



TO: TECHNICAL REVIEW COMMITTEE

FROM: JENNIFER HOFMEISTER, AICP, LCAM, PLANNING DIRECTOR
VENNIS GILMORE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-06000003

DATE: MAY 7, 2020

**Application for Rezoning (PD) & Development Review – Willow Lakes Planned
Development**

Application for Zoning Atlas Map Amendment and Development Review for property located northwest of the interchange of W. Midway Road and I-95 (Section 02 and 03, Township 36 South, Range 39 East). The entire project encompasses approximately 200.3 acres. More specifically located at parcel ID is 3302-212-0001-000-4. The subject site currently has a Future Land Use designation of City of Fort Pierce Mixed Use Development (MXD) and a zoning classification of Agriculture (AG-2.5) (St. Lucie County Zoning). The applicant is seeking to change the zoning to Planned Development (PD) to provide consistency with the Future Land Use designation and allow for the proposed mixed-use development. The project, as proposed, will consist of residential, commercial, retail, restaurant, office, hotel, entertainment, and recreational and preserve areas.

Please review and provide comments on the project. Please send all comments to the following emails vgilmore@cityoffortpierce.com, jhofmeister@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond at minimum, by the day before the Technical Review Committee Meeting (May 21, 2020).

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Vennis Gilmore



**City of Fort Pierce
Development Review Application**

for

WILLOW LAKES, LLC

**W. Midway Road
Fort Pierce, FL
St. Lucie County**

**Prepared By:
W. Lee Dobbins, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, FL 34947
772-464-7700**

DeanMead.com

[Orlando](#) | [Fort Pierce/Stuart](#) | [Tallahassee](#) | [Viera/Melbourne](#)

Table of Contents

Development Review Application	3
Special Warranty Deed	5
SLC Property Record Card	10
Statement of Ownership and Control	11
General Location Maps	15
Survey	16
Site Plan	18
Landscaping Plan - N/A	19
Conceptual Stormwater Master Plan	20
Environmental Assessment	25
Beach/Dune Protection Plan - N/A	41
Lighting Plan - N/A	42
Design Review Submittals - N/A	43
Traffic Impact Report	44
Concurrency Capacity Analysis	45
Historical Report	51
Application for Zoning Atlas Amendment	52
Statement of Need and Compatibility	57
Planned Development Guidelines	58



DEVELOPMENT REVIEW

Property address or Location TBD - General Location: Lying northwesterly of the interchange of W. Midway Road and I-95 (Section 02 and 03, Township 36S, Range 39E)

Parcel ID #(s) 3302-212-0001-000-4

Project description Resort village and community with residential, retail and commercial uses

Willow Lakes, LLC

Property Owner(s)

433 S. Main St. Ste 300

Street Address

West Hartford CT 06110

City State Zip

561-827-5742

Phone Number

clabonte@eaglebridgecapital.com

Email Address

Willow Lakes, LLC c/o Dean, Mead, Minton & Zwemer

Applicant/Representative, Title, Company

1903 S 25th Street Suite 200

Street Address

Fort Pierce FL 34947

City State Zip

772-464-7700

Phone Number

ldobbins@deanmead.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature], MANAGER

Property Owner(s) Signature(s)

STATE OF CT COUNTY Fairfield

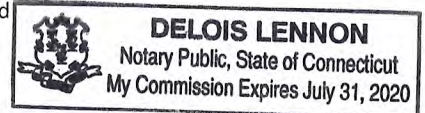
The foregoing instrument was acknowledged before me this 31 day of March, 2020, by

Chad P Labonte who is personally known to me or has produced

CT Drivers License as identification.

[Signature]
Signature of Notary 156897

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____

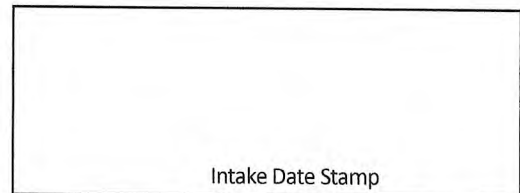
Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 650,000 +
700 hotel rooms Residential: Proposed Units: 1,000

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

This instrument prepared by:
DOUGLAS E. GONANO, ESQUIRE
Gonano & Harrell, Chartered
1600 S. Federal Highway, Suite 200
Fort Pierce, FL 34950-5178
(772) 464-1032

Parcel I.D. No: _____ * Doc Assump: \$ 0.00
* Doc Tax : \$ 30,333.80
Grantee(s) S.S. #(s): _____ * Int Tax : \$ 0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of July, 2004, by **HYMAN B. HENDLER** and **ALVIN D. SCHWARTZ**, : (a) individually and as Co-Trustees under the provisions of an unrecorded Trust Agreement known as The Restated and Amended Revocable Land Trust Agreement for HHP Associates, dated January 2, 1995, and (b) individually and as Co-Trustees under the provisions of an unrecorded Trust Agreement known as The Restated and Amended Revocable Land Trust Agreement for HHP Properties, dated January 2, 1995, as their respective interests may appear whose post office address is 900 N.E. Spanish River Boulevard, Unit 4-W, Boca Raton, Florida 33431, hereinafter called the Grantor, to **WILLOW LAKES, LLC**, a Florida limited liability company, whose post office address is 222 South US Highway One, #209, Tequesta, Florida 33469, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, which is more particularly described on Exhibit "A" as attached hereto and incorporated herein by reference.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. GRANTOR FURTHER WARRANTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT NOW AND NEVER HAS CONSTITUTED GRANTOR'S HOMESTEAD; IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and subject to: (a) all rights of way for public roads and drainage canals, if any, (b) utility easements of record, (c) all other covenants, restrictions, easements, limitations and reservations provided this reference shall not operate to reimpose the same, (d) and taxes accruing subsequent to December 31, 2003, and (e) zoning and governmental regulations.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2454543 OR BOOK 2035 PAGE 1421
Recorded: 08/04/04 14:05

Mail - Haile Shaw; Pfaffenberger

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed, and delivered in our presence:

Print Name: Douglas E. Leonard

Print Name: _____

Print Name: Douglas E. Leonard

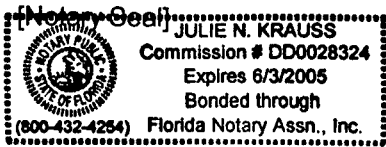
Print Name: Lawrence C. Griffin

x Hyman B. Hendler TEE
HYMAN B. HENDLER, individually and as Co-Trustee under the provisions of the unrecorded Trusts referenced above

x Alvin D. Schwartz
ALVIN D. SCHWARTZ, individually and as Co-Trustee under the provisions of the unrecorded Trusts referenced above

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004, by **HYMAN B. HENDLER, individually and as Co-Trustee under the unrecorded Trusts referenced above**, who is: _____ personally known to me, or who has produced a drivers license as identification and who did take an oath.

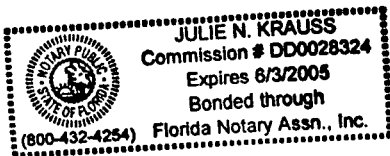


Julie N. Krauss
Notary Public, State of _____
Printed Name: _____
My Commission Expires: _____

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004, by **ALVIN D. SCHWARTZ, individually and as Co-Trustee under the unrecorded Trusts referenced above**, who is: _____ personally known to me, or who has produced a drivers license as identification and who did take an oath.

[Notary Seal]



Julie N. Krauss
Notary Public, State of _____
Printed Name: _____
My Commission Expires: _____

[Signature]

WILLOW LAKES PARCEL

EXHIBIT - A -

Parcel 1

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY

DR BOOK 2035 PAGE 1423

LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N89°52'26"W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

CONTAINING 197.90 ACRES, MORE OR LESS

Parcel 2

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NE ¼ OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NE ¼ OF SAID SECTION 35 LYING 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) THE WEST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96 AS RECORDED IN OFFICIAL RECORDS BOOK 396, PAGE 2511, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9)

Parcel 3

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NW ¼ OF SECTION 36 TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE N89°45'07"E, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 824.95 FEET; THENCE S00°12'26"W A DISTANCE OF 662.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S47°45'46"E A DISTANCE OF 60.00 FEET THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE ROAD 95); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES; S42°14'14"W A DISTANCE OF 83.45 FEET; THENCE S37°39'48"W A DISTANCE OF 200.64 FEET; THENCE S42°14'14"W A DISTANCE OF 955.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF CANAL NO. 96; THENCE N00°08'06"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 89.49 FEET; TO A POINT 60.00 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95; THENCE N42°14'14"E PARALLEL WITH SAID NW RIGHT-OF-WAY LINE A DISTANCE OF 886.45 FEET; THENCE N37°39'48"E A DISTANCE OF 200.54 FEET; THENCE N42°14'14"E A DISTANCE OF 85.85 FEET TO THE POINT OF BEGINNING.

Parcel 4

A PARCEL OF LAND 80.00 FEET IN WIDTH LYING IN SW ¼ OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE NORTH 89°45'07"E EAST, ALONG THE SOUTH LINE OF SAID

SECTION 25, A DISTANCE OF 824.95 FEET; THENCE N00°12'26"E A DISTANCE OF 871.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE N00°12'26"E A DISTANCE OF 197.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE N23°41'09"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 320.73 FEET TO THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 25; THENCE N89°51'53"W ALONG SAID NORTH LINE A DISTANCE OF 650.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96; THENCE S00°11'53"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE S89°51'53"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 598.70 FEET TO A POINT 80.00 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHWEST OF THE WESTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY; THENCE S23°41'09"E PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 449.19 FEET TO THE POINT OF BEGINNING.

F:\DMS client files\Bellinger\Willow Lakes\WillowLakesParcel-Legal.doc

Property Identification

Site Address: TBD
Parcel ID: 3302-212-0001-000-4
Account #: 156019
Map ID: 33/02N
Use Type: 6000
Zoning:
City/County: Fort Pierce

Ownership

Willow Lakes LLC
433 S Main ST Ste 300
West Hartford, CT 06110

Legal Description

2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 3 2622 FT TO E R/W LI OF NSLRWCD CANAL NO. 93, TH S 00 02 49 W ALG E R/W LI 52.50 FT TO N R/W LI OF 200 FT FP&L ESMT AND POB, TH S 89 46 35 ALG N R/W LI 1026.62 FT TO E R/W LI OF 60 FT FP&L ESMT, TH S 32 18 17 E ALG E R/W LI 1746.02 FT, TH N 61 15 41 E 335.12 FT, TH N 31 56 28 E 78.35 FT, TH N 02 37 14 E 332.85 FT, TH N 85 17 03 E 146.97 FT, TH N 53 57 44 E 58.71 FT, TH N 01 56 01 E 142.19 FT, TH N 62 33 43 E 139.15 FT TO CURVE CONC NW, R OF 335 FT, TH NELY ALG ARC 365.79 FT, TH N 00 00 00 W 142.46 FT, TH S 89 50 50 E 1811.20 FT TO CURVE CONC SW, R OF 150 FT, TH SELY ALG ARC 308.52 FT, TH S 27 59 51 W 671.72 FT, TH S 56 07 55 E 323.59 FT TO W R/W LI OF I-95, TH S 32 49 14 W ALG W R/W LI 346.97 FT, TH S 44 46 35 W 339.92 FT, TH N 00 04 30 E 99.51 FT, TH S 44 46 35 W 303.05 FT, TH S 50 43 56 W 631.70 FT TO CURVE CONC N, R OF 266 FT, TH WLY ALG ARC 171.53 FT, TH S 87 40 44 W 1027.79 FT, TH S 00 01 50 E 72 FT, TH S 89 58 10 W 1610.26 FT, TH S 00 01 50 E 117.14 FT TO N R/W LI OF MIDWAY RD, TH N 89 52 26 W ALG N R/W LI 786.26 FT TO E R/W LI OF NSLRWCD CANAL NO. 93, TH N 00 02 49 E ALG E R/W LI 2564.70 FT TO N R/W LI OF FP&L ESMT AND POB- (200.30 AC - 8,725,068 SF) (OR 2658-2617: 2035-1421)

Current Values

Just/Market Value: \$1,509,043
Assessed Value: \$55,083
Exemptions: \$0
Taxable Value: \$55,083

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 200.3
Land Size (SF): 8,725,068

STATEMENT OF OWNERSHIP AND CONTROL

The land which is the subject of this application is 100% owned and controlled by Willow Lakes, LLC (see Special Warranty Deed included in this submittal). Attached hereto is a copy of the printout from the Florida Secretary of State (Sunbiz) and the Articles of Organization of Willow Lakes, LLC, showing that it is a manager-managed limited liability company, and the current Managers are Roland G. Labonte and Chad Labonte.

The character and intended use of the project are described in detail in the Project Narrative, set forth in the Planned Development Guidelines.



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
WILLOW LAKES, LLC

Filing Information

Document Number L03000007328
FEI/EIN Number 54-2099867
Date Filed 02/27/2003
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 10/30/2019
Event Effective Date NONE

Principal Address

c/o DEI Property Management LLC
 433 South Main Street
 218
 West Hartford, CT 06110

Changed: 02/15/2016

Mailing Address

c/o DEI Property Management LLC
 433 South Main Street
 218
 West Hartford, CT 06110

Changed: 02/15/2016

Registered Agent Name & Address

LABONTE, Roland G
 376 Eagle Drive
 Jupiter, FL 33477

Name Changed: 02/15/2016

Address Changed: 02/15/2016

Authorized Person(s) Detail

Name & Address

Title MGR

LABONTE, ROLAND G
376 Eagle Drive
JUPITER, FL 33477

Title MGR

LABONTE, CHAD
298 S BENSON RD
FAIRFIELD, CT 06824

Annual Reports

Report Year	Filed Date
2018	01/17/2018
2019	01/29/2019
2020	01/17/2020

Document Images

<u>01/17/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/30/2019 -- LC Amendment</u>	View image in PDF format
<u>01/29/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/17/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/11/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/04/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/18/2007 -- LC Amendment</u>	View image in PDF format
<u>01/31/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/14/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2004 -- Reg. Agent Change</u>	View image in PDF format
<u>02/27/2003 -- Florida Limited Liabilites</u>	View image in PDF format

#03000065809

FILED
03 FEB 27 PM 8:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
WILLOW LAKES, LLC**

The undersigned authorized representative of a member, for the purpose of forming a limited liability company under the Florida Limited Liability Act, Florida Statutes Chapter 608 (the "Act"), hereby makes, acknowledges and files the following Articles of Organization:

ARTICLE I - NAME

The name of the limited liability company shall be WILLOW LAKES, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 433 South Main Street, Suite 300, West Hartford, CT 06110.

ARTICLE III - REGISTERED AGENT

The name of the registered agent of the Company in the State of Florida is WL Enterprises, LLC, a Florida limited liability company, and its address is 222 South U.S. Highway #1, Suite 209, Tequesta, Florida 33469.

ARTICLE IV - MANAGEMENT BY MANAGERS

The Company is to be a manager-managed limited liability company.

IN WITNESS WHEREOF, the undersigned has made, subscribed and affirmed these Articles of Organization under the penalties of perjury as the duly authorized representative of a Member of the Company at North Palm Beach, Florida, this 27th day of February, 2003.

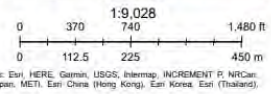

James H. Schnare II
as Authorized Representative

GENERAL LOCATION MAPS
WILLOW LAKES, LLC

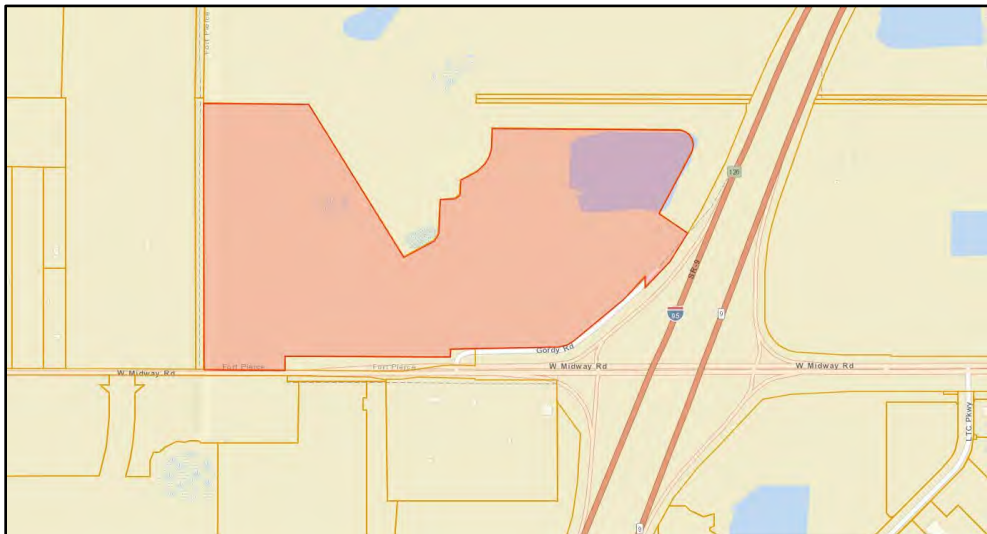
3302-212-0001-000-4



March 31, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand)



BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CAPTEC Engineering, Inc.

SITUATED IN

**SECTIONS 2 AND 3
TOWNSHIP 36 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.C.D. CANAL NO. 93 (A 70 FEET WIDE RIGHT-OF-WAY), THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FRAL EASEMENT AS RECORDED IN OR 377, PG. 2008-2078 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FRAL EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 5204.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FRAL EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FRAL EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N89°17'03"E A DISTANCE OF 146.97 FEET; THENCE N57°07'47"E A DISTANCE OF 58.71 FEET; THENCE N01°50'19"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°30'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'59"W A DISTANCE OF 674.72 FEET; THENCE S69°07'50"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 JAK; THENCE N00°04'30"E A DISTANCE OF 99.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.91 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'30"E A DISTANCE OF 335.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°45'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 30°56'46"; THENCE S87°45'47"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S00°07'50"E A DISTANCE OF 72.00 FEET; THENCE S89°59'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°07'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N89°52'26"W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.C.D. CANAL NO. 93 A DISTANCE OF 2,264.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FRAL EASEMENT AND BEING THE POINT OF BEGINNING.

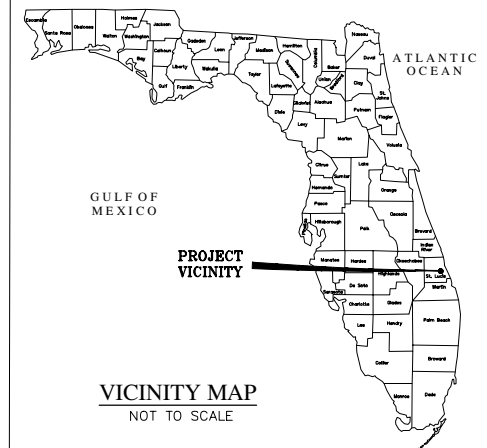
CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH:

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) Not valid without the original signature and the raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Description shown herein provided by the client and/or their agent.
- 3) The last date of field work was 11/13/2019.
- 4) Overall parcel contains 200.23 Acres, more or less.
- 5) Bearings shown herein are relative to the North line of Section 3, Township 36 South, Range 39 East, which bears S89°43'59"W and all other bearings are relative thereto.
- 6) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- 7) The property shown herein is located within areas having Flood Zone Designations of "X" as shown on Flood Rate Maps No. 12111C0170 J and 12111C0260 J effective dates February 12, 2012, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Maps for the community in which said premises is situated.
- 8) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 9) All interior improvements were located and are shown herein.
- 10) No Jurisdictional or Wetlands were determined or located as part of this survey.
- 11) Bearings and distances shown herein are the same as deed unless otherwise stated.
- 12) Additions Or Deletions To Survey Maps Or Reports By Other Than The Signing Party Or Parties Is Prohibited Without Written Consent Of The Signing Party Or Parties.
- 13) The horizontal datum for this survey is referenced to Florida State Plane, East Zone, NAD 83(2011) adjustment, as established by Florida Department Of Transportation FPRM.
- 14) The features shown herein were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for an expected horizontal accuracy of 0.10'.
- 15) Elevations shown herein are based on the National Geodetic Vertical Datum of 1929 (NGVD 29). The project benchmark used to establish said elevations is an aluminum disk stamped SLC Vertical Control "Gulfstream" having a published elevation of 21,248' relative to the NAVD 88 datum. A factor of +1.467 was used to convert this to elevation 22.72 relative to NGVD 29 datum.

