

PHQJ-1



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 19-0377

PHQJ-1

Meeting Date: 4/23/2019

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

ADVANTAGE SELF STORAGE JENSEN BEACH MAJOR REVISED FINAL SITE PLAN (J040-011)

EXECUTIVE SUMMARY:

Jensen Beach Holdings, LLC, requests approval of a Major Revised Final Site Plan, for the development of 92,700 square-feet of residential storage within three buildings with associated infrastructure on 4.44 acres, located at 528 NE Jensen Beach Boulevard in Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Boulevard. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Catherine Riiska
Title: Principal Planner

REQUESTED BY: Terry McCarthy, McCarthy Summers et. al., Agent; Frank Poma, Jensen Beach Holdings, LLC, Owner; Jeffrey S. Kinder, Advantage Development Group, LLC, Contract Purchaser

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 4/23/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

This application is a request by Jensen Beach Holdings, LLC, for approval of a revised major final site plan for a residential storage facility project on two parcels totaling approximately 4.4 acres located at 528 NE Jensen Beach Boulevard in Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Boulevard. This site was originally approved for a commercial project known as the Jensen Beach Professional Center, which did not proceed. The currently proposed project consists of one (1) two-story climate controlled building adjacent to Jensen Beach Boulevard and two (2) one-story buildings in the rear of the property for a total of 92,700 square feet of rentable space containing approximately 850 residential storage units. Included in this application is a request for a Certificate of Public Facilities Reservation.

The subject site consists of two parcels, has a future land use designation of Commercial Office/Residential (COR) and is zoned COR-1, Commercial Office/Residential District. In addition to the zoning standards, the application will be required to comply with the commercial design standards, landscape buffering requirements for commercial development adjacent to residential

uses, and applicable Comprehensive Plan requirements for the COR future land use designation. Access is proposed via NE Jensen Beach Boulevard and the applicant has proposed a reduced parking rate and provided a parking rate adjustment analysis for consideration. The project is located within the Primary Urban Services District and will be serviced by Martin County Utilities for water and wastewater services.

This application meets the threshold criteria for a major development, pursuant to Section 10.11.B., LDR, Martin County, Fla. (2016), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process. The first public hearing shall be before the Local Planning Agency (LPA), who will make a recommendation on the request, pursuant to Section 10.4., LDR, Martin County, Fla. (2016). This application has been scheduled for the March 21, 2019, LPA Hearing. The second public hearing shall be before the Board of County Commissioners (BCC), who will take final action on the request, pursuant to Section 10.5., LDR, Martin County, Fla. (2016). This application has been scheduled for the April 23, 2019, BCC Hearing.

This application was heard before the Local Planning Agency on March 21, 2019, and received a unanimous (4-0) recommendation of approval.

The following supporting materials are provided attached to this Agenda Item:

- 1- Staff Report
- 2- Draft Resolution for Approval
 - Site Legal Description (Exhibit A to resolution)
 - Revised Final Site Plan (Exhibit B to resolution)
- 3- Application Materials
- 4- Parking Rate Adjustment
- 5- Existing PAMP (OR Bk 2273 Pgs 2806-2826)
- 6- Financial Disclosure
- 7- Noticing Sign Posting Certification
- 8- Surrounding Property Owners List
- 9- Noticing Letter Template
- 10-Noticing Legal Ad
- 11-Draft Minutes, March 21, 2019, Local Planning Agency
- 12-Draft Resolution for Denial

ISSUES:

There are no unresolved issues associated with this application.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record. Suggested procedures to follow during consideration of this matter are attached.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the Agenda item Summary and all of its attachments including the Staff Report for the record as Exhibit 1.
2. Move that the Board approve the Advantage Self Storage Jensen Beach Revised Final Site Plan, including the parking rate adjustment, and adopt the resolution of approval.

ALTERNATIVE RECOMMENDATIONS

- 2A. Move that the Board continue this matter to a date certain.
- 2B. Move that the Board deny the Advantage Self Storage Jensen Beach Revised Final Site Plan and adopt a resolution of denial setting forth the reasons for the denial.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the application review fees of \$11,409.00 and sufficiency review fees of \$580.00.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

As above.

DOCUMENT(S) REQUIRING ACTION:

- Budget Transfer / Amendment
 Chair Letter
 Contract / Agreement
 Grant / Application
 Notice
 Ordinance
 Resolution
 Other:

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback <<http://www.martin.fl.us/accessibility-feedback>>.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

ADVANTAGE SELF STORAGE JENSEN BEACH Revised Major Final Site Plan

Applicant:	Jensen Beach Holdings, LLC
Property Owner:	Jensen Beach Holdings, LLC
Agent for the Applicant:	McCarthy Summers Bobko et al PA, Terence P. McCarthy
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	J040-011
Record Number:	DEV2018040004
Report Number:	2019_0305_J040-011_DRT_Staff_FINAL.docx
Application Received:	04/10/2018
Transmitted:	04/11/2018
Staff Report:	06/13/2018
Workshop Meeting:	07/05/2018
Resubmittal Received:	09/10/2018
Transmitted:	09/12/2018
Staff Report:	10/31/2018
Workshop Meeting:	11/15/2018
Resubmittal Received:	01/04/2019
Transmitted:	01/07/2019
Staff Report:	03/05/2019
LPA Hearing:	03/21/2019
BCC Hearing:	04/23/2019

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

B. Project description and analysis

This application is a request by Jensen Beach Holdings, LLC, for approval of a revised major final site plan for a residential storage facility project on two parcels totaling approximately 4.4 acres located at 528 NE Jensen Beach Boulevard in Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Boulevard. This site was originally approved for a commercial project known as the Jensen Beach Professional Center, which did not proceed. The currently proposed project consists of one (1) two-story climate controlled building adjacent to Jensen Beach Boulevard and two (2) one-story buildings in the rear of the property for a total of 92,700 square feet of rentable space containing approximately 850 residential storage units. Included in this application

is a request for a Certificate of Public Facilities Reservation.

The subject site consists of two parcels and has a future land use designation of Commercial Office/Residential (COR) and is zoned COR-1, Commercial Office/Residential District. In addition to the zoning standards, the application will be required to comply with the commercial design standards, landscape buffering requirements for commercial development adjacent to residential uses, and applicable Comprehensive Plan requirements for the COR future land use designation. Access is proposed via NE Jensen Beach Boulevard and the applicant has proposed a reduced parking rate and shall provide a parking rate adjustment analysis for consideration. The project is located within the Primary Urban Services District and will be serviced by Martin County Utilities for water and wastewater services.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Catherine Riiska	288-5667	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Catherine Riiska	288-5667	Comply
H	Urban Design	Santiago Abasolo	288-5485	Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	David Moore	320-3057	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Michele Jones	219-4942	N/A
Q	ADA	David Moore	320-3057	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Catherine Riiska	288-5667	Reservation

Staff has reviewed this major development final site plan application for compliance with the applicable goals, objectives and policies of the Martin County Comprehensive Growth Management Plan, the Martin County Land Development Regulations and the Code of Laws and Ordinances. The staff determination is that this application is in compliance with these laws and ordinances.

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Section 10.11.B.,

LDR, Martin County, Fla. (2016), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency (LPA), who will make a recommendation on the request, pursuant to Section 10.4., LDR, Martin County, Fla. (2016). This application has been scheduled for the March 21, 2019, LPA Hearing.

The second public hearing shall be before the Board of County Commissioners (BCC), who will take final action on the request, pursuant to Section 10.5., LDR, Martin County, Fla. (2016). This application has been scheduled for the April 23, 2019, BCC Hearing.

Pursuant to Section 10.1.F, LDR, Martin County, Fla. (2016), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), LDR, and the Code.

E. Location and site information

Parcel number(s) and address:

21-37-41-000-000-0024.4-8

Existing Zoning:

Future land use:

Gross area of site:

528 NE Jensen Beach Blvd

COR-1, Commercial Office/Residential

FLU-COR, Future Land Use Commercial Office-Res

4.4 acres

Figure 1: Location Map



Figure 2: Subject Site 2018 Aerial with Project Linework



Adjacent existing or proposed development:

- To the north: Savannahs State Park (across NE Jensen Beach Blvd)
- To the south: Single Family Residential
- To the east: Commercial, Retail, and Multifamily Residential
- To the west: Single Family Residential (across Drainage ROW)

Figure 3: Local Area 2017 Aerial with Preserve Areas



Zoning district designations of abutting properties:

- To the north: R-3A, Liberal Multiple Family (across NE Jensen Beach Blvd)
- To the south: R-2, Single Family Residential
- To the east: R-3A, Liberal Multiple Family, and PUD-R
- To the west: RS-6, Single Family Residential (across Drainage ROW)

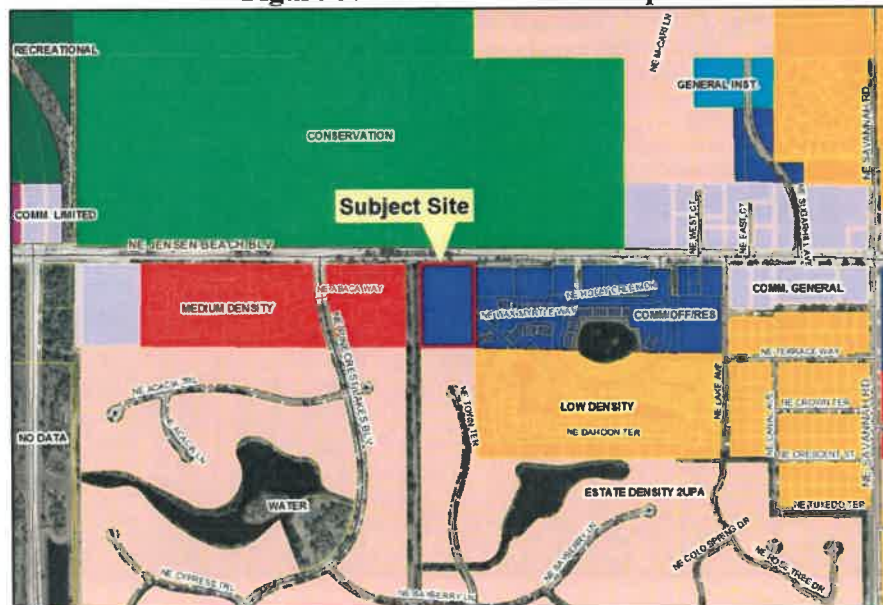
Figure 4: Zoning Map



Future land use designations of abutting properties:

- To the north: Conservation (across NE Jensen Beach Blvd)
- To the south: Estate Density 2 UPA
- To the east: COR, Commercial Office/Residential
- To the west: Medium Density Residential (across Drainage ROW)

Figure 5: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1A.1., states: 'The County's existing Land Development Regulations shall conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and the FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Fish and Wildlife Conservation Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources; and
 - (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations of Article 3 and Article 10 of the Martin County Land Development Regulations. There are no unresolved land use, zoning, or procedural requirements issues associated with this application.

Additional Information:

Information #1:

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar

days (seven calendar days if the application is being expedited pursuant to section 10.12) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, SECTION 10.6.E.1. (2016)

Information #2:

Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.12) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. MARTIN COUNTY, FLA., LDR SECTION 10.6.D. (2016)

Information #3:

Once everyone has signed off with a comply, the project will be scheduled for the next LPA meeting dependent upon the County's scheduling policy. Following the LPA meeting, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. MARTIN COUNTY, FLA., LDR SECTIONS 10.4. AND 10.5. (2016)

Information #4:

Required Permits

The applicant has elected 'Option 2' regarding Agency permit submittal for a consistency review after project approval. Prior to scheduling the mandatory pre-construction meeting for construction commencement authorization, all applicable local, state, and federal approved permits are to be submitted for review by the County Administrator with remittance of a \$600.00 review fee. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. MARTIN COUNTY, FLA., LDR, SECTION 10.9.A. (2012)

***H. Determination of compliance with the urban design and community redevelopment requirements
– Community Development Department***

Commercial Design

Findings of Compliance:

The proposed development complies with the requirements of Article 4, DIVISION 20 - Commercial Design - of the Martin County, Florida, Land Development Regulations.

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. (2001) which includes Table 4.19.1 that lists the minimum right-of-way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by Real Property Management.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The existing upland preserve area will remain in its original configuration and protected during construction. In accordance with the approved PAMP, all exotic vegetation shall be removed prior to issuance of a Certificate of Occupancy on the first building permit.

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a residential storage facility. The applicant has submitted landscape plans that provide 48,029 s.f. of landscape area which equates to 32.5% of the 147,917 s.f. development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 59 trees for this project. To demonstrate compliance the applicant has proposed the planting of 95 trees, 72 palms, and preservation of 1 existing pine and 11 palms (3:1 tree credits) for this 147,917 sq. ft. site.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use on the west and part of the east is residential which requires a Type 3 Buffer. A Type 1 buffer is required on the east adjacent to a commercial project. The buffers have been provided and planted with 90 trees and 2,357 shrubs.

Section 4.666.E. Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. Due to substantial grade changes necessary, to meet this requirement the applicant has submitted Landscape and Construction Plans to provide for removal of 14 existing trees and preservation of 1 large slash pine and 16 sabal palm within the proposed perimeter landscape areas. To demonstrate compliance with Section

4.666.D., Land Development Regulations, Martin County, Fla. (2013) the applicant has proposed installation of #50 2-inch caliper native trees equal to mitigate for the necessary tree removal.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 3 – 2” caliper or 2 – 3” caliper trees for each 5000 s.f. of interior vehicular use area. This project has 40,685 s.f. of paving and the applicant is proposing the installation of 12 – 2”, 6 – 3” caliper native trees and 15 sabals within the vehicular use area of the site.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Engineering Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by MacKenzie Engineering & Planning, dated December 2017. MacKenzie Engineering & Planning stated that the site's maximum impact was assumed to be 8 directional trips during the PM peak hour. Staff finds that Jensen Beach Boulevard is the recipient of a majority of the generated trips. The generalized service capacity of Jensen Beach Boulevard is 2000. The project impact is 0.4% of the maximum volume of that roadway. Jensen Beach Boulevard is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2020).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the accepted road facility) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor - Engineering Department

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

**M. Determination of compliance with engineering, storm water and flood management requirements
- Engineering Department**

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation is less than the amounts of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant proposes a stormwater management system consisting of an interconnected system of inlets and culverts connected to a series of dry detention areas and swales which will discharge through a drainage control structure and ultimately to Warner Creek which runs along the western property line of the development. The applicant has demonstrated the proposed development will retain the required 25- year, 3 day storm event prior to discharging into Warner Creek. The applicant demonstrated the water quality volume is being met in the proposed dry detention areas and swale prior to discharging into Warner Creek; thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: This site falls within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation will be constructed at least one foot above the current FEMA base flood elevation or above the maximum predicted stage of the 100-year 3-day zero-discharge storm event; therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the proposed use.

Division 19- Roadway Design: The applicant has demonstrated compliance with the design of a driveway connection to NE Jensen Beach Boulevard, which is a Florida Department of Transportation (FDOT) owned and maintained roadway section; therefore, the proposed design meets the requirements in Division 19.

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Development Order Conditions:

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. Submittal of revised signed and sealed Drainage Report/Calculations and Construction Plan Sheets C-01, C-02, and C-03.
2. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic Files

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018).

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018).

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Development Order Conditions:

Submittal of the revised construction plans as part of post-approval shall include showing the additional fire hydrant in proximity to the rear buildings as agreed to by the applicant.

Emergency Management

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Findings of Compliance:

The General Services Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings - Comply

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings - Comply

Source - Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Comply

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings - Comply

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the

Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

Item #4:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #5:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #6:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item #7:

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches. Plans must include revisions as set forth in Section M and Section P of this report.

Item #8:

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

Item #9:

Original approved site plan on Mylar or other plastic, stable material.

Item #10:

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #11:

One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #12:

Original of the construction schedule.

Item #13:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #14:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

Item #1:

RIGHT-OF-WAY PERMITS AND STORMWATER MGMT PERMITS

The following permits must be submitted prior to scheduling a Pre-Construction meeting:

1. Florida Department of Transportation (FDOT) Access/Driveway Permit
2. South Florida Water Management District (SFWMD) Environmental Resource Permit
3. South Florida Water Management District (SFWMD) Dewatering Permit
4. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

Item #2:

WATER AND WASTEWATER

The applicant must provide a copy of all required Department of Environmental Protection permits prior to scheduling the Pre-Construction meeting.

Item #3:

SFWMD REQUIRED IRRIG PERMITS

The applicant must provide a copy of all required South Florida Water Management District permits prior to scheduling the Pre-Construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$11,409.00	\$11,409.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: Jensen Beach Holdings, LLC
 Frank Poma
 2049 SW Poma Dr
 Palm City, FL 34990
 772-263-1268

Agent: McCarthy Summers Bobko Wood & Sawyer PA
 Terence P. McCarthy
 2400 SE Federal Highway, Fourth Floor
 Stuart, FL 34994
 772-286-1700

Engineer: Mackenzie Engineering And Planning, Inc.
 Shaun G. Mackenzie, PE
 1172 SW 30th Street
 Palm City, FL 34990
 772-286-8030

Y. Acronyms

- ADA..... Americans with Disability Act
- AHJ Authority Having Jurisdiction
- ARDP Active Residential Development Preference
- BCC..... Board of County Commissioners
- CGMP Comprehensive Growth Management Plan
- CIE Capital Improvements Element
- CIP Capital Improvements Plan
- FACBC Florida Accessibility Code for Building Construction
- FDEP Florida Department of Environmental Protection
- FDOT Florida Department of Transportation
- LDR..... Land Development Regulations
- LPA Local Planning Agency
- MCC..... Martin County Code

MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER _____

**[REGARDING A MAJOR DEVELOPMENT REVISED FINAL SITE PLAN APPROVAL
FOR ADVANTAGE SELF STORAGE JENSEN BEACH
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. Jensen Beach Holdings, LLC, submitted an application for revised final site plan approval for the Advantage Self Storage Jensen Beach project (J040-011), located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on March 21, 2019. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on April 23, 2019.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. The revised final site plan for the Advantage Self Storage Jensen Beach project is consistent with the Comprehensive Plan and the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The revised final site plan, attached hereto as Exhibit B, for the Advantage Self Storage Jensen Beach project, including the request for a parking rate adjustment pursuant to Section 4.625., LDR, Martin County, Fla. (2009), is approved. Development of the Advantage Self Storage Jensen Beach project shall be in accordance with the approved revised final site plan and the Preserve Area Management Plan (PAMP), as recorded in the Official Records of Martin County, Book 2273, Page 2806-2826.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, Land Development Regulations Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.9, Land Development Regulations, Martin County Code, shall render approval of the revised final site plan for the Advantage Self Storage Jensen Beach project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3) LDR, Martin County Code.

F. All permits for the Advantage Self Storage Jensen Beach project must be obtained within one year of revised final site plan approval, by April 23, 2020. Development of the entire project must be completed within two (2) years of revised final site plan approval, by April 23, 2021. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

G. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

H. Within 60 days of the approval of the revised final site plan the applicant shall submit revised signed and sealed Drainage Report/Calculations and Construction Plan Sheets C-01, C-02, and C-03.

I. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

J. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
KRISTA A. STOREY
ACTING COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description
Exhibit B, Revised Final Site Plan

EXHIBIT A

Advantage Self Storage – Jensen Beach
528 NE Jensen Beach Boulevard 5, Jensen Beach, FL
Parcel ID: 21-37-41-000-000-00244-8
(4.4 acres – Parcel 1 - 4.26 acres; Parcel 2 – 0.18 acres)

Legal Description

PARCEL 1:

THE EAST 337.66 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL 2:

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.



Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.mackenzieengineeringinc.com

February 16, 2018

Martin County Growth Management Department

Catherine Riiska, M.S., P.W.S

Principal Planner

2401 SE Monterey Road,

Stuart, FL, 34996

Phone: 772-288-5667

Email: nikkiv@martin.fl.us

Re: **Advantage Self Storage Jensen Beach – Major Final Site Plan**

Project No.: J040-011

Application No.: D301 201700404

Completeness Review - Response to Comments

Dear Catherine Riiska:

We offer the following responses to additional comments dated February 7, 2018 regarding the Advantage Self Storage Jensen Beach Major Final Site Plan for Martin County Growth Management Department (MCGMD) completeness review.

Response to Martin County Additional Comments dated 02/07/2018

1. Item # 1: If submitting the 8 ½ by 11 or 14 inch documents digitally include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.

MEP Response: Acknowledged.

2. Item # 2: If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original dwg or other file type as a .pdf at a minimum of 24x36 inches and 300 dpi.

MEP Response: Acknowledged.

3. Item # 3: RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.

Comments: Please provide a copy of the corrected deed as recorded.

MEP Response: Acknowledged. Please see corrected deed.

4. Item # 4: LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.

Comments: Appears to contain typographical errors. Please revise.

MEP Response: Acknowledged. Please see revised legal description.

5. Item # 5: UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).

Comments: Please revise as “non-platted” unless the intent is to subdivide the project site.

MEP Response: Acknowledged. Please see revised unity of title documentation.

6. Item # 6: ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation deferral or an exemption.

Comments: Please clarify that a public facilities reservation is being requested.

MEP Response: Acknowledged.

7. Item # 7: The proposed revised final site plan according to the Site Plan Template Guidelines.

Comments: Please submit a single plan sheet only, without cover page.

MEP Response: Acknowledged. Please see Revised Final Site Plan without the cover page.

Final paragraphs of 02-17-18 Letter:

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of \$9,127.00 (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number J040-011 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

MEP Response: Acknowledged. Please see attached application fee, additional copies of signed and sealed drawings, and documentation related to the “Notice of Development” sign.

Martin County Major Site Plan Checklist Response to Comments 11/28/2017

1. Item # 1: APPLICATION: Please use the new application form.

MCGMD Comments: Please provide documentation establishing the authority of the signatory, Jeffrey S. Kinder, which is not the same individual identified on the Power of Attorney.

Additionally, Item #19 on the signed and notarized application form was not selected by the agent. The restrictions of a maximum of three requests for information from the licensed agent must be adhered to by the County process as required by the provisions of Section 125.022 (1), Fla. Stat. (2016). Therefore, this application may not be subject to any resubmittals beyond the first elective resubmittal (second resubmittal), and the third staff report issued may be considered final, unless the applicant elects to waive these limitations in writing.

MEP Response: Acknowledged. Please see revised application.

2. Item # 2: POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.

MCGMD Comments: Please provide documentation establishing the authority of the signatory, Frank Poma, to represent Jensen Beach Holdings, LLC.

MEP Response: Acknowledged. Please see attached documentation establishing the authority of the signatory, Frank Poma, as the representative of Jensen Beach Holdings, LLC.

3. Item # 3: RECORDED DEED: A copy of the recorded deed (s) for the subject property and any contract for purchase of the property.

MCGMD Comments: Please verify all deeds for the subject property are being provided. The provided deeds legal description cites an area of 0.18 acres while the project site consists of over 4 acres.

MEP Response: Acknowledged. Per Martin County Property Appraiser office, the previously submitted document is incorrect and will be removed from the site as it only represents a portion of the site. The original deed dated November 30, 2005 was obtained from Martin County Clerk of Courts.

4. Item # 4: PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.

MCGMD Comments: Required. Please provide.

MEP Response: Acknowledged. Please see attached Property Transfer letter.

5. Item # 5: LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.

MCGMD Comments: Please verify the accuracy of the legal description, which states "said parcel containing 0.18 acres, more or less "for the site of over 4 acres.

MEP Response: Acknowledged. Per Martin County Property Appraiser office, the previously submitted document is incorrect and will be removed from the site as it only represents a portion of the site. The Legal description is revised and reflects both parcels.

6. Item # 6: UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).

MCGMD Comments: Required. Please provide.

MEP Response: Acknowledged. Please see attached executable Unity of Title application upon final site plan approval.

7. Item # 7: STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR 4.386.

MCGMD Comments: The applicant provided two different documents by two different engineers. Please submit only the proposed one to be utilized for this project.

MEP Response: Acknowledged. Please see revised submittal.

8. Item # 8: TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

MCGMD Comments: Please update using the ITE 10th edition for trip generation. Also, report requires certificate of authorization or license business number.

MEP Response: Acknowledged. Please see revised Traffic Impact Analysis.

9. Item # 9: UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up service for the proposed development.

MCGMD Comments: Required. Please provide for the availability of phone, cable, electric and solid waste pick-up services. The submitted single e-mail does not identify which services are being provided by Comcast.

MEP Response: Acknowledged. Please see revised documents.

10. Item # 10: AGENCY PERMITS: (OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.

MCGMD Comments: Please indicate if Option 1 or Option 2 is selected by the applicant for the required consistency review of other agency permits.

MEP Response: Acknowledged. Option 2 is selected.

11. Item # 11: AGENCY PERMITS: (OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.

MCGMD Comments: Please indicate if Option 1 or Option 2 is selected by the applicant for the required consistency review of other agency permits.

MEP Response: Acknowledged. Option 2 is selected.

12. Item # 12: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

MCGMD Comments: Required to be signed and sealed. Please provide.

MEP Response: Acknowledged. Please see signed and sealed survey.

13. Item # 13: The proposed final site plan.

MCGMD Comments: Please submit a final site plan separate from the construction plan civil set. Please change title block to "Revised Final Site Plan".

MEP Response: Acknowledged. Please see attached documents. The Revised Final Site Plan includes:

- **Cover Page – Revised Final Site Plan**
- **General Notes**
- **Revised Final Site Plan**
- **Standard Details – Site Plan**

14. Item # 14: A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

MCGMD Comments: Please identify preserve area barricade location along north preserve boundary in addition to silt fencing and provide construction details for erosion control silt fence and tree barricades.

MEP Response: Acknowledged. Please see revised land clearing and erosion plan.

15. Item # 15: Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

MCGMD Comments: Civil set of construction plans must contain the paving, grading and drainage plans and exclude the site plan, landscaping and architectural plans.

For information on how to consolidate specific plan sets, please see the introduction portion of this letter.

MEP Response: Acknowledged. Please see revised construction plan civil set. The construction plan includes:

- **Cover Page – Construction Drawings**
- **General Notes**
- **Pavement Marking & Signage Plan**
- **Utility Plan**
- **Utility Profile Plan**
- **Stormwater Pollution Prevention Plan**
- **Demolition & Erosion Control Plan**
- **Standard Details – Construction**
- **Paving, Grading, & Drainage Plan**
- **Lift Station Design**

16. Item # 16: A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).

MCGMD Comments: The submitted floor plan is insufficient in detail, showing only the building exterior envelope. Please show the building interiors and entrances in a full floor plan which must also be signed and sealed by a licensed architect.

MEP Response: Acknowledged. Please see attached floor plan.

17. Item # 17: Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]

MCGMD Comments: Please sign and seal the floor plans in addition to the elevations.

MEP Response: Acknowledged. Please see revised floor plan signed and sealed commercial design drawings by a licensed architect.

18. Item # 18: FINACIAL DISCLOSURE: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

MCGMD Comments: Please provide the original document, not a photo copy. Please include the required legal description exhibit.

MEP Response: Acknowledged. Please see original financial disclosure document.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) - 834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,



Shaun G. MacKenzie
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

Major Final Site Plan Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- 1. APPLICATION: Please use the new application form.
[Application](#)
- 2. AFFIDAVIT: Complete the affidavit for digital submission.
[Affidavit for digital submission](#)
- 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.
[Digital website](#)
- 4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
[Digital website](#)
- 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
[Development review fee schedule](#)
- 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
- 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- 11. UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).
[Unity of title form](#)
- 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption.
- 14. If available, land dedication documentation.

15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)
16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386
18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)

- n/a 33. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.
34. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
35. Electronic files of the final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
36. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
37. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
38. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
39. The proposed final site plan.
[Site plan template](#)
40. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- n/a 41. Copies of any previously approved master site plan.
42. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
43. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
44. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
45. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
46. A landscape plan.
47. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.
[Section 4.666](#)
48. A lighting plan.
49. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]
[Licensed architect for commercial design](#)
50. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]
[Disclosure of Interest Affidavit](#)

Select from the list

10. Landscape Architect:
 Name or Company Name Mccarty & Associates Land Planning and Design
 Company Representative Sean Leddy, Director of Landscape Architecture
 Address 73 SW Flagler
 City Stuart State FL Zip 34994
 Phone 772 - 341 - 9322 Fax - -
 Email sleddy@mccartylandplanning.com

Select from the list

11. Surveyor:
 Name or Company Name Betsy Lindsay, Inc. Surveying & Mapping
 Company Representative Betsy Lindsay
 Address 7997 SW Jack James Drive
 City Stuart State FL Zip 34997
 Phone 772 - 286 - 5753 Fax - -
 Email blindsay@betsylindsay.com

Select from the list

12. Civil Engineer:
 Name or Company Name Mackenzie Engineering & Planning, Inc.
 Company Representative Shaun G. Mackenzie
 Address 1172 SW 30th Street, Suite 500
 City Palm City State FL Zip 34990
 Phone 772 - 286 - 8030 Fax - -
 Email shaun@mackenzieengineeringinc.com

Same as Civil Engineer

13. Traffic Engineer:
 Name or Company Name Mackenzie Engineering & Planning, Inc.
 Company Representative Shaun G. Mackenzie
 Address 1172 SW 30th Street, Suite 500
 City Palm City State FL Zip 34990
 Phone 772 - 286 - 8030 Fax - -
 Email shaun@mackenzieengineeringinc.com

Select from the list

14. Architect:
 Name or Company Name Frank G. Relf Architect, P.C.
 Company Representative Steven A Larocco, Senior Project Manager
 Address 35 Pinelawn Road, Suite 207W
 City Melville State NY Zip 11747
 Phone 631 - 271 - 4432 Fax - -
 Email sl@fgrelf.com

Select from the list

15. Attorney:
 Name or Company Name McCarthy, Summers, Bobko, Wood, Sawyer & Perry
 Company Representative Terry McCarthy
 Address 2400 SE Federal Highway
 City Stuart State FL Zip 34994
 Phone 772 - 286 - 1700 Fax - -
 Email tpm@mccarthysummers.com

16. Environmental Planner: Select from the list
 Name or Company Name EW Consultants, Inc.
 Company Representative Arnaud Roux
 Address 1000 SE Monterey Commons Boulevard, Suite 208
 City Stuart State FL Zip 34996
 Phone 772 - 287 - 8771 Fax - -
 Email aroux@ewconsultants.com

17. Other Professional: _____
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

18. Parcel Control Number(s):
21-37-41-000-000-00244-8

19. Certifications by Professionals:

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.

This box must be checked if the applicant waives the limitations.

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Terence P. McCarthy POA
 Applicant's signature
 ||||| TERENCE P. MCCARTHY
 Printed name

1/17/18
 Date

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 17th day of January, 2018, by TERENCE P. McARTHUR.

He or she

is personally known to me or has produced _____ as identification.

Donna A. Dempsey
Notary public signature

DONNA A. DEMPSEY
Printed name

State of FLORIDA at-large





Martin County Development Review
Digital Submittal Affidavit

I, John H. King III, attest that the electronic version included for the project Advantage Self Storage Jensen Beach is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Advantage Development Group, LLC

J. H. King III
Applicant Signature

June 8, 2017
Date

Development Coordinator



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.mackenzieengineeringinc.com

December 8, 2017

Mr. Paul Schilling
Martin County Growth Management
2401 SE Monterey Road,
Stuart FL, 34996

Re: Advantage Development Group
Advantage Self Storage – Final Site Plan
Project Narrative

INTRODUCTION

Location

The subject property for this development is centrally located within Jensen Beach, FL. It is situated on NE Jensen Beach Boulevard approximately 1.2 miles west of the Indian River and 1.7 miles east of US Highway 1 and the Treasure Coast Square shopping area.

More specifically, this property is located on the south side of Jensen Beach Boulevard and is situated between NE Pinecrest Boulevard and NE Holly Creek Drive. It is bounded by West Jensen Terrace on the east, Pinecrest Lakes Phase 10 on the west, Pinecrest Phase II on the south, and NE Jensen Beach Boulevard on the north. North of Jensen Beach Boulevard lies Savannas Preserve State Park. Directly to the west is the realigned Warner Creek with a 100' right-of-way.

Property Size and Description

This vacant property is approximately 4.44 acres in size and contains two parcels; a 4.27 acre parcel and 0.17 acre parcel. The property appraiser and tax assessor show it as one unified parcel.

This property was originally approved for the Jensen Beach Professional Center. The northern three acres of the site were cleared in 2008, but no infrastructure was placed on the site.

The property has a Preserve Area Management Plan (Instrument Number: 2034724, O.R. Book 02272, Page 2802) on the southern one acre of the property.

Discussion of Self Storage as a Land Use

We are proposing to construct a self-storage facility that would contain approximately 93,900 square feet of rentable space and around 850 units ranging in size from approximately 5' X 5' to 10' X 30'. Approximately 60 % of the rental units will be indoor and a portion, air conditioned. The remaining units would be accessed by exterior doors. Security would be provided by fencing, an electronic keypad gate, and 24-hour video surveillance. Each tenant will have their own unique keypad gate access code. Our development concept is for a two story building adjacent to Jensen Beach Boulevard containing mostly indoor accessed units and 2 (two) one-story buildings in the rear of the property with non-air conditioned outside accessed units. A small manager's office is proposed with ancillary retail items such as locks, boxes, and other moving supplies in the two-story building. No on-site residence is being proposed. No outdoor or RV and Boat storage are proposed.

We feel strongly that there is a significant need for this product in the Jensen Beach area. We also feel that there is significant current economic viability, together with strong growth to allow our business to be very successful. We are looking forward to being a good neighbor and member of the community.

A major generator of demand for household self-storage needs often is a result of "life changes". Some changes are unfortunate, yet part of life, such as a death or divorce. Some are positive such as moving to a new home, needing to reclaim a garage or basement to be able to stay in an existing home or a college student moving back home for the summer. Many tenants store sporting equipment such as fishing gear, skis, surfboards, bicycles and the like with easy access when they need to use that equipment.

Our proposed development will have minimal impacts on local municipal services, including utilities. Water usage is minimal since there will be only two restrooms and a breakroom sink. Gas and electric usage is minimal since only a portion of the facility will be air conditioned. Traffic impacts are very low and essentially lower than any other commercial development. We are a very low impact business that provides a much-needed service to a vibrant community that we look forward to joining.

Access

The facility would be accessed from Jensen Beach Boulevard with a right-in / right-out driveway on the south side of the street. This driveway would be located approximately 700 feet east of NE Pinecrest Lakes Boulevard and 1500 feet west of NE Holly Creek Drive.

Parking

The Martin County Code does not provide parking rates for a self-storage facility. Typically a business of this nature only requires four to six parking spaces in front of the building. The rear buildings are all accessed from the exterior. Typically our tenants access these units by parking in front of their unit for a short time. Our design is for a two vehicle wide alley to support this activity. Therefore, we will seek relief from the code for parking. The Institute of Transportation Engineers (ITE) report, *Parking Generation (4th Edition)*, developed a parking equation of 0.14 spaces per 1,000 square feet for this use. We will file an application for relief based on the ITE report.

Additionally, per Martin County Code we've added loading spaces along the rear of Building 1. Based on the proposed SF, we propose 4 loading spaces.

Buildings and Architecture

As discussed above, the facility is planned for one two-story building adjacent to Jensen Beach Boulevard and two (2) one-story buildings in the rear of the property. The maximum height of this building would be 30' per COR-1 requirements. The two-story building is envisioned to follow the Martin County Commercial Design architectural standards outlined in Division 20 of the Land Development Code. The intent is to comply with Division 20 in a way that is very attractive and creates a "residential" type of appearance. Articulation, skin, and window treatment have all been considered. The one-story buildings in the rear of the property are intended to be mostly outdoor accessed units.

The two-story building will serve as a screen for the remaining portion of the property, containing outside accessed units from Jensen Beach Boulevard. No exterior accessed storage units will face the street.

Landscaping

The proposed landscaping and open space requirements will follow the COR-1 criteria. We intend to comply with the County requirement for 40% landscaping.

As discussed above, there is an existing recorded PAMP on the property. We intend to retain the original configuration of the PAMP.

Conclusion

We feel that this is a well thought out development proposal. Alternative parking calculations are provided since the code would significantly over-park the project and create much unneeded sea of asphalt. This will be a successful location for this low impact commercial business that will become a part of the Jensen Beach community.

PROJECT DATA SUMMARY:

SITE DATA:

Total site area:	4.44 AC (193,406 SF)
Zoning:	COR-1
Future Land Use:	Commercial Office and Residential
Existing Use:	Vacant Commercial
Proposed/Existing Use:	Mini-Warehouse/Self-Storage

OPEN SPACE:

Open Space required:	40% (74,325 SF or 1.71 AC)
Open Space provided:	23.6% (45,530 SF or 1.05 AC)
Preserve Area:	23.9% (46,020 SF or 1.06 AC)
Other Open Space:	N/A
Preserve Area Wetland:	N/A
Preserve Area Upland:	23.9% (46,020 SF or 1.04 AC)
Total Open Space + Preserve Area:	47.3% (91,551 SF or 2.1 AC)

IMPERVIOUS AREA:

Total Developed Area:	2.34 AC (101,855 SF)
Building A – 1st Floor:	0.80 AC (34,700 SF)
Building A – 2nd Floor:	0.80 AC (34,700 SF)
Building B:	0.29 AC (12,500 SF)
Building C:	0.28 AC (12,000 SF)
Pavement & Roads:	0.96 AC (42,003 SF)
Sidewalks & Pads:	0.01 AC (652 SF)
Surface Water:	0.00 AC (0 SF)

BUILDING DATA:

Max Coverage Allowed:	40%
Max Coverage Provided:	30.6%
Max Height Allowed:	30 ft.
Max Height Provided:	30 ft.

PARKING DATA:

Total Building Area	93,900 SF
Required Parking*	11
Standard Required Parking	11
Standard Parking Supply	10
Required Handicap Parking**	1
Handicap Parking Provided	1
Required Loading Spaces	4
Provided Loading Spaces	4
TOTAL PARKING SPACES:	11 SPACES

*ITE 4th Edition, Land Use 151, P = 0.07(93.900) + 4 = 10.6 spaces.

