CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Fort Pierce Technical Review Committee Teleconference
Thursday, November 19, 2020

1. **New Business:**

   a. Conditional Use with No New Construction - Skyline Childcare - 4812 S. US Highway 1

   b. Conditional Use with No New Construction - Joseph Dwelling Rental - 2025 S. Ocean Drive

   c. Conditional Use with No New Construction - Jura Dwelling Rental - 1122 S. Ocean Drive

   d. Conditional Use with No New Construction - Poirier Dwelling Rental - 1341 Binney Drive

   e. Conditional Use with No New Construction – Gateway Plaza Arcade – 2051 S. US Highway 1

   f. Site Plan - Crossroads Industrial - Parcel ID: 2325-122-0002-000-3

   g. Minor Site Plan - Two Triplexes - 1318 Boston Avenue

   h. Variance - Colleran Residence - 1675 Thumb Point Drive

   i. Annexation - 33 Parcels

Technical Review Committee - Teleconference **1. a.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Conditional Use with No New Construction - Skyline Childcare - 4812 S. US Highway 1

LOCATION

4812 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

Approval

Attachments

TRC Memo Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/23/2020 04:30 PM

Final Approval Date: 11/01/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: VENNIS GILMORE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-04000009

MEETING DATE: NOVEMBER 19, 2020

Conditional Use – Skyline Childcare – 4812 S. US Highway 1

The above referenced **Conditional Use w/ No New Construction** is being submitted for your review and comments. The request seeks to establish a Child Care Facility; with three (3) classrooms for Entertainment, Arts & Crafts, and Computer Assistance. The subject site is zoned General Commercial Zone (C-3) with a Future Land Use of General Commercial (GC). Per City Code Section 125-187. – Allowed Uses; Child Care Facilities are classified as a Conditional Use in the General Commercial Zone (C-3). The Child Care Facility is approximately 2,046 gross sq. ft. The subject site location has approximately a total of 3.21 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

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

Thank you.

Vennis Gilmore, Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 4812 S US HIGHWAY 1, FORT PIERCE, FL, 34982

Parcel ID #(s) 3403-502-0031-010-6

Project description Before / After School Childcare Program

Wynne Building Corp	DANAY NAVARRO
Property Owner(s)	**Applicant/Representative, Title, Company**
8000 S US HIGHWAY 1 STE 402	804 EL RANCHO DRIVE
Street Address	Street Address
PORT SAINT LUCIE FL 34952	FORT PIERCE FL 34982
City State Zip	City State Zip
(772) 878-5513	7864583648
Phone Number	Phone Number
cheri@wynnebc.com	danaynavarro@gmail.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 5 day of OCTOBER, 2020, by MATTHEW LYLE WYNNE who is personally known to me or has produced _____ as identification.

Dorothy Ann Baskin
Signature of Notary

(seal)

DOROTHY ANN BASKIN
MY COMMISSION # HH 045443
EXPIRES: October 2, 2024
Bonded Thru Notary Public Underwriters

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_____

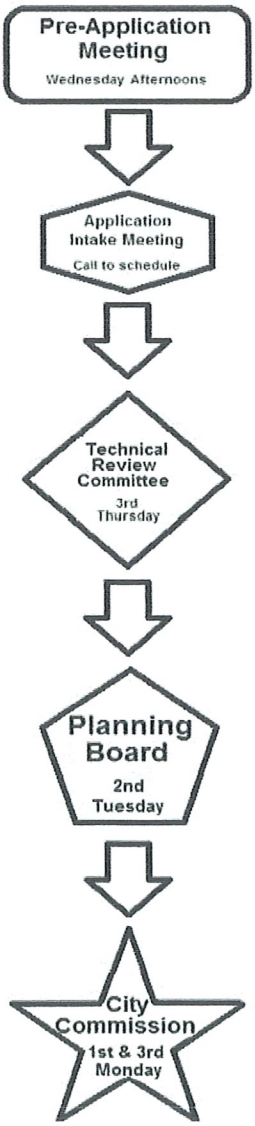
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

☒ Conditional Use: No new construction with no site improvements

❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 18,800 SF Parking Spaces: 123

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

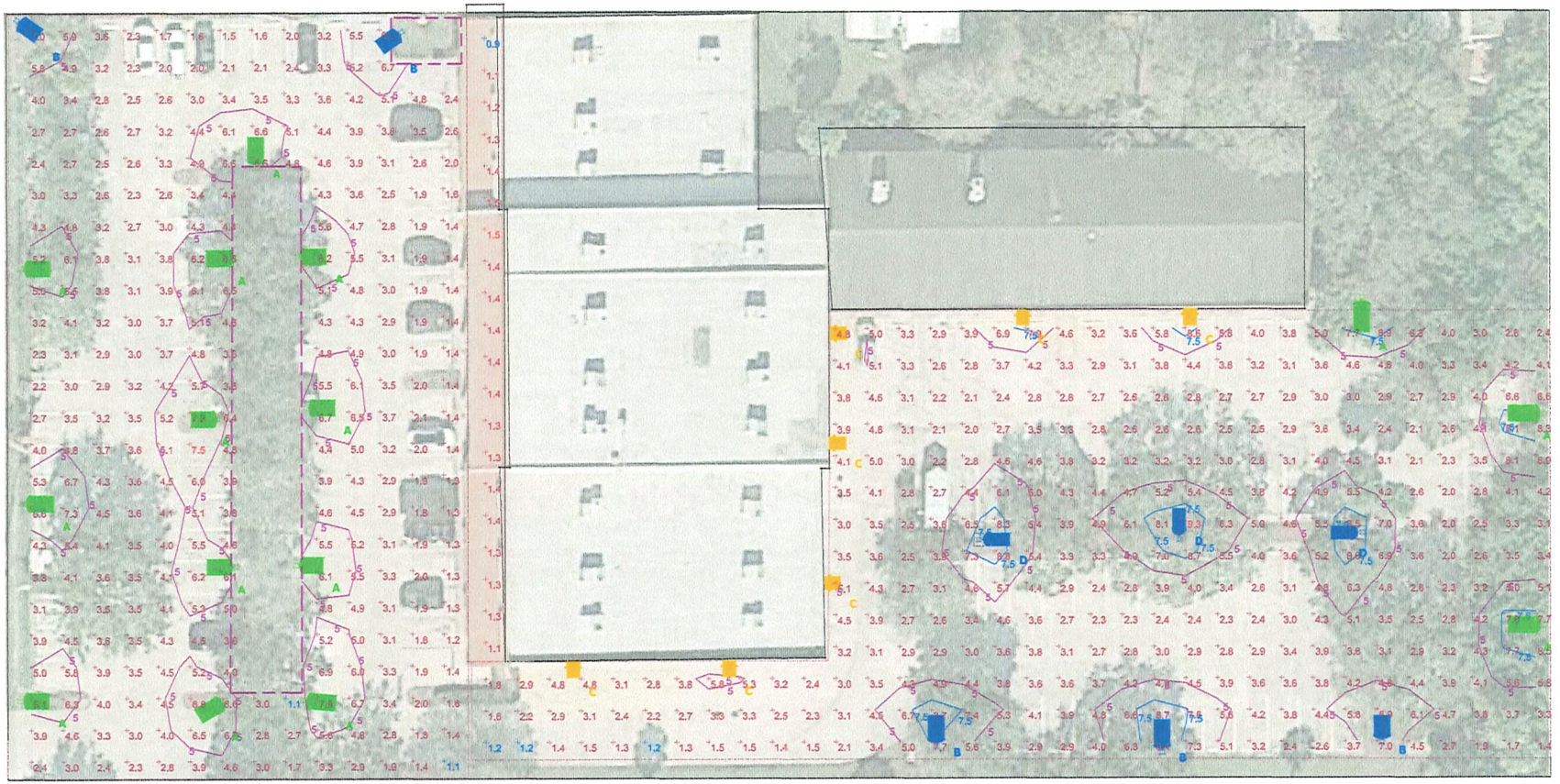
North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.



Plan View
Scale - 1" = 35ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Parking Lot	+	4.0 fc	9.3 fc	1.2 fc	7.8:1	3.3:1
Front Parking Lot	+	3.8 fc	7.5 fc	1.1 fc	6.8:1	3.5:1
Under Canopy	+	1.3 fc	1.5 fc	0.9 fc	1.7:1	1.4:1

POLI LED SIGNS
LED Lighting Full Service Experts
1574 NW 108th Ave, Miami, FL 33172 | www.poliled.com 305.468.8996

Skyline Childcare LLC
4812 US-1 South Fort Pierce, FL 34892

Designer
Jacky Chueng
Date
9/14/2020
Scale
Not to Scale
Drawing No.

Summary

Schedule

Symbol	Label	QTY	Manufacturer	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Polar Plot	Notes
	A	15	Lumipro Lighting	100W Street Light Pole Mount T3 Lens	1	1-ST-RM-100W-T3.IES	13364	1	1	100.302	100%	 Max: 6863cd	
	B	5	Lumipro Lighting	120W Street Light Pole Mount T3 Lens	1	1-ST-RM-120W-T3.IES	16724	1	1	118.811	100%		
	C	7	Lumipro Lighting	60W Street Light B Mount NO POLE T3 Lens	1	1-ST-RM-60W-T3.IES	8182	1	1	60.7121	100%		
	D	3	Lumipro Lighting	120W Street Light Pole Mount T4 Lens	1	1-ST-RM-120W-T4.IES	16293	1	1	120.897	100%		

Luminaire Locations

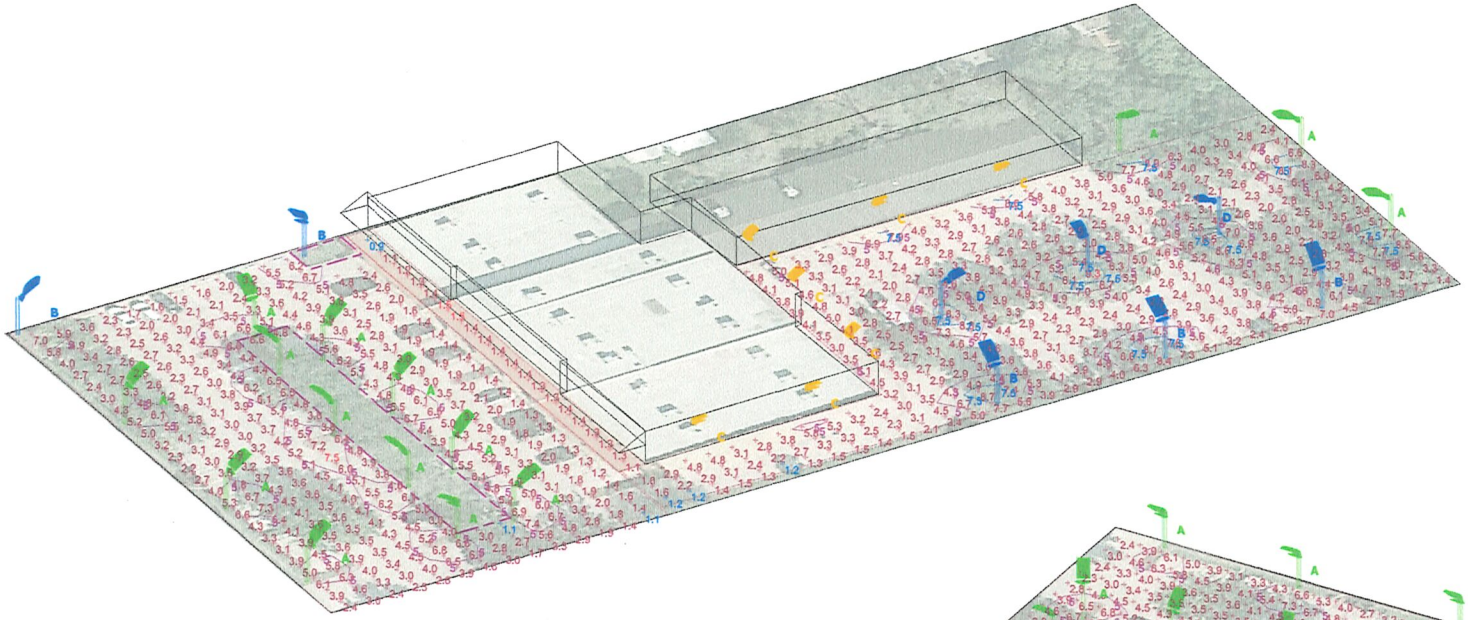
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
11	A	73.00	67.00	15.00	15.00	270.00	40.00	58.46	67.00	0.00
22	A	427.00	151.00	15.00	15.00	180.00	22.00	427.00	143.32	0.00
23	A	484.00	114.50	15.00	15.00	270.00	20.00	476.94	114.50	0.00
24	A	484.00	48.00	15.00	15.00	270.00	20.00	476.94	48.00	0.00
29	A	6.00	87.00	15.00	15.00	90.00	35.00	18.33	87.00	0.00
30	A	94.00	25.00	15.00	15.00	95.00	30.00	104.35	24.09	0.00
36	A	5.00	25.00	15.00	15.00	90.00	40.00	19.54	25.00	0.00
37	A	68.00	113.50	15.00	15.00	270.00	40.00	53.46	113.50	0.00
39	A	5.50	161.00	15.00	15.00	90.00	40.00	20.04	161.00	0.00
40	A	73.50	164.00	15.00	15.00	270.00	35.00	61.17	164.00	0.00
42	A	69.50	25.00	15.00	15.00	240.00	35.00	58.82	18.83	0.00
43	A	79.50	192.50	15.00	15.00	0.00	35.00	79.50	204.83	0.00
44	A	92.00	67.50	15.00	15.00	90.00	45.00	109.12	67.50	0.00
45	A	92.50	164.50	15.00	15.00	90.00	40.00	107.04	164.50	0.00
46	A	95.00	117.00	15.00	15.00	90.00	40.00	109.54	117.00	0.00
20	B	293.00	10.00	15.00	15.00	0.00	35.00	293.00	22.33	0.00
23	B	433.00	11.00	15.00	15.00	0.00	45.00	433.00	28.12	0.00
25	B	364.00	8.00	15.00	15.00	0.00	30.00	364.00	21.86	-6.01
36	B	4.50	239.00	15.00	15.00	125.00	45.00	18.53	229.18	0.00
37	B	125.50	235.00	15.00	15.00	235.00	45.00	111.48	225.18	0.00
1	C	179.03	36.81	12.50	12.50	180.00	35.00	179.03	27.14	0.00
2	C	228.00	37.00	12.50	12.50	180.00	35.00	228.00	27.33	0.00
4	C	373.00	147.50	10.00	10.00	180.00	30.00	373.00	140.86	0.00
5	C	320.50	147.00	10.00	10.00	180.00	40.00	320.50	137.63	0.00
7	C	260.00	140.00	15.50	15.50	90.00	35.00	271.77	140.00	0.00
8	C	259.50	105.50	15.50	15.50	90.00	30.31	269.43	105.50	0.00
9	C	258.00	61.50	13.50	13.50	90.00	35.00	268.37	61.50	0.00
2	D	306.50	75.00	16.00	16.00	90.00	15.00	312.57	75.00	0.00
3	D	427.00	77.00	16.00	16.00	270.00	15.00	420.93	77.00	0.00
4	D	369.50	75.00	16.00	16.00	0.00	20.00	369.50	82.64	0.00

POLI LED & SIGNS
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1574 NW 108th Ave, Miami, FL 33172 | www.polled.com 305.468.6996

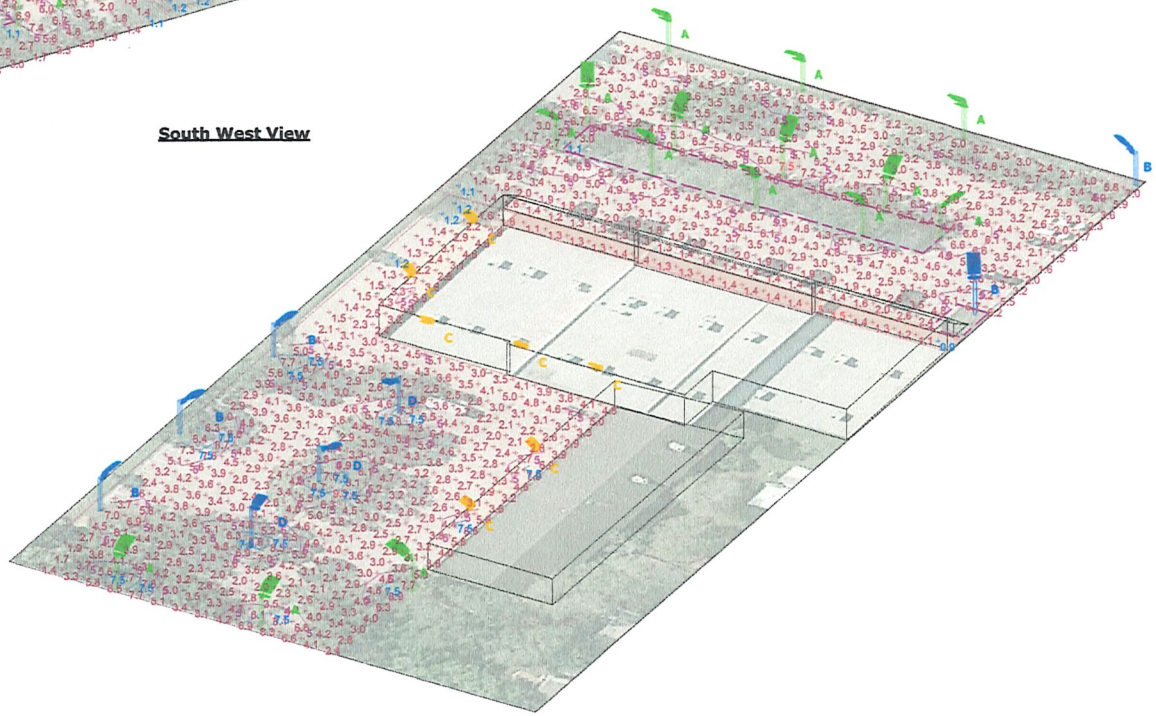
Skyline Childcare LLC
4812 US-1 South Fort Pierce, FL 34892

Designer
Jacky Chueng
Date
9/14/2020
Scale
Not to Scale
Drawing No.

Summary



South West View



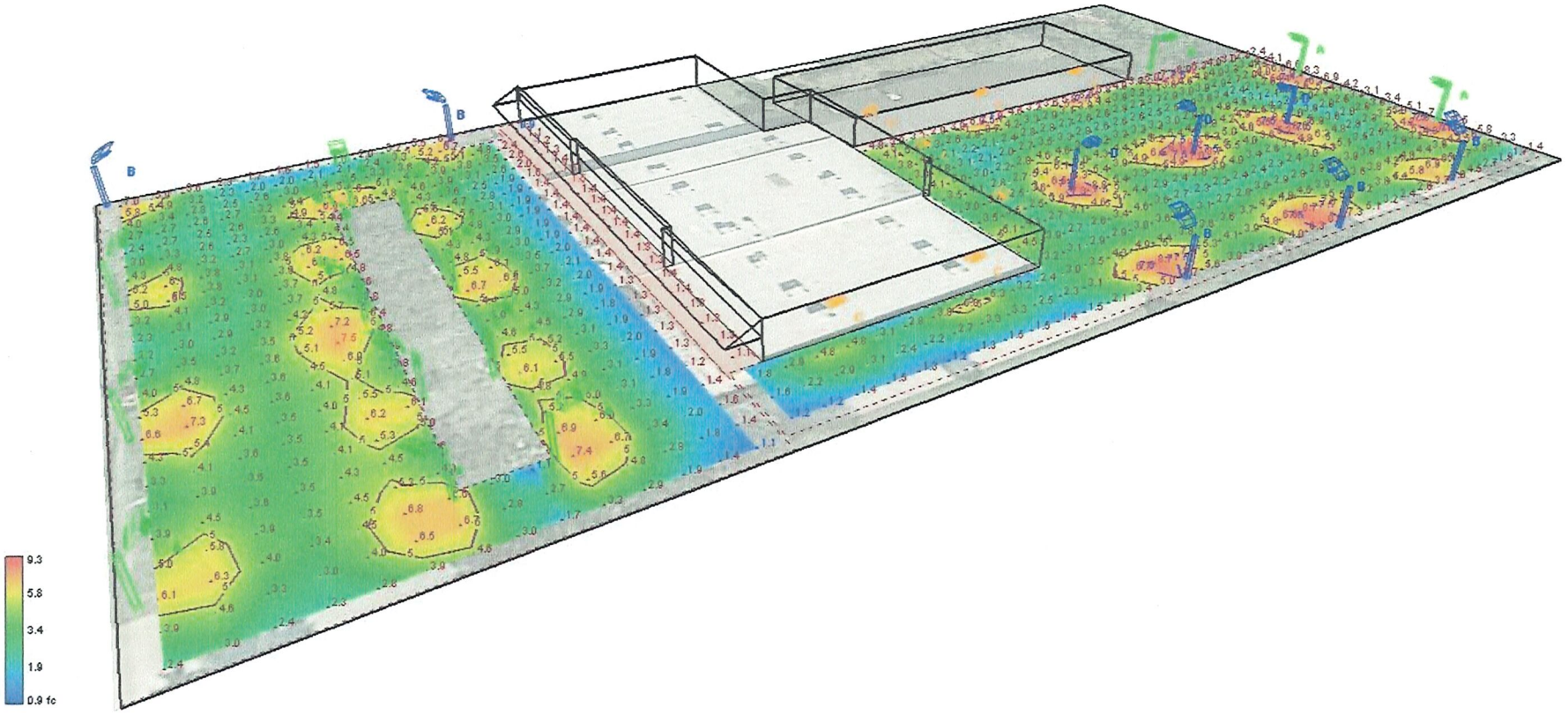
North East View

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33172 | www.polled.com
305.468.8986

Skyline Childcare LLC
4812 US-1 South Fort Pierce, FL 34892

Designer
Jacky Chueng
Date
9/14/2020
Scale
Not to Scale
Drawing No.

Summary



Current View

POLI LED & SIGNS
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1574 NW 108th Ave, Miami, FL
33172 | www.polled.com
305.468.6986

Skyline Childcare LLC
4812 US-1 South Fort Pierce, FL 34892

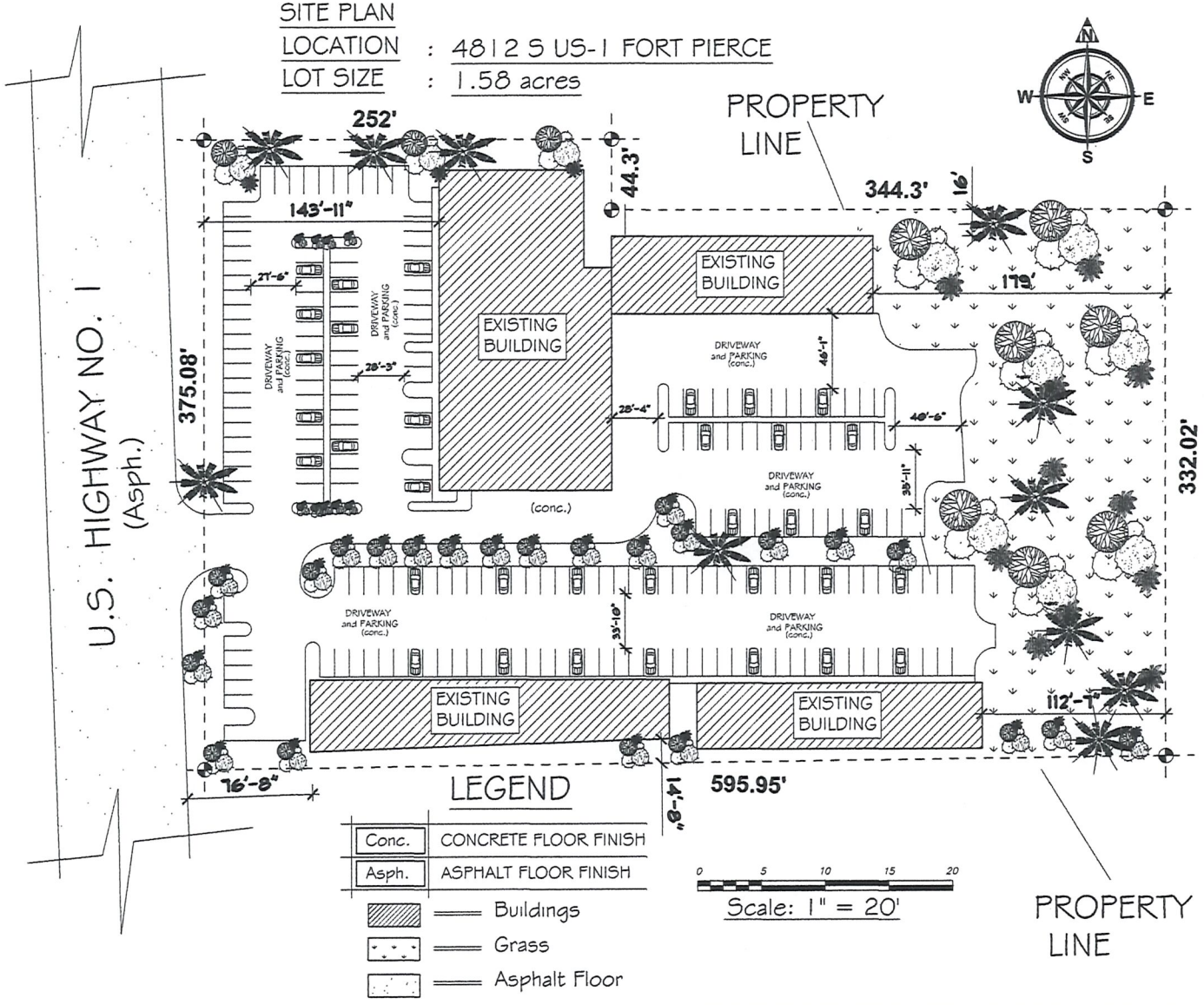
Designer
Jacky Chueng
Date
9/14/2020
Scale
Not to Scale
Drawing No.

Summary

SITE PLAN

LOCATION : 4812 S US-1 FORT PIERCE

LOT SIZE : 1.58 acres



LEGEND

Conc.	CONCRETE FLOOR FINISH
Asph.	ASPHALT FLOOR FINISH

Buildings

Grass

Asphalt Floor

0 5 10 15 20

Scale: 1" = 20'

AC

NOTE

ARCHITECT
TrendArchitect

DESIGNED : ARC

CHECKED : ARC

DATE : Aug 2020

CLIENT:
Skyline Child Care, LLC

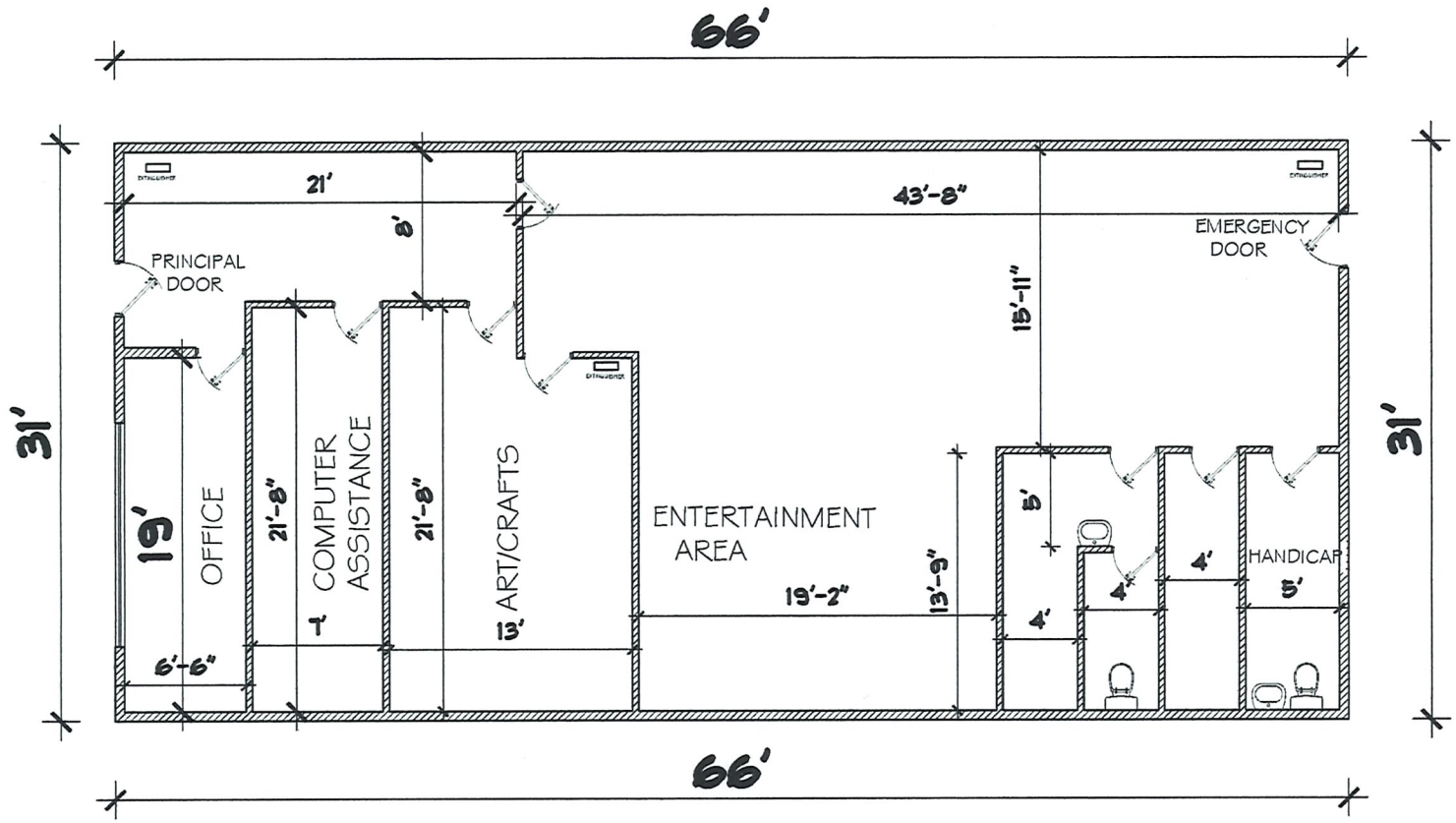
PROJECT
SITE PLAN

LOCATION
4812 S US-1
FORT PIERCE

SHEET NO: 01

SCALE : 1" : 20'

SKYLINE CHILD CARE AT EL RIO PLAZA



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

NOTE

DESIGNED : ARC
CHECKED : ARC
DATE : Aug 2020

SKYLINE CHILD CARE, LLC

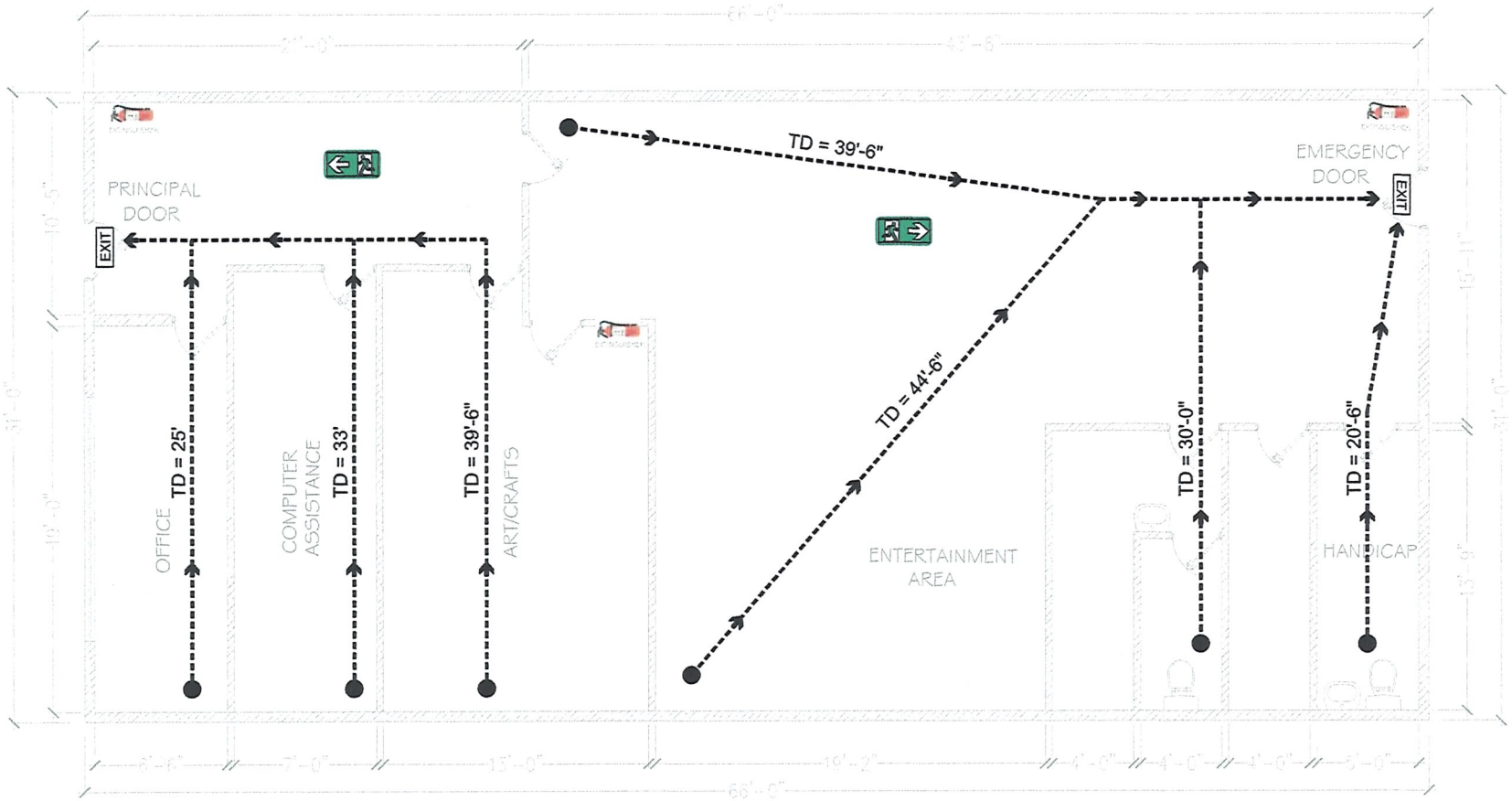
PROJECT
Floor Plan

LOCATION
4812 S US-1
FORT PIERCE

SHEET NO: 01

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

SKYLINE CHILD CARE AT EL RIO PLAZA



LIFE SAFETY LAYOUT
Scale:3/16" = 1'-0"

LIFE SAFETY SYMBOLS

LEGEND:	
EXIT	EXIT SIGN
	EXIT SIGN DIRECTIONAL – ONE WAY
TD	TRAVEL DISTANCE
	PORTABLE FIRE EXTINGUISHER

note

DESIGNED : MH
CHECKED : MH
DATE : SEP 2020

PROJECT
SKYLINE CHILD CARE, LLC

DRAWING:
LIFE SAFETY LAYOUT

SHEET NO: 01

SCALE : 3/16" : 1'-0"

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAULT
SECRETARY

September 17, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 17, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

Danay Navarro (Owner of Skyline Child Care, LLC)
Skyline Child Care, LLC
804 El Rancho Dr. Fort Pierce, FL 34982

Dear Danay Navarro (Owner of Skyline Child Care, LLC):
RE: Pre-application Review for **Category B Driveway,** Pre-application Meeting Date: **September 17, 2020**
St. Lucie County - Fort Pierce; SR 5; Sec. # 94010; MP: 8.45; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project: FM 435245.1-ATMS - ARTERIAL TRAFFIC MGMT-Alexander Estrada

Request: Use existing right-in/right-out driveway on the east side of SR 5, approximately 115 feet north of the southern property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Skyline Child Care, LLC – 4812 S US Highway 1 Fort Pierce, FL 34982**
Applicant/Property Owner: Wynne Building Corp; Parcel Size: **3.21 Acres**
Development Size: **2,000 SF Child Daycare**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:
- **Proposed land use is before and after school care.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Date: 2020.09.17 15:02:57 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Harden
File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-09-17\8. Skyline Child Care, LLC\94010 MP 8.45 SR 5_Skylinne Child Care.docx



Executive Narrative Summary

Skyline Childcare, LLC, is seeking a conditional use to allow ours before/after school program to help our community. Focus on making a difference from those who have served our nation; Military Veterans, activate military members, lower-income legal guardians, parents, and single parents. We believe in shaping future leaders. Our program offers support and a comfortable manner in a learning environment, have fun and complete school assignments, promoting kindness and social skills.

We will open for business starting with our before school program Monday -Friday, 6:30 am to 8:30 am and after school program Monday – Friday, 3:00 pm to 6:30 pm. We are providing care for the age group of 5 years old through 12 years old. Our homework assistance, story times, computer educational activities, games, recreational dancing, arts & crafts, and learning activities will promote higher learning. Our program reinforces social, listening, independence, and motor skills for students' daily interactions.

Department of Children & Families is currently reviewing our curriculum to confirm the number of students that we can serve in the community. Our facility counts with 2000 sq. ft. It includes two accessible restroom (1 handicap), three rooms designated for activities, school homework assistance, and ample parking spaces. Skyline Childcare, LLC has employed two-teacher aid person, who will divide responsibilities by two group ages.