Digitally signed by
Thomas P Kiernan
Date: 2020.04.02
14:33:02 -04'00'

THOMAS P. KIERNAN DATE
Professional Surveyor & Mapper
Florida Certificate No. 4199

VICINITY MAP, LOCATION MAP, GENERAL NOTES,
LEGAL DESCRIPTIONS & CERTIFICATION

COMPUTER FILE REF.	FIELD BK./PG.
19-253 Boundary	1706/54
19 Topo	

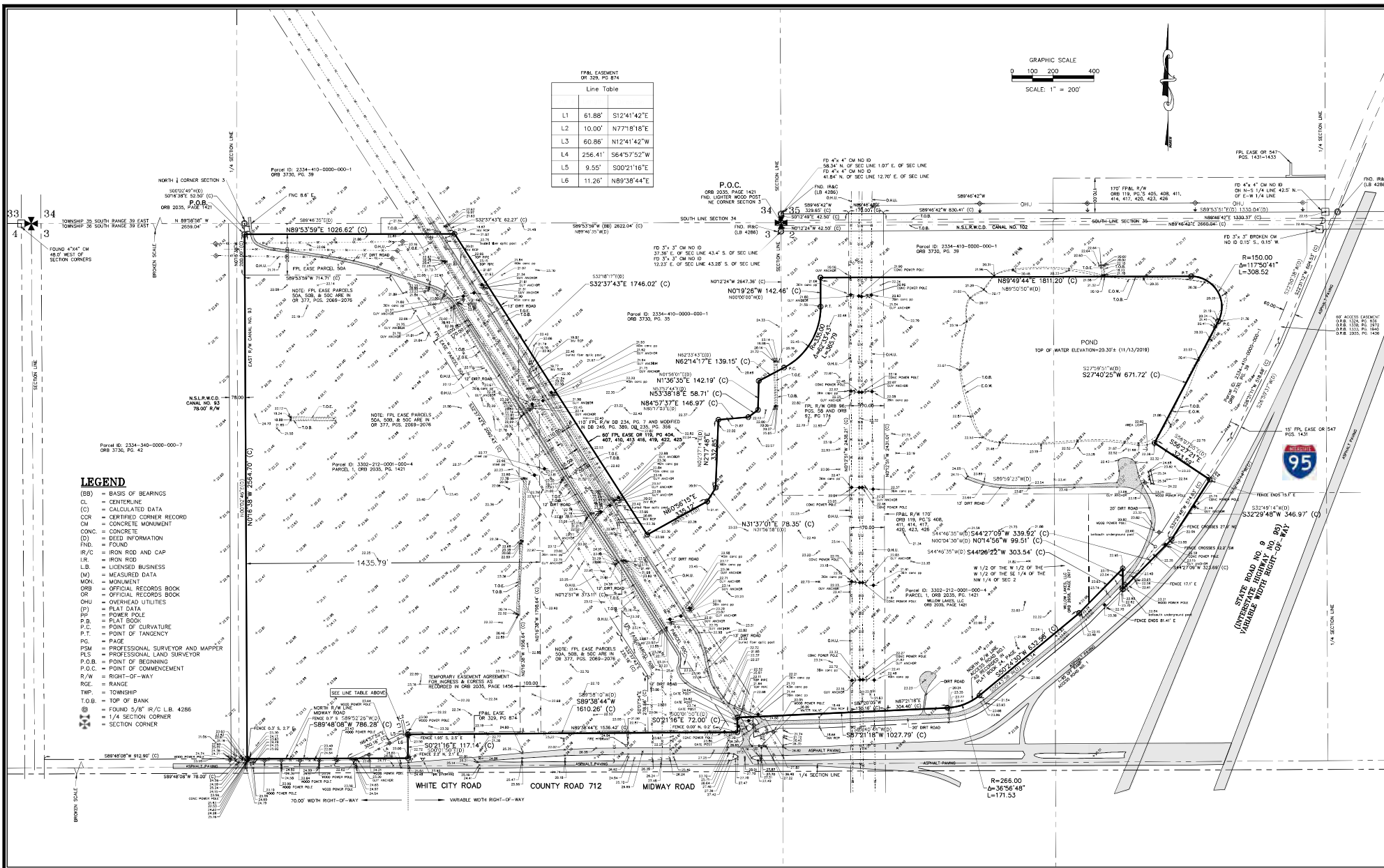
CULPEPPER & TERPENDING INC.
 6805 S.W. 112th Street • Fort Lauderdale, Florida 33308
 PHONE 772-464-0257 • FAX 772-464-9897 • WWW.CAPTEC.COM
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CAUS.	SG	11/13/19
DETAILED	BKH	12/03/19
CHECKED		
APPROVED		

Boundary & Topographic Survey
 PREPARED FOR
CAPTEC Engineering, Inc.

DATE: 12/03/2019
 HORIZ. SCALE: 1"=200'
 VERT. SCALE: N/A
 JOB No. 19-253
 SHEET 1 of 2



FRAL EASEMENT
OF 326 PG 874

Line Table	
L1	61.88' S12°41'42"E
L2	10.00' N77°18'18"E
L3	60.86' N12°41'42"W
L4	256.41' S64°57'52"W
L5	9.55' S00°21'16"E
L6	11.26' N89°38'44"E

LEGEND

- (BS) = BASIS OF BEARINGS
- CL = CENTERLINE
- (C) = CALCULATED DATA
- CCR = CERTIFIED CORNER RECORD
- CM = CONCRETE MONUMENT
- CONC. = CONCRETE
- (D) = DEED INFORMATION
- FND. = FOUND
- IR/C = IRON ROD AND CAP
- IR = IRON ROD
- L.B. = LICENSED BUSINESS
- (M) = MEASURED DATA
- MON. = MONUMENT
- OR = OFFICIAL RECORDS BOOK
- OR = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- PF = POWER POLE
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PG. = PAGE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- RGE. = RANGE
- TWP. = TOWNSHIP
- T.O.B. = TOP OF BANK
- FOUND 5/8" IR/C L.B. 4286
- 1/4 SECTION CORNER
- SECTION CORNER

GRAPHICS

COMPUTER FILE REF.	FIELD Bk./PG.
19-253 Boundary	1706/54
R Topo	

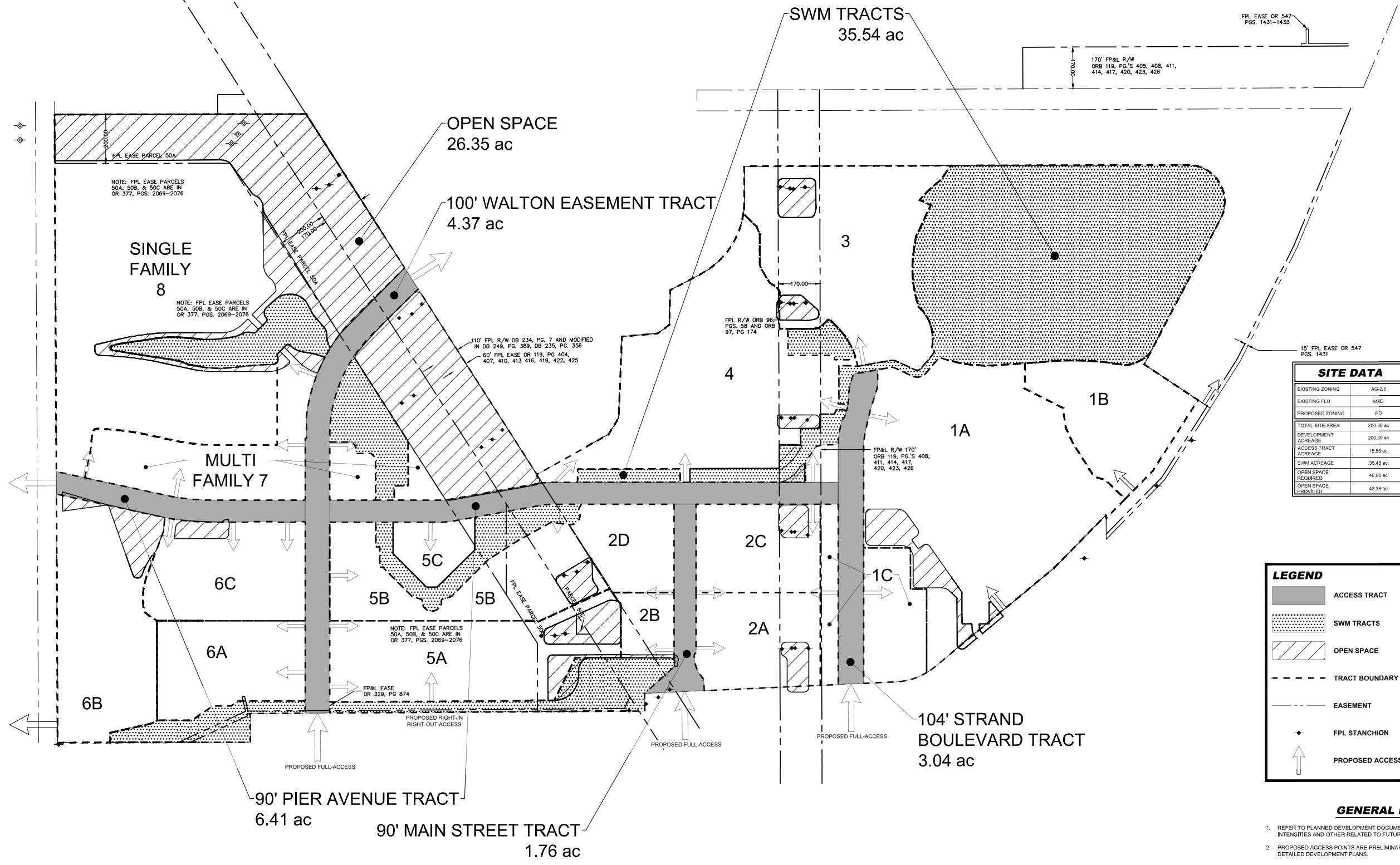


- REVISIONS -

BY	DATE

Boundary & Topographic Survey
 PREPARED FOR
CAPTEC Engineering, Inc.

DATE: 12/03/2019
HORIZ. SCALE: 1" = 200'
VERT. SCALE: N/A
JOB No. 19-253
SHEET 2 of 2



FPL EASE OR 547
PGS. 1431-1433

170' FPA&L R/W
ORB 119, PG'S 405, 408, 411,
414, 417, 420, 423, 426

OPEN SPACE
26.35 ac

100' WALTON EASEMENT TRACT
4.37 ac

SINGLE FAMILY
8

NOTE: FPL EASE PARCELS
50A, 50B, & 50C ARE IN
OR 377, PGS. 2069-2076

NOTE: FPL EASE PARCELS
50A, 50B, & 50C ARE IN
OR 377, PGS. 2069-2076

110' FPL R/W DB 234, PG. 7 AND MODIFIED
IN DB 240, PG. 389, DB 235, PG. 356

60' FPL EASE OR 119, PG 404,
407, 410, 413 416, 419, 422, 425

MULTI FAMILY 7

6C

6A

6B

5C

5B

5A

2D

2C

2B

2A

90' PIER AVENUE TRACT
6.41 ac

90' MAIN STREET TRACT
1.76 ac

3

4

1A

1B

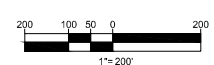
1C

104' STRAND BOULEVARD TRACT
3.04 ac

SITE DATA	
EXISTING ZONING	AG-2.5
EXISTING FLU	MXD
PROPOSED ZONING	PD
TOTAL SITE AREA	200.30 ac
DEVELOPMENT ACREAGE	200.30 ac
ACCESS TRACT ACREAGE	15.58 ac
SWM ACREAGE	35.45 ac
OPEN SPACE REQUIRED	40.60 ac
OPEN SPACE PROVIDED	43.36 ac

LEGEND	
	ACCESS TRACT
	SWM TRACTS
	OPEN SPACE
	TRACT BOUNDARY
	EASEMENT
	FPL STANCHION
	PROPOSED ACCESS POINT

- GENERAL NOTES**
- REFER TO PLANNED DEVELOPMENT DOCUMENTS FOR PERMITTED USES AND INTENSITIES AND OTHER RELATED TO FUTURE DEVELOPMENT WITHIN TRACTS.
 - PROPOSED ACCESS POINTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON DETAILED DEVELOPMENT PLANS.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CT191015
DRAWN BY: BTJ
CHECKED BY: GPF
DATE: 03/23/20
CAD I.D.: CT191015-CVL_0

PLANNED DEVELOPMENT PLAN DOCUMENTS

FOR
WILLOW LAKES, LLC

PROPOSED DEVELOPMENT
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
MAP ID: 33/02N

BOHLER
16 OLD FORGE ROAD, SUITE A
ROCKY HILL, CT 06067
Phone: (860) 333-8900
Fax: (508) 490-9080
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
www.BohlerEngineering.com

G.P. FITZGERALD

PROFESSIONAL ENGINEER

SHEET TITLE:
PLANNED DEVELOPMENT SITE PLAN

SHEET NUMBER:
PD-01

ORG. DATE - 03/23/20

P:\PROJECTS\1015\DRAWINGS\EXHIBITS\ROAD TRACT PLAN\CT191015-CVL_0-TRACT PLAN--LAYOUT-PD-01-PD PLAN

LANDSCAPING PLAN - N/A

WILLOW LAKES, LLC
PROJECT No. 1888

**CONCEPTUAL STORMWATER
MASTER PLAN**



PREPARED FOR:

CITY OF FORT PIERCE

PREPARED BY:



Civil Engineering Professionals

Engineering Business # EB-0007657

Joseph W. Capra, P.E.
Florida P.E. License # 37638

CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994
(772) 692-4344

April 2, 2020





WILLOW LAKES, LLC
FORT PIERCE, FLORIDA



CONCEPTUAL STORMWATER MASTER PLAN

The purpose of this Report is to present the Conceptual Stormwater Master Plan design for the proposed ~200.30-acre project. The site is located on the northwest corner of the intersection of Midway Road (CR 712) and Interstate 95 in Sections 2 & 3, Township 36 South, Range 39 East, in the St Lucie County, Florida. The latitude of the project site is 27° 22' 36" North and the longitude is 80° 25' 00" West.

This Report is prepared to support the rezoning of the project site to the Planned Development (PD) zoning. The project will consist of residential, commercial, retail, restaurant, office, hotel, entertainment, and recreational uses, and will include buildings, recreational facilities, roadway, parking, walkways, preserve areas, and associated stormwater management, drainage, paving, grading, and utility improvements in accordance with Ft. Pierce land development regulations.

SECTION I: PRE – DEVELOPMENT CONDITIONS

The site is undeveloped and was previously used for cattle and agriculture; and contains existing drainage ditches, drainage canals, wetlands and natural vegetation. The site contains a large ~ 35.54-acre lake adjacent to Interstate I-95 that was excavated as a soil borrow area. The drainage ditches generally drain the site from the west to east and the site ranges in elevation from approximately 21 ft NAVD (in portions of the ditches) to approximately 24 ft NAVD (in the ridge areas). The average elevation of the site is predominately 22 ft NAVD. The on-site wetlands outfall through the site via the existing drainage ditches.

The project site is located in the North St. Lucie River Water Control District (NSLRWCD). Two (2) NSLRWCD Canals drain the site: Canal No. 93 borders the western boundary; and Canal 102 borders the northeast boundary.

The site was previously permitted with the Walton property to the north as The Provinces under SFWMD Conceptual Environmental Resource Permit (ERP) No. 56-02538-P. This permit provided for discharge into the NSLRWCD Canals noted above. The allowable discharge into NSLRWCD Canals is the volumetric equivalent of 2 inches per acre per day for the 10-year 3-day storm event. Please refer to the Conceptual Stormwater Master Plan (**Exhibit 1**) showing the discharge rate calculation and direction of flow for the project site.

SECTION II: POST – DEVELOPMENT CONDITIONS

Exhibit 1 depicts the proposed Stormwater Management (SWM) System layout which includes multiple wet detention ponds, canals, and lakes that will outfall into the existing lake adjacent to Interstate I-95. The conceptual SWM System plan design depicts the proposed basin boundaries, flow directions, and control elevation of the existing lake, and includes over 20% of the project site area for lakes, canals, and flow ways.

1. All storm drainage facilities shall conform to Chapters 17 and 18 of the Fort Pierce Code of Ordinances and the “Standard Specifications” adopted by the City Commission on February 13, 1973, as amended.

2. The proposed SWM System will be designed as a Flow Way to convey stormwater drainage runoff into the existing lake. The existing lake will be modified with littoral plantings and will outfall into the NSLRWCD Canal 102.
3. The SWM Flow Way will consist of stormwater piping, canals, ponds, and lakes that will be designed to provide an earthwork fill source for the development areas, and to minimize storm sewer piping and inlets.
4. The Flow Way and existing lake system will be designed to meet NSLRWCD flow capacity requirements and may be modified as part of the SWM System.
5. The Flow Way and existing lake will provide water quality treatment, nutrient reduction, and peak discharge attenuation for the proposed development using littoral plantings and deep cell areas in accordance with South Florida Water Management District (SFWMD) and NSLRWCD regulatory criteria and design requirements, prior to outfall into NSLRWCD Canal 102.
6. The SWM System will consist of storm sewer systems and canals in the developed areas to conduct the site runoff to the wet detention lakes and Flow Way System.
7. It is important to note that the Wavegarden Cove Surf Park will not be part of the stormwater management system. The Surf Park design contains its own water treatment system that will reuse and recirculate the surf lagoon water.

SECTION III: STORMWATER MANAGEMENT DESIGN FOR THE DEVELOPED AREAS

1. The SWM System for the developed areas will consist of a combination of storm sewer systems, canals, lakes and the Flow Way System to provide required water quality treatment, detention storage, conveyance and discharge attenuation in accordance with City of Fort Pierce, NSLRWCD and SFWMD development requirements and regulatory criteria.
2. Planted Stormwater Treatment Areas (STAs), littoral zones, meandering canals, and wet detention systems will be incorporated into the SWM System as part of the required water quality treatment, storage, conveyance and discharge attention system.
3. Treated stormwater will be used to maintain recommended wetland hydro-periods for all wetland areas to remain.
4. Normal water/control elevations, design storm peak stages (10 yr/25 yr/100 yr), and allowable discharge rates and volumes for the SWM System will be determined by detailed hydraulic and hydrologic modelling, based on City of Fort Pierce, NSLRWCD and SFWMD regulatory criteria.
5. Minimum Finished Floor elevations will be set by the 100 yr/3-day peak stage, perimeter berms and canal conveyance minimum elevations will be set by the 25 yr/3-day design stage, and minimum road grades and minimum parking area elevations will be set by the 10 yr/1-day peak stage.

SECTION IV: PERMITTING

The project will require stormwater management system construction permit approvals from:

- City of Ft. Pierce
- Army Corps of Engineers (ACOE)
- NSLRWCD
- SFWMD

Several Pre-Application Meetings were held with the City, NSLRWCD, and SFWMD. The project will require multiple SFWMD Environmental Resource Permits (ERP) depending on the project phasing:

- A Conceptual SFWMD Individual ERP is required for the total site development;
- A Construction SFWMD General ERP is required for the Phase 1 project development;
- Additional SFWMD General ERPs will be required for future development phases.

An ACOE master ERP will be required for the project and SFWMD construction dewatering and irrigation water use permits will also be required for each phase of development.

END OF CONCEPTUAL SURFACE WATER MASTER PLAN

LEGEND

- C.E. = CONTROL ELEVATION
- CS = CONTROL STRUCTURE
- = DRAINAGE FLOW DIRECTION
- ▬▬▬ = BASIN BOUNDARY
- ▬▬▬ = DRAINAGE STRUCTURES AND PIPING
- ▨ = PROPOSED FLOW WAY / LAKE

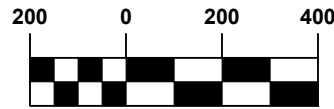
SITE DATA	
EXISTING ZONING	AG-2.5
EXISTING FLU	MXD
PROPOSED ZONING	PD
TOTAL SITE AREA	200.30 ac
DEVELOPMENT ACREAGE	200.30 ac
ACCESS TRACT ACREAGE	15.58 ac
SWMB ACREAGE	35.45 ac
OPEN SPACE REQUIRED	40.60 ac
OPEN SPACE PROVIDED	43.36 ac

Allowable Discharge

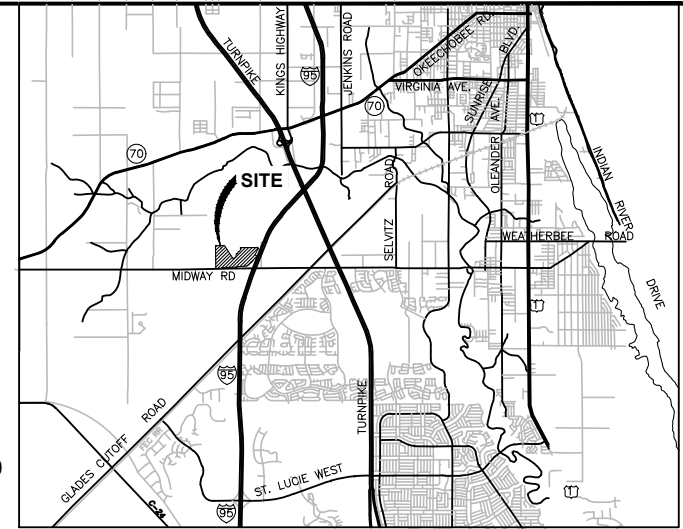
- a) Evaluation Area (A) Basin Area = **200.30 Ac.**
- b) Allowable Discharge Rate
 - 10yr. - 3 day Storm Discharge Rate¹ = **16.83 cfs**
 - 25 yr. - 3 day Storm Discharge = (16.83 cfs * 1.25) = **21.04 cfs**

1. NSLRWCD has a 2" allowable discharge restriction for the 10yr/3day storm event over 24 hours

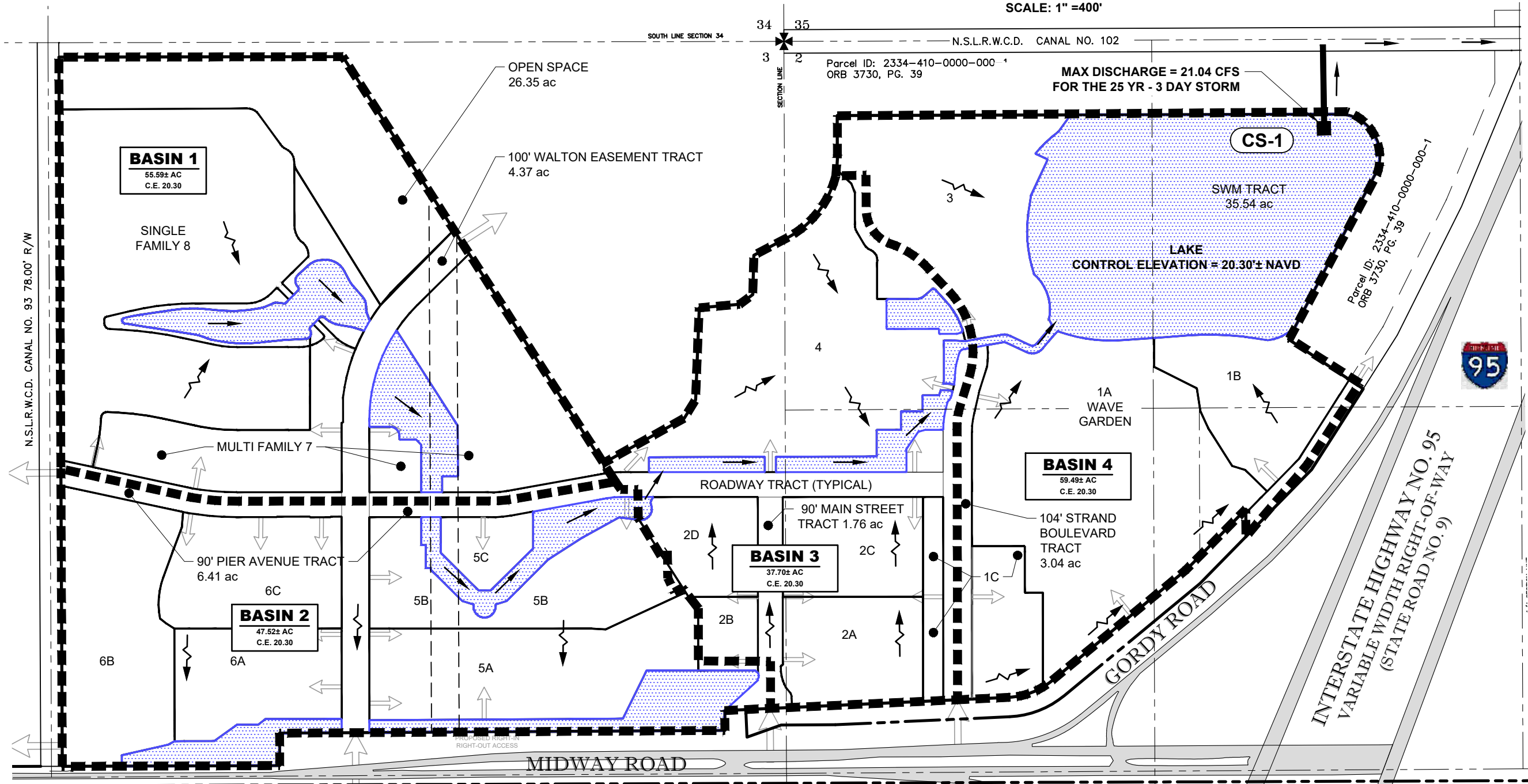
- NOTES:**
- ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
 - ALL ELEVATIONS SHOWN ARE IN N.A.V.D.



