
SECTION CC

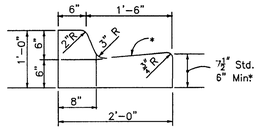
VALLEY GUTTER



For details depicting usage adjacent to flexible pavement, see diagram right.

TYPE A

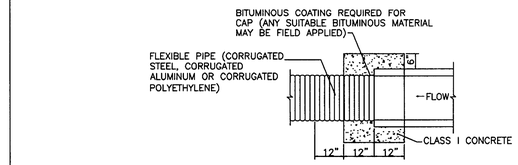




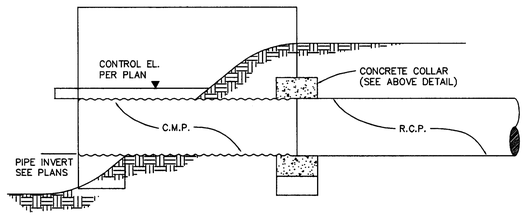
Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see diagram right.

NOTE: CONCRETE CURB (TO BE 3000 PSI MIN.)

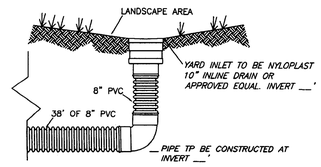
CURB TYPES



NOTES:
1.A CONCRETE JACKET SHALL NOT BE USED TO JOIN:
a)METAL PIPE OF DISSIMILAR MATERIALS.
b)FLEXIBLE PIPE WHEN THE MAXIMUM COVER REQUIRED IN ACCORDANCE WITH F.D.O.T. INDEX No. 205 CANNOT BE OBTAINED.

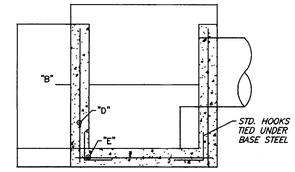


STORM PIPE COLLAR DETAIL



NOTES:
1. WATERTIGHT ADAPTORS TO BE USED ON ALL JOINT CONNECTIONS.
2. CONSTRUCTION OF 8" PIPE TO BE EITHER SDR-35 SEWER, A-2000 CORRUGATED PVC, ULTRA-RIB PVC OR CORRUGATED POLY PIPE
3. GRADE LANDSCAPE AREA TOWARDS INLINE DRAIN.
4. YARD INLET DRAIN TO BE CONSTRUCTED PER NYLOPLAST

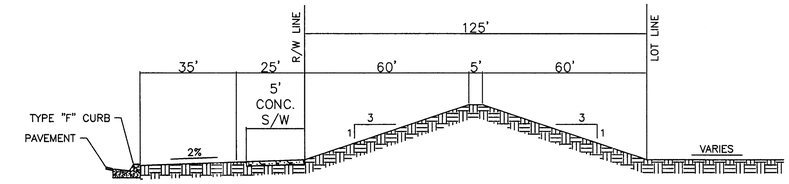
YARD INLET



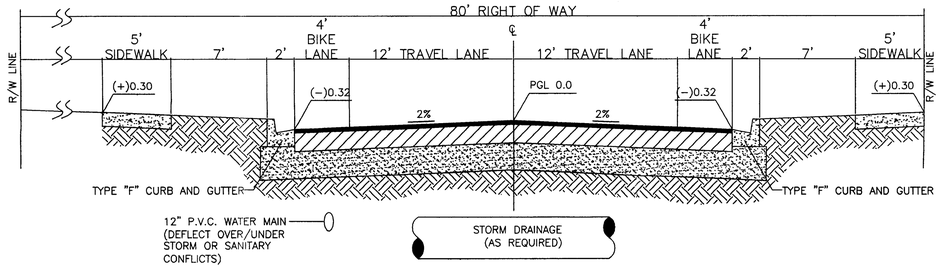
"A"	"B"	"C"	"D"	"E"	"G"	"H"
4'-0" Dia.	8"	8"	#4@12" C.C.E.W.	#4@12" C.C.E.W.	5'-4" Dia.	#4@6" C.C.E.W.
5'-0" Dia.	8"	8"	#5@12" C.C.E.W.	#5@12" C.C.E.W.	6'-4" Dia.	#5@8" C.C.E.W.
6'-0" Dia.	8"	10"	#5@12" C.C.E.W.	#5@12" C.C.E.W.	7'-4" Dia.	#5@8" C.C.E.W.
7'-0" Dia.	8"	10"	#5@12" C.C.E.W.	#5@6" C.C.E.W.	8'-4" Dia.	#5@6" C.C.E.W.
8'-0" Dia.	8"	10"	2 - W.W.M. W/#4 @12" C.C.VERT.	#5@6" C.C.E.W.	9'-4" Dia.	#5@6" C.C.E.W.

NOTE: KEY CUT IS REQUIRED W/PRECAST TOPS ONLY. IF TOP SLAB IS CAST IN PLACE, USE NO. 4-12" LONG BARS EQUALLY PLACED TO SECURE TOP SLAB TO SIDE WALLS.

STRUCTURE SCHEDULE



PETERSON ROAD BERM SECTION

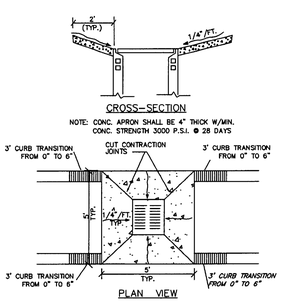


12" P.V.C. WATER MAIN (DEFLECT OVER/UNDER STORM OR SANITARY CONFLICTS)

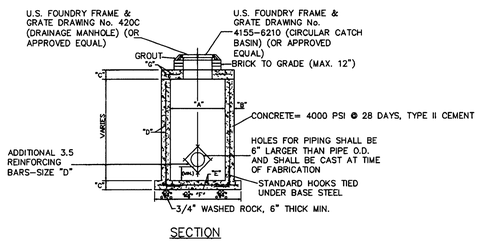
STORM DRAINAGE (AS REQUIRED)

NOTES:
1. 1-¼" F.D.O.T. SP-12.5 SUPERPAVE ASPHALT CONCRETE (1ST LIFT) AND ¾" F.D.O.T. SP-9.5 SUPERPAVE ASPHALT CONCRETE (2ND LIFT).
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS), COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180, (LBR=100).
3. 12" STABILIZED SUBGRADE (LBR=40) COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180

R/W (PETERSON ROAD) TYPICAL SECTION FOR 60'



BASIN APRON

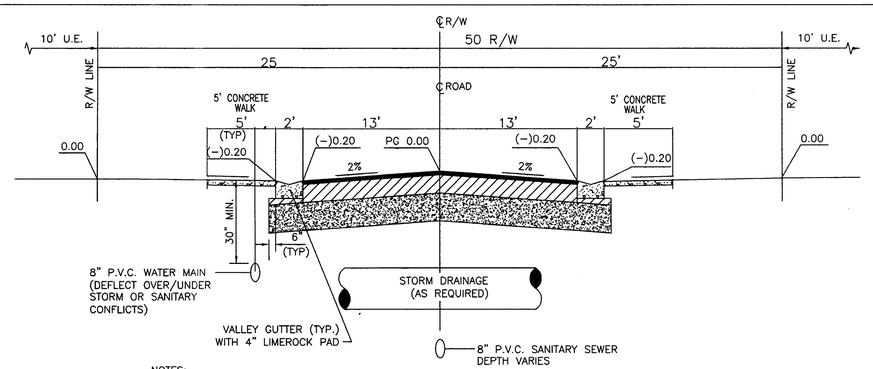


SECTION

"A"	"B"	"C"	"D"	"E" (GRADE 40 OR EQ.)	"F"	"G" (GRADE 40 OR EQ.)
3'-0"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	4'-6" DIA	#4 @ 6" C.C.E.W.
3'-6"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	5'-0" DIA	#4 @ 6" C.C.E.W.
4'-0"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	6'-0" DIA	#4 @ 6" C.C.E.W.
5'-0"	8"	8"	ASTM C-478	#5 @ 12" C.C.E.W.	7'-4" DIA	#5 @ 6" C.C.E.W.
6'-0"	8"	8"	ASTM C-478	#5 @ 6" C.C.E.W.	8'-4" DIA	#5 @ 6" C.C.E.W.
7'-0"	8"	8"	ASTM C-478	#5 @ 6" C.C.E.W.	9'-4" DIA	#5 @ 6" C.C.E.W.
8'-0"	10"	10"	ASTM C-478	#5 @ 6" C.C.E.W.	10'-8" DIA	#6 @ 6" C.C.E.W.
10'-0"	12"	12"	ASTM C-478	#5 @ 6" C.C.E.W.	12'-0" SQ	#6 @ 6" C.C.E.W.

DRAINAGE MANHOLE

N.T.S.



NOTES:
1. 1-¼" TYPE SP-12.5 AND ¾" TYPE SP-9.5 ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS), COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180, (LBR=100).
3. 12" STABILIZED SUBGRADE (LBR=40) COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180.

INTERNAL ROAD SECTION

0404-4b.DWG

CONSULTING CIVIL ENGINEER
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@bellsouth.net
FL PE No. 52666

#	DATE	BY	REVISION

SCALE = NTS
DATE: 6/15/06
DRAWN BY: HH
REQUESTED: RW
CHECKED: HH
PLOTTED: ES
PLOTTED
PLOTTED
PLOTTED

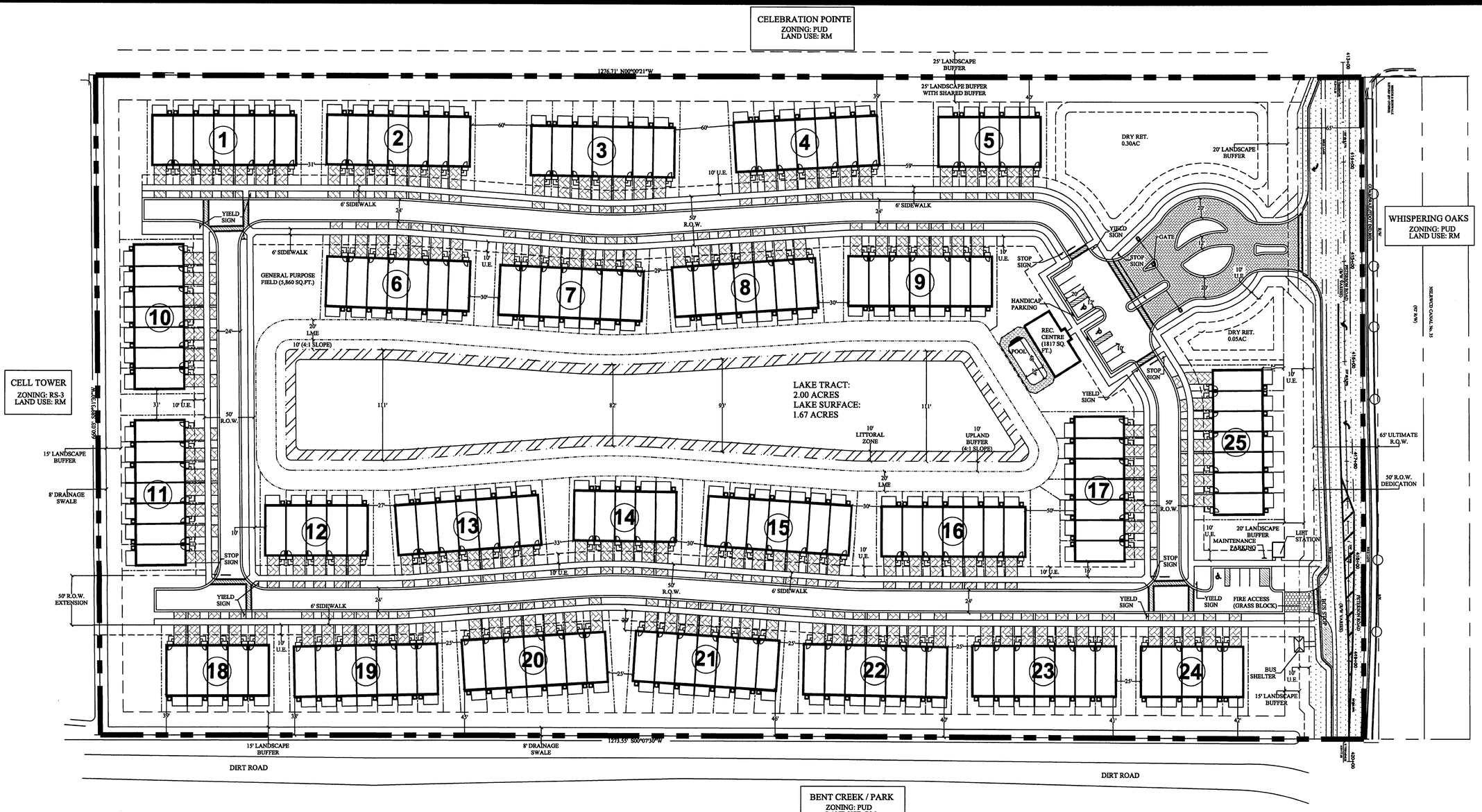
BROOKSIDE
PETERSON ROAD, ST.LUCIE COUNTY, FLORIDA
WALTON RIVER, LLC
8452 S US HIGWY No.1, PORT ST. LUCIE, FL 34952