Our facility staff will adhere to Drop-off & Pick-Ups procedures due to COVID-19 to limit direct contact. Adults who drop off and pick up children must do so at the entrance to the facility. The staff will check each student's temperature and provide hand sanitizer at the main door entrance before students arrive safely to their group class.

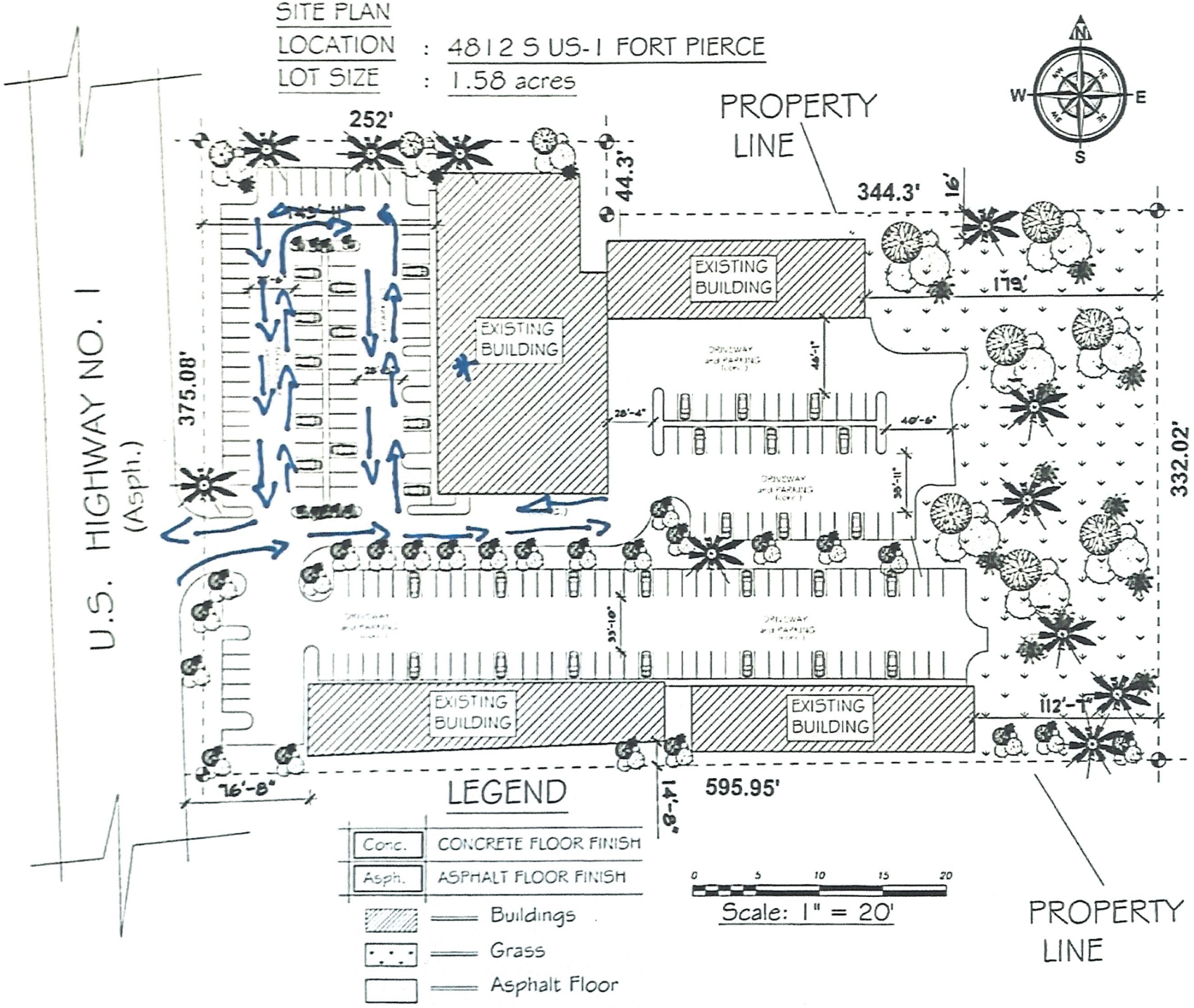
We do NOT:

- Provide food – Parents will be responsible for providing food and snacks to students.
- Provide transportation from school to aftercare. Parents are fully responsible for drop-offs/pick-ups from our facility.
- Have playground

SITE PLAN

LOCATION : 4812 S US-1 FORT PIERCE

LOT SIZE : 1.58 acres



Scanned with CamScanner

PARENT DROP-OFF AND PICK-UP PLAN

The Site plan attached illustrates the expected pattern of the traffic for anticipated student drop-offs/pick-ups. Skyline Childcare, LLC before school will be starting at 6:30am Monday – Friday, with parents parking on the available parking spaces to avoid holding the traffic flow within in the shopping center. Skyline Childcare, LLC after school program will be starting at 3:00pm – 6:30pm. Parents must follow same procedure as drop offs. However, parents MUST calling in to let Skyline Childcare, LLC that the student is ready to be pick up and parents shall park on the available parking spaces, calling in, walk towards the outside entrance of the facility and wait for student for dismissal due to COVID-19.

Technical Review Committee - Teleconference **1. b.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Conditional Use with No New Construction - Joseph Dwelling Rental - 2025 S. Ocean Drive

LOCATION

2025 South Ocean Drive

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Jennifer Hofmeister Started On: 11/03/2020 11:18 AM
Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director

RE: Technical Review Project #20- 040000021

Meeting Date: November 3, 2020

Conditional Use – Joseph Dwelling Rental – 2025 South Ocean Drive

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for a minimum of two (2) days and a maximum of less than six (6) months.

The subject site has a Future Land Use designation of Hutchinson Island residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A zoning district.

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two days before the Technical Review Committee Meeting (November 17, 2020 - Tuesday).

Please do not hesitate to contact me should you require any additional information at 772-467- 3730.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location Joseph [redacted] Jonahthan

Parcel ID #(s) 2412-503-0051-000-7

Project description 2 day short term rental

Jonathan & Wendy Joseph	Michelle Longarzo / Slice of Paradeise, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
2025 South Ocean Drive	715 South Ocean Drive Unit D
Street Address	Street Address
Hutchinson Island FL 34949	Hutchinson Island FL 34949
City State Zip	City State Zip
	772-708-4557
Phone Number	Phone Number
	SliceofparadiseFL @gmail.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY

The foregoing instrument was acknowledged before me this 14 day of November, 20 20, by Jonathan Joseph who is personally known to me or has produced US Passport as identification.

Signature of Notary

CARLOS GORT
Notary Public – State of Florida
Commission # GG 135199
My Comm. Expires Aug 15, 2021

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_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

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Property Identification

Site Address: 2025 S OCEAN DR	Parcel ID: 2412-503-0051-000-7	Account #: 24111	Sec/Town/Range: 12/35S/40E
Use Type: 0100	Jurisdiction: Fort Pierce	Map ID: 24/12N	Zoning: SF Interme

Ownership

Ted L Hollander (TR)
Kristin G Hollander (TR)

9145 Holly Oak LN
Jupiter, FL 33478

Legal Description

SURFSIDE-UNIT TWO- BLK 13 LOT 8 (OR 3762-416; 3828-1362)

Current Values

Just/Market:	$348,800	Assessed:	$344,329	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$344,329	2020	$348,800	$344,329	$0	$344,329
				2019	$321,700	$313,027	$0	$313,027
				2018	$290,200	$284,570	$0	$284,570

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-02-2015	3828 / 1362	0111	QC	Hollander Kristin G	$100
12-02-2015	3828 / 1362	0111	QC	Hollander Ted L	$100
06-18-2015	3762 / 0416	0001	WD	Uff Gregory	$283,800

Primary Building Information

Finished Area of this building: 3,146 SF
Gross Sketched Area: 4,182 SF

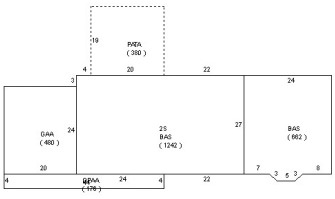
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HC
Year Built: 1973	Frame:	Grade: C	Effective Year: 1984
Primary Wall: Hrd Plnk WF	Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	3,146
Gross Sketched Area (SF):	4,182
Land Size (acres):	0.28
Land Size (SF):	12,350
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	1200	1973
VINYLFENCE6'	1	158	2015

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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"AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

PARTIES: Ted L Hollander Kristin G Hollander ("Seller"), and Jonathan Joseph ("Buyer"), agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and any riders and addenda ("Contract"):

1. PROPERTY DESCRIPTION:

(a) Street address, city, zip: 2025 S Ocean Drive, Fort Pierce, FL 34949

(b) Located in: St. Lucie County, Florida. Property Tax ID #: 241250300510007

(c) Real Property: The legal description is SURFSIDE-UNIT TWO- BLK 13 LOT 8 (OR 3762-416; 3828-1362)

together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms of this Contract.

(d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters/panels ("Personal Property").

Other Personal Property items included in this purchase are: All Furniture and Fixtures. All Dishware and all Appliances are included

Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

(e) The following items are excluded from the purchase: Internet router and modem

PURCHASE PRICE AND CLOSING

2. PURCHASE PRICE (U.S. currency): ..... **$ 440000**

(a) Initial deposit to be held in escrow in the amount of **(checks subject to COLLECTION)** ..... $ 1000
The initial deposit made payable and delivered to "Escrow Agent" named below
(CHECK ONE): (i) ☐ accompanies offer or (ii) ☐ is to be made within 3 (if left blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii) SHALL BE DEEMED SELECTED.
Escrow Agent Information: Name: First International Title
Address: 201 SW Port St. Lucie Blvd, ste 205, Port St. Lucie, FL 34984
Phone: (772) 465-8533 E-mail: nancy.perella@firstintitle.com Fax:

(b) Additional deposit to be delivered to Escrow Agent within 10 (if left blank, then 10) days after Effective Date ..... $ 4000
(All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

(c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 352000

(d) Other: ..... $

(e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire transfer or other **COLLECTED** funds ..... $ **83000**

NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

(a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before 10/06/2020, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the counter-offer is delivered.

(b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed and delivered this offer or final counter-offer ("Effective Date").

4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered ("Closing") on Or Before November 10th. 2020 ("Closing Date"), at the time established by the Closing Agent.

5. EXTENSION OF CLOSING DATE:

(a) If Paragraph 8(b) is checked and Closing funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements ("CFPB Requirements"), then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

(b) If an event constituting "Force Majeure" causes services essential for Closing to be unavailable, including the unavailability of utilities or issuance of hazard, wind, flood or homeowners' insurance, Closing Date shall be extended as provided in STANDARD G.

6. OCCUPANCY AND POSSESSION:

(a) Unless the box in Paragraph 6(b) is checked, Seller shall, at Closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed all personal items and trash from the Property and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to the Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted the Property in its existing condition as of time of taking occupancy.

* (b) ☐ **CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING.** If Property is subject to a lease(s) after Closing or is intended to be rented or occupied by third parties beyond Closing, the facts and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall be delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that the lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery of written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Estoppel Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D. If Property is intended to be occupied by Seller after Closing, see Rider U. POST-CLOSING OCCUPANCY BY SELLER.

* **7. ASSIGNABILITY: (CHECK ONE):** Buyer ☐ may assign and thereby be released from any further liability under * this Contract; ☐ may assign but not be released from liability under this Contract; or ☒ may not assign this Contract.

FINANCING

8. FINANCING:

* ☐ (a) Buyer will pay cash for the purchase of the Property at Closing. There is no financing contingency to Buyer's obligation to close. If Buyer obtains a loan for any part of the Purchase Price of the Property, Buyer acknowledges that any terms and conditions imposed by Buyer's lender(s) or by CFPB Requirements shall not affect or extend the Buyer's obligation to close or otherwise affect any terms or conditions of this Contract.

* ☒ (b) This Contract is contingent upon Buyer obtaining approval of a ☒ conventional ☐ FHA ☐ VA or ☐ other * _____ (describe) loan within _____ (if left blank, then 30) days after Effective Date ("Loan Approval * Period") for **(CHECK ONE):** ☐ fixed, ☐ adjustable, ☒ fixed or adjustable rate in the Loan Amount (See Paragraph * 2(c)), at an initial interest rate not to exceed _____ % (if left blank, then prevailing rate based upon Buyer's * creditworthiness), and for a term of _____(if left blank, then 30) years ("Financing").

(i) Buyer shall make mortgage loan application for the Financing within _____ (if left blank, then 5) days after Effective Date and use good faith and diligent effort to obtain approval of a loan meeting the Financing terms ("Loan Approval") and thereafter to close this Contract. Loan Approval which requires a condition related to the sale by Buyer of other property shall not be deemed Loan Approval for purposes of this subparagraph.

Buyer's failure to use diligent effort to obtain Loan Approval during the Loan Approval Period shall be considered a default under the terms of this Contract. For purposes of this provision, "diligent effort" includes, but is not limited to, timely furnishing all documents and information and paying of all fees and charges requested by Buyer's mortgage broker and lender in connection with Buyer's mortgage loan application.

(ii) Buyer shall keep Seller and Broker fully informed about the status of Buyer's mortgage loan application, Loan Approval, and loan processing and authorizes Buyer's mortgage broker, lender, and Closing Agent to disclose such status and progress, and release preliminary and finally executed closing disclosures and settlement statements, to Seller and Broker.

(iii) Upon Buyer obtaining Loan Approval, Buyer shall promptly deliver written notice of such approval to Seller.

(iv) If Buyer is unable to obtain Loan Approval after the exercise of diligent effort, then at any time prior to expiration of the Loan Approval Period, Buyer may provide written notice to Seller stating that Buyer has been unable to obtain Loan Approval and has elected to either:

(1) waive Loan Approval, in which event this Contract will continue as if Loan Approval had been obtained; or

(2) terminate this Contract.

(v) If Buyer fails to timely deliver either notice provided in Paragraph 8(b)(iii) or (iv), above, to Seller prior to expiration of the Loan Approval Period, then Loan Approval shall be deemed waived, in which event this Contract will continue as if Loan Approval had been obtained, provided however, Seller may elect to terminate this Contract by delivering written notice to Buyer within 3 days after expiration of the Loan Approval Period.

(vi) If this Contract is timely terminated as provided by Paragraph 8(b)(iv)(2) or (v), above, and Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract.

(vii) If Loan Approval has been obtained, or deemed to have been obtained, as provided above, and Buyer fails to close this Contract, then the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default or inability to satisfy other contingencies of this Contract; (2) Property related conditions of the Loan Approval have not been met (except when such conditions are waived by other provisions of this Contract); or (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Approval, in which event(s) the Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

* ☐ (c) Assumption of existing mortgage (see rider for terms).

* ☐ (d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:

(a) **COSTS TO BE PAID BY SELLER:**

- Documentary stamp taxes and surtax on deed, if any
- Owner's Policy and Charges (if Paragraph 9(c)(i) is checked)
- Title search charges (if Paragraph 9(c)(iii) is checked)
- * Municipal lien search (if Paragraph 9(c)(i) or (iii) is checked)
- HOA/Condominium Association estoppel fees
- Recording and other fees needed to cure title
- Seller's attorneys' fees
- Other:_____

If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

(b) **COSTS TO BE PAID BY BUYER:**

- Taxes and recording fees on notes and mortgages
- Recording fees for deed and financing statements
- Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked)
- Survey (and elevation certification, if required)
- Lender's title policy and endorsements
- HOA/Condominium Association application/transfer fees
- Municipal lien search (if Paragraph 9(c)(ii) is checked)
- * Other:_____
- Loan expenses
- Appraisal fees
- Buyer's Inspections
- Buyer's attorneys' fees
- All property related insurance
- Owner's Policy Premium (if Paragraph 9 (c)(iii) is checked.)

* (c) **TITLE EVIDENCE AND INSURANCE:** At least _____ (if left blank, then 15, or if Paragraph 8(a) is checked, then 5) days prior to Closing Date ("Title Evidence Deadline"), a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium, title search and closing services (collectively, "Owner's Policy and Charges") shall be paid, as set forth below. The title insurance premium charges for the owner's policy and any lender's policy will be calculated and allocated in accordance with Florida law, but may be reported differently on certain federally mandated closing disclosures and other closing documents. For purposes of this Contract "municipal lien search" means a search of records necessary for the owner's policy of title insurance to be issued without exception for unrecorded liens imposed pursuant to Chapters 159 or 170, F.S., in favor of any governmental body, authority or agency.

(CHECK ONE):

* ☒ (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges, and Buyer shall pay the premium for Buyer's lender's policy and charges for closing services related to the lender's policy, endorsements and loan closing, which amounts shall be paid by Buyer to Closing Agent or such other provider(s) as Buyer may select; or

* ☐ (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing services related to Buyer's lender's policy, endorsements and loan closing; or

☐ (iii) [**MIAMI-DADE/BROWARD REGIONAL PROVISION**]**:** Seller shall furnish a copy of a prior owner's policy of title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title evidence, which is acceptable to Buyer's title insurance underwriter for reissue of coverage; (B) tax search; and (C) municipal lien search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's policy, and if applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than $_____ (if left blank, then $200.00) for abstract continuation or title search ordered or performed by Closing Agent.

(d) **SURVEY:** On or before Title Evidence Deadline, Buyer may, at Buyer's expense, have the Real Property surveyed and certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.

(e) **HOME WARRANTY:** At Closing, ☐ Buyer ☐ Seller ☒ N/A shall pay for a home warranty plan issued by _____ at a cost not to exceed $_____. A home warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.

(f) **SPECIAL ASSESSMENTS:** At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being imposed on the Property before Closing. Buyer shall pay all other assessments. If special assessments may be paid in installments **(CHECK ONE):**

☐ (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing. Installments prepaid or due for the year of Closing shall be prorated.

☐ (b) Seller shall pay the assessment(s) in full prior to or at the time of Closing.

IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.

This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district (CDD) pursuant to Chapter 190, F.S., which lien shall be prorated pursuant to STANDARD K.

DISCLOSURES

10. DISCLOSURES:

(a) **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

(b) **PERMITS DISCLOSURE:** Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller does not know of any improvements made to the Property which were made without required permits or made pursuant to permits which have not been properly closed. If Seller identifies permits which have not been properly closed or improvements which were not permitted, then Seller shall promptly deliver to Buyer all plans, written documentation or other information in Seller's possession, knowledge, or control relating to improvements to the Property which are the subject of such open permits or unpermitted improvements.

(c) **MOLD:** Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

(d) **FLOOD ZONE; ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood zone the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and Wildlife Service under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or flood insurance rating purposes is below minimum flood elevation or is ineligible for flood insurance coverage through the National Flood Insurance Program or private flood insurance as defined in 42 U.S.C. §4012a, Buyer may terminate this Contract by delivering written notice to Seller within _____ (if left blank, then 20) days after Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract, failing which Buyer accepts existing elevation of buildings and flood zone designation of Property. The National Flood Insurance Program may assess additional fees or adjust premiums for pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures (residential structures in which the insured or spouse does not reside for at least 50% of the year) and an elevation certificate may be required for actuarial rating.

(e) **ENERGY BROCHURE:** Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.

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(f) **LEAD-BASED PAINT:** If Property includes pre-1978 residential housing, a lead-based paint disclosure is mandatory.

(g) **HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE: BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE, IF APPLICABLE.**

(h) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

(i) **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Seller shall inform Buyer in writing if Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller shall comply with FIRPTA, which may require Seller to provide additional cash at Closing. If Seller is not a "foreign person", Seller can provide Buyer, at or prior to Closing, a certification of non-foreign status, under penalties of perjury, to inform Buyer and Closing Agent that no withholding is required. See STANDARD V for further information pertaining to FIRPTA. Buyer and Seller are advised to seek legal counsel and tax advice regarding their respective rights, obligations, reporting and withholding requirements pursuant to FIRPTA.

(j) **SELLER DISCLOSURE:** Seller knows of no facts materially affecting the value of the Real Property which are not readily observable and which have not been disclosed to Buyer. Except as provided for in the preceding sentence, Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to the physical condition or history of the Property. Except as otherwise disclosed in writing Seller has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected building, environmental or safety code violation.

PROPERTY MAINTENANCE, CONDITION, INSPECTIONS AND EXAMINATIONS

11. PROPERTY MAINTENANCE: Except for ordinary wear and tear and Casualty Loss, Seller shall maintain the Property, including, but not limited to, lawn, shrubbery, and pool, in the condition existing as of Effective Date ("AS IS Maintenance Requirement").

12. PROPERTY INSPECTION; RIGHT TO CANCEL:

* (a) ***PROPERTY INSPECTIONS AND RIGHT TO CANCEL: Buyer shall have*** 10 ***(if left blank, then 15) days after Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire during the Inspection Period. If Buyer determines, in Buyer's sole discretion, that the Property is not acceptable to Buyer, Buyer may terminate this Contract by delivering written notice of such election to Seller prior to expiration of Inspection Period. If Buyer timely terminates this Contract, the Deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall be released of all further obligations under this Contract; however, Buyer shall be responsible for prompt payment for such inspections, for repair of damage to, and restoration of, the Property resulting from such inspections, and shall provide Seller with paid receipts for all work done on the Property (the preceding provision shall survive termination of this Contract). Unless Buyer exercises the right to terminate granted herein, Buyer accepts the physical condition of the Property and any violation of governmental, building, environmental, and safety codes, restrictions, or requirements, but subject to Seller's continuing AS IS Maintenance Requirement, and Buyer shall be responsible for any and all repairs and improvements required by Buyer's lender.***

(b) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior to time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and follow-up walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal Property are on the Property and to verify that Seller has maintained the Property as required by the AS IS Maintenance Requirement and has met all other contractual obligations.

(c) **SELLER ASSISTANCE AND COOPERATION IN CLOSE-OUT OF BUILDING PERMITS:** If Buyer's inspection of the Property identifies open or needed building permits, then Seller shall promptly deliver to Buyer all plans, written documentation or other information in Seller's possession, knowledge, or control relating to improvements to the Property which are the subject of such open or needed Permits, and shall promptly cooperate in good faith with Buyer's efforts to obtain estimates of repairs or other work necessary to resolve such Permit issues. Seller's obligation to cooperate shall include Seller's execution of necessary authorizations,

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consents, or other documents necessary for Buyer to conduct inspections and have estimates of such repairs or work prepared, but in fulfilling such obligation, Seller shall not be required to expend, or become obligated to expend, any money.

(d) **ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** At Buyer's option and cost, Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties to Buyer.

ESCROW AGENT AND BROKER

13. ESCROW AGENT: Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds and other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow within the State of Florida and, subject to **COLLECTION**, disburse them in accordance with terms and conditions of this Contract. Failure of funds to become **COLLECTED** shall not excuse Buyer's performance. When conflicting demands for the Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may take such actions permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or liabilities under this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties agree to its disbursement or until a final judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended and FREC rules to timely resolve escrow disputes through mediation, arbitration, interpleader or an escrow disbursement order.

In any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent shall not be liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to Agent's willful breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or termination of this Contract.

14. PROFESSIONAL ADVICE; BROKER LIABILITY: Broker advises Buyer and Seller to verify Property condition, square footage, and all other facts and representations made pursuant to this Contract and to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or public records. **BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) OF BROKER.** Buyer and Seller (individually, the "Indemnifying Party") each individually indemnifies, holds harmless, and releases Broker and Broker's officers, directors, agents and employees from all liability for loss or damage, including all costs and expenses, and reasonable attorney's fees at all levels, suffered or incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from claims, demands or causes of action instituted by Buyer or Seller based on: (i) inaccuracy of information provided by the Indemnifying Party or from public records; (ii) Indemnifying Party's misstatement(s) or failure to perform contractual obligations; (iii) Broker's performance, at Indemnifying Party's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor for, or on behalf of, Indemnifying Party; (iv) products or services provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by any such vendor. Buyer and Seller each assumes full responsibility for selecting and compensating their respective vendors and paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will not relieve Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14, Broker will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

DEFAULT AND DISPUTE RESOLUTION

15. DEFAULT:

(a) **BUYER DEFAULT:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract, including payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit for the account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under

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this Contract, or Seller, at Seller's option, may, pursuant to Paragraph 16, proceed in equity to enforce Seller's rights under this Contract. The portion of the Deposit, if any, paid to Listing Broker upon default by Buyer, shall be split equally between Listing Broker and Cooperating Broker; provided however, Cooperating Broker's share shall not be greater than the commission amount Listing Broker had agreed to pay to Cooperating Broker.

(b) **SELLER DEFAULT:** If for any reason other than failure of Seller to make Seller's title marketable after reasonable diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract, Buyer may elect to receive return of Buyer's Deposit without thereby waiving any action for damages resulting from Seller's breach, and, pursuant to Paragraph 16, may seek to recover such damages or seek specific performance.

This Paragraph 15 shall survive Closing or termination of this Contract.

16. DISPUTE RESOLUTION: Unresolved controversies, claims and other matters in question between Buyer and Seller arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled as follows:

(a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to resolve such Dispute, failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph 16(b).

(b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules"). The mediator must be certified or must have experience in the real estate industry. Injunctive relief may be sought without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16 may be resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph 16 shall survive Closing or termination of this Contract.

17. ATTORNEY'S FEES; COSTS: The parties will split equally any mediation fee incurred in any mediation permitted by this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")

18. STANDARDS:

A. TITLE:

(i) **TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS:** Within the time period provided in Paragraph 9(c), the Title Commitment, with legible copies of instruments listed as exceptions attached thereto, shall be issued and delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at or before Closing and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property, subject only to the following matters: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and subsequent years; and (f) assumed mortgages and purchase money mortgages, if any (if additional items, attach addendum); provided, that, none prevent use of Property for **RESIDENTIAL PURPOSES**. If there exists at Closing any violation of items identified in (b) – (f) above, then the same shall be deemed a title defect. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law.

(ii) **TITLE EXAMINATION:** Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller in writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is delivered to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of receipt to examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after receipt of Buyer's notice to take reasonable diligent efforts to remove defects. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver written notice to Buyer (with proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this Contract on Closing Date (or if Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice). If Seller is unable to cure defects within Cure Period, then Buyer may, within 5 days after expiration of Cure Period,

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deliver written notice to Seller: (a) extending Cure Period for a specified period not to exceed 120 days within which Seller shall continue to use reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or (b) electing to accept title with existing defects and close this Contract on Closing Date (or if Closing Date has passed, within the earlier of 10 days after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c) electing to terminate this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. If after reasonable diligent effort, Seller is unable to timely cure defects, and Buyer does not waive the defects, this Contract shall terminate, and Buyer shall receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

B. SURVEY: If Survey discloses encroachments on the Real Property or that improvements located thereon encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of such matters, together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later than Closing. If Buyer timely delivers such notice and Survey to Seller, such matters identified in the notice and Survey shall constitute a title defect, subject to cure obligations of STANDARD A above. If Seller has delivered a prior survey, Seller shall, at Buyer's request, execute an affidavit of "no change" to the Real Property since the preparation of such prior survey, to the extent the affirmations therein are true and correct.

C. INGRESS AND EGRESS: Seller represents that there is ingress and egress to the Real Property and title to the Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.

D. LEASE INFORMATION: Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security deposits paid by tenant(s) or occupant(s)("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s) the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit and Buyer may thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or Seller's affidavit, if any, differ materially from Seller's representations and lease(s) provided pursuant to Paragraph 6, or if tenant(s)/occupant(s) fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller within 5 days after receipt of such information, but no later than 5 days prior to Closing Date, terminating this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. Seller shall, at Closing, deliver and assign all leases to Buyer who shall assume Seller's obligations thereunder.

E. LIENS: Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing statement, claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or repairs to the Real Property for 90 days immediately preceding Closing Date. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at Closing.

F. TIME: Calendar days shall be used in computing time periods. **Time is of the essence in this Contract.** Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or a national legal holiday (see 5 U.S.C. 6103) shall extend to 5:00 p.m. (where the Property is located) of the next business day.

G. FORCE MAJEURE: Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

H. CONVEYANCE: Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters described in STANDARD A and those accepted by Buyer. Personal Property shall, at request of Buyer, be

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transferred by absolute bill of sale with warranty of title, subject only to such matters as may be provided for in this Contract.

I. CLOSING LOCATION; DOCUMENTS; AND PROCEDURE:

(i) **LOCATION:** Closing will be conducted by the attorney or other closing agent ("Closing Agent") designated by the party paying for the owner's policy of title insurance and will take place in the county where the Real Property is located at the office of the Closing Agent, or at such other location agreed to by the parties. If there is no title insurance, Seller will designate Closing Agent. Closing may be conducted by mail, overnight courier, or electronic means.

(ii) **CLOSING DOCUMENTS:** Seller shall at or prior to Closing, execute and deliver, as applicable, deed, bill of sale, certificate(s) of title or other documents necessary to transfer title to the Property, construction lien affidavit(s), owner's possession and no lien affidavit(s), and assignment(s) of leases. Seller shall provide Buyer with paid receipts for all work done on the Property pursuant to this Contract. Buyer shall furnish and pay for, as applicable, the survey, flood elevation certification, and documents required by Buyer's lender.

(iii) **FinCEN GTO NOTICE**. **If Closing Agent is required to comply with the U.S. Treasury Department's Financial Crimes Enforcement Network ("FinCEN") Geographic Targeting Orders ("GTOs"), then Buyer shall provide Closing Agent with the information related to Buyer and the transaction contemplated by this Contract that is required to complete IRS Form 8300, and Buyer consents to Closing Agent's collection and report of said information to IRS.**

(iv) **PROCEDURE:** The deed shall be recorded upon **COLLECTION** of all closing funds. If the Title Commitment provides insurance against adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow closing procedure required by STANDARD J shall be waived, and Closing Agent shall, **subject to COLLECTION of all closing funds**, disburse at Closing the brokerage fees to Broker and the net sale proceeds to Seller.

J. ESCROW CLOSING PROCEDURE: If Title Commitment issued pursuant to Paragraph 9(c) does not provide for insurance against adverse matters as permitted under Section 627.7841, F.S., as amended, the following escrow and closing procedures shall apply: (1) all Closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 10 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 10 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, the Deposit and all Closing funds paid by Buyer shall, within 5 days after written demand by Buyer, be refunded to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund of the Deposit, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

K. PRORATIONS; CREDITS: The following recurring items will be made current (if applicable) and prorated as of the day prior to Closing Date, or date of occupancy if occupancy occurs before Closing Date: real estate taxes (including special benefit tax assessments imposed by a CDD), interest, bonds, association fees, insurance, rents and other expenses of Property. Buyer shall have option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing. Advance rent and security deposits, if any, will be credited to Buyer. Escrow deposits held by Seller's mortgagee will be paid to Seller. Taxes shall be prorated based on current year's tax. If Closing occurs on a date when current year's millage is not fixed but current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. In all cases, due allowance shall be made for the maximum allowable discounts and applicable homestead and other exemptions. A tax proration based on an estimate shall, at either party's request, be readjusted upon receipt of current year's tax bill. This STANDARD K shall survive Closing.

L. ACCESS TO PROPERTY TO CONDUCT APPRAISALS, INSPECTIONS, AND WALK-THROUGH: Seller shall, upon reasonable notice, provide utilities service and access to Property for appraisals and inspections, including a walk-through (or follow-up walk-through if necessary) prior to Closing.

M. RISK OF LOSS: If, after Effective Date, but before Closing, Property is damaged by fire or other casualty ("Casualty Loss") and cost of restoration (which shall include cost of pruning or removing damaged trees) does not exceed 1.5% of Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant to terms of this Contract. If restoration is not completed as of Closing, a sum equal to 125% of estimated

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cost to complete restoration (not to exceed 1.5% of Purchase Price) will be escrowed at Closing. If actual cost of restoration exceeds escrowed amount, Seller shall pay such actual costs (but, not in excess of 1.5% of Purchase Price). Any unused portion of escrowed amount shall be returned to Seller. If cost of restoration exceeds 1.5% of Purchase Price, Buyer shall elect to either take Property "as is" together with the 1.5%, or receive a refund of the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation with respect to tree damage by casualty or other natural occurrence shall be cost of pruning or removal.

N. 1031 EXCHANGE: If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in all reasonable respects to effectuate the Exchange, including execution of documents; provided, however, cooperating party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT EXECUTION: Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall be binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic (including "pdf") media. A facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon shall be considered for all purposes as an original. This Contract may be executed by use of electronic signatures, as determined by Florida's Electronic Signature Act and other applicable laws.

P. INTEGRATION; MODIFICATION: This Contract contains the full and complete understanding and agreement of Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended to be bound by it.

Q. WAIVER: Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or rights.

R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Riders, addenda, and typewritten or handwritten provisions shall control all printed provisions of this Contract in conflict with them.

S. COLLECTION or COLLECTED: "COLLECTION" or "COLLECTED" means any checks tendered or received, including Deposits, have become actually and finally collected and deposited in the account of Escrow Agent or Closing Agent. Closing and disbursement of funds and delivery of closing documents may be delayed by Closing Agent until such amounts have been COLLECTED in Closing Agent's accounts.

T. RESERVED.

U. APPLICABLE LAW AND VENUE: This Contract shall be construed in accordance with the laws of the State of Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the county where the Real Property is located.

V. FIRPTA TAX WITHHOLDING: If a seller of U.S. real property is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code ("Code") requires the buyer of the real property to withhold up to 15% of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding Certificate from the IRS authorizing a reduced amount of withholding.

(i) No withholding is required under Section 1445 of the Code if the Seller is not a "foreign person". Seller can provide proof of non-foreign status to Buyer by delivery of written certification signed under penalties of perjury, stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification number and home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b). Otherwise, Buyer shall withhold the applicable percentage of the amount realized by Seller on the transfer and timely remit said funds to the IRS.

(ii) If Seller is a foreign person and has received a Withholding Certificate from the IRS which provides for reduced or eliminated withholding in this transaction and provides same to Buyer by Closing, then Buyer shall withhold the reduced sum required, if any, and timely remit said funds to the IRS.

(iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has provided to Buyer the notice required by 26 CFR 1.1445-1(c) (2)(i)(B) but no Withholding Certificate has been received as of Closing, Buyer shall, at Closing, withhold the applicable percentage of the amount realized by Seller on the transfer and, at Buyer's option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in escrow, at Seller's expense, with an escrow agent selected by Buyer and pursuant to terms negotiated by the

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parties, to be subsequently disbursed in accordance with the Withholding Certificate issued by the IRS or remitted directly to the IRS if the Seller's application is rejected or upon terms set forth in the escrow agreement.

(iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this transaction, Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the applicable requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for disbursement in accordance with the final determination of the IRS, as applicable.

(v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms 8288 and 8288-A, as filed.

W. RESERVED

X. BUYER WAIVER OF CLAIMS: ***To the extent permitted by law, Buyer waives any claims against Seller and against any real estate licensee involved in the negotiation of this Contract for any damage or defects pertaining to the physical condition of the Property that may exist at Closing of this Contract and be subsequently discovered by the Buyer or anyone claiming*** **by, through, under or against the Buyer.** ***This provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive Closing.***

ADDENDA AND ADDITIONAL TERMS

* **19. ADDENDA:** The following additional terms are included in the attached addenda or riders and incorporated into this Contract (**Check if applicable**):

- ☐ A. Condominium Rider
- ☐ B. Homeowners' Assn.
- ☐ C. Seller Financing
- ☐ D. Mortgage Assumption
- ☐ E. FHA/VA Financing
- ☒ F. Appraisal Contingency
- ☐ G. Short Sale
- ☐ H. Homeowners/Flood Ins.
- ☐ I. RESERVED
- ☐ J. Interest-Bearing Acct.
- ☐ K. RESERVED
- ☐ L. RESERVED
- ☐ M. Defective Drywall
- ☐ N. Coastal Construction Control Line
- ☐ O. Insulation Disclosure
- ☒ P. Lead Paint Disclosure (Pre-1978)
- ☐ Q. Housing for Older Persons
- ☐ R. Rezoning
- ☐ S. Lease Purchase/ Lease Option
- ☐ T. Pre-Closing Occupancy
- ☐ U. Post-Closing Occupancy
- ☐ V. Sale of Buyer's Property
- ☐ W. Back-up Contract
- ☐ X. Kick-out Clause
- ☐ Y. Seller's Attorney Approval
- ☐ Z. Buyer's Attorney Approval
- ☐ AA. Licensee Property Interest
- ☐ BB. Binding Arbitration
- ☐ CC. Miami-Dade County Special Taxing District Disclosure
- ☐ Other: _____

* **20. ADDITIONAL TERMS:** Seller to provide Sellers Disclosure within 5days after contract effective date.
Seller to provide Elevation Certificate within 5 days after contract effective date.

COUNTER-OFFER/REJECTION

* ☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).

* ☐ Seller rejects Buyer's offer.

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THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.

Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.

AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE COMPLETED.

Buyer: _____ Date: Oct 5, 2020

Buyer: _____ Date: _____

Seller: Ted Hollander Date: Oct 5, 2020

Seller: Kristin Hollander Date: Oct 5, 2020

Buyer's address for purposes of notice	Seller's address for purposes of notice
_____	_____
_____	_____
_____	_____

BROKER: Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers entitled to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Contract shall not modify any MLS or other offer of compensation made by Seller or Listing Broker to Cooperating Brokers.