SCALE: 1" = 400'



LOCATION MAP



301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC
Engineering, Inc.
Civil Engineering Professionals
No. EB-007657

DATE:	03/27/20
DRAWN BY:	MOB
DESIGNED BY:	SPH
CHECKED BY:	JWC
PROJECT NO.:	1888
HORIZ. SCALE:	1" = 400'
VERT. SCALE:	N/A
CADD FILE:	

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION

1
0

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY.

WILLOW LAKES, LLC
CITY OF FT. PIERCE, FLORIDA
CONCEPTUAL STORMWATER MASTER PLAN

JOSEPH W. CAPRA
361 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

EXHIBIT 1

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



ENVIRONMENTAL ASSESSMENT

WILLOW LAKES

FORT PIERCE, FLORIDA

Prepared for:

Willow Lakes, LLC

Prepared by:

EW Consultants, Inc.

March 2020

© 2020 EW Consultants, Inc.

I. INTRODUCTION –

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on the property referred to as the Willow Lakes site. The project site, as shown on Figure 1, in Appendix A is \pm 200.3 acres and is located at the northwest corner of I-95 and Midway Road (S.R. 709). The property lies within Sections 2 & 3, Township 36 South, Range 39 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north and west by undeveloped lands, to the east by undeveloped land and the Gordy Road, and to the south by Midway Road (please refer to Figure 3, Aerial Photograph, in Appendix A for existing surrounding conditions). The property is undeveloped and is comprised of a combination of open and wooded pastures, areas dominated by exotic vegetation, man-made surface waters, and freshwater wetlands. Electrical transmission lines are present on the site, as well; one set in a south-to-north orientation and one in a southeast-to-northwest orientation. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES -

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based soils and open water throughout the project site.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetation community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property.

There are several different FLUCFCS classifications present on the site based on fieldwork conducted by EW Consultants, Inc. in February, 2020. They include Improved Pastures (211); Woodland Pastures (213); Pine Flatwoods (411); Brazilian Pepper (422); Reservoirs larger than 10 acres but less than 100 acres (533); and Freshwater Marshes (641). The Electrical Transmission Lines on-site (832) contain Improved Pasture (211), Woodland Pasture (213), and Freshwater Marsh (641) within their alignments. A graphic of the observed land cover types is included as Figure 4 in Appendix A of this report. The land cover types on the property are described as follows:

211 Improved Pastures

This is a sub-category of the FLUCFCS Agriculture classification and includes areas that contain a sparse tree canopy or no tree canopy at all. Dominant vegetation includes a variety of non-native grass species that have been introduced to the property as forage for livestock as well as naturally-occurring ruderal grasses and weeds. These species are typical of pasture lands in the region and includes, but is not limited to, smut grass, Bahia grass, torpedo grass, Caesar-weed, beggars ticks, and ragweed. Native canopy trees that are present within this land cover type include slash pine, cabbage palm, laurel oak, and live oak. Other native species were also observed in areas where native trees occur and include saw palmetto, gallberry, grape vine, smilax vine, poison ivy, and swamp fern.

213 Woodland Pastures

This classification and includes areas where woodlands are used for cattle grazing. While the vegetative understory layer has been cleared, native canopy trees remain and native grasses have partially regenerated. For the 213 areas on the subject site, the tree canopy is dominated by slash pine (*Pinus elliottii*), and can be found generally within the far western and far eastern edges of the site (small patches occur in the south-central portion of the site), typically surrounded by improved pasture. These areas have been impacted by years of cattle grazing activities. Slash pine and various broomsedge and bluestem grasses are the dominant plants species within this land cover category.

411 Pine Flatwoods

This is a sub-category of the FLUCFCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pine (*Pinus elliottii*). The soil is typically poorly to moderately well-drained with occasional organic layers associated with the sandy layers. The native areas of pine flatwoods are generally found in the north-central portion of the site. While most of this habitat appears to be in good ecological condition, lack of regular land management activities such as burning and roller-chopping have allowed the understory plants to dominate thus restricting native grasses from spreading. Slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*), and gallberry (*Ilex glabra*) are the dominant plants species within this land cover category.

422 Brazilian Pepper

These areas on-site are dominated by the exotic Brazilian pepper tree. This tree tends to dominate a landscape once present, shading out the forest floor and prohibiting desirable native species from establishing. Therefore, these areas provide very little wildlife habitat potential.

533 Reservoirs Larger Than 10 Acres/Less Than 100 Acres

A man-made reservoir exists within the northeastern portion of the site just west of I-95/Gordy Road. It is generally rectangular in shape, and its banks consist of cattails, Carolina willow, primrose willow, torpedo grass, and other weedy species.

641 Freshwater Marshes

This is a sub-category of the FLUCFCS wetlands classification and includes long-hydroperiod aquatic vegetation generally associated with depressional wetlands. These wetlands may contain water throughout the year, or go completely dry during prolonged drought periods. Such habitats provide a variety of wildlife with foraging and nesting opportunities. The marsh wetlands occur throughout the site within the pasture areas (both improved and woodland), and are generally in poor to fair ecological condition due to the historic agricultural use of the site as well as the routine maintenance of the powerline easements. The vegetation in these marshes predominantly includes the following species: chestnut sedge (*Fimbristylis spadicea*), seedbox (*Ludwigia alternifolia*), St. John's wort (*Hypericum brachyphyllum*), pickerelweed (*Pontederia cordata*), bladderwort (*Utricularia* spp.), maidencane (*Panicum hemitomon*), Tracy's beakrush (*Rhynchospora tracyi*), spatterdock (*Nuphar* spp.), corkwood (*Stillingia aquatica*), and duck potato (*Sagittaria graminea*).

832 Electrical Transmission Lines

There are two sets of electrical transmission lines that are present within the project site; one aligned south-to-north within the eastern portion of the property and one aligned southeast-to-northwest located in the central and northwest portions of the project site. The land cover underneath the powerlines (and therefore within the easements of the powerlines) include Improved Pasture (211), woodland pasture (213), and Freshwater Marsh (641) as described above.

V. LISTED SPECIES DISCUSSION –

Because of the various types of land cover found on the property, the project site provides potential foraging and nesting habitat for a variety of state and federally listed wildlife species. In particular, the on-site water resources (wetlands and reservoir) could provide habitat for several listed species, including a myriad of wading birds such as wood stork, roseate spoonbill, sandhill cranes, as well as various ibis and herons. Protected avian species observed foraging on-site at the time of the site visits included the state threatened sandhill crane.

Listed species which may nest or forage within upland habitats on-site include the federally and state endangered red-cockaded woodpecker and the federally and state threatened crested caracara. The likely presence of the woodpecker is minimal due to its habitat preference for old longleaf pine trees with soft cores, which is lacking on-site. Caracara prefer open pasture with scattered and isolated cabbage palms, which does exist on the project site. However, recent caracara surveys performed on adjacent sites along Midway Road just west of I-95 revealed no nesting pairs in the area.

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

Upland areas, in particular the pine flatwoods and woodland pastures, serve as potential burrowing and foraging habitat for the state threatened gopher tortoise. During the recent site visits, several potentially occupied burrows of this species were observed within the project site's upland areas. A systematic gopher tortoise survey will be required within the entire development footprint's upland area of the site prior to new construction activities, and tortoises will have to be relocated to a state-approved receiver site per Florida Fish & Wildlife Conservation Commission (FFWCC) guidelines.

A search of the FFWCC water bird colonies database is shown on Figure 5 in Appendix A. The data reveal that numerous colonies within 20 miles of the project site have been documented, mainly along major waterways and wetland systems in the region. Since the foraging range of a wood stork is generally recognized as 18.6 miles from its colony, the project site is located within a wood stork foraging area. Therefore, aquatic features within the boundaries of the project site may be used as foraging areas by the wood stork as well as other wading birds.

Although the bald eagle has been removed from the Endangered Species Act list, it remains protected under the Bald and Golden Eagle Protection Act. The subject property contains mature slash pines that could provide potential nesting opportunities for bald eagles and is located within a few miles of major foraging areas, such as the St. Lucie River and Indian River Lagoon, and numerous regional and local waterways and lakes. Bald eagles have recently been observed in-flight in the immediate area. However, no bald eagle nests were observed on-site during the 2020 site visits. The closest recorded nests are located to the southwest (SL009) along S.R. 609 and northeast (SL006) along just east of I-95 at 10-Mile Creek. A map showing Florida Fish and Wildlife Conservation Commission documented bald eagle nests is attached as Figure 6 in Appendix A.

Non-listed species observed on-site during the recent site visits include: red-shouldered hawk, mourning dove, blue jay, mocking bird, gray cat-bird, pileated woodpecker, raccoon, wild turkey, feral hogs (tracks and scat), white-tailed deer (tracks), coyote (scat), among others.

APPENDIX A

Figure 1 – Location Map

Figure 2 – USGS Quadrangle Map

Figure 3 – 2018 Aerial Photograph


Figure 4 – FLUCFCS/Land Cover Map

Figures 5 – FFWCC Wading Bird Colonies

Figure 6 – FFWCC Eagle Nest Locations



LEGEND

 - SITE (200.2+/- AC)

0 2,000 Feet



**WILLOW LAKES
LOCATION MAP**

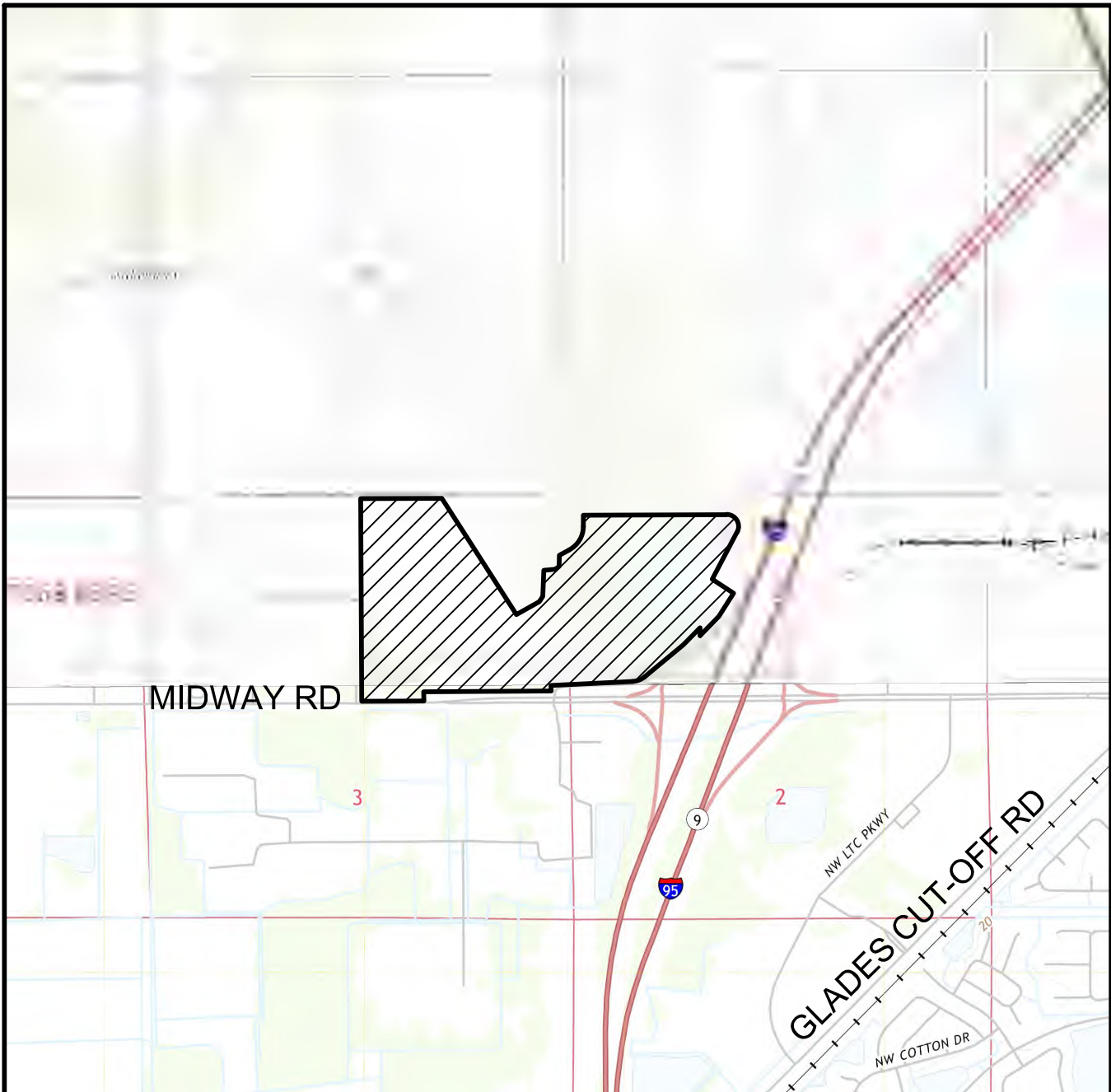


EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

MAR 2020

FIGURE

1



USGS QUAD "FORT PIERCE NW", SECTIONS 2 & 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°22'35" LONGITUDE -80°25'04"

LEGEND

 - SITE (200.2± AC)



**WILLOW LAKES
QUAD**

Willow Lakes.dwg QUAD

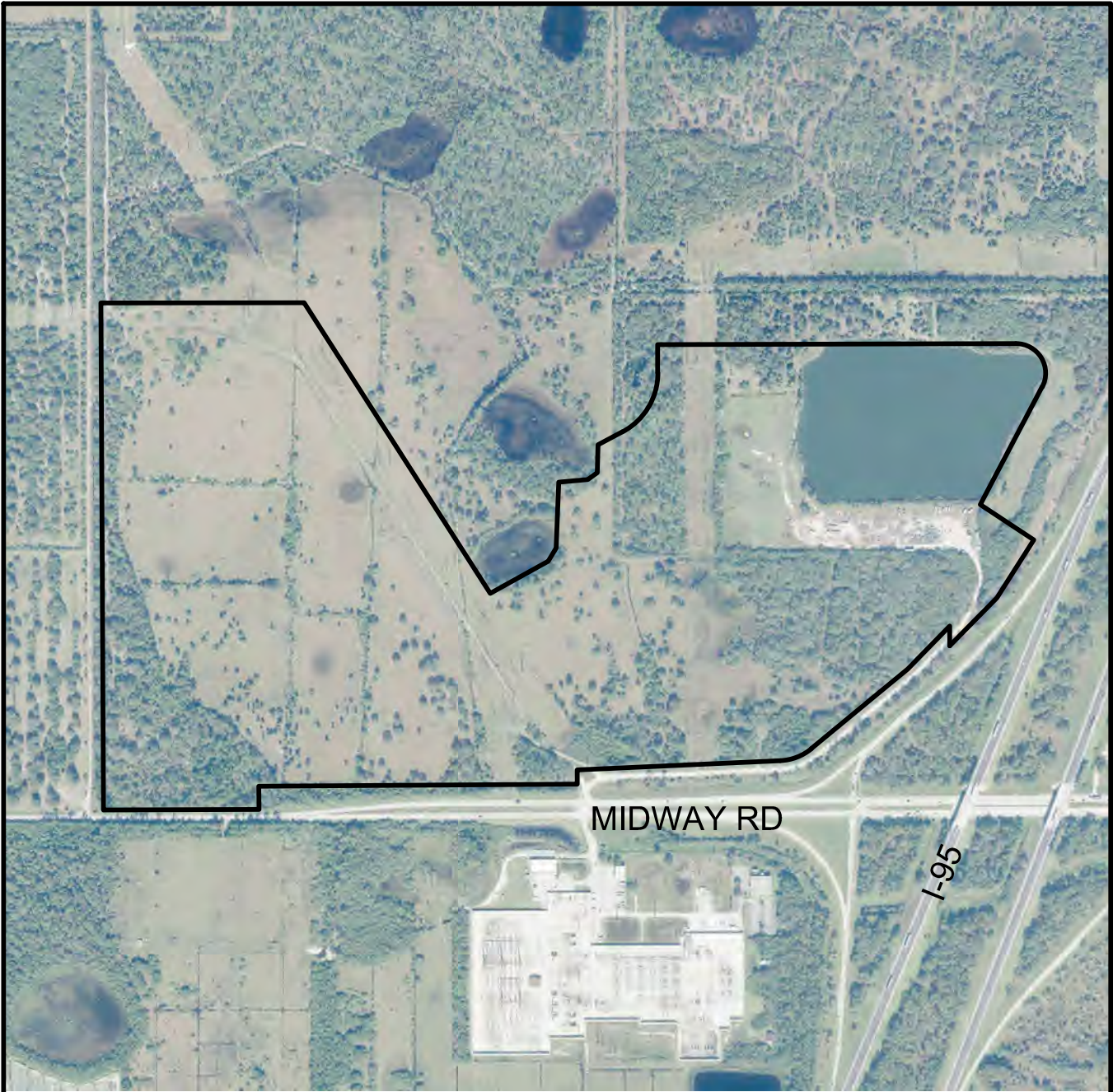


EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

MAR 2020

FIGURE

2



FDOT AERIALS DATED 2018



WILLOW LAKES AERIAL

Willow_Lakes.dwg AERIAL

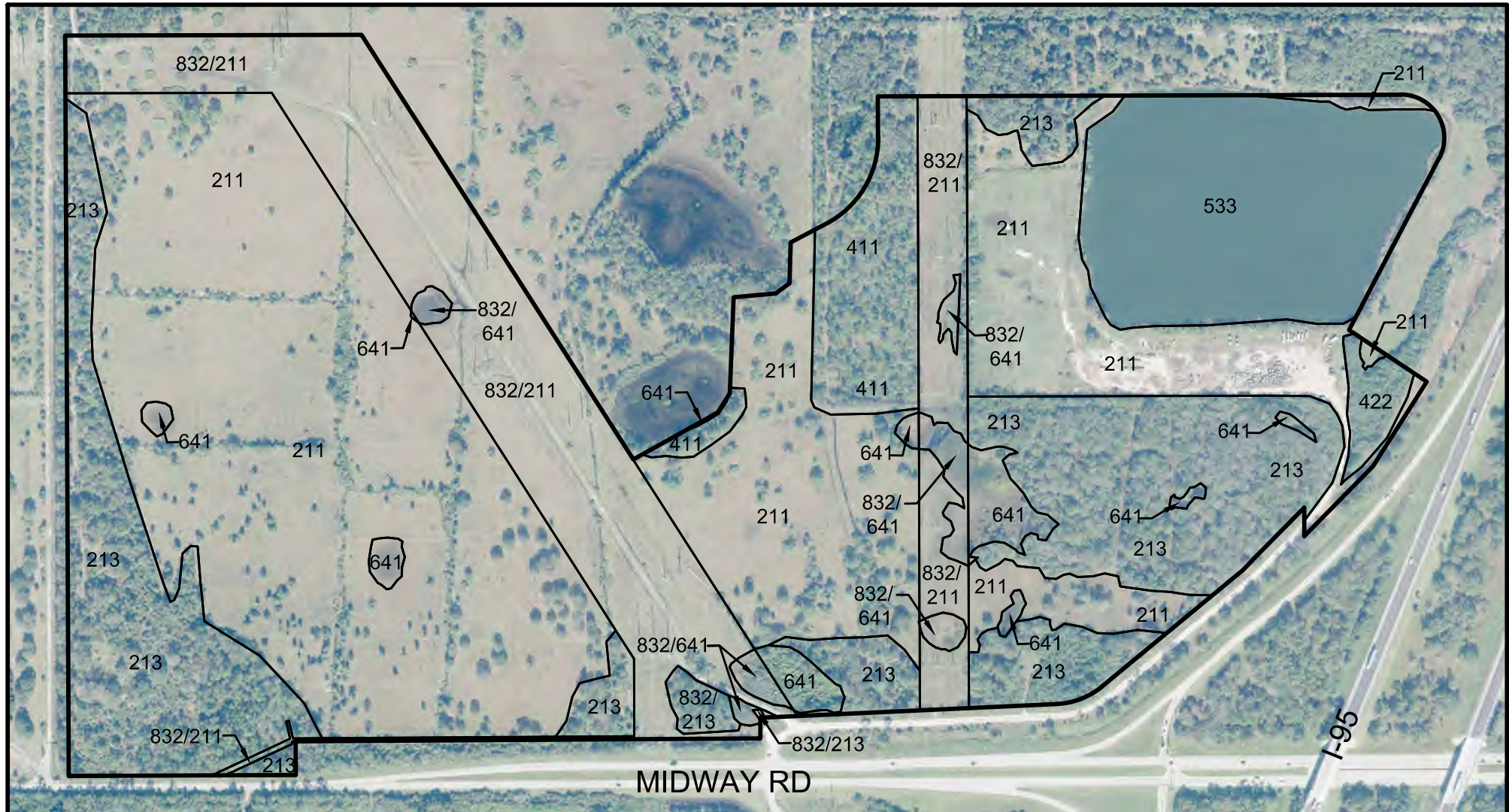


EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAR 2020

FIGURE

3



FDOT AERIALS DATED 2018

LEGEND

- 211 - IMPROVED PASTURE (91.4± AC)
- 213 - WOODLAND PASTURES (39.6± AC)
- 411 - PINE FLATWOODS (7.9± AC)
- 422 - BRAZILIAN PEPPER (1.5± AC)
- 533 - RESERVOIRS MORE THAN 10ACS (19.6± AC)
- 641 - FRESHWATER MARSHES (3.7± AC)
- 832/211 - ELECTRICAL POWER TRANSMISSION LINE/IMPROVED PASTURE (33.1± AC)
- 832/213 - ELECTRICAL POWER TRANSMISSION LINE/WOODLAND PASTURES (0.8± AC)
- 832/641 - ELECTRICAL POWER TRANSMISSION LINE/FRESHWATER MARSHES (2.6± AC)
- TOTAL SITE (200.2± AC)**