PAVING & DRAINAGE DETAILS

PERMITTING
BIDDING
CONSTRUCTION

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	C4b

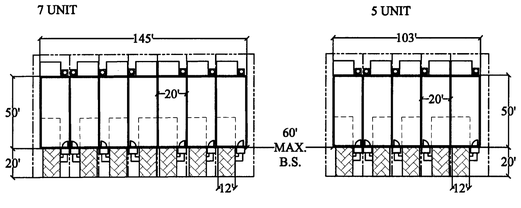


SITE DATA:

PARCEL ID	2418-212-0001-000-7
FUTURE LAND USE	RESIDENTIAL MEDIUM (RM)
EXISTING ZONING	RESIDENTIAL SINGLE-FAMILY-3 (RS-3)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL SITE AREA	+/-19.39 AC. (843,322 SQ FT)
PROPOSED DWELLING UNITS	
20 x 7 UNIT BUILDINGS	140 D.U.
5 x 5 UNIT BUILDINGS	25 D.U.
TOTAL	165 D.U.
DENSITY	8.5 D.U. / AC.
PROPOSED BUILDING HEIGHT	MAX. 2 STORY (35')
REQUIRED RESIDENTIAL PARKING (2.00x 165 D.U.)	330 SPACES
PROPOSED RESIDENTIAL PARKING	333 SPACES
HANDICAP	(216 SQ.FT.) 1 SPACE
RECREATION AREA	
STANDARD	(1,079.88 SQ.FT.) 6 SPACES
HANDICAP	(432 SQ.FT.) 2 SPACES
PROPOSED MAINTENANCE PARKING	(180 SQ.FT.) 1 SPACE
TOTAL	345 SPACES

TOTAL LAKE TRACT	2.00 AC.
TOTAL LAKE SURFACE	(8.61%) 1.67 AC.
TOTAL IMPERVIOUS AREA	(41.85%) 8.11 AC.

TYPICAL BUILDING



NOTE: MAXIMUM BUILDING SPACING REQUIRED IS 60 FEET

$D = \frac{50 + 50 + 2(35 + 35)}{4} = 60'$

NOTES:

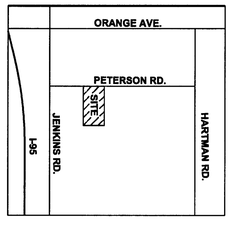
-RECREATION AREA DEPICTED ON PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LAYOUT WILL BE FINALIZED DURING BUILDING PERMIT APPLICATION USING APPROVED SQUARE FOOTAGES.

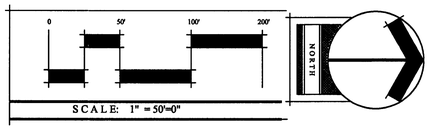
-RECREATION AREA WILL MEET ADA REQUIREMENTS.

-BUS SHELTER DEPICTED ON PLAN IS FOR ILLUSTATIVE PURPOSES ONLY.

-BUILDING SETBACKS AND SEPARATION DISTANCES BETWEEN BUILDINGS 2, 3, 4, AND 5 CONFORM TO SECTION 7.04.03 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

LOCATION MAP





LAND DESIGN SOUTH
Landscape Architecture/Land Planning/Environmental Consulting/Transportation

BROOKSIDE PUD

PREPARED FOR:
WALTON RIVER LLC
ST. LUCIE COUNTY, FLORIDA

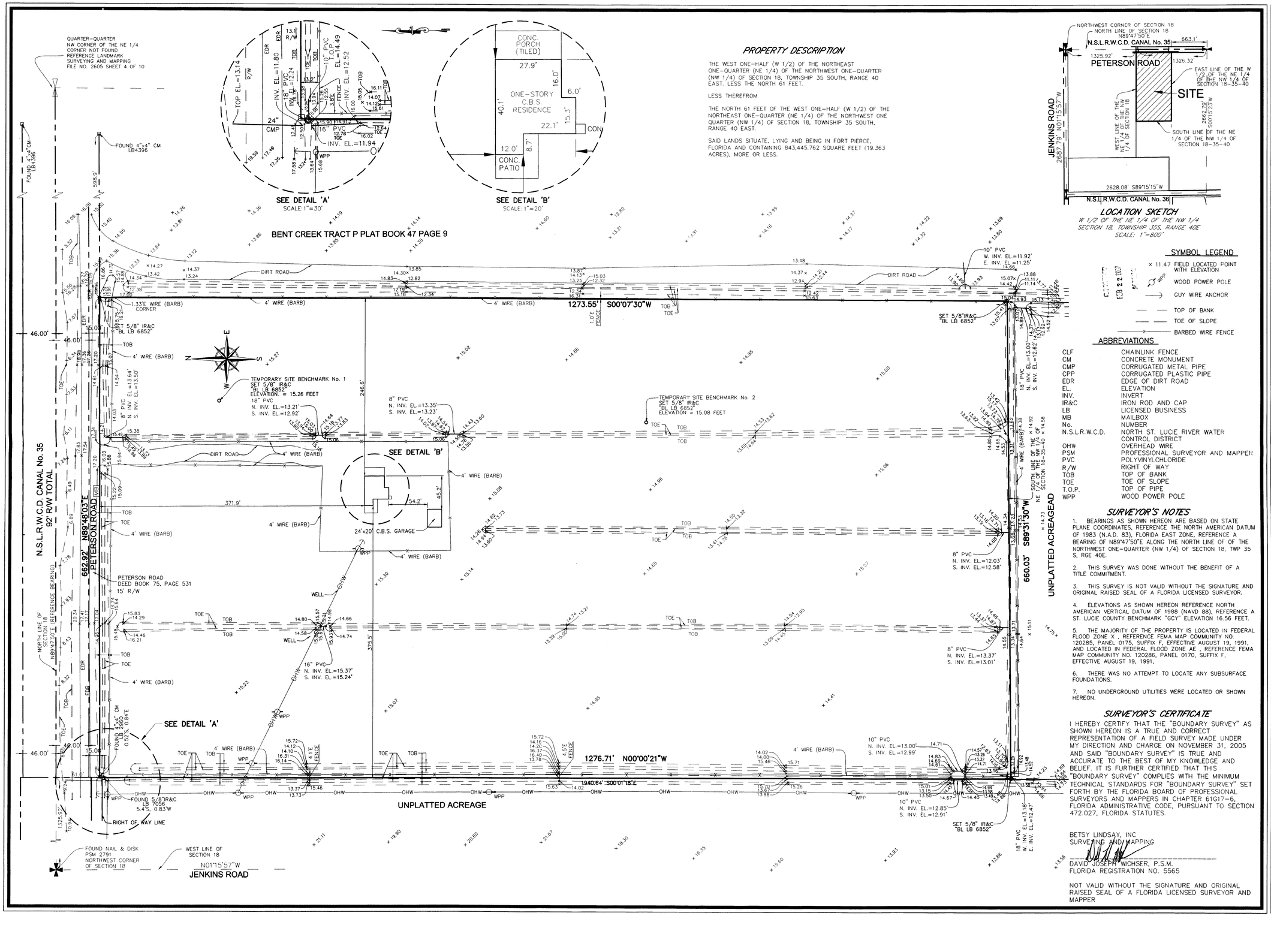
FEB 2 2 2007

PRELIMINARY SITE PLAN

1100 St. Lucie West Blvd.
Suite 202
Port St. Lucie, Florida 34986
772-871-7778

SCALE:	1"=50'
DRAWN BY:	SC/SP
DRAWING #	1174-2 PSP 02-00-07.dwg
FILE #	1174.2
DATE:	01/24/07
REVISED	02/00/07

SHEET #



BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
7/6/06	REVISE PER CO. COMMENTS
9/19/06	ADDITIONAL TOPOGRAPHY

DATE 11/31/05
SCALE 1"=60'
FIELD BK. N/A
DWNG. BY H.L.N.
CHECKED BY D.J.W.

19.36 ACRE PARCEL BROOKSIDE PUD
FORT PIERCE, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO. 1
OF 1 **SHEETS**
PROJECT NO. 05-100

FEB 22 2007

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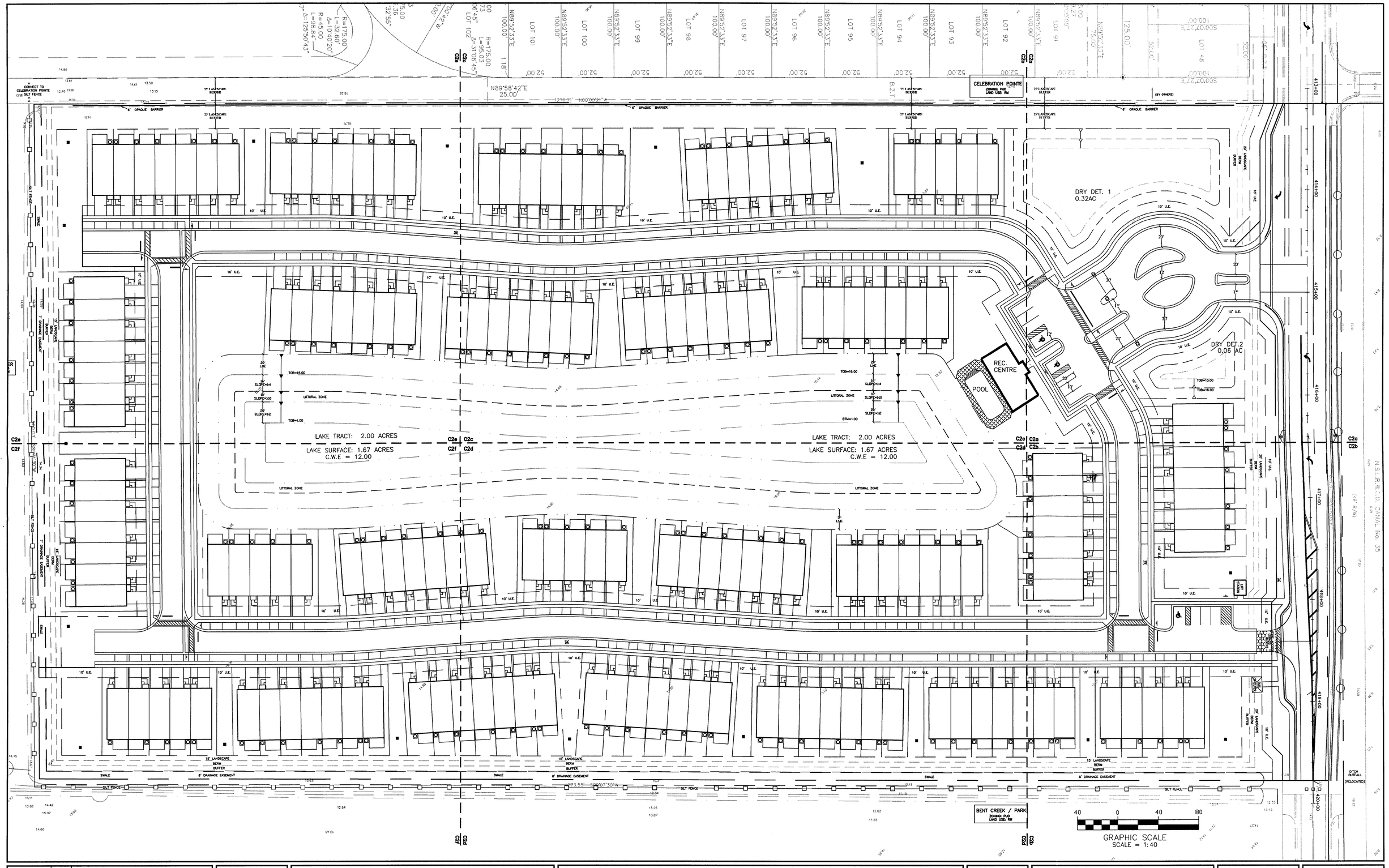