** Per State Ordinance, for every 25 spaces, 1 handicap space is required.

MAJOR FINAL SITE PLAN CHECKLIST:

- 1. Application:**
See attached.
- 2. Affidavit:**
See attached.
- 3. Digital Submittal:**
See attached.
- 4. Large Format Plans:**
See attached.
- 5. Narrative:**
See Above.
- 6. Check made payable to Martin County:**
See Attached.
- 7. Power of Attorney:**
See Attached.
- 8. Recorded Deed:**
See attached Warranty Deeds.
- 9. Property Transfer:**
See Attached.
- 10. Legal Description:**
See attached Legal Description.
- 11. Unity of Title:**
See Attached executable Unity of Title application upon final site plan approval.
- 12. Location Map:**
See attached.
- 13. Adequate Public Facilities:**
See attached.
- 14. Land Dedication:**
Not applicable. No land will be dedicated to the county therefore Land Dedication Documentation has not been included.
- 15. Excavation Fill and Hauling:**
See attached.
- 16. Stormwater Report or Calculations:**
See Attached.

- 17. Stormwater Maintenance Plan:**
See Attached Stormwater Maintenance Plan.
- 18. Traffic Impact Analysis:**
See Attached Traffic Study.
- 19. Evacuation Plan:**
See Attached Evacuation Plan documentation.
- 20. Fire Wildfire Scoresheet:**
See Attached Fire Wildfire Scoresheet.
- 21. School Impact Worksheet:**
Not applicable since the number of proposed homes in this project is zero.
- 22. Environmental Assessment:**
See Attached Environmental Site Assessment.
- 23. Environmental Wavier:**
No altering of the environmental impacts is included in the scope of this project; therefore an Environmental Waiver has not been included.
- 24. PAMP:**
See Attached Existing PAMP.
- 25. Landscaping Alternative Compliance:**
We are not proposing any changes to the code; therefore a Landscape Compliance Request has not been included.
- 26. Landscaping Alternative Compliance check:**
Not applicable.
- 27. CRA Alternative Compliance:**
We are not proposing any changes to the code; therefore a Landscape Compliance Request has not been included.
- 28. CRA Alternative Compliance Check:**
Not applicable.
- 29. Utilities Letters:**
See Attached Utility Letter.
- 30. Proposed Water Sources:**
We propose connection to existing 12" FM and 6" WM. These proposed connection will service a fire hydrant, fire service line, water line into the building and utilities. Additionally, a well is proposed for irrigation purposes.

- 31. Utilities Water & Wastewater Service Agreement Information Form:**
See attached Information Form.
- 32. Utility Certification:**
Not applicable. The projects utility provider is Martin County Utilities.
- 33. Agency Permits (Option One):**
Option 2 is selected.
- 34. Agency Permits (Option Two):**
Option 2 is selected.
- 35. Electronic file of the Final Site Plan:**
See Attached Electronic File.
- 36. Electronic file of the boundary survey:**
See Attached Electronic File.
- 37. Boundary Survey:**
See Attached Boundary Survey.
- 38. Topographic Survey:**
See Attached Topographic Survey.
- 39. Proposed Final Site Plan:**
See Attached Proposed Final Site Plan.
- 40. Utilities-Related Calculations:**
See Attached Utilities-Related calculations.
- 41. Previously Approved Site Plan:**
Not Applicable.
- 42. Land Clearing And Erosion Control Plan:**
See attached Land Clearing and Erosion Control Plan. The contractor will be responsible for following all NPDES requirements.
- 43. Signed and Sealed Construction plans:**
See attached Construction Plans.
- 44. Floor Plan:**
See attached Floor Plans.
- 45. Architectural Drawings:**
See attached Architectural Drawings.
- 46. Landscape Plan:**
See Attached Landscape Plan.

- 47. Tree Survey:**
See Attached Tree Survey.
- 48. Lighting Plan:**
See attached Lighting Plan.
- 49. Commercial Design Drawings:**
See attached Commercial Design Drawings.
- 50. Disclosure of Interest Affidavit:**
See attached financial disclosure affidavit form.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) -834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,



Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE UNDERSIGNED, Jensen Beach Holdings, LLC, a Florida limited liability company (the "Owner") is the owner, of that certain real property lying and being in Martin County, Florida, more particularly described on Exhibit "A" attached hereto. (the "Property")

WHEREAS, the Owner desires to appoint the individual hereinafter named as his/her/their Attorney-In-Fact, for the purposes hereinafter set forth:

Zoning Change Application before Martin County and all matters related thereto (the "Governmental Approvals Process").

NOW, THEREFORE, the Owner hereby appoints Terence P. McCarthy as his/her/their Attorney-In-Fact (the "Attorney"), to act, manage, conduct, do and perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, proper and expedient in connection with the Governmental Approvals Process. This Power of Attorney shall extend to and include, but not be limited to, the execution by the Attorney of all other acts necessary for the Governmental Approvals Process.

The Attorney shall have full power to accomplish the purposes of this Power of attorney as fully and effectually in all respects as the Owner could do if personally present. The Attorney shall not be required to post bond of any nature in connection with the Governmental Approvals Process.

No action by the Owner subsequent to the making of this instrument shall be considered or treated as a revocation of the actions taken by the Attorney pursuant hereto. The exercise by the Attorney at any time, for from time to time, of any of the rights or powers hereunder shall not exhaust the capacity and power of the Attorney thereafter from time to time to exercise such rights and powers, or any of them, but such capacity and power shall continue at all times so long as this instrument shall be in effect.

The Owner hereby ratifies and confirms, and agrees at all times to ratify and confirm, all that the Attorney shall lawfully do or cause to be done in and about the Property by virtue of this instrument.

The address of the Attorney is: Terence P. McCarthy, McCarthy, Summers, Bobko, Wood, Norman, Bass & Melby, P.A., 2400 SE Federal Highway, 4th Floor, Stuart, FL 34994.

This Limited Power of Attorney shall terminate upon the conclusion of the Governmental Approvals Process and satisfaction of any conditions of approval.

IN WITNESS WHEREOF, the Owner has signed and sealed these presents the 12 day of September, 2017.

Witnesses:

Jensen Beach Holdings, LLC, a Florida limited liability company

Marcia Bronk

MARCOA BRONK
Printed Name of Witness

[Signature]

JACK SEANLON
Printed Name of Witness

By: [Signature]
Frank Poma, Manager

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged to me by Frank Poma, Manager of Jensen Beach Holdings, LLC, a Florida limited liability company, on behalf of the Company, who [] is personally known to me or [] has produced n/a as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of September, 2017.



[Signature]
Notary Public
Printed Name: Kelly D. Smith
My Commission Expires: May 27, 2019

EXHIBIT "A"**LEGAL DESCRIPTION**

The land referred to in this Commitment is described as follows:

Parcel A:

The East 337.66 feet of the South one-half of the Northwest one-quarter of Section 21, Township 37 South, Range 41 East, lying and being in Martin County, Florida; Less and Except all of Pinecrest Lakes Phase II and Less and Except road right of way for Jensen Beach Boulevard.

Parcel B:

The land referred to herein below is situated in the County of Martin, State of Florida, and is described as follows:

A parcel land being a portion of the South 1/2 of Section 21 of land being more particularly described as follows: Beginning at intersection of the West line of the East 337.66 feet of the South 1/2 of the Northwest 1/4 of said Section 21 with the South right of line of Jensen Beach Boulevard, being a 100 foot right of way; thence S00°09'39"E along the West line of said East 337.66 feet a distance of 550.27 feet to an intersection with the North line of PINE CREST LAKES II, as recorded in Plat Book 8, Page 51 of the public records of Martin County, Florida; thence N89°31'14"W along said North line a distance of 15.66 feet to an intersection with the East line of a drainage right of way per Official Records Book 221, at Page 240 of the public records of Martin County, Florida; thence N00°10'39"E along said East line a distance of 550.24 feet to an intersection with said South right of way line of Jensen Beach Boulevard; thence S89°31'38"E along said South right of way line a distance of 12.41 feet to the point of commencement.

Parcel ID: 21-37-41-000-000-00244-8

Total Acreage 4.4000



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
JENSEN BEACH HOLDINGS, LLC

Filing Information

Document Number	L05000020956
FEI/EIN Number	55-0891142
Date Filed	03/02/2005
Effective Date	02/28/2005
State	FL
Status	ACTIVE

Principal Address

2049 SW POMA DR
PALM CITY, FL 34990

Changed: 05/01/2006

Mailing Address

2049 SW POMA DR
PALM CITY, FL 34990

Changed: 05/01/2006

Registered Agent Name & Address

POMA, FRANK
2049 SW POMA DR
PALM CITY, FL 34990

Name Changed: 04/29/2013

Address Changed: 04/29/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

POMA, FRANK
2049 SW POMA DR
PALM CITY, FL 34990

Annual Reports

Report Year	Filed Date
2015	03/31/2015
2016	02/08/2016
2017	01/10/2017

Document Images

01/10/2017 -- ANNUAL REPORT	View image in PDF format
02/08/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
08/27/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/05/2012 -- ANNUAL REPORT	View image in PDF format
05/04/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
03/02/2005 -- Florida Limited Liabilities	View image in PDF format

2017 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000020956

Entity Name: JENSEN BEACH HOLDINGS, LLC

Current Principal Place of Business:

2049 SW POMA DR
PALM CITY, FL 34990

Current Mailing Address:

2049 SW POMA DR
PALM CITY, FL 34990

FEI Number: 55-0891142

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

POMA, FRANK
2049 SW POMA DR
PALM CITY, FL 34990 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: FRANK POMA

01/10/2017

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name POMA, FRANK
Address 2049 SW POMA DR
City-State-Zip: PALM CITY FL 34990

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: FRANK POMA

MANAGER

01/10/2017

Electronic Signature of Signing Authorized Person(s) Detail

Date

INSTR # 1893549
OR BK 02089 PG 0332
Pg 0332f (1ps)
RECORDED 12/05/2005 04:38:34 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DDC TAX 7,700.00
RECORDED BY T Copus (asst mgr)

Prepared by and return to:
Robert S. Kramer, Esq.

Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boulev
Stuart, FL 34996

File Number: 2335.26
Will Call No.: 80

Parcel Identification No. 21-37-41-000-000-00244-80000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 30th day of November, 2005 between Thomas J. Thomson, a married man whose post office address is 12760 W. North Avenue, Brookfield, WI 53005 of the County of Waukesha, State of Wisconsin, grantor*, and Jensen Beach Holdings, LLC, a Florida limited liability company whose post office address is 12212 Riverbend Court, Fort Saint Lucie, FL 34984 of the County of Saint Lucie, State of Florida, grantee*,

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 Martin County, Florida, to-wit:

The East 337.66 feet of the South one-half of the Northwest one-quarter of Section 21, Township 37 South, Range 41 East, lying and being in Martin County, Florida. Less and except all of Pinecrest Lakes Phase II and less and except road right of way for Jensen Beach Boulevard.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THIS PROPERTY IS UNDEVELOPED COMMERCIAL PROPERTY AND IS NOT THE HOMESTEAD OF GRANTOR.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Stephanie A. Schwall
Witness Name: Stephanie A. Schwall

Thomas J. Thomson (Seal)
Thomas J. Thomson

RS Kramer
Witness Name: RS Kramer

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 30th day of November, 2005 by Thomas J. Thomson, who is personally known or has produced a driver's license as identification.

[Notary Seal]

 Robert S Kramer
My Commission DD158970
Expires November 13, 2008

RS Kramer
Notary Public

Printed Name: RS Kramer

My Commission Expires: _____



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.MackenzieEngineeringInc.com

December 12, 2017

Mr. Paul Schilling
Martin County Growth Management Department
2401 SE Monterey Road
Stuart FL, 34996

Re: Advantage Development Group
Advantage Self Storage – Major Final Site Plan
Project Number: J040-011
Property Transfer Certification

Dear Mr. Schilling:

On behalf of the Jensen Beach Holdings, LLC. I certify that there are no property transfer that has occurred since the warranty deed dated November 30, 2005. Jensen Beach Holdings, LLC. has ownership of the following property:

- Undeveloped Commercial Property (Parcel ID: 21-37-41-000-000-00244-80000, 4.44 Acres)

If you have any questions, please do not hesitate to contact Shaun MacKenzie @ (772) – 286-8030 or shaun@mackenzieengineeringinc.com.

A handwritten signature in black ink, appearing to read 'Shaun G. MacKenzie', is written over a horizontal line.

Shaun G. MacKenzie P.E.
Florida License No. 61751

124001

December 2017

© MacKenzie Engineering and Planning, Inc.
CA 29013

EXHIBIT A

Advantage Self Storage – Jensen Beach
528 NE Jensen Beach Boulevard 5, Jensen Beach, FL
Parcel ID: 21-37-41-000-000-00244-8 (4.4 acres)

Legal Description

PARCEL A:

THE EAST 337.66 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL B:

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

Prepared By:

The logo for MacKenzie Engineering & Planning, Inc. features the name "MacKenzie" in a stylized, red, serif font. The letter "M" is significantly larger and more ornate than the other letters, which are in a smaller, simpler serif font.

Engineering & Planning, Inc.

Dated: February 13, 2018

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Advantage Development Group, as Owner(s) for the construction of Advantage Self Storage - Jensen Beach in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

INDIVIDUAL(S)

Signed, acknowledged and notarized on this ____ day of _____, 20 ____.

WITNESSES:

OWNER(S):

Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____

Sign: _____
Print: _____

Sign: _____
Print: _____

Owner(s) Address: Jensen Beach Holdings, LLC.
12212 Riverbend Court,
Port Saint Lucie, FL 34984

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF Florida
COUNTY OF Martin

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

STATE OF Florida
COUNTY OF Martin

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

[STAMP]

CORPORATE

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

Sign: _____
Print: _____

Sign: _____
Print: _____

OWNER:

Advantage Development Group, LLC.

Name of Corporation

By: _____
Name: _____
Title: _____
Address: 34628 Lyttle Dowdle Dr.
Golden CO, 80403

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this _____ day of _____, _____, by _____ (name of officer/agent and title) of _____ (name of corporation) He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

[STAMP]

EXHIBIT A

Advantage Self Storage – Jensen Beach
528 NE Jensen Beach Boulevard 5, Jensen Beach, FL
Parcel ID: 21-37-41-000-000-00244-8 (4.4 acres)

Legal Description

PARCEL A:

THE EAST 337.66 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

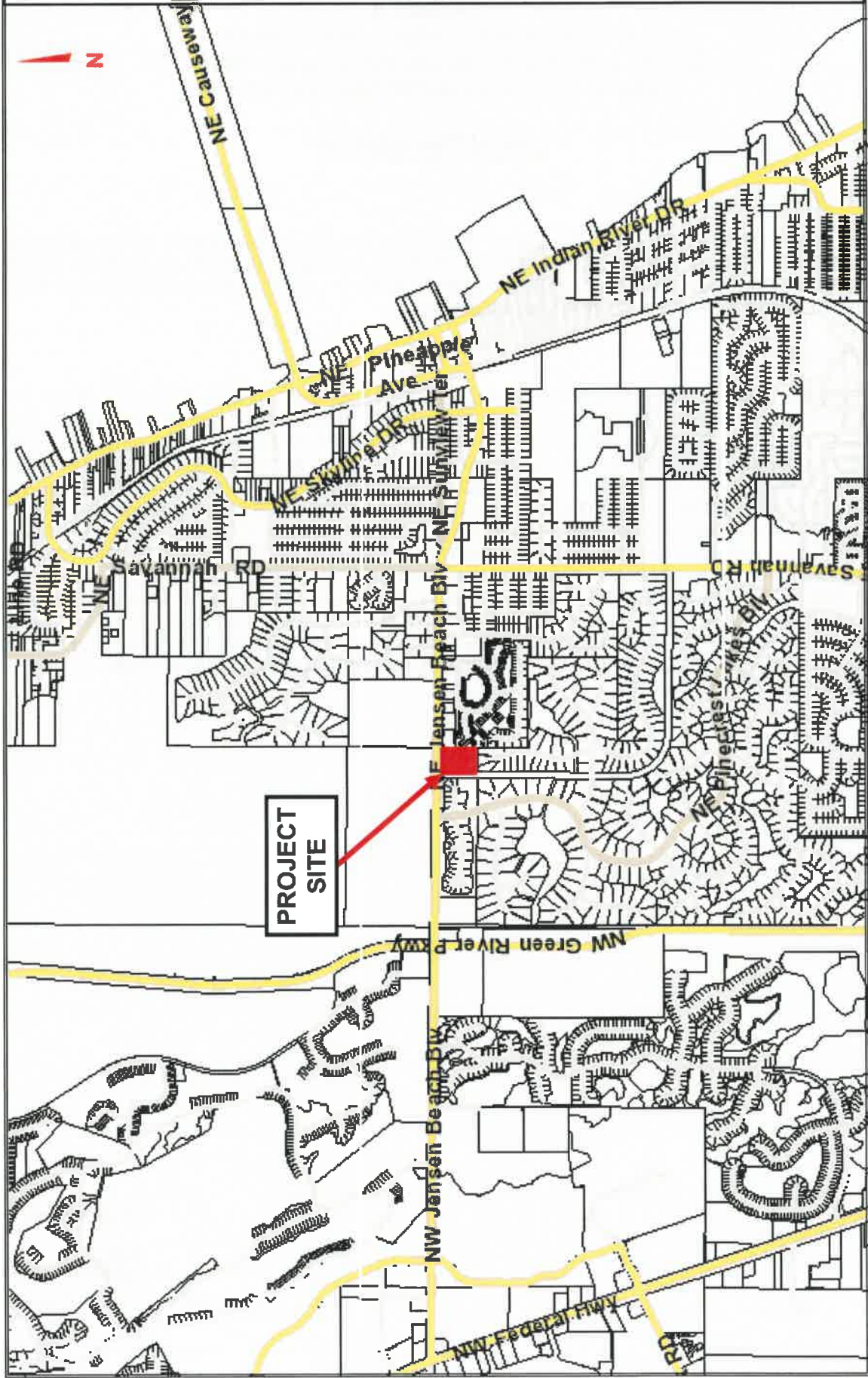
PARCEL B:

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

Prepared By:


Engineering & Planning, Inc.

Dated: February 13, 2018





Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.mackenzieengineeringinc.com

February 16, 2018

Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

Re: Advantage Development Group
Advantage Self Storage – Major Final Site Plan
Adequate Public Facilities Statement

To whom it may concern:

Advantage Self Storage proposes to construct a 93,900 SF storage facility at 528 NE Jensen Beach Blvd, Jensen Beach, Florida. We have provided a list of adequate public facilities:

- **Potable Water Facilities:** *See Attached Utility Plan.*
- **Sanitary Sewer Facilities:** *See Attached Utility Plan.*
- **Solid Waste Facilities:** *Per County Requirement.*
- **Stormwater Management Facilities:** *See Attached Stormwater Plan.*
- **Community Park Facilities:** *Not Applicable.*
- **Road Facilities:** *See Attached Traffic Statement.*
- **Mass Transit Facilities:** *Not Applicable.*
- **Public Safety Facilities:** *The Applicant is requesting a public facilities reservation.*
- **Additional Standards and conditions applicable to Reservation Standards:** *Not Applicable.*

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) - 834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,

A handwritten signature in cursive script that reads 'Shaun MacKenzie'.