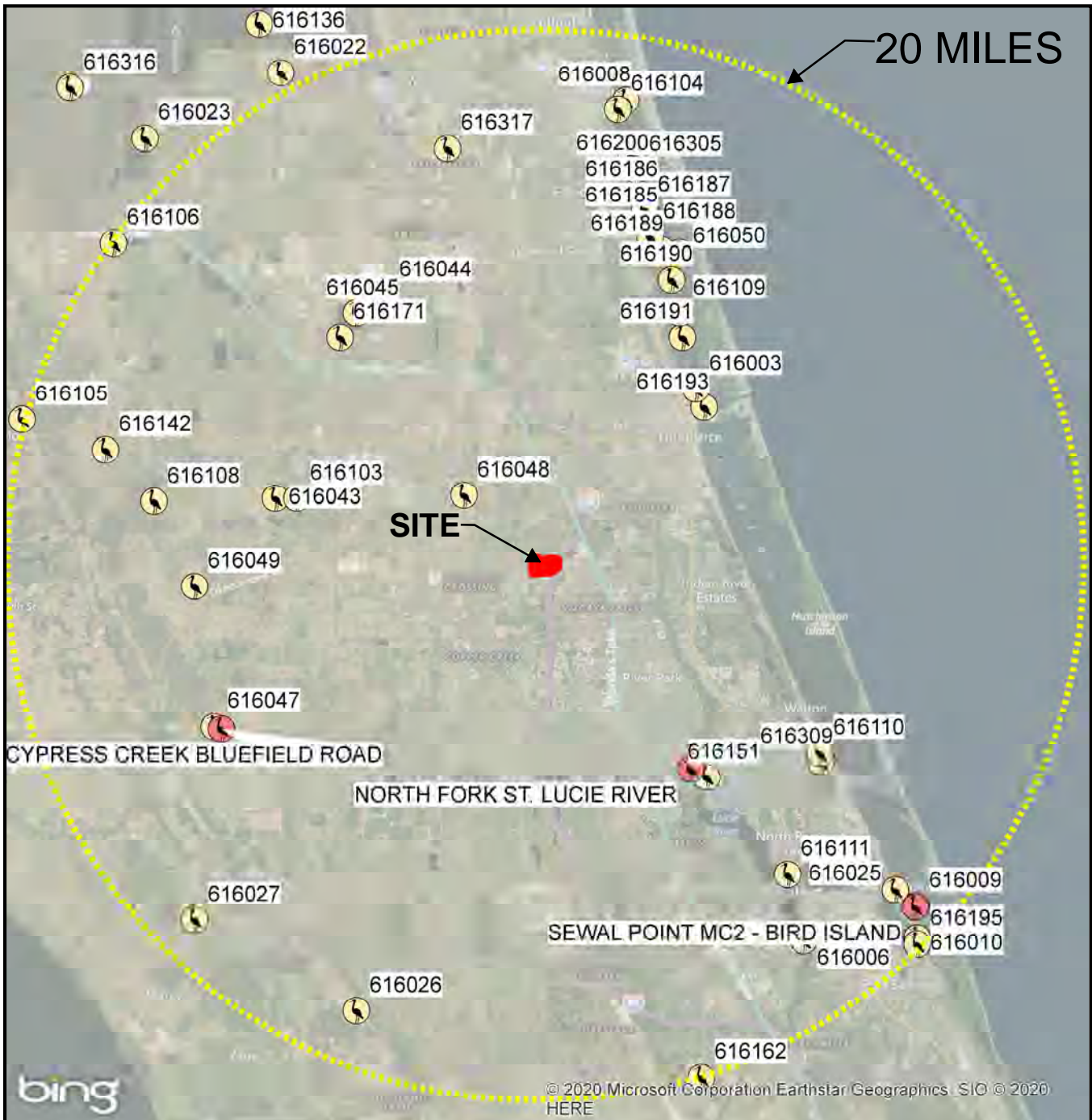


**WILLOW LAKES
FLUCCS**



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2888
WWW.EWCONSULTANTS.COM

MAR 2020
FIGURE
4



LEGEND



USFWS WOST ACTIVE COLONIES 2009-2018



FWC WADING BIRD ROOKERIES 1999

0 7 Miles



WILLOW LAKES

FFWCC WADING BIRD COLONIES DATABASE

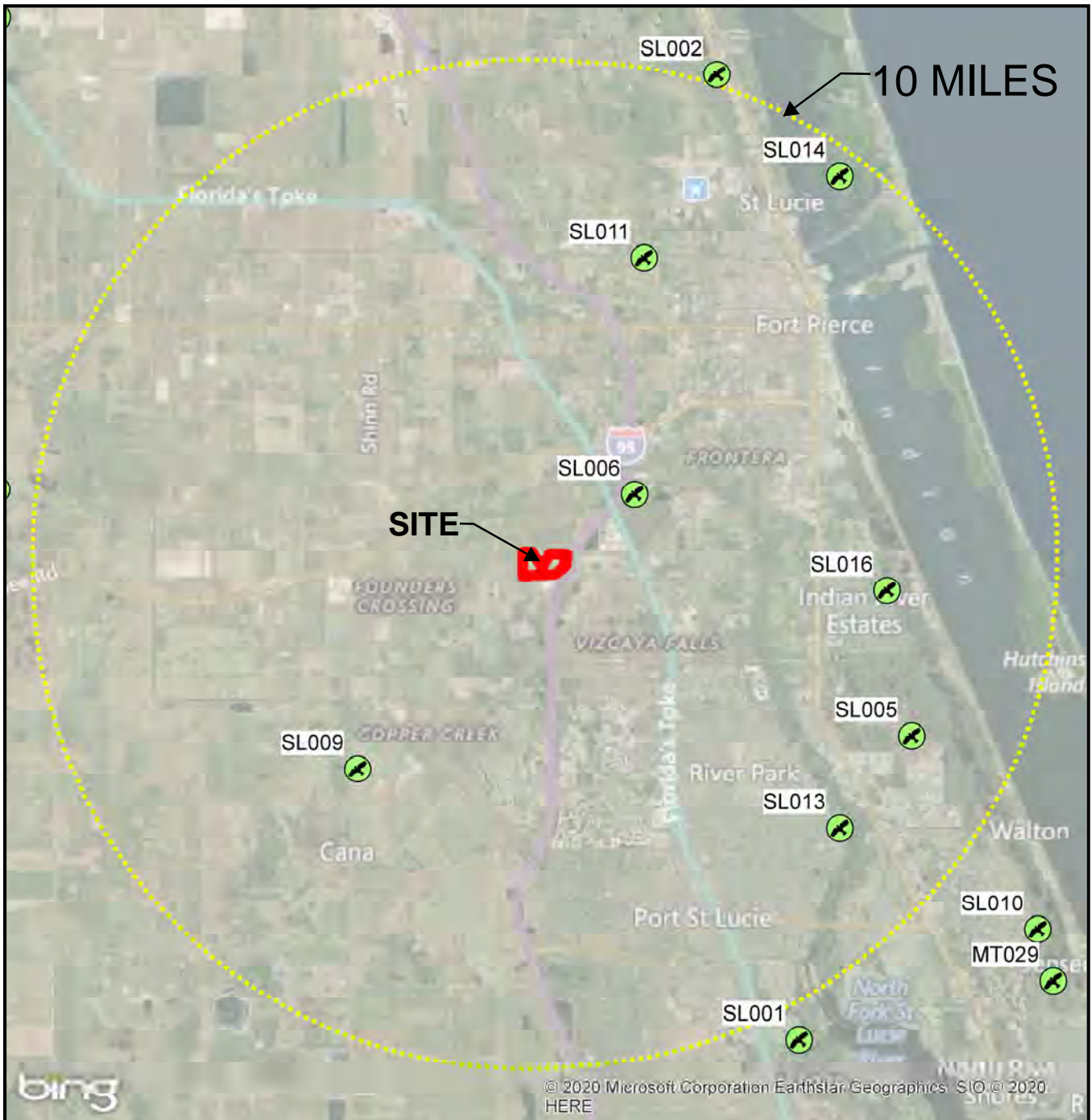


EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

MAR 2020

FIGURE

5



LEGEND

 FWC EAGLE NESTING 2016 DATA



**WILLOW LAKES
FFWCC EAGLE NESTS**



EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

MAR 2020

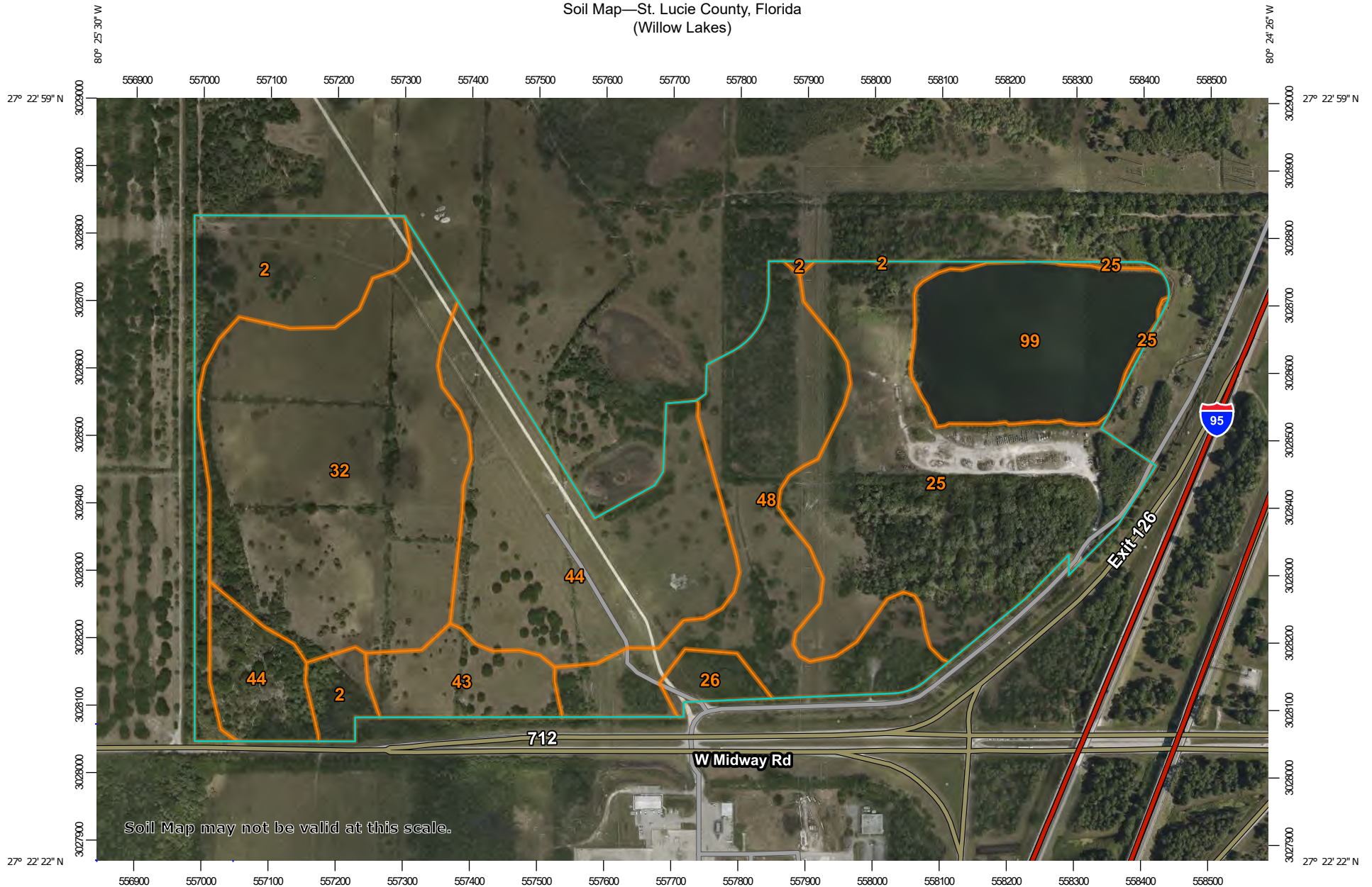
FIGURE

6

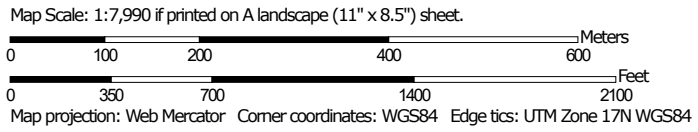
APPENDIX B

USDA/NRCS Soils Report

Soil Map—St. Lucie County, Florida
(Willow Lakes)




Soil Map may not be valid at this scale.





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: St. Lucie County, Florida

Survey Area Data: Version 13, Feb 3, 2020

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

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farnton sands	17.6	8.8%
25	Nettles and Oldsmar sands	41.7	20.8%
26	Oldsmar sand, depressional	2.4	1.2%
32	Pineda sand, 0 to 2 percent slopes	45.6	22.8%
43	Susanna and Wauchula sands	7.2	3.6%
44	Tantile and Pomona sands	37.6	18.8%
48	Wabasso sand, 0 to 2 percent slopes	29.0	14.5%
99	Water	19.2	9.6%
Totals for Area of Interest		200.2	100.0%

**BEACH/DUNE SYSTEM PROTECTION
PLAN - N/A**

LIGHTING PLAN - N/A

DESIGN REVIEW SUBMITTALS - N/A

TRAFFIC IMPACT REPORT - PENDING



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant/Walton	MXD	PD
South	Vacant/LTC Ranch, FPL	CG/CH/ROI/CS (City of PSL) MXD and T/U (SL County)	TBD (City of PSL approved DRI) & PUD
East	Tropicana Mfg.	INST/IND	IL
West	Vacant/Walton	MXD	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	Agriculture - 2.5 (AG2.5)	80 du's/1,306,800 s.f. (4,356,000 s.f. aquaculture)	200.3	X
**Proposed	MXD	Planned Development (PD)	1,000 du's / 675,000 s.f. / 700 hotel rooms	200.3	N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	888.7 ac.	936.54	+47.84
Urban District	5 acres per 1,000 people	222.18 ac.	234.14	+11.96
Community	2.5 acres per 1,000 people	111.09 ac.	117.07	+5.98
Neighborhood	1.36 acres per 1,000 people	60.43 ac.	63.68	+3.25

D. Public Schools (Residential Classifications Only):			CURRENT	PROPOSED
Single Family: (du x 0.405 = students/70% K-8/30% High)			Single Family (SF) = 80du	Single Family (SF) = 300du
Multi-family: (du x 0.207 = students/70% K-8/30% High)			Multi-family (MF) = N/A	Multi-family (MF) = 700du
			K-8	High
School Name			Samuel Gaines Academy	Fort Pierce Central
City			Fort Pierce	Fort Pierce
Distance			5 miles	5 miles
Current Zoning/FLU	Enrollment		80du x 0.405 = students x 0.7 = 23	80du x 0.405 = students x 0.3 = 10
**Proposed Zoning/FLU	Enrollment		SF = 300du x 0.405 = students x 0.7 = 85 MF = 700du x 0.207 = students x 0.7 = 101	SF = 300du x 0.405 = students x 0.3 = 36 MF = 700du x 0.207 = students x 0.3 = 44
**Change in Demand			+163	+70

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	80 units = 11 yards (8 yards/60 units = 0.133 yards x 80 units = 11 yards)
**Proposed Zoning/FLU	1000 units = 133 yards (8 yards/60 units = 0.133 yards x 1000 units = 133 yards)
*Change in Demand	+122 yards

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

Impact	See Exhibit 1 to Conceptual Stormwater Master Plan addressing allowable discharge
---------------	--

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form		PENDING TRANSPORTATION IMPACT REPORT
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
**Proposed Zoning/FLU		
*Change in Demand	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	8	150			
Single-family, attached	8	150			
Multi-family	7	700			
Other (specify)					

NON-RESIDENTIAL DATA See Table 1.1 in the Planned Development Guidelines					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

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

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

A. POTABLE WATER

Current Zoning:

$$\begin{array}{rcl} 80 \text{ du} \times 2.6 \times 100 \text{ gpd} & = & 20,800 \text{ gpd} \\ \underline{4,356,000 \times 0.125} & = & \underline{544,500 \text{ gpd}} \\ & & 565,300 \text{ gpd} \end{array}$$

Proposed Zoning:

$$\begin{array}{rcl} 1000 \text{ du} \times 2.6 \times 100 \text{ gpd} & = & 260,000 \text{ gpd} \\ 675,000^* \text{ s.f.} \times 0.125 & = & 84,375 \text{ gpd} \\ 700 \text{ hotel rooms} \times 100^{**} \text{ gpd} & = & \underline{70,000 \text{ gpd}} \\ & & 414,375 \text{ gpd} \end{array}$$

Change in Demand: -150,925 gpd

*650,000 s.f. + 25,000 s.f. for Surf Pool and Outdoor Entertainment ancillary facilities

** Florida Administrative Code Section 64E-6.008 Table #1

B. WASTEWATER

Current Zoning:

$$\begin{array}{rcl} 80 \text{ du} \times 2.6 \times 100 \text{ gpd} & = & 20,800 \text{ gpd} \\ 4,356,000 \times 0.1 & = & \underline{435,600 \text{ gpd}} \\ & & 456,400 \text{ gpd} \end{array}$$

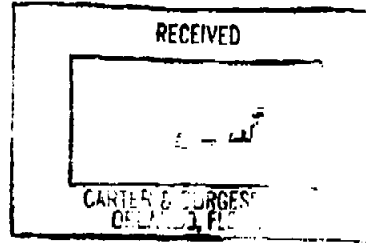
Proposed Zoning:

$$\begin{array}{rcl} 1000 \text{ du} \times 2.6 \times 100 \text{ gpd} & = & 260,000 \text{ gpd} \\ 675,000^* \text{ s.f.} \times 0.1 & = & 67,500 \text{ gpd} \\ 700 \text{ hotel rooms} \times 100^{**} \text{ gpd} & = & \underline{70,000 \text{ gpd}} \\ & & 397,500 \text{ gpd} \end{array}$$

Change in Demand: -58,900 gpd

*650,000 s.f. + 25,000 s.f. for Surf Pool and Outdoor Entertainment ancillary facilities

** Florida Administrative Code Section 64E-6.008 Table #1



FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
 Secretary of State
 DIVISION OF HISTORICAL RESOURCES

April 19, 2006

Mr. Rob Robbins
 South Florida Water Management District
 P.O. Box 24680
 West Palm Beach, Florida 33416-4680

Re: DHR No. 2006-2552B / Received by DHR: March 31, 2006
 Application No.: 060323-13
 Applicant: Midway Properties, LLC, Willow Lakes, LLC, & Res River, LLC
 Project: Provinces
 St. Lucie County

Dear Mr. Robbins:

Our office received and reviewed the referenced project in accordance with Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places* (NRHP), or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist state and federal agencies when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

Our review of the Florida Master Site File indicates that no significant archaeological or historical resources are recorded within the project area. This office is rescinding its previous letter dated April 11, 2006 and is no longer requesting a survey be conducted. It was brought to our attention, by Kim Mayer of Carter & Burgess, Inc., that the area has been subjected to a professional cultural resource assessment survey. Furthermore, due to the location and/or nature of the project it is unlikely that any such site will be affected.