Michael Howley	Michael Howley
Cooperating Sales Associate, if any	**Listing Sales Associate**
Southern Castles Property Management & Real Estate	Southern Castles Property Management & Real Estate
Cooperating Broker, if any	**Listing Broker**

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Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between **Ted L Hollander (TR)** **Kristin G Hollander (TR)** (SELLER) and **Jonathan Joseph** (BUYER) concerning the Property described as 2025 S Ocean Drive, Fort Pierce, FL 34949

Buyer's Initials _____ _____ ***Seller's Initials*** _____ _____

F. APPRAISAL CONTINGENCY

This Contract is contingent upon Buyer obtaining, at Buyer's expense, a written appraiser from a licensed Florida appraiser, on or before 10 (if left blank, then at least ten (10) days prior to Closing), stating that the appraised value of the Property is at least $ 440000 (if left blank, the Purchase Price). If the appraisal states that the appraised value of the Property is less than the above value, Buyer shall deliver a copy of such appraisal to Seller within 3 days after the above date and deliver written notice to Seller, either: a) terminating this Contract in which event the Deposit paid shall be refunded to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract; or b) waiving and removing this contingency and continuing with this Contract without regard to the appraised value of the Property, except as provided in Paragraph 8(b) if it is checked.

If Buyer fails to timely obtain an appraisal, or having timely obtained such appraisal fails to timely deliver notice of Buyer's exercise of the right to terminate granted above, this contingency shall be waived and removed, and Buyer shall continue with this Contract, without waiving any of Buyer's rights in Paragraph 8(b) if it is checked.

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Technical Review Committee - Teleconference **1. c.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Conditional Use with No New Construction - Jura Dwelling Rental - 1122 S. Ocean Drive

LOCATION

1122 South Ocean Drive

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

N/A

Attachments

TRC packet

Form Review

Form Started By: Jennifer Hofmeister Started On: 11/03/2020 11:22 AM
Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director

RE: Technical Review Project #20- 040000022

Meeting Date: November 3, 2020

Conditional Use – Jura Dwelling Rental - 1122 S. Ocean Drive

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for less than 30 days.

The subject site has a Future Land Use designation of Hutchinson Island residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A zoning district.

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (November 17, 2020 - Tuesday).

Please do not hesitate to contact me should you require any additional information at 772-467- 3730.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1122 S. Ocean Dr.
Parcel ID #(s) 2401-810-0004-000-2
Project description Vacation Rental of single family dwelling for less than 30 days

Jonathan D. Jura and Chenai Jura *	Jason Mankoff, Esq. Ciklin Lubitz
Property Owner(s)	Applicant (Representative) Title, Company
926 Main St	515 N. Flagler Dr.
Street Address	Street Address
Lafayette IN 47901	West Palm Beach FL 33401
City State Zip	City State Zip
765-464-9356	561-820-0391
Phone Number	Phone Number
jonathan@rentfromtitan.com	jmankoff@ciklinlubitz.com
Email Address	Email Address

* Please direct all communication to Mr. Mankoff

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.

X _____ X _____
Property Owner(s) Signature(s)

STATE OF FLORIDA -- Indiana COUNTY Tippecanoe
The foregoing instrument was acknowledged before me this 28 day of October, 2020 by Cheyne Spencer who is personally known to me or has produced _____ as identification. License

_____
Signature of Notary

(seal)

Cheyne L Spencer
Notary Public Seal State of Indiana
Tippecanoe County
My Commission Expires 02/11/2021

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 _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

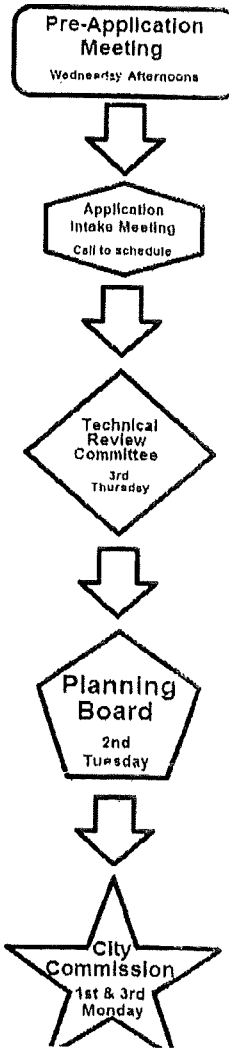
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☑ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☑ Complete, notarized application

Application Outlook



Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1,568 sf Parking Spaces:_____

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

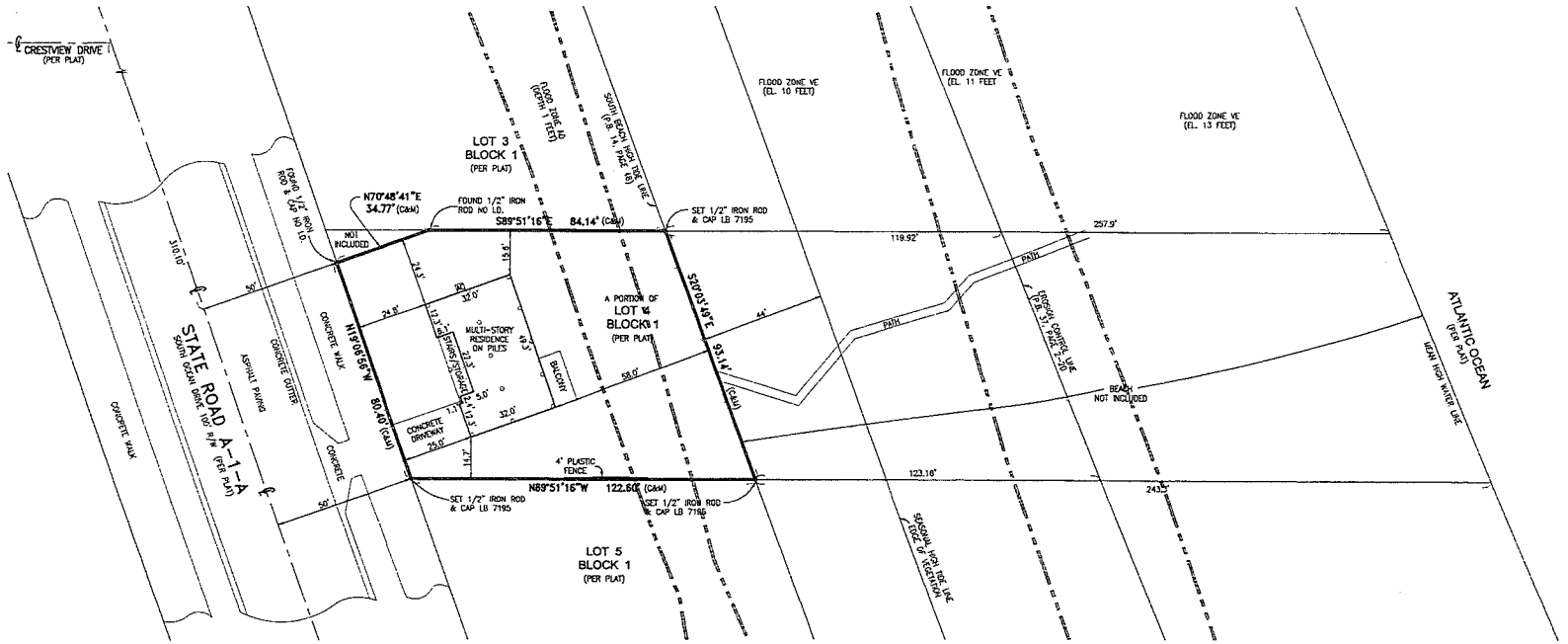
North	South	East	West
Single Family	Single Family	Ocean	A1A

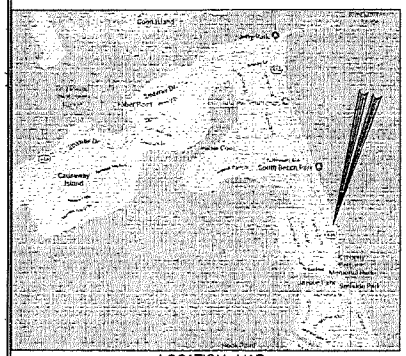
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.





LOCATION MAP
(NOT TO SCALE)

Surveyor's Notes:

1) The land description shown herein is as furnished by client.
2) The surveyor has made no search of the public records.
3) The surveyor has not performed a title review.
4) The property shown herein is subject to easements, restrictions, reservations and rights-of-way of record, if any.
5) Underground utilities and foundations, if any, have not been located.
6) There are no above ground apparent use improvements other than those shown herein.
7) This survey is not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
8) This is a boundary survey per 5J-17 Florida Administrative Code.
9) Surveyor's report not valid without accompanying survey map. Survey not valid more than one year from survey date.
10) Bearing Base: The North line of Lot 4, Block 1, is assumed to bear **SOUTH 89°51'16" EAST** and all bearings shown on map are relative thereto.
11) St. Lucie County Parcel Control No.: **2401-810-0004-000-2**
12) Subject property falls within Zone **"AO"(Depth 1) "VE" (BFE = 10 FEET) "VE" (BFE = 11 FEET) and "VE" (BFE = 13)** according to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), identified as Community Panel Number **12111C 0183 J**, dated February 16, 2012.
13) This survey prepared by land description recorded in Official Records book 1249, Page 549 as recorded in St. Lucie County, Florida.

Land Description

LOT 4, BLOCK 1, TROPICAL BEACH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS THAT PART LYING EASTERLY OF A LINE AS DESCRIBED IN O.R. BOOK 175, PAGE 2075, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
LESS A TRIANGLE IN THE NORTHWEST CORNER DESCRIBED AS FOLLOWED: FROM THE NORTHWEST CORNER SOUTHERLY ALONG THE WEST LINE A DISTANCE OF 12 FEET THENCE ON A LINE PERPENDICULAR TO ROAD RIGHT-OF-WAY TO A POINT OF BEGINNING; ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing .239 acres (10,432 square feet), more or less.

Legend of Survey Abbreviations

A	Arc Length	FD	Found	P	Plat	TYP	Typical
A/C	Air Conditioner	FF	Furnished Floor	PCP	Permanent Control Point	UGD	Underground
ASPH	Asphalt	FH	Fire Hydrant	POB	Point of Beginning	UTL	Utilities
C	Calculated	GAR	Garage	POC	Point of Commencement	WM	Water Meter
CL	Centerline	IR	Iron Rod	PRM	Permanent Reference Monument	Δ or D	Central Angle
CONC	Concrete	LP	Light Pole	R	Radial/Radius	UE	Utility Easement
COV	Covered	M	Measured	RND	Range	UPC	Concrete Utility Pad
DW	Driveway	MH	Manhole	R/W	Right-of-Way	CMON	Concrete Monument
ENCL	Enclosed	DE	Drainage Easement	SCR	Screen	DE	Dedicated Easel.
ENCR	Encroachment	NID	Nail with Disk	SEC	Section	P&M	Plat & Measured
EOA	Edge of Asphalt	NT	Nail with Tin Tab	SIRC	Set 1/2" Iron Rod & Plastic Cap "LB 7195"		
ESMT	Easement	NTS	Not to Scale	STY	Story	OHUL	Overhead Utility line
FC	Field Calculated	ORB	Official Record Book	TWP	Township	UE	Utility Easement

PRISM SURVEYING, INC.
LICENSED BUSINESS #7195
17721 62ND ROAD N. LOXAHATCHEE, FLORIDA 33470 (561) 204-1035
BOUNDARY SURVEY FOR THE BENEFIT OF:
JONATHAN D. JURA AND CHEMAI JURA
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ANDREW HELGESEN, P.A.
UNITED WHOLESALE MORTGAGE, ISOAO, ATIMA

FOR THE FIRM, BY: RICHARD A. PEDRAZA
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6300
DATE OF SURVEY: 05/02/18

PRISM
SURVEYING, INC.
Surveyors - Mappers - Consultants
17721 62nd Road N. Loxahatchee, FL 33470
561-204-1035 — Fax 561-793-3574

BOUNDARY SURVEY

Surveyor's Map & Report

1122 SOUTH OCEAN DRIVE
FT. PIERCE, FL. 34949

PREPARED FOR
JONATHAN D. JURA
CHEMAI JURA

PROJECT NO.
18-054

DRAWN BY
D.J.M. 05/09/18

APPROVED BY
RICK PEDRAZA, PSM

NO	DATE	REVISION

SHEET TITLE
BOUNDARY SURVEY

SHEET NUMBER
1 OF 1

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1122 S OCEAN DR	Parcel ID: 2401-810-0004-000-2	Account #: 15595	Sec/Town/Range: 01/35S/40E
Use Type: 0100	Jurisdiction: Fort Pierce	Map ID: 24/01H	Zoning: HI Medium

Ownership

Jonathan D Jura
Chemai Jura

1122 S Ocean DR
Fort Pierce, FL 34949

Legal Description

TROPICAL BEACH BLK 1 LOT 4-LESS THAT PT LYG ELY OF LI DESC IN OR175-2075 AND LESS BEG AT NW COR LOT 4, TH SELY ON W LI 12 FT, TH ELY ON LI PERPENDICULAR TO RD R/W TO PT WHERE IT INTERSECTS N LI LOT 4, TH W ON SD N LI TO POB

Current Values

Just/Market:	$611,900	Assessed:	$607,200
Exemptions:	$0	Taxable:	$607,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$611,900	$607,200	$0	$607,200
2019	$552,000	$552,000	$0	$552,000
2018	$430,400	$337,069	$55,000	$282,069

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-14-2018	4141 / 1031	0001	WD	Hansen II (TR) Thomas C	$675,000
09-03-1999	1249 / 0549	XX00	WD	Hansen II Thomas C	$105,000
11-19-1998	1190 / 1543	XX01	QC	Dolan William A	$100

Primary Building Information

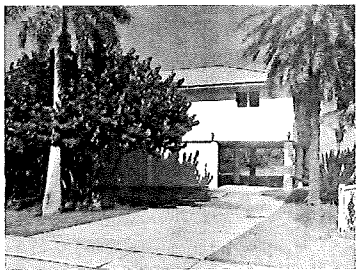
Finished Area of this building: 1,568 SF
Gross Sketched Area: 1,844 SF

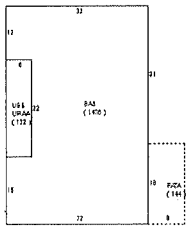
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip	Building Type: HC+
Year Built: 2002	Frame:	Grade: C+	Effective Year: 2002
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	1,568
Gross Sketched Area (SF):	1,844
Land Size (acres):	0.24
Land Size (SF):	10,535
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	400	2002

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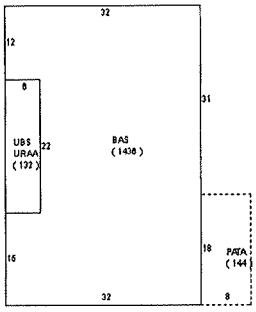
Building Information

Finished Area: 1,568 SF
Gross Sketched Area: 1,844 SF

	Exterior Data
Building Type:	HC+
Grade:	C+
Year Built:	2002
Effective Year:	2002
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Metal
Roof Structure:	Hip
View:	
Frame:	
Story Height:	2 Story

	Interior Data
Bedrooms:	2
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



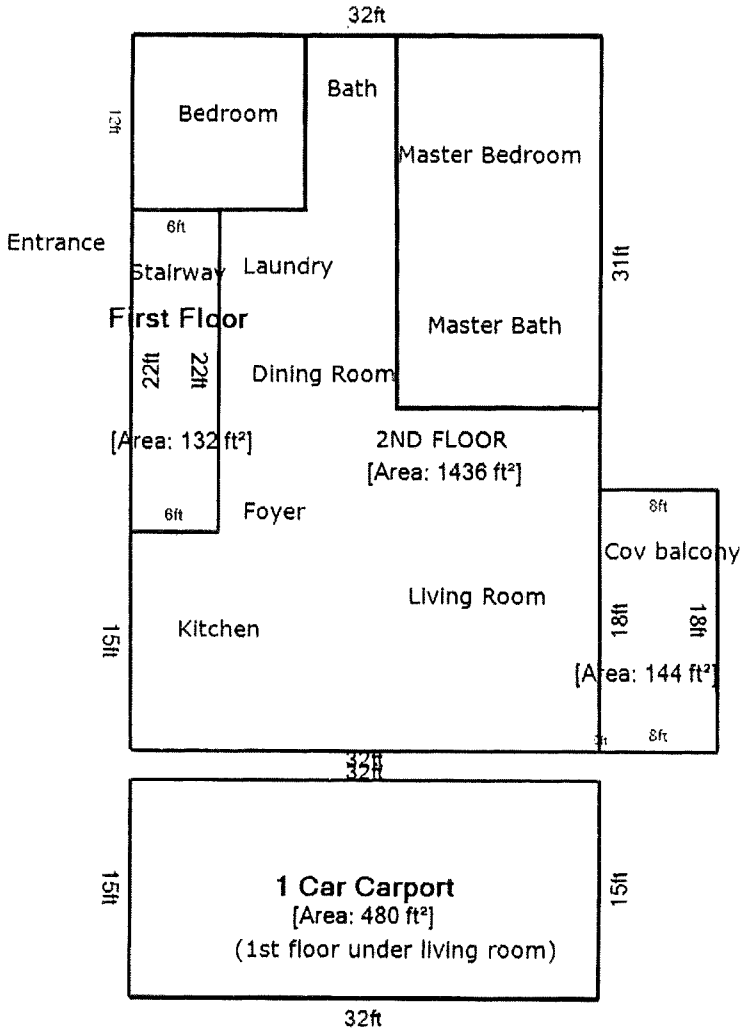


All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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FLOORPLAN SKETCH

Borrower: Jonathan D. Jura & Chemal S. Jura		File No.: 423223
Property Address: 1122 S Ocean Dr		Case No.: Loan#1218059853
City: Fort Pierce	State: FL	Zip: 34949
Lender: United Wholesale Mortgage		

Sketch



8 ft

Living Area		Nonliving Area	
First Floor	1436 ft²	1 Car Carport	144 ft²
First Floor	132 ft²	1 Car Carport	480 ft²
Total Living Area (rounded):	1568 ft²	Total Non-Living Area (rounded):	624 ft²

FILE # 4443957 OR BOOK 4141 PAGE 1031, Recorded 06/06/2018 01:45:23 PM Doc Tax: $4725.00

(5)

This Instrument Prepared by and Return to:

Andrew Helgesen, P.A.
11380 Prosperity Farms Road, Suite 201
Palm Beach Gardens, Florida 33410
Our File No.: HANSEN
Property Appraisers Parcel Identification (Folio) Number: 2401-810-0004-000/2.
Florida Documentary Stamps in the amount of **$4,725.00** have been paid hereon.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 14 day of May **2018** by **Thomas C. Hansen II, individually, and as Trustee of the Thomas C. Hansen, II Revocable Trust u/a/d 4/30/92, joined by Carol S. Hansen, his wife,** herein called the Grantor, to **Jonathan D. Jura and Chemai Jura, husband and wife,** whose post office address is **1122 South Ocean Drive, Ft. Pierce, FL 34949**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of ($10.00) Ten and No/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

> **Lot 4, Block 1, Tropical Beach, according to the map or plat thereof as recorded in Plat Book 9, Page 26, Public Records of St. Lucie County, Florida; Less that part lying Easterly of a line as described in Official Records Book 175, Page 2075, of the Public Records of St. Lucie County, Florida and Less a triangle in the Northwest corner described as follows: From the Northwest corner Southerly along the West line a distance of 12 feet thence on a line perpendicular to road Right-of-Way to a Point of Beginning; all lying and being in St. Lucie County, Florida.**

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

2018 and thereafter.

The subject property is not now nor as it ever been the homestead of the Grantor. The Grantor resides at the address listed above.

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

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

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Thomas C Hansen II, Tee. (Seal)
Thomas C. Hansen II, individually, and as Trustee of the Thomas C. Hansen, II Revocable Trust u/a/d 4/30/92

Carol S Hansen (Seal)
Carol S. Hansen

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 14 day of May, 2018 by **Thomas C. Hansen II, individually, and as Trustee of the Thomas C. Hansen, II Revocable Trust u/a/d 4/30/92, joined by Carol S. Hansen, his wife** who is personally known to me or has produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
ANDREW HELGESEN
MY COMMISSION # GG 181046
EXPIRES: May 22, 2022
Bonded Thru Notary Public Underwriters

Google Maps 1122 S Ocean Dr



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 100 ft



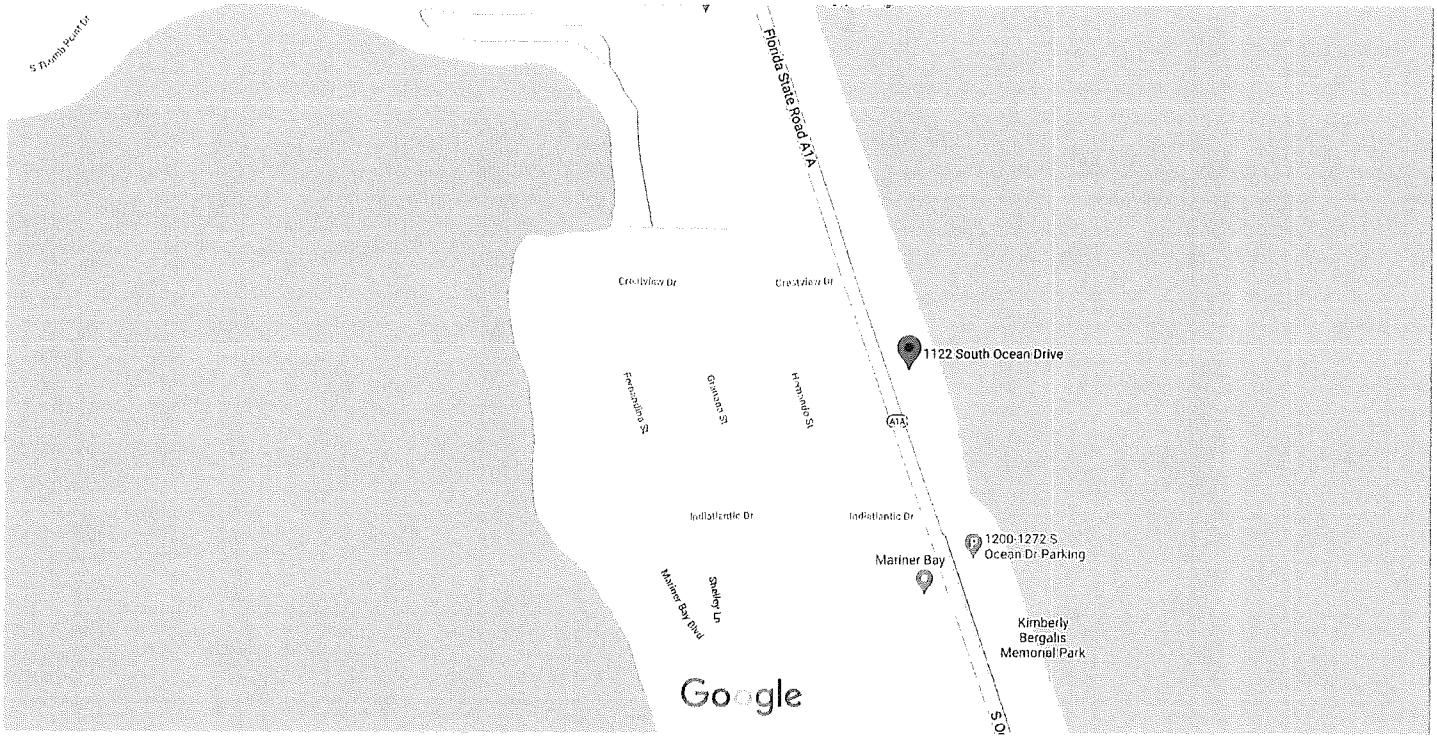
1122 S Ocean Dr

Fort Pierce, FL 34949
Building

Directions Save Nearby Send to your phone Share

Photos

Google Maps 1122 S Ocean Dr



Map data ©2020 200 ft



1122 S Ocean Dr

Fort Pierce, FL 34949
Building

Directions Save Nearby Send to your phone Share

Photos

RULES & REGULATIONS OF
1122 SOUTH OCEAN DR, FORT PEIRCE FL, 34949

- There is a lockbox on the side of the property with the code to retrieve the key to the property. Place the box back together once you remove the key so sand and salt doesn't get into the lockbox and ruin it. This code is given two days prior to your start date of arrival.
- The kitchen is fully equipped with dishes, pans, small appliances, silverware. Coffee machine is provided.
- There is beach towels and regular in the closet next to the bathroom in the hallway. Towels are in the master bedroom closet.
- Any soiled laundry leave in the laundry room in the cloths hampers or in a pile.
- There is a door under the stairs which has all the beach equipment. It is locked with the same key to get into the property.
- Peaceful enjoyment outside the home during reasonable hours without excessive noise or music.
- Pets need to remain in compliance with local leash and pet fecal disposal laws.
- Please park in the driveway or under the home whenever possible. There is also two off street parking available as first come first serve.
- Do not leave AC on with windows or doors open.
- Do not litter
- Return thermostat to 72 Degrees when check out occurs.
- Do no remove any property belonging to house except beach towels, beach folding chairs, sand toys, umbrellas, and grill.
- Do no give out copies of keys to anyone other than the registered guest(s).
- Do not disturb or harass local wildlife such as sea turtles, manatee and any other wildlife.
- It is unlawful to walk on the sand dunes other then the designated walkway to the beach.
- No toxic chemicals allowed on the property.
- Individuals coming from the beach **MUST** thoroughly wash off all the sand prior to entry into the property. Also, all towels, beach items, etc. must be cleaned out prior to placing them back into the storage area or into the property.
- Remove all trash from the home and yard and place in the designated bins. There is a recycle bin and two trash bins.
- Smoking is prohibited inside the property and within close distance to any entry that is open.
- No illegal drugs are allowed on the property
-

Technical Review Committee - Teleconference

1. d.

Meeting Date: 11/19/2020

REQUESTED ACTION

Conditional Use with No New Construction - Poirier Dwelling Rental - 1341 Binney Drive

LOCATION

1341 Binney Drive Unit A & B
PCN: (2401-601-0032-000-5)

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

N/A

Attachments

TRC packet

Form Review

Form Started By: Jennifer Hofmeister
Started On: 11/03/2020 11:27 AM
Final Approval Date: 11/10/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM

RE: Technical Review Project #20- 040000023

Meeting Date: November 10, 2020

Conditional Use – Poirier Dwelling Rental – 1341 Binney Drive

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for a minimum of two (2) days and a maximum of less than six (6) months.

The subject site has a Future Land Use designation of Hutchinson Island residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A zoning district.

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two days before the Technical Review Committee Meeting (November 17, 2020 - Tuesday).

Please do not hesitate to contact me should you require any additional information at 772-467- 3730.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1341 BINNEY DR

Parcel ID #(s) 2401-601-0032-000-5

Project description 2 day short term rentals

Neil M Poirier	Michelle Longarzo
Property Owner(s)	**Applicant/Representative, Title, Company**
1341 Binney Drive Unit A & B	715 South Ocean Drive Unit D
Street Address	Street Address
Fort Pierce, Florida 34949	Fort Pierce, Florida 34949
City State Zip	City State Zip
772-801-1819	772-708-4557
Phone Number	Phone Number
needleo@gmail.com	slicedparadisell@gmail.com
Email Address	Email Address

Property Owner(s) Acknowledgement *- 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.*

Neil M Poirier

Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY Martin

The foregoing instrument was acknowledged before me this 6 day of NOV, 2020 by Neil M Poirier who is personally known to me or has produced FL DL P460-433-70-126-0 as identification.

Tamara A Crouse

Signature of Notary

TAMARA A CROUSE
Notary Public - State of Florida
Commission # GG 959268
My Comm. Expires Jun 12, 2024
Bonded through National Notary Assn.

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_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

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Property Identification

Site Address: 1341 BINNEY DR	Parcel ID: 2401-601-0032-000-5	Account #: 15172	Sec/Town/Range: 01/35S/40E
Use Type: 0800	Jurisdiction: Fort Pierce	Map ID: 24/01C	Zoning: HI Medium

Ownership

Neil M Poirier

1341 Binney DR Apt B
Fort Pierce, FL 34949

Legal Description

REVISED PLAT OF BLKS 17, 21 AND 22 OF FT PIERCE BEACH S/D BLK 22 LOT 4 (OR 3407-1852)

Current Values

Just/Market:	$221,000	Assessed:	$221,000
Exemptions:	$50,000	Taxable:	$171,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$221,000	$221,000	$50,000	$171,000
2019	$220,800	$220,800	$50,000	$170,800
2018	$179,400	$135,229	$0	$135,229

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-28-2012	3407 / 1852	0001	WD	Marangelli Angela	$100,000
07-16-2004	2022 / 2971	XX00	WD	Bartlett John M	$272,800
11-20-2000	1343 / 2543	XX00	WD	Dragan C Semone	$110,000

Primary Building Information

Finished Area of this building: 1,901 SF
Gross Sketched Area: 2,325 SF

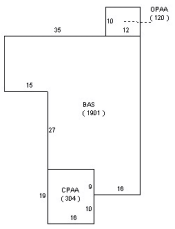
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: MFH
Year Built: 1971	Frame:	Grade: MFAQ	Effective Year: 1973
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	1,901
Gross Sketched Area (SF):	2,325
Land Size (acres):	0.17
Land Size (SF):	7,188
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	145	2001

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Technical Review Committee - Teleconference **1. e.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Conditional Use with No New Construction – Gateway Plaza Arcade – 2051 S. US Highway 1

LOCATION

2051 S. US Highway 1

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 11/05/2020 01:06 PM

Final Approval Date: 11/05/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-04000019

DATE: NOVEMBER 5, 2020

Conditional Use – Gateway Plaza Arcade – 2051 S. US Highway 1

Application for Conditional Use with No New Construction to operate an amusement arcade at 2051 South US Highway 1. The applicant is proposing 31 arcade machines with a required parking of 24 spaces. The parcel currently has a zoning of C-3, General Commercial and a Future Land Use of GC, General Commercial. The parcel ID is 2415-313-0005-010-9.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by November 17, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location: 2051 S US HWY 1

Parcel ID #(s): 2415-313-0005-010-9 - not including the Kmart building parcel

Project description: Tenant occupancy of Unit 7 in the Gateway Plaza, creating a 2,000 sqft amusement arcade.

Morris/Satnick FP Assoc LLC	Tod Mowery, AICP, President, Redtail DG
Property Owner(s)	**Applicant/Representative, Title, Company**
350 Veterans Blvd	100 S. 2nd Street
Street Address	Street Address
Rutherford NJ 07070	Fort Pierce FL 34950
City State Zip	City State Zip
	772.742.1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

_____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (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_____

_____

_____

_____

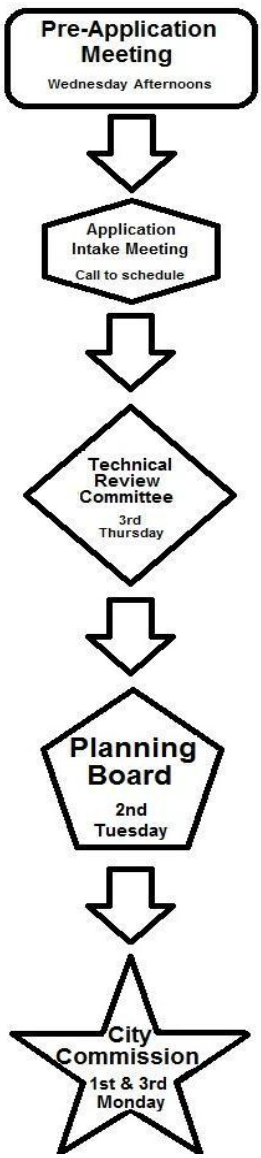
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 115,428 Parking Spaces: 477

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

North	South	East	West
Vacant	Retail	Retail	retail/office

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

September 16, 2020

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

Via Email

RE: Conditional Use application request for an Amusement Arcade – 2051 S US Hwy 1, Fort Pierce, FL

Dear City Staff-

On behalf of the Gateway Plaza we submit our conditional use request for a tenant improvement in the Gateway Plaza. The tenant occupant of Unit 7 in the Gateway Plaza is proposing to create a 2,000 sq ft amusement arcade. Due to this being a tenant occupancy of the Gateway Plaza where a minimal renovation will occur, we will not be submitting a design review or development review application, we will be submitting for a conditional use permit.

The Gateway Plaza's existing parking lot beginning from the north side of the former Kmart to the top of the center includes a shared parking field of 477 parking spaces. The tenant's lease agreement with the property owner says all of the parking spaces in the lot are to be shared amongst all tenants. As part of this tenant improvement, a new bicycle rack is proposed to be added to the site. See the attached Tenant Roster for clarification on the location of the parking spaces and bicycle rack.

The owners of the Gateway Plaza are committed to redeveloping the property and attracting quality tenants. This is easily seen by looking at some of the recent improvements. Recent improvements include the removal of asbestos from the Kmart building at a cost of $100,000, a new roof at approximately $1.1 m, a new asphalt patching project at a cost of around $85,000, new canopy lighting $25,000 (going in now), and plaza painting $35,000. The owners of the plaza have also installed a new traffic signal on US1 at a cost of almost $400,000, including the variance process with the FDOT and closed off several entrances, on their own, off of US1. Moving forward we will be seal coating the plaza, improving the existing sign structure, and creating a wider landscape buffer to the south of Burger King and to the north of the former Payless. Landscape island improvements begin within a short period of time followed by seal coating of the plaza. Wonderful to see so many improvements.

The owners of the Gateway Plaza have also donated land to the City for a right turn, deceleration lane on US1 to Virginia (still waiting for the City to do their part on getting the land from PNC Bank), They also donated the new bus shelter site just north of the PNC bank. All of these improvements were done of their own accord and were not required as a part of any new development project. We look forward to meeting and working with you to ensure the success of this project.

Thank you,

TOD

Tod Mowery, AICP President

Attachments:
Warranty Deed Property
Appraisers Card Proposed
Floor Plan
Tenant Roster Application
Landscape Plan

100 S. 2nd Street
Fort Pierce, FL 34950

Morris/Satnick Fort Pierce Associates, LLC
350 Veterans Blvd
Rutherford, NJ 07070

OWNER AUTHORIZATION FORM

Project Name: Gateway Plaza

Parcel ID: 2415-313-0005-010-9
2415-342-0001-010/1
2415-342-0001-000/8

Address: 2051-Unit 7 S US HIGHWAY 1

BEFORE ME THIS DAY PERSONALLY APPEARED Peter W. Feldman, as Agent for Morris/Satnick Fort Pierce Associates, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to matters representing the Gateway Plaza, Tenant Modifications or Tenant Changes, etc.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of SEPT., 2020, by Christina Schultz (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Christina Schultz
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Christina Schultz
My Commission GG 932506
Expires 11/17/2023

My commission expires

Sr. Vice-President

Peter W. Feldman
Agent's Name

15155 Michelangelo Blvd. Suite 102
Street Address

Delray Beach, Fl 33446
City, State, Zip

561-865-9500; PFeldman@morriscompanies.com
Telephone / Email

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2009 S US HIGHWAY 1	Parcel ID: 2415-313-0005-010-9	Account #: 24459	Sec/Town/Range: 15/35S/40E
Map ID: 24/15S	Zoning: General Co	Use Type: 1600	Jurisdiction: Fort Pierce

Ownership

Morris/Satnick FP Assoc LLC
350 Veterans Blvd
Rutherford, NJ 07070

Legal Description

15 35 40 E 876.9 FT OF THAT PARTOF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FTTO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 (14.20 AC-618,502 SF) (OR 2446-712)

Current Values

Just/Market:	$3,908,800	Assessed:	$3,908,800
Exemptions:	$0	Taxable:	$3,908,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$3,908,800	$3,908,800	$0	$3,908,800
2019	$3,931,600	$3,931,600	$0	$3,931,600
2018	$3,924,600	$3,734,500	$0	$3,734,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SP	Morris/Satnick FP Assoc LLC	$10,960,000
09-01-1983	0412 / 0301	XX01	CV		$0

Primary Building Information

Finished Area of this building: 43,510 SF
Gross Sketched Area: 47,607 SF

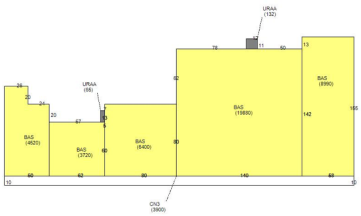
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid	Building Type: NSCT
Year Built: 1969	Frame: Masonry	Grade: Y_C	Effective Year: 1969
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 8	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	119,701
Gross Sketched Area (SF):	130,851
Land Size (acres):	14.2
Land Size (SF):	618,502
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
ASP1 HIGH	1	45500	1982
CONCRET HIGH	1	15750	1982
ASP1 HIGH	1	80000	1983
SINGLE LIGHT	1	8	1983

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2768139 OR BOOK 2446 PAGE 712, Recorded 12/27/2005 at 11:31 AM
Doc Tax: $76720.00

2

This instrument prepared by:
Michael E. Parry, Esq.
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042

~~Record and Return to:~~
Bart Mellits, Esq.
Ballard Spahr Andrews & Ingersoll
1735 Market Street, 51st Floor
Philadelphia PA 19103

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 19th day of ~~November~~ December, 2005, between **KIMCO UNIVERSITY COMPANY, LTD.**, a Florida limited partnership ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC,** a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RETURN TO: 0-050757-L MP
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

IN WITNESS WHEREOF, Grantor has executed this indenture as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership

By: Kimco Delaware, Inc., its general partner

Josh Dinstein
PRINT NAME: Josh Dinstein

Theresa Farina
PRINT NAME: Theresa Farina

By: Raymond Edwards
Name: RAYMOND EDWARDS
Title: Vice President

STATE OF NEW YORK)
) SS.
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 9 day of ~~November~~ Dec., 2005, by Raymond Edwards, the V. P. of Kimco Delaware, Inc., the general partner of KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership. He/She is personally known to me ~~or has produced~~ _____ ~~as identification~~.