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013



**MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING**

(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)

NAME OF FINAL SITE PLAN: ADVANTAGE SELF STORAGE - JENSEN BEACH

TYPE OF APPLICATION

If more than 10,000 cubic yards are hauled to or from the site, the application must be filed as a Major Development

- | | | |
|---|--------------|-------------------------------|
| 1) Net cubic yards to be excavated: | <u>1,650</u> | |
| 2) Net cubic yards to be filled: | <u>7,950</u> | |
| 3) Cubic yards to be hauled <i>from</i> site: | <u>0</u> | (subtract line 2 from line 1) |

TYPE OF APPLICATION: MINOR

HAULING FEE CALCULATION

The hauling fee for fill hauled *from* the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

HAULING FEE: \$0.00

Prepared by:

Shaun G. MacKenzie
Professional Engineer's Name


Professional Engineer's Signature / Seal

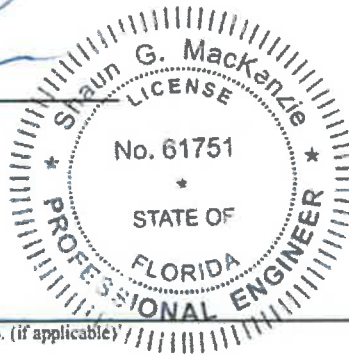
61751
P.E. No.

October 31, 2017
Date

MacKenzie Engineering & Planning, Inc
Firm's Name and Certificate of Authorization No. (if applicable)

1172 SW 30th Street, Suite 500, Palm City, FL 34990
Address

772-286-8030
Phone No.



County Engineer's (or designee) Acceptance

DRAINAGE NARRATIVE FOR

Jensen Beach Self Storage
 Martin County

PREPARED BY

THOMAS ENGINEERING GROUP, LLC
 125 W. Indiantown Road, Suite 206
 Jupiter, FL 33458
 561-203-7503
 Certificate of Authorization No. 27528
 JASON M. GUNTHER

Existing Site Conditions

The site is a vacant sparsely vegetated property with an existing ditch located along the western parcel line. An existing ditch is also terminated at the eastern property line which conveys to the southeast and historically extended into this property. This ditch historically conveyed run-off from the site and below is the results from the 25 and 100 year storm events for the existing conditions.

Storm	Stage NAVD	Discharge
25year 3day	12.17	5.37cfs
100year 3day	13.16	0.00cfs

The sites northern boundary is in FEMA Zone AE 14 with the remainder of the site in Zone AE 13.

Proposed Site Conditions

It is proposed to construct 3 self storage buildings with support parking and vehicular access. The development is proposed on the northern portion of the site, with the southern 1.06acres to remain undisturbed as preserve area.

The development will contain two dry retention areas, one along the western property line and the other at the northeast corner of the site with a connecting swale traveling along the eastern property line. These retention areas will provide water quality for 3 inches over the impervious areas of the site prior to discharging to the creek / ditch along the eastern property line. The preserve is connected to the retention area via an overflow from the retention areas at an elevation above water quality. Therefore in typical rain events the preserve will receive no run-off contribution from the site.

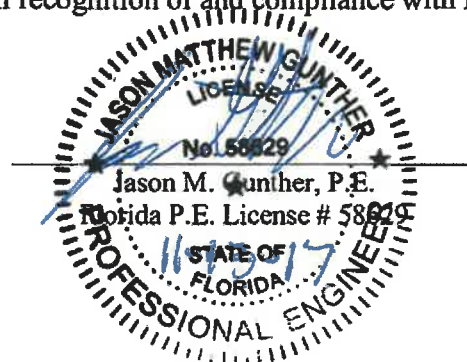
Exfiltration trench is also proposed which will provide additional storm attenuation and assist with retention bleed down after the storm event.

Below is a table of the post development conditions:

Storm	Stage NAVD	Discharge
25year 3day	12.34	5.07cfs
100year 3day	12.95	0.00cfs

The proposed calculations indicate that the sites 100 year stage is below the lower FEMA flood zone AE 13 and thus there is no floodplain encroachment caused by this project. In addition the discharge from the 25 year storm does not exceed pre-development levels.

I, Jason Gunther, do certify to Martin County that the application for Jensen Beach Self Storage has been designed in full compliance with Divisions 9 and 10 of Article 4 of the Martin County Land Development Regulations (LDR). I acknowledge that Martin County's LDR may and do include requirements that are more stringent or restrictive than the requirements of other regulatory agencies including, but not limited to, the South Florida Water Management District (SFWMD), the U.S. Army Corps of Engineers (USACOE), the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP). Any plans, calculations, reports, or other documents submitted to Martin County or any regulatory agency in support of the application have been prepared in full recognition of and compliance with Martin County LDR.



Jensen Beach Self Storage

Stormwater Maintenance Plan

Introduction

The proposed site is located in Jensen Beach, Florida in Martin County. The property is bound on the north by Jensen Beach Boulevard, on the west by an existing ditch and single family development beyond, on the east side by the terminus of an existing creek and existing multi-family and office development and to the south by existing single family residences. The site is currently vacant with sparse vegetation.

Pre-Construction Requirements

Prior to any construction activities on the site, the erosion control plan shall be implemented. The erosion control plan shall be in place until final sod and landscaping is in place, and has been inspected and certified by the Engineer of Record (EOR).

The erosion control plan shall be inspected by the contractor weekly and or after a major storm event, and all deficiencies shall be corrected immediately.

Requirements during Construction

- Overland Flow - The selected contractor shall be responsible for the installation and maintenance of the Erosion Control Plan.
- Detention Area Construction – The stormwater management system shall be constructed after clearing and grubbing activities. At a minimum the perimeter of the site shall be stabilized during construction to eliminate any possible sediment discharging from the site. The dry detention areas shall be constructed and stabilized as early as possible during construction.
- Drainage System Management – The silt fence shall be maintained at all proposed discharge points and around all new dry detention areas until the completion of construction and sign off by the EOR.
- Catch Basins – Once the proposed inlet structures are installed the grate shall have filter fabric install at all time during construction and shall not be removed until sign off by the EOR.
- Stormwater system construction – The proposed stormwater system will be constructed in accordance with the approved construction plans and specifications as well as Martin County Engineering and SFWMD requirements and standards.
- Inspections – The drainage system installation will be inspected by the EOR and as required by Martin County. The Erosion control Plan shall be inspected on a weekly basis and/or after a major storm event during construction. Any deficiencies shall be immediately rectified and shall be brought to the attention of the EOR.

Post Construction Requirements

The owner or Lessee shall be responsible for the perpetual maintenance of the onsite stormwater system upon Certification of Occupancy.

It shall be the Owner or Lessee responsibility to conduct the following:

1. All structure within the site including the control structure shall be visually inspected for silt, debris and damage or any other unwanted change in the system on an annual basis and conduct the appropriate corrective measures to ensure the system will function as designed.
2. All storm drain pipes, inlets and mitered end section shall be inspected for silt and debris on an annual basis. All roof drains shall be cleaned on an annual basis.
3. All dry detention areas shall be mowed and cleaned of any exotic vegetation on a monthly basis. Any areas of degradation including washout or dying grass/sod shall be immediately regarded and sodded as needed.
4. All paved areas shall be visually inspected on an annual basis for unusual signs of wearing or sub-surface problems.

1000 Corporate Drive, Ft. Lauderdale, FL 33334
 Tel: 954-202-7000
 Fax: 954-202-7070

Calculated By: JMG
 Checked By: JMG

PROPOSED DRAINAGE CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level:

9.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	63,345 sf	or	1.454 ac
Paved Areas (A_P):	49,195 sf	or	1.129 ac
Green Areas (A_G):	80,995 sf	or	1.859 ac
<u>Total (A_T):</u>	<u>193,535 sf</u>	or	<u>4.443 ac</u>

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:

$$\begin{aligned}
 V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 1 \times 4.443 / 12 \\
 &= 0.37 \text{ ac-ft or } 4.44 \text{ ac-in}
 \end{aligned}$$

- 2) Provide 3" over % impervious area:

- a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_S &= A_T - (A_L + A_R) \\
 &= 4.443 - (0 + 1.454) \\
 &= 2.99 \text{ ac of site area for water quality pervious/impervious}
 \end{aligned}$$

- b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_{IMP} &= A_S - A_G \\
 &= 2.989 - 1.859 \\
 &= 1.13 \text{ ac of impervious area for water quality pervious/impervious}
 \end{aligned}$$

- c) Percent of impervious for water quality calculation:

$$\begin{aligned}
 &= A_{IMP} / A_S \times 100\% \\
 &= 1.13 / 2.989 \times 100\% \\
 &= 37.8\% \text{ impervious}
 \end{aligned}$$

- d) For 3" times the percent impervious:

$$\begin{aligned}
 &= 3" \times \% \text{ impervious area} \\
 &= 3 \times 0.378 \\
 &= 1.13 \text{ inches to be treated}
 \end{aligned}$$

- e) Compute volume required volume for quality detention

$$\begin{aligned}
 V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\
 &= 1.13 \times (4.443 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\
 &= 0.42 \text{ ac-ft or } \boxed{5.02 \text{ ac-in}}
 \end{aligned}$$

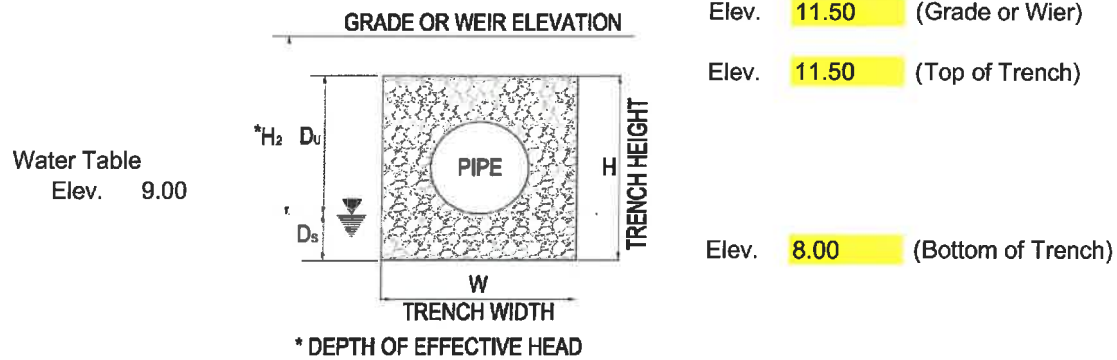
Water Quality is achieved via dry retention qualifying for a 50% treatment credit. Therefore required water quality is achieved within retention bottom at elevation 10.13NAVD where 0.21ac-ft is treated.

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft ² /ft hd)
BHP-1	5.00E-05
BHP-2	
BHP-3	
BHP-4	
K_{AVG}	5.00E-05

Trench:



- K = 5.00E-05 cfs/ft² - ft head
- H₂ = 2.25 ft
- W = 7.00 ft
- D_u = 2.25 ft
- D_s = 1.75 ft
- H = D_u + D_s = 4.00 ft

1) Trench Length for bleed down at 1 inch per hour over retention and preserve area:

V = 1.32 ac-in or 0.11 ac-ft

$$L = \frac{V}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = 364.3 feet

2) Compute Provided Trench Volume:

L = 364 feet

$$V = L \times (K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u)$$

V = 1.32 ac-in or 0.11 ac-ft



Date: 6/8/2017
 Project: Jensen Beach Self Storage
 Project No: FJ170007

DESIGN CRITERIA

October Water Elevation _____ 8.50 AVD
 FEMA Elevation _____ AE 14 AE 13

PROPOSED LAND USE SUMMARY

Areas:	Square Ft.	Acres	Percent
Pereserve	46,020	1.06	23.8%
Building	59,200	1.36	30.6%
Paved and Sidewalk	39,095	0.90	20.2%
Pervious	49,220	1.13	25.4%
Total Area:	193,535	4.44	100.0%

STAGE STORAGE AREA CALCULATION



Stage	Retention Area Storage		Paved and Sidewalk Areas Storage	Pervious Area Storage	Preserve Storage	Exfiltration And Vault Storage	Total Storage Area
	Area _{top}	Area _{bot}	Area	Area	Area		
	(ac.-ft.)		(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)
8.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03
9.50	0.00	0.00	0.00	0.00	0.00	0.06	0.06
10.00	0.16	0.00	0.00	0.00	0.00	0.08	0.25
10.50	0.35	0.00	0.00	0.03	0.00	0.11	0.49
11.00	0.55	0.00	0.00	0.10	0.07	0.11	0.83
11.50	0.78	0.00	0.00	0.23	0.26	0.11	1.38
12.00	1.02	0.00	0.00	0.42	0.59	0.11	2.14
12.50	1.27	0.04	0.04	0.65	1.06	0.11	3.13
13.00	1.53	0.18	0.18	0.94	1.58	0.11	4.34
13.50	1.78	0.40	0.40	1.25	2.11	0.11	5.65
14.00	2.03	0.72	0.72	1.56	2.64	0.11	7.06
14.50	2.29	1.12	1.12	1.87	3.17	0.11	8.56
15.00	2.54	1.57	1.57	2.18	3.70	0.11	10.10
15.50	2.79	2.02	2.02	2.50	4.23	0.11	11.64
16.00	3.04	2.47	2.47	2.81	4.75	0.11	13.18
16.50	3.30	2.92	2.92	3.12	5.28	0.11	14.73
17.00	3.55	3.37	3.37	3.43	5.81	0.11	16.27
17.50	3.80	3.81	3.81	3.74	6.34	0.11	17.81
18.00	4.06	4.26	4.26	4.06	6.87	0.11	19.35
18.50	4.31	4.71	4.71	4.37	7.40	0.11	20.89

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	1.359	30.6%
Paved Areas (A_P):	0.897	20.2%
Green Areas (A_G):	2.186	49.2%
Total (A_T):	4.443	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.95
4	8.18

Average Pervious Grade (Elev.): 11.50
 Depth to Water Table: 2.50 ft
 Soil Storage at Average Depth (S_S): 7.79 inches

Retention Bottom = 7.2% of pervious area (4.95 inches)
 Retention Bank = 9.7% of pervious area (6.57 inches)
 Pervious Area = 83.1% of pervious area (8.18 inches)

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 7.79 \times 0.492$$

$$= \boxed{3.83 \text{ inches}}$$

$$\text{Soil Storage} = (4.95 \cdot 0.072) + (6.57 \cdot 0.097) + (8.18 \cdot 0.831)$$

or 7.79 inches

Rainfalls

From Figure C-I-6, 100-Year Storm = 10.00 inches

$$100\text{-Year 3-Day Storm} = 10.00 \text{ inches} \times 1.359 = \boxed{13.59 \text{ inches}}$$

From Figure C-I-5, 25-Year Storm = 8.00 inches

$$25\text{-Year 3-Day Storm} = 8.00 \text{ inches} \times 1.359 = \boxed{10.87 \text{ inches}}$$

From Figure C-I-4, 10-Year Storm = 7.00 inches

Results from Flood Routings

Maximum Stage for 100-Year 3-Day Storm (no discharge) = 12.70

Maximum Stage for 25-Year Storm (see attached routings) = 7.80

Maximum Stage for 10-Year Storm (see attached routings) = 7.50

Existing Site

==== Basins =====

```

Name: Site                      Node: Site                      Status: Onsite
Group: BASE                     Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256          Peaking Factor: 256.0
Rainfall File: Sfwmd72         Storm Duration(hrs): 72.00
Rainfall Amount(in): 11.500    Time of Conc(min): 10.00
Area(ac): 4.440                Time Shift(hrs): 0.00
Curve Number: 35.00           Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00
    
```

==== Nodes =====

```

Name: Creek                     Base Flow(cfs): 0.000          Init Stage(ft): 9.000
Group: BASE                     Warn Stage(ft): 14.000
Type: Time/Stage
    
```

Time (hrs)	Stage (ft)
0.00	9.000
10.00	9.250
12.00	10.000
50.00	10.500
60.00	12.000
72.00	11.000

```

Name: site                      Base Flow(cfs): 0.000          Init Stage(ft): 9.000
Group: BASE                     Warn Stage(ft): 14.000
Type: Stage/Area
    
```

Stage (ft)	Area (ac)
9.000	0.0000
10.000	0.0400
12.000	0.1800
15.200	4.4400

==== Channels =====

```

Name: outfall                   From Node: site                Length(ft): 150.00
Group: BASE                     To Node: Creek                 Count: 1

      UPSTREAM                DOWNSTREAM                    Friction Equation: Automatic
Geometry: Trapezoidal          Trapezoidal                    Solution Algorithm: Automatic
Invert (ft): 10.100            10.100                          Flow: None
TCIpInitZ(ft): 9999.000        9999.000                        Contraction Coef: 0.100
Manning's N: 0.200000          0.200000                        Expansion Coef: 0.300
Top Clip(ft): 0.000            0.000                            Entrance Loss Coef: 0.000
Bot Clip(ft): 0.000            0.000                            Exit Loss Coef: 0.000
Main XSec:                      Outlet Ctrl Spec: Use dc or tw
AuxElev1(ft):                  Inlet Ctrl Spec: Use dc
Aux XSec1:                      Stabilizer Option: None
AuxElev2(ft):
Aux XSec2:
Top Width(ft):
Depth(ft):
Bot Width(ft): 5.000           5.000
LtSdSlp(h/v): 2.00            2.00
RtSdSlp(h/v): 2.00            2.00
    
```

==== Hydrology Simulations =====

```

Name: 100yr-3day
Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Existing\100yr-3day.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 14.00
    
```

Existing Site

Time(hrs)	Print Inc(min)
72.000	10.00

Name: 25yr-3day
Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Existing\25yr-3day.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 11.50

Time(hrs)	Print Inc(min)
72.000	10.00

==== Routing Simulations =====

Name: 100yr-3day Hydrology Sim: 100yr-3day
Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Existing\100yr-3day.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
72.000	10.000

Group	Run
BASE	Yes

Name: 25yr-3day Hydrology Sim: 25yr-3day
Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Existing\25yr-3day.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
72.000	10.000

Group	Run
BASE	Yes

Existing Site

Basin Name: Site
Group Name: BASE
Simulation: 25yr-3day
Node Name: Site
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 11.500
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 4.440
Vol of Unit Hyd (in): 1.000
Curve Number: 35.000
DCIA (%): 0.000

Time Max (hrs): 60.04
Flow Max (cfs): 7.00
Runoff Volume (in): 2.299
Runoff Volume (ft3): 37053

Existing Site

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs
Creek	BASE	100yr-3day	60.00	12.00	14.00	0.0063	0	0.00	0.00	0.00
site	BASE	100yr-3day	72.01	13.16	14.00	0.0050	75290	60.00	10.80	0.00
Creek	BASE	25yr-3day	60.00	12.00	14.00	0.0063	955	60.17	5.37	0.00
site	BASE	25yr-3day	60.15	12.17	14.00	-0.0050	18400	60.00	6.80	60.17

Existing Site

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
outfall	BASE	100yr-3day	0.00	0.00	0.000	0.00	0.00	0.00	0.00
outfall	BASE	25yr-3day	60.17	5.37	0.152	60.15	12.17	60.00	12.00