If there are any questions concerning our comments or recommendations, please contact Scott Sorset, Historic Preservationist, by phone at (850)245-6333, or by electronic mail at srsorset@dos.state.fl.us. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

Frederick P. Gaske, Director, and
 State Historic Preservation Officer

Xc: Pamela Miller, Carter and Burgess, Inc.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
 (850) 245-6300 • FAX: 245-6435

Archaeological Research
 (850) 245-6444 • FAX: 245-6452

Historic Preservation
 (850) 245-6333 • FAX: 245-6437

Historical Museums
 (850) 245-6400 • FAX: 245-6433

Palm Beach Regional Office
 (561) 279-1475 • FAX: 279-1476

St. Augustine Regional Office
 (904) 825-5045 • FAX: 825-5044

Tampa Regional Office
 (813) 272-3843 • FAX: 272-2340



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: [TBD - General Location: Lying northwesterly of the interchange of W. Midway Road and I-95 \(Section 02 and 03, Township 36S, Range 39E\)](#) _____
2. Property Tax ID(s): [3302-212-0001-000-4](#) _____
3. Total Acreage: [200.3 acres](#) _____
4. Existing Future Land Use Designation: [MXD](#) _____
5. Existing Zoning Classification: [AG 2.5](#) _____
6. Proposed Zoning Classification: [PD](#) _____
7. Other applications being submitted concurrent with this application, if any: [Development Review Application and Concurrency Capacity Analysis](#)

- 8. Describe the existing uses, improvements and structures on the amendment lands: Vacant land under cattle lease
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: Applicant intends to develop the property as a mixed-use project, as more specifically set forth in the Planned Development Guidelines submitted herewith.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant/Walton	MXD	PD
South	Vacant/LTC Ranch, FPL	CG/CH/ROI/CS (City of PSL) MXD and T/U (SL County)	TBD (City of PSL approved DRI) & PUD
East	Tropicana Mfg.	INST/IND	IL
West	Vacant/Walton	MXD	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	Agriculture - 2.5 (AG2.5)	80 du's/1,306,800 s.f. (4,356,000 s.f. aquaculture)	200.3	X
Proposed	MXD	Planned Development (PD)	1,000 du's / 675,000 s.f. / 700 hotel rooms	200.3	N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	888.7 ac.	936.54	+47.84
Urban District	5 acres per 1,000 people	222.18 ac.	234.14	+11.96
Community	2.5 acres per 1,000 people	111.09 ac.	117.07	+5.98
Neighborhood	1.36 acres per 1,000 people	60.43 ac.	63.68	+3.25

D. Public Schools (Residential Classifications Only):			CURRENT	PROPOSED
Single Family: (du x 0.405 = students/70% K-8/30% High)	Single Family (SF) = 80du	Single Family (SF) = 300du		
Multi-family: (du x 0.207 = students/70% K-8/30% High)	Multi-family (MF) = N/A	Multi-Family (MF) = 700du		
	K-8	High		
School Name	Samuel Gaines Academy	Fort Pierce Central		
City	Fort Pierce	Fort Pierce		
Distance	5 miles	5 miles		
Current Zoning Enrollment Demand	80du x 0.405 = students x 0.7 = 23	80du x 0.405 = students x 0.3 = 10		
Proposed Zoning Enrollment Demand	SF = 300du x 0.405 = students x 0.7 = 85 MF = 700du x 0.207 = students x 0.7 = 101	SF = 300du x 0.405 = students x 0.3 = 36 MF = 700 du x 0.207 = students x 0.3 = 44		
Change in Demand	+163	+70		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	80 units = 11 yards (8 yards/60 units = 0.133 yards x 80 units = 11 yards)
Proposed Zoning	1000 units = 133 yards (8 yards/60units = 0.133 yards x 1000 units = 133 yards)
Change in Demand	+122 yards

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

Impact	See Exhibit 1 to Conceptual Stormwater Master Plan addressing allowable discharge
---------------	---

III. Transportation Analysis PENDING TRANSPORTATION IMPACT REPORT

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Willow Lakes, LLC
 Mailing Address: 433 S. Main St. Ste 300
 City West Hartford State CT Zip 06110
 Phone # 561-827-5742
 E-mail: clabonte@eaglebridgecapital.com

13. Name of Applicant: Willow Lakes, LLC
 Mailing Address: 433 S. Main St. Ste 300
 City West Hartford State CT Zip 06110
 Phone # 561-827-5742 Fax # _____
 E-mail: clabonte@eaglebridgecapital.com

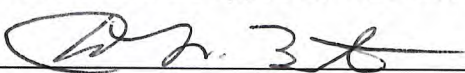
14. Name of Representative: Dean, Mead, Minton & Zwemer, Attorney W. Lee Dobbins
 Mailing Address: 1903 S. 25th Street Ste 200
 City Ft. Pierce State FL Zip 34947
 Phone # 772-464-7700 Fax # 772-464-7877
 E-mail: ldobbins@deanmead.com

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

I certify that: (Check One)

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

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


 Applicant's Signature

4/3/20
 Date

Address _____ State _____ Zip _____

Phone _____ Fax _____ E-mail Address _____

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

Willow Lakes, LLC 561-827-5742
Property Owner's Name (Please Print) Phone

433 S. Main St. Ste 300 West Hartford, CT 06110
Address State Zip

[Signature] 4/3/20
Property Owner's Signature Date

(NS) State of Connecticut
~~STATE OF FLORIDA~~
~~ST LUCIE COUNTY~~
(NS) Franklin County

The foregoing instrument was acknowledged before me this 3 day of APRIL, 2020, by Chad Dotrice / Obante who is personally known to me or has produced Driver license as ident

Signature of Notary (seal)

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



STATEMENT OF NEED AND COMPATIBILITY

The applicant proposes to develop a mixed-use urban village, including residential, retail, restaurants, and other commercial uses, with a beach community theme, anchored by a world-class surf park. There is a need for the requested zoning atlas map amendment, changing the zoning of the property from the County Agricultural 2.5 (AG 2.5) zoning to the City Planned Development (PD) zoning, in order to execute this vision. The property has retained the County's AG 2.5 zoning designation from prior to the property's 2010 annexation into the City, and this zoning is both incompatible with the City Code and with any future development of the property. The PD zoning is the appropriate zoning category for the development of a mixed use project, because the PD zoning category is "intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary . . ." (Section 22-40 of the City Code).

The proposed zoning amendment will result in an orderly and logical development pattern by insuring a well-designed and master-planned community, with uses that are compatible with each other and with the surrounding area. Furthermore, the project located adjacent to the subject property to both the north and west, and which will utilize shared access to Midway Road, is also zoned PD (The Village at Midway Planned Development). The subject property is bounded by Midway Road on the south, and on the south side of Midway Road is the west side of the LTC Ranch DRI, which is also approved for a mix of residential and commercial development. The subject property is bounded by I-95 on the east, and on the east side of I-95 is the Tropicana plant, which includes a large undeveloped parcel adjacent to I-95. The proposed Planned Development on the subject property has been designed to be compatible with these neighboring properties, and the applicant has had several meetings and conversations with the owners and developers of both The Village at Midway PD and the LTC Ranch DRI.

The proposed zoning amendment is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan. Objective 1.1 of the Future Land Use Element of the City's Comprehensive Plan states, "*The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.*" The proposed zoning change will achieve this goal by providing for the development of a master-planned residential and commercial development, with a walkable beach-town theme, anchored by a surf park, which will be a major tourist draw to the area, with the goal of providing a mix of complementary uses that feed off of that tourism.

The proposed zoning amendment is also consistent with Policy 1.1.4 of the Future Land Use Element of the City's Comprehensive Plan, which describes the purpose of the Mixed Use Development (MXD) future land use designation, as follows (in part): "*The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses.*" The proposed zoning amendment and related Planned Development Guidelines and Master Plan will achieve the goals of the MXD future land use. The proposed Planned Development is also in compliance will all of the use, density and intensity requirements for MXD as set forth in the Comprehensive Plan.

Planned Development Guidelines

For

Willow Lakes

A PROPOSED

Resort Village and Community

***W. Midway Road
Fort Pierce, Florida
St. Lucie County***

Master Developer:
WILLOW LAKES, LLC

Prepared by:

BOHLER 16 Old Forge Road, Suite A
Rocky Hill, CT 06067
(860) 333-8900 TEL.

2255 Glades Road Suite 305E
Boca Raton, FL 33431
561-571-0280

BOHLER //

March 31, 2020
#CT191015

TABLE OF CONTENTS

I. PROJECT NARRATIVE..... 2
II. LOCATION EXHIBIT 4
III. LEGAL DESCRIPTION..... 5
IV. GENERAL SITE DATA..... 7
V. PROJECT PHASING..... 8
VI. QUANTITATIVE DEVELOPMENT DATA 10
VII. DESIGN AND DEVELOPMENT GUIDELINES 12
VIII. TRAFFIC CONCURRENCY 35
IX. HEALTH AND SAFETY REGULATION FOR SURF PARK..... 36
X. ZONING ORDINANCE EXCEPTIONS..... 37

APPENDICES

APPENDIX A: PLANNED DEVELOPMENT SITE PLAN
APPENDIX B: ZONING EXHIBIT

I. PROJECT NARRATIVE

Jennifer Hofmeister, AICP, LCAM
Planning Director
City of Fort Pierce
W. Midway Road
Fort Pierce, FL 34950

Re: Proposed Resort Village and Community

Dear Mrs. Hofmeister,

Willow Lakes Resort Village and Community is envisioned as a vibrant, mixed-use urban village at the crossroads of Florida's Turnpike, Interstate 95, and the City of Fort Pierce. Situated on 200.23 acres of land lying immediately north of Midway Road and west of I-95 within the City of Fort Pierce, Willow Lakes will be an east coast destination that will bring together local residents and regional, national and international visitors in a lively, pedestrian-oriented, and healthy environment of inviting public spaces, walkable streets, and authentic neighborhoods in which to live, work, play and learn.

The vision is that of a typical beach community that celebrates outdoor activity and a healthy lifestyle. A place where residential, retail, and commercial uses will be combined to provide a critical mass of activity that will bring year-round life to the Village. Yet, this community will be one of a kind in Florida, situated not on a lone beach, but around the newest and largest world-class surf park in the country. A joy to simply relax and watch, and a thrill to experience, the Wavegarden at Willow Lakes will deliver high quality waves and authentic surfing experiences year-round for new and existing surfers of all ages, experience and ability. Beyond the Wavegarden, the Village will be comprised of several distinct neighborhoods, knit together by a network of walkable, pedestrian-oriented streets, and navigable flowways designed for maximum environmental and recreational purposes. The result will be a natural, honest and inclusive environment where memorable experiences are created daily, and where visitors, residents, and professionals have fun, keep fit and feel part of a community that shares their passion and respect for surfing, the ocean, others and our planet.

Neighborhoods are the traditional building blocks of villages, towns and cities. They provide an organic, localized sense of place, identity and community within the larger fabric of a town. Willow Lakes Resort Village and Community is conceived as a series of small, local places organized in a framework of larger neighborhood types or areas. The primary neighborhoods that make up Willow Lakes will include the Wavegarden surf resort village and hotels, the mixed-use main and village streets immediately surrounding it, a town center plaza, an entertainment retail zone, and two residential areas, accompanied by adjacent undeveloped open space/conservation area. Within the larger, primary areas will be the smaller commercial and residential places that create variety, scale, local identity, and texture. The concentration of this series of neighborhoods will facilitate shared pedestrian accessibility to the many activities and residential options, the creation of vibrant commercial areas, and the simultaneous introduction of a system of recreational flowways linking the natural spring-fed lake in the heart of the project to the neighborhoods and open space conservation areas throughout.

The street system proposed in this plan emphasizes connectivity and the importance of the streetscape as a place of value to the community. Where vehicle traffic is envisioned, parking is planned as an essential part of the project and will be encouraged on the streets, contributing to the availability of convenient parking spaces and to a sense of traffic-calming in pedestrian-oriented areas that have concentrated street-front commercial activity. Streets and parking facilities will be designed to support single-trip

visits to Willow Lakes for multiple activities. While the basic accommodation of cars is essential to the life of the project, and any similar project in Florida, Willow Lakes is fundamentally a place for people. The design of all streets and the associated public realm reflects a focus on pedestrians, accommodations for bicycles, and the enduring qualities of livable, active public spaces for human interaction.

The intent of this guideline is to provide flexible development options for the variety of uses proposed by utilizing the Planned Development Zoning District as outlined in Section 22-40 of the City of Fort Pierce Code of Ordinances. As proposed, approval of an overall Planned Development site plan and preliminary plat, along with Planned Development guidelines, will provide the foundation for future tenants to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the City, the master developer and potential tenants a clear, approved plan to provide for the most efficient and flexible development of the overall project.

Design and development parameters by lot type, including, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long-term maintenance of common areas, such as plazas, flowways, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services. If you have any questions or require additional information, please do not hesitate to contact me.

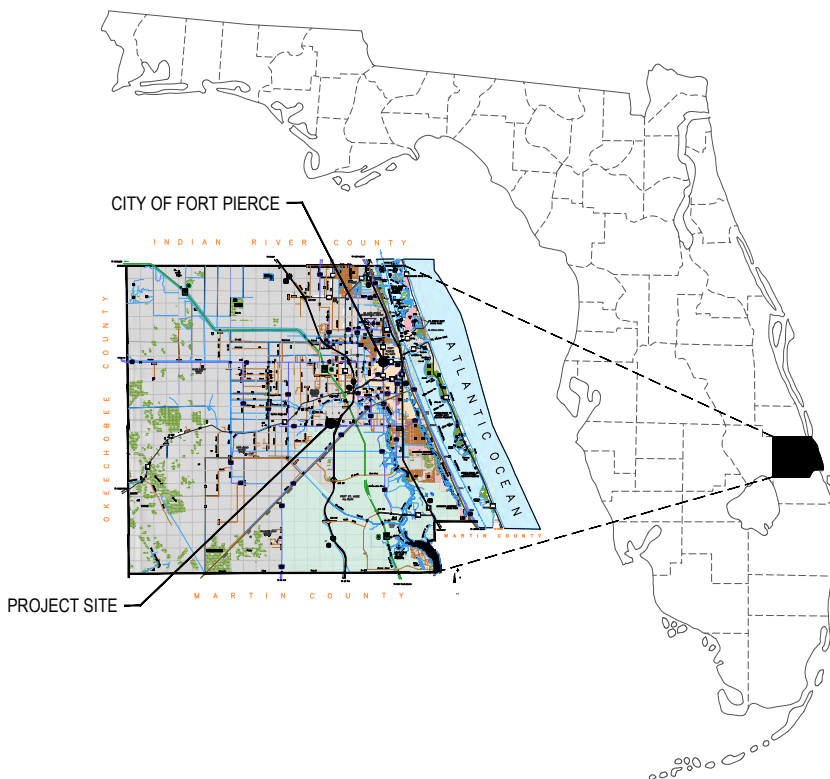
Sincerely,

BOHLER

Geoffrey P. Fitzgerald, PE, AICP, Branch Manager

II. LOCATION EXHIBIT

LOCATION EXHIBIT



WILLOW LAKES, LLC

LOCATION EXHIBIT

W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

SCALE: 1"=80,000' & 1,000' DATE: 01/20/2020

BOHLER 
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS PLAN IS THE PROPERTY OF BOHLER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER & ASSOCIATES, INC. ALL RIGHTS RESERVED.

III. LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A

DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N89°52'26"W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.

IV. GENERAL SITE DATA

Parcel ID Numbers: 3302-212-0001-000-4

General Location: Northwesterly of the interchange of W. Midway Rd. and I-95 lying in Section 02 and 03, Town 36S, Range 39E.

Overall Site Area: 200.3 acres

Existing Zoning: Agriculture – 2.5 (AG2.5)

Proposed Zoning: Planned Development (PD)

Future Land Use: Mixed Use (MXD)

Maximum Allowable Residential Density: 15 Dwelling Units per Acre

Maximum Allowable Floor Area Ratio: 1.5 FAR

Surrounding Zoning, Future Land Use and Existing Use:

	<u>Zoning</u>	<u>Future Land Use</u>	<u>Existing Use</u>
<u>North</u>	PD	MXD	<u>Vacant/Walton</u>
<u>South</u>	TBD(City of PSL approved DRI) & PUD	CG/CH/ROI/CS (City of PSL) MXD & T/U (SL County)	<u>Vacant/LTC Ranch/FPL</u>
<u>East</u>	IL	INST/IND	<u>Tropicana Mfg.</u>
<u>West</u>	PD	MXD	<u>Vacant/Walton</u>

Table 1.0 – Surrounding Zoning, Future Land Use and Existing Use

V. PROJECT PHASING

As proposed, initial infrastructure improvements will be constructed by the developer, which include excavation of the storm water management flowways and ponds within the Storm Water Management Tracts; clearing and rough grading development tracts; construction of certain roads or segments thereof, and placement of structural fill where deemed necessary or desirable. Installation of common utilities such as water and waste water lines, fiber optics and telecom among other general infrastructure improvements is yet to be determined. To provide for as much flexibility as possible in accommodating potential end-users, the developer reserves the right to implement construction on any one (1) or more phases at any such time it is deemed appropriate; i.e. based on market demand or other metrics utilized by the developer.

The Phase Schedule below provides for a general outline of the Phases on infrastructure construction.

<u>PHASE SCHEDULE</u>	
Phase Identification	General Description of Improvements
Phase 1A	<ul style="list-style-type: none"> • Roadwork consisting of a full access signalized intersection at Midway Road and Gordy Road, Gordy Road Improvements, including roundabout at new Main Street. • Construction of pavement and landscaped median for Strand Boulevard Tract, and Main Street Tract from Gordy Road north to the intersection of Pier Avenue Tract. • Drainage associated with roadwork. • Construction of potable water and wastewater service mains and stub-outs for future phases; • Electric and telecom services and stub outs for future phases; • Construction of Pier Avenue subgrade for use as on-site construction haul road. • Rough site grading and excavation of Storm Water Management flowways and ponds. • Placement of fill and preparation of subgrade on Wavegarden Surf Park parcel 1A. • Construction of Wavegarden Surf Park and associated commercial buildings, parking, drives, facilities, walks, landscaping and amenities. • Sidewalks and Street lighting along upper Strand Boulevard.
Phase 1B	<ul style="list-style-type: none"> • General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 1B commercial development.

	<ul style="list-style-type: none"> • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities.
Phase 1C	<ul style="list-style-type: none"> • General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 1C commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Strand Boulevard. • Street Trees and Lighting along Strand Boulevard
Phase 2A	<ul style="list-style-type: none"> • General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2A commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2A
Phase 2B	<ul style="list-style-type: none"> • General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2B commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2B
Phase 2C	<ul style="list-style-type: none"> • General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2C mixed-use development. • Construction of mixed-use development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2C
Phase 2D	<ul style="list-style-type: none"> • General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2D mixed-use development. • Construction of mixed-use development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2D

Future Phases	<ul style="list-style-type: none"> To Be Determined. See PD Conceptual Site Plan.
---------------	--

VI. QUANTITATIVE DEVELOPMENT DATA

Development Data:

See attached Planned Development Conceptual Master Plan for development data relating to site area calculations.

Proposed Uses and Intensity Allocations:

Please refer to *Table 1.1 – Use and Intensity Allocation* for a list of general uses along with applicable intensities.

Table 1.1 – Use and Intensity Allocation		
General Use	Applicable Lot Type(s)	Intensity Allocation
Shopping Center	Commercial	250,000 SF
Entertainment (Indoor)	Commercial	100,000 SF
Neighborhood Bistro/Café/Restaurant/Bar	Commercial	100,000 SF
Fast Food/Coffee Shop	Commercial	25,000 SF
Convenience Store/Pharmacy	Commercial	25,000 SF
Office	Commercial	150,000 SF
Residential - Detached House	Single-Family Residential	150 Units
Residential - Townhouse	High-Density Residential	150 Units
Residential – Multifamily	High-Density Residential	700 Units
Hotel	Commercial	700 Rooms
Surf Park)	Commercial	N/A (by total trips/use)
Entertainment (Outdoor)	Commercial	N/A (by total trips/use)

Uses and Intensities listed above in Table 1-1 are derived from the ITE Trip Generation Manual, which provide a baseline intensity by which traffic impacts are analyzed and mitigated for, if applicable. The uses listed in the General Uses column above are general in nature and account for similar uses contained within each general use category. Please refer to Table 1-2 for Lot Types accommodated by the Planned Development along with associated Lot and Dimensional Requirements and Permitted Uses allowed within each Lot Type.

The Traffic Impact Study for the project assumes that the Surf Park will include an 8-acre wave pool with ancillary facilities. The Surf Park and its ancillary facilities shall be allocated a Commercial Intensity Allocation of vehicle trips, as set forth in Table 1-1 above and as approved in the Master Traffic Impact Study. If the applicant applies for site plan approval for a Surf Park with a larger pool and facilities than that described in the Master Traffic Impact Report, then the

City Planning Director may require an updated Traffic Impact Report and revised conditions of approval, if needed.

To provide flexibility in the build-out of the proposed development, Intensity Allocations provided above in Table 1-1 may be increased or decreased based on the Land Use Conversion Matrix below.

	Land Use	Equivalence Square Feet / Units						
Land Use to Increase								

LAND USE TRADE-OFF CONVERSION TABLE TO BE COMPLETED BY TRAFFIC ENGINEER. MASTER TRAFFIC IMPACT REPORT PENDING

VII. DESIGN AND DEVELOPMENT GUIDELINES

The following section will govern overall design and development guidelines for development occurring within the Planned Development. *Table 1.2 – Dimensional Requirements* provides dimensional requirements by lot type followed by applicable development standards relating to permitted and restricted uses, landscaping, tree protection, irrigation, site lighting, signage, and architectural design standards.

Table 1.2 – Dimensional Requirements

Lot Type	Maximum Gross Density (DU/Ac.)	Min. Lot Size	Min. Lot Width	Min. Road Frontage	Minimum Yard				Max. Bldg. Height	Max. Lot Coverage by Bldg.
					Front	Rear	Side	Side Corner		
Commercial - General	N/A	10,000 sf	50	50'	0'	0'	0'	0'	65' (1)	none
Single-Family Medium Density Zone	N/A (2)	2,500 sf	30'	30'	10'	5'	5'	10'	35'	none
High Density Residential Zone	N/A (2)	1,500 sf	50	50	0'	10'	0'	0'	65' (1)	none

*

1. *Maximum height for hotel/lodging buildings shall be a maximum of one hundred (100) feet if adjacent to I-95. If not adjacent to I-95, the sixty-five (65) foot maximum height limit shall apply.*
2. *Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan, 15 units/acre gross Planned Development Area, not restricted. Development may be clustered, so that individual parcels may exceed 15 units/acre, provided that the Planned Development Area in total shall not exceed 15 units /acre and shall not exceed the maximum number of units set forth in Table 1.1.*

Where more than one lot, or parts of more than one lot, are owned by a single owner and subjected to a unity of title, the setbacks between such lots and any platted easements along the lot lines dividing such lots, shall be disregarded, and such lots or parts of lots may be developed pursuant to single unified site plan. In such event, the setbacks and platted lot line easements shall only apply to the outside boundaries of the property subjected to the unity of title, as if it were a single platted lot.

Permitted and Conditional Uses by Lot Type:

With respect to each Lot Type, the terms “Permitted Uses” and “Conditional Uses” shall be defined as the follows:

Permitted Use: Uses that are allowed within such lot type, subject to all applicable conditions and requirements set forth herein.

Conditional Use: A use that is generally compatible with the use characteristics of a zoning district, but that requires individual review of its location, design, potential effect on nearby properties, and configuration in accordance with Section 11.07.00 to determine the appropriateness of the use on any particular site in the district.

In the event that the provisions of these Planned Development Guidelines contain any conflict or ambiguity as to whether a use is a Permitted Use or a Conditional Use, the use shall be deemed a Conditional Use.