DATE	BY	REVISIONS

Date: 1/22/07
Scale: 1:40
Design: HH
Drawn: HH
Checked: HH

DEVELOPER:
WALTON RIVER, LLC
c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1
PORT ST. LUCIE, FL 34952
(954) 815-5051 FAX: (772) 344-6574

BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

SHEET MAP

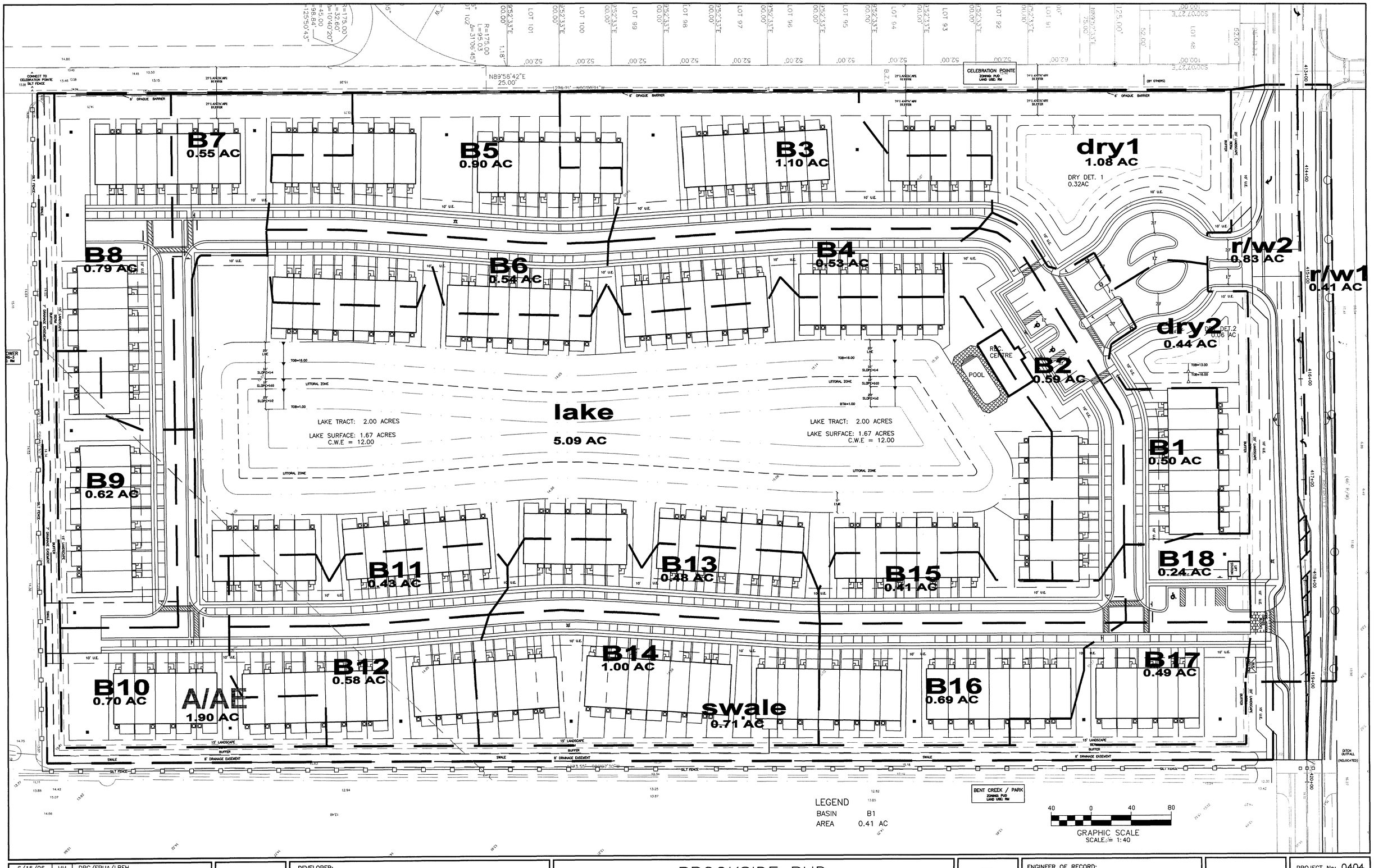
ENGINEER OF RECORD:
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

RECEIVED
FEB 22 2007
SFWMD

Hollyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404

SHEET
5 OF 32



DATE	BY	REVISIONS
6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES

Date: 12/20/05
Scale: 1:40
Design: HH
Drawn: HH
Checked: HH

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BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

BASIN MAP

ENGINEER OF RECORD:
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

Sign/Seal
Hollyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404
SHEET
10 OF 32

STRUCTURE SCHEDULE

S No.	TYPE	GRATE	N IE	S IE	E IE	W IE	WEIR	BLDR
S-1	C	16.85	–	–	13.10	13.10		
S-2	C	16.85	–	–	13.10	13.10		
S-3	E	15.75	11.50	12.00	–	–		
S-4	E	15.75	11.10	11.20	–	–		
S-5	C	15.75	12.10	12.10	12.00	–		
S-6	C	15.75	–	–	12.00	12.10		
S-7	C	15.75	–	–	12.00	12.10		
S-8	C	15.75	–	–	12.00	12.10		
S-9	C	15.75	12.20	–	12.30	12.30		
S-10	C	15.75	12.00	12.10	–	12.10		
S-11	C	15.75	9.90	–	12.30	–		
S-12	C	15.75	9.75	–	9.85	–		
S-13	C	15.75	–	–	8.75	8.65		
S-14	C	15.75	9.10	9.10	–	9.00		
S-15	C	15.75	–	–	12.00	11.90		
S-16	C	15.75	12.25	12.25	–	12.15		
S-17	C	15.75	12.00	–	12.00	11.90		
S-18	C	15.75	–	12.25	–	12.15		
S-19	C	15.80	12.30	12.20	12.30	–		
S-20	C	16.00	12.50	12.50	–	12.40		
S-21	P4	15.80	10.80	10.70	–	–		
S-22	P4	15.80	–	11.00	–	–		
Y.D.	15"	16.00	all @	14.00				
I.D.	18"	17.00	all @	13.00				
CS-1	DETAIL	18.00	12.00	10.00	–	–	13.30	12.00
CS-2	DETAIL	18.00	12.00	10.00	–	–	13.30	12.00

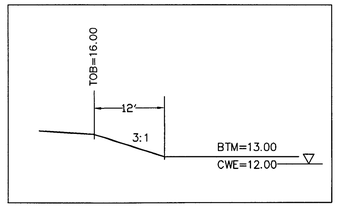
Y.D.: YARD DRAINS L-1 to L-17
I.D.: INLINE DRAINS I-1 to I-13

LEGEND

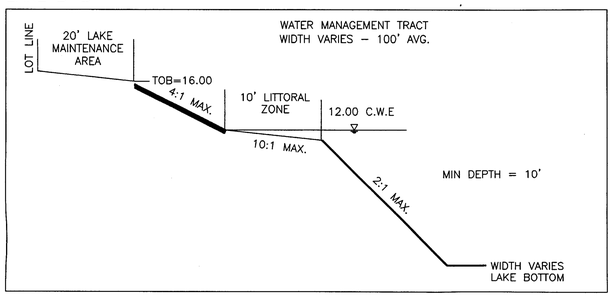
EXIST GRADE (NAVD88): 17.41
FINISH GRADE (NGVD29): 18.00
FLOW ARROW:
CONFLIFT TAG: 12.50 D / 10.00 S
INLET STRUCTURE No.: S-1
YARD DRAIN No.: L-1
INLINE BASIN No.: I-1
MANHOLE No.: S1
DRAINAGE PIPE No.: 18RCP
GRAVITY PIPE No.: 8S
WATER MAIN: 8W

SECTIONS

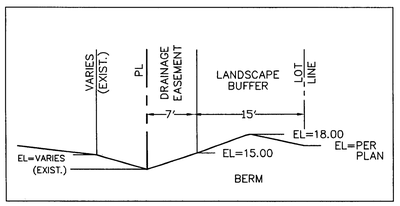
DRY DETENTION A-A



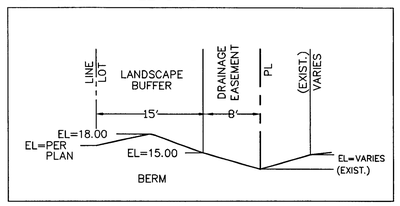
LAKE B-B



PERIMETER SWALE C-C



PERIMETER SWALE D-D



POLLUTION PREVENTION NOTES:

1. DEVELOPER AGREES TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS

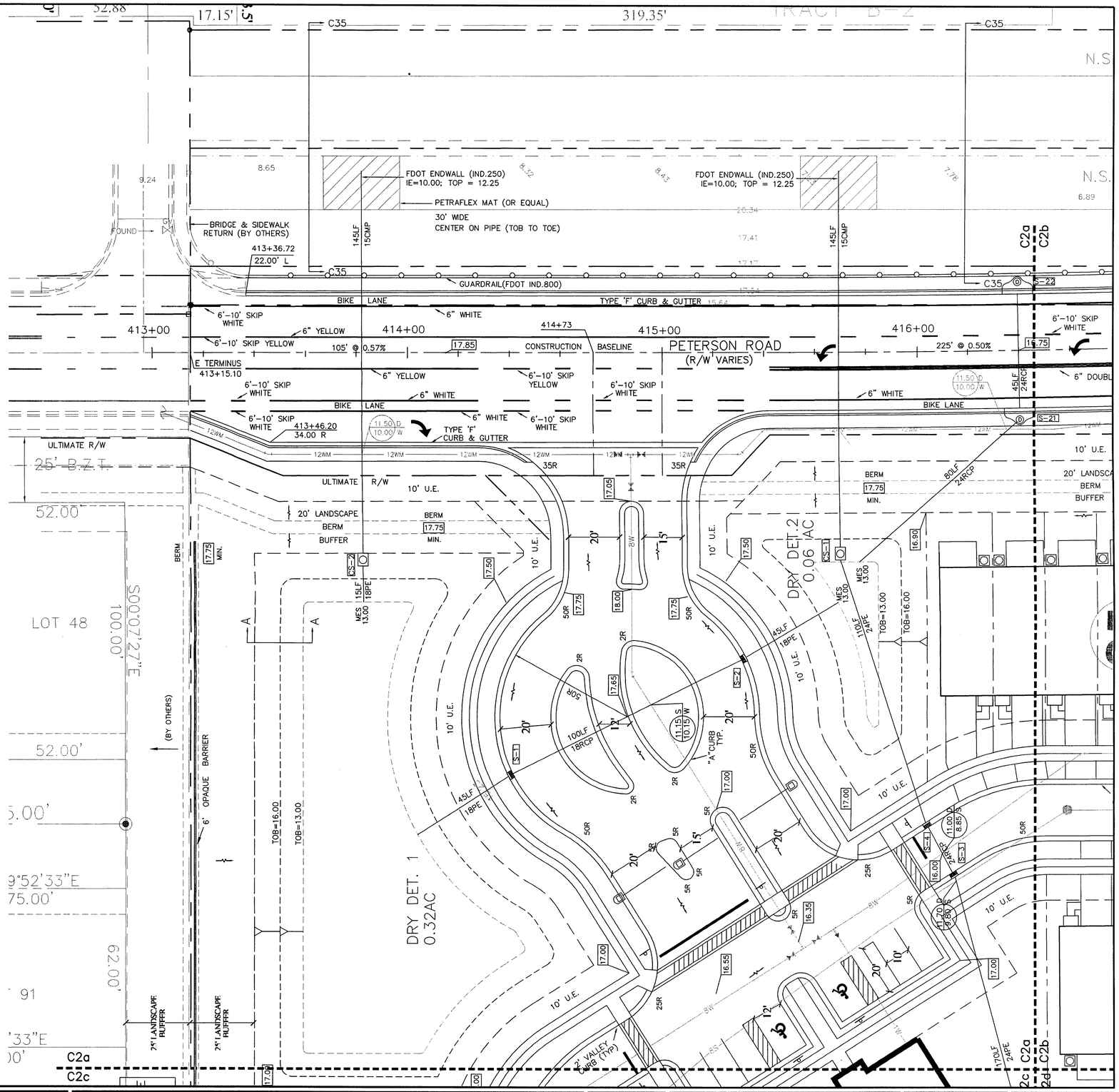
R/W NOTES:

1. ALL R/W INFORMATION HAS BEEN PROVIDED BY ST. LUCIE COUNTY, FPUA, SURVEYOR, LBFH AND M. SCHORAH
2. PETERSON ROAD R/W DEDICATION SHALL BE IN ACCORDANCE WITH COUNTY ROAD PROGRAM
3. PETERSON ROAD & CANAL No. 35 SECTION WILL BE IN ACCORDANCE WITH ST. LUCIE COUNTY & NSLRWCD REQUIREMENTS
4. ALL TRAFFIC CONTROL AND SIGNAGE SHALL COMPLY WITH FDOT INDEX 300, 600 & ST. LUCIE COUNTY REQUIREMENTS

PAVING & DRAINAGE NOTES:

1. PERIMETER SWALES SHALL MAINTAIN THE HISTORIC DITCH ROUTING TO RELOCATED CULVERT
2. INTERIOR ROAD GRADE TYPICAL AS 2% MAX CROSS-SLOPE, 0.50% (MIN) LONGITUDINAL SLOPE
3. ALL CURBING TO BE TYPE "D" U.O.N.
4. ALL ASPHALT TO BE TYPE S1 OR S3 U.O.N.
5. ALL 15" PIPE TO HAVE 0.24% SLOPE AND 18" PIPE TO HAVE 0.18% SLOPE U.O.N.
6. CANAL No.35 CONSTRUCTION TO BE COMPLETED PER NSLRWCD SECTION BY OTHERS & MAINTAINED BY BROOKSIDE H.O.A ALONG PROJECT FRONTAGE STATION 0+00 TO 6+63
7. COORD. PERIMIETER BERM WITH LANDSCAPE PLANS

20 0 20 40
GRAPHIC SCALE
SCALE = 1:20



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6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
1/29/07	HH	SFWMD/NSLRWCD

Date: 12/20/05
Scale: 1:20
Design: HH
Drawn: HH
Checked: HH

DEVELOPER:
WALTON RIVER, LLC
c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1
PORT ST. LUCIE, FL 34952
(954) 815-5051 FAX: (772) 344-6574

BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

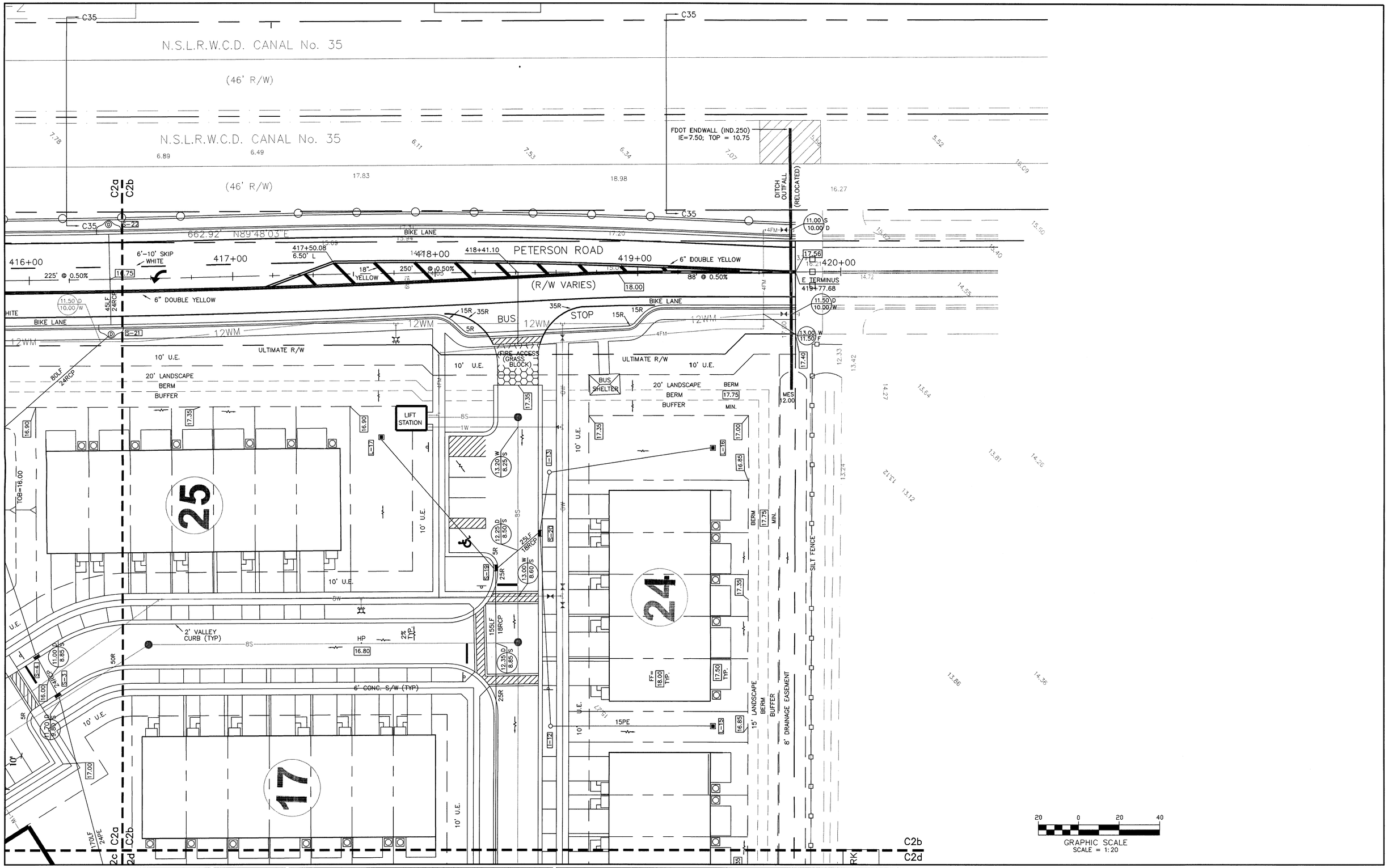
PAVING & DRAINAGE PLAN

N

ENGINEER OF RECORD:
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

2/1/07
Hollyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404
SHEET C2a
11 OF 32



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BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

PAVING & DRAINAGE PLAN

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772-219-1769 hlhpe@bellsouth.net

Hollyce L. Hoover, PE
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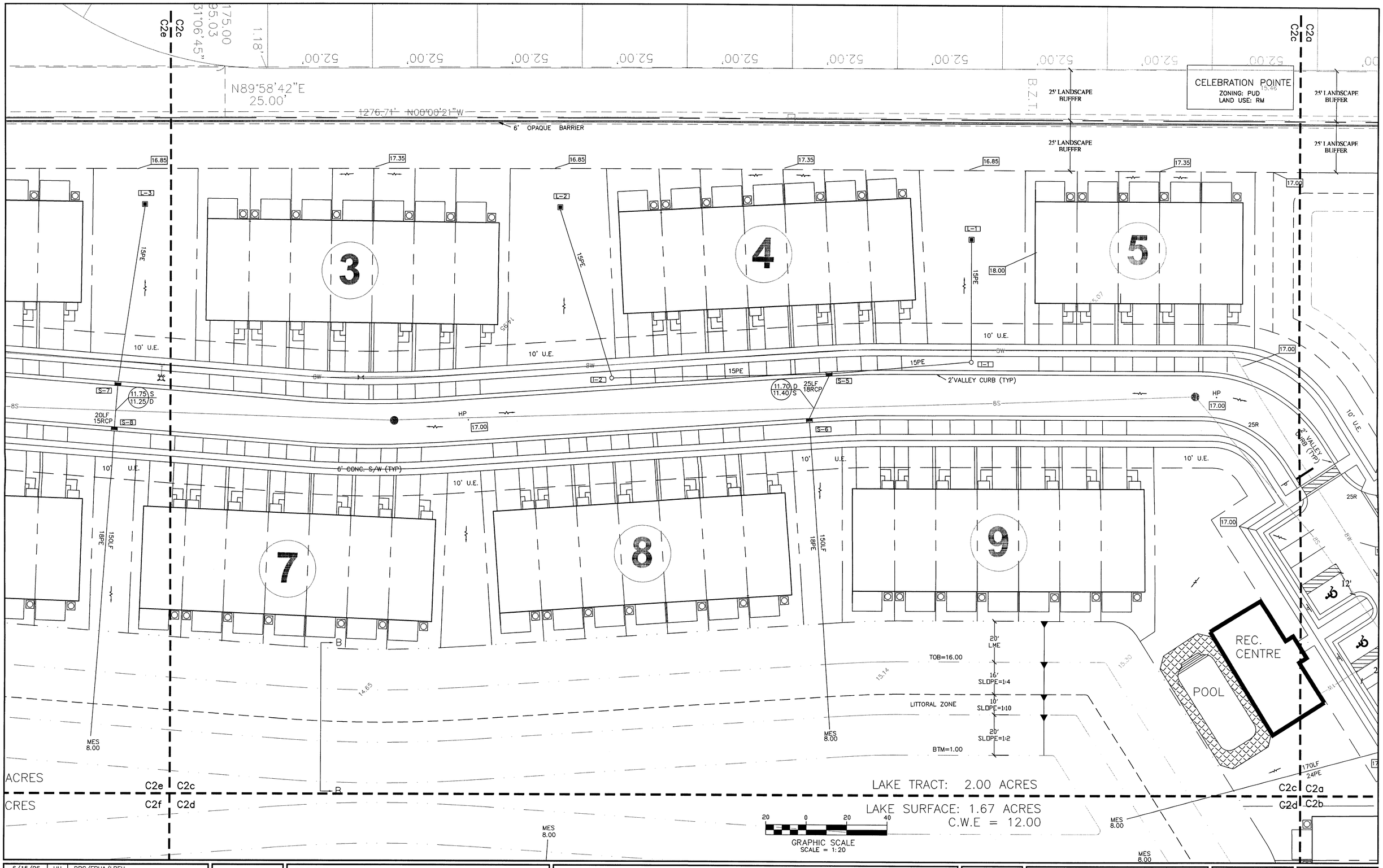
PROJECT No: 0404

SHEET
C2b
12 OF 32



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PORT ST. LUCIE, FL 34952
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BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

PAVING & DRAINAGE PLAN

ENGINEER OF RECORD:
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

2/14/07
Holyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404
SHEET
C2c
13 OF 32

LAKE TRACT: 2.00 ACRES

LAKE SURFACE: 1.67 ACRES
C.W.E = 12.00

CRES C2e C2c

CRES C2f C2d

C2c C2a

C2d C2b

MES 8.00

MES 8.00

MES 8.00

LITTORAL ZONE

15.08

14.96

24" LME

90LF 18PE

13

14

15

16

17

150LF 18PE

80LF 18PE

S-15

10' U.E.

10' U.E.

10' U.E.

10' U.E.

6' CONC. S/W (TYP)

11.70 D
11.20 S

S-15

HP

17.00

20LF 18RCP

S-16

8S

HP

2'VALLEY CURB (TYP)

17.00

11.70 D
9.20 S

S-17

8S

S-18

20LF 18RCP

I-9

15PE

15PE

I-8

I-10

I-11

15PE

10' U.E.

10' U.E.

10' U.E.

6W

6W

14.85

14.86

15.02

15PE

15PE

15PE

20

21

22

23

L-11

L-12

L-13

L-14

16.85

17.35

16.85

17.35

16.85

17.35

15' LANDSCAPE BERM BUFFER

BERM 17.75 MIN.