Existing Site

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	0.00	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.34	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.50	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	2.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	2.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	2.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	2.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	2.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	2.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	3.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	3.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	3.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	3.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	3.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	3.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	4.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	4.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	4.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	4.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	4.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	4.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	5.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	5.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	5.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	5.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	5.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	5.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	6.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	6.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	6.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	6.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	6.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	6.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	7.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	7.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	7.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	7.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	7.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	7.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	8.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	8.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	8.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	8.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	8.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	8.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	9.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	9.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	9.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	9.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	9.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	9.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	10.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	10.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	10.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	10.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	10.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	10.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	11.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	11.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	11.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	11.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	11.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	11.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	12.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	12.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	12.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	12.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	12.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	12.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	13.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	13.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	13.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	13.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	13.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	13.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	14.02	0.0	0.0	0.0	0.0	0.00

Mass Balance Summary

Existing Site

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	14.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	14.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	14.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	14.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	14.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	15.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	15.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	15.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	15.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	15.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	15.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	16.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	16.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	16.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	16.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	16.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	16.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	17.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	17.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	17.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	17.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	17.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	17.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	18.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	18.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	18.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	18.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	18.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	18.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	19.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	19.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	19.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	19.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	19.68	0.0	-0.1	0.1	-0.0	-0.00
25yr-3day	19.85	0.0	-1.8	1.8	-0.0	-0.00
25yr-3day	20.02	0.0	-6.7	6.7	-0.0	-0.00
25yr-3day	20.18	0.0	-15.7	15.7	-0.0	-0.00
25yr-3day	20.35	0.0	-29.6	29.6	-0.0	-0.00
25yr-3day	20.52	0.0	-32.1	32.1	-0.0	-0.00
25yr-3day	20.68	0.0	-33.3	33.3	-0.0	-0.00
25yr-3day	20.85	0.0	-34.7	34.7	-0.0	-0.00
25yr-3day	21.02	0.0	-36.3	36.3	-0.0	-0.00
25yr-3day	21.18	0.0	-38.3	38.3	-0.0	-0.00
25yr-3day	21.35	0.0	-40.7	40.7	-0.0	-0.00
25yr-3day	21.52	0.0	-43.4	43.4	-0.0	-0.00
25yr-3day	21.68	0.0	-46.5	46.5	-0.0	-0.00
25yr-3day	21.85	0.0	-50.0	50.0	-0.0	-0.00
25yr-3day	22.02	0.0	-54.0	54.0	-0.0	-0.00
25yr-3day	22.18	0.0	-58.4	58.4	-0.0	-0.00
25yr-3day	22.35	0.0	-63.3	63.3	-0.0	-0.00
25yr-3day	22.52	0.0	-68.7	68.7	-0.0	-0.00
25yr-3day	22.68	0.0	-74.7	74.7	-0.0	-0.00
25yr-3day	22.85	0.0	-81.1	81.1	0.0	0.00
25yr-3day	23.02	0.0	-88.1	88.1	0.0	0.00
25yr-3day	23.18	0.0	-95.7	95.7	0.0	0.00
25yr-3day	23.35	0.0	-103.8	103.8	0.0	0.00
25yr-3day	23.52	0.0	-112.5	112.5	0.0	0.00
25yr-3day	23.68	0.0	-121.8	121.8	0.0	0.00
25yr-3day	23.85	0.0	-131.7	131.7	0.0	0.00
25yr-3day	24.02	0.0	-142.2	142.2	0.0	0.00
25yr-3day	24.18	0.0	-153.3	153.3	0.0	0.00
25yr-3day	24.35	0.0	-165.1	165.1	0.0	0.00
25yr-3day	24.52	0.0	-177.4	177.4	0.0	0.00
25yr-3day	24.68	0.0	-190.4	190.4	0.0	0.00
25yr-3day	24.85	0.0	-204.0	204.0	0.0	0.00
25yr-3day	25.02	0.0	-218.2	218.2	0.0	0.00
25yr-3day	25.18	0.0	-233.1	233.1	0.0	0.00
25yr-3day	25.35	0.0	-248.6	248.6	0.0	0.00
25yr-3day	25.52	0.0	-264.7	264.7	0.0	0.00
25yr-3day	25.68	0.0	-280.9	280.9	0.0	0.00
25yr-3day	25.85	0.0	-286.2	286.2	0.0	0.00
25yr-3day	26.02	0.0	-291.9	291.9	0.0	0.00
25yr-3day	26.18	0.0	-297.9	297.9	0.0	0.00
25yr-3day	26.35	0.0	-304.2	304.2	0.0	0.00
25yr-3day	26.52	0.0	-310.9	310.9	0.0	0.00
25yr-3day	26.68	0.0	-317.9	317.9	-0.0	-0.00
25yr-3day	26.85	0.0	-325.3	325.3	-0.0	-0.00
25yr-3day	27.02	0.0	-333.1	333.1	0.0	0.00
25yr-3day	27.18	0.0	-341.3	341.3	0.0	0.00
25yr-3day	27.35	0.0	-349.8	349.8	0.0	0.00
25yr-3day	27.52	0.0	-358.8	358.8	0.0	0.00
25yr-3day	27.68	0.0	-368.1	368.1	0.0	0.00
25yr-3day	27.85	0.0	-377.9	377.9	0.0	0.00
25yr-3day	28.02	0.0	-388.2	388.2	0.0	0.00
25yr-3day	28.18	0.0	-398.9	398.9	0.0	0.00

Mass Balance Summary

Existing Site

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	28.35	0.0	-410.0	410.0	0.0	0.00
25yr-3day	28.52	0.0	-421.6	421.6	0.0	0.00
25yr-3day	28.68	0.0	-433.7	433.7	0.0	0.00
25yr-3day	28.85	0.0	-446.2	446.2	0.0	0.00
25yr-3day	29.02	0.0	-459.3	459.3	0.0	0.00
25yr-3day	29.18	0.0	-472.9	472.9	-0.0	-0.00
25yr-3day	29.35	0.0	-487.0	487.0	-0.0	-0.00
25yr-3day	29.52	0.0	-501.6	501.6	0.0	0.00
25yr-3day	29.68	0.0	-516.8	516.8	0.0	0.00
25yr-3day	29.85	0.0	-532.5	532.5	0.0	0.00
25yr-3day	30.02	0.0	-548.7	548.7	0.0	0.00
25yr-3day	30.18	0.0	-565.6	565.6	0.0	0.00
25yr-3day	30.35	0.0	-583.0	583.0	0.0	0.00
25yr-3day	30.52	0.0	-601.0	601.0	0.0	0.00
25yr-3day	30.68	0.0	-619.6	619.6	0.0	0.00
25yr-3day	30.85	0.0	-638.8	638.8	0.0	0.00
25yr-3day	31.02	0.0	-658.7	658.7	0.0	0.00
25yr-3day	31.18	0.0	-679.2	679.2	0.0	0.00
25yr-3day	31.35	0.0	-700.3	700.3	0.0	0.00
25yr-3day	31.52	0.0	-722.1	722.1	0.0	0.00
25yr-3day	31.68	0.0	-744.6	744.6	0.0	0.00
25yr-3day	31.85	0.0	-767.7	767.7	0.0	0.00
25yr-3day	32.02	0.0	-791.5	791.5	0.0	0.00
25yr-3day	32.18	0.0	-816.0	816.0	0.0	0.00
25yr-3day	32.35	0.0	-841.3	841.3	0.0	0.00
25yr-3day	32.52	0.0	-867.2	867.2	0.0	0.00
25yr-3day	32.68	0.0	-893.9	893.9	0.0	0.00
25yr-3day	32.85	0.0	-921.3	921.3	0.0	0.00
25yr-3day	33.02	0.0	-949.5	949.5	-0.0	-0.00
25yr-3day	33.18	0.0	-978.4	978.4	-0.0	-0.00
25yr-3day	33.35	0.0	-1008.2	1008.2	0.0	0.00
25yr-3day	33.52	0.0	-1038.7	1038.7	0.0	0.00
25yr-3day	33.68	0.0	-1070.0	1070.0	0.0	0.00
25yr-3day	33.85	0.0	-1102.1	1102.1	0.0	0.00
25yr-3day	34.02	0.0	-1135.0	1135.0	0.0	0.00
25yr-3day	34.18	0.0	-1168.8	1168.8	-0.0	-0.00
25yr-3day	34.35	0.0	-1203.4	1203.4	0.0	0.00
25yr-3day	34.52	0.0	-1238.9	1238.9	0.0	0.00
25yr-3day	34.68	0.0	-1275.2	1275.2	0.0	0.00
25yr-3day	34.85	0.0	-1312.4	1312.4	-0.0	-0.00
25yr-3day	35.02	0.0	-1350.5	1350.5	-0.0	-0.00
25yr-3day	35.18	0.0	-1389.5	1389.5	0.0	0.00
25yr-3day	35.35	0.0	-1429.4	1429.4	-0.0	-0.00
25yr-3day	35.52	0.0	-1470.2	1470.2	-0.0	-0.00
25yr-3day	35.68	0.0	-1512.0	1512.0	-0.0	-0.00
25yr-3day	35.85	0.0	-1554.6	1554.6	-0.0	-0.00
25yr-3day	36.02	0.0	-1597.3	1597.3	-0.0	-0.00
25yr-3day	36.18	0.0	-1639.3	1639.3	-0.0	-0.00
25yr-3day	36.35	0.0	-1680.5	1680.5	-0.0	-0.00
25yr-3day	36.52	0.0	-1720.9	1720.9	-0.0	-0.00
25yr-3day	36.68	0.0	-1760.5	1760.5	-0.0	-0.00
25yr-3day	36.85	0.0	-1799.5	1799.5	-0.0	-0.00
25yr-3day	37.02	0.0	-1837.8	1837.8	-0.0	-0.00
25yr-3day	37.18	0.0	-1875.3	1875.3	-0.0	-0.00
25yr-3day	37.35	0.0	-1911.9	1911.9	-0.0	-0.00
25yr-3day	37.52	0.0	-1947.7	1947.7	-0.0	-0.00
25yr-3day	37.68	0.0	-1982.3	1982.3	-0.0	-0.00
25yr-3day	37.85	0.0	-2015.7	2015.7	-0.0	-0.00
25yr-3day	38.02	0.0	-2047.5	2047.5	-0.0	-0.00
25yr-3day	38.18	0.0	-2077.6	2077.6	-0.0	-0.00
25yr-3day	38.35	0.0	-2105.7	2105.7	-0.0	-0.00
25yr-3day	38.52	0.0	-2131.4	2131.4	-0.0	-0.00
25yr-3day	38.68	0.0	-2154.7	2154.7	-0.0	-0.00
25yr-3day	38.85	0.0	-2175.4	2175.4	-0.0	-0.00
25yr-3day	39.02	0.0	-2193.3	2193.3	-0.0	-0.00
25yr-3day	39.18	0.0	-2208.5	2208.5	-0.0	-0.00
25yr-3day	39.35	0.0	-2221.3	2221.3	-0.0	-0.00
25yr-3day	39.52	0.0	-2232.1	2232.1	-0.0	-0.00
25yr-3day	39.68	0.0	-2241.4	2241.4	-0.0	-0.00
25yr-3day	39.85	0.0	-2249.7	2249.7	-0.0	-0.00
25yr-3day	40.02	0.0	-2257.5	2257.5	-0.0	-0.00
25yr-3day	40.18	0.0	-2265.1	2265.1	-0.0	-0.00
25yr-3day	40.35	0.0	-2272.6	2272.6	-0.0	-0.00
25yr-3day	40.52	0.0	-2280.0	2280.0	-0.0	-0.00
25yr-3day	40.68	0.0	-2287.5	2287.5	-0.0	-0.00
25yr-3day	40.85	0.0	-2294.9	2294.9	-0.0	-0.00
25yr-3day	41.02	0.0	-2302.4	2302.4	-0.0	-0.00
25yr-3day	41.18	0.0	-2309.8	2309.8	-0.0	-0.00
25yr-3day	41.35	0.0	-2317.3	2317.3	-0.0	-0.00
25yr-3day	41.52	0.0	-2324.8	2324.8	-0.0	-0.00
25yr-3day	41.68	0.0	-2332.3	2332.3	-0.0	-0.00
25yr-3day	41.85	0.0	-2339.8	2339.8	-0.0	-0.00
25yr-3day	42.02	0.0	-2347.3	2347.3	-0.0	-0.00
25yr-3day	42.18	0.0	-2354.9	2354.9	-0.0	-0.00
25yr-3day	42.35	0.0	-2362.5	2362.5	-0.0	-0.00

Mass Balance Summary

Existing Site

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	42.52	0.0	-2370.0	2370.0	-0.0	-0.00
25yr-3day	42.68	0.0	-2377.6	2377.6	-0.0	-0.00
25yr-3day	42.85	0.0	-2385.2	2385.2	-0.0	-0.00
25yr-3day	43.02	0.0	-2392.9	2392.9	-0.0	-0.00
25yr-3day	43.18	0.0	-2400.5	2400.5	-0.0	-0.00
25yr-3day	43.35	0.0	-2408.1	2408.1	-0.0	-0.00
25yr-3day	43.52	0.0	-2415.8	2415.8	-0.0	-0.00
25yr-3day	43.68	0.0	-2423.5	2423.5	-0.0	-0.00
25yr-3day	43.85	0.0	-2431.2	2431.2	-0.0	-0.00
25yr-3day	44.02	0.0	-2438.9	2438.9	-0.0	-0.00
25yr-3day	44.18	0.0	-2446.6	2446.6	-0.0	-0.00
25yr-3day	44.35	0.0	-2454.4	2454.4	-0.0	-0.00
25yr-3day	44.52	0.0	-2462.1	2462.1	-0.0	-0.00
25yr-3day	44.68	0.0	-2469.9	2469.9	-0.0	-0.00
25yr-3day	44.85	0.0	-2477.7	2477.7	-0.0	-0.00
25yr-3day	45.02	0.0	-2485.5	2485.5	-0.0	-0.00
25yr-3day	45.18	0.0	-2493.3	2493.3	-0.0	-0.00
25yr-3day	45.35	0.0	-2501.1	2501.1	-0.0	-0.00
25yr-3day	45.52	0.0	-2509.0	2509.0	-0.0	-0.00
25yr-3day	45.68	0.0	-2516.8	2516.8	-0.0	-0.00
25yr-3day	45.85	0.0	-2524.7	2524.7	-0.0	-0.00
25yr-3day	46.02	0.0	-2532.6	2532.6	-0.0	-0.00
25yr-3day	46.18	0.0	-2540.5	2540.5	-0.0	-0.00
25yr-3day	46.35	0.0	-2548.4	2548.4	-0.0	-0.00
25yr-3day	46.52	0.0	-2556.3	2556.3	-0.0	-0.00
25yr-3day	46.68	0.0	-2564.3	2564.3	-0.0	-0.00
25yr-3day	46.85	0.0	-2572.3	2572.3	-0.0	-0.00
25yr-3day	47.02	0.0	-2580.2	2580.2	-0.0	-0.00
25yr-3day	47.18	0.0	-2588.2	2588.2	-0.0	-0.00
25yr-3day	47.35	0.0	-2596.3	2596.3	-0.0	-0.00
25yr-3day	47.52	0.0	-2604.3	2604.3	-0.0	-0.00
25yr-3day	47.68	0.0	-2612.3	2612.3	-0.0	-0.00
25yr-3day	47.85	0.0	-2620.4	2620.4	-0.0	-0.00
25yr-3day	48.02	0.0	-2628.5	2628.5	-0.0	-0.00
25yr-3day	48.18	0.0	-2636.6	2636.6	-0.0	-0.00
25yr-3day	48.35	0.0	-2644.7	2644.7	-0.0	-0.00
25yr-3day	48.52	0.0	-2652.8	2652.8	-0.0	-0.00
25yr-3day	48.68	0.0	-2660.9	2660.9	-0.0	-0.00
25yr-3day	48.85	0.0	-2669.1	2669.1	-0.0	-0.00
25yr-3day	49.02	0.0	-2677.2	2677.2	-0.0	-0.00
25yr-3day	49.18	0.0	-2685.4	2685.4	-0.0	-0.00
25yr-3day	49.35	0.0	-2693.6	2693.6	-0.0	-0.00
25yr-3day	49.52	0.0	-2701.8	2701.8	-0.0	-0.00
25yr-3day	49.68	0.0	-2710.1	2710.1	-0.0	-0.00
25yr-3day	49.85	0.0	-2718.3	2718.3	-0.0	-0.00
25yr-3day	50.02	0.0	-2727.0	2727.0	-0.0	-0.00
25yr-3day	50.18	0.0	-2768.9	2768.9	-0.0	-0.00
25yr-3day	50.35	0.0	-2835.5	2835.5	-0.0	-0.00
25yr-3day	50.52	0.0	-2917.8	2917.8	-0.0	-0.00
25yr-3day	50.68	0.0	-3012.1	3012.1	-0.0	-0.00
25yr-3day	50.85	0.0	-3115.6	3115.6	-0.0	-0.00
25yr-3day	51.02	0.0	-3226.1	3226.1	-0.0	-0.00
25yr-3day	51.18	0.0	-3341.8	3341.8	-0.0	-0.00
25yr-3day	51.35	0.0	-3461.0	3461.0	-0.0	-0.00
25yr-3day	51.52	0.0	-3582.5	3582.5	-0.0	-0.00
25yr-3day	51.68	0.0	-3705.5	3705.5	-0.0	-0.00
25yr-3day	51.85	0.0	-3829.5	3829.5	-0.0	-0.00
25yr-3day	52.02	0.0	-3954.5	3954.5	-0.0	-0.00
25yr-3day	52.18	0.0	-4080.5	4080.5	-0.0	-0.00
25yr-3day	52.35	0.0	-4207.7	4207.7	-0.0	-0.00
25yr-3day	52.52	0.0	-4336.4	4336.4	-0.0	-0.00
25yr-3day	52.68	0.0	-4466.6	4466.6	-0.0	-0.00
25yr-3day	52.85	0.0	-4598.4	4598.4	-0.0	-0.00
25yr-3day	53.02	0.0	-4732.0	4732.0	-0.0	-0.00
25yr-3day	53.18	0.0	-4867.3	4867.3	-0.0	-0.00
25yr-3day	53.35	0.0	-5004.6	5004.6	-0.0	-0.00
25yr-3day	53.52	0.0	-5143.7	5143.7	-0.0	-0.00
25yr-3day	53.68	0.0	-5284.7	5284.7	-0.0	-0.00
25yr-3day	53.85	0.0	-5427.6	5427.6	-0.0	-0.00
25yr-3day	54.02	0.1	-5572.4	5572.5	-0.0	-0.00
25yr-3day	54.18	0.9	-5718.8	5719.7	-0.0	-0.00
25yr-3day	54.35	3.1	-5866.0	5869.1	-0.0	-0.00
25yr-3day	54.52	7.0	-6013.4	6020.5	-0.0	-0.00
25yr-3day	54.68	12.9	-6160.9	6173.8	-0.0	-0.00
25yr-3day	54.85	20.9	-6308.3	6329.2	-0.0	-0.00
25yr-3day	55.02	31.0	-6455.5	6486.5	-0.0	-0.00
25yr-3day	55.18	43.8	-6602.2	6646.0	-0.0	-0.00
25yr-3day	55.35	59.8	-6747.7	6807.5	-0.0	-0.00
25yr-3day	55.52	78.9	-6892.0	6971.0	-0.0	-0.00
25yr-3day	55.68	100.9	-7035.4	7136.4	-0.0	-0.00
25yr-3day	55.85	125.8	-7177.9	7303.7	-0.0	-0.00
25yr-3day	56.02	153.5	-7319.7	7473.1	-0.0	-0.00
25yr-3day	56.18	185.3	-7459.6	7644.9	-0.0	-0.00
25yr-3day	56.35	222.2	-7596.4	7818.6	-0.0	-0.00
25yr-3day	56.52	263.6	-7730.6	7994.2	-0.0	-0.00