Agricultural Use: The following uses are permitted on all Lot Types within the Willow Lakes Resort Village and Community, at any time prior to the commencement of construction on such lots:

- a. Agricultural Production – crops (01)
- b. Agricultural production – livestock & animal specialties (02)

Commercial – General: The purpose of the Commercial General Lot Type is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in “()” following each identified use corresponds to the Standard Industrial Classification (SIC) Code, as maintained by the U.S. Department of Labor, as may be amended. The number 999 also applies to a use as not defined under the SIC Code. The following uses shall be permitted within the Commercial – General Lot Type:

Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Childcare/Daycare facility (999)
- d. Amphitheaters. (999)
- e. Art galleries or studios, museums, music recital halls, cinemas, and theaters of all types
- f. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- g. Surf pools – “surf pool” means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools or other public bathing places.
- h. Amusement parks. (7996)
- i. Apparel and accessory stores. (56)
- j. Automobile dealers. (55)
- k. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- l. Beauty and barber services. (723/724)
- m. Building materials, hardware and garden supply. (52)
- n. Cleaning services. (7349)
- o. Commercial printing. (999)
- p. Communications - except towers. (48)

- q. Computer programming, data processing and other computer serv. (737)
- r. Contract construction serv. (office and interior storage only). (15/16/17)
- s. Cultural activities and nature exhibitions. (999)
- t. Drinking places (alcoholic beverages) - free-standing. (5813)
- u. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- v. Eating places. (581)
- w. Educational services - except public schools. (82)
- x. Engineering, accounting, research, management and related services. (87)
- y. Equipment rental and leasing services. (735)
- z. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- aa. Farm labor and management services. (076)
- bb. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- cc. Food stores. (54)
- dd. Funeral and crematory services. (726)
- ee. Gasoline service stations. (5541)
- ff. General merchandise stores. (53)
- gg. Go-cart tracks. (7999)
- hh. Health services. (80)
- ii. Home furniture and furnishings. (57)
- jj. Hotels and motels. (701)
- kk. Landscape and horticultural services. (078)
- ll. Laundry, cleaning and garment services. (721)
- mm. Live music, whether as a principal or accessory use, so long as it is conducted at acceptable noise levels in conformance with all codes and ordinances of the City.
- nn. Marina - recreational boats only. (4493)
- oo. Membership organizations subject to the provisions of Section 7.10.31.(86)
- pp. Miscellaneous retail (see SIC Code Major Group 59):
 - 1. Drug stores. (591)
 - 2. Used merchandise stores. (593)
 - 3. Sporting goods. (5941)
 - 4. Book and stationary. (5942/5943)
 - 5. Jewelry. (5944)
 - 6. Hobby, toy and games. (5945)
 - 7. Camera and photographic supplies. (5946)
 - 8. Gifts, novelty and souvenir. (5947)
 - 9. Luggage and leather goods. (5948)
 - 10. Fabric and mill products. (5949)
 - 11. Catalog, mail order and direct selling. (5961/5963)
 - 12. Liquefied petroleum gas (propane). (5984)
 - 13. Florists. (5992)
 - 14. Tobacco. (5993)
 - 15. News dealers/newsstands. (5994)
 - 16. Optical goods. (5995)
 - 17. Misc. retail (See SIC Code for specific uses). (5999)
- qq. Miscellaneous personal services (see SIC Code Major Group 72):
 - 1. Tax return services. (7291)

- 2. Misc. retail (See SIC Code for specific uses). (7299)
- rr. Miscellaneous business services (see SIC Code Major Group 73):
 - 1. Detective, guard and armored car services. (7381)
 - 2. Security system services. (7382)
 - 3. News syndicate. (7383)
 - 4. Photofinishing laboratories. (7384)
 - 5. Business services - misc. (7389)
- ss. Mobile home dealers. (527)
- tt. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- uu. Motion pictures. (78)
- vv. Motor vehicle parking-commercial parking and vehicle storage. (752)
- ww. Museums, galleries and gardens. (84)
- xx. Personnel supply services. (736)
- yy. Personal services including, but not limited to, yoga and pilates, dance studios, personal training, etc.
- zz. Photo finishing services. (7384)
- aaa. Photographic services. (722)
- bbb. Postal services. (43)
- ccc. Public and private parking garages
- ddd. Recreation facilities, whether public or private and whether indoors or outdoors, such as health clubs, physical fitness centers, gyms, playgrounds, bowling alleys, and billiard halls. (999)
- eee. Repair services. (76)
- fff. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- ggg. Retail trade:
 - a. Liquor stores. (592)
- hhh. Social Services:
 - 1. Individual and family social services. (832/839)
 - 2. Child care services. (835)
 - 3. Job training and vocational rehabilitation services. (833)
- iii. Sporting and recreational camps. (7032)
- jjj. Stadiums, arenas, and race tracks. (794)
- kkk. Travel agencies. (4724)
- lll. Veterinary services. (074)
- mmm. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

Conditional Uses:

- a. Adult establishments subject to requirements of Section 7.10.10. (999)
- b. Disinfecting and pest control services. (7342)
- c. Household goods warehousing and storage-mini-warehouses. (999)
- d. Motor vehicle repair services - body repair. (753)
- e. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

Residential – Single Family Medium Density Residential (10): The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and

multiple-family dwellings at a maximum density of ten (10) dwelling units per acre, together with such other uses as may be necessary for and compatible with moderate density residential surroundings. The number in “()” following each identified use corresponds to the Standard Industrial Classification (SIC) Code, as maintained by the U.S. Department of Labor, as may be amended. The number 999 also applies to a use as not defined under the SIC Code. The following uses shall be permitted within the Residential – Multifamily Lot Type:

Permitted Uses:

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Multiple-family dwellings (three (3) or more units). (999)
- d. Single-family detached dwellings. (999)
- e. Townhome attached dwellings. (999)

Residential – High-Density Residential (15/gross): The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings in a walkable, high-density residential and mixed-use village context, with specific building and neighborhood density limited only by building height and form, and by the maximum gross density permitted under the underlying land use in the Fort Pierce comprehensive plan of fifteen (15) dwelling units per acre of the gross Planned Development Area, together with such other uses as may be necessary for and compatible with high-density residential surroundings. The number in “()” following each identified use corresponds to the Standard Industrial Classification (SIC) Code, as maintained by the U.S. Department of Labor, as may be amended. The number 999 also applies to a use as not defined under the SIC Code. The following uses shall be permitted within the Residential – High-Density Residential Lot Type:

Permitted Uses:

- f. Multiple-family dwellings (three (3) or more units). (999)
- g. Single-family detached dwellings. (999)
- h. Two-family dwellings. (999)

Conditional Uses:

- a. Telecommunication towers. (999)

Open Space: Pursuant of Section 22-40(b)(3) of the City of Fort Pierce Code of Ordinances, a minimum of 20% of the site area of this development is required to be set aside as Open Space (200.3 ac. x 0.2 = 40.06 ac.). Open Space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of the City of Fort Pierce Code of Ordinances; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention

facilities providing that no more than thirty (30) per cent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development. This equates to 12.02 acres of the Open Space requirement to be satisfied by stormwater detention and retention facilities. As part of the development for Willow Lakes Resort Village and Community the Open Space requirement will be satisfied by a combination of open green space, streetscape/hardscape tree-lined pedestrian sidewalks, channelized waterways, and stormwater detention and retention. The calculations below delineate the areas associated with each category:

Open Space Provided:

Total SWM: 1,276,750 sf ~ 29.31 ac

Open Green Space:	1,215,032 sf ~ 27.89 ac	
Channelized Waterways:	+150,139 sf ~ 3.45 ac	
Pedestrian-oriented Open Space/Facilities:		
Pier Avenue Pedestrian Walks:	119,189 sf ~ 2.73 ac	
Main Street Pedestrian Walks:	31,966 sf ~ 0.73 ac	
Strand Boulevard Pedestrian Walks:	53,934 sf ~ 1.24 ac	
Walton Pedestrian Walks:	<u>78,666 sf ~ 1.80 ac</u>	
Total Pedestrian-oriented Open Space/Facilities:	+283,755 sf	6.51 ac
30% SWM Facilities:		<u>+12.02 ac</u>
Open Space Provided:		=49.87 ac
> 40.06 ac Required		

Site Plan Review:

Development proposed on any one (1) or more lots within the Planned Development shall be reviewed in accordance with Section 22-58 – Site Plan Review.

Off-Street Parking:

- 1.) Off-street parking space size. Each off-street parking space shall be at least nine (9) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and eighteen (18) feet deep and have a minimum vertical clearance of at least nine (9) feet).
- 2.) Combined aisle and stall width. All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall:

		Parallel	30°	45°	60°	90°
a.	One-way traffic					
	1. Stalls one side	22	32	34	40	42
	2. Stalls both sides	32	46	52	58	60
b.	Two-way traffic					
	1. Stalls one side	28	40	42	44	42
	2. Stalls both sides	38	54	60	62	60

Landscaping Tree Protection and Mitigation, and Irrigation:

General Landscaping Requirements:

All Landscape plans shall meet or exceed the following general landscaping requirements which shall be considered complimentary to the landscaping provisions of any other city ordinance. A certificate of occupancy shall not be issued on any permit for the use, construction, repair or renovation of any structure within the Planned Development, whether residential, commercial, industrial or accessory, unless application for any such permit is accompanied by a detailed landscape plan meeting all requirements of this article.

- 1) *Requirements for plant materials.* Plant materials used for conformance with this article shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee. The clerk's office shall maintain a stock of these manuals to be given to permit applicants, particularly though not exclusively to homeowners, for the applicant's use in submitting the required landscape plan. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection. Grass sod shall be clean and free of weeds, pests and diseases.

Trees:

- a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and

- one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).
- b. Trees used to meet the requirements of this section shall also be species which in the county normally grow in a manner such that at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet. Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown, but will be counted as one tree. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.
 - c. Fifty (50) per cent of the required trees shall be species other than palm trees (Palmaceae family) except when planted in accordance with an approved plan prepared by a Florida registered landscape architect.
 - d. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be three (3) feet times five (5) feet and five (5) feet deep, and for which the construction requirements shall be six-inch thick concrete with fiber mesh and no wire mesh or by a root barrier product approved by the city engineer.
 - e. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: *Melaleuca*, *leucadendron* (punk tree), *Schinus terebinthifolius* (Brazilian pepper) and *Casuarina* sp. (Australian pine). Nor may any of the following trees be planted for purposes of complying with requirements of this article: any species designated as category I on the Exotic Plant Pest Council's current list of "Florida's Most Invasive Species", *Cupaniopsis anacardioides* (Carrotwood), *Dalbergia sissoo* (Rosewood), *Albizia lebbek* (Woman's tongue), *Araucaria heterophylla* (Norfolk Island pine), *Grevillea robusta* (Silk oak), *Melia azadaracha* (Chinaberry), *Ficus* spp. (non-native *Ficus*), *Eucalyptus* spp. (*Eucalyptus*).
 - f. Shrubs and hedges. Shrubs used to meet the requirements of this section shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen.
 - g. Ground covers. Ground covers used in lieu of grass, or in part, to meet the requirements of this section, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (12) months after planting.
 - h. Grass. Grass used to meet the requirements of this section shall be planted with species normally grown as permanent lawns in the county. Grass areas will be

- sodded, except that plugging, sprigging or seeding of grassy areas is permissible with respect to single- family and two-family residential lots. As to all lots, solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.
- i. Existing plant material. When plant material exists on a site prior to the date application for a permit is made, credit may be allowed for such plant material provided that it is protected during construction and incorporated into the required landscaping in a manner which satisfies the requirements of this article.
- 2.) *Landscaped areas.* Each separate landscaped area shall have at least one tree, one or more shrubs as approved by the department, or one or more hedges, and ground cover. So as to support long term plant health, planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be free of debris, roots, clay, stones, plants or other foreign materials. The planting soil meeting requirements of this subsection shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
- 3.) *Interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:
- a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifty (50) square feet of vehicular use area,. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
 - b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.
 - c. When trees exist on a site prior to site development, the amount of the required interior landscaped area may be reduced by the following amount for preserving existing trees, provided that the total amount of the interior landscaped area is not reduced by more than fifty (50) per cent. These reductions in the interior landscaped areas shall only apply where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated.

Diameter of Tree	Reduction in Interior
4.5 feet above ground level	Landscaped Areas
Over 12 inches	500 square feet
6 inches to 12 inches	400 square feet
Under 6 inches but over 3 inches	100 square feet

- 4.) *Lands adjacent to street right-of-way.* Lands immediately adjacent to street right-of-way shall meet the following requirements:
- a. Trees will be planted along the public right-of-way in a manner directed by the department so as to assure shading for sidewalks and to contribute to the streetscape design of the roadway;
 - b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 22-53.
- 5.) *Other areas.* When an area other than a vehicular use and retention/detention area of a developed lot in a Commercial – General Lot Type abuts adjacent single-family, multi-family or agriculturally zoned land, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more.
- 6.) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.
- 7.) *Installation of landscaping.* All landscaping required by this article shall be installed in compliance with these requirements:
- a. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. In the event there are any changes to the approved landscape plan, such changes must be

reviewed and approved by the department and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

- b. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. The final inspection prior to issuance of certificate of occupancy, shall include verification that any mulch is installed at the requisite depth.
- c. Trees which are balled and burlaped must have the burlap removed or folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) per cent above the landscape soil. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
- d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
- e. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.
- f. Soil, except for planting soil, in which required landscape is to be installed must be generally indigenous to the locale. Soil must be loose, friable, and free of limestone and other construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris. PH shall be adjusted where necessary to be compatible with the plant species being installed. Soil shall be slightly swaled to retain surface stormwater. Backfill soil material shall be thoroughly watered in and around plant root balls to prevent any air pockets. The use of amended and enriched soils may be required by the department where necessary to increase the water retention capabilities of soil in order to reduce the amount of watering needed to meet the landscaping water requirement. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.
- g. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views as required in section 22-53.

- h. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.
 - i. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
- 8.) *Maintenance of landscaping.* Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:
- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.
 - b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

Tree Protection and Mitigation:

- 1.) Prior to the removal or grubbing of native vegetation for the purpose of implementing a final development order, the removal plan shall demonstrate that reasonable effort was made to micro-site impervious surfaces so as to protect such vegetation.
- 2.) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.
- 3.) When a native tree is at least fourteen (14) inches DBH, except for palms which shall have a minimum clear trunk of ten (10) feet, is to be removed pursuant to a tree removal permit, such permit shall not be issued unless or until there is additionally approved by the department a mitigation plan. Any replacement trees which are the subject of such mitigation shall be planted, relocated, or preserved before issuance of the final development order.
- 4.) Mitigation shall be required for the loss of any native tree at least fourteen (14) inches DBH (except for palms which shall have a minimum clear trunk of ten (10) feet) and shall include the following:

- a. The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least twelve (12) feet tall and two and one-half (2½) inches DBH except for palms which shall have a minimum clear trunk of ten (10) feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:
 - i. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;
 - ii. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.
- b. The replanting design shall provide adequate space for root and crown development;
- c. The property owner shall be responsible for maintenance of the mitigation trees, such responsibility to include replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation twelve (12) months after the issuance of the final development order or permit approval. If it is determined that the planted vegetation is dead, diseased or otherwise not in compliance with provisions of the City of Fort Pierce Code of Ordinances and the original approved mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all non-compliant materials within sixty (60) days.
- d. When the property being developed is not suitable for on-site mitigation, the applicant's plan, may, with city approval, provide for use of a site on city public lands providing that the applicant furnishes all necessary services incident to such mitigation on public property, including but not limited to funding of plant materials and labor. Alternatively, the applicant may contribute a fee established by the city commission by resolution per inch DBH required for mitigation to the city to be used by the city for acquisition, maintenance or planting of native trees on publicly owned lands. Any such monies contributed in satisfaction of the applicant's mitigation requirement shall be placed in a specially designated fund entitled the City of Fort Pierce Tree Preservation Funds, the use of which is limited as provided in this section.
- e. When the property being developed is not suitable for on-site mitigation, the applicant's plan, may, with city approval, provide for mitigation in the form of excellence in urban village, pedestrian-oriented tree-lined streetscapes, in lieu of the mitigation requirements set forth in the City Code. This mitigation may be provided through the planting of a dense appropriate rhythm of street trees designed to shade and provide a canopy over sidewalks (and over bicycle and vehicle lanes to the extent possible) and to provide a sense of separation between pedestrians and vehicles. New

street trees should be positioned for public safety and to create a healthy urban forest, located curbside in wide sidewalks sized to accommodate properly sized tree wells, necessary to support a consistent rhythm and of street trees. To the extent possible, a continuous unbroken canopy of trees is created along every street.

- 5.) Tree protection as justification for variance relief from other land development regulations. Inasmuch as tree protection is determined to be a vital importance to the health, safety, aesthetics and well-being of the community, the interest in preserving a protected tree shall be considered prima facie a unique or special condition or circumstance peculiar to the land involved for the purpose of application for a variance from the literal requirements of a land development ordinance, such as building set backs, parking space requirements, or minor or residential street right-of-way widths, providing adjustments are made elsewhere on the site to preserve the maximum permitted lot coverage and the total minimum number of parking spaces, and provided safety precautions are taken to offset any hazard resulting from decreased right-of-way widths.
- 6.) Pruning and trimming. Trees shall be pruned only as necessary to promote uniform healthy growth. Trees shall be allowed to attain their natural size. Trees may be pruned to remove diseased or dying portions in areas where falling limbs may be a hazard to people or property. Lower limbs and suckers may be selectively removed to provide clearance for pedestrians. In addition, trees located in association with vehicular use areas shall also be pruned to allow for a clearance of seven (7) feet from ground level to avoid potential for damage or injury to vehicles and pedestrians. However, excessive pruning or pollarding of trees into round balls of crown or branches, which results in an unnecessary reduction of leaf mass shall be prohibited. Severe cutting back of lateral branches and canopy or topplings or hatracking trees is expressly prohibited. All pruning shall be accomplished in accordance with National Arborists Association standards for pruning. The department shall maintain a stock of these written standards to give out to permit applicants, particularly though not exclusively to homeowners. Pruning restrictions shall not apply to trees under power lines except for Historic trees, Live oak trees (*Quercus virginiana*) and other valuable trees specified by the department that fall in the protected tree size range. In the event that any tree trimmer is found to be in violation of these guidelines, the director of development is authorized to direct that all tree trimming activities are halted until corrective measures are accomplished such as but not limited to installation of protective covers for electric wires that will eliminate the need for trimming specific trees.

Signs (Not including Off-premises Signs/Billboards):

1. General. Signs act as important elements of buildings to identify the presence and nature of various types of residential and commercial establishments. Proper sign design will also enliven and enrich the streetscape experience for pedestrians, without detracting from the spatial coherence and quality of public spaces and the streetscape. The following guidelines, are intended to dictate that all signs at Willow Lakes:

- a. Express quality and unique characteristics in their design.
- b. Be legible and easily understood.
- c. Contribute positively to the sense of place and the character of Willow Lakes.
- d. Communicate the nature of the corresponding business.
- e. Reinforce pedestrian scale in size and mounting height.
- f. Reflect proper purpose, context, and location.

2. Prohibited Signs.

The following signs will be prohibited in Willow Lakes Resort Village and Community, except on buildings and/or at businesses that front on or are clearly visible from I-95, Gordy Road, or Midway Road:

- a. Any “box” or “can” letters or signs (internally lit boxes with translucent covers).
- b. Any sign illuminated by bare floodlight, blinking or flashing bulbs.
- c. Any sign that extends above the roof line or parapet wall.
- d. Electronic message signs with changing text or graphics generated by electronic components.
- e. Exposed neon signs. NOTE: such signs are permitted to be mounted on the interior of first floor storefront windows.
- f. Freestanding signposts listing businesses or other freestanding business signs other than those used as directional guides pursuant to Section X Site Signage.