SWALE

8' DRAINAGE EASEMENT

SWALE

16.31

15.18

1273.65' S00°07'30"W

SILT FENCE

12.34

12.19

13.25

13.87

12.82

13.85

D

D

BENT CREEK / PARK
ZONING: PUD
LAND USE: RM

20 0 20 40

GRAPHIC SCALE
SCALE = 1:20

C2d C2f

C2b C2d

DATE	BY	REVISIONS
6/15/06	HH	DRC/FPUA/LBFH
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DEVELOPER:
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c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1
PORT ST. LUCIE, FL 34952
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BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

PAVING & DRAINAGE PLAN

N

ENGINEER OF RECORD:
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772-219-1769 hlhpe@bellsouth.net

Hollyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404

SHEET
C2d
14 OF 32

CONNECT TO CELEBRATION POINTE SILT FENCE

25' LANDSCAPE BUFFER

6' OPAQUE BARRIER

25' LANDSCAPE BUFFER

SILT FENCE

SWALE

MIN. BERM

7' DRAINAGE EASEMENT

15' LANDSCAPE BUFFER BERM

CELL TOWER
ZONING: RS-3
LAND USE: RM

1 2 3 6 7 10

15PE

10' U.E.

35LF 18RCP

HP 17.00

25R

COUPLER

20LF 15RCP

11.75 S
11.25 D

100LF 18PE

150LF 18PE

90LF 18PE

20LF 18RCP

20' LME

TOB=16.00

16' SLOPE=1:4

10' SLOPE=1:10

LITTORAL ZONE

20' SLOPE=1:2

TOB=1.00

MES 8.00

6' CONC. S/W (TYP)

LAKE TRACT: 2.00 ACRES

LAKE SURFACE: 1.67 ACRES
C.W.E = 12.00

C2c C2e C2d C2f

GRAPHIC SCALE
SCALE = 1:20

DATE	BY	REVISIONS
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ST. LUCIE COUNTY, FLORIDA

PAVING & DRAINAGE PLAN

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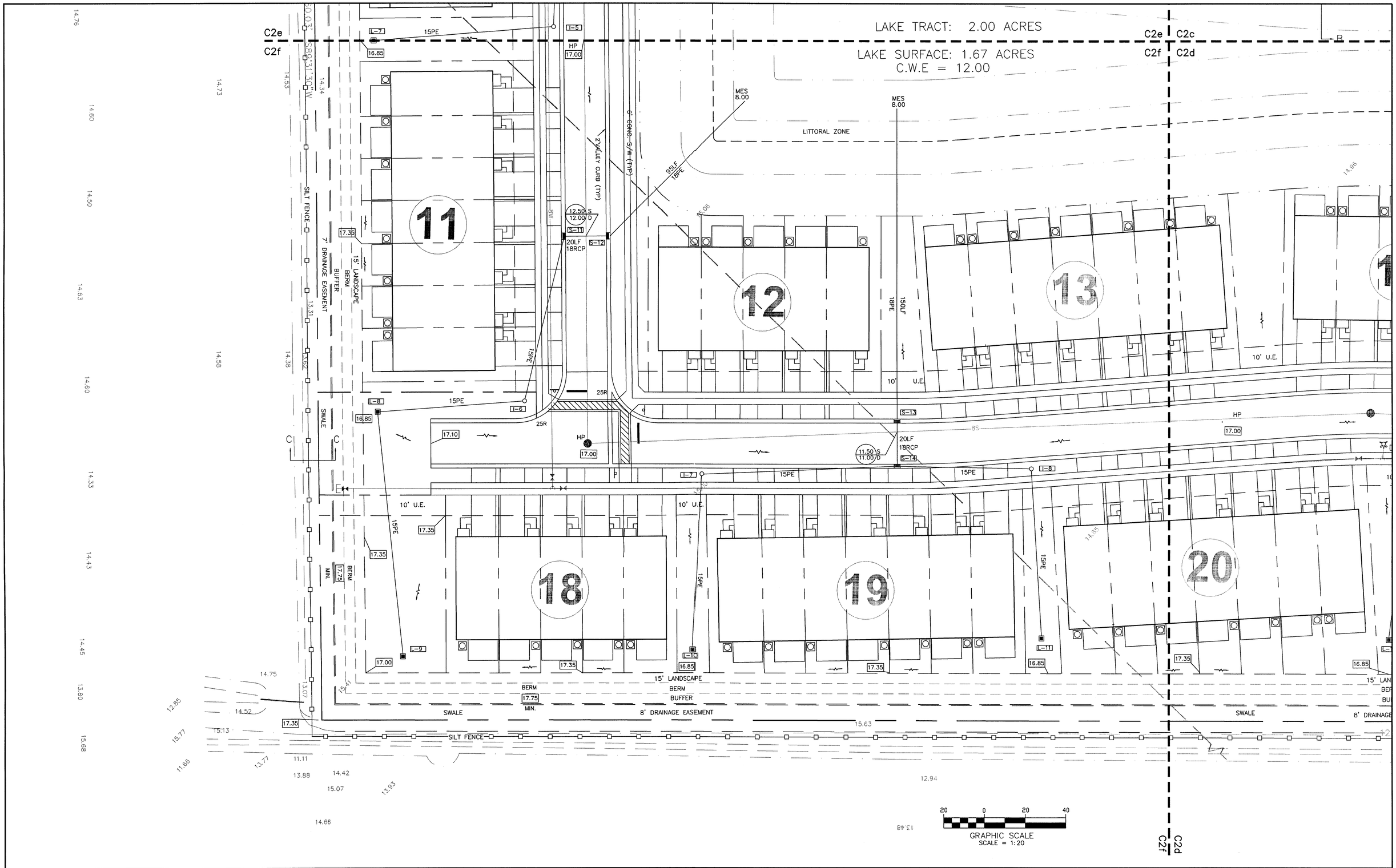
SHEET
C2e
15 OF 32



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Date: 12/20/05
Scale: 1:20
Design: HH
Drawn: HH
Checked: HH

DEVELOPER:
WALTON RIVER, LLC
c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1
PORT ST. LUCIE, FL 34952
(954) 815-5051 FAX: (772) 344-6574

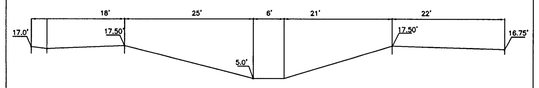
BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

PAVING & DRAINAGE PLAN

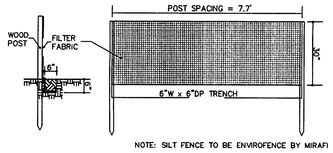
ENGINEER OF RECORD:
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

2/14/07
Hollyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404
SHEET
C2f
16 OF 32



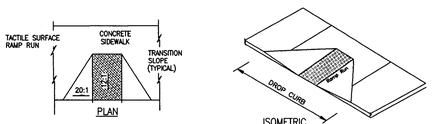
CANAL No. 35 SECTION (C35) #



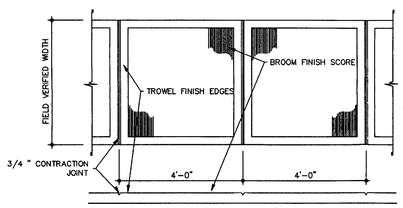
NOTE: SILT FENCE TO BE ENVIROFENCE BY MIRAFI OR EQUAL

1. EROSION CONTROL DEVICES ARE TO BE INSTALLED IN THE SEQUENCE LISTED BELOW AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. INSTALL SILT FENCING AND HAY BALES AT SITE PERIMETER.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB.
5. INSTALL DRAINAGE SYSTEM.
6. SILT CONTROL STRUCTURES(SEE DETAIL SHEET) WILL BE PLACED ON ALL STORM DRAIN SRTUCTURES AND OVERFLOW CONTROL STRUCTURE.
7. GRADING.
8. TEMPORARY GRASSING AS REQUIRED.
9. NEW BUILDING CONSTRUCTION
10. PERMANENT GRASSING
11. REMOVAL OF SEDIMENT/EROSION CONTROL AND SEDIMENT DEVICES AFTER PERMANENT GRASSING IS ESTABLISHED AND SYSTEM IS INSPECTED AND CERTIFIED AS CLEAN AND OPERATIONAL BY PROJECT ENGINEER.

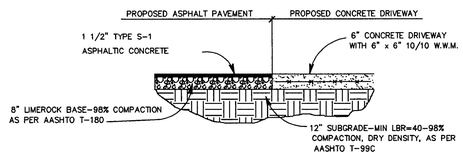
SILT FENCE DETAIL C2 #



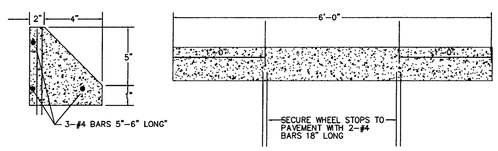
HANDICAP RAMP DETAIL



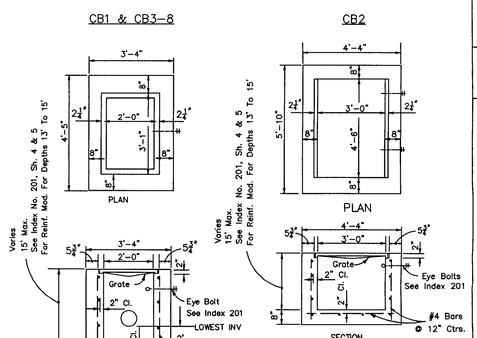
SIDEWALK FINISH DETAIL C2 #



PAVEMENT/CONCRETE JOINT C2 #



CONCRETE WHEEL STOP C2 #



"TYPE C"
Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

TYPE E
Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-42" Pipe

2" SUMP MIN.
ALL DRAINAGE STRUCTURES

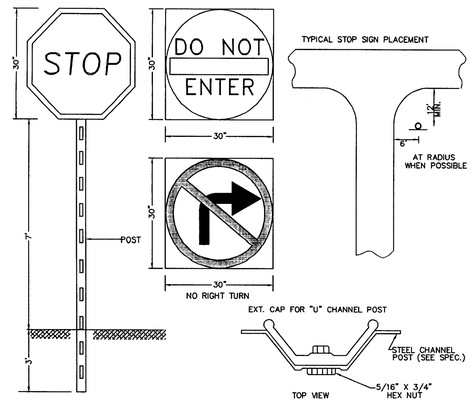
NOTE: USE
NEENAH R-3409 FRAME & GRATE
TOTAL WEIGHT 340LB.
OR
USF#4155 FRAME
USF#6209 GRATE

1-GRATE IS RATED FOR TRAFFIC LOADS ACCORDING TO FED. SPEC. RR-F-621C
2-MATERIAL; ASTM-A48 CLASS 30B GRAY IRON
3-GRATE WEIGHT; 265LB.
4-FRAME WEIGHT; 335LB.
5-GRATE FLOW AREA; 455 SQ.IN.

GENERAL INLET NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvonized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered 3/4".
6. For supplementary details see FDOT Index No. 201.

CATCH BASINS C2 #



GENERAL SPECS.

POST:
STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M.-A-123 WITHOUT ANCHOR PLATES.

CONC.BASE:
REMOVED PER PALM BEACH COUNTY

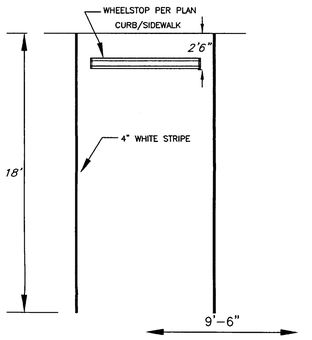
STOP SIGN:
R-1 MUTCD-30" 30"(HIGH INTENSITY)

LOCATION:
ONE PER DRIVEWAY AND AS OTHERWISE INDICATED ON THE PLANS.