Notary Public, State of _____ at Large
Printed Name of Notary:_____
Commission No.:_____
My Commission Expires:_____

KATHLEEN M. GAZERRO
Notary Public, State of New York
No. 01GA4721128
Qualified in Suffolk County
My Commission Expires 4/30/06

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EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 3:

The East 876.9 feet of the South ½ of the SW ¼, lying West of U.S. No.1 Highway, Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS: Begin at the intersection of the North right-of-way of Virginia Avenue and the West right-of-way of U.S. No.1 Highway, North 710 feet; West 175 feet; South 175 feet; West 326.9 feet; South 50 feet; West 175 feet; North 100 feet; West 200 feet; South 585 feet; East 876.9 feet to the Point of Beginning. ALSO LESS: Southerly 130 feet for road and canal right-of-way. ALSO LESS: North 150 feet of the South 1222.46 feet of the East 175 feet.

AND

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and the South line of the Southwest ¼ of Section 15, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along that right-of-way of South Fourth Street, 1323.18 feet to the North line of the South ½ of the Southwest ¼ of said Section 15, and the POINT OF BEGINNING; thence continue North 00°03'34" East, 335 feet; thence run North 89°39'26" West, 566.9 feet; thence run South 01°10'39" West, 186.33 feet; thence run South 24°58'42" West, 136.59 feet to the North line of the South ½ of the Southwest ¼; thence run South 89°39'26" East 626.80 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL:

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and of the South line of the Southeast ¼ of the Southwest ¼ of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along the West right-of-way line of South Fourth Street, 1336.18 feet to the POINT OF BEGINNING; thence run North 89°39'26" West, 175 feet; thence run North 00°03'34" East, 185 feet; thence run South 89°39'26" East, 175 feet; thence South 00°03'34" West, 185 feet to the POINT OF BEGINNING.

LESS AND EXCEPT PARCELS CONVEYED by Warranty Deed to William D. Carlton, in Official Records Book 207, page 592; by Warranty Deed to E.J. Roschman, in Official Records Book 199, page 481; by Quit Claim Deed to James F. Grimes and Susan Grimes, his wife, in Official Records Book 517, page 1232; and by Warranty Deed to Walgreen Co., an Illinois corporation, in Official Records Book 452, page 2789, all of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"

Subject to the Following Exceptions

EXHIBIT B

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.

Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.

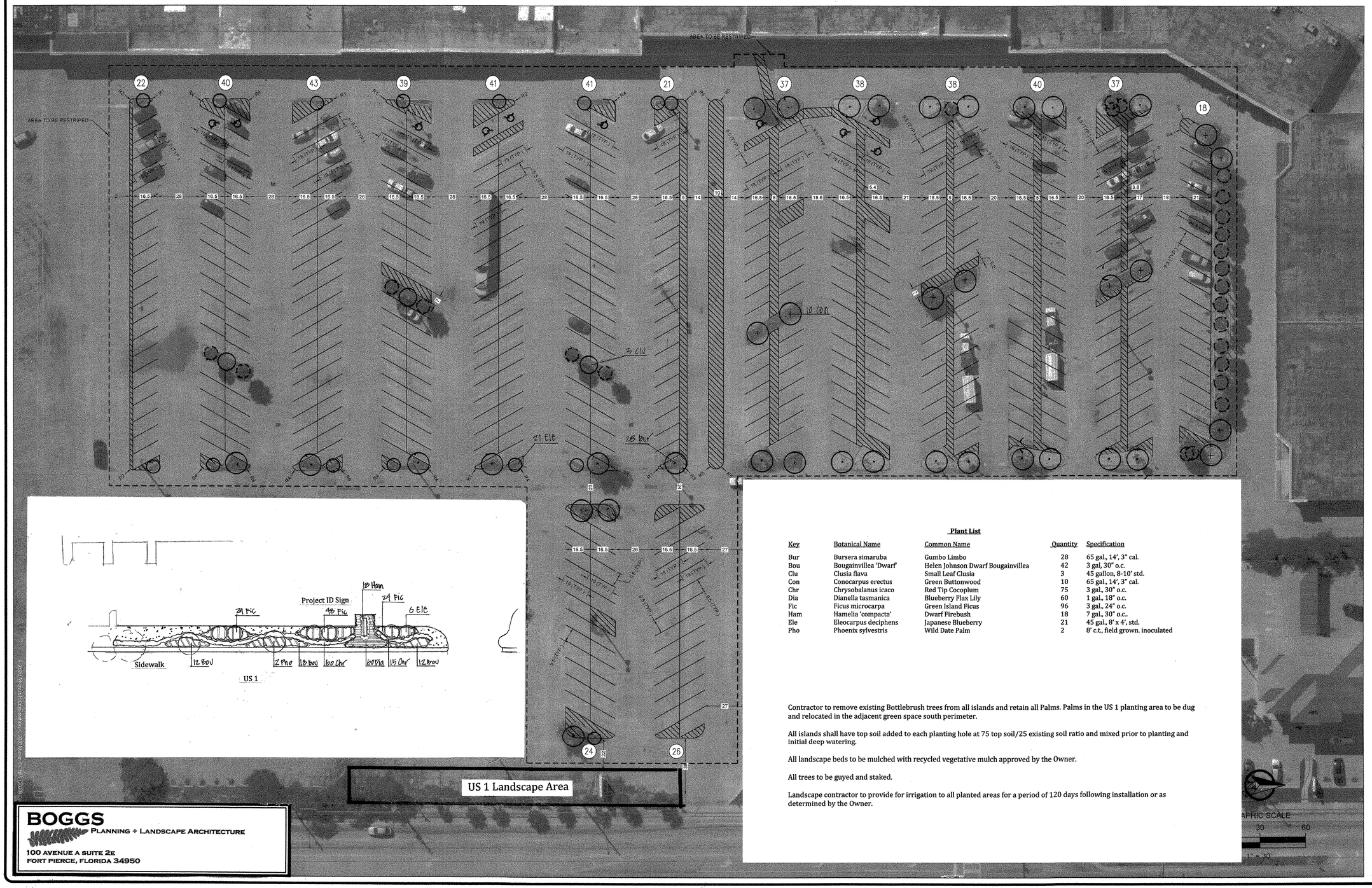
PARKING DATA

TOTAL PARKING PROVIDED: 505 SPACES

HANDICAPPED SPACES: 10 SPACES
(INCLUDED IN TOTAL)

NOTES:

1. ALL PARKING SPACES ARE TO BE 30° ANGLED PARKING STALLS.
2. UNLESS OTHERWISE NOTED, ALL PARKING STALL STRIPING TO BE 4" WIDE SINGLE SOLID WHITE STRIPE.
3. UNLESS OTHERWISE NOTED, ALL STANDARD PARKING SPACES ARE TO BE 9.5' WIDE BY 19' DEEP.
4. HANDICAPPED SPACES ARE TO BE 12' WIDE BY 19' DEEP WITH A 5' WIDE STRIPED ACCESS ROUTE AND BE IN ACCORDANCE WITH ADA GUIDELINES AND REGULATIONS.
5. ALL INTERIOR ISLANDS ARE TO BE STRIPED 4" WIDE SINGLE SOLID WHITE DIAGONAL STRIPE 45° ANGLED 3'-0" O.C.
6. IF AN EXISTING LIGHT POLE IS LOCATED IN A SPACE, THEN THAT SPACE IS TO BE STRIPED AS AN INTERIOR ISLAND.



Plant List

Key	Botanical Name	Common Name	Quantity	Specification
Bur	Bursera simaruba	Gumbo Limbo	28	65 gal., 14', 3" cal.
Bou	Bougainvillea 'Dwarf'	Helen Johnson Dwarf Bougainvillea	42	3 gal, 30" o.c.
Clu	Clusia flava	Small Leaf Clusia	3	45 gallon, 8-10' std.
Con	Conocarpus erectus	Green Buttonwood	10	65 gal., 14', 3" cal.
Chr	Chrysobalanus icaco	Red Tip Cocoplum	75	3 gal., 30" o.c.
Dia	Dianella tasmanica	Blueberry Flax Lily	60	1 gal., 18" o.c.
Fic	Ficus microcarpa	Green Island Ficus	96	3 gal., 24" o.c.
Ham	Hamelia 'compacta'	Dwarf Firebush	18	7 gal., 30" o.c..
Ele	Eleocarpus deciphens	Japanese Blueberry	21	45 gal., 8' x 4', std.
Pho	Phoenix sylvestris	Wild Date Palm	2	8' c.t., field grown. inoculated

Contractor to remove existing Bottlebrush trees from all islands and retain all Palms. Palms in the US 1 planting area to be dug and relocated in the adjacent green space south perimeter.

All islands shall have top soil added to each planting hole at 75 top soil/25 existing soil ratio and mixed prior to planting and initial deep watering.

All landscape beds to be mulched with recycled vegetative mulch approved by the Owner.

All trees to be guyed and staked.

Landscape contractor to provide for irrigation to all planted areas for a period of 120 days following installation or as determined by the Owner.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

GRAPHIC SCALE
30 0 60
1" = 30'

REDTAIL LLC
p. 561.302.4304
radia@redtailllc.com

CB — DESIGNED BY
CB — DRAWN BY
RDTL-SIT.DWG — FILENAME
SIT — LAYOUT
1" = 20' — SCALE
8/17/2020 — DATE

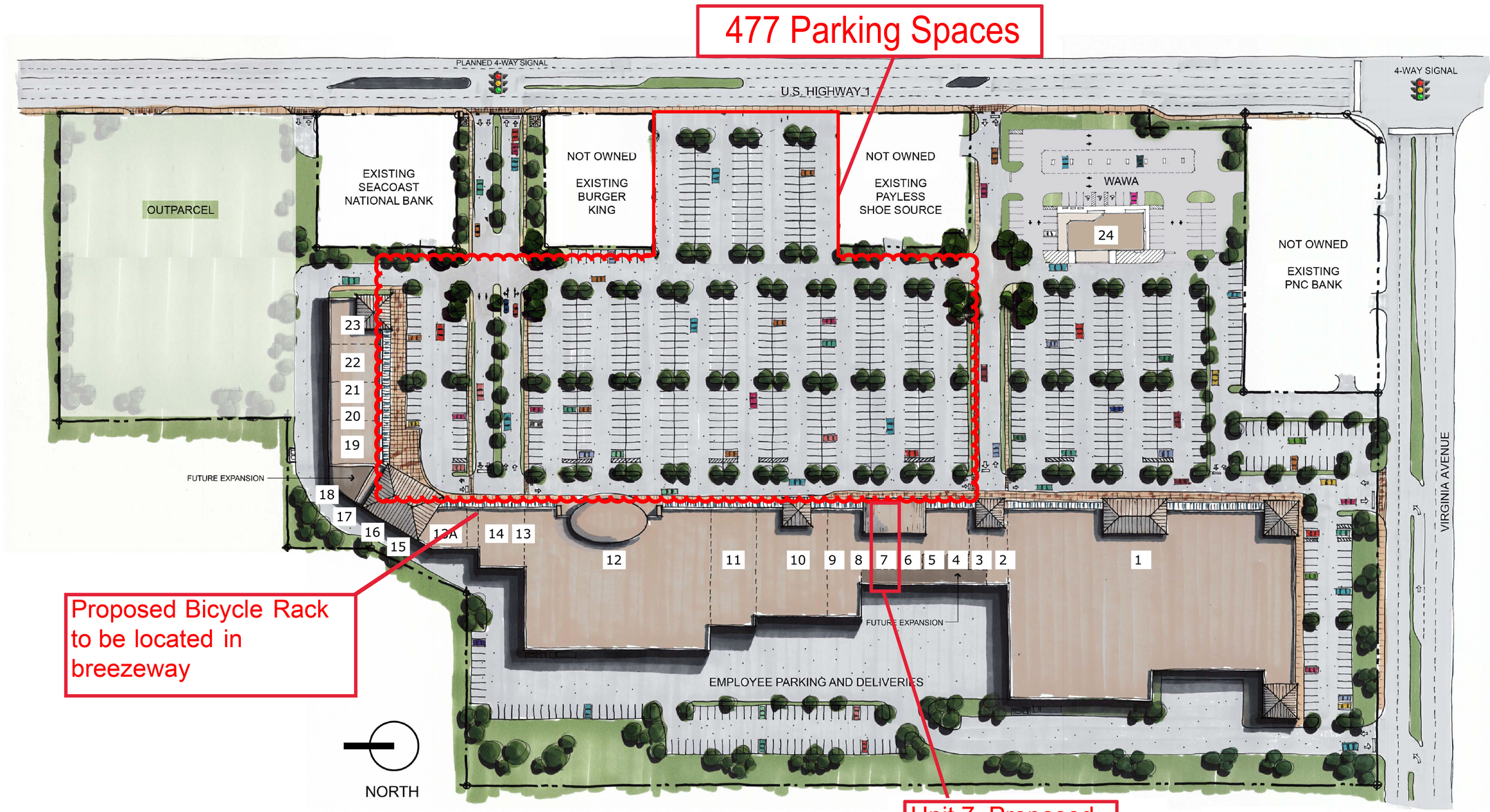
REVISION COMMENTS — DATE

GATEWAY PLAZA
Landscape Plan
FT. PIERCE FLORIDA

00-001

1 OF 1

Cad file name: C:\Users\cbeauchamp\Desktop\FW__gateway_plaza_cad\RDTL-SIT.dwg 06/22/20



TENANT ROSTER

UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.
1	VACANT	(2111)	88,732	10	AARON RENTS	(2044)	10,508	18	BARGAIN BUYS	(1991)	2,200
2	VACANT	(2107)	2,500	11	VACANT	(2041)	8,990	19	TOP'S CHINA BUFFET	(1987)	3,750
3	$9.99 SHOE FACTORY	(2103)	2,000	12	VACANT	(2009)	44,198	20	VACANT	(1981)	2,800
4	CASH SERVICES	(2059)	1,200	13	VACANT	(2003)	2,200	21	VACANT	(1975)	2,800
5	JACKSON HEWITT	(2057)	960	13A	LITTLE CAESARS	(1999)	2,035	22	VACANT	(1971)	4,200
6	MEN'S RAGS	(2053)	3,790	14	VACANT	(2001)	2,600	23	VACANT	(1963)	3,750
7	VACANT	(2051)	2,000	15	FANCY NAILS	(1997)	1,100	24	WAWA		5,943
8	VACANT	(2049)	2,000	16	ADVANCE AMERICA	(1995)	1,100				
9	FAMILY DOLLAR	(2047)	9,372	17	VACANT	(1993)	1,375				

SHOPPING CENTER PARKING

UNITS	S.F.	REQUIRED	PROVIDED
TOTAL SHOPPING CENTER *(INCLUDES UNITS 2-23 - NOT UNIT 7)* [1 SPACE PER 250 G.F.A FOR SHOPPING CENTER > 50K S.F.]	115,428	462	477
UNIT 7 [0.75 SPACE PER AMUSEMENT MACHINE] - 31 TOTAL AMUSEMENT MACHINES	2,000	24	24

**PARKING FIELD DOES NOT UNCLUDE AREA EAST AND SOUTH OF KMART(UNIT 1) OR BEHIND THE SHOPPING CENTER*

THE MORRIS COMPANIES

REDTAIL DG

SEPTEMBER 30, 2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 29, 2020

Tod Mowery
100 S. 2nd Street
Fort Pierce, FL 34949

Subject: **2051 S. US Highway 1 - Pre-Application Comments**
September 30, 2020 Conference Call

Dear Mr. Mowery,

Below please find received comments from the City of Fort Pierce and applicable entities:

Fort Pierce Planning:

These comments are based on the documents that are submitted at this time.

1. A Landscape Plan pursuant to City Code 123-37 shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect.
   The shopping plaza is set to have all landscape islands upgraded within the next 60 days. We recently located an old well and improvements were made this past 2 weeks to the irrigation to provide irrigation water to the site. The site has not had irrigation for over 9 years. The landscape islands will have Gumbo Limbo trees and the islands will all be sodded versus mulch. Island curbs are being repaired beginning in 10 days, followed by landscape installation and then a seal coat of the center.
2. A Lighting Plan or Photometric Survey shall be provided at the time of Application that complies with parking lot lighting pursuant to City Code 125-315(j)(1)(a). **Not applicable**
3. Application for Conditional Use with No Construction will need to be submitted as an arcade amusement center/amusement arcade is a Conditional Use within the C-3 Zoning district. **Included**
4. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property. **To be provided as we seal coat in the very near future.**
5. Adhere to City Code Section 125-325, Amusement Arcades and Arcade Amusement. **So Noted**
6. Provide a parking plan that demonstrates there will be enough parking spaces on site to support the proposed arcade and the other existing businesses and units in the plaza. **Please see Tenant Plan**
7. How many machines are being proposed? **31 Total**
8. What is your timeline for application submission? **September 2020**
9. Prior to submitting your Conditional Use Application, schedule an in-take meeting (can be virtually) to ensure that your application packet is complete. **So Noted**
10. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*". **OK**

11. Please note that the City of Fort Pierce adopted a new Code of Ordinances effective July 20, 2020. This new code represents a renumbering and reshuffling of code sections from what the current code reflects. The new Planning sections will start with Chapter 111, which is Historic Preservation through Chapter 125, which is Zoning. Should you have any questions the new proposed code can be found on the City website, under The Planning Department. **So Noted**

Fort Pierce Engineering:

Below please find engineering pre-application comments:

1. No Comments at this time.

Fort Pierce Code Enforcement:

1. No comments at this time.

FPUA

1. W/WW Engineering:
   - W/WW Engineering: Location is presently receiving water and wastewater service from FPUA (onsite collection and transmission system is owned and operated by property owner). If a modification of service is required, please contact James Carnes @ 466-1600 ext. 3472.
2. Electric & Gas Engineering: Approved:
   - Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca.
     Engineering Technician II
     Electric and Gas Engineering
     1701 S. 37th Street, Fort Pierce, FL 34947
     sscimeca@fpua.com
     Office: (772)466-1600 Ext. 6957

Fort Pierce Building Comments:

1. This proposed use is a Change of Occupancy to Assembly. As such, a Building Permit is required including a Life Safety floor plan showing Exits, Exit paths of Travel, Occupant Loads, Design Criteria and Code Analysis, etc. will be required, along with Commercial Renovation plans submitted with a Permit Application. These permit documents must be designed by a Florida licensed Architect/Engineer. FBC possibly requires Fire Sprinkler. This will be determined according to square footage and Occupant Load.

2. Building Department reserves further comment until Permit Application is submitted.

Fort Pierce Urban Forester:

1. Submit a Tree Mitigation Survey (if required) and Landscape Plan for Review at time of application.

St. Lucie County Fire District

1. The SLCFD has no comments at this time. The SLCFD reserves the right to provide future comments at the time of the building permit process. If you have any questions or concerns, please reach out to me for clarification. Paul Langel: PLangel@slcfd.org

Technical Review Committee - Teleconference **1. f.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Site Plan - Crossroads Industrial - Parcel ID: 2325-122-0002-000-3

LOCATION

Parcel ID: 2325-122-0002-000-3

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 11/05/2020 12:14 PM

Final Approval Date: 11/05/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000018

DATE: NOVEMBER 5, 2020

Development Review & Design Review - Crossroads Industrial - Parcel ID: 2325-122-0002-000-3

Application for Development Review & Design Review for a master plan industrial warehouse complex. The total master plan will accommodate 1,133,000 square feet of warehouse/manufacturing space. The parcel currently has a zoning of CP-1, Commercial Parkway and a Future Land Use of GC, General Commercial. The parcel ID is 2325-122-0002-000-3.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by November 17, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: West of I95, East of Turnpike--south of Crossroads parkway

Parcel ID #(s): 2325-122-0002-000-3

Project Description: Crossroads Industrial

FLF Crossroads Industrial I LLC	Josh Nichols & Christen Hutton, Schmidt Nichols
Property Owner(s)	Applicant/Representative, Title, Company
601 Heritage Drive, Suite 227	1551 N. Flagler Dr., Suite 102
Street Address	Street Address
Jupiter FL 33458	West Palm Beach FL 33401
City State Zip	City State Zip
561-575-6457	561-684-6141
Phone Number	Phone Number
joshsimon@flfholdings.com	JNICHOLS@SNLANDPLAN.COM & CHUTTON@SNLANDPLAN.COM
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (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.*

Property Owner(s) Signature(s) Josh Simon, Manager

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 22 day of October, 2020, by

Josh Simon who is personally known to me or has produced

as identification.

Alyssa Jacka

Signature of Notary

ALEXIA [illegible]
Notary Public - State of Florida
Commission # GG 916324
My Comm. Expires Sep 24, 2023
Bonded through National Notary Assn.

(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location West of I95, East of Turnpike--south of Crossroads parkway

Parcel ID #(s) 2325-122-0002-000-3

Project description Crossroads Industrial

FLF Crossroads Industrial I LLC
Property Owner(s)
601 Heritage Drive, Suite 227
Street Address
Jupiter FL 33458
City State Zip
561-575-6454
Phone Number
JoshSimon@FLFHoldings.com
Email Address

Josh Nichols & Christen Hutton, Schmidt Nichols
Applicant/Representative, Title, Company
1551 N. Flagler Dr., Suite 102
Street Address
West Palm Beach FL 33401
City State Zip
561-684-6141
Phone Number
JNICHOLS@SNLANDPLAN.COM & CHUTTON@SNLANDPLAN.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.*

Property Owner(s) Signature(s) Josh Simon, Manager

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 22 day of October, 2020, by Josh Simon who is personally known to me or has produced _____ as identification.

Alexia Sacka
Signature of Notary

(seal)

ALEXIA SACKA
Notary Public - State of Florida
Commission # GG 916324
My Comm. Expires Sep 24, 2023
Bonded through National Notary Assn.

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		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

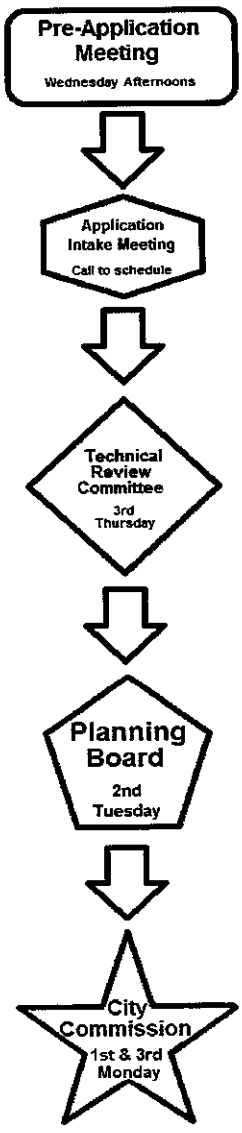
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	2275 Trips	Trips 244 AM & 247 PM
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA N/A

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

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

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

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

C. Exemptions Requested:

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

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

PLANNING & ZONING

Design & Development Review Justification

Crossroads Business Center

City of Fort Pierce, FL

PREPARED BY:

Schmidt Nichols
1551 N. Flagler Dr. Suite 102
West Palm Beach, FL 33401

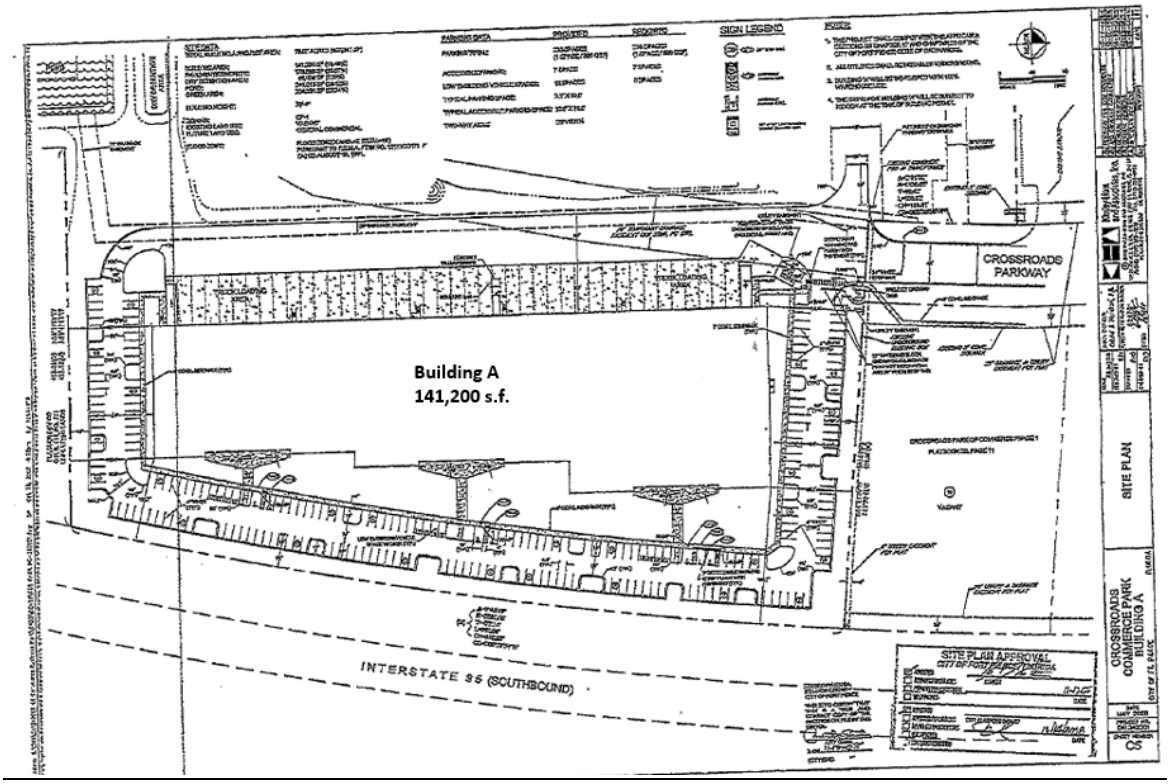
October 30, 2020

REQUEST

The purpose of this application is to request 1,133,000 SF of Warehouse use via the Design and Development Review entitlement process through the City of Fort Pierce.

PRIOR ENTITLEMENTS

We have confirmed there is a prior site plan that was approved in November 7, 2008 by the City Commission on 11/07/2008 to construct a 141,200 square-foot industrial warehouse located in the southeast corner of the Crossroads Industrial Park adjacent to I-95, but has since expired. A copy of the site plan is shown below.



LOCATION

The subject parcel is located south of Okeechobee Road, east of the Florida Turnpike and west of Interstate 95 in the City of Fort Pierce, Florida as shown on the Location Map. We have also confirmed the street address for this vacant parcel has not yet been assigned and according to the St. Lucie County Property Appraiser's website, this parcel is approximately 129.52 acres**.**

PROPOSED DEVELOPMENT

The proposed development is a 1,133,000 sf warehouse and 3% of total building area dedicated to accessory office use, that will be operational 24 hours per day, seven days per week. Typical employee counts on site will be 3 per 1,000 sf of office and 1 per 10,000 sf of warehouse use. The use is being marketed toward ecommerce warehouse storage and distribution specific usage.

Color renderings of the proposed building, illustrating the scale and economic opportunity this project presents have been submitted in this application. Additionally, the site plan and landscape plans also depict

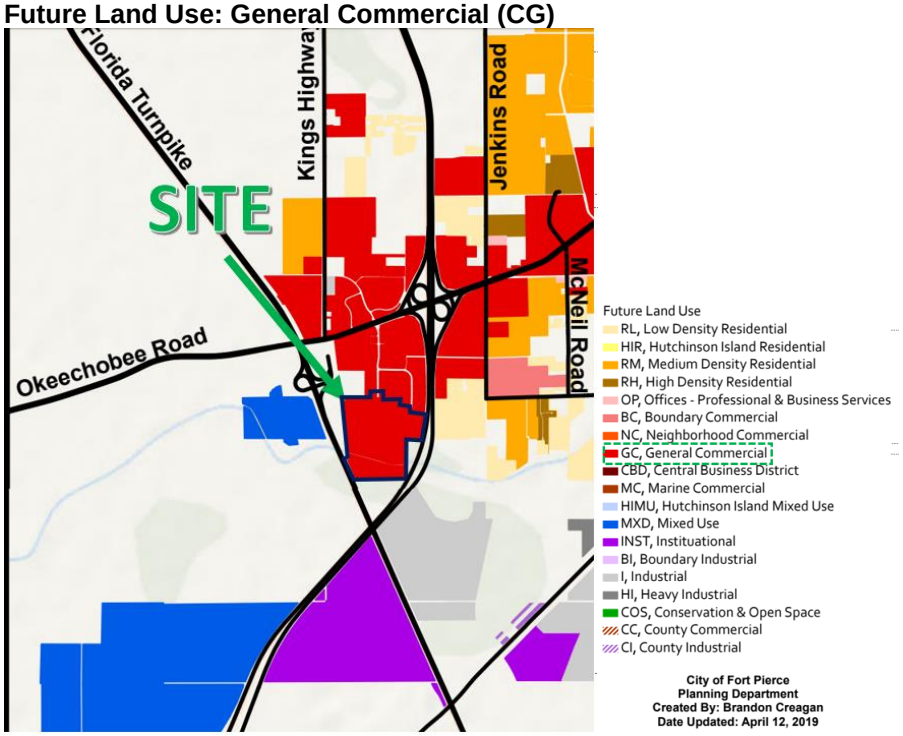
how the proposed traffic circulation, parking, and landscaping comply with the CP1 zoning requirements set forth in the City of Fort Pierce zoning Code.

As shown in the site photos submitted, the site is vacant and undeveloped, but located in a developed industrial park, where the proposed development and according architecture is compatible and suitable for the community location, in close proximity to two major state highways, Interstate 95 and Florida Turnpike.

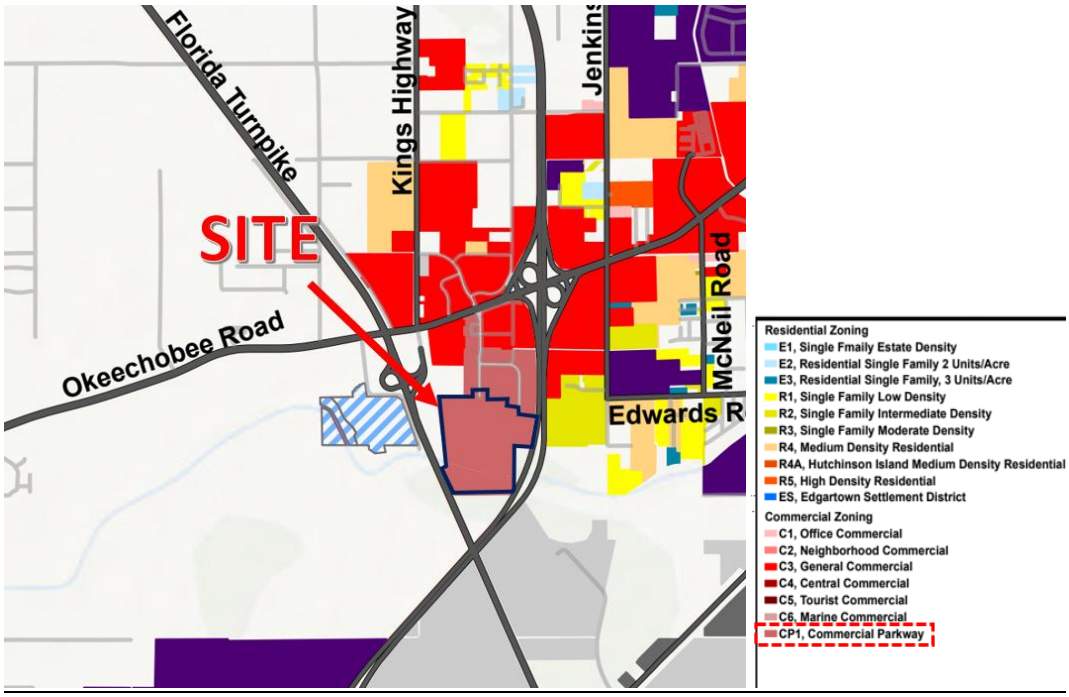
FUTURE LAND USE AND ZONING

Using the City of Fort Pierce planning maps website, we have confirmed the Future Land Use designation for this parcel is General Commercial (CG) and the current Zoning designation is Commercial Parkway (CP-1). We also have confirmed this CP-1 Zoning designation allows for office commercial and industrial operations which are typically characterized by a business park setting.

Future Land Use: General Commercial (CG)



Zoning: Commercial Parkway (CP1):



Basic Use Standards in CP-1 Zoning City Code Section 125-207

Lot Size:

a. The minimum lot area shall be twenty thousand (20,000) square feet.
b. The minimum lot width shall be one hundred (100) feet.
c. The minimum lot depth shall be one hundred (100) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Minimum Yards:

a. The minimum depth of the front yard shall be twenty-five (25) feet.
b. The minimum depth of the rear yard shall be twenty (20) feet.
c. The minimum depth of the side yard shall be ten (10) feet, except corner lots the minimum side yard depth on a street side will be twenty (20) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Lot Coverage:

Buildings not allowed to cover more than sixty (60) percent of the lot area. The parcel is approximately 129.52 acres. Maximum building coverage cannot exceed 3,385,483 sf as allowed per the CP-1 Zoning designation.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Building Height:

No building shall exceed a height of sixty-five (65) feet above grade.
This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Open Space Standards:
A minimum of twenty (20) percent of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, plantings or other public purposes other than rights-of-way, utility easements and parking areas. Areas that are natural or man-made floodways, lakes and stormwater retention areas may also be used to satisfy the total open space requirements.
This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Design Standards City Code Section 125-314

(2) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:

a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

d. The design avoids undue monotony in structural design features.

Response: The proposed structure and use is compatible with the surrounding industrial and warehouse oriented uses, and will not detract or decrease property values of neighboring properties. Further, the property is not located within a historic district. Moreover, the structure's design avoids monotony, but provides an efficient use of building materials for a sustainable use and warehouse operation.

(g) *Design review guidelines.*

(1) *Roofs.*

a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

Response: The proposed roof will comply with this standard.

b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.

Response: The proposed roof will comply with this standard.

c. The use of deep (32 inches to 40 inches) overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.

Response: The proposed roof will comply with this standard.

d. Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.

Response: The proposed roof will comply with this standard.

e. The finished roofing material for visible pitched roofs shall be one of the following:

1. Cedar shingles with factory treated class B finish;
2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;
3. Galvanized steel 5-V crimp roofing panels or pre-finished steel;
4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;
5. Asphalt dimensional shingles for residential buildings only;
6. Built-up or membrane roof behind parapets;
7. Flat concrete tile;
8. Clay or cement barrel, s-shaped or mission tiles.

Response: The proposed roof will comply with this standard.

f. The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

Response: The proposed roof will comply with this standard.

g. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

Response: The proposed roof will comply with this standard.

(2) *Entrances.*

a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Response: The proposed entrance will comply with this standard while appropriately located for pedestrian safety and standard vehicle parking, in conjunction with truck traffic on site.

b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

Response: The proposed development is exempt from this standard as its in CP-1 zoning.

c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.

Response: The proposed doors will comply with this standard.

d. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

Response: N/A

(3) *Windows.*

a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.

Response: The proposed windows will comply with this standard.

b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.

Response: The proposed windows will comply with this standard.

c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.

Response: N/A

d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.

Response: The proposed windows will comply with this standard.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

Response: The proposed windows will comply with this standard.

(4) *Elevations.*

a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

Response: The proposed architecture is industrial, thus is not applicable with the intent of this standard.

b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.

c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.

Response: The proposed architecture will comply with this standard.

d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

Response: The proposed architecture will comply with this standard.

e. Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.

Response: The proposed architecture will comply with this standard.

f. Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.

Response: The proposed architecture will comply with this standard.

g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.

Response: The proposed architecture is industrial, thus not intended to apply to this standard.

h. Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.

Response: The proposed architecture is industrial, thus not intended to apply to this standard.

i. Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.

Response: The proposed architecture will comply with this standard.

j. Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.

Response: The proposed architecture will comply with this standard.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

Response: The proposed architecture will comply with this standard.

l. To ensure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.

Response: The proposed architecture will comply with this standard.

(5) *Streetscape improvement guidelines.* Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

Response: The proposed entry will provide safe vehicular and pedestrian circulation, thus will comply with this standard.

(6) *Lighting.*

a. Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.

c. Site lighting shall conform to the provisions of section 125-313(d)(8).

Response: Please see the proposed photometric plans submitted with this application.

(7) *Landscaping.*

a. All landscape designs and drawings shall conform to chapter 123, article I.

b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

c. Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.

Response: Please see the proposed landscape plans submitted with this application.

(8) *Walls and fences.*

a. Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.

b. Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

Response: All walls or fences will comply with this standard.

(9) *Signs.*

a. Signs will be reviewed for compliance with the guidelines of this section, section 117-6, and for compatibility with the city's developing character.

b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

Response: All signage will comply with this standard.