3.) On-premises identity signs: The types of signs that qualify as permanent “Identity” signs include the following:

- Wall Signs
- Blade Signs (including Projecting Bracket-Mounted Signs)
- Window Signs
- Awning Signs
- Canopy Signs (including Marquee Signs)
- Ground Signs

a. *Wall Signs:*

- i. Shall not extend more than eighteen (18) inches from the wall or facade of the building to which they are attached. Flush-mount wall signs are encouraged in mixed-use commercial areas
- ii. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.
- iii. Shall be located on the main street wall face of the establishment or building they identify except that up to fifty (50) per cent of such permitted sign area may be located on other wall faces.
- iv. Shall be adequately constructed and installed in accordance with the provisions of the Florida Building Code.

b. *Blade Signs, including Projecting Bracket-Mounted Signs:*

- i. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.
 - ii. Shall not extend closer (leading edge measured horizontally) than eighteen (18) inches to the curbface or, where no curb is installed, to the curblines as established by the city engineer, whichever is less.
 - iii. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.
 - iv. Shall be adequately constructed and installed in accordance with the provisions of the Florida Building Code.
- c. *Window Signs*: characterized by the direct application of vinyl or paint to the window or door glass of the retail storefront.
- i. Subject to the overall allotment of sign area, an individual business may have one (1) Window Sign at their entry door plus one (1) Window Sign for each six linear feet of storefront area.
 - ii. Window Signs should be creatively and artistically composed.
 - iii. The application of the paint or vinyl must reflect a high quality, professional installation.
 - iv. Window Signs should not occupy more than 25% of the glazed area of the window on which they are placed.
 - v. Sign face area shall be measured as the single continuous perimeter that encloses the limits of any lettering, emblem, or logo to set it apart from the background upon which it is placed.
- d. *Awning Signs*: characterized by varying colors and sizes to differentiate between the many small, individual businesses that comprise a traditional American main street storefront shopping environment.
- i. Awnings as signs are limited to first floor occupancies only.
 - ii. Awnings shall not be internally illuminated but may be illuminated by a direct exterior lighting source located above the awning and attached to the building structure.
 - iii. Awnings must be made of a sturdy, flame-retardant fabric. NOTE: Translucent materials, metals, and plastics are not permitted as awning materials.
 - iv. Lettering, emblems, or logos are permitted on the upper awning surface itself or on the awning flap, provided that the awning flap is no greater than 10 inches in height.
 - v. Sign face area shall be measured as the single continuous perimeter that encloses the limits of any lettering, emblem, or logo to set it apart from the background upon which it is placed. An awning alone does not constitute a sign.
- e. *Canopy Signs including Marquee Signs*: characterized as a sign or sign letters attached to, painted on, or inscribed upon a projecting canopy or marquee. Projecting Signs are mounted perpendicular to the building face and extend outward from the building with either a horizontal or vertical orientation. The canopy or marquee is typically characterized by a three-dimensional quality and by its ability to accommodate lettering on two sides, if vertically mounted like a traditional movie marquee, or on 3 sides if horizontally mounted. The intent of these signs is typically

- to reflect the volume and shape of an object or to achieve a sculptural effect. Canopy Signs shall be reasonably consistent with the following:
- i. Canopy Signs are limited to first floor occupancies only.
 - ii. Signage lettering and logos shall not project below the canopy or marquee but may project above a canopy.
 - iii. Signage lettering shall not exceed eight inches in height and shall not project more than 4 inches from the surface of the canopy or marquee.
 - iv. For vertical orientation, the maximum height of the marquee is 8 feet; for horizontal orientation, the maximum width of the canopy is the width of the storefront; the marquee may not extend more than 4 feet out from the building; for horizontal orientations, the canopy may not extend more than 6 feet out from the building.
- f. *Ground Signs:*
- i. Commercial uses with direct frontage on Midway Road or Gordy Road shall be allowed ground signs in accordance with the following:
 1. Sites that are less than or equal to three (3) acres shall have a maximum height of ten (10) feet in height.
 2. Sites that are greater than three (3) acres and less than or equal to five (5) acres shall have a maximum height of twelve (12) feet.
 3. Sites that are greater than five (5) acres shall have a maximum height of twenty (20) feet.
 4. The Master Developer may install ground signage and pylon signage to identify Willow Lakes and to screen utility easements without restriction.
 - ii. Shall not be located less than five (5) feet from any public right-of-way line, adjacent property line, or structure.
 - iii. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.
 - iv. Shall be adequately constructed and installed in accordance with the provisions of the Florida Building Code.
 - v. Shall conform to the clear vision areas of Section 53 of the City of Fort Pierce Zoning Ordinance with support structures limited to a maximum two (2) feet in diameter.
- 4.) On-Premises Freestanding (temporary) signs: In addition to permanent Identity Signs, individual businesses are also permitted to have “Freestanding” signs along their Primary and Secondary Occupancy Frontages. The following types of Freestanding signs are permitted at Willow Lakes. Freestanding Signs are not considered to be Identity signs and do not count as part of the total sign face area allotment for an individual ground floor business:
- Sandwich or A-Frame Signs
 - Table Umbrella Signs
 - Menu Board Signs
- a. *Temporary movable Sandwich or "A" Frame Signs:* characterized as double faced, freestanding signs which may have permanent or erasable information on both sides, Sandwich or A-Frame Signs are designed as a place to identify daily

specials or special items not typically included on a menu or Menu Board Sign. They are also used to help identify businesses located down alleyways or in courtyards off of the primary frontage.

- i. A single, temporary movable "A" frame—sandwich board type sign is permitted. It must be no larger than three (3) feet wide by four (4) feet high total and placed within ten (10) feet of the entrance to the business and may not block access to any part of the building or sidewalk per the ADA Code and Florida Accessibility Code regarding clearance standards and accessibility. Temporary "A" frame signs may be placed on public sidewalks that have sufficient width to comply with this section but shall not be placed in the parking lot, city right-of-way, landscaping or swales. NOTE: The sign will not be counted as a business identity sign.
 - ii. First-floor businesses located in alleyways or in courtyards are permitted one (1) A-Frame Sign at the entry to the alley or court to help identify the location and type of business.
 - iii. Sign shall be stabilized to withstand wind gusts or shall be removed during windy conditions.
 - iv. Sign shall be displayed only during normal business hours of the business occupant.
 - v. Sign shall not be placed in locations that impede pedestrian or vehicular traffic flow, nor should they be located in front of commercial establishments other than that which they are serving.
 - vi. Signs with dry marker or erasable marker surfaces are prohibited.
- b. *Table Umbrella Signs:* Similar to awnings, table umbrellas or parasols should be used by eating establishments to add vibrant color to outdoor spaces and to create attractive outdoor seating areas. Restaurants may use the table umbrellas to enhance the identification of their business through the selection of thematic colors or by adding text or logos directly onto the umbrellas, thus creating Table Umbrella Signs. A restaurant may have a number of table umbrellas, amounting to up to one (1) per every 25 square feet of outdoor dining or service area. Table umbrella designs should all be consistent for any one restaurant. Table umbrellas shall be reasonably consistent with the following standards:
- i. A restaurant is allowed one (1) Table Umbrella Sign per every 25 square feet of outdoor dining or service area. Design for all umbrellas should remain consistent for any one restaurant. A table umbrella alone does not constitute a sign. NOTE: The sign will not be counted as a business identity sign.
 - ii. Umbrellas may consist of solid colors or panels of contrasting colors.
 - iii. Lettering, emblems, or logos are permitted on the umbrella fabric, provided that identification does not exceed an area of 36 square inches and is displayed on a maximum of 50% of the panels.
 - iv. Alternatively, the umbrella flap may be used for identification provided that the flap is no greater than 6 inches in height.

- v. In addition to the lettering, emblems, or logos of the establishment, brand name recognition is allowed on table umbrella signs; other forms of advertising are not allowed.
- c. *Menu Board Signs* – characterized as building-mounted signs with a cleanly presented menu for the adjacent eating establishments.
- i. Restaurants may have a maximum of one (1) Menu Board Sign on their Primary Occupancy Frontage and, if applicable, may also have a maximum of one (1) Menu Board Sign on their Secondary Occupancy Frontage. NOTE: The sign will not be counted as an identity sign.
 - ii. The display may not exceed 18 inches in width by 24 inches in height; the maximum area may not exceed 3 square feet.
 - iii. Menu Board Signs must be centered at approximately 5'-6" above the finished sidewalk.
 - iv. The actual menu may be posted if mounted to the Menu Board Sign. Chalk boards may also be used in the traditional fashion as Menu Board Signs.
 - v. The menu should be subtly illuminated for evening legibility.
- 5.) Special event signs. Temporary signs announcing special events may be installed subject to an approved special event permit issued under Section 12-301 of the City of Fort Pierce Zoning Ordinances. No special event signs may be located within a public right-of-way, except as specifically authorized herein. The signs may be in the form of freestanding signs no larger than six (6) square feet, flags, banners, pennants, or balloons and exhibited only for that period of time specified on the special event permit. The number of special events signs shall not exceed seventy-five (75) signs.
- a. *Streamers, pennants, pole banner and flags.*
- 1. Shall be maintained in good condition; torn, weathered or otherwise deteriorated streamers, pennants, pole banners or flags shall be repaired, replaced or removed.
 - 2. Pole banners must be spaced a minimum of twenty-five (25) feet apart.
 - 3. May not be placed in the right-of-way or in a way that it impedes pedestrian traffic.
 - 4. May not impede the clear vision area of driveways or intersections.
- 6.) Permitted Signs by Lot Type:
- a. Residential – Multifamily
- 1. Temporary signs that comply with Section 15 of the City of Fort Pierce Code of Ordinances and that do not to exceed thirty-two (32) square feet on lots of one acre or more, or eight (8) square feet on all other parcels; and one non-illuminated wall sign per individual dwelling unit, which shall not exceed one square foot in sign area.
 - 2. One non-illuminated wall or ground sign per entrance of a permitted principal building or use, which shall not exceed eighteen (18) square feet in sign area. Ground signs shall not exceed six (6) feet in height.

3. Non-illuminated directional signs, which shall not exceed six (6) square feet in sign area, may be installed as needed with the approval of the director in accordance with section 15-9.
- b. Commercial – General:
 1. Off-premises signs.
 2. One wall sign or one projecting sign per tenant, which shall not exceed a sign area equal to twenty (20) per cent of the total wall face area fronting on the main street.
 3. Any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street lot frontage, up to a maximum of two hundred (200) square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds five hundred (500) feet. The second ground sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street lot frontage in excess of the first five hundred (500) feet of frontage, up to a maximum of two hundred (200) square feet. Structures on out parcels with a single tenant having sixty (60) feet of frontage or more shall also be permitted a separate ground sign subject to the restrictions above. The out parcel frontage shall not be subtracted in calculating the frontage for the group of establishments.
 4. One pedestrian sign per tenant, which shall not exceed six (6) square feet in sign area.
 5. One rear entrance wall sign per tenant, which shall not exceed six (6) square feet in sign area.
 6. Window display signs per tenant, which shall not exceed twenty-five (25) per cent of such open window area.
 7. Directional signs, which shall not exceed six (6) square feet in sign area, may be installed as needed.

Alternative Signs not covered under these guidelines may be submitted to the Planning and Zoning Commission for specific approval.

Lighting:

Lighting is a key part of the articulation of the public realm. Lighting fixtures not only provide for the safety and accessibility of the outdoor spaces at night but are a key aspect of the street furnishings that give scale and dimension to the streetscape. Fixtures should be selected for lighting capacity as well as for architectural detailing that will lend a sense of quality and articulation to the public realm. To the maximum extent possible, they should be consistent throughout the project.

- 1.) Site lighting shall be pedestrian-scaled and architecturally compatible with lighting installed in adjoining areas.
- 2.) Lighting shall be limited to the amount and intensity necessary for safety, security and to complement use or the architectural character of a building or neighborhood.

- 3.) Pole-mounted lighting, which is visible from adjacent properties or roads shall, to the extent feasible, be indirect or incorporate full shield cut-offs.
- 4.) Service area lighting shall be designed to avoid spill-over onto adjacent areas.
- 5.) Café lighting or catenary lighting between buildings used to light outdoor public and private spaces is encouraged and does not required the use of cut off or shielded fixtures.
- 6.) Site lighting fixtures shall be selected and designed to focus lighting downward into the zone of pedestrian activity without excessive illumination of the upper residential stories of buildings or of the night sky. All fixtures to be “Dark Sky” compliant, with the exception of outdoor café lighting or catenary lighting, which shall be exempt from this requirement.
- 7.) In residential areas, site lighting shall be achieved through the use of building-mounted fixtures where appropriate, supplemented only as needed by the requisite amount of free-standing fixtures to achieve the necessary levels of illumination.
- 8.) Off-street parking shall be provided with lighting as follows:
 - a. For commercial, and governmental uses, a minimum average of two (2) footcandles;
 - b. For multistructure residential complexes, or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;
 - c. In a multilevel parking structure, a minimum average of five (5) footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot;
 - d. For a use involving on premises consumption of alcoholic beverages, as provided in Section 3-7 of the City of Fort Pierce Code of Ordinances, a minimum of three (3) footcandles.
- 9.) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed one-half (.5) footcandle illumination, vertically and horizontally.

Service and Utility Areas

Service and utility areas are an essential part of the operation of a town center environment. Proper sizing and location of service and utility areas must be combined with an architectural approach to the design of the facilities to ensure both proper operation and aesthetic sensibility in relation to their surroundings. The size of the town center environment requires an efficient use of space that warrants both sharing of facilities and the use of service and utility areas in various locations that include the fronts of buildings. All aspects of building design should be considered, including architectural enclosures for service areas and signage for service vehicle access and operational procedures.

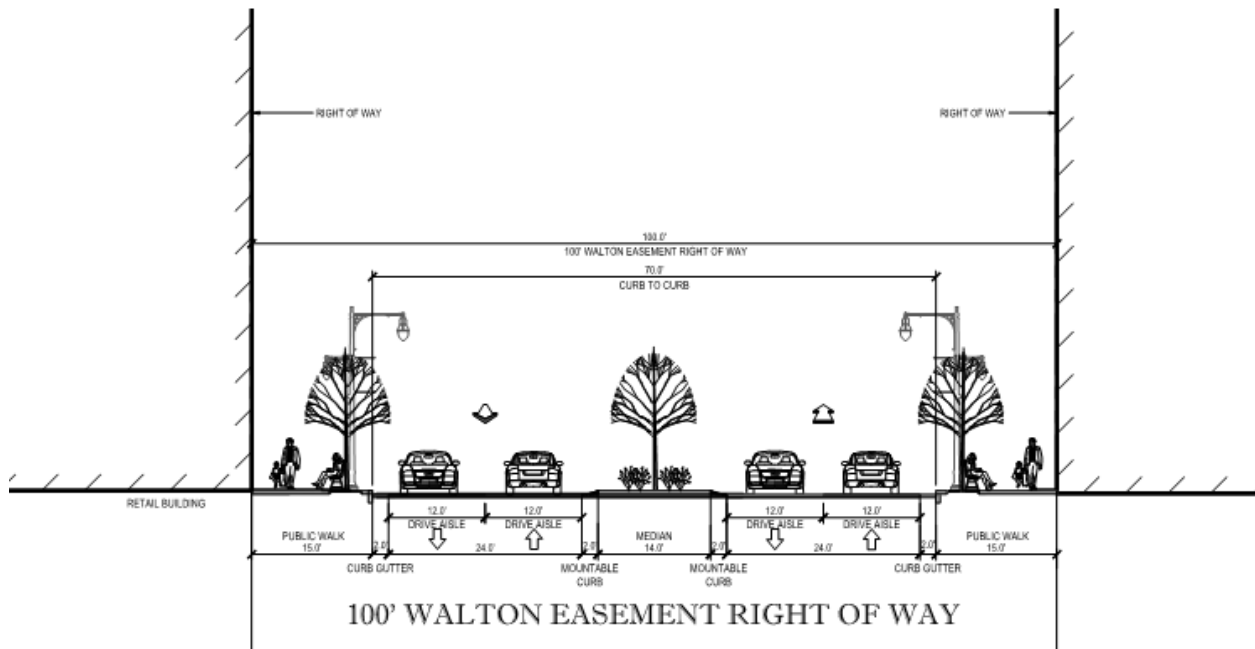
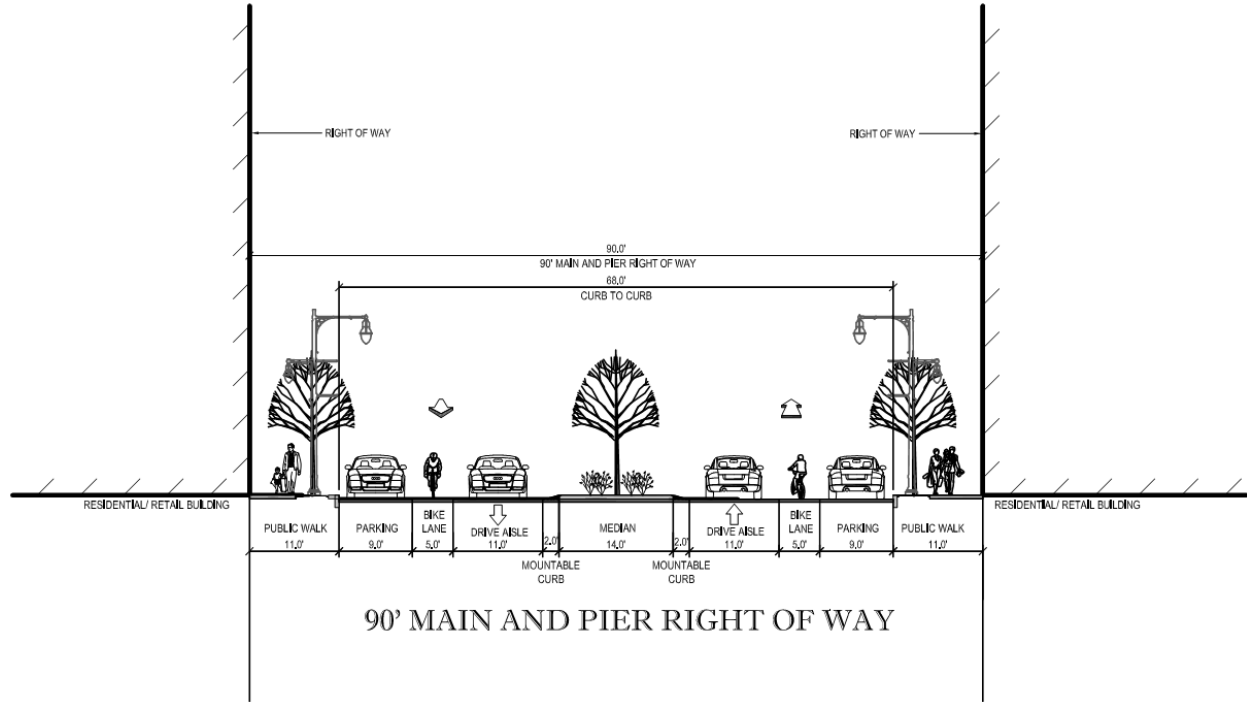
- 1.) Building refuse and service areas shall be adequately sized to accommodate the City of Fort Piece requirements for recycling.
- 2.) Wherever possible, loading docks, solid waste facilities, recycling facilities and other service elements shall be placed to the rear or side yard of the building in visually unobtrusive locations with minimum impacts on view.
- 3.) Access or loading areas may occur along street frontages. In these locations, appropriate signage shall be used to designate the location and time of use for loading areas.

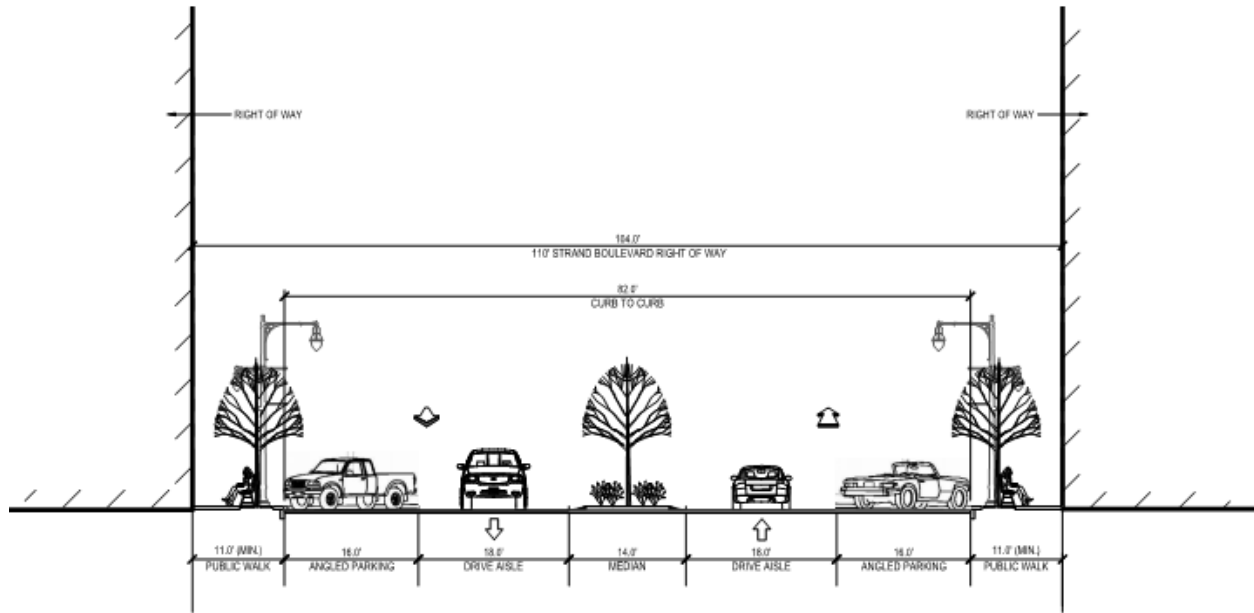
- 4.) For facilities located towards the front or side of buildings or within view of the street, screening shall be achieved through the use of walls, fences and/or landscaping.
- 5.) Refuse containers and facilities shall be hidden by an opaque wall or fence of sufficient height to screen the bin and any building appurtenances, but not less than six (6) feet in height.
- 6.) Walls and fences shall be constructed to match the architectural detail of the principal structure and contain a securable gate to minimize blowing refuse.
- 7.) Businesses are encouraged to consolidate and share refuse areas and equipment.
- 8.) Wherever feasible, refuse areas shall be designated to permit and encourage sharing.
- 9.) Required above ground utility components (transformers, meters, etc.) shall be designed wherever possible to be visually unobtrusive.

Design Review:

The Design Review Guidelines set forth in Section 22-59 of the City of Fort Pierce Code of Ordinances shall not apply to our Planned Development; however, the City of Fort Pierce Building Code along with any applicable State or Federal building regulations shall apply. The design of all buildings within the development will be subject to architectural standards and guidelines that will be created for the Willow Lakes Resort Village and Community.

Private Access Tract Street Sections:





104' STRAND BOULEVARD R.O.W. WITH
45° ANGLED PARKING

VIII. TRAFFIC CONCURRENCY

TRAFFIC IMPACT REPORT PENDING

IX. HEALTH AND SAFETY REGULATION FOR SURF PARK

The applicant intends to develop a Surf Pool within Phase 1 of the Project. A “Surf Pool” means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools or other public bathing places. Pursuant to Florida Statute 514.0115, until such time as the Florida Department of Health adopts rules for the supervision and regulation of Surf Pools, the Surf Pool will be exempt from supervision or regulation under Florida Statutes Chapter 514, provided that the Surf Pool is larger than 4 acres, and is permitted by the City pursuant to a special use permit process in which the City asserts regulatory authority over the construction of the Surf Pool and, in consultation with the Florida Department of Health, establishes through the City’s special use permitting process the conditions for the Surf Pool’s operation, water quality and necessary lifesaving equipment. Therefore, if the Florida Department of Health has not yet adopted rules for the supervision or regulation of Surf Pools, then prior to the issuance of final site plan approval for any Surf Pool larger than 4 acres within the Project, special conditions regulating the construction and operation of the Surf Pool, including its water quality and lifesaving equipment, shall be reviewed and approved by the City, asserting its regulatory authority over the Surf Pool, and such conditions shall be deemed a part of, and incorporated into, these Planned Development Guidelines. The City shall consult with the Florida Department of Health, as required by Florida Statute 514.0115, in reviewing and approving such special conditions relating to the Surf Pool’s operation, water quality and necessary lifesaving equipment.