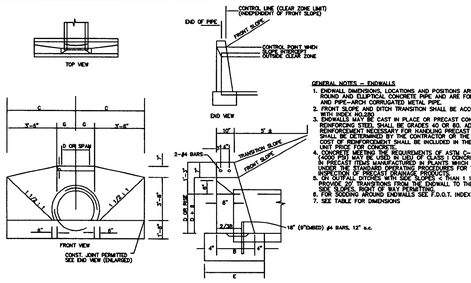
CHANNEL POST

DIMENSION	TOLERANCE	2.00	3.00
"A"	± 3/32"	1-15/32"	1-7/8"
"B"	± 1/8"	3-1/16"	3-1/2"
"C"	± 1/16"	1-9/32"	1-5/16"
"D"	± 1/32"	3/16"	7/32"

TRAFFIC SIGNS C1 #

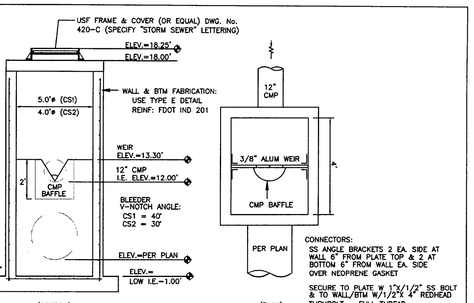


PARKING SPACE (TYP) C1 #

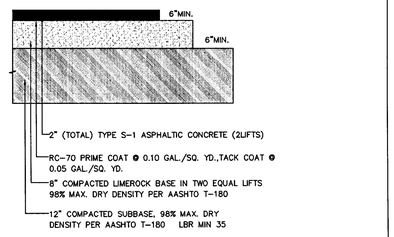


GENERAL NOTES - ENDWALLS
1. ENDWALL DIMENSIONS, LOCATIONS AND POSITIONS ARE FOR ROUND AND ELLIPTICAL CONCRETE PIPE AND ARE FOR ROUND AND PIPE-ARCH CORRUGATED METAL PIPE.
2. FRONT SLOPE AND DITCH TRANSITION SHALL BE ACCORDANCE WITH INDEX 280.
3. ENDWALLS MAY BE CAST IN PLACE OR PRECAST CONCRETE. REINFORCING STEEL SHALL BE GRADES 40 OR 60. ADDITIONAL REINFORCEMENT NECESSARY FOR HANDLING PRECAST UNITS SHALL BE DETERMINED BY THE CONTRACTOR OR THE SUPPLIER. COST OF REINFORCEMENT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR CONCRETE.
4. CONCRETE MEETING THE REQUIREMENTS OF ASTM C-478 (AASHTO M-199) MAY BE USED IN LIEU OF CLASS I CONCRETE. PRECAST UNITS USED IN STATE HIGHWAY RIGHT-OF-WAY SHALL BE PRODUCED UNDER THE STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST CONCRETE PRODUCTS.
5. WHERE ENDWALLS ARE USED WITH PIPE LARGER THAN 1 1/2 I.D. PROVIDE FOR TRANSITIONS FROM THE ENDWALL TO THE FLATTER SIDE SLOPES, RIGHT OF WAY PERMITTING.
6. FOR SODDING AROUND ENDWALLS SEE F.D.O.T. INDEX NO.281
7. SEE TABLE FOR DIMENSIONS

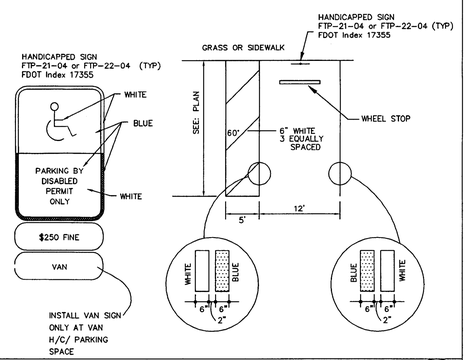
ENDWALL: FDOT INDEX 250 C2 #



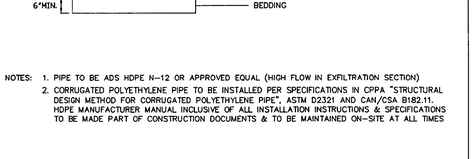
CONTROL STRUCTURES C2 #



PAVEMENT & RESTORATION SECTION C2 #



HANDICAP SPACE STRIPING & SIGNAGE C1 #



NOTES:
1. PIPE TO BE ADS HDPE N-12 OR APPROVED EQUAL (HIGH FLOW IN EXFILTRATION SECTION)
2. CORRUGATED POLYETHYLENE PIPE TO BE INSTALLED PER SPECIFICATIONS CPPA "STRUCTURAL DESIGN METHOD FOR CORRUGATED POLYETHYLENE PIPE", ASTM D2321 AND CAN/CSA B182.11. HDPE MANUFACTURER MANUAL INCLUSIVE OF ALL INSTALLATION INSTRUCTIONS & SPECIFICATIONS TO BE MADE PART OF CONSTRUCTION DOCUMENTS & TO BE MAINTAINED ON-SITE AT ALL TIMES

PE PIPE TRENCH (ALT: SEE PIPE NOTE, C2) C2 #

DATE	BY	REVISIONS
1/29/07	HH	SFWMD/NSLRWCD

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BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA
PAVING & DRAINAGE DETAILS

N

ENGINEER OF RECORD:
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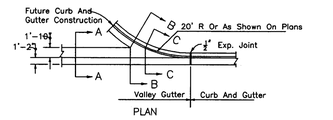
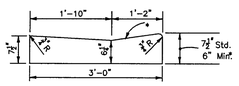
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

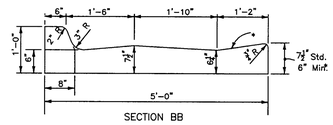
Holyce L Hoover, PE
FL Reg. No: 52666
12/14/07

PROJECT No: 0404
SHEET C4a
26 OF 32

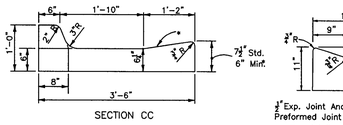




SECTION AA

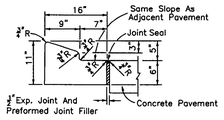


SECTION BB



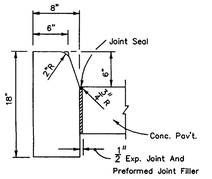
SECTION CC

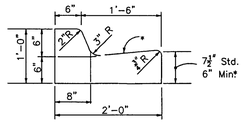
VALLEY GUTTER



For details depicting usage adjacent to flexible pavement, see diagram right.

TYPE A

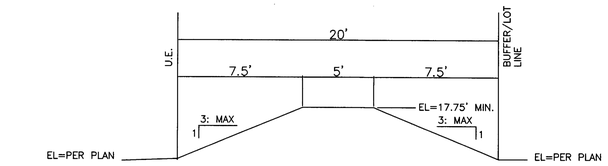




Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see diagram right.

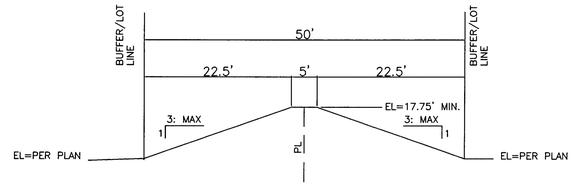
NOTE: CONCRETE CURB (TO BE 3000 PSI MIN.)

CURB TYPES



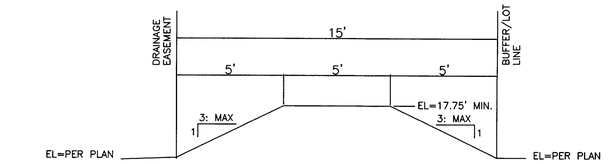
NOTES:
1. SEE LANDSCAPE PLANS TO COORDINATE ELEVATIONS

BERM SECTION: PETERSON RD



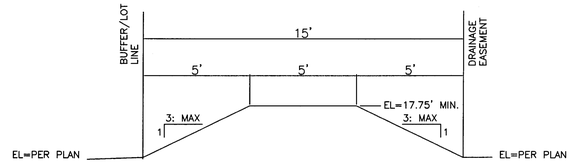
NOTES:
1. SEE LANDSCAPE PLANS TO COORDINATE ELEVATIONS

BERM SECTION: PL W/ CELEBRATION POINTE



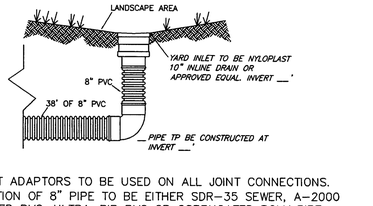
NOTES:
1. SEE LANDSCAPE PLANS TO COORDINATE ELEVATIONS

BERM SECTION: SOUTH PL



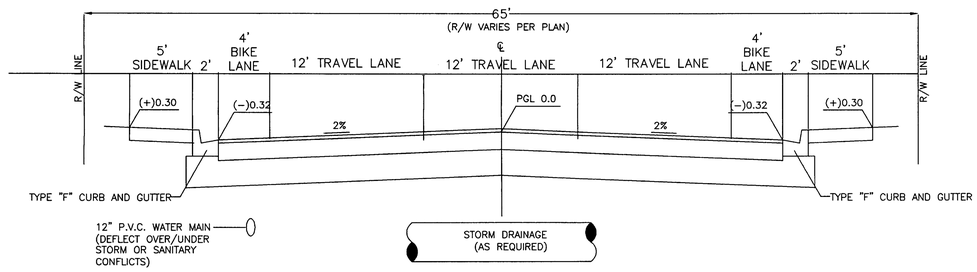
NOTES:
1. SEE LANDSCAPE PLANS TO COORDINATE ELEVATIONS

BERM SECTION: EAST PL



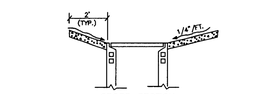
NOTES:
1. WATERTIGHT ADAPTORS TO BE USED ON ALL JOINT CONNECTIONS.
2. CONSTRUCTION OF 8" PIPE TO BE EITHER SDR-35 SEWER, A-2000 CORRUGATED PVC, ULTRA-RIB PVC OR CORRUGATED POLY PIPE
3. GRADE LANDSCAPE AREA TOWARDS INLINE DRAIN.
4. YARD INLET DRAIN TO BE CONSTRUCTED PER NYLOPLAST

YARD INLET

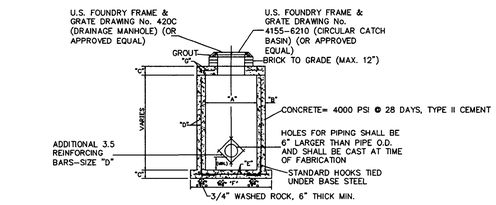


NOTES:
1. 1-¼" F.D.O.T. SP-12.5 SUPERPAVE ASPHALT CONCRETE (1ST LIFT) AND ¾" F.D.O.T. SP-9.5 SUPERPAVE ASPHALT CONCRETE (2ND LIFT).
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS), COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180, (LBR=100).
3. 12" STABILIZED SUBGRADE (LBR=40) COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180

R/W (PETERSON ROAD) TYPICAL SECTION FOR 60'



BASIN APRON

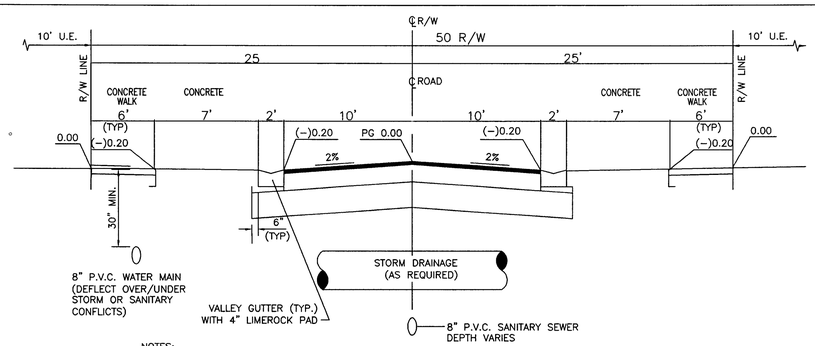


SECTION

"A"	"B"	"C"	"D"	"E" (GRADE 40 OR EQ.)	"F"	"G" (GRADE 40 OR EQ.)
3'-0"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	4'-6" DIA	#4 @ 6" C.C.E.W.
3'-6"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	5'-0" DIA	#4 @ 6" C.C.E.W.
4'-0"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	6'-0" DIA	#4 @ 6" C.C.E.W.
5'-0"	8"	8"	ASTM C-478	#5 @ 12" C.C.E.W.	7'-4" DIA	#5 @ 8" C.C.E.W.
6'-0"	8"	8"	ASTM C-478	#5 @ 6" C.C.E.W.	8'-4" DIA	#5 @ 6" C.C.E.W.
7'-0"	8"	8"	ASTM C-478	#5 @ 6" C.C.E.W.	9'-4" DIA	#5 @ 6" C.C.E.W.
8'-0"	10"	10"	ASTM C-478	#5 @ 6" C.C.E.W.	10'-8" DIA	#6 @ 6" C.C.E.W.
10'-0"	12"	12"	ASTM C-478	#5 @ 6" C.C.E.W.	12'-0" SQ	#6 @ 6" C.C.E.W.