(10) *Awnings.*

a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.

b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.

c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.

d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

Response: All awnings will comply with this standard.

(11) *Renovations, alterations and/or additions.*

a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.

b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.

c. Renovation projects shall encompass, where appropriate, the entire site.

Response: N/A

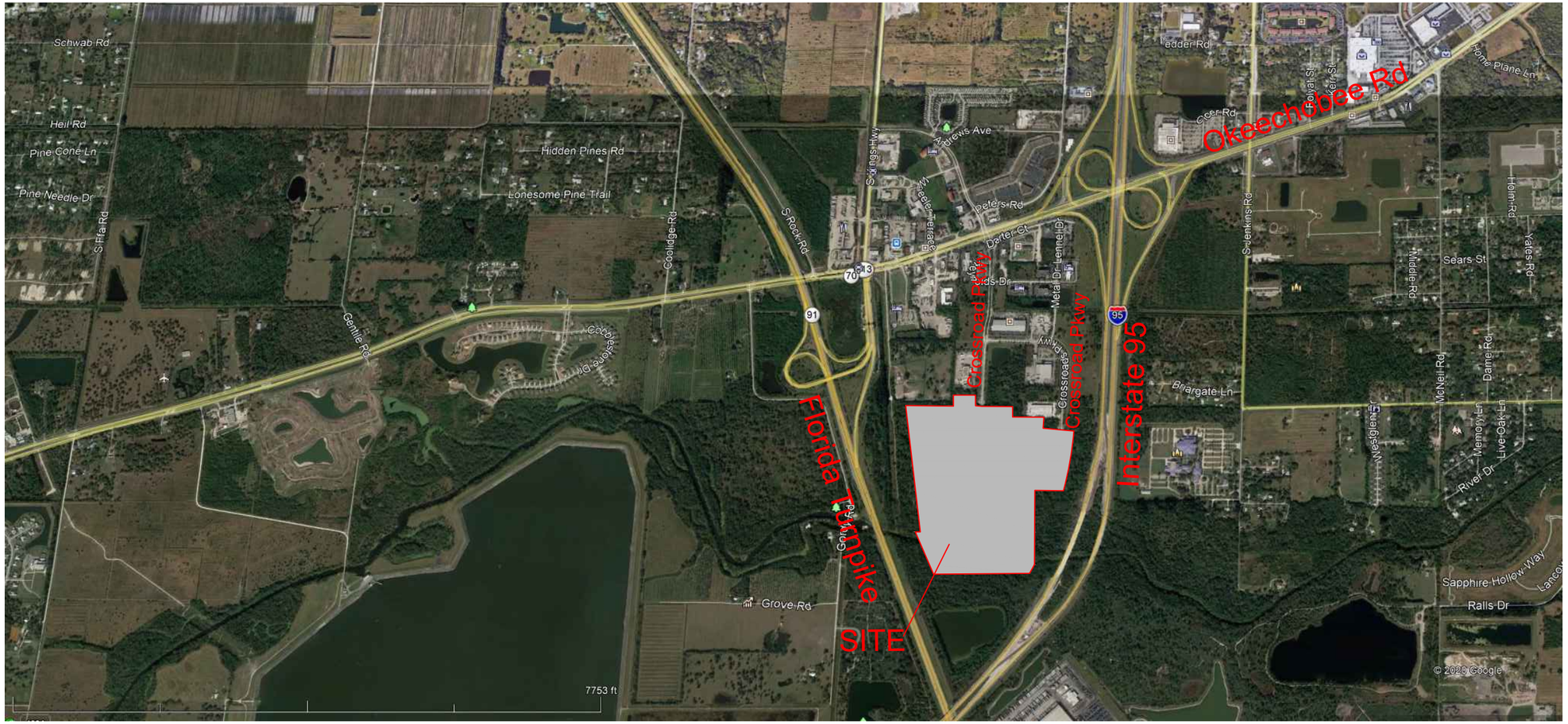
TRAFFIC

A traffic study has been completed by Simmons & White and submitted in this application package for the City’s review.

PARKING

In accordance with the provisions of Section 125-315 of the City's LDR's, entitled "Off-street parking and loading" 1,883 parking spaces are required for the Project. A total of 448 vehicle parking spaces have been provided in the proposed site plan. A parking study has been provided to support the proposed parking numbers in the site plan.

LOCATION MAP



North

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: CROSSROADS PKWY
Sec/Town/Range: 25/35S/39E
Map ID: 23/25N
Zoning: Comm Parkw

Parcel ID: 2325-122-0002-000-3
Account #: 14302
Use Type: 6700
Jurisdiction: Fort Pierce

Ownership

FLF Crossroads Industrial I LLC
601 Heritage DR Ste 227
Jupiter, FL 33458



Legal Description

25 35 39 FROM NW COR OF SEC RUN S 88 DEG 24 MIN 15 SEC E 1326.36FT TO NE COR OF NW 1/4 OF NW 1/4, TH S 00 DEG 17 MIN 00 SEC W 1180 FT FOR POB, TH S 89 DEG 43 MIN E 360 FT, TH S 00 DEG 17 MIN W 179.14 FT TO PC OF CURVE CONC WLY, R OF 300 FT, CA OF 06 DEG 10 MIN 11 SEC, TH SLY ALG ARC 32.30 FT, TH S 83 DEG 32 MIN 49 SEC E 100 FT, TH S 89 DEG 43 MIN E 502.32 FT.TJ S 00 DEG 17 MIN W 170 FT, TH S 89 DEG 43 MIN E 506.20 FT TO PT ON NON-TANG CURVE CONC WLY, R OF 5135.58 FT, CA OF 02 DEG 01 MIN 42 SEC, THSLY ALG ARC 181.80 FT, TH S 84 DEG 51 MIN 20 SEC E 500 FT TO WLY R/W I-95, TH SLY ALG NON-TANGCURVE CONC WLY, CB S 07 DEG 59 MIN 05 SEC W, CA 09 DEG 40 MIN 34SEC, R OF 5635.58 FT 951.74 FT TO1/4 SEC LI, TH N 89 DEG 14 MIN 57SEC W ON SD 1/4 SEC LI 463.23 FTTO INT 1/4 SEC COR, TH S 00 DEG 13 MIN 25 SEC W ON N/S 1/4 SEC LI 1202.20 FT TO WLY R/W I-95 AND PC OF CURVE CONC NW, TH RUN SWLY ON R/W AND SD CURVE, R OF 5635.58 FT, CA OF 01 DEG 43 MIN 31 SEC 169.70 FT TO PT ON S 1/4 1/4 SECLI, TH N 89 DEG 37 MIN 30 SEC W 1556.08 FT TO ELY R/W TRNPK, TH N23 DEG 27 MIN 14 SEC W ON R/W 745.65 FT, TH S 89 DEG 26 MIN 14 SEC E 80.91 FT, TH N 06 DEG 33 MIN 35 SEC W 2063.36 FT TO N 1/41/4 SEC LI, TH S 88 DEG 49 MIN 38SEC E 772.11 FT TO SE COR OF NW 1/4 OF NW 1/4, TH N 00 DEG 17 MINE 178.44 FT TO POB (129.52 AC) (OR 2928-451; 453)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	129.52
Land Size (SF):	5,641,891.2

Current Values

Just/Market Value:	$4,172,860
Assessed Value:	$87,750
Exemptions:	$0
Taxable Value:	$87,750

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 26, 2019	4352 / 2747	0001	SP	Industrial Developments International Inc	$3,515,000
Jan 15, 2008	2928 / 0453	XX01	SP	St Andrews Episcopal Church	$17,000,000
Jun 28, 2002	1631 / 0946	XX01	WD	Industrial Developments Inc	$900,000
Oct 26, 1989	0660 / 2164	XX02	WD	HARBOR FED SAV AND LOAN ASSN	$7,250,000
Aug 1, 1988	0602 / 0237	XX00	CV		$4,359,000

Jan 1, 1986	0492 / 0329	XX01	CV	$250,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	108	2010
CHAINLINK 6'	1	108	2010

Current Year Values

Current Values Breakdown

Building:	$800
Land:	$4,172,060
Just/Market:	$4,172,860
Ag Credit:	$4,085,110
Save Our Homes or 10% Cap:	$0
Assessed:	$87,750
Exemption(s):	$0
Taxable:	$87,750

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	355	Fort Pierce Stormwater Charge	$24,495.00
2013	0054	129.52	North St. Lucie Water Management District	$2,331.36

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$4,172,860	$87,750	$0	$87,750
2018	$4,173,000	$87,650	$0	$87,650
2017	$4,752,100	$1,998,000	$0	$1,998,000

Permits

Number	Issue Date	Description	Amount	Fee
0700001801	Jan 11, 2008	Chainlink Fence	$5,700	$132

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

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

Florida Limited Liability Company
FLF CROSSROADS INDUSTRIAL I LLC

Filing Information

Document Number	L19000275905
FEI/EIN Number	APPLIED FOR
Date Filed	11/14/2019
Effective Date	11/13/2019
State	FL
Status	ACTIVE

Principal Address

601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Mailing Address

601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Registered Agent Name & Address

SIMON, JOSHUA
601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Authorized Person(s) Detail

Name & Address

Title MGR

SIMON, JOSHUA
601 HERITAGE DRIVE, STE 227
JUPITER, FL 33458

Title MGR

NORTMAN, MICHAEL
1300 E. WOODFIELD ROAD, SUITE 150
SCHAUMBURG, IL 60173

Annual Reports

Report Year	Filed Date
2020	03/19/2020

Document Images

03/19/2020 -- ANNUAL REPORT	View image in PDF format
11/14/2019 -- Florida Limited Liability	View image in PDF format

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4647695 OR BOOK 4352 PAGE 2747, Recorded 12/02/2019 12:49:55 PM Doc
Tax: $24605.00

INSTRUMENT PREPARED BY AND
WHEN RECORDED ~~RETURN TO:~~

Alston & Bird LLP
1201 W. Peachtree St.
Atlanta, GA 303039
Attn: Randy H. Luffman, Esq.

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 974123

Tax Parcel: 2325-122-0002-000-3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27 day of November, 2019, by IDI LOGISTICS, LLC, a Delaware limited liability company, herein called the Grantor, as successor by name change from Industrial Developments International, LLC ("**IDI, LLC**"), as evidenced by that certain certificate of name change, a copy of which is attached hereto as **Exhibit B**, and as IDI, LLC is successor by conversion from Industrial Developments International, Inc. ("**IDI, Inc.**"), as evidenced by that certain certificate of conversion, a copy of which is attached hereto as **Exhibit C**, to FLF CROSSROADS INDUSTRIAL I LLC, a Florida limited liability company, whose address is 601 Heritage Drive, Suite 227, Jupiter, FL 33458, herein called the Grantee.

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the land, situate, lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

To have and to hold the same in fee simple forever.

Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to all matters of public record and such state of facts as would be disclosed by a current accurate survey of the property.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

Grantor and Grantee acknowledge that: (i) the Property was transferred to IDI Logistics Services Group, LLC, a Georgia limited liability company (f/k/a IDI Services Group, LLC, a Georgia limited liability company), ("**IDILSG**"), via a contribution of capital pursuant to that Written Consent dated as of December 17, 2014 (the "**Internal Transfer**") and that IDILSG is the owner of the Property; and (ii) as the administrative step of recording such contribution via deed was not previously completed, the Grantor remains the "owner of record" of the Property. IDILSG, for an inconsideration of the sum of Ten Dollars ($10.00), to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto Grantee the Property, to have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said IDILSG, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed in its name and caused its seal to be affixed as of the day and year first above written.

GRANTOR:

IDI LOGISTICS, LLC, a Delaware limited liability company

Witness (print name): ISHA RAYAMAJHI

Name: G. Bryan Blasingame
Title: EVP and Chief Investment Officer

Witness (print name): BEN FALADE

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me this 26th day of November, 2019 by G. Bryan Blasingame, the EVP and Chief Investment Officer of Grantor. He/She personally appeared before me, is personally known to me or produced _____ as identification.

Notary: Antoinette Pennant
Print Name: ANTOINETTE PENNANT
Notary Public, State of GEORGIA
My commission expires: 1/14/2021

ANTOINETTE PENNANT NOTARY PUBLIC ROCKDALE COUNTY EXPIRES GEORGIA January 14, 2021

The undersigned hereby joins in this Deed for the purpose of quitclaiming all right, title and interest of IDILSG in and to the Property by virtue of the Internal Transfer.

IDI LOGISTICS SERVICES GROUP, LLC, a Georgia limited liability company (f/k/a IDI Services Group, LLC, a Georgia limited liability company)

Witness (print name): ISHA RAYAMAJHI

Witness (print name): BEN FALANT

Name: G. Bryan Blasingame
Title: EVP and Chief Investment Officer

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me this 26th day of November, 2019 by G. Bryan Blasingame, the EVP and Chief Investment Officer of IDI Logistics Services Group, LLC. He/She personally appeared before me, is personally known to me or produced _____ as identification.

ANTOINETTE PENNANT NOTARY PUBLIC ROCKDALE COUNTY GEORGIA EXPIRES January 14, 2021

Notary: _____
Print Name: ANTOINETTE PENNANT
Notary Public, State of GEORGIA
My commission expires: 1/14/2021

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 88° 24' 15" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.36 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND THE POINT OF BEGINNING; THENCE RUN NORTH 00° 25' 52" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 863.92 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTH 70° 36' 10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.25 FEET; THENCE RUN SOUTH 19° 23' 50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 70° 36' 10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.93 FEET; THENCE RUN SOUTH 00° 26' 24" WEST, A DISTANCE OF 1004.32 FEET, TO THE NORTH LINE OF AFORESAID SECTION 25; THENCE RUN SOUTH 88° 24' 15" EAST, ALONG SAID NORTH LINE OF SECTION 25, DISTANCE OF 804.31 FEET, TO THE NORTH 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00° 13' 25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25 AND THE RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39, A DISTANCE OF 40.51 FEET; THENCE RUN SOUTH 88° 24' 08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 39 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 630.24 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE MEANDERING ALONG SAID INTERSTATE 95 RIGHT-OF-WAY LINE, RUN SOUTH 03° 22' 54" EAST, A DISTANCE OF 29.28 FEET; THENCE RUN SOUTH 00° 41' 46" EAST, A DISTANCE OF 899.24 FEET; THENCE RUN SOUTH 00° 26' 58" WEST, A DISTANCE OF 320.99 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 14° 22' 16", AND AN ARC LENGTH OF 1413.53 FEET, TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89° 14' 57" WEST, ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 463.23 FEET, TO THE INTERIOR 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00° 13' 25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1202.20 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 01° 43' 31" AND AN ARC LENGTH OF 169.70 FEET, TO A POINT ON THE SOUTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89° 37' 30" WEST, ALONG SAID SOUTH 1/4-1/4 SECTION LINE, A DISTANCE OF 1556.08 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA SUNSHINE STATE PARKWAY; THENCE RUN NORTH 23° 27' 14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE, A DISTANCE OF 745.65 FEET; THENCE RUN SOUTH 89° 26' 14" EAST, A DISTANCE OF 80.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE ACCESS ROAD; THENCE RUN NORTH 06° 33' 35" WEST, ALONG THE SAID EASTERLY LINE OF ACCESS ROAD, A DISTANCE OF 2063.36 FEET, TO THE NORTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN SOUTH 88° 49' 38" EAST, ALONG SAID 1/4-1/4 SECTION LINE, A DISTANCE OF 772.11 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00° 17' 00" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1359.14 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT

CROSSROADS PARK OF COMMERCE PHASE I AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT B
CERTIFICATE OF NAME CHANGE

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC", CHANGING ITS NAME FROM "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC" TO "IDI LOGISTICS, LLC", FILED IN THIS OFFICE ON THE FIRST DAY OF NOVEMBER, A.D. 2017, AT 6:40 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

2193224 8100
SR# 20176893791

Authentication: 203522156
Date: 11-06-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:40 PM 11/01/2017
FILED 06:40 PM 11/01/2017
SR 20176893791 - File Number 2193224

AMENDED AND RESTATED CERTIFICATE OF FORMATION OF INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC

Pursuant to Section 18-208 of the Delaware Limited Liability Company Act, the Certificate of Formation of Industrial Developments International, LLC that was filed with the Secretary of State of Delaware on September 30, 2013 is amended and restated in its entirety as follows:

1. The name of the limited liability company is IDI Logistics, LLC.

2. The address of its registered office in the State of Delaware is Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Formation this 1st day of November, 2017.

INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC

By: _____
David Laibstain
Secretary

EXHIBIT C
CERTIFICATE OF CONVERSION

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE CERTIFICATE OF CONVERSION OF A DELAWARE CORPORATION "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC." TO A DELAWARE LIMITED LIABILITY COMPANY OF "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC", WAS FILED IN THIS OFFICE ON THE THIRTIETH DAY OF SEPTEMBER, A.D. 2013, AT 12:57 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF CONVERSION IS THE THIRTIETH DAY OF SEPTEMBER, A.D. 2013, AT 5:07 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID LIMITED LIABILITY COMPANY IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

Jeffrey W. Bullock, Secretary of State

2193224 8317

131231305

AUTHENTICATION: 0839319

DATE: 10-24-13

You may verify this certificate online at corp.delaware.gov/authver.shtml

SEC. 25, TWP. 35 S, RNG. 39 E

NOTE:
THE SUBJECT PARCEL LIES WITHIN THE CITY LIMITS OF FT. PIERCE, FLORIDA.

No.	REVISIONS	DATE	BY
1	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020	9/10/20	DFD
2	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019	9/25/19	DFD
3	UPDATE SURVEY TO 2016 ALTA	9/12/18	DFD
4	PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)	12/13/07	PCS

LINE TABLE (M)		
LINE	LENGTH	BEARING
L1	863.92	N00°05'53"W
L2	315.25	N70°04'25"E
L3	55.00	S19°55'35"E
L4	219.93	N70°04'25"E
L5	1004.32	S00°05'21"E
L6	40.28	S00°18'38"E
L7	179.14	S00°17'16"E
L8	100.00	S84°07'05"E

LINE TABLE (D)		
LINE	LENGTH	BEARING
L1	863.92	N00°25'52"E(D)(P)
L2	315.25	N70°36'10"E(D)(P)
L3	55.00	S19°23'50"E(D)(P)
L4	219.93	N70°36'10"E(D)(P)
L5	1004.32	S00°26'24"W(D)(P)
L6	40.51	S00°13'25"W(D)(P)
L7	179.14	N00°17'00"E(P)
L8	100.00	N83°32'49"W(P)

CURVE TABLE (M)						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.30	300.00	16.17	32.29	S02°47'50"W	6°10'11"
C2	180.82	5136.03	90.42	180.81	S03°35'56"W	2°01'02"

CURVE TABLE (P)			
CURVE	LENGTH	RADIUS	DELTA
C1	32.30	300.00	6°10'11"
C2	181.80	5135.58	2°01'42"

ADJACENT PROPERTY OWNERS

LOT 7 – ALCAT FT. PIERCE, LLC
LOT 22 – BRONE CROSSROADS PARK OF COMMERCE, LLC
LOT 17 – TED GLASRUD ASSOCIATES FL, LLC
LOT 16 – JEFFERY LEFKOVITS

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 LB 696
WWW.KIMLEY-HORN.COM

SCALE	1"=200
DESIGNED BY	PCS
DRAWN BY	PCS
CHECKED BY	ECD

SL CROSSROADS
BUSINESS CENTER LLC
CROSSROADS PARK OF COMMERCE

2016 ALTA/NSPS LAND TITLE SURVEY

ST. LUCIE COUNTY FLORIDA

DATE
10/1/07
PROJECT NO.
047383000
041342000
147757000
SHEET NUMBER
1

SHEET INDEX

1 – 2016 ALTA/ACSM LAND TITLE SURVEY
2 – LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND AND ABBREVIATIONS
3 – EASEMENT DETAILS

TO: First American Title Insurance Company
SL Crossroads Business Center LLC, a Florida Limited Liability Company

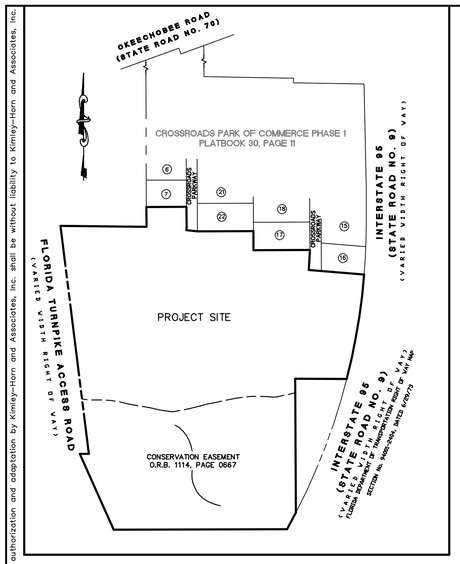
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 6(b), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on September 10, 2020.

E.C. DEMETER, PSM No. 5179

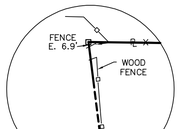
Date of Plat or Map: _____
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

E.C. DEMETER License Number 5179 STATE OF FLORIDA Professional Surveyor and Mapper

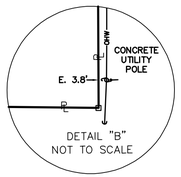
VICINITY MAP
(NOT TO SCALE)



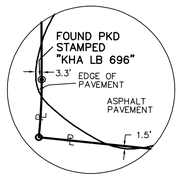
DETAIL "A"
NOT TO SCALE



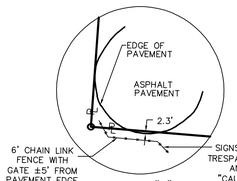
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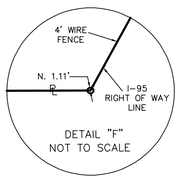
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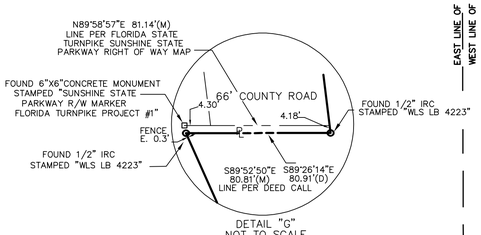
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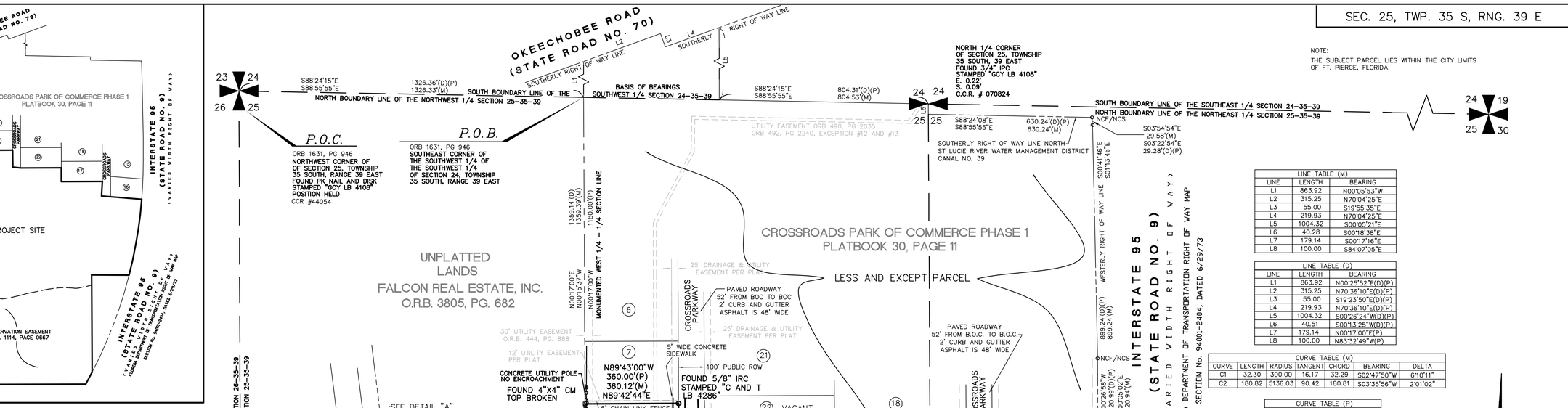
DETAIL "F"
NOT TO SCALE



DETAIL "G"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



REFERENCE DRAWINGS

1. ST. LUCIE AERIAL IMAGERY MAPS SOUTH 1/2 OF SECTIONS 25, 24 AND 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST MAP NUMBERS 102 A, 101 D, AND 101 C, RESPECTIVELY, AND THE NORTH 1/2 OF SAID SECTION MAP NUMBER 102 A.
2. SKETCH AND DESCRIPTION OF PRESERVE AREA PORTION OF SW 1/4, SECTION 25-35-39 PREPARED BY DARBY AND WAY, INC. FILE NUMBER F054R, DATED JANUARY 20, 1992.
3. CROSSROADS PARK OF COMMERCE PHASE 1 PREPARED BY DARBY AND WAY, INC. SHEETS 1-3 AS RECORDED IN PLAT BOOK 30, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD NO. 9 (I-95) RIGHT OF WAY MAP ST. LUCIE COUNTY, SECTION 94001-2404, APPROVED 6-29-73.
5. FLORIDA STATE PARKWAY FLORIDA STATE TURNPIKE AUTHORITY, SECTION 6 RIGHT OF WAY MAP ST. LUCIE COUNTY, CONTRACT No 6.3, DATED 12/9/55.
6. ST. LUCIE COUNTY ASSESSMENT MAP OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25S.
7. ST. LUCIE COUNTY ASSESSMENT MAP OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25N.

SURVEYOR'S NOTES

1. THE LEGAL DESCRIPTIONS USED IN THE PREPARATION OF THIS BOUNDARY SURVEY ARE THOSE DESCRIBED AS THE SCHEDULE "A" LANDS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1062-4899651 COMMITMENT DATE JULY 24, 2020.
2. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
3. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE ARE AS FOLLOWS:
   1) STATION NAME "BOUFFORD"
   2) STATION NAME "DUCK"
   3) STATION NAME "I95 85 A31"
   4) STATION NAME "I95 85 A33"
   5) STATION NAME "I95 85 A34"

   THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH, AS ESTABLISHED BY GPS OBSERVATIONS ON THE PRECEDING CONTROL STATIONS.
4. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE X AND AE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NO. 12111C016J DATED FEBRUARY 16, 2012 AND FIRM NO. 12111C0169J DATED FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS REFER TO AFOREMENTIONED FIRM PANELS.
5. THIS SURVEY WAS PERFORMED IN THE FIELD FROM MAY 21, 2002 THROUGH MAY 31, 2002. A FIELD UPDATE TO THE BOUNDARY SURVEY WAS PERFORMED ON FEBRUARY 22 AND 23, 2006. KIMLEY-HORN AND ASSOCIATES FILE NO. 047383001, FIELD BOOK 212, PAGE 1-24. AN ALTA SURVEY WAS PERFORMED ON SEPTEMBER 24, 2007 THROUGH OCTOBER 3, 2007, KIMLEY-HORN FILE NO. 047342000. AN ALTA SURVEY UPDATE WAS PERFORMED SEPTEMBER 4, 2018, KIMLEY-HORN FILE NO. 047463017 AND ON SEPTEMBER 25, 2019, KIMLEY-HORN FILE NO. 147757000.
6. NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
7. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED. THIS SURVEY IS NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH THIS SURVEYOR'S EMBOSSED SEAL.
8. THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
9. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
10. THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER 1062-4899651
COMMITMENT DATE: JULY 24, 2020

SCHEDULE A LANDS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.36 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°25'52" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 863.92 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.25 FEET; THENCE RUN SOUTH 19°23'50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.93 FEET; THENCE RUN SOUTH 00°26'24" WEST, A DISTANCE OF 1004.32 FEET, TO THE NORTH LINE OF AFORESAID SECTION 25; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE SAID NORTH LINE OF SECTION 25, A DISTANCE OF 804.31 FEET, TO THE NORTH 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25 AND THE RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39, A DISTANCE OF 40.51 FEET; THENCE RUN SOUTH 88°24'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 39 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 630.24 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE MEANDERING ALONG SAID INTERSTATE 95 RIGHT-OF-WAY LINE, RUN SOUTH 03°22'54" EAST, A DISTANCE OF 29.28 FEET; THENCE RUN SOUTH 00°41'46" EAST, A DISTANCE OF 899.24 FEET; THENCE RUN SOUTH 00°26'58" WEST, A DISTANCE OF 320.99 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 14°22'16", AND AN ARC LENGTH OF 1413.53 FEET, TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°14'57" WEST, ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 463.23 FEET, TO THE INTERIOR 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1202.20 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 01°43'31" AND AN ARC LENGTH OF 169.70 FEET, TO A POINT ON THE SOUTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°37'30" WEST, ALONG SAID SOUTH 1/4-1/4 SECTION LINE, A DISTANCE OF 1556.08 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA SUNSHINE STATE PARKWAY; THENCE RUN NORTH 23°27'14" WEST, ALONG SAID EASTERLY RIGHT-OF WAY LINE OF THE FLORIDA TURNPIKE, A DISTANCE OF 745.65 FEET; THENCE RUN SOUTH 89°26'14" EAST, A DISTANCE OF 80.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE ACCESS ROAD; THENCE RUN NORTH 06°33'35" WEST, ALONG THE SAID EASTERLY LINE OF ACCESS ROAD, A DISTANCE OF 2063.36 FEET, TO THE NORTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN SOUTH 88°49'38" EAST, ALONG SAID 1/4-1/4 SECTION LINE, A DISTANCE OF 772.11 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00°17'00" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1359.14 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

CROSSROADS PARK OF COMMERCE PHASE 1 AS RECORDED IN PLATBOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

CROSSROADS PARK OF COMMERCE PHASE 1 AS RECORDED IN PLATBOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE B-2 EXCEPTIONS

1. – 10. **NO SURVEY COMMENT**

11. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ANNEXATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 425, PAGE 2049. **(INCLUDES THE PROPERTY, BLANKET IN NATURE)**

12. EASEMENT, GRANTED FROM HERMAN GLAZER AND MOLLIE AKA MOLLY GLAZER TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 2035. **(THE EASEMENT IS SHOWN HEREON)**

13. EASEMENT, GRANTED FROM AUDUBON ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 492, PAGE 2240. **(THE EASEMENT IS SHOWN HEREON)**

14. NOTE: RESOLUTION 90-191 RECORDED IN OFFICIAL RECORDS BOOK 705, PAGE 219 BY ITS EXPRESSED PROVISIONS PROVIDES IN SECTION D THEREOF THAT "IF THE DEVELOPER HAS NOT OBTAINED A FINAL DEVELOPMENT PLAN APPROVAL BY AUGUST 7, 1991, FOR ANY PORTION OF THE AREA IDENTIFIED IN SECTION B, PURSUANT TO SECTION 11.02.06 ST. LUCIE COUNTY LAND DEVELOPMENT CODE, THE PRELIMINARY DEVELOPMENT PLAN APPROVAL GRANTED THROUGH THIS RESOLUTION SHALL BECOME NULL AND VOID. NO SUCH APPROVAL WAS OBTAINED BY SUCH DATE AS TO THAT PORTION OF THE PROPERTY THAT CONSTITUTES THE PROPERTY TO BE INSURED IN THIS POLICY. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

15. TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT CORPORATION BETWEEN REYNOLDS METALS DEVELOPMENT COMPANY AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 737, PAGE 562. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

16. NOTE: SINCE THE PROPERTY TO BE INSURED IN THE POLICY, HAS NEVER BEEN PLATTED, THE INSURED PROPERTY IS NOT A "SITE" AS DEFINED BY THE TERMS OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 2435 AND ITS SUBSEQUENT AMENDMENTS, AT OFFICIAL RECORDS BOOK 744, PAGE 931, AND OFFICIAL RECORDS BOOK 1232, PAGE 846. **(INCLUDES PROPERTY AND IS BLANKET IN NATURE)**

17. DEED OF CONSERVATION EASEMENT, GRANTED FROM REYNOLDS METALS DEVELOPMENT COMPANY TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 667. **(THE EASEMENT IS SHOWN HEREON)**

18. EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1506. **(THE EASEMENT IS SHOWN HEREON)**

19. GRANT OF TEMPORARY DRAINAGE EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1511. **(THE EASEMENT IS SHOWN HEREON)**

20. EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1516. **(THE EASEMENT IS SHOWN HEREON)**

21. TERMS AND CONDITIONS OF THE MODIFIED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. AND THE CITY OF FORT PIERCE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3207, PAGE 733. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

22. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 2590. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

23. RIPARIAN RIGHTS ARE NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED LAND LYING BELOW ORDINARY HIGH WATER MARK IS HEREBY INSURED.

LEGEND OF SYMBOLS

- = FIRE HYDRANT
- = CONCRETE MONUMENT as NOTED
- = IRON PIPE or IRON ROD as NOTED
- = PK NAIL & DISK
- = VALVE (AS NOTED)
- = SANITARY SEWER MANHOLE
- = UTILITY POLES
- = CATCH BASIN
- = SIGN
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = EASEMENT LINE
- = STORMWATER PIPE as NOTED
- = BARBED WIRE FENCE
- = WOOD FENCE

ABBREVIATIONS

BOC	BACK OF CURB	NCF/NCS	NO CORNER FOUND/NO CORNER SET
CCR	CERTIFIED CORNER RECORD	No	NUMBER
CH	CHORD	NTS	NOT TO SCALE
CH BRG	CHORD BEARING	ORB	OFFICIAL RECORD BOOK
CM	CONCRETE MONUMENT	(P)	PLATTED COURSE
CMP	CORRUGATED METAL PIPE	PB	PLAT BOOK
(D)	DEED AND RECORD COURSE	PG	PAGE
Δ	DELTA ANGLE	PK	PARKER KALON
DWG	DRAWING	PSM	PROFESSIONAL SURVEYOR AND MAPPER
E	EAST	POB	POINT OF BEGINNING
ELEV	ELEVATION	POC	POINT OF COMMENCEMENT
INC	INCORPORATED	R	RADIUS
IP	IRON PIPE	RLS	REGISTERED LAND SURVEYOR
IR	IRON ROD	ROW	RIGHT OF WAY
IRC	IRON ROD with CAP	RNG	RANGE
KHA	KIMLEY-HORN & ASSOCIATES, INC.	S	SOUTH
L	LENGTH	SEC	SECTION
LB	LICENSED BUSINESS	T	TANGENT
(M)	MEASURED COURSE	TWP	TOWNSHIP
N	NORTH	TYP	TYPICAL
N/A	NOT APPLICABLE	W	WEST

No.	REVISIONS	DATE	BY
4	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020	9/10/20	DFD
3	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019	9/25/19	DFD
2	UPDATE SURVEY TO 2016 ALTA	9/12/18	DFD
1	PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)	12/13/07	PCS

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM LB 696

SCALE N/A
DESIGNED BY PCS
DRAWN BY PCS
CHECKED BY ECD

SL CROSSROADS
BUSINESS CENTER LLC
CROSSROADS PARK OF COMMERCE

LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND & ABBREVIATIONS
FLORIDA
ST. LUCIE COUNTY

DATE
10/01/07

PROJECT NO.
047383000
041342000
147757000

SHEET NUMBER
2

Drawing name: K:\VRB_Survey\047383000-St. Andrews (DD)\Survey\02 - FLF HOLDINGS LLC - LEGAL - UPDATE.dwg Layout1 Sep 10, 2020 4:56pm by: Domenic.Durr
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\VRB_Survey\047383000-St. Andrews (ID)\Survey\03 - FLF HOLDINGS LLC - ESMT - UPDATE.dwg Layout1 Sep 10, 2020 4:58pm by: Domenic.Durr
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SEC. 25, TWP. 35 S, RNG. 39 E

NOTE:
THE SUBJECT PARCEL LIES WITHIN THE CITY LIMITS OF FT. PIERCE, FLORIDA.