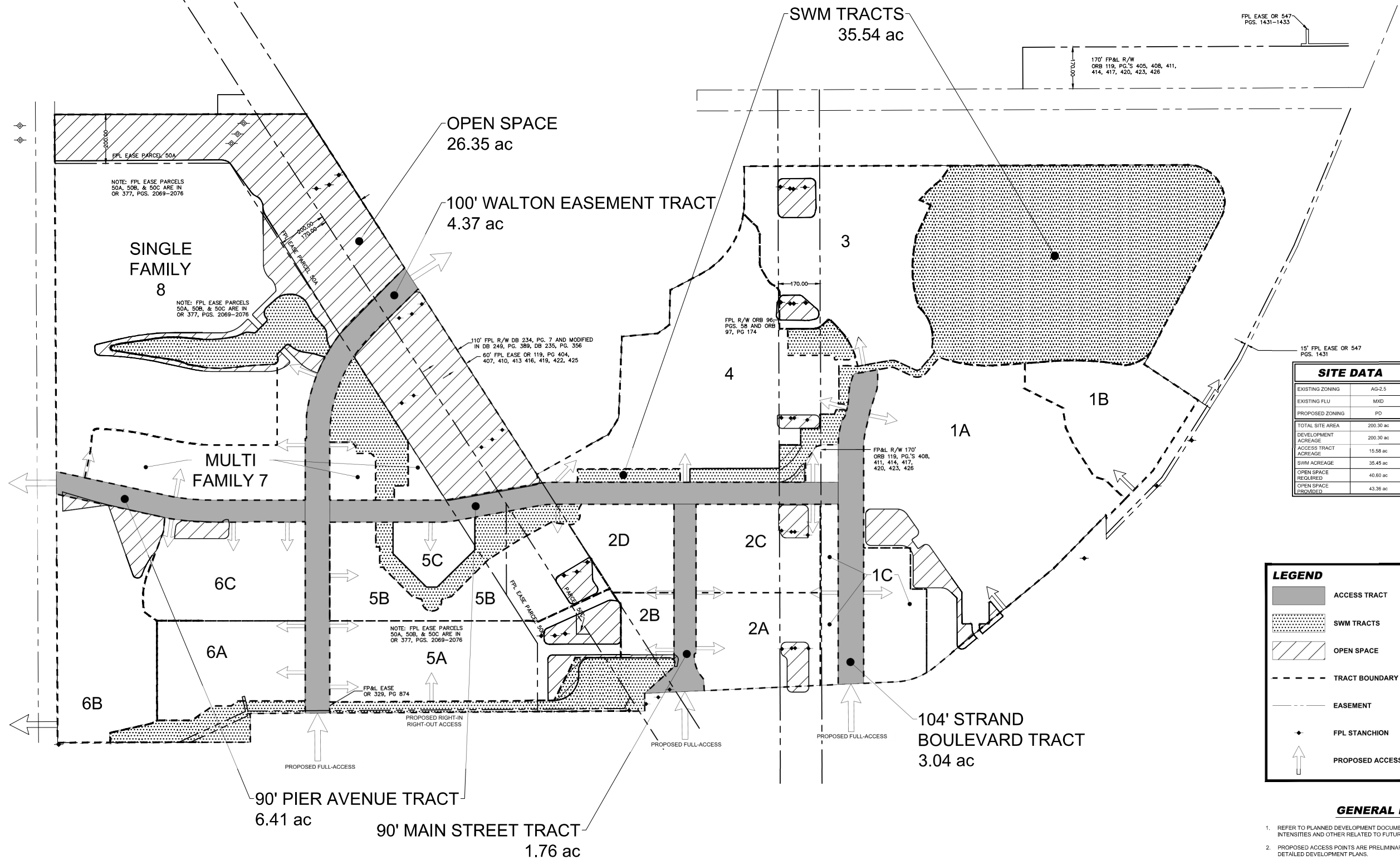
X. ZONING ORDINANCE EXCEPTIONS

The following deviations from the current City of Fort Pierce Code of Ordinances are proposed within the Willow Lakes Resort Village and Community Planned Development.

Chapter 22- Zoning

- Hotels shall be permitted to be constructed to a height not to exceed one hundred (100) feet if constructed generally proximate or adjacent to the frontage of I-95, or situated on the lake adjacent to I-95. This 100' height allowance exceeds the sixty-five (65) foot height limit for Hotel uses found in Chapter 22 -Zoning, of the City of Fort Pierce Code of Ordinances.
- A comprehensive list of permitted and conditional uses has been included herein, which shall govern use allowances within the Planned Development; such permitted and conditional uses included herein may or may not be found within Chapter 22 -Zoning.
- Sec. 15-7. - Permitted signs. Building signage regulation expanded to allow more unique signage options in commercial and mixed-use areas. Individual commercial uses with direct frontage on Midway Road or Gordy Road shall be allowed ground signs in accordance with requirements typically reserved for larger lots.
- Section 22-59 - Design Review: The Willow Lakes Resort Village and Community Planned Development shall not be subject to the City's Design Review Ordinance; The City of Fort Pierce Building Department Standards and Codes and any applicable State or Federal building regulations shall apply.
- Section 22-60(c)– Off-Street Parking and Loading Design Standards: The combined aisle and stall width requirements for 90-degree off-street parking has been reduced to accommodate 24' aisles and 9' X 18' standard parking spaces.
- Sec. 22-187(7). - General landscaping requirements. - Interior vehicular use areas. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifty (50) square feet of vehicular use area.
- Sec. 22-194. - Tree protection and mitigation: Provision added for mitigation in the form of excellence in urban village, pedestrian-oriented tree-lined streetscapes, in lieu of the mitigation requirements set forth in the City Code.

APPENDIX A: PLANNED DEVELOPMENT SITE PLAN



FPL EASE OR 547 PGS. 1431-1433

170' FPA&L R/W ORB 119, PG'S 405, 408, 411, 414, 417, 420, 423, 426

OPEN SPACE
26.35 ac

100' WALTON EASEMENT TRACT
4.37 ac

SINGLE FAMILY
8

NOTE: FPL EASE PARCELS 50A, 50B, & 50C ARE IN OR 377, PGS. 2069-2076

NOTE: FPL EASE PARCELS 50A, 50B, & 50C ARE IN OR 377, PGS. 2069-2076

110' FPL R/W DB 234, PG. 7 AND MODIFIED IN DB 240, PG. 389, DB 235, PG. 356

60' FPL EASE OR 119, PG 404, 407, 410, 413 416, 419, 422, 425

MULTI FAMILY 7

6C

5B

5B

5C

2D

2C

2B

2A

1C

1A

1B

3

4

6A

6B

90' PIER AVENUE TRACT
6.41 ac

90' MAIN STREET TRACT
1.76 ac

104' STRAND BOULEVARD TRACT
3.04 ac

PROPOSED FULL-ACCESS

PROPOSED FULL-ACCESS

PROPOSED FULL-ACCESS

PROPOSED FULL-ACCESS

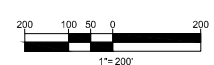
PROPOSED RIGHT-IN RIGHT-OUT ACCESS

PROPOSED FULL-ACCESS

SITE DATA	
EXISTING ZONING	AG-2.5
EXISTING FLU	MXD
PROPOSED ZONING	PD
TOTAL SITE AREA	200.30 ac
DEVELOPMENT ACREAGE	200.30 ac
ACCESS TRACT ACREAGE	15.58 ac
SWM ACREAGE	35.45 ac
OPEN SPACE REQUIRED	40.60 ac
OPEN SPACE PROVIDED	43.36 ac

LEGEND	
	ACCESS TRACT
	SWM TRACTS
	OPEN SPACE
	TRACT BOUNDARY
	EASEMENT
	FPL STANCHION
	PROPOSED ACCESS POINT

- GENERAL NOTES**
- REFER TO PLANNED DEVELOPMENT DOCUMENTS FOR PERMITTED USES AND INTENSITIES AND OTHER RELATED TO FUTURE DEVELOPMENT WITHIN TRACTS.
 - PROPOSED ACCESS POINTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON DETAILED DEVELOPMENT PLANS.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CT191015
DRAWN BY: BTJ
CHECKED BY: GPF
DATE: 03/23/20
CAD I.D.: CT191015-CVL_0

PLANNED DEVELOPMENT PLAN DOCUMENTS

FOR

WILLOW LAKES, LLC

PROPOSED DEVELOPMENT
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
MAP ID: 33/02N

BOHLER
16 OLD FORGE ROAD, SUITE A
ROCKY HILL, CT 06067
Phone: (860) 333-8900
Fax: (508) 490-9080
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
www.BohlerEngineering.com

G.P. FITZGERALD

PROFESSIONAL ENGINEER

SHEET TITLE:
PLANNED DEVELOPMENT SITE PLAN

SHEET NUMBER:
PD-01

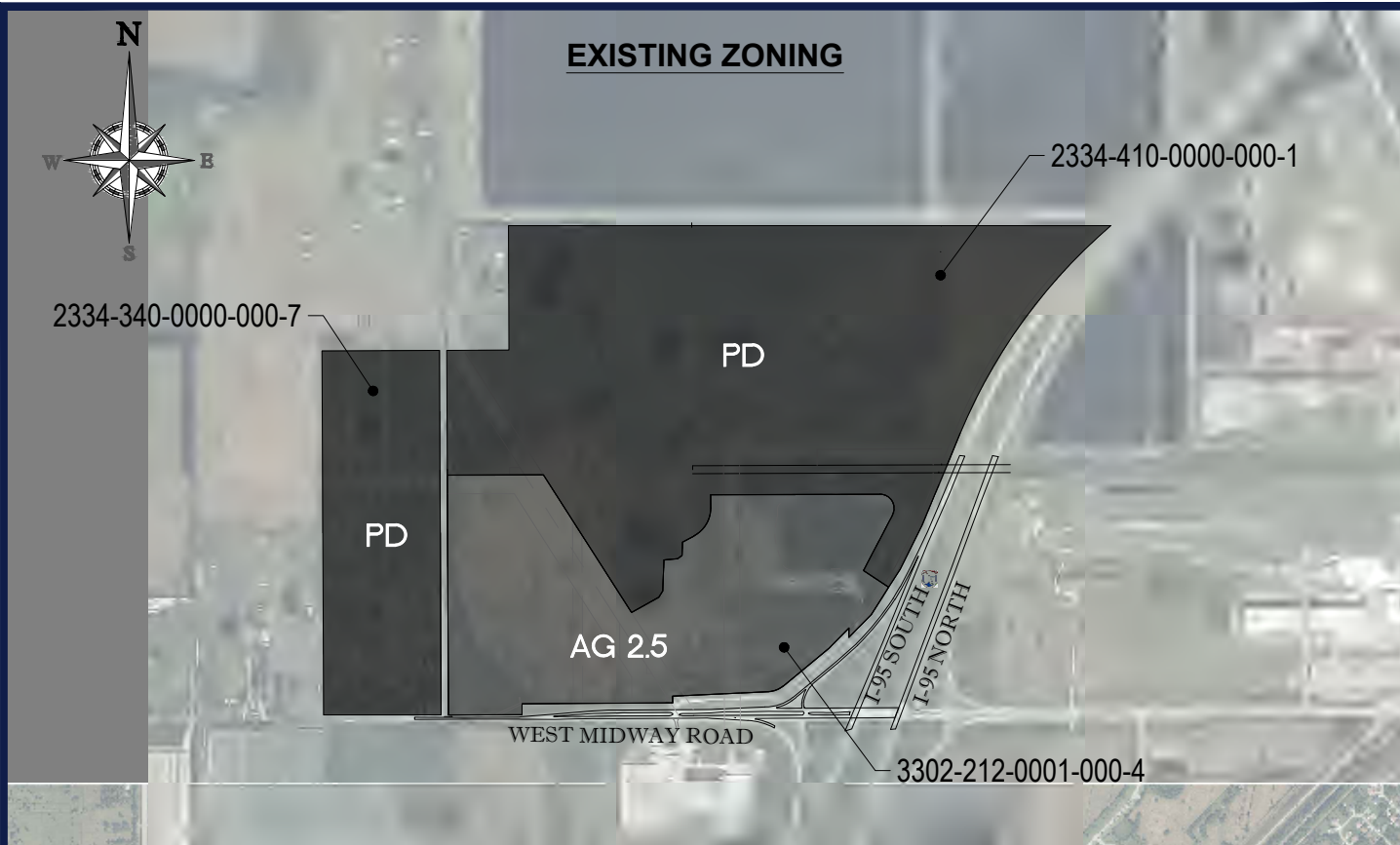
ORG. DATE - 03/23/20

P:\PROJECTS\1015\DRAWING\CHECKPOINTS\ROAD TRACT PLAN\CT191015-CVL_0-TRACT PLAN--LAYOUT-PD-01-PD PLAN

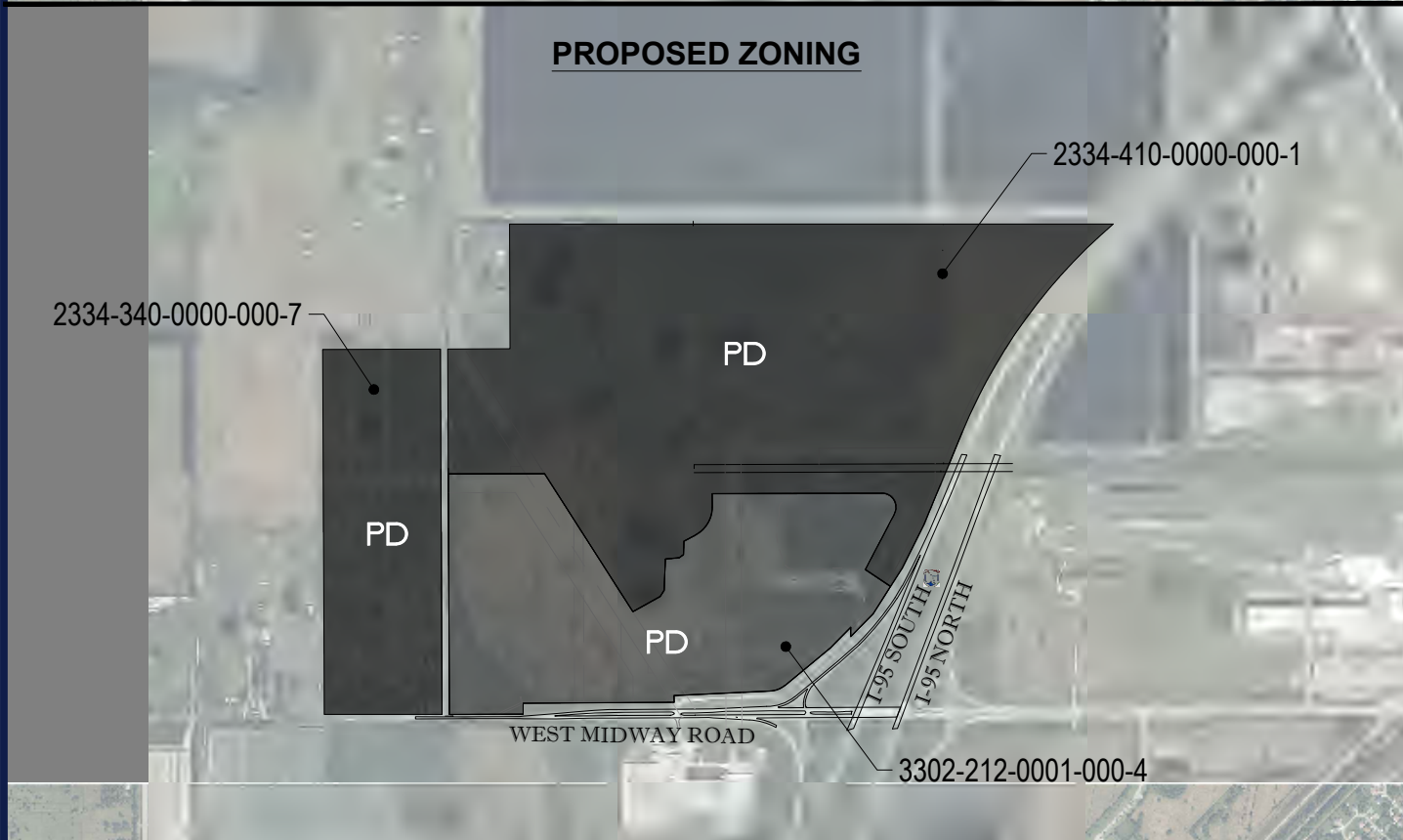
APPENDIX B: ZONING EXHIBIT



EXISTING ZONING



PROPOSED ZONING



WILLOW LAKES, LLC

ZONING EXHIBIT

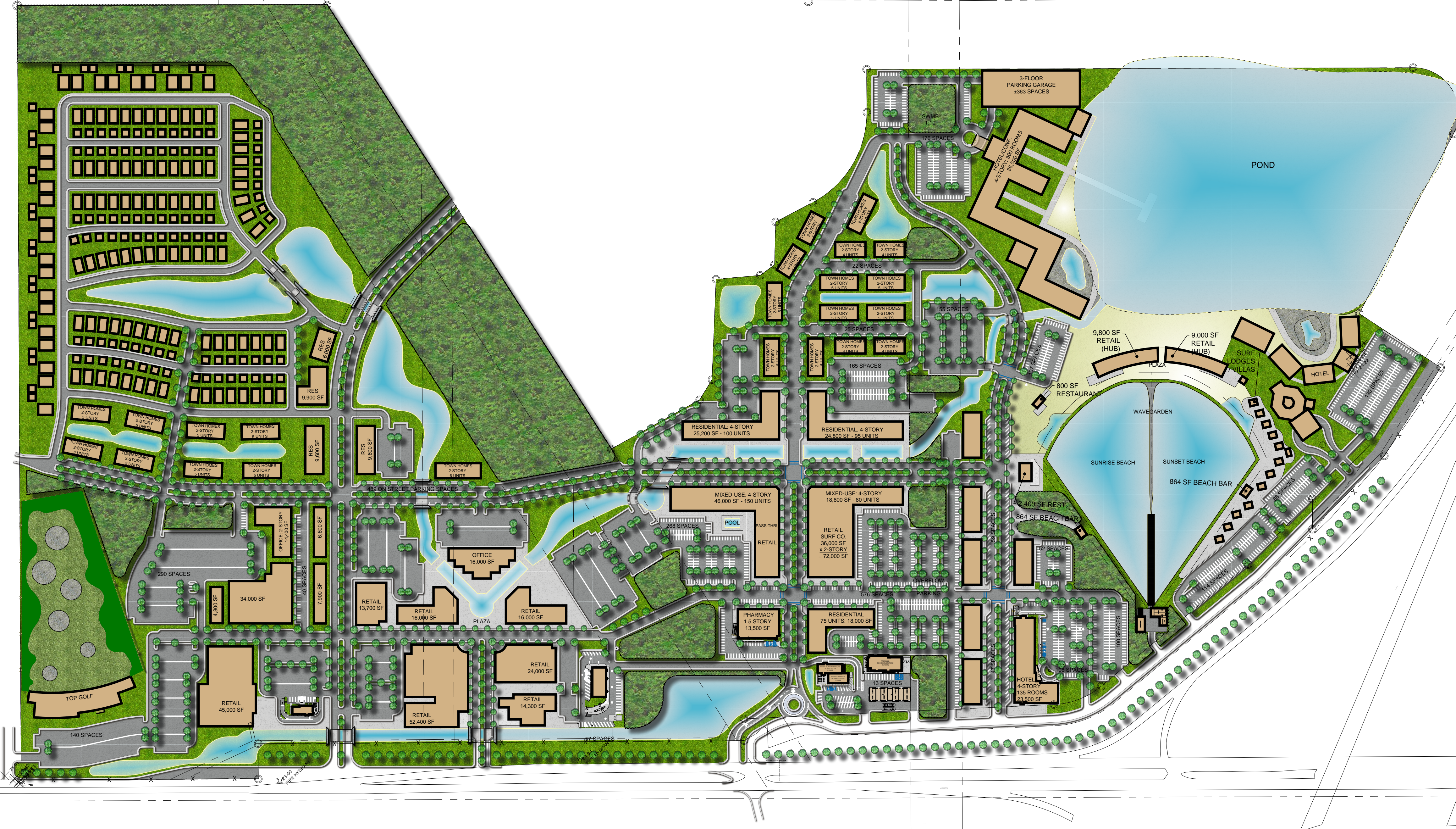
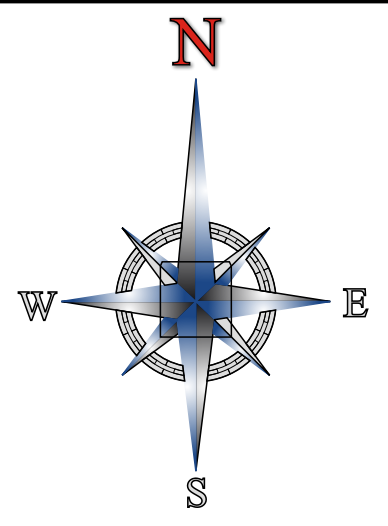
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

SCALE: 1"=2,000' DATE: 01/20/2020

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

FOR FURTHER INFORMATION OR TO REQUEST A QUOTE, PLEASE CONTACT US AT 888-846-2663. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BOHLER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CT191015
 DRAWN BY: MAA
 CHECKED BY: CPT
 DATE: 03/13/20
 CAD I.D.: CT191015-CVL_RENDER

PROJECT:
PLANNED DEVELOPMENT PLAN DOCUMENTS
 FOR

WILLOW LAKES, LLC

PROPOSED DEVELOPMENT
 W. MIDWAY ROAD
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FLORIDA
 MAP ID: 33/02N

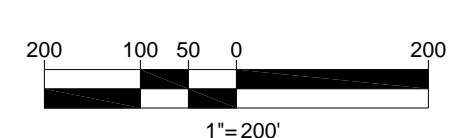
BOHLER
 16 OLD FORGE ROAD, SUITE A
 ROCKY HILL, CT 06067
 Phone: (860) 333-8900
 Fax: (508) 493-9090
 www.BohlerEngineering.com

SHEET TITLE:
CONCEPTUAL LAYOUT PLAN

SHEET NUMBER:
CA-01
 ORG. DATE - 03/13/20

CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - STATE GIS INFORMATION
 - LOCAL GIS INFORMATION
 - FEDERAL GIS AND TOPOGRAPHIC INFORMATION
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.



P:\191015\DRAWINGS\RENDERING\RENDERING\CT191015-CVL_RENDER--LAYOUT_CA-01-CONCEPT.PLT