Mass Balance Summary

Existing Site

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	56.68	309.2	-7862.7	8171.9	-0.0	-0.00
25yr-3day	56.85	358.6	-7992.8	8351.5	-0.0	-0.00
25yr-3day	57.02	411.8	-8121.3	8533.1	-0.0	-0.00
25yr-3day	57.18	471.4	-8245.9	8717.3	-0.0	-0.00
25yr-3day	57.35	538.9	-8364.4	8903.3	-0.0	-0.00
25yr-3day	57.52	613.4	-8477.9	9091.3	-0.0	-0.00
25yr-3day	57.68	695.6	-8585.9	9281.4	-0.0	-0.00
25yr-3day	57.85	786.2	-8687.4	9473.6	-0.0	-0.00
25yr-3day	58.02	884.0	-8783.7	9667.6	-0.0	-0.00
25yr-3day	58.18	991.1	-8872.9	9864.0	-0.0	-0.00
25yr-3day	58.35	1108.8	-8953.4	10062.2	-0.0	-0.00
25yr-3day	58.52	1235.8	-9026.8	10262.5	-0.0	-0.00
25yr-3day	58.68	1382.5	-9082.8	10465.3	-0.0	-0.00
25yr-3day	58.85	1554.7	-9116.6	10671.3	-0.0	-0.00
25yr-3day	59.02	1747.3	-9131.3	10878.6	-0.0	-0.00
25yr-3day	59.18	1987.5	-9098.7	11086.2	-0.0	-0.00
25yr-3day	59.35	2290.0	-9007.6	11297.6	-0.0	-0.00
25yr-3day	59.52	2649.8	-8867.4	11517.2	-0.0	-0.00
25yr-3day	59.67	3632.6	-8289.6	11922.2	-0.0	-0.00
25yr-3day	59.84	6028.0	-6702.4	12730.3	-0.0	-0.00
25yr-3day	60.00	9511.5	-4358.4	13869.9	-0.0	-0.00
25yr-3day	60.17	13118.2	-1240.3	14358.5	-0.0	-0.00
25yr-3day	60.34	15711.3	1884.3	13826.9	-0.0	-0.00
25yr-3day	60.51	17762.6	4762.6	13000.0	-0.0	-0.00
25yr-3day	60.68	19242.9	6961.0	12281.8	-0.0	-0.00
25yr-3day	60.84	20280.8	8456.5	11824.3	-0.0	-0.00
25yr-3day	61.01	21161.9	9579.7	11582.3	-0.0	-0.00
25yr-3day	61.17	21867.1	10445.4	11421.7	-0.0	-0.00
25yr-3day	61.33	22501.2	11225.5	11275.7	-0.0	-0.00
25yr-3day	61.50	23080.2	11932.3	11147.9	-0.0	-0.00
25yr-3day	61.67	23619.1	12598.1	11021.1	-0.0	-0.00
25yr-3day	61.83	24117.3	13219.8	10897.5	-0.0	-0.00
25yr-3day	62.00	24593.2	13813.1	10780.0	-0.0	-0.00
25yr-3day	62.17	25034.4	14379.0	10655.4	-0.0	-0.00
25yr-3day	62.33	25427.5	14895.0	10532.5	-0.0	-0.00
25yr-3day	62.50	25792.3	15376.4	10415.9	-0.0	-0.00
25yr-3day	62.67	26136.7	15836.9	10299.8	-0.0	-0.00
25yr-3day	62.83	26461.8	16276.1	10185.7	-0.0	-0.00
25yr-3day	63.00	26776.7	16702.3	10074.4	-0.0	-0.00
25yr-3day	63.17	27087.7	17122.9	9964.8	-0.0	-0.00
25yr-3day	63.33	27397.5	17541.1	9856.4	-0.0	-0.00
25yr-3day	63.50	27707.3	17958.3	9748.9	-0.0	-0.00
25yr-3day	63.67	28018.0	18375.7	9642.3	-0.0	-0.00
25yr-3day	63.83	28329.9	18793.5	9536.4	-0.0	-0.00
25yr-3day	64.00	28643.0	19211.7	9431.3	-0.0	-0.00
25yr-3day	64.17	28931.0	19614.9	9316.1	-0.0	-0.00
25yr-3day	64.33	29174.2	19972.7	9201.5	-0.0	-0.00
25yr-3day	64.50	29389.7	20297.2	9092.5	-0.0	-0.00
25yr-3day	64.67	29591.2	20604.8	8986.5	-0.0	-0.00
25yr-3day	64.83	29785.2	20902.9	8882.4	-0.0	-0.00
25yr-3day	65.00	29976.3	21196.5	8779.8	-0.0	-0.00
25yr-3day	65.17	30167.3	21488.8	8678.4	-0.0	-0.00
25yr-3day	65.33	30359.2	21781.4	8577.8	-0.0	-0.00
25yr-3day	65.50	30551.9	22074.1	8477.9	-0.0	-0.00
25yr-3day	65.67	30745.2	22366.7	8378.5	-0.0	-0.00
25yr-3day	65.83	30939.0	22659.1	8279.9	-0.0	-0.00
25yr-3day	66.00	31133.3	22951.4	8181.9	-0.0	-0.00
25yr-3day	66.17	31328.0	23243.4	8084.7	-0.0	-0.00
25yr-3day	66.33	31523.2	23535.1	7988.1	-0.0	-0.00
25yr-3day	66.50	31718.7	23826.5	7892.2	-0.0	-0.00
25yr-3day	66.67	31914.7	24117.7	7797.0	-0.0	-0.00
25yr-3day	66.83	32111.1	24408.6	7702.5	-0.0	-0.00
25yr-3day	67.00	32307.9	24699.2	7608.7	-0.0	-0.00
25yr-3day	67.17	32505.2	24989.6	7515.6	-0.0	-0.00
25yr-3day	67.33	32702.9	25279.6	7423.2	-0.0	-0.00
25yr-3day	67.50	32900.9	25569.4	7331.5	-0.0	-0.00
25yr-3day	67.67	33099.4	25858.9	7240.6	-0.0	-0.00
25yr-3day	67.83	33298.4	26148.0	7150.3	-0.0	-0.00
25yr-3day	68.00	33497.6	26436.9	7060.8	-0.0	-0.00
25yr-3day	68.17	33682.9	26718.4	6964.5	-0.0	-0.00
25yr-3day	68.33	33844.1	26976.5	6867.6	-0.0	-0.00
25yr-3day	68.50	33990.7	27215.7	6774.9	-0.0	-0.00
25yr-3day	68.67	34129.8	27444.8	6685.0	-0.0	-0.00
25yr-3day	68.83	34265.0	27668.1	6596.8	-0.0	-0.00
25yr-3day	69.00	34398.6	27888.4	6510.2	-0.0	-0.00
25yr-3day	69.17	34531.9	28107.4	6424.6	-0.0	-0.00
25yr-3day	69.33	34665.5	28325.7	6339.8	-0.0	-0.00
25yr-3day	69.50	34799.2	28543.4	6255.8	-0.0	-0.00
25yr-3day	69.67	34933.1	28760.7	6172.4	-0.0	-0.00
25yr-3day	69.83	35067.2	28977.4	6089.8	-0.0	-0.00
25yr-3day	70.00	35201.4	29193.5	6007.9	-0.0	-0.00
25yr-3day	70.17	35336.0	29409.2	5926.8	-0.0	-0.00
25yr-3day	70.33	35471.1	29624.6	5846.5	-0.0	-0.00
25yr-3day	70.50	35606.5	29839.6	5766.9	-0.0	-0.00
25yr-3day	70.67	35742.1	30054.2	5687.9	-0.0	-0.00

Mass Balance Summary

Existing Site

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	70.83	35878.0	30268.2	5609.8	-0.0	-0.00
25yr-3day	71.00	36014.1	30481.8	5532.3	-0.0	-0.00
25yr-3day	71.17	36150.3	30694.7	5455.6	-0.0	-0.00
25yr-3day	71.33	36286.8	30907.1	5379.7	-0.0	-0.00
25yr-3day	71.50	36423.4	31118.8	5304.6	-0.0	-0.00
25yr-3day	71.67	36560.2	31330.0	5230.2	-0.0	-0.00
25yr-3day	71.83	36697.2	31540.5	5156.6	-0.0	-0.00
25yr-3day	72.00	36827.4	31750.4	5076.9	-0.0	-0.00
25yr-3day	72.01	36827.4	31750.4	5076.9	-0.0	-0.00

=====
 Basins
 =====

```

Name: Preserve           Node: Preserve           Status: Onsite
Group: BASE              Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256           Peaking Factor: 256.0
Rainfall File: Sfwmd72          Storm Duration(hrs): 72.00
Rainfall Amount(in): 11.500     Time of Conc(min): 10.00
Area(ac): 1.060                Time Shift(hrs): 0.00
Curve Number: 40.00            Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00
  
```

```

Name: Site               Node: Site               Status: Onsite
Group: BASE              Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256           Peaking Factor: 256.0
Rainfall File: Sfwmd72          Storm Duration(hrs): 72.00
Rainfall Amount(in): 11.500     Time of Conc(min): 10.00
Area(ac): 3.380                Time Shift(hrs): 0.00
Curve Number: 90.00            Max Allowable Q(cfs): 999999.000
DCIA(%): 75.00
  
```

=====
 Nodes
 =====

```

Name: Creek              Base Flow(cfs): 0.000    Init Stage(ft): 9.000
Group: BASE              Warn Stage(ft): 14.000
Type: Time/Stage
  
```

Time(hrs)	Stage(ft)
0.00	9.000
10.00	9.250
12.00	10.000
50.00	10.500
60.00	12.000
72.00	11.000

```

Name: Preserve           Base Flow(cfs): 0.000    Init Stage(ft): 9.000
Group: BASE              Warn Stage(ft): 14.000
Type: Stage/Volume
  
```

Stage(ft)	Volume(af)
9.000	0.0000
10.500	0.0100
11.000	0.0700
11.500	0.2600
12.000	0.5900
12.500	1.0600
13.000	1.5800
13.500	2.1100
14.000	2.6400
15.000	3.7000

```

Name: site               Base Flow(cfs): 0.000    Init Stage(ft): 8.500
Group: BASE              Warn Stage(ft): 14.000
Type: Stage/Volume
  
```

Stage(ft)	Volume(af)
8.500	0.0000
9.000	0.0275
9.500	0.0550
10.000	0.2500
10.500	0.4900
11.000	0.7600
11.500	1.1200
12.000	1.5500
12.500	2.0700
13.000	2.7600

13.500	3.5400
14.000	4.4200
15.000	6.4000

=====
 ---- Pipes -----
 =====

Name:	From Node:	Length(ft):	0.00
Group: BASE	To Node:	Count:	1
		Friction Equation:	Automatic
		Solution Algorithm:	Most Restrictive
UPSTREAM	DOWNSTREAM	Flow:	Both
Geometry: Circular	Circular	Entrance Loss Coef:	0.00
Span(in): 0.00	0.00	Exit Loss Coef:	1.00
Rise(in): 0.00	0.00	Bend Loss Coef:	0.00
Invert(ft): 0.000	0.000	Outlet Ctrl Spec:	Use dc or tw
Manning's N: 0.000000	0.000000	Inlet Ctrl Spec:	Use dc
Top Clip(in): 0.000	0.000	Stabilizer Option:	None
Bot Clip(in): 0.000	0.000		

Upstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

=====
 ---- Drop Structures -----
 =====

Name: Outfall	From Node: site	Length(ft):	100.00
Group: BASE	To Node: Creek	Count:	1
		Friction Equation:	Automatic
		Solution Algorithm:	Most Restrictive
UPSTREAM	DOWNSTREAM	Flow:	Both
Geometry: Circular	Circular	Entrance Loss Coef:	0.500
Span(in): 24.00	24.00	Exit Loss Coef:	1.000
Rise(in): 24.00	24.00	Outlet Ctrl Spec:	Use dc or tw
Invert(ft): 9.000	9.000	Inlet Ctrl Spec:	Use dc
Manning's N: 0.012000	0.012000	Solution Incs:	10
Top Clip(in): 0.000	0.000		
Bot Clip(in): 0.000	0.000		

Upstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure Outfall ***

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.200	
Geometry: Rectangular	Orifice Disc Coef: 0.600	
Span(in): 24.00	Invert(ft): 10.750	
Rise(in): 12.00	Control Elev(ft): 10.750	

 Name: Preserve From Node: site Length(ft): 100.00
 Group: BASE To Node: Preserve Count: 1

		Friction Equation:	Automatic
		Solution Algorithm:	Most Restrictive
UPSTREAM	DOWNSTREAM	Flow:	Both
Geometry: Circular	Circular	Entrance Loss Coef:	0.500
Span(in): 18.00	18.00	Exit Loss Coef:	1.000
Rise(in): 18.00	18.00	Outlet Ctrl Spec:	Use dc or tw
Invert(ft): 8.000	8.000	Inlet Ctrl Spec:	Use dc
Manning's N: 0.012000	0.012000	Solution Incs:	10
Top Clip(in): 0.000	0.000		
Bot Clip(in): 0.000	0.000		

Upstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure Preserve ***

TABLE

Jensen Beach Self Storage

```

Count: 1
Type: Vertical: Fread
Flow: Both
Geometry: Rectangular
Span(in): 36.00
Rise(in): 36.00
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Disc Coef: 3.200
Orifice Disc Coef: 0.600
Invert(ft): 10.750
Control Elev(ft): 10.750
    
```

==== Weirs =====

```

Name: overland
Group: BASE
Flow: Both
Type: Vertical: Paved
From Node: site
To Node: Preserve
Count: 4
Geometry: Rectangular
Span(in): 24.00
Rise(in): 6.00
Invert(ft): 12.500
Control Elevation(ft): 12.500
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600
    
```

TABLE

==== Hydrology Simulations =====

```

Name: 100yr-3day
Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Proposed\100yr-3day.R32
Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 14.00
    
```

Time(hrs)	Print Inc(min)
72.000	10.00

```

Name: 25yr-3day
Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Proposed\25yr-3day.R32
Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 11.50
    
```

Time(hrs)	Print Inc(min)
72.000	10.00

==== Routing Simulations =====

```

Name: 100yr-3day
Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Proposed\100yr-3day.I32
Hydrology Sim: 100yr-3day
Execute: No
Restart: No
Patch: No
Alternative: No
Max Delta Z(ft): 1.00
Time Step Optimizer: 10.000
Start Time(hrs): 0.000
Min Calc Time(sec): 0.5000
Boundary Stages:
Delta Z Factor: 0.00500
End Time(hrs): 72.00
Max Calc Time(sec): 60.0000
Boundary Flows:
    
```

Time(hrs)	Print Inc(min)
72.000	10.000

Group	Run
BASE	Yes

Name: 25yr-3day Hydrology Sim: 25yr-3day

Filename: R:\Jensen Beach Self Storage\Documents\Calculations\ICPR\Proposed\25yr-3day.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
72.000	10.000

Group	Run
BASE	Yes

Jensen Beach Self Storage

Basin Name: Preserve
Group Name: BASE
Simulation: 25yr-3day
Node Name: Preserve
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 11.500
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 1.060
Vol of Unit Hyd (in): 1.000
Curve Number: 40.000
DCIA (%): 0.000

Time Max (hrs): 60.04
Flow Max (cfs): 2.20
Runoff Volume (in): 3.073
Runoff Volume (ft3): 11826

Basin Name: Site
Group Name: BASE
Simulation: 25yr-3day
Node Name: Site
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 11.500
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 3.380
Vol of Unit Hyd (in): 1.000
Curve Number: 90.000
DCIA (%): 75.000

Time Max (hrs): 60.02
Flow Max (cfs): 17.18
Runoff Volume (in): 11.113
Runoff Volume (ft3): 136346

Jensen Beach Self Storage

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs
Creek	BASE	100yr-3day	60.00	12.00	14.00	0.0063	0	0.00	0.00	0.00
site	BASE	100yr-3day	72.00	12.95	14.00	0.0050	62814	60.00	20.88	60.48
Creek	BASE	25yr-3day	60.00	12.00	14.00	0.0063	0	60.53	5.07	0.00
site	BASE	25yr-3day	60.39	12.34	14.00	0.0050	49165	60.00	17.11	60.22

Jensen Beach Self Storage

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
Outfall	BASE	100yr-3day	0.00	0.00	0.000	0.00	0.00	0.00	0.00
overland	BASE	100yr-3day	61.24	1.01	-0.195	72.00	12.95	72.00	12.95
Preserve	BASE	100yr-3day	60.23	4.31	-0.073	72.00	12.95	72.00	12.95
Outfall	BASE	25yr-3day	60.53	5.07	-0.837	60.39	12.34	60.00	12.00
overland	BASE	25yr-3day	0.00	0.00	0.000	60.39	12.34	60.83	12.31
Preserve	BASE	25yr-3day	60.10	3.17	-0.228	60.39	12.34	60.83	12.31