OKEECHOBEE ROAD (STATE ROAD NO. 70)
SOUTHERLY RIGHT OF WAY LINE
L2 S.E. 14 SOUTHERLY RIGHT OF WAY LINE
L5

S88°24'15"E 1326.36'(D)(P) 1326.33'(M) — NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 SECTION 25-35-39 — SOUTH BOUNDARY LINE OF THE

P.O.C.
ORB 1631, PG 946
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST
FOUND PK NAIL AND DISK STAMPED "GCY LB 4108"
POSITION HELD
CCR #44054

P.O.B.
ORB 1631, PG 946
SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

BASIS OF BEARINGS
SOUTHWEST 1/4 SECTION 24-35-39
S88°24'15"E S88°55'55"E 804.31'(D)(P) 804.53'(M)

NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, 39 EAST
FOUND 3/4" IPC STAMPED "GCY LB 4108"
E. 0.22'
S. 0.09'
C.C.R. # 070824

SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 SECTION 24-35-39
NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 SECTION 25-35-39
NCF/NCS

S88°24'08"E S88°55'55"E 630.24'(D)(P) 630.24'(M)
S03°54'54"E 29.58'(M) S03°22'54"E 29.28'(D)(P)
SOUTHERLY RIGHT OF WAY LINE NORTH ST LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39

UTILITY EASEMENT ORB 490, PG 2035
ORB 492, PG 2240, EXCEPTION #12 AND #13

CROSSROADS PARK OF COMMERCE PHASE 1
PLATBOOK 30, PAGE 11

LESS AND EXCEPT PARCEL

UNPLATTED LANDS
FALCON REAL ESTATE, INC.
O.R.B. 3805, PG. 682

25' DRAINAGE & UTILITY EASEMENT PER PLAT
PAVED ROADWAY 52' FROM BOC TO BOC 2' CURB AND GUTTER ASPHALT IS 48' WIDE
CROSSROADS PARKWAY
30' UTILITY EASEMENT O.R.B. 444, PG. 888
12' UTILITY EASEMENT PER PLAT
CONCRETE UTILITY POLE NO ENCROACHMENT
FOUND 4"X4" CM TOP BROKEN
5' WIDE CONCRETE SIDEWALK
50' PUBLIC ROW
N00°17'00"E 1359.14'(D) 1359.39'(M)
N00°15'37"W 1180.00'(P) MONUMENTED WEST 1/4 - 1/4 SECTION LINE
N89°43'00"W 360.00'(P) 360.12'(M)
N89°42'44"E
FOUND 5/8" IRC STAMPED "C AND T LB 4286"
N00°15'37"W 178.89'(M)
PASTURE
772.11'(D) 772.21'(M)
6' CHAIN LINK FENCE 10' N. OF PL
SANITARY SEWER MANHOLE, (TYP.)
15" CMP
EDGE OF PAVEMENT
N89°43'00"W 502.32'(P) 502.31'(M)
N89°45'33"E
SET 5/8" IRC STAMPED "LB 696 KIMLEY-HORN"
FIRE HYDRANT/ VALVES S. 6.9'
ONLINE S88°49'38"E S89°21'36"E
FOUND 4"X4" CM
MONUMENTED NORTH 1/4 - 1/4 SECTION LINE
WOOD FENCE/ CORRAL
FOUND 4"X4" CM SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 SECTION 25
WASTEWATER PUMP AREA
FENCE GATE
WOODEN LIGHT POLE (TYP.) 30'X30' 8' HIGH CHAIN LINK FENCE
15' WIDE DIRT TRAIL CONTINUES THROUGHOUT PROPERTY
SET 5/8" IRC STAMPED "LB 696 KIMLEY-HORN"
6' HIGH CHAIN LINK FENCE ±5' OFF PAVEMENT
UTILITY EASEMENT ORB 490, PG 2035 ORB 492, PG 2240, EXCEPTION #12 AND #13
N00°17'00"E 170.00'(P) S00°10'06"E 169.86'(M)
FOUND 4"X4" CMD STAMPED "2787"
EDGE OF PAVEMENT
FENCE
CONCRETE PAD & TRANSFORMER
FOUND 5/8" IRC STAMPED "C AND T LB 4286"
PARKING 10'± N. OF R WAREHOUSES
N89°43'00"W 506.20'(P) N89°49'54"E 506.62'(M)
15.22'
FOUND 5/8" IR
VACANT
5' WIDE CONCRETE SIDEWALK
N84°51'20"W 500.00'(P) 499.55'(M) S85°22'44"E
20' UTILITY & DRAINAGE EASEMENT PER PLAT
6' UTILITY EASEMENT PER PLAT
FENCE E. 1.0'
FOUND 4"X4" CMD STAMPED "PRM 2787"
P: 0.17'
S: 0.01'
FOUND 1/2" IRC STAMPED "LB 6790"
P: 0.30'
N. 0.46'
UNDERGROUND ELECTRIC BOX

25' DRAINAGE & UTILITY EASEMENT PER PLAT
PAVED ROADWAY 52' FROM B.O.C. TO B.O.C. 2' CURB AND GUTTER ASPHALT IS 48' WIDE
CROSSROADS PARKWAY
25' DRAINAGE & UTILITY EASEMENT PER PLAT
50' PUBLIC ROW
5' WIDE CONCRETE SIDEWALK
VACANT
NCF/NCS
899.24'(D)(P) 899.24'(M)
S00°41'46"E S01°13'46"E
S00°05'52"W 320.99'(D)(P) 320.94'(M) S00°05'02"E

INTERSTATE 95 (STATE ROAD NO. 9)
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73
WESTERLY RIGHT OF WAY LINE

(M) Δ=4°41'33" R=5635.58' T=230.91' L=461.55' CH=461.43' CB=S02°15'44"W
(D) Δ=4°42'19" R=5635.58' T=710.54' L=1413.61' CH=1409.91' CB=S07°06'07"W
OVERALL
(M) Δ=14°22'16" R=5635.58' L=1413.53'
(D) OVERALL

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-35-39
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25-35-39

RELOCATED CANAL No. 40
UNIMPROVED COUNTY ROAD
FENCE W. 6.8'
2063.33'(M) 2063.36'(D)
FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY)
(VARIED WIDTH RIGHT OF WAY)

MANY TRAILS MEANDER THROUGH THIS SITE THAT HAVE NOT BEEN LOCATED.

VACANT LAND
"NO BUILDINGS"

TEMPORARY DRAINAGE EASEMENT ORB 2796, PG 1511, EXCEPTION #19
70'
DITCH AND ACCESS ROAD
DRAINAGE MANHOLE
PERMANENT DRAINAGE EASEMENT ORB 2796, PG 1516, EXCEPTION #20
10' WIDE DIRT TRAIL
FENCE W. 1.6'
N07°01'59"W 1068.53'(M) 1068.54'(D)
FENCE W. 0.6'
SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 SECTION 25-35-39
NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 SECTION 25-35-39
S89°44'56"E
CENTER OF SECTION 25 FOUND 4"X4" CM POSITION HELD
463.23'(D) N89°14'57"W 463.19'(M) N89°47'03"W
FENCE 5' WIDE AND BARB
FENCE 1.4' W.
EAST/WEST 1/4 SECTION LINE
FOUND 4"X4" CM E. 0.17' S. 0.04'
WEST 1/4 CORNER FOUND 3/4" IPC STAMPED "GCY LB 4108" CCR # 070827

(M) Δ=14°15'32" R=540.00' L=134.38'
(M) Δ=6°47'24" R=510.00' L=60.44'
(D) Δ=6°57'03" R=480.00' L=58.27'
(M) Δ=18°26'47" R=100.00' L=32.20'
(D) Δ=5°19'09" R=70.00' L=6.50'
CATCH BASIN
N79°23'13"E 214.64'(D) 214.64'(M)
(M) Δ=18°59'58" R=750.00' L=248.70'
S80°51'58"E 168.00'(M) S80°20'17"E 168.00'(D)
(D) Δ=8°59'18" R=480.00' L=75.30'
S82°54'11"E 70.14'(M) S82°22'26"E 70.14'(D)
N78°39'02"E 124.73'(M) N79°10'47"E 124.73'(D)
(M) Δ=15°59'38" R=1020.00' L=284.73'
(D) Δ=5°06'39" R=1200.00' L=107.04'
S85°08'54"E 45.17'(M) S84°37'08"E 45.17'(D)
(M) Δ=16°51'28" R=150.00' L=44.13'
CATCH BASIN
N77°59'38"E 167.10'(M) N78°31'24"E 166.61'(D)
FECI PROPERTY LLC O.R.B. 4012, PG. 2488
S00°13'25"W S00°19'02"E
1202.26'(D) 1201.77'(M)
UNPLATTED LANDS
INTERSTATE 95 (STATE ROAD NO. 9)
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73
WESTERLY RIGHT OF WAY LINE

(M) Δ=9°40'46" R=5635.58' T=477.16' L=952.06' CH=950.93' CB=S09°26'54"W

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 25-35-39

FENCE 5' WIDE AND BARB
FENCE 1.4' W.
FOUND 4"X4" CM E. 0.17' S. 0.04'

FOUND 1/2" IRC STAMPED "WLS LB 4223"
FOUND 6"X6" CONCRETE MONUMENT STAMPED "SUNSHINE STATE PARKWAY R/W MARKER FLORIDA TURNPIKE PROJECT #1" W. 0.90' N. 3.97'
N89°58'57"E 81.14'(M) LINE PER FLORIDA STATE TURNPIKE SUNSHINE STATE PARKWAY RIGHT OF WAY MAP
FENCE E. 0.3'
S89°52'50"E 80.81'(M) S89°26'14"E 80.91'(D) LINE PER DEED CALL
EASTERLY ROW LINE
FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY)
(VARIED WIDTH RIGHT OF WAY)
4" WIRE FENCE ON LINE
N23°27'14"W 745.23'(M) 745.65'(D)

CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #17
AND
FLOWAGE EASEMENT O.R.B. 2796, PAGE 1506
EXCEPTION #18
2,080,284± SQUARE FEET
47.75± ACRES

NOTE:
PORTIONS OF THIS PROPERTY ARE BEING USED FOR PUBLIC RECREATION (BICYCLE TRAILS)

TEN MILE CREEK AND NORTH ST LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL No. 97 LIE WITHIN THE CONSERVATION EASEMENT AREA AND WERE NOT LOCATED AS PART OF THIS SURVEY.

THERE MAY BE RIGHTS OF OTHERS ASSOCIATED WITH TEN MILE CREEK AND CANAL NO. 97 THAT HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.

THIS SURVEY DOES NOT LOCATE, IDENTIFY OR MAP ANY NATURAL OR MAN-MADE FEATURES WITHIN THE CONSERVATION EASEMENT.

FOUND 1/2" IRC PARTIAL CAP STAMPED "W LB 3" W. 0.32'
FENCE E. 0.4'
FOUND 1/2" IRC STAMPED "WLS B 422" P: 0.10' S. 0.06'
4" WIRE FENCE ON LINE
FOUND 1/2" IR S. 0.23'
1555.24'(M) 1556.08'(D)
SOUTH 1/4 - 1/4 SECTION LINE
S89°50'10"W N89°37'30"W
(M) Δ=1°43'39" R=5635.58' T=84.96' L=169.91' CH=169.91' CB=S28°14'00"W
(D) Δ=1°43'31" R=5635.58' L=169.70'

JOHN R KING JR ROBERT W SUMMERHAYS JR O.R.B. 1337, PG. 2012

LINE TABLE (M)

LINE	LENGTH	BEARING
L1	863.92	N00°05'53"W
L2	315.25	N70°04'25"E
L3	55.00	S19°55'35"E
L4	219.93	N70°04'25"E
L5	1004.32	S00°05'21"E
L6	40.28	S00°18'38"E
L7	179.14	S00°17'16"E
L8	100.00	S84°07'05"E

LINE TABLE (D)

LINE	LENGTH	BEARING
L1	863.92	N00°25'52"E(D)(P)
L2	315.25	N70°36'10"E(D)(P)
L3	55.00	S19°23'50"E(D)(P)
L4	219.93	N70°36'10"E(D)(P)
L5	1004.32	S00°26'24"W(D)(P)
L6	40.51	S00°13'25"W(D)(P)
L7	179.14	N00°17'00"E(P)
L8	100.00	N83°32'49"W(P)

CURVE TABLE (M)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.30	300.00	16.17	32.29	S02°47'50"W	6°10'11"
C2	180.82	5136.03	90.42	180.81	S03°35'56"W	2°01'02"

CURVE TABLE (P)

CURVE	LENGTH	RADIUS	DELTA
C1	32.30	300.00	6°10'11"
C2	181.80	5135.58	2°01'42"

NORTH

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

No.	REVISIONS	DATE	BY
1	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020	9/10/20	DFD
2	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019	9/25/19	DFD
3	UPDATE SURVEY TO 2016 ALTA	9/12/18	DFD
4	PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)	12/13/07	PCS

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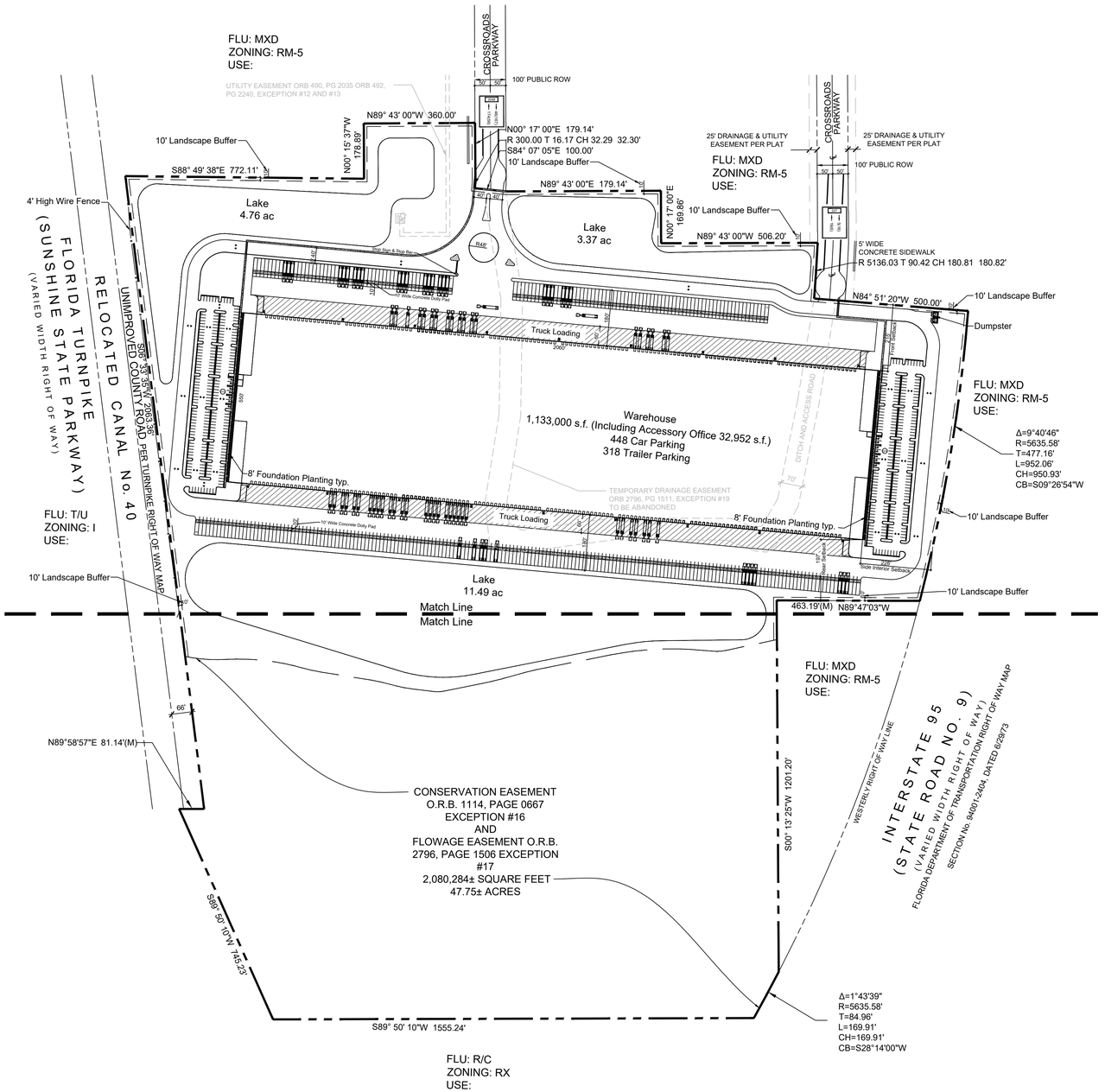
SCALE 1"=200'
DESIGNED BY PCS
DRAWN BY PCS
CHECKED BY ECD

SL CROSSROADS
BUSINESS CENTER LLC
CROSSROADS PARK OF COMMERCE

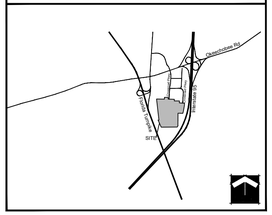
EASEMENT DETAILS

FLORIDA
ST. LUCIE COUNTY

DATE 10/1/07
PROJECT NO. 047383000 041342000 147757000
SHEET NUMBER 3



LOCATION MAP



SITE TABULAR DATA	
Application Name	**Crossroads Industrial**
Petition Number	**TBD**
Parcel Control Number	**23 25 12 20 0020 003**
Flood Control Panel	**169**
Existing Future Land Use Designation	**CG**
Existing Zoning District	**CP1**
Total Gross Floor Area	**1,133,000 s.f.**
Existing Use	**Vacant**
Proposed Use	**Warehouse**
Total Gross Site Area	**129.52 AC. (5,641,891.20 s.f.)**
Total Gross Floor Area	**1,133,000 s.f.**
Total Proposed Building Coverage (Max 60%)	**20% (1,133,000 s.f.)**
Total Proposed Floor Area Ratio	**0.2 (1,133,000 s.f.)**
Total Proposed Open Space (Min 20%)	**80% (4,508,891 s.f.)**
Building Height (Max 65')	**40'**
Number of Stories	**1-Story**
Proposed Detention Tract	**856,291 s.f. (15%)**
Parking Required	**1,888 SPACES**
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	**448 SPACES***
Handicap Spaces Required	**9**
Handicap Spaces Proposed	**14**
Loading Required (15' x 55' Min.)	**38**
Loading Provided	**282**
Total Proposed Landscape Buffers	**(65,726.17 sf) 1.50 ac.**
Conservation Area	**(2,080,284 sf) 47.75 ac.**

* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

PROPERTY DEVELOPMENT REQUIREMENTS											
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	IND	20,000 sf	100'	100'	100'	n/a	60%	25'	10'	20'	20'
PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2987.48'	n/a	20%	215'	228'	N/A	197'

DEVELOPMENT TEAM	
DEVELOPER:	**FLF CROSSROADS INDUSTRIAL I LLC**
	601 HERITAGE DRIVE, SUITE 227
	JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	**SIMMONS & WHITE**
	2581 METROCENTRE BLVD, SUITE 3
	WEST PALM BEACH, FL 33407
	561-478-7848
PLANNER:	**SCHMIDT NICHOLS**
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	**KIMLEY-HORN AND ASSOCIATES, INC.**
	445 24TH STREET, SUITE 200
	VERO BEACH, FL 32960
	772-794-4100

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/18
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE
D/R DUMPSTER WITH ENCLOSURES
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

;BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 09° 40'46", A CHORD LENGTH OF 950.03 FEET BEARING SOUTH 09°26'54" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 952.06 FEET TO A POINT;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, BEARING NORTH 89°47'03" WEST, A DISTANCE OF 463.19 FEET TO A POINT;

THENCE, BEARING SOUTH 00°19'02" EAST, A DISTANCE OF 1,201.77 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 01°43'39", A CHORD LENGTH OF 169.91 FEET BEARING SOUTH 28°14'00" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 169.91 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 89°50'10" WEST, A DISTANCE OF 1,555.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY);

THENCE, BEARING NORTH 24°02'44" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 745.23 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 89°52'50" EAST, A DISTANCE OF 80.81 FEET TO A POINT;

THENCE, BEARING NORTH 07°05'54" WEST, A DISTANCE OF 2,063.33 FEET TO A POINT;

THENCE, BEARING SOUTH 89°21'36" EAST, A DISTANCE OF 772.21 FEET TO A POINT;

THENCE, BEARING NORTH 00°15'37" WEST, A DISTANCE OF 178.89 FEET TO A POINT;

THENCE, BEARING NORTH 89°42'44" EAST, A DISTANCE OF 360.12 FEET TO A POINT;

THENCE, BEARING SOUTH 00°17'16" EAST, A DISTANCE OF 179.14 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06°10'11", A CHORD LENGTH OF 32.29 FEET BEARING SOUTH 02°47'50" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.30 FEET TO A POINT;

THENCE, BEARING SOUTH 84°07'05" EAST, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°45'33" EAST, A DISTANCE OF 502.31 FEET TO A POINT;

THENCE, BEARING SOUTH 00°10'06" EAST, A DISTANCE OF 169.86 FEET TO A POINT;

THENCE, BEARING NORTH 89°49'54" EAST, A DISTANCE OF 506.62 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,136.03 FEET, A CENTRAL ANGLE OF 02°01'02", A CHORD LENGTH OF 180.81 FEET BEARING SOUTH 03°35'56" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.82 FEET TO A POINT;

THENCE, BEARING SOUTH 85°22'44" EAST, A DISTANCE OF 499.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 5,767,803 SQUARE FEET OR 132.41 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SCHMIDT NICHOLS
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1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

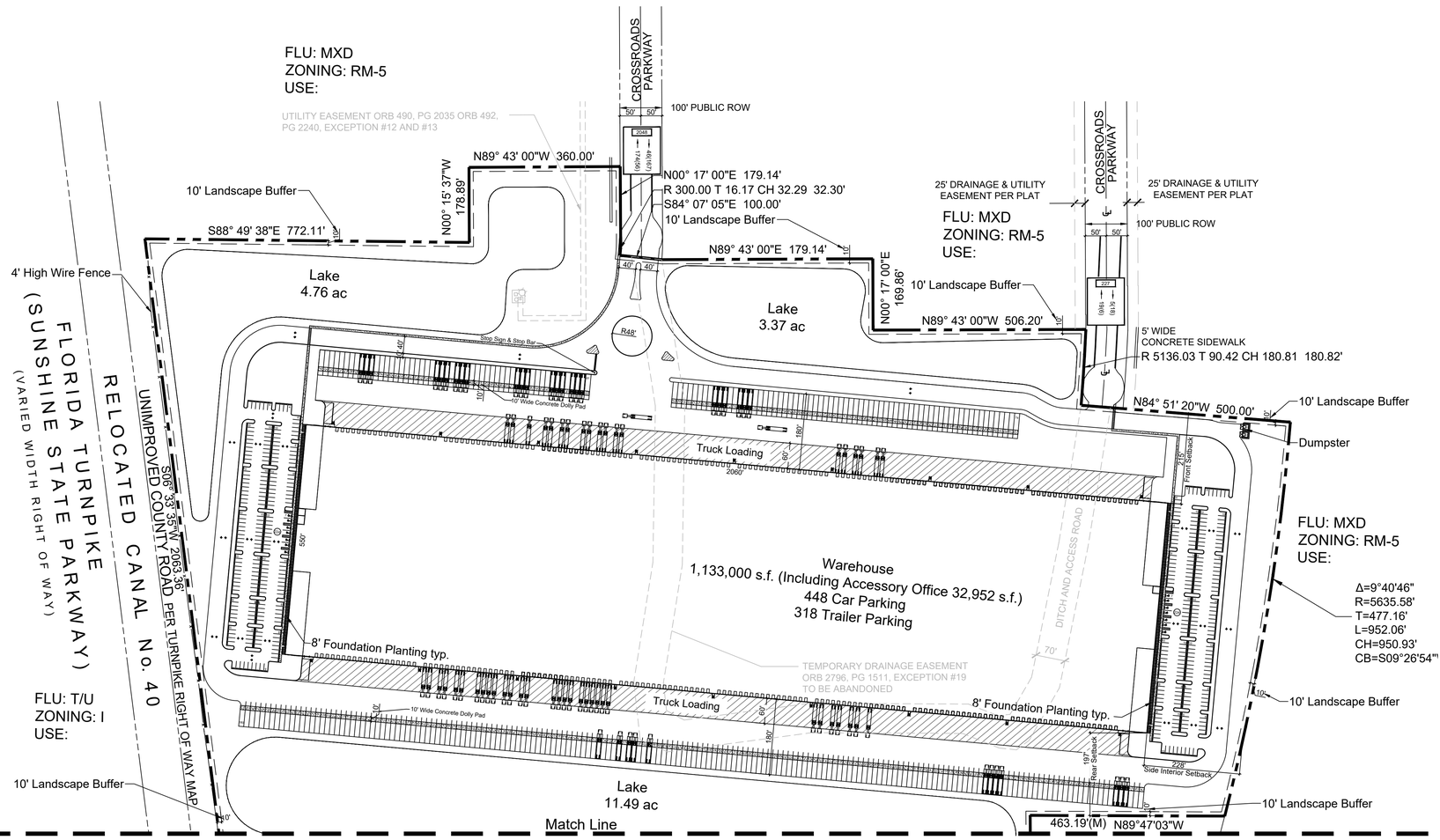
Fort Pierce, Florida

Date:	10/30/20
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Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	743.01
Job No.	20-66

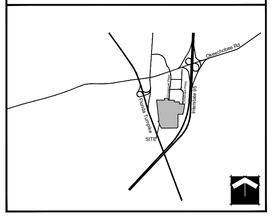
REVISIONS / SUBMISSIONS
10.30.20 Submittal

Overall Site Plan

SP-1 of 3



LOCATION MAP



SITE TABULAR DATA	
Application Name	Crossroads Industrial
Petition Number	TBD
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

PROPERTY DEVELOPMENT REQUIREMENTS											
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	IND	20,000 sf	100'	100'	100'	n/a	60%	25'	10'	20'	20'
PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2987.48'	n/a	20%	215'	228'	N/A	197'

DEVELOPMENT TEAM	
DEVELOPER:	FLF CROSSROADS INDUSTRIAL I LLC
	601 HERITAGE DRIVE, SUITE 227
	JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE
	2581 METROCENTRE BLVD, SUITE 3
	WEST PALM BEACH, FL 33407
	561-478-7848
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC.
	445 24TH STREET, SUITE 200
	VERO BEACH, FL 32960
	772-794-4100

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/18
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE
D/R DUMPSTER WITH ENCLOSURES
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 09°40'46", A CHORD LENGTH OF 950.93 FEET BEARING SOUTH 09°26'54" WEST;

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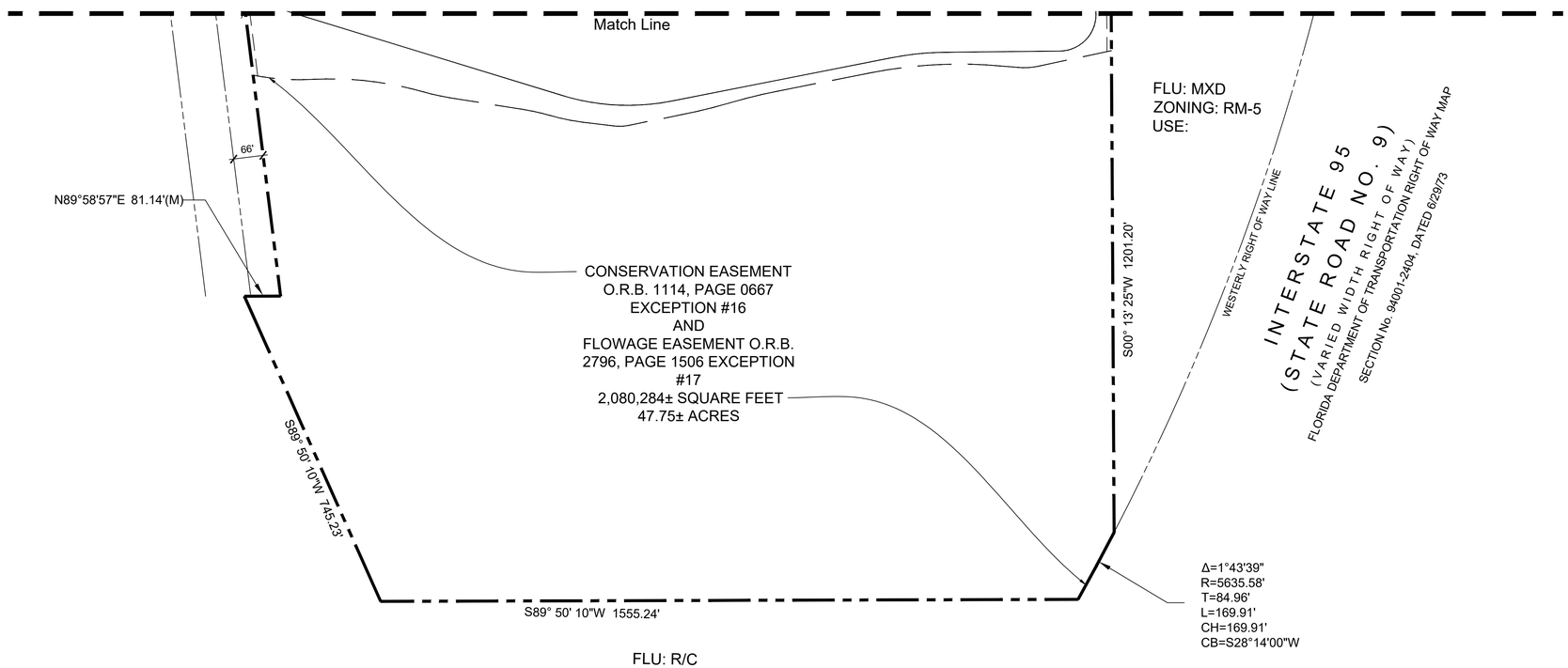
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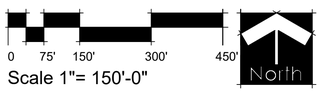
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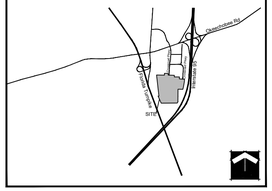
Site Plan

SP-2 of 3





LOCATION MAP



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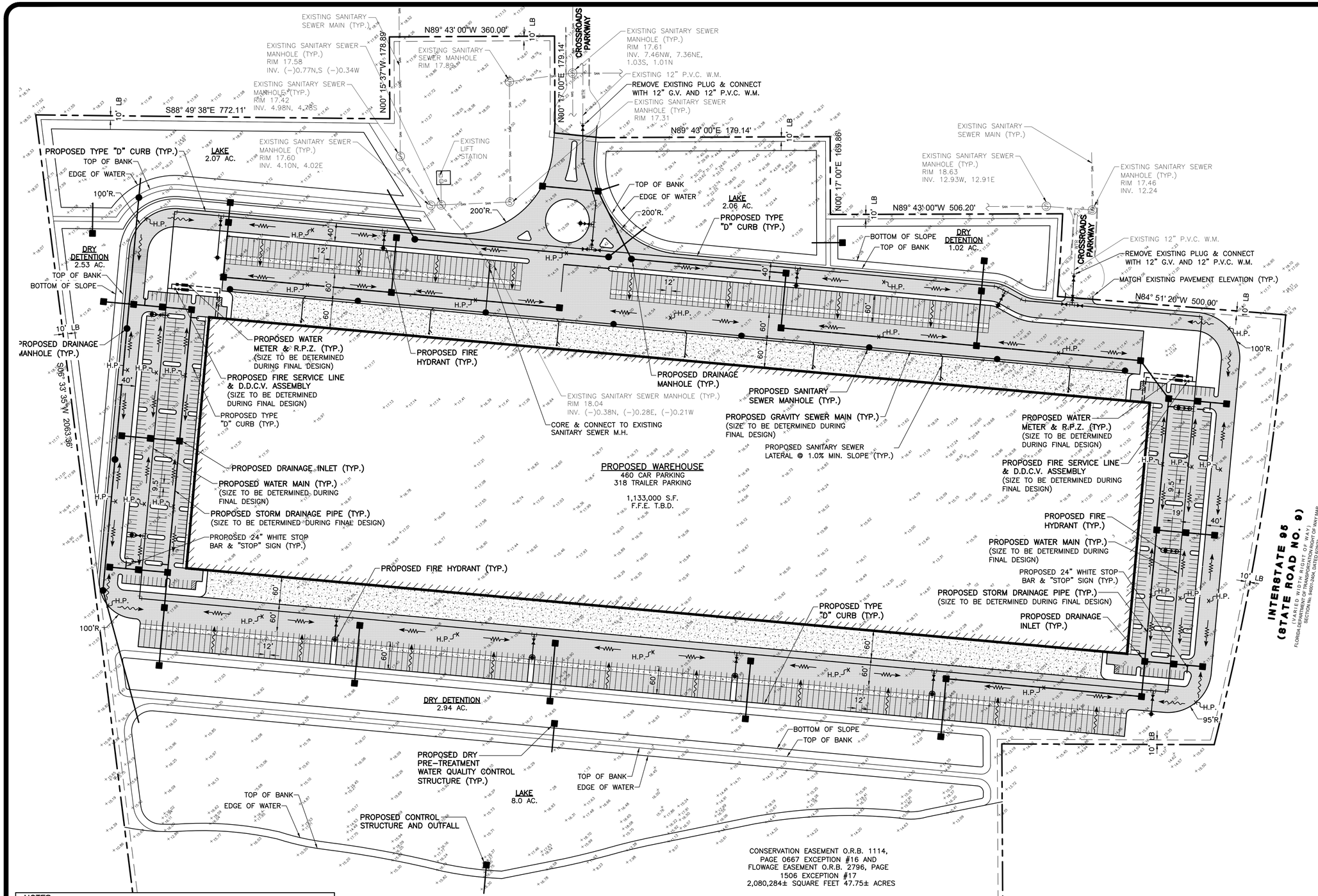
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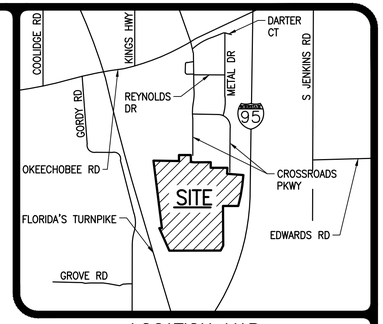
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Drawn By:	AH
Checked By:	JN
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS
10.30.20 Submittal

Site Plan

SP-3 of 3





LOCATION MAP
NOT TO SCALE

N

100 50 0 100 200
SCALE IN FEET
1"=100'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 13.96 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SEWER SERVICE W/ CLEAN–OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- STM EXISTING STORM DRAINAGE PIPE
- WTR EXISTING WATER MAIN
- SAN EXISTING SEWER MAIN
- FM EXISTING FORCE MAIN

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE AND FORT PIERCE UTILITIES AUTHORITY.

3.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

6.) LOCATION OF FIRE DEPARTMENT CONNECTIONS TO BE DETERMINED DURING FINAL DESIGN.

10/23/2020

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478–7848

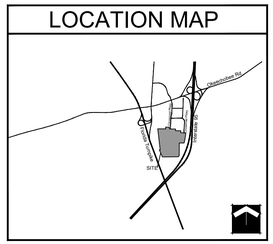
DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	R.S.			