DRAINAGE MANHOLE

N.T.S.



NOTES:
1. 1-¼" TYPE SP-12.5 AND ¾" TYPE SP-9.5 ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS), COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180, (LBR=100).
3. 12" STABILIZED SUBGRADE (LBR=40) COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180.

INTERNAL ROAD SECTION

DATE	BY	REVISIONS
1/22/07	HH	DRC
1/29/07	HH	SFWMD/NSLRWCD

Date: 12/20/05
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DEVELOPER:
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BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

PAVING & DRAINAGE DETAILS

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FL Reg. No: 52666

PROJECT No: 0404

SHEET C4b
27 OF 32

FPUA
COMMUNITY PROUD

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Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x

jbiggs@fpua.com

July 22, 2025

Mark Landsman, PE
Haley Ward
10250 SW Village Parkway, Ste 201
Port St Lucie, FL 34987

SUBJECT: 5125 Peterson Rd
PCN: 2418-212-0001-000-7

Dear Mr. Landsman,

As requested, Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water and wastewater services to the above-referenced parcel. Reuse water is not available at this location. Capacity is currently available at FPUA's Water Treatment Plant and Water Reclamation Facility.

Availability would be contingent upon the completion of construction of the required infrastructure, payment of the applicable fees and charges. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

Sincerely,

John Biggs P.E.
Principal Engineer

Ec.: file

Instrument Prepared By:

[blank space above line reserved for recording data]

PETERSON ROAD
PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT

THIS PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT ("Agreement"), made and entered into this ___day of _____, 2026, by and between EDIBLE COMMODITIES, LLC, hereinafter referred to as the "Applicant", and CITY OF FORT PIERCE, a political subdivision of the State of Florida, hereinafter referred to as the "City".

WITNESSETH:

WHEREAS, Applicant is the developer of the property situated in CITY OF FORT PIERCE, Florida, and more particularly described in the legal description attached and incorporated as **Exhibit 1**; and

WHEREAS, it is the desire of Applicant to develop a Planned Development ("PD") to be known as PETERSON ROAD, consisting of 19.39 acres with 185 dwelling units ("DUs"); and

WHEREAS, as part of the development, Applicant is proposing significant contributions to the roadway network to mitigate the PD's impacts to further satisfy Fort Pierce transportation concurrency requirements; and

WHEREAS, this type of development is permitted in the City subject to a binding written document negotiated between Applicant and City in order to introduce flexibility into the

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development regulations in a manner that is mutually beneficial to the City and the development, and to encourage enlightened and imaginative approaches to community planning.

NOW, THEREFORE, the parties do hereby agree as follows:

1. CONSISTENCY WITH THE COMPREHENSIVE PLAN

   The proposed development is consistent with the goals, objectives, and policies of the comprehensive plan.

2. USES PERMITTED ON THE LAND

   Uses:

   Multi-family residential.

   Single family detached residential.

   Duplex residential.

   Townhome residential.

   Development:

   Development of residential units and related community structures and amenities, including, but not limited to, community pool, clubhouse, and recreational facilities, and related infrastructure.

   Maximum Residential Density:

   Maximum density per gross acreage: 10 du.

   Maximum number of dwelling units: 185.

   Maximum Building Height:

   30 feet.

3. MASTER PLAN

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The project will be developed in accordance with the Master Plan, which is attached as **Exhibit 2**.

4. PUBLIC FACILITIES

Public Facilities that will Service the Development:

Water

Sewer

Solid Waste

Roads

A.TRAFFIC CONTRIBUTION IMPROVEMENTS

In addition to the land dedicated to St. Lucie County for right-of-way purposes, set forth more fully in Section 6 of this Agreement, Applicant makes the following traffic contributions:

A. Applicant agrees to pave Peterson Road along the project frontage connecting to the existing paved sections of Peterson Road.

B. Applicant agrees to construct a 5-foot sidewalk along Peterson Road at the front of its property.

5. DEVELOPMENT TIMELINE AND PHASING

A. The timetable for development is attached as **Exhibit 3**.

B. The project will be developed in a single phase.

6. DEDICATION OF LAND FOR PUBLIC PURPOSES

A Right-of-Way dedication to match the existing Right-of-Way to the east and west of this parcel will be required. Applicant will dedicate to St. Lucie County for right-of-way purposes the area shown on the Master Plan as “Right-of-Way”, upon completion of the

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roadway and sidewalk improvements on the approved Final PD Plan. A Roadway Improvement Agreement and bonding will be required for permanent improvements within the County's Right-of-Way.

7. CONDITIONS, TERMS, RESTRICTIONS, OR OTHER REQUIREMENTS

   The conditions and requirements agreed to by the City and Applicant as set forth in the Special Conditions, attached and incorporated as **Exhibit 4**.

   A. Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

8. LOCAL DEVELOPMENT PERMITS APPROVED OR NEEDED TO BE APPROVED FOR THE DEVELOPMENT OF THE LAND

   A. A Site Development permit for access and drainage outfall from the County prior to initiation of site improvements is required.

9. VESTED RIGHTS

   Applicant shall have the right to construct the proposed Improvements in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders.

10. DESTRUCTION

    In the event that all or a portion of the proposed Improvements should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

11. CHANGES OR AMENDMENTS

There shall at all times be adherence to the provisions of this Agreement and the approved development orders. Any change or amendment to this Agreement and/or approved development orders shall only be made in accordance with the City's Code of Ordinances.

A. Applicant, its successors in interest, and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

12. BREACH OF AGREEMENT

A. Development of PETERSEN ROAD and the proposed Improvements shall at all times be in compliance with this Agreement and any approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of the City processing of all applications for development on the subject property and any associated phases, or termination of the development order.

B. Any person, including the Board of City Commissioners, hereinafter sometimes referred to as Board, or any member of the City Commission, may file a complaint with the City Manager alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred.

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C. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Applicant or his successors in interest fail to abide by the provisions of this Agreement.

13. JURISDICTION

This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St. Lucie, Florida

14. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

15. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

APPLICANT: _____
_____
_____

CITY: City Manager
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

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With required copy to:
City Attorney
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

16. ENTIRE AGREEMENT

This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

17. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not

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be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

SIGNATURES TO FOLLOW ON NEXT PAGE

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

EDIBLE COMMODITIES, LLC,
A Florida limited liability company

By: _____
Its: _____

Witness: _____
Print: _____

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, as _____ of EDIBLE COMMODITIES, LLC, a Florida limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

_____
Notary Public - State of Florida
My Commission Expires:

(NOTARY SEAL)

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____
City Mayor

By: _____
Print

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

_____

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EXHIBIT 1

[LEGAL DESCRIPTION OF THE OVERALL TRACT]

The West ½ of the Northeast ¼ of the Northwest ¼ of Section 18, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, excepting from the above description of the North 46 feet thereof, also less and excepting Peterson Road.

Parcel ID Number: 2418-212-0001-000-7

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EXHIBIT 2

[MASTER PLAN]

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EXHIBIT 3

[TIMETABLE FOR PLANNED DEVELOPMENT AND TRAFFIC IMPROVEMENTS]

PHASE SCHEDULE

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EXHIBIT 4

[SPECIAL CONDITIONS OF DEVELOPMENT]

1. The phasing of the project, outlined in Exhibit 2 of this agreement, shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.
2. Any Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning at section 125-212 – Planned Development Zone (PD).
3. Prior to submittal of a Final PD Plan an updated Environmental Survey shall be carried out to confirm whether any protected species are impacted.
4. The Final PD site plan submittal shall include a wetland jurisdictional survey.
5. Prior to submittal of a Final PD site plan, and if required, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of a Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Habitat Assessment shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of a Final PD site plan application.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

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9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
10. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
11. A Final PD site plan submittal shall contain all documents, plans and analysis as required per section 215-213 125.212(d) of the City's Code of Ordinances.
12. A Site Development permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit application through the County's online permitting portal.
13. The following Documents form part of the Peterson Road Master Planned Development.

PD SITE PLAN	
BOUNDARY SURVEY	
TOPOGRAPHIC SURVEY	
PROJECT NARRATIVE	
RECORDED DEED	
SITE LOCATION MAP	

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MASTER STORMWATER REPORT	
TRAFFIC IMPACT ANALYSIS	
ENVIRONMENTAL ASSESSMENT	
UTILITIES WATER AND WASTEWATER SERVICE	
PD ZONING DEVELOPMENT AGREEMENT	

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Technical Review Committee - 10:00 AM **1. g.**

Meeting Date: 05/21/2026

REQUESTED ACTION

PZTXA2026-00002
Text Amendment
Chapter 121 - Plats
City Wide

SUMMARY

Proposed Text amendment to City Code of Ordinances @ Chapter 121 - in accordance with the requirements of SB784 (2025).

LOCATION

City Wide

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please Review and provide comments either directly to the portal or to kfreeman@cityoffortpierce.com

Attachments

Draft Text
SB748
Plat Block Requirements

Form Review

Form Started By: Kev Freeman Started On: 05/07/2026 03:58 PM
Final Approval Date: 05/07/2026

PLAT PROCESS

Sec. 121-6. Authority of the administrative authority.

(a) The city's planning department is designated as and shall undertake the duties of the administrative authority.

(b) The planning director is designated as and shall undertake the duties of the administrative officer.

(c) The administrative authority through the administrative officer may approve a final administrative approval of a preliminary plat, or final plat, or replat.

(d) The administrative authority shall consult with all affected departments or agencies, including, but not limited to, the engineering department, public works department and the city utility authority.

(e) Within 7 business days after receipt of an application for; a preliminary plat, or final plat, or replat, the administrative authority shall provide written notice to the applicant that acknowledges receipt of the application and identifies any missing documents or information necessary to process the application in compliance with s. 177.091. The written notice must also provide information regarding the approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the submittal.

(f) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the preliminary plat, or final plat, or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (b). If the administrative authority does not approve the preliminary plat, or final plat, or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement, the preliminary plat, or final plat, or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(g) Before a preliminary plat, or final plat, or replat is offered for recording, it must be administratively approved as required by this section, and evidence of such approval must be placed on the preliminary plat, or final plat, or replat. If not approved, the governing body must return the preliminary plat, or final plat, or replat to the professional surveyor and mapper or the legal entity offering the preliminary plat, or final plat, or replat for recordation.

(e) An applicant requesting a minor replat shall submit an application using the city's online permitting system. The application must be accompanied by the following materials together with the appropriate application fee as described herein:

(1) A statement indicating whether water and/or sanitary sewer service is available to the property;

(2) Land descriptions and acreage or square footage of the original and proposed lots and a scaled drawing showing the intended division. All such drawings shall be prepared by a professional land surveyor registered in the state. In the event that the property contains any structures, a survey showing the structures on the property shall accompany the application; and

(3) An identification of any and all easements, rights-of-way, or similar instruments that may be found on or adjacent to the property which is subject to the minor replat.

(4) All such minor replats shall not become effective until a completed application form and filing fee have been approved by the administrative authority. A certified copy of the recorded replat shall also be filed with the planning department.

***

Sec. 121-8. General provisions applicable to subdivision of land.

It is the intent in the application of this chapter that the following shall apply to:

(1) Any person proposing to subdivide land within the city into lots proposed for development or sale shall submit to the administrative authority through the city's online permitting system a preliminary plat, final plat, or replat of the proposed subdivision which shall conform to all requirements set forth in this chapter.

(2) Any construction work undertaken on the proposed subdivision site prior to the receipt of final plat approval from the city commission shall be at the sole risk of the developer.

(3) No preliminary plat, final plat, or replat of a proposed subdivision shall be recorded in the office of the clerk of the circuit court of the county until such plat or plats shall have received final approval, as certified herein, from the administrative authority.

(4) No land dedicated as a public street shall be accepted, opened, or improved nor shall any utilities or other facilities be installed therein, unless such streets shall have been accepted or opened as, or otherwise shall have received the legal status of, a public street prior to the adoption of this chapter, or unless such street corresponds in its location and lines with a street shown on a plan approved by the city commission or on a plan made and adopted by said commission; provided, however, that the city commission may locate or construct or may accept for construction any other streets.