Jensen Beach Self Storage

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	0.00	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.34	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.50	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.18	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.35	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.52	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.68	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.85	0.0	0.0	0.0	0.0	0.00
25yr-3day	2.02	3.2	0.0	3.2	-0.0	-0.00
25yr-3day	2.18	31.1	0.0	31.1	-0.0	-0.00
25yr-3day	2.35	85.2	0.0	85.2	-0.0	-0.00
25yr-3day	2.52	152.2	0.0	152.2	0.0	0.00
25yr-3day	2.68	226.2	0.0	226.2	-0.0	-0.00
25yr-3day	2.85	303.7	0.0	303.7	0.0	0.00
25yr-3day	3.02	382.5	0.0	382.5	0.0	0.00
25yr-3day	3.18	461.4	0.0	461.4	0.0	0.00
25yr-3day	3.35	540.3	0.0	540.3	0.0	0.00
25yr-3day	3.52	619.2	0.0	619.2	0.0	0.00
25yr-3day	3.68	698.1	0.0	698.1	0.0	0.00
25yr-3day	3.85	777.0	0.0	777.0	0.0	0.00
25yr-3day	4.02	855.9	0.0	855.9	0.0	0.00
25yr-3day	4.18	934.8	0.0	934.8	0.0	0.00
25yr-3day	4.35	1013.7	0.0	1013.7	0.0	0.00
25yr-3day	4.52	1092.7	0.0	1092.7	0.0	0.00
25yr-3day	4.68	1171.8	0.0	1171.8	0.0	0.00
25yr-3day	4.85	1251.2	0.0	1251.2	0.0	0.00
25yr-3day	5.02	1331.0	0.0	1331.0	0.0	0.00
25yr-3day	5.18	1411.1	0.0	1411.1	0.0	0.00
25yr-3day	5.35	1491.6	0.0	1491.6	0.0	0.00
25yr-3day	5.52	1572.5	0.0	1572.5	0.0	0.00
25yr-3day	5.68	1653.7	0.0	1653.7	0.0	0.00
25yr-3day	5.85	1735.3	0.0	1735.3	0.0	0.00
25yr-3day	6.02	1817.2	0.0	1817.2	0.0	0.00
25yr-3day	6.18	1899.5	0.0	1899.5	0.0	0.00
25yr-3day	6.35	1982.0	0.0	1982.0	0.0	0.00
25yr-3day	6.52	2064.9	0.0	2064.9	0.0	0.00
25yr-3day	6.68	2148.1	0.0	2148.1	0.0	0.00
25yr-3day	6.85	2231.7	0.0	2231.7	0.0	0.00
25yr-3day	7.02	2315.5	0.0	2315.5	0.0	0.00
25yr-3day	7.18	2399.6	0.0	2399.6	0.0	0.00
25yr-3day	7.35	2484.0	0.0	2484.0	0.0	0.00
25yr-3day	7.52	2568.7	0.0	2568.7	0.0	0.00
25yr-3day	7.68	2653.6	0.0	2653.6	0.0	0.00
25yr-3day	7.85	2738.9	0.0	2738.9	0.0	0.00
25yr-3day	8.02	2824.4	0.0	2824.4	0.0	0.00
25yr-3day	8.18	2910.1	0.0	2910.1	0.0	0.00
25yr-3day	8.35	2996.2	0.0	2996.2	0.0	0.00
25yr-3day	8.52	3082.4	0.0	3082.4	0.0	0.00
25yr-3day	8.68	3168.9	0.0	3168.9	0.0	0.00
25yr-3day	8.85	3255.7	0.0	3255.7	0.0	0.00
25yr-3day	9.02	3342.7	0.0	3342.7	0.0	0.00
25yr-3day	9.18	3429.9	0.0	3429.9	0.0	0.00
25yr-3day	9.35	3517.4	0.0	3517.4	0.0	0.00
25yr-3day	9.52	3605.0	0.0	3605.0	0.0	0.00
25yr-3day	9.68	3692.9	0.0	3692.9	0.0	0.00
25yr-3day	9.85	3781.0	0.0	3781.0	0.0	0.00
25yr-3day	10.02	3869.4	0.0	3869.4	0.0	0.00
25yr-3day	10.18	3957.9	0.0	3957.9	0.0	0.00
25yr-3day	10.35	4046.6	0.0	4046.6	0.0	0.00
25yr-3day	10.52	4135.5	0.0	4135.5	0.0	0.00
25yr-3day	10.68	4224.7	0.0	4224.7	0.0	0.00
25yr-3day	10.85	4314.0	0.0	4314.0	0.0	0.00
25yr-3day	11.02	4403.5	0.0	4403.5	0.0	0.00
25yr-3day	11.18	4493.2	0.0	4493.2	0.0	0.00
25yr-3day	11.35	4583.1	0.0	4583.1	0.0	0.00
25yr-3day	11.52	4673.1	0.0	4673.1	0.0	0.00
25yr-3day	11.68	4763.3	0.0	4763.3	0.0	0.00
25yr-3day	11.85	4853.8	0.0	4853.8	0.0	0.00
25yr-3day	12.02	4944.3	0.0	4944.3	0.0	0.00
25yr-3day	12.18	5035.1	0.0	5035.1	0.0	0.00
25yr-3day	12.35	5126.0	0.0	5126.0	0.0	0.00
25yr-3day	12.52	5217.0	0.0	5217.0	0.0	0.00
25yr-3day	12.68	5308.3	0.0	5308.3	0.0	0.00
25yr-3day	12.85	5399.6	0.0	5399.6	0.0	0.00
25yr-3day	13.02	5491.2	0.0	5491.2	0.0	0.00
25yr-3day	13.18	5582.9	0.0	5582.9	0.0	0.00
25yr-3day	13.35	5674.7	0.0	5674.7	0.0	0.00
25yr-3day	13.52	5766.7	0.0	5766.7	0.0	0.00
25yr-3day	13.68	5858.8	0.0	5858.8	0.0	0.00
25yr-3day	13.85	5951.1	0.0	5951.1	0.0	0.00
25yr-3day	14.02	6043.5	0.0	6043.5	0.0	0.00

Jensen Beach Self Storage

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	14.18	6136.0	0.0	6136.0	0.0	0.00
25yr-3day	14.35	6228.7	0.0	6228.7	0.0	0.00
25yr-3day	14.52	6321.5	0.0	6321.5	0.0	0.00
25yr-3day	14.68	6414.4	0.0	6414.4	0.0	0.00
25yr-3day	14.85	6507.5	0.0	6507.5	0.0	0.00
25yr-3day	15.02	6600.7	0.0	6600.7	0.0	0.00
25yr-3day	15.18	6694.0	0.0	6694.0	0.0	0.00
25yr-3day	15.35	6787.5	0.0	6787.5	0.0	0.00
25yr-3day	15.52	6881.0	0.0	6881.0	0.0	0.00
25yr-3day	15.68	6974.7	0.0	6974.7	0.0	0.00
25yr-3day	15.85	7068.5	0.0	7068.5	0.0	0.00
25yr-3day	16.02	7162.4	0.0	7162.4	0.0	0.00
25yr-3day	16.18	7256.4	0.0	7256.4	0.0	0.00
25yr-3day	16.35	7350.6	0.0	7350.6	0.0	0.00
25yr-3day	16.52	7444.8	0.0	7444.8	0.0	0.00
25yr-3day	16.68	7539.2	0.0	7539.2	0.0	0.00
25yr-3day	16.85	7633.7	0.0	7633.7	0.0	0.00
25yr-3day	17.02	7728.2	0.0	7728.2	0.0	0.00
25yr-3day	17.18	7822.9	0.0	7822.9	0.0	0.00
25yr-3day	17.35	7917.7	0.0	7917.7	0.0	0.00
25yr-3day	17.52	8012.5	0.0	8012.5	0.0	0.00
25yr-3day	17.68	8107.5	0.0	8107.5	0.0	0.00
25yr-3day	17.85	8202.6	0.0	8202.6	0.0	0.00
25yr-3day	18.02	8297.8	0.0	8297.8	0.0	0.00
25yr-3day	18.18	8393.0	0.0	8393.0	0.0	0.00
25yr-3day	18.35	8488.4	0.0	8488.4	0.0	0.00
25yr-3day	18.52	8583.8	0.0	8583.8	0.0	0.00
25yr-3day	18.68	8679.4	0.0	8679.4	0.0	0.00
25yr-3day	18.85	8775.0	0.0	8775.0	0.0	0.00
25yr-3day	19.02	8870.7	0.0	8870.7	0.0	0.00
25yr-3day	19.18	8966.5	0.0	8966.5	0.0	0.00
25yr-3day	19.35	9062.4	0.0	9062.4	0.0	0.00
25yr-3day	19.52	9158.4	0.0	9158.4	0.0	0.00
25yr-3day	19.68	9254.5	0.0	9254.5	0.0	0.00
25yr-3day	19.85	9350.6	0.0	9350.6	0.0	0.00
25yr-3day	20.02	9446.9	0.0	9446.9	0.0	0.00
25yr-3day	20.18	9543.2	0.0	9543.2	0.0	0.00
25yr-3day	20.35	9639.5	0.0	9639.5	0.0	0.00
25yr-3day	20.52	9736.0	0.0	9736.0	0.0	0.00
25yr-3day	20.68	9832.6	0.0	9832.6	0.0	0.00
25yr-3day	20.85	9929.2	0.0	9929.2	0.0	0.00
25yr-3day	21.02	10025.9	0.0	10025.9	0.0	0.00
25yr-3day	21.18	10122.6	0.0	10122.6	0.0	0.00
25yr-3day	21.35	10219.5	0.0	10219.5	0.0	0.00
25yr-3day	21.52	10316.4	0.0	10316.4	0.0	0.00
25yr-3day	21.68	10413.4	0.0	10413.4	0.0	0.00
25yr-3day	21.85	10510.4	0.0	10510.4	0.0	0.00
25yr-3day	22.02	10607.6	0.0	10607.6	0.0	0.00
25yr-3day	22.18	10704.8	0.0	10704.8	0.0	0.00
25yr-3day	22.35	10802.0	0.0	10802.0	0.0	0.00
25yr-3day	22.52	10899.4	0.0	10899.4	0.0	0.00
25yr-3day	22.68	10996.8	0.0	10996.8	0.0	0.00
25yr-3day	22.85	11094.2	0.0	11094.2	0.0	0.00
25yr-3day	23.02	11191.7	0.0	11191.7	0.0	0.00
25yr-3day	23.18	11289.3	0.0	11289.3	0.0	0.00
25yr-3day	23.35	11387.0	0.0	11387.0	0.0	0.00
25yr-3day	23.52	11484.7	0.0	11484.7	0.0	0.00
25yr-3day	23.68	11582.5	0.0	11582.5	0.0	0.00
25yr-3day	23.85	11680.3	0.0	11680.3	0.0	0.00
25yr-3day	24.02	11778.3	0.0	11778.3	0.0	0.00
25yr-3day	24.18	11887.5	0.0	11887.5	0.0	0.00
25yr-3day	24.35	12012.1	0.0	12012.1	0.0	0.00
25yr-3day	24.52	12146.0	0.0	12146.0	0.0	0.00
25yr-3day	24.68	12284.7	0.0	12284.7	0.0	0.00
25yr-3day	24.85	12426.2	0.0	12426.2	0.0	0.00
25yr-3day	25.02	12568.8	0.0	12568.8	0.0	0.00
25yr-3day	25.18	12711.7	0.0	12711.7	0.0	0.00
25yr-3day	25.35	12854.7	0.0	12854.7	0.0	0.00
25yr-3day	25.52	12997.8	0.0	12997.8	0.0	0.00
25yr-3day	25.68	13141.1	0.0	13141.1	-0.0	-0.00
25yr-3day	25.85	13284.4	0.0	13284.4	-0.0	-0.00
25yr-3day	26.02	13427.9	0.0	13427.9	-0.0	-0.00
25yr-3day	26.18	13571.4	0.0	13571.4	-0.0	-0.00
25yr-3day	26.35	13715.1	0.0	13715.1	-0.0	-0.00
25yr-3day	26.52	13858.8	0.0	13858.8	-0.0	-0.00
25yr-3day	26.68	14002.7	0.0	14002.7	-0.0	-0.00
25yr-3day	26.85	14146.6	0.0	14146.6	-0.0	-0.00
25yr-3day	27.02	14290.7	0.0	14290.7	-0.0	-0.00
25yr-3day	27.18	14434.8	0.0	14434.8	-0.0	-0.00
25yr-3day	27.35	14579.0	0.0	14579.0	-0.0	-0.00
25yr-3day	27.52	14723.3	0.0	14723.3	-0.0	-0.00
25yr-3day	27.68	14867.8	0.0	14867.8	-0.0	-0.00
25yr-3day	27.85	15012.2	0.0	15012.2	-0.0	-0.00
25yr-3day	28.02	15156.8	0.0	15156.8	-0.0	-0.00
25yr-3day	28.18	15301.5	0.0	15301.5	-0.0	-0.00

Jensen Beach Self Storage

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	28.35	15446.2	0.0	15446.2	-0.0	-0.00
25yr-3day	28.52	15591.1	0.0	15591.1	-0.0	-0.00
25yr-3day	28.68	15736.0	0.0	15736.0	-0.0	-0.00
25yr-3day	28.85	15881.0	0.0	15881.0	0.0	0.00
25yr-3day	29.02	16026.0	0.0	16026.0	0.0	0.00
25yr-3day	29.18	16171.2	0.0	16171.2	-0.0	-0.00
25yr-3day	29.35	16316.4	0.0	16316.4	-0.0	-0.00
25yr-3day	29.52	16461.7	0.0	16461.7	-0.0	-0.00
25yr-3day	29.68	16607.0	0.0	16607.0	-0.0	-0.00
25yr-3day	29.85	16752.5	0.0	16752.5	-0.0	-0.00
25yr-3day	30.02	16898.0	0.0	16898.0	-0.0	-0.00
25yr-3day	30.18	17043.6	0.0	17043.6	-0.0	-0.00
25yr-3day	30.35	17189.2	0.0	17189.2	-0.0	-0.00
25yr-3day	30.52	17334.9	0.0	17334.9	-0.0	-0.00
25yr-3day	30.68	17480.7	0.0	17480.7	-0.0	-0.00
25yr-3day	30.85	17626.6	0.0	17626.6	0.0	0.00
25yr-3day	31.02	17772.5	0.0	17772.5	0.0	0.00
25yr-3day	31.18	17918.5	0.0	17918.5	-0.0	-0.00
25yr-3day	31.35	18064.5	0.0	18064.5	-0.0	-0.00
25yr-3day	31.52	18210.6	0.0	18210.6	-0.0	-0.00
25yr-3day	31.68	18356.8	0.0	18356.8	0.0	0.00
25yr-3day	31.85	18503.1	0.0	18503.1	0.0	0.00
25yr-3day	32.02	18649.3	0.0	18649.3	0.0	0.00
25yr-3day	32.18	18795.7	0.0	18795.7	0.0	0.00
25yr-3day	32.35	18942.1	0.0	18942.1	-0.0	-0.00
25yr-3day	32.52	19088.6	0.0	19088.6	0.0	0.00
25yr-3day	32.68	19235.1	0.0	19235.1	-0.0	-0.00
25yr-3day	32.85	19381.7	0.0	19381.7	0.0	0.00
25yr-3day	33.02	19528.3	0.0	19528.3	0.0	0.00
25yr-3day	33.18	19675.0	0.0	19675.0	-0.0	-0.00
25yr-3day	33.35	19821.8	0.0	19821.8	-0.0	-0.00
25yr-3day	33.52	19968.6	0.0	19968.6	-0.0	-0.00
25yr-3day	33.68	20115.4	0.0	20115.4	-0.0	-0.00
25yr-3day	33.85	20262.3	0.0	20262.3	-0.0	-0.00
25yr-3day	34.02	20409.3	0.0	20409.3	-0.0	-0.00
25yr-3day	34.18	20556.3	0.0	20556.3	-0.0	-0.00
25yr-3day	34.35	20703.4	0.0	20703.4	-0.0	-0.00
25yr-3day	34.52	20850.5	0.0	20850.5	-0.0	-0.00
25yr-3day	34.68	20997.6	0.0	20997.6	-0.0	-0.00
25yr-3day	34.85	21144.8	0.0	21144.8	-0.0	-0.00
25yr-3day	35.02	21292.1	0.0	21292.1	-0.0	-0.00
25yr-3day	35.18	21439.4	0.0	21439.4	-0.0	-0.00
25yr-3day	35.35	21586.7	0.0	21586.7	-0.0	-0.00
25yr-3day	35.52	21734.1	0.0	21734.1	0.0	0.00
25yr-3day	35.68	21881.5	0.0	21881.5	-0.0	-0.00
25yr-3day	35.85	22029.0	0.0	22029.0	-0.0	-0.00
25yr-3day	36.02	22176.5	0.0	22176.5	-0.0	-0.00
25yr-3day	36.18	22324.5	0.0	22324.5	-0.0	-0.00
25yr-3day	36.35	22473.0	0.0	22473.0	-0.0	-0.00
25yr-3day	36.52	22621.9	0.0	22621.9	-0.0	-0.00
25yr-3day	36.68	22770.9	0.0	22770.9	-0.0	-0.00
25yr-3day	36.85	22920.1	0.0	22920.1	-0.0	-0.00
25yr-3day	37.02	23069.4	0.0	23069.4	-0.0	-0.00
25yr-3day	37.18	23218.8	0.0	23218.8	-0.0	-0.00
25yr-3day	37.35	23368.1	0.0	23368.1	-0.0	-0.00
25yr-3day	37.52	23517.6	0.0	23517.6	-0.0	-0.00
25yr-3day	37.68	23667.0	0.0	23667.0	-0.0	-0.00
25yr-3day	37.85	23816.5	0.0	23816.5	-0.0	-0.00
25yr-3day	38.02	23966.0	0.0	23966.0	-0.0	-0.00
25yr-3day	38.18	24115.6	0.0	24115.6	-0.0	-0.00
25yr-3day	38.35	24265.2	0.0	24265.2	-0.0	-0.00
25yr-3day	38.52	24414.9	0.0	24414.9	-0.0	-0.00
25yr-3day	38.68	24564.5	0.0	24564.5	-0.0	-0.00
25yr-3day	38.85	24714.3	0.0	24714.3	-0.0	-0.00
25yr-3day	39.02	24864.0	0.0	24864.0	-0.0	-0.00
25yr-3day	39.18	25013.8	0.0	25013.8	-0.0	-0.00
25yr-3day	39.35	25163.6	0.0	25163.6	-0.0	-0.00
25yr-3day	39.52	25313.5	0.0	25313.5	-0.0	-0.00
25yr-3day	39.68	25463.4	0.0	25463.4	-0.0	-0.00
25yr-3day	39.85	25613.3	0.0	25613.3	-0.0	-0.00
25yr-3day	40.02	25763.3	0.0	25763.3	-0.0	-0.00
25yr-3day	40.18	25913.3	0.0	25913.3	-0.0	-0.00
25yr-3day	40.35	26063.3	0.0	26063.3	-0.0	-0.00
25yr-3day	40.52	26213.4	0.0	26213.4	-0.0	-0.00
25yr-3day	40.68	26363.5	0.0	26363.5	-0.0	-0.00
25yr-3day	40.85	26513.6	0.0	26513.6	-0.0	-0.00
25yr-3day	41.02	26663.7	0.0	26663.7	-0.0	-0.00
25yr-3day	41.18	26813.9	0.0	26813.9	-0.0	-0.00
25yr-3day	41.35	26964.1	0.0	26964.1	-0.0	-0.00
25yr-3day	41.52	27114.4	0.0	27114.4	-0.0	-0.00
25yr-3day	41.68	27264.7	0.0	27264.7	-0.0	-0.00
25yr-3day	41.85	27415.0	0.0	27415.0	-0.0	-0.00
25yr-3day	42.02	27565.3	0.0	27565.3	-0.0	-0.00
25yr-3day	42.18	27715.7	0.9	27714.8	-0.0	-0.00
25yr-3day	42.33	27851.6	4.0	27847.6	-0.0	-0.00