CROSSROADS COMMERCE PARK
SECTION 25, TOWNSHIP 35S., RANGE 39E.
CITY OF FORT PIERCE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET
20–121	20121C01	1 OF 1

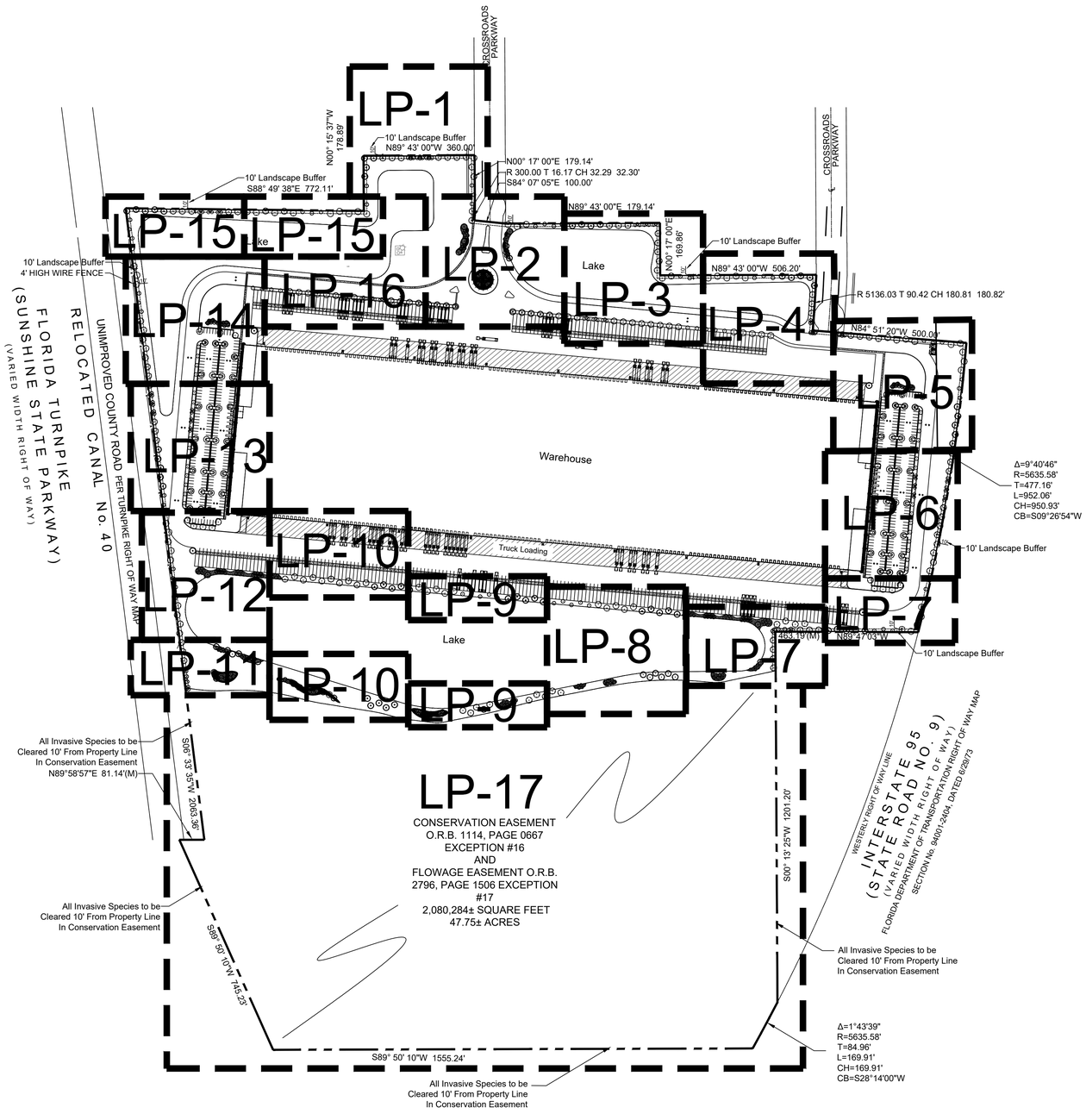
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LOCATION MAP



CROSSROADS INDUSTRIAL

LI-1 Landscape Index Sheet
LP-2 Landscape Plan
LP-3 Landscape Plan
LP-4 Landscape Plan
LP-5 Landscape Plan
LP-6 Landscape Plan
LP-7 Landscape Plan
LP-8 Landscape Plan
LP-9 Landscape Plan
LP-10 Landscape Plan
LP-11 Landscape Plan
LP-12 Landscape Plan
LP-13 Landscape Plan
LP-14 Landscape Plan
LP-15 Landscape Plan
LP-16 Landscape Plan
LP-17 Landscape Plan
LP-18 Landscape Notes
LP-19 Landscape Specifications



811 Know what's below. Call before you dig.

0 100' 200' 400' 600'

Scale 1"= 200'-0"

North

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10/30/20 - Submittal

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

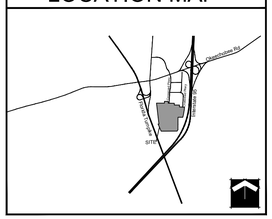
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FLORIDA REGISTRATION NO. LA 0001638

Landscape Index

LI-1 of 1

LOCATION MAP



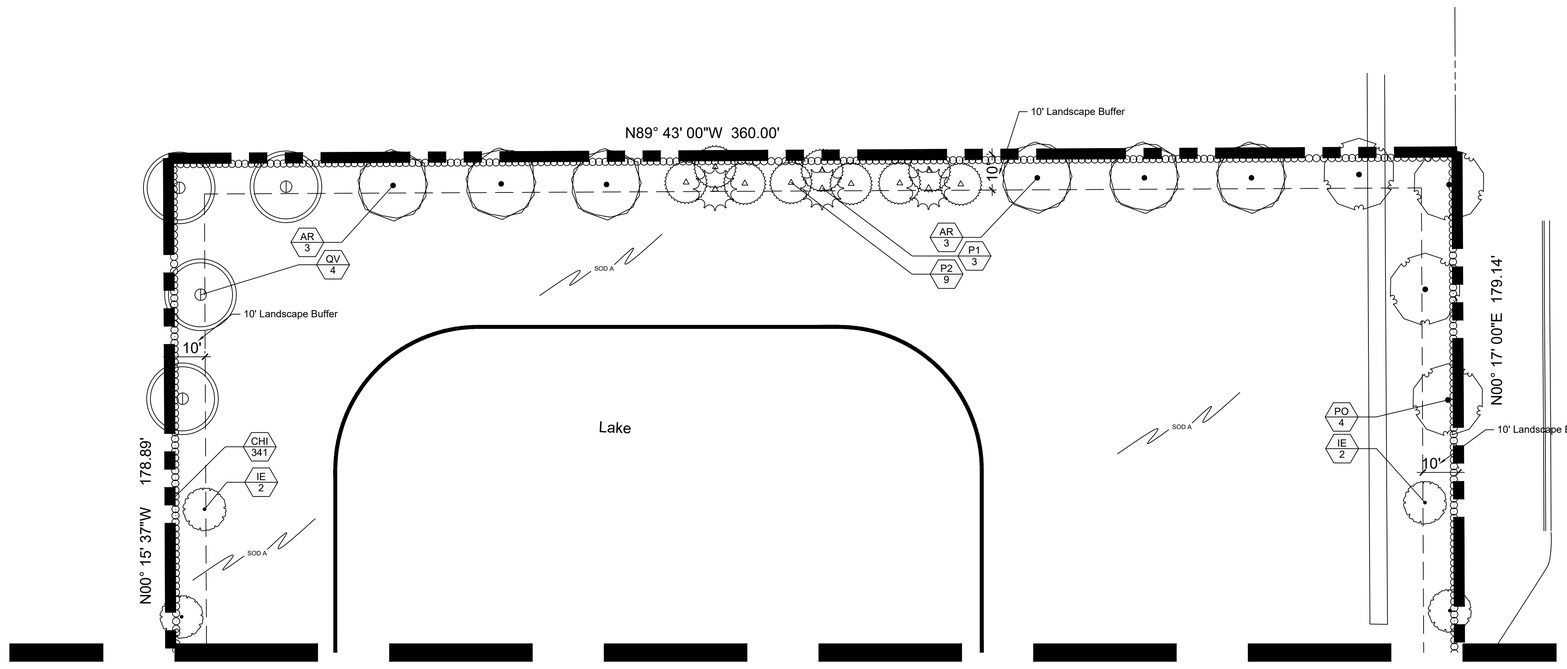
PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	87	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	8	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	78	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



MATCHLINE A-A SHEET LP-2

Know what's below. Call before you dig.

0 10' 20' 40' 60'

Scale 1"= 20'-0"

North

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 20'-0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

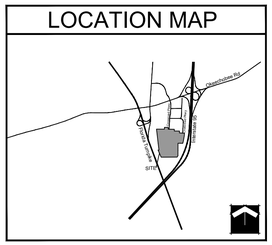
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Landscape Plan

LP-1 of 19

LOCATION MAP



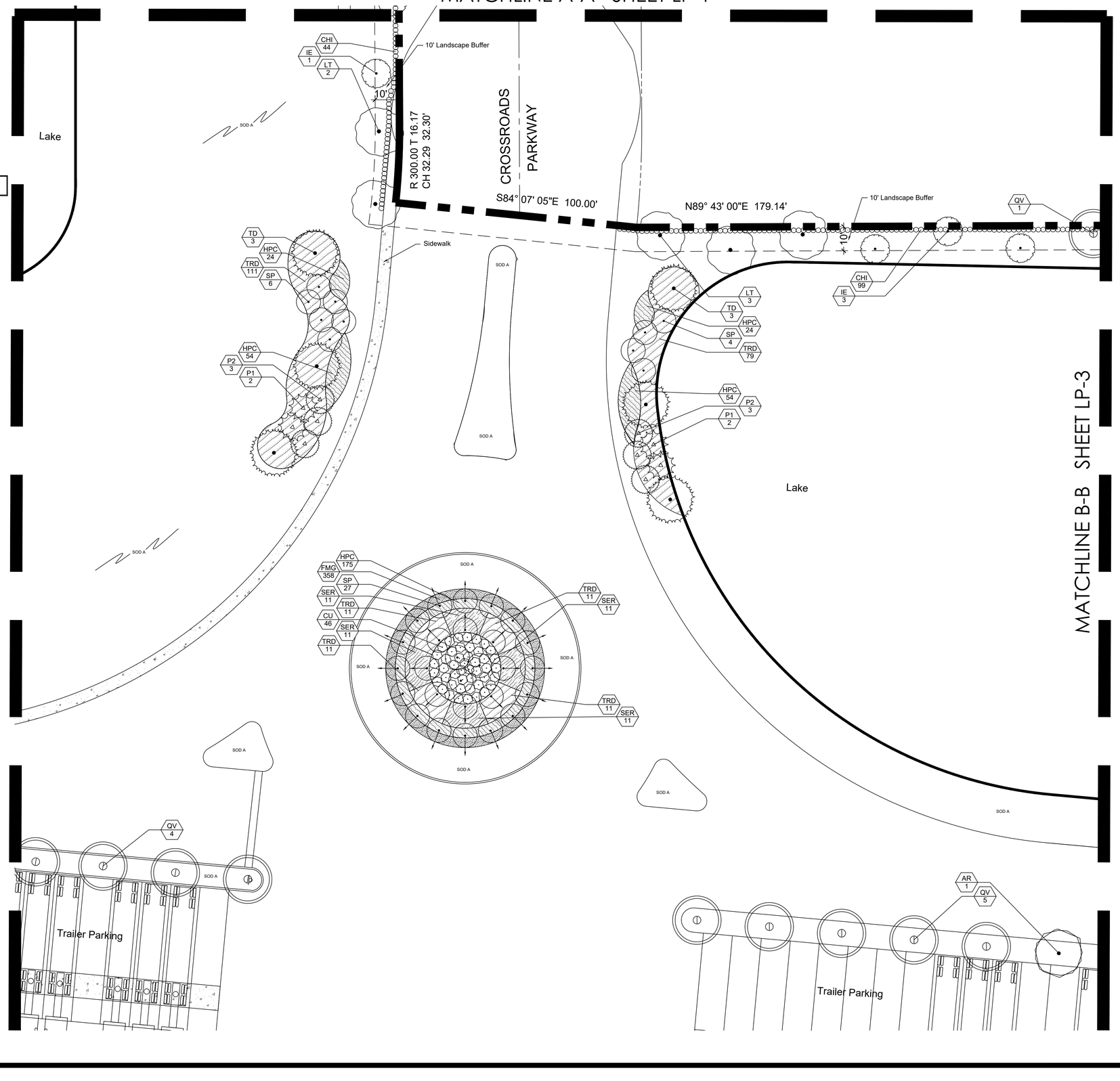
PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	87	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	8	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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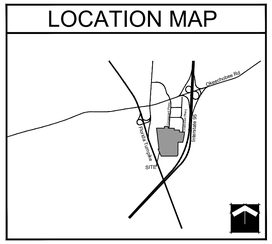
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Landscape Plan

LP-2 of 19

LOCATION MAP



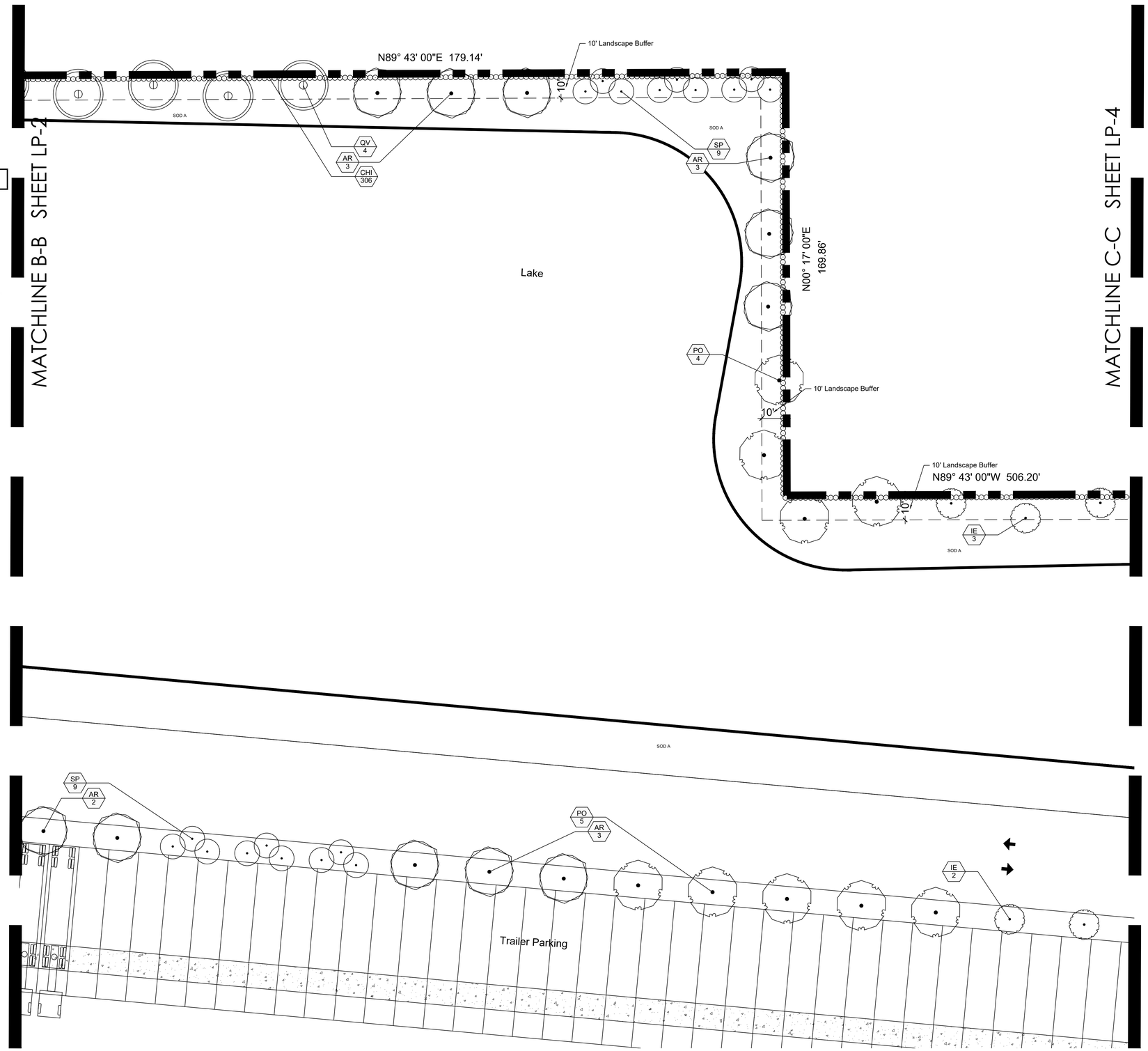
PLANT LIST

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	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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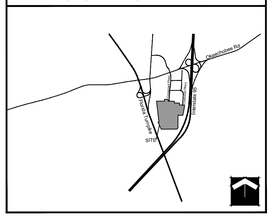
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Landscape Plan

LP-3 of 19

LOCATION MAP



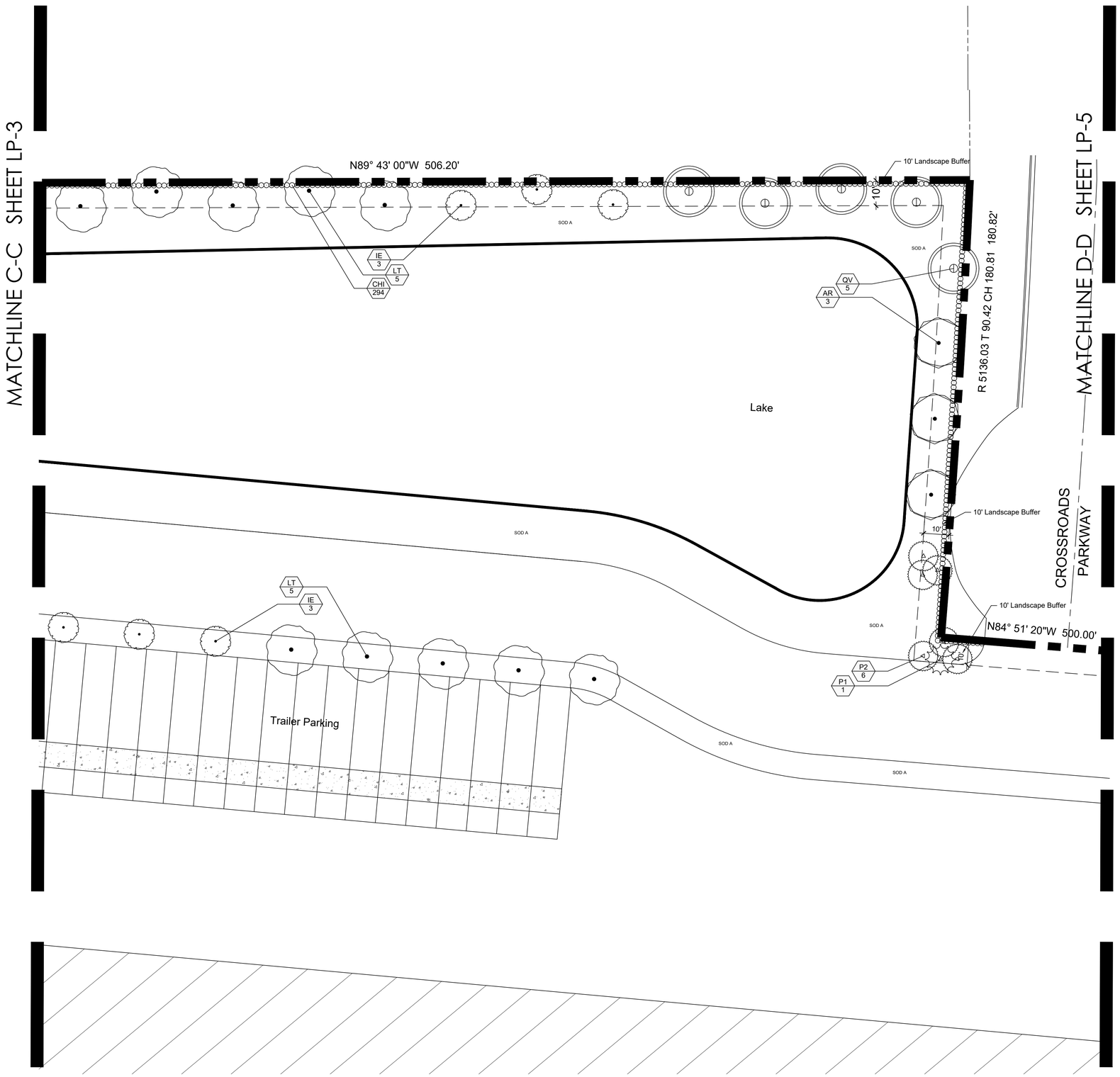
PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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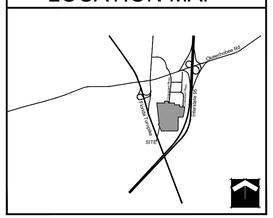
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Landscape Plan

LP-4 of 19

LOCATION MAP



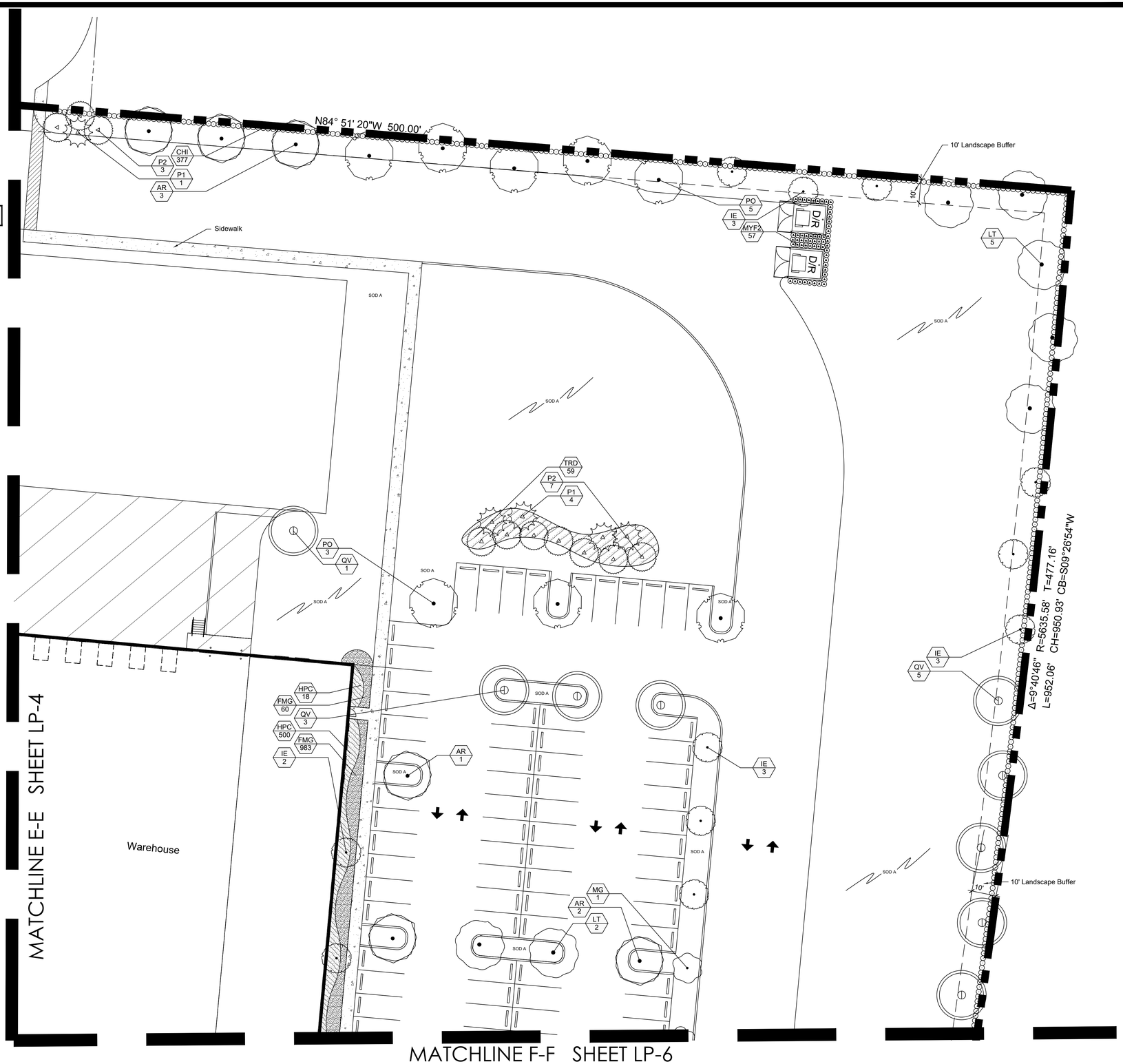
PLANT LIST

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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
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SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
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	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

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	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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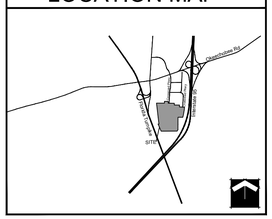
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Landscape Plan

LP-5 of 19

LOCATION MAP



PLANT LIST

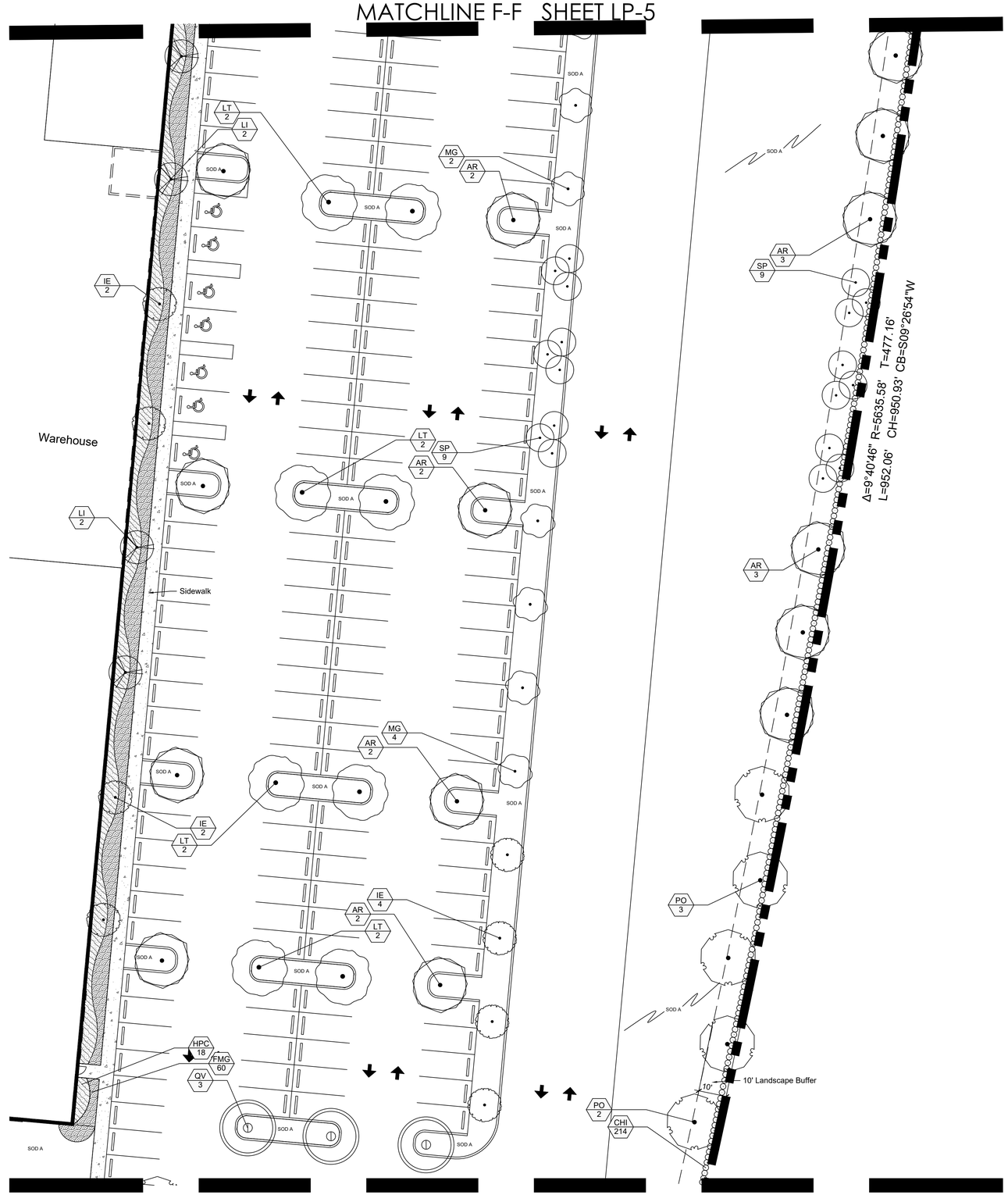
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MATCHLINE F-F SHEET LP-5



MATCHLINE G-G SHEET LP-7

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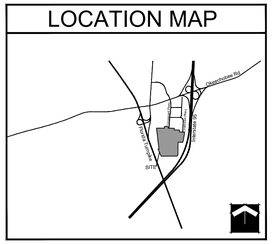
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Landscape Plan

LP- 6 of 19

LOCATION MAP



PLANT LIST

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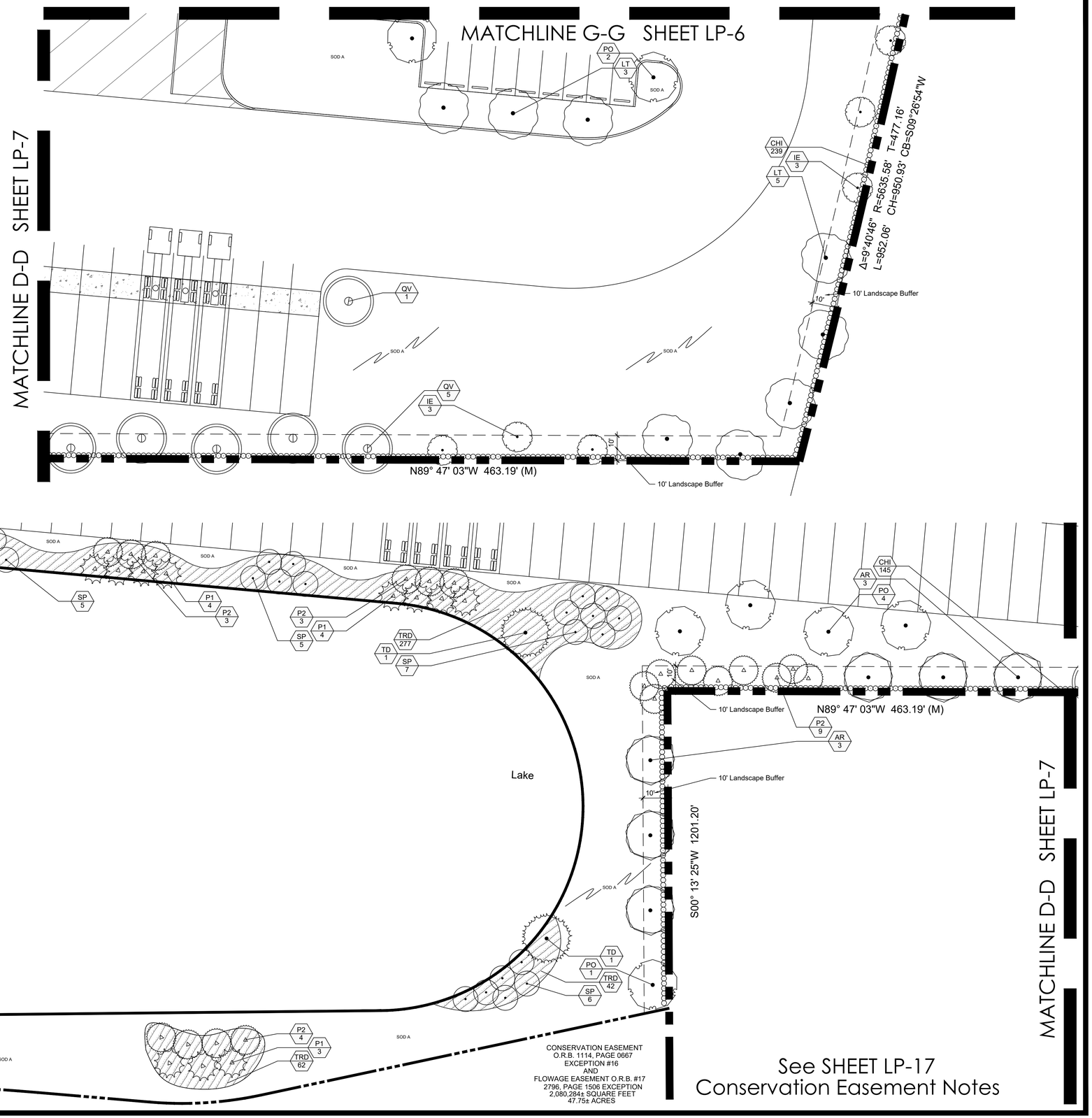
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North



SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

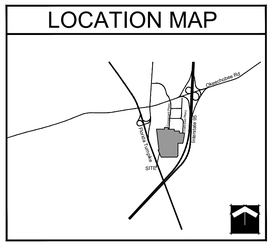
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Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS
10/30/20 - Submittal

Landscape Plan

LP- 7 of 19

LOCATION MAP



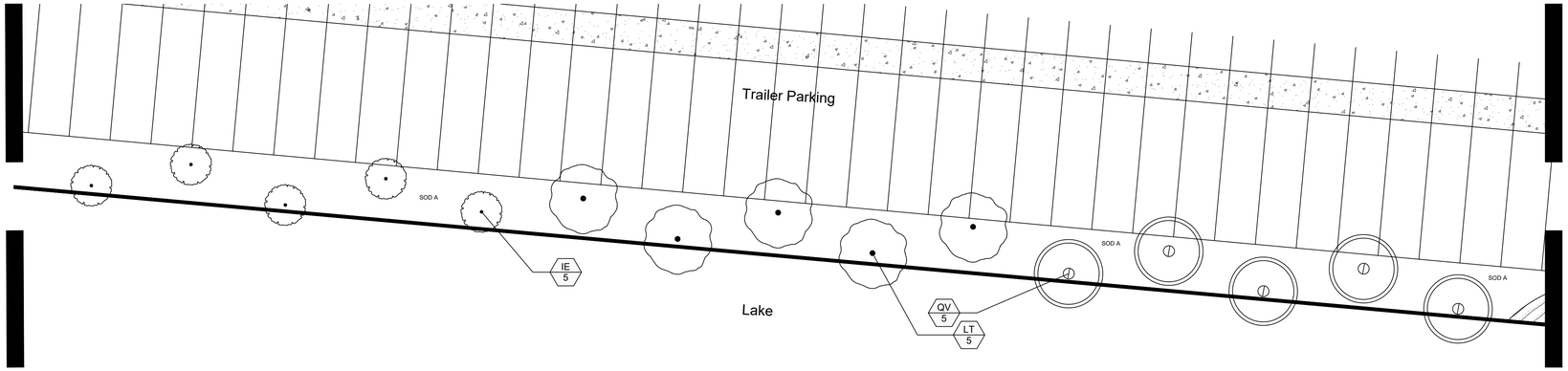
PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	87	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	8	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	78	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

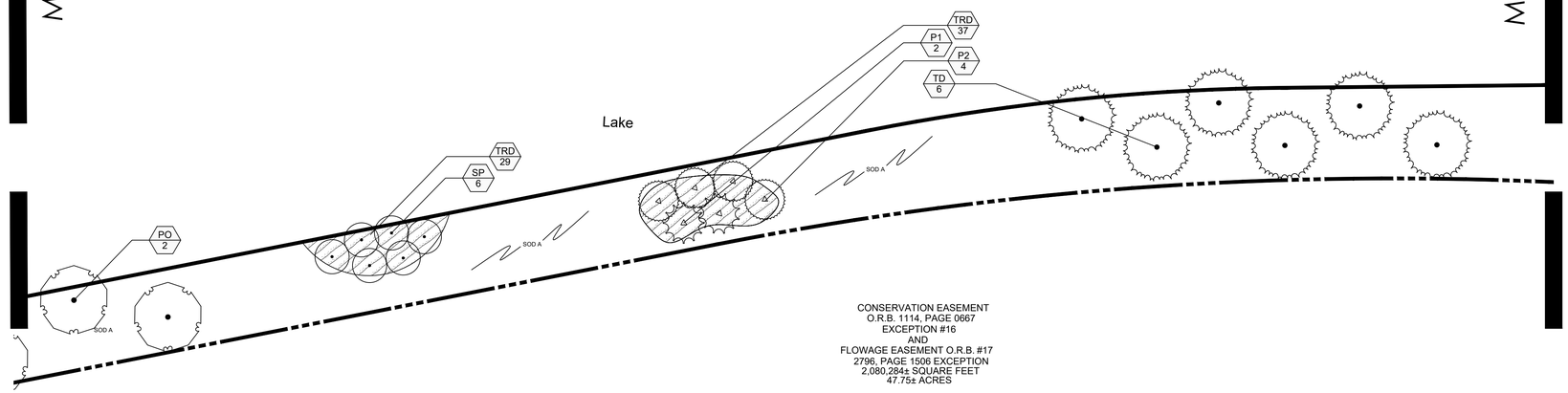
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



MATCHLINE I-I SHEET LP-9

MATCHLINE H-H SHEET LP-7



CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. #17
2796, PAGE 1506 EXCEPTION
2,080,284± SQUARE FEET
47.75± ACRES

See SHEET LP-17 for Conservation Easement Notes

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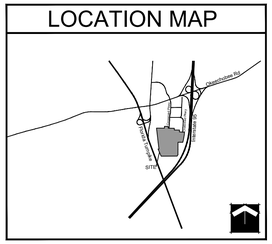
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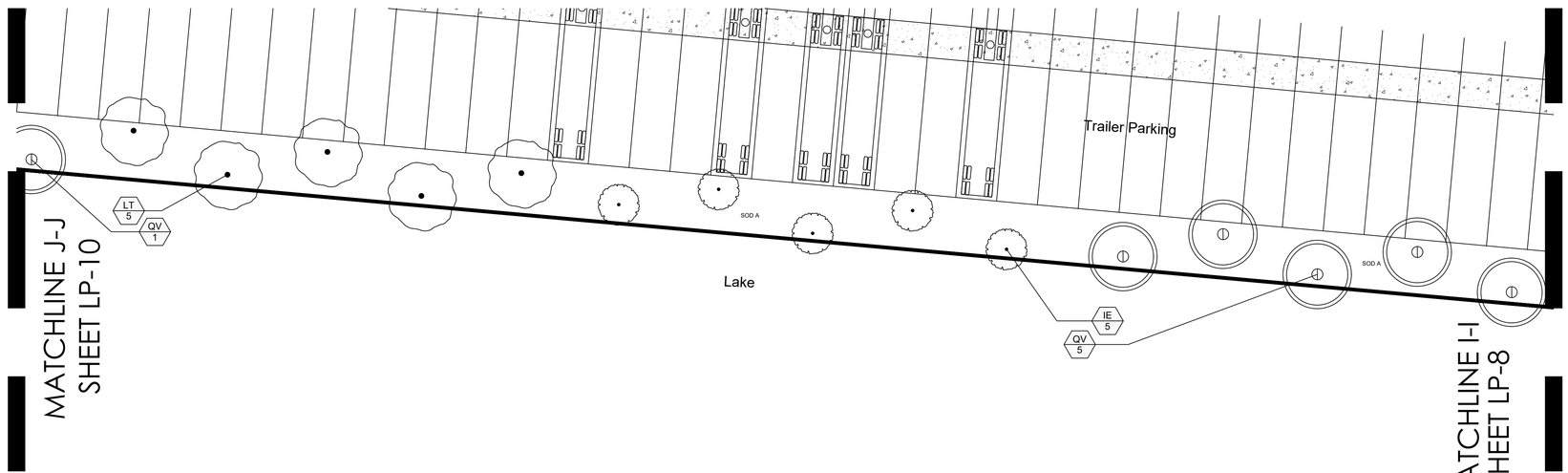
PLANT LIST