(5) A final certificate of occupancy shall not be issued fora building on a lot unless such lot has legal description and access to a street which shall have been accepted or opened as or shall have otherwise received the legal status of a public street.

(Ord. No. 25-004, § 1, 2-3-2025)

Sec. 121-9. Preliminary plat procedure.

(a) *Preliminary plat approval.* A preliminary plat is not mandatory. The subdivider may choose to proceed to final plat review.

(1) The subdivider shall submit an application for a preliminary plat, and the appropriate application fee on the city's online permitting system together with one paper copy delivered to the administrative authority.

(2) Upon a decision that the submittal complies with the specifications for preliminary plat, the administrative authority will distribute the preliminary plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department and utilities director. After review by the planning director and other affected departments and agencies through the technical review committee, and when the preliminary plat is found to be in compliance with city rules and regulations governing same, the following process shall be undertaken:

a. The preliminary plat will be forwarded to the city planning board for review. The planning board shall make a determination of approval or denial. If the board recommends denial, the reason for such shall be stated. The determination shall be forwarded to the city commission.

b. The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the preliminary plat.

c. Upon approval the preliminary plat shall be forwarded to the St. Lucie County Property Appraiser for allocation of parcel identification numbers.

(3) Prior to submittal of the final plat, minor revisions to the preliminary plat may be approved by the planning director provided that such amendments do not involve an increase in the land area to be subdivided or an increase in the total number of lots to be created.

(Ord. No. 25-004, § 1, 2-3-2025)

Sec. 121-10. Preliminary plat specification.

(a) *Preliminary plat specifications.*

(1) The preliminary plat shall represent the entire area which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development.

(2) The preliminary plat shall be prepared by a land surveyor registered in the state and shall contain the following information:

a. Proposed name of the subdivision.

b. Name and address of owner of record.

c. Name and address of subdivider.

d. Scale, north arrow, and the date plat was drawn.

e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.

f. Boundary lines of lots, the approximate number of lots, and typical lot sizes.

g. Names of adjacent platted subdivisions.

(Ord. No. 25-004, § 1, 2-3-2025)

Sec. 121-11. Preliminary plat certificates.

(a) The following certificates are required for a preliminary plat:

(1) Appropriate space shall be provided on the preliminary plat for the following certificate:

SURVEYORS CERTIFICATE:

"I hereby certify that this preliminary plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20___.

_____

Registered Land Surveyor"

SURVEYORS REVIEW CERTIFICATE:

It is hereby certified that the foregoing plat has been reviewed by the undersigned surveyor and mapper duly licensed in the State of Florida for conformity with the regulations of Chapter 177, Florida Statutes.

{Signature Block for City Engineering Survey Review Consultant & Date}

ADMINISTRATRIVE AUTHORITY:

It is hereby certified that the foregoing plat has been reviewed by the undersigned administrative authority for conformity with the regulations of Chapter 177, Florida Statutes.

{Signature Block for Administrative Officer & Date}

Sec. 121-12. Final plat procedure.

(a) *Final plat procedure.* If a preliminary plat has been approved, then the final plat shall substantially conform to the preliminary plat; it may, however, represent only that portion of the approved preliminary plat which the subdivider proposes to develop and record at any one time, provided that such portion conforms to the requirements of this chapter.

(1) The subdivider shall submit an application for a final plat together with the appropriate application fee through the city's online permitting system together with one paper copy delivered to the administrative authority

(2) Upon a decision that the submittal complies with the specifications for final plat, the administrative authority will distribute the final plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department, and city utilities director.

(Ord. No. 25-004, § 1, 2-3-2025)

Sec. 121-13. Final plat specifications.

(a) *Final plat specifications.*

(1) The final plat shall be prepared in accordance with F.S. ch. 177.

(2) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.

(3) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.

(4) The submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the administrative authority.

(5) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.

(6) In all other respects the final plat shall conform to the requirements of F.S. ch. 177—Plats made for recording, and include the certificate, as specified in this section.

(Ord. No. 25-004, § 1, 2-3-2025)

Sec. 121-14. Final plat certificates.

(a) The following certificates are required for a final plat:

(1) Before a final plat is submitted for recording the subdivider shall have stamped or printed thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20___.

_____

Registered Land Surveyor"

TITLE CERTIFICATION

{Statement}

{Surveyors Notes, Signature Block for Attorney & Date}

ACCEPTANCE OF DEDICATIONS – if appropriate.

CITY ATTORNEY

It is hereby certified that the foregoing plat is approved to legal form and correctness

{Signature Block for City Attorney & Date}

SURVEYORS REVIEW CERTIFICATE

It is hereby certified that the foregoing plat has been reviewed by the undersigned surveyor and mapper duly licensed in the State of Florida for conformity with the regulations of Chapter 177, Florida Statutes.

{Signature Block for City Engineering Survey Review Consultant & Date}

ADMINISTRATRIVE AUTHORITY

It is hereby certified that the foregoing plat has been reviewed by the undersigned administrative authority for conformity with the regulations of Chapter 177, Florida Statutes.

{Signature Block for Administrative Officer & Date}

OWNER'S ACKNOWLEDGMENT:

(i) Must follow F.S. § 177.081.

(ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

Sec. 121-15. Design standards.

(a) *Land suitability.* Land that is subject to flooding, periodic inundation, erosion, or otherwise deemed by the city commission to be topographically unsuitable for residential use shall not be developed for such use unless the necessary steps are taken to eliminate such conditions.

(b) *Street access.*

(1) All subdivisions shall have access to publicly dedicated and accepted streets.

(2) Every lot within a platted subdivision shall have access to a publicly dedicated and accepted street.

(3) No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land.

(c) *Conformity to the comprehensive plan.*

(1) All proposed subdivisions shall conform to the adopted comprehensive plan at the time of plat submission.

(2) When approval of the proposed subdivision will reduce levels of service (LOS) below standards adopted in the comprehensive plan, the subdivider shall mitigate such LOS reductions through reserving and dedicating the necessary additional facilities. Dedications may include school sites, parks, streets, open space, and any other affected facilities. The city commission shall disapprove any plat where such planned features, as specified by the adopted comprehensive plan, are not incorporated in the subdivision plat.

(d) *Zoning and other regulations.* Whenever there is a discrepancy between the minimum standards noted in these regulations and those contained in the zoning ordinance, or other city ordinances, the most restrictive shall apply, unless alternative standards are approved as part of a Planned Development (PD) zoning agreement.

(e) *Street design.*

(1) The arrangement, character, extent, width, grade, and location of all streets shall conform to the major thoroughfare plan and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

(2) The arrangement of streets within the subdivision, where not shown on the major thoroughfare plan, shall either:

a. Provide for the continuation or appropriate projection of existing streets in the surrounding area at the same or greater width, but in no case less than the required minimum width; or

b. Conform to a plan approved or adopted by the city commission to meet a particular situation where existing conditions make continuance of existing streets impractical.

(3) Minor streets shall be so laid out that their use by through traffic will be discouraged.

(4) Where a subdivision abuts or contains an existing or proposed major street, the planning board may require marginal access streets to provide for adequate protection of residential properties and to afford separation of through and local traffic.

(5) Right-of-way width. Street right-of-way width shall be as follows:

a. Major street: 100 feet.

b. Collector street: 70 feet.

c. Minor street: 60 feet.

d. Marginal access street: 60 feet.

e. Cul-de-sac:

1. Turnaround radius: 50 feet.

2. Other than turnaround: 50 feet.

(6) *Right-of-way exception.* Right-of-way requirements in excess of 60 feet shall be reserved for acquisition by the appropriate public body.

(7) *Street classifications.* All streets shall be classified by the city commission.

(8) *Half streets.* Half streets or half right-of-way easements for street locations shall not be permitted.

(9) *Horizontal curves.* Horizontal curves shall be measured at the centerline and have a minimum radius as follows:

a. Major street: As specified in the state department of transportation specifications.

b. Collector street: 300 feet.

c. Minor street: 100 feet.

d. Marginal access street: 100 feet.

(10) *Reverse curves.* The tangent between reverse curves shall be not less than the following:

a. Major street: as specified in the state department of transportation specifications.

b. Collector street: 100 feet.

c. Minor street: 50 feet.

d. Marginal access street: 50 feet.

(11) *Visibility.* The minimum visibility, measured between two points in the centerline and above the pavement level shall be:

a. Major street, as specified in the state department of transportation specifications.

b. Collector street: 300 feet.

c. Minor street: 200 feet.

d. Marginal access street: 200 feet.

(12) *Street intersections.*

a. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at any angle less than 60 degrees.

b. Right-of-way lines at street intersections shall be rounded with a radius of not less than 25 feet.

c. Intersections with centerline offsets of less than 125 feet are prohibited.

(13) *Cul-de-sac.* The length of a cul-de-sac shall not exceed 700 feet.

(14) *Reserve strips.* Reserve strips controlling access to streets, or public grounds shall not be permitted unless their control is placed with the city.

(f) *Blocks.*

(1) The length, width, and shapes of blocks shall be determined with due regard to:

a. Provision of adequate building sites suitable to the needs of the type of use contemplated;

b. Zoning requirements as to lot sizes, building sizes and area requirements;

c. Needs for convenient access, circulation, control and safety of street traffic; and

d. Limitations and opportunities of topography.

(2) In general, the length of blocks shall not be greater than 1,000 feet. This requirement may be waived in the case of peculiarly shaped tracts of land.

(3) Blocks shall be wide enough to provide two tiers of lots, except where fronting on major streets or topographic conditions or size of property does not make this requirement practical.

(g) *Lots.*

(1) Insofar as practical, side lot lines shall be perpendicular to street lines. Each lot shall have access to a publicly dedicated street.

(2) Double frontage lots shall be avoided; where used, a planting reservation at least ten feet in width shall be provided along the rear property line. Access through such planting shall be prohibited.

(3) All corner lots shall have a minimum width of 75 feet.

(4) Notwithstanding the provisions of this chapter, all lot dimensions shall conform with the standards contained in the zoning ordinance. In all cases, the most restrictive regulations regarding lot dimensions shall apply.

(Ord. No. 25-004, § 1, 2-3-2025)

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An act relating to platting; amending s. 177.071, F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term "administrative authority"; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats ~~plat~~ by designated county or municipal official ~~governing bodies~~.—

(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or

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replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4) ~~(1)~~ Before a plat or replat is offered for recording, it must be administratively approved as required by this section ~~by the appropriate governing body~~, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this

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part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the ~~governing body of the~~ municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

(5)~~(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The

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circuit court clerk or other recording officer shall maintain in his or her office a book of the proper size for such papers so that they will ~~shall~~ not be folded, to be kept in the vault. A print or photographic copy must be filed in a similar book and kept in his or her office for the use of the public. The clerk shall make available to the public a full size copy of the record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.

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PLAT BLOCK REQUIREMENTS

Should include all requirements of Chapter 177 Florida Statutes

LEGAL DESCRIPTION and all Dedications & Reservations and acceptance thereof.

SURVEYORS CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type, and material adhere to the requirements of Chapter 177 Florida Statutes.

{Signature Block for Surveyor & Date}

TITLE CERTIFICATION

{Statement}

{Surveyors Notes, Signature Block for Attorney & Date}

ACCEPTANCE OF DEDICATIONS – if appropriate.

OWNER'S ACKNOWLEDGMENT

(i) Must follow F.S. § 177.081.

(ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title,

caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

{Owner Statement, Signature, Witness Signature Block, Notary,& Date}

CITY ATTORNEY

It is hereby certified that the foregoing plat is approved to form and correctness

{Signature Block for City Attorney & Date}

SURVEYORS REVIEW CERTIFICATE

It is hereby certified that the foregoing plat has been reviewed by the undersigned surveyor and mapper duly licensed in the State of Florida for conformity with the regulations of Chapter 177, Florida Statutes.

{Signature Block for City Engineering Survey Review Consultant & Date}

ADMINISTRATRIVE AUTHORITY

It is hereby certified that the foregoing plat has been reviewed by the undersigned administrative authority for conformity with the regulations of Chapter 177, Florida Statutes.

{Signature Block for City Planning Director/Administrative Authority & Date}