Jensen Beach Self Storage

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	42.51	28007.2	11.0	27996.2	-0.0	-0.00
25yr-3day	42.67	28152.9	21.4	28131.5	-0.0	-0.00
25yr-3day	42.84	28304.4	36.2	28268.2	-0.0	-0.00
25yr-3day	43.00	28454.6	55.0	28399.7	-0.0	-0.00
25yr-3day	43.17	28605.0	77.7	28527.4	-0.0	-0.00
25yr-3day	43.34	28758.0	104.6	28653.4	-0.0	-0.00
25yr-3day	43.50	28906.0	134.2	28771.8	-0.0	-0.00
25yr-3day	43.67	29060.2	168.3	28891.9	-0.0	-0.00
25yr-3day	43.84	29214.5	205.7	29008.8	-0.0	-0.00
25yr-3day	44.00	29359.1	243.2	29115.9	-0.0	-0.00
25yr-3day	44.17	29513.4	285.9	29227.6	-0.0	-0.00
25yr-3day	44.34	29667.8	330.8	29337.0	-0.0	-0.00
25yr-3day	44.50	29812.5	374.8	29437.6	-0.0	-0.00
25yr-3day	44.67	29964.5	422.8	29541.6	-0.0	-0.00
25yr-3day	44.85	30121.3	474.0	29647.3	-0.0	-0.00
25yr-3day	45.01	30266.1	522.6	29743.5	-0.0	-0.00
25yr-3day	45.18	30422.9	576.5	29846.4	-0.0	-0.00
25yr-3day	45.34	30567.8	627.3	29940.5	-0.0	-0.00
25yr-3day	45.51	30724.7	683.3	30041.4	-0.0	-0.00
25yr-3day	45.67	30869.6	735.8	30133.8	-0.0	-0.00
25yr-3day	45.85	31026.5	793.4	30233.1	-0.0	-0.00
25yr-3day	46.01	31177.5	849.5	30328.0	-0.0	-0.00
25yr-3day	46.18	31328.5	906.1	30422.3	-0.0	-0.00
25yr-3day	46.35	31479.5	963.2	30516.2	-0.0	-0.00
25yr-3day	46.51	31630.5	1020.8	30609.7	-0.0	-0.00
25yr-3day	46.68	31781.5	1078.7	30702.8	-0.0	-0.00
25yr-3day	46.85	31932.6	1137.0	30795.6	-0.0	-0.00
25yr-3day	47.01	32083.7	1195.5	30888.2	-0.0	-0.00
25yr-3day	47.18	32234.8	1254.3	30980.5	-0.0	-0.00
25yr-3day	47.35	32385.9	1313.3	31072.6	-0.0	-0.00
25yr-3day	47.51	32537.1	1372.5	31164.6	-0.0	-0.00
25yr-3day	47.68	32688.3	1431.9	31256.4	-0.0	-0.00
25yr-3day	47.85	32839.5	1491.4	31348.1	-0.0	-0.00
25yr-3day	48.01	32990.8	1551.0	31439.8	-0.0	-0.00
25yr-3day	48.18	33146.1	1610.8	31535.3	-0.0	-0.00
25yr-3day	48.35	33307.5	1671.1	31636.4	-0.0	-0.00
25yr-3day	48.51	33472.5	1732.0	31740.5	-0.0	-0.00
25yr-3day	48.68	33639.6	1793.7	31845.9	-0.0	-0.00
25yr-3day	48.85	33807.7	1856.0	31951.7	-0.0	-0.00
25yr-3day	49.01	33976.5	1919.3	32057.1	-0.0	-0.00
25yr-3day	49.18	34146.2	1985.2	32161.0	-0.0	-0.00
25yr-3day	49.35	34317.3	2055.1	32262.2	-0.0	-0.00
25yr-3day	49.51	34489.3	2129.4	32359.9	-0.0	-0.00
25yr-3day	49.68	34661.9	2208.1	32453.7	-0.0	-0.00
25yr-3day	49.85	34834.7	2291.1	32543.6	-0.0	-0.00
25yr-3day	50.01	35007.9	2378.3	32629.6	-0.0	-0.00
25yr-3day	50.18	35188.7	2469.7	32719.1	-0.0	-0.00
25yr-3day	50.35	35380.7	2565.7	32815.1	-0.0	-0.00
25yr-3day	50.51	35579.4	2666.5	32912.9	-0.0	-0.00
25yr-3day	50.68	35781.7	2772.3	33009.4	-0.0	-0.00
25yr-3day	50.85	35985.9	2882.9	33103.0	-0.0	-0.00
25yr-3day	51.01	36191.1	2998.3	33192.8	-0.0	-0.00
25yr-3day	51.18	36401.2	3118.4	33282.8	-0.0	-0.00
25yr-3day	51.35	36617.9	3243.3	33374.7	-0.0	-0.00
25yr-3day	51.51	36838.8	3373.1	33465.7	-0.0	-0.00
25yr-3day	51.68	37061.9	3507.8	33554.2	-0.0	-0.00
25yr-3day	51.85	37286.4	3643.6	33642.7	-0.0	-0.00
25yr-3day	52.01	37511.6	3773.9	33737.7	-0.0	-0.00
25yr-3day	52.18	37753.2	3894.3	33858.9	-0.0	-0.00
25yr-3day	52.35	38019.1	3998.5	34020.6	-0.0	-0.00
25yr-3day	52.51	38299.7	4060.4	34239.3	-0.0	-0.00
25yr-3day	52.68	38588.0	4021.6	34566.4	-0.0	-0.00
25yr-3day	52.85	38880.6	3905.9	34974.7	-0.0	-0.00
25yr-3day	53.01	39175.3	3733.6	35441.7	-0.0	-0.00
25yr-3day	53.18	39486.9	3510.0	35977.0	-0.0	-0.00
25yr-3day	53.35	39823.1	3237.6	36585.5	-0.0	-0.00
25yr-3day	53.51	40174.1	2918.1	37256.1	-0.0	-0.00
25yr-3day	53.68	40533.1	2552.1	37981.0	-0.0	-0.00
25yr-3day	53.85	40896.6	2140.4	38756.2	-0.0	-0.00
25yr-3day	54.01	41262.4	1683.9	39578.5	-0.0	-0.00
25yr-3day	54.18	41645.9	1184.0	40461.8	-0.0	-0.00
25yr-3day	54.35	42055.0	643.8	41411.2	-0.0	-0.00
25yr-3day	54.51	42479.8	66.0	42413.9	-0.0	-0.00
25yr-3day	54.68	42913.1	-547.0	43460.2	-0.0	-0.00
25yr-3day	54.85	43351.3	-1193.0	44544.3	-0.0	-0.00
25yr-3day	55.01	43792.0	-1870.0	45662.0	-0.0	-0.00
25yr-3day	55.18	44250.6	-2575.3	46825.9	-0.0	-0.00
25yr-3day	55.35	44735.2	-3304.3	48039.5	-0.0	-0.00
25yr-3day	55.51	45236.0	-4053.0	49289.0	-0.0	-0.00
25yr-3day	55.68	45745.4	-4819.1	50564.6	-0.0	-0.00
25yr-3day	55.85	46260.0	-5601.1	51861.1	-0.0	-0.00
25yr-3day	56.01	46777.3	-6397.0	53174.3	-0.0	-0.00
25yr-3day	56.18	47316.1	-7203.9	54520.0	-0.0	-0.00
25yr-3day	56.35	47886.5	-8017.4	55903.8	-0.0	-0.00
25yr-3day	56.51	48476.5	-8834.6	57311.1	-0.0	-0.00

Jensen Beach Self Storage

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	56.68	49077.1	-9655.6	58732.7	-0.0	-0.00
25yr-3day	56.85	49684.1	-10481.1	60165.2	-0.0	-0.00
25yr-3day	57.01	50294.4	-11312.7	61607.2	-0.0	-0.00
25yr-3day	57.18	50932.4	-12150.0	63082.4	-0.0	-0.00
25yr-3day	57.35	51611.2	-12987.3	64598.5	-0.0	-0.00
25yr-3day	57.51	52315.8	-13822.0	66137.8	-0.0	-0.00
25yr-3day	57.68	53049.0	-14654.2	67703.3	-0.0	-0.00
25yr-3day	57.85	53812.6	-15481.9	69294.5	-0.0	-0.00
25yr-3day	58.01	54594.0	-16305.5	70899.5	-0.0	-0.00
25yr-3day	58.18	55404.4	-17126.1	72530.5	-0.0	-0.00
25yr-3day	58.35	56250.4	-17940.7	74191.1	-0.0	-0.00
25yr-3day	58.51	57119.4	-18707.8	75827.1	-0.0	-0.00
25yr-3day	58.68	58068.5	-19389.3	77457.8	-0.0	-0.00
25yr-3day	58.85	59127.4	-20405.5	79532.9	-0.0	-0.00
25yr-3day	59.01	60254.7	-21324.4	81579.0	-0.0	-0.00
25yr-3day	59.18	61572.8	-22154.1	83726.9	-0.0	-0.00
25yr-3day	59.35	63140.9	-22853.3	85994.2	-0.0	-0.00
25yr-3day	59.51	64889.6	-23394.4	88283.9	-0.0	-0.00
25yr-3day	59.67	68835.5	-23193.1	92028.6	-0.0	-0.00
25yr-3day	59.84	77135.3	-21876.9	99012.2	-0.0	-0.00
25yr-3day	60.00	87691.9	-19883.0	107575.0	0.0	0.00
25yr-3day	60.17	97711.3	-17228.6	114939.9	0.0	0.00
25yr-3day	60.34	104657.4	-14255.0	118912.4	0.0	0.00
25yr-3day	60.50	109478.9	-11282.1	120761.0	0.0	0.00
25yr-3day	60.67	113062.7	-8212.0	121274.7	0.0	0.00
25yr-3day	60.85	115580.3	-5077.5	120657.8	0.0	0.00
25yr-3day	61.01	117435.2	-2100.7	119535.9	0.0	0.00
25yr-3day	61.18	118988.5	853.0	118135.6	0.0	0.00
25yr-3day	61.35	120314.0	3776.6	116537.4	0.0	0.00
25yr-3day	61.51	121518.0	6666.4	114851.6	0.0	0.00
25yr-3day	61.68	122626.5	9521.9	113104.7	0.0	0.00
25yr-3day	61.85	123645.6	12340.7	111305.0	0.0	0.00
25yr-3day	62.01	124614.8	15121.6	109493.2	0.0	0.00
25yr-3day	62.18	125501.8	125501.8	107638.0	0.0	0.00
25yr-3day	62.35	126289.5	20562.3	105727.2	0.0	0.00
25yr-3day	62.51	127019.6	23214.0	103805.6	0.0	0.00
25yr-3day	62.68	127704.8	25818.1	101886.7	0.0	0.00
25yr-3day	62.85	128349.8	28373.5	99976.3	0.0	0.00
25yr-3day	63.01	128973.4	30880.0	98093.4	0.0	0.00
25yr-3day	63.18	129587.4	33338.4	96249.0	0.0	0.00
25yr-3day	63.35	130196.9	35750.4	94446.5	0.0	0.00
25yr-3day	63.51	130804.4	38117.2	92687.1	0.0	0.00
25yr-3day	63.68	131411.6	40406.0	91005.7	0.0	0.00
25yr-3day	63.85	132019.0	42578.7	89440.3	0.0	0.00
25yr-3day	64.01	132626.2	44641.1	87985.1	0.0	0.00
25yr-3day	64.18	133176.0	46669.6	86506.4	0.0	0.00
25yr-3day	64.35	133640.0	48662.2	84977.8	0.0	0.00
25yr-3day	64.51	134052.2	50619.1	83433.1	0.0	0.00
25yr-3day	64.68	134437.7	52542.5	81895.2	0.0	0.00
25yr-3day	64.85	134808.6	54433.8	80374.8	0.0	0.00
25yr-3day	65.01	135173.6	56292.9	78880.7	0.0	0.00
25yr-3day	65.18	135538.1	58097.7	77440.4	0.0	0.00
25yr-3day	65.35	135903.6	59837.7	76065.9	0.0	0.00
25yr-3day	65.51	136269.8	61518.8	74750.9	0.0	0.00
25yr-3day	65.68	136636.3	63145.6	73490.7	0.0	0.00
25yr-3day	65.85	137003.2	64721.5	72281.7	0.0	0.00
25yr-3day	66.01	137370.2	66248.8	71121.4	0.0	0.00
25yr-3day	66.18	137737.3	67731.3	70006.0	0.0	0.00
25yr-3day	66.35	138104.5	69172.4	68932.1	0.0	0.00
25yr-3day	66.51	138471.8	70575.1	67896.7	0.0	0.00
25yr-3day	66.68	138839.2	71942.3	66896.9	0.0	0.00
25yr-3day	66.85	139206.7	73276.6	65930.1	0.0	0.00
25yr-3day	67.01	139574.2	74580.4	64993.9	0.0	0.00
25yr-3day	67.18	139941.9	75855.8	64086.1	0.0	0.00
25yr-3day	67.35	140309.7	77104.9	63204.8	0.0	0.00
25yr-3day	67.51	140677.5	78329.4	62348.1	0.0	0.00
25yr-3day	67.68	141045.5	79530.9	61514.6	0.0	0.00
25yr-3day	67.85	141413.5	80710.8	60702.7	0.0	0.00
25yr-3day	68.01	141781.3	81870.4	59910.9	0.0	0.00
25yr-3day	68.18	142149.1	83009.3	59109.9	0.0	0.00
25yr-3day	68.35	142413.2	84123.2	58290.0	0.0	0.00
25yr-3day	68.51	142681.4	85210.3	57471.1	0.0	0.00
25yr-3day	68.68	142936.1	86270.9	56665.2	0.0	0.00
25yr-3day	68.85	143183.6	87306.0	55877.6	0.0	0.00
25yr-3day	69.01	143428.2	88317.0	55111.2	0.0	0.00
25yr-3day	69.18	143672.1	89304.8	54367.3	0.0	0.00
25yr-3day	69.35	143916.1	90269.8	53646.3	0.0	0.00
25yr-3day	69.51	144160.1	91213.4	52946.7	0.0	0.00
25yr-3day	69.68	144404.2	92136.7	52267.5	0.0	0.00
25yr-3day	69.85	144648.3	93040.7	51607.6	0.0	0.00
25yr-3day	70.01	144892.5	93926.3	50966.1	0.0	0.00
25yr-3day	70.18	145137.0	94794.3	50342.7	0.0	0.00
25yr-3day	70.35	145382.0	95645.1	49736.9	0.0	0.00
25yr-3day	70.51	145627.4	96479.5	49147.9	0.0	0.00
25yr-3day	70.68	145873.0	97297.8	48575.2	0.0	0.00

Jensen Beach Self Storage

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	70.85	146118.7	98100.3	48018.4	0.0	0.00
25yr-3day	71.01	146364.5	98887.5	47477.0	0.0	0.00
25yr-3day	71.18	146610.3	99659.4	46950.9	0.0	0.00
25yr-3day	71.35	146856.2	100416.4	46439.7	0.0	0.00
25yr-3day	71.51	147102.1	101158.7	45943.4	0.0	0.00
25yr-3day	71.68	147348.0	101886.3	45461.7	0.0	0.00
25yr-3day	71.85	147594.0	102599.6	44994.4	0.0	0.00
25yr-3day	72.00	147815.3	103229.3	44586.0	0.0	0.00



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

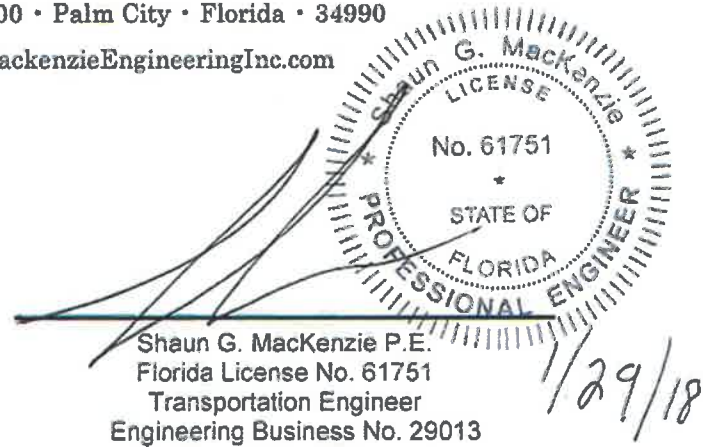
(772) 286-8030 • www.MackenzieEngineeringInc.com

December 12, 2017

Mr. Paul Schilling
Martin County Growth Management
2401 SE Monterey Road,
Stuart, FL, 34996

Re: Advantage Development Group
Advantage Self Storage – Final Site Plan
Traffic Statement

Mr. Schilling,



Shaun G. MacKenzie P.E.
Florida License No. 61751
Transportation Engineer
Engineering Business No. 29013

MacKenzie Engineering and Planning, Inc. prepared this Traffic Impact Statement for the proposed project, Advantage Self Storage. The proposed project is located at 528 NE Jensen Beach Blvd, between SE Green River Parkway and NE Savannah Road, Jensen Beach, FL 34957 (Parcel ID: 21-37-41-000-000-00244-8). The proposed buildout year is 2020. The proposed project is for the construction of a 93,900 SF storage facility. A site location map is shown below in Figure 1.

Figure 1. Site Location Map



Traffic Generation

The proposed project utilized the trip generation rates published by the *Institute of Transportation Engineers' (ITE) Report, Trip Generation (10th Edition)*. The proposed site was evaluated using the trip generation rate for Mini Warehouse/SS (Land Use 151).

The proposed project is expected to generate the following net new external and cumulative driveway trips:

- 142 daily, 9 AM peak hour (5 in, 4 out) and 16 PM peak hour (8 in, 8 out) trips.

Exhibit 1 presents the proposed project's trip generation.

Development Impact

Based on Martin County's LDR 5.3, Section 5.64.B. the project shall be considered de minimis. The project will generate 8 net peak hour trips which is less than one percent of the generalized service capacity of SR-732, CR-723 and/or SE Green River Pkwy (see Table 1).

Section 5.64.B. – Project with de minimis impact. In order for a project to be classified as de minimis, the County Administrator must determine whether the trips generated would not affect more than one percent of the adopted level of service capacity.

Table 1. Project Significance

ROADWAY	FROM	TO	LANES	GENERALIZED SERVICE CAPACITY	ASSIGN	PROJECT TRAFFIC	SIGNIFICANCE	SIGNIFICANT IMPACT (Y/N)
NE JENSEN BEACH BLVD (SR-732)	NW FEDERAL HWY	SE GREEN RIVER PKWY	4	2000	10%	1	0.05%	NO
	SE GREEN RIVER PKWY	PROJECT	4	2000	30%	2	0.10%	NO
	PROJECT	NE SAVANNAH RD (CR-723)	4	2000	70%	6	0.30%	NO
	NE SAVANNAH RD (CR-723)	NE INDIAN RIVER DRIVE	4	2000	10%	1	0.05%	NO
SE GREEN RIVER PKWY	(ST. LUCIE COUNTY) SE WALTON RD	NE JENSEN BEACH BLVD (SR-732)	2	1190	10%	1	0.08%	NO
	NE JENSEN BEACH BLVD (SR-732)	NE BAKER RD	2	880	10%	1	0.11%	NO
NE SAVANNAH RD (CR-723)	COUNTY LINE RD	NE JENSEN BEACH BLVD (SR-732)	2	675	20%	2	0.30%	NO
	NE JENSEN BEACH BLVD (SR-732)	NE BAKER RD	2	675	40%	3	0.44%	NO

The result of the analysis show that the project will generate less than one percent of the generalized service capacity, therefore the project shall be considered de minimis.

ATTACHMENTS:

Exhibit 1: Trip Generation

Site Plan

ITE: 10th Edition – Mini-Warehouse/SS (Land Use 151)

EXHIBIT 1									
Advantage Self Storage - Jensen Beach									
TRIP GENERATION									
Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic									
Mini-Warehouse/SS	93.900	1000 SF	142	9	5	4	16	8	8
NET PROPOSED TRIPS			142	9	5	4	16	8	8
Total Proposed Driveway Volumes			142	9	5	4	16	8	8
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			142	9	5	4	16	8	8
NET CHANGE IN DRIVEWAY VOLUMES			142	9	5	4	16	8	8
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by	AM Peak Hour		PM Peak Hour		
				Rate	in/out	Rate	in/out	Equation	
Mini-Warehouse/SS	151	1000 SF	1.51	0%	60/40	0.10	47/53	0.17	

Copyright ©2017, MacKenzie Engineering and Planning, Inc.
 Institute of Transportation Engineers ITE 10th Edition