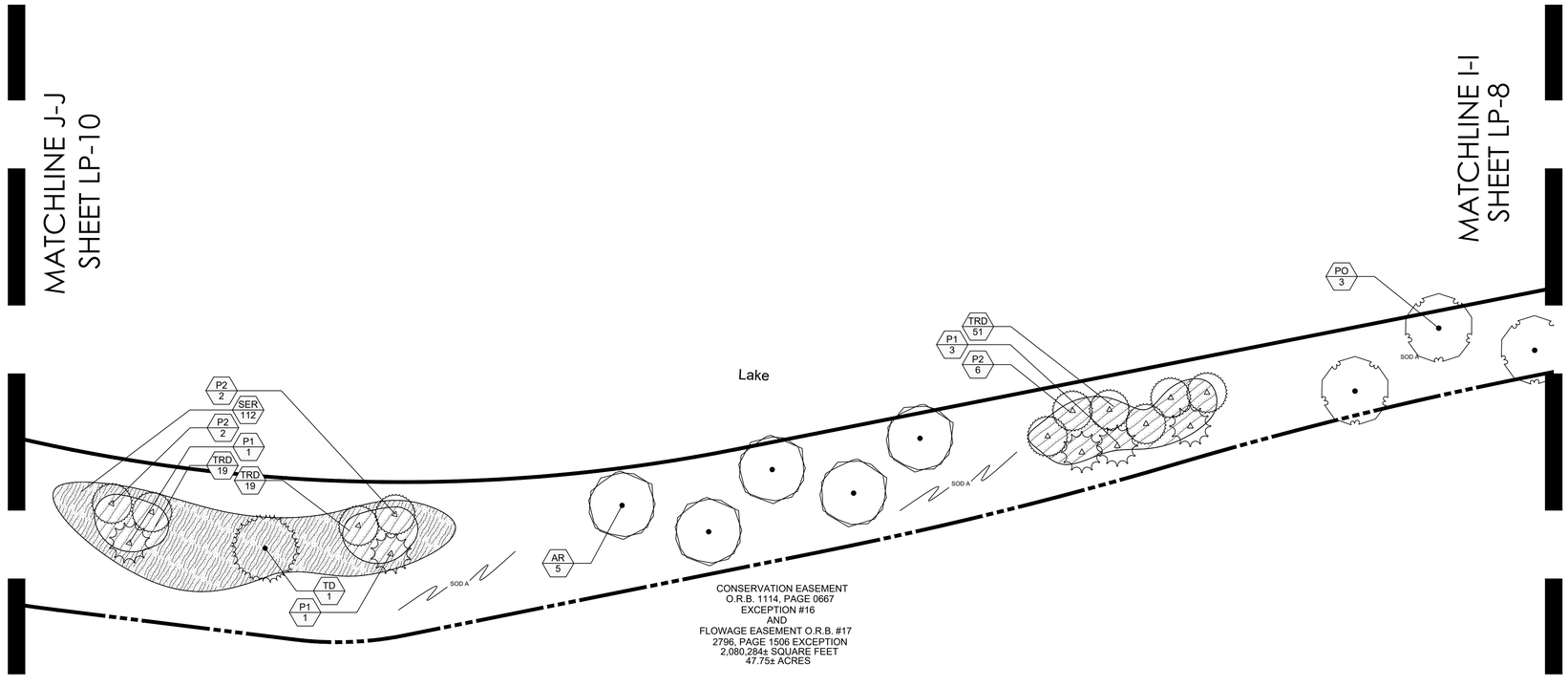
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SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
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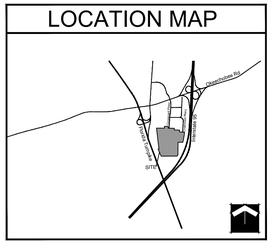
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Landscape Plan

LP- 9 of 19

LOCATION MAP



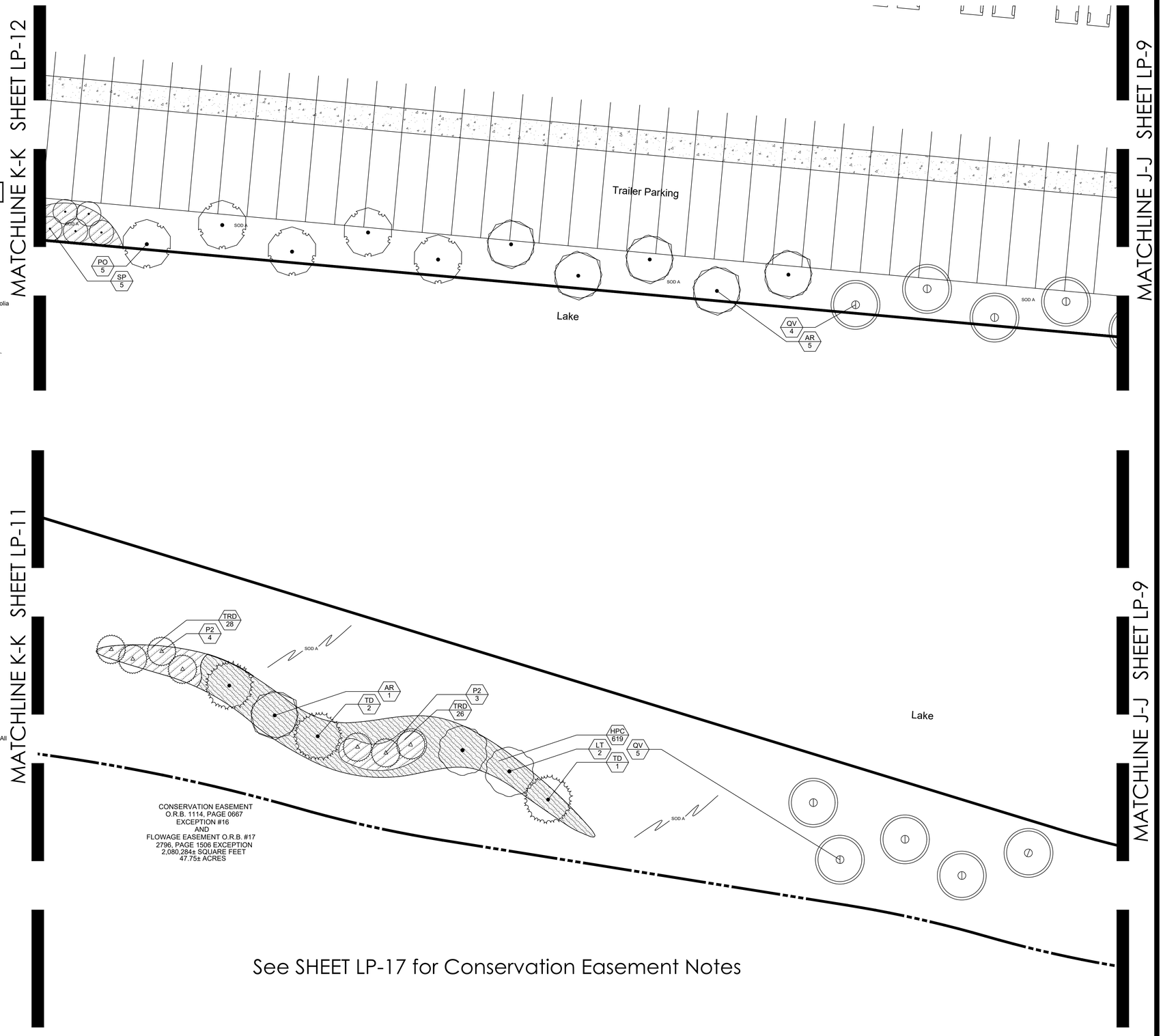
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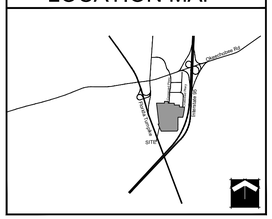
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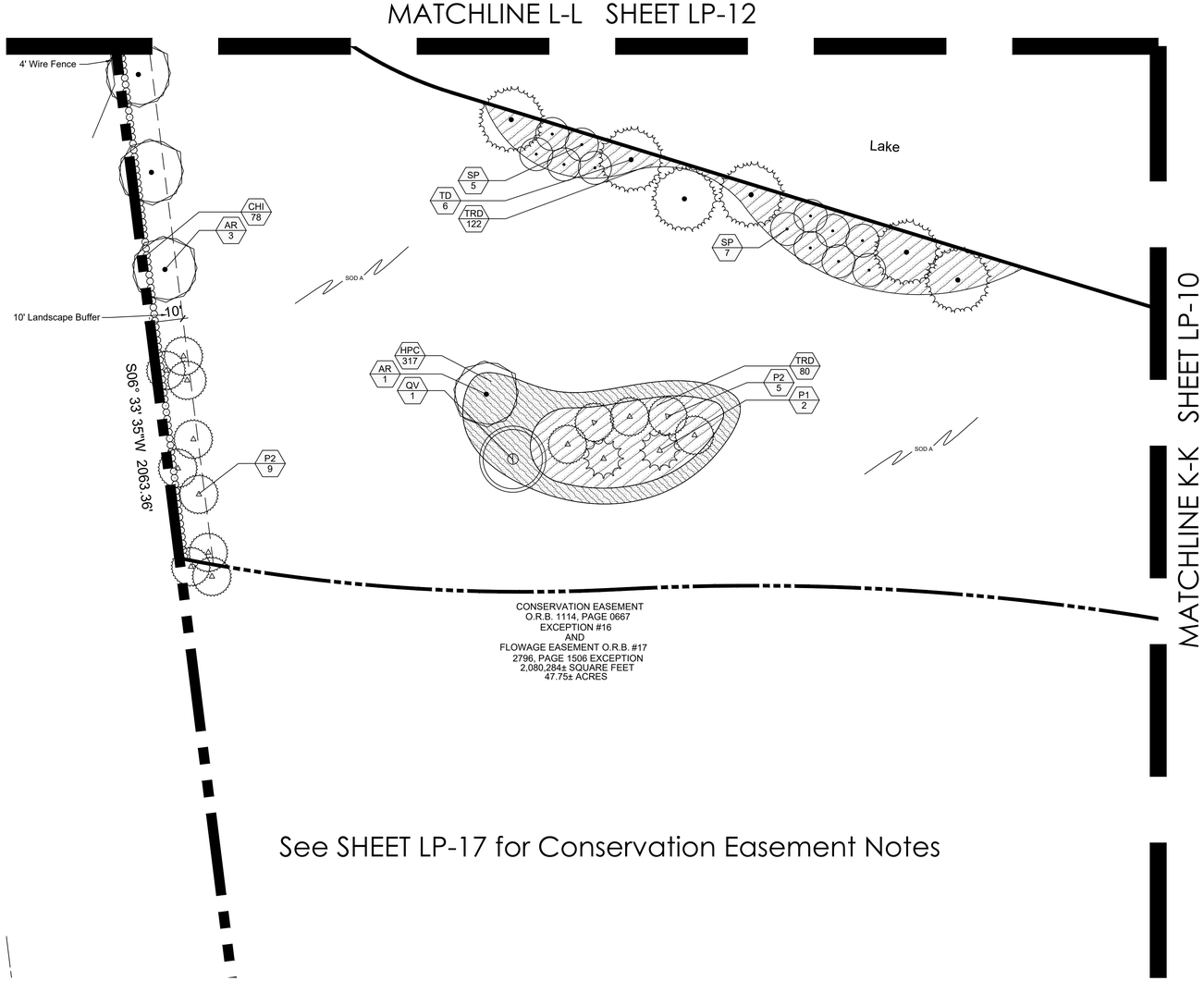
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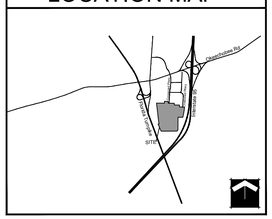
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LP-11 of 19

LOCATION MAP



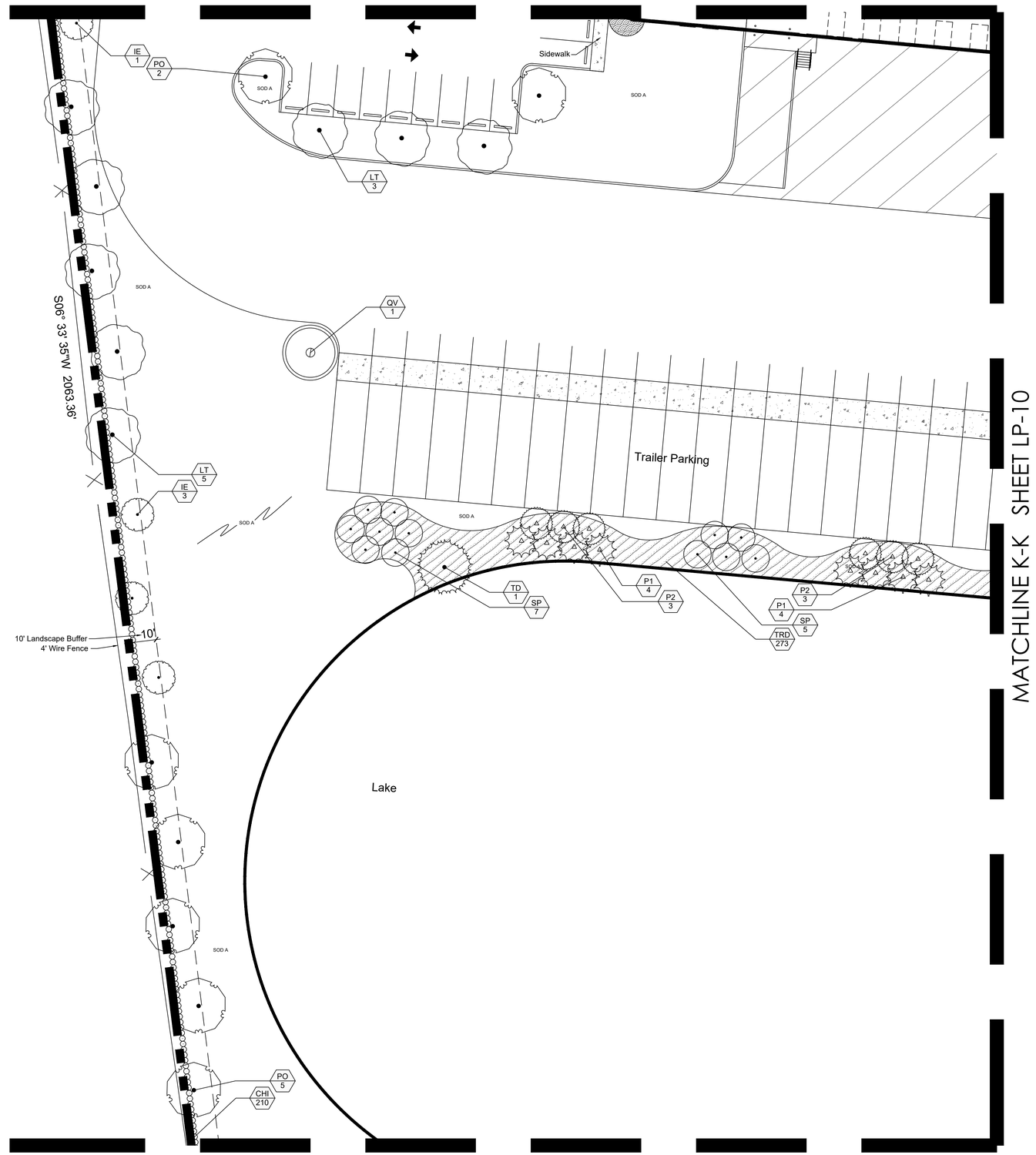
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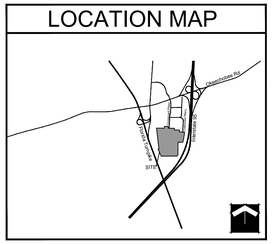
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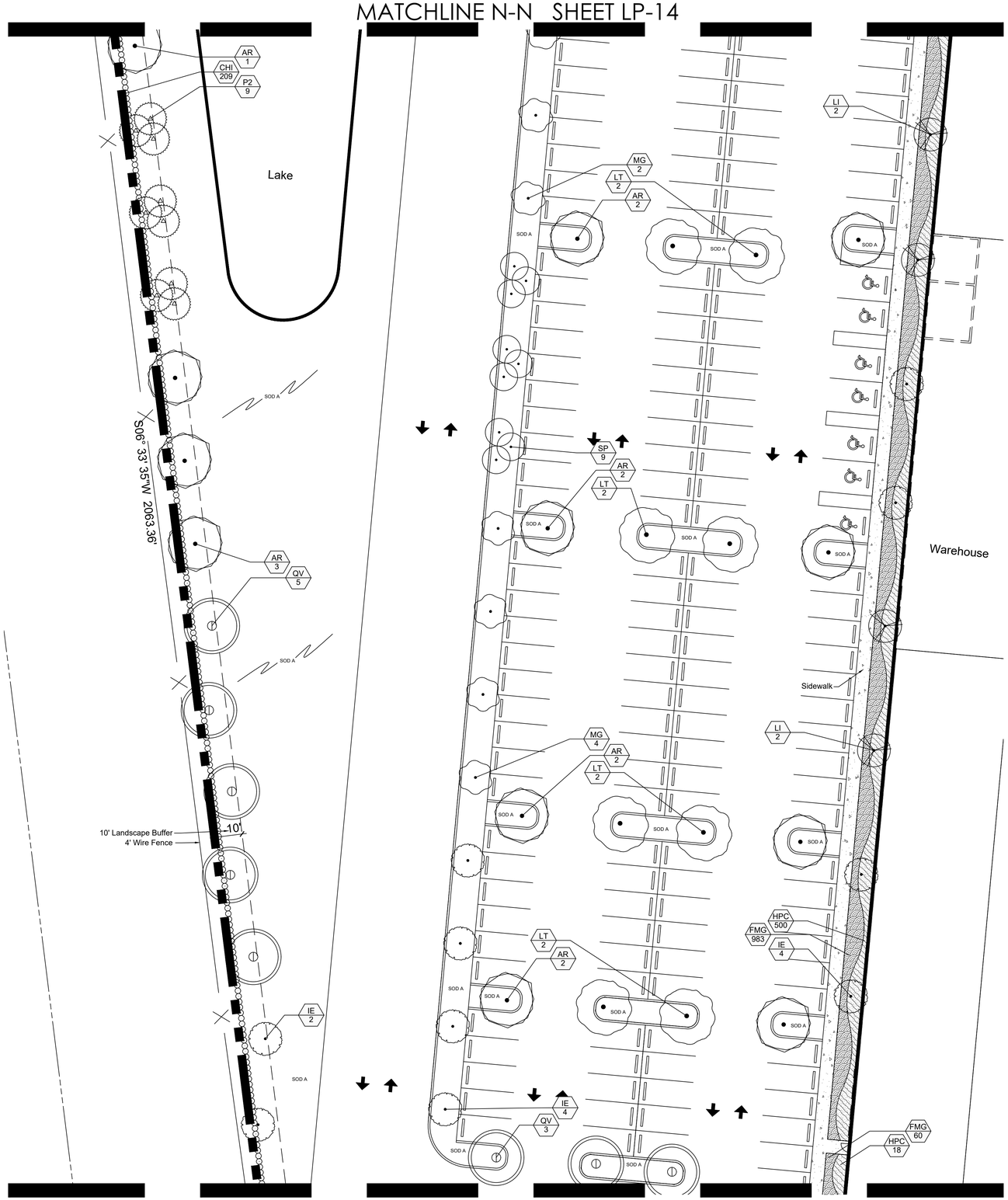
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MATCHLINE N-N SHEET LP-14



MATCHLINE M-M SHEET LP-12

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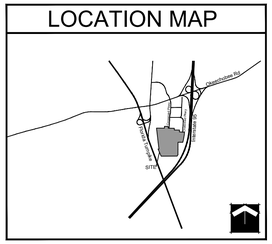
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LP-13 of 19

LOCATION MAP



PLANT LIST

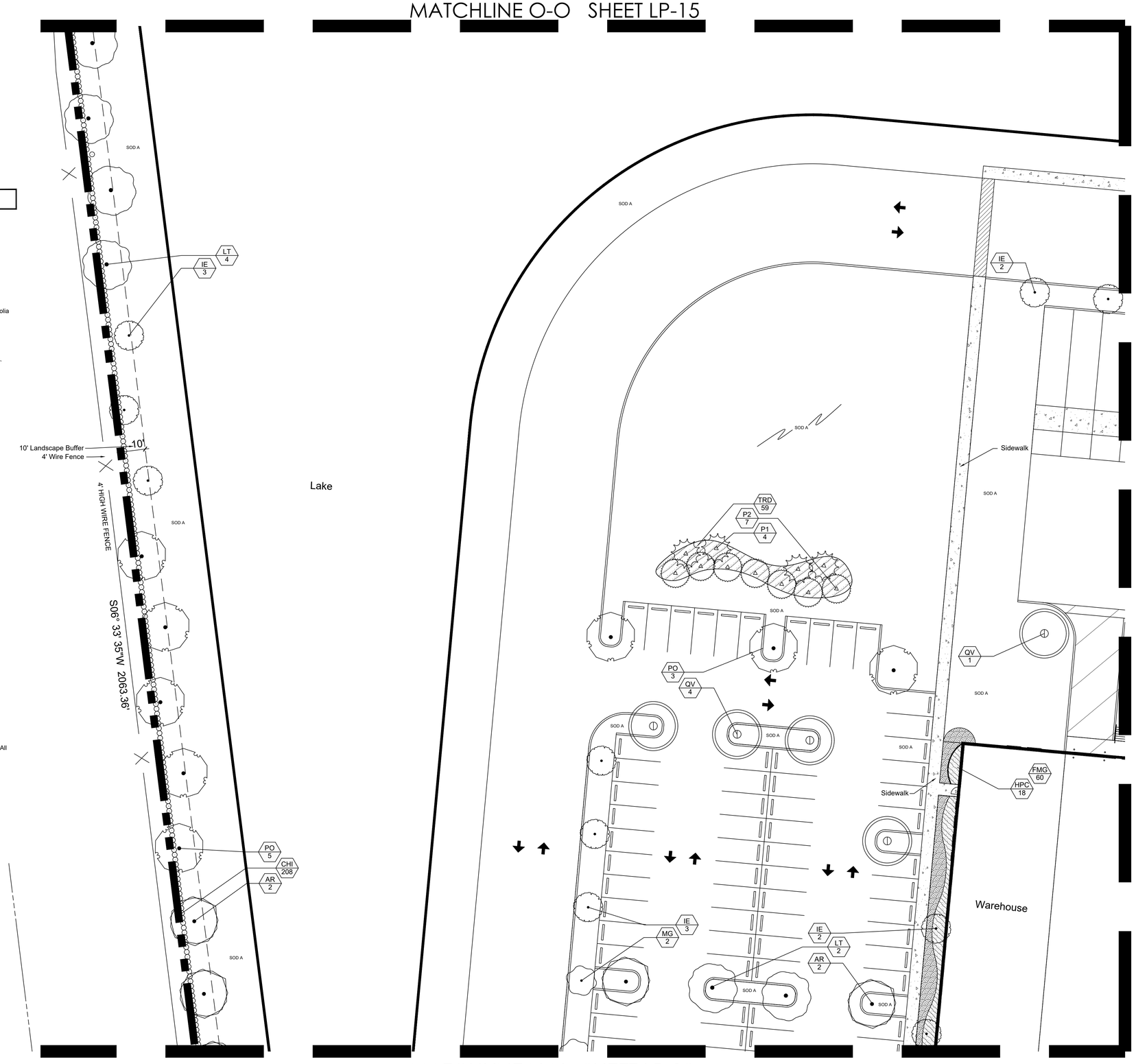
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	87	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	8	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	78	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE O-O SHEET LP-15



MATCHLINE N-N SHEET LP-13

Know what's below. Call before you dig.

0 10' 20' 40' 60'

Scale 1"= 20'-0"

North

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LANDSCAPE ARCHITECTURE AND URBAN PLANNING
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Crossroads Industrial

Fort Pierce, Florida

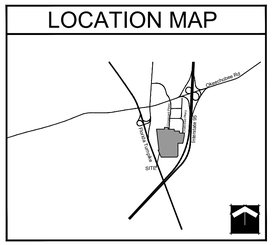
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Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

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Landscape Plan

LOCATION MAP



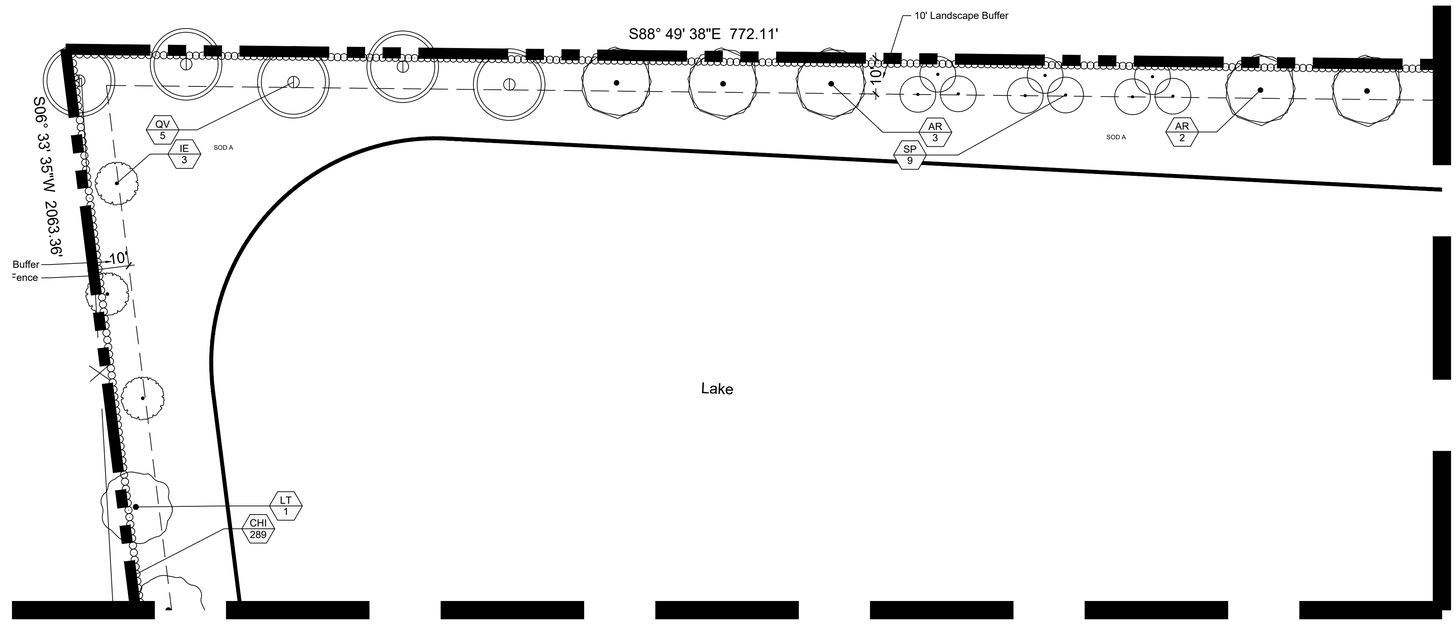
PLANT LIST

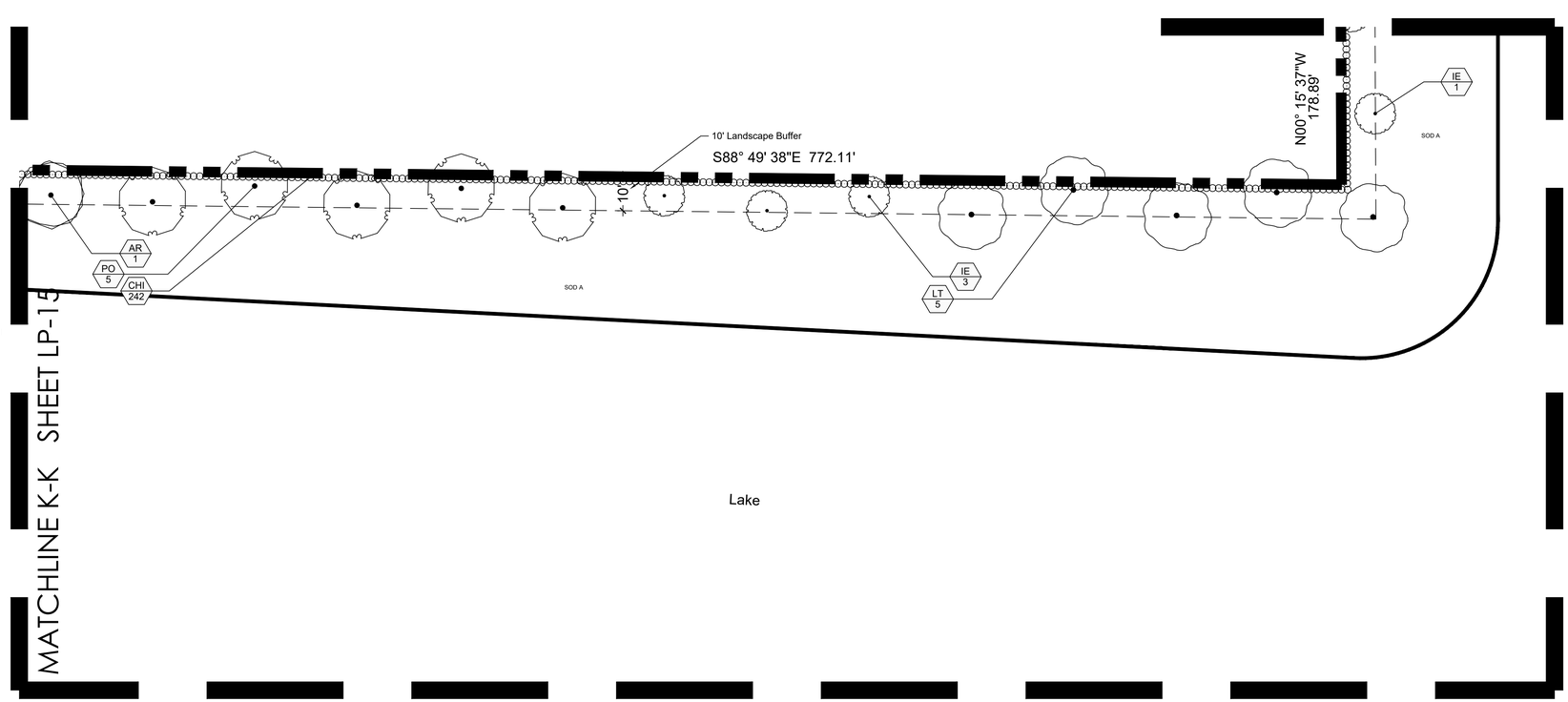
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	LI	8	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
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	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
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SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas





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Scale 1"= 20'-0"

North

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Crossroads Industrial

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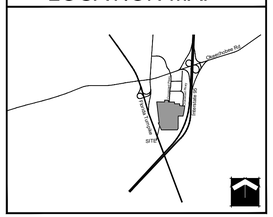
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LOCATION MAP



PLANT LIST

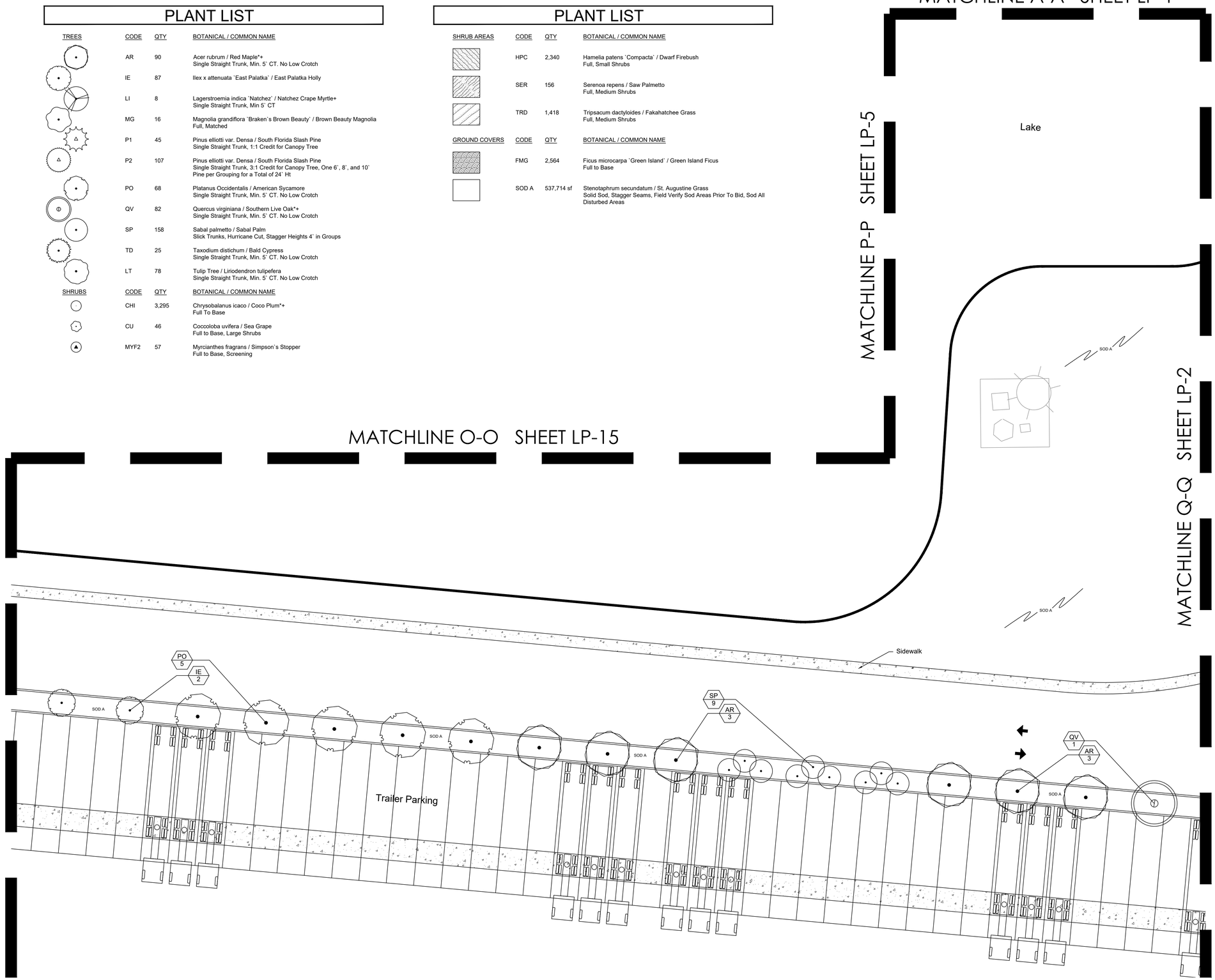
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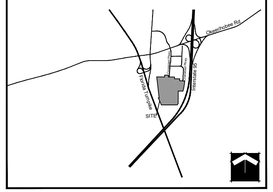
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Landscape Plan

LP-16 of 19

LOCATION MAP



SHEET LP-11 | SHEET LP-10 | SHEET LP-9 | SHEET LP-8 | SHEET LP-7

Lake

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

N89°58'57"E 81.14'(M)

CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. 2796,
PAGE 1506 EXCEPTION #17
2,080,284± SQUARE FEET 47.75±
ACRES

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

S89° 50' 10"W 745.23'

S89° 50' 10"W 1555.24'

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

S00° 13' 25"W 1201.20'

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

Δ=1°43'39"
R=5635.58'
T=84.96'
L=169.91'
CH=169.91'
CB=S28°14'00"W

WESTERLY RIGHT OF WAY LINE
INTERSTATE 95
(STATE ROAD NO. 9)
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73

811 Know what's below. Call before you dig.

North

0 50' 100' 200' 400'

Scale 1"= 100'-0"

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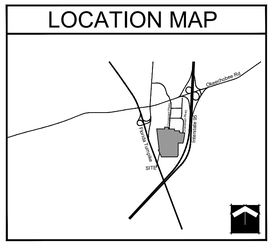
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Landscape Plan

LP-16 of 19

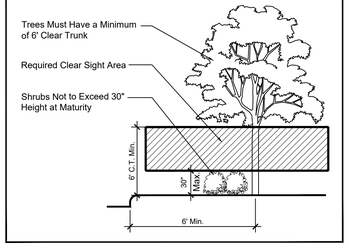
LOCATION MAP



LANDSCAPE NOTES

1. Easements shall not encroach landscape buffers more than 5 feet.
2. Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
3. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
4. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
5. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
6. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
7. No muck-grown sod shall be utilized in detention areas.
8. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
9. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
10. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
11. All planters shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
12. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
13. All ground-mounted equipment shall be screened from view.
14. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.

SAFE SIGHT DETAIL



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	STATUS
	AR	90	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native
	IE	87	Ilex x attenuata `East Palatka` / East Palatka Holly	2.5" DBH	12`	5`	5` Min.	Low	Native
	LI	8	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT	2.5" DBH	12`	5`	5` Min.	Low	Non-Native
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched	2.5" DBH	12`	5`	5` Min.	Low	Native
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree	2.5" DBH	12`	4`	5` Min.	Low	Native
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht	Varies	6`-10` OA	4` Min.	4` Min	Low	Native
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups	N/A	10`-14` CT	N/A	10`-16` CT	Low	Native
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native
	LT	78	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base	24"	24"	24" O.C.	Low	Native
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs	24"	24"	48" O.C.	Low	Native
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening	36"	24"	24" O.C.	Low	Native

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	HPC	2,340	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs	18"	18"	24" O.C.	Low	Native
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs	18"	18"	48" O.C.	Low	Native
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs	24"	24"	48" O.C.	Low	Native

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	FMG	2,564	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native

LANDSCAPE REQUIREMENTS CHART

BUFFERS				
TREES:		REQUIREMENT	NO. REQUIRED	NO. PROVIDED
North Property Line	3,482 L.F.	30' O.C.	116	116
East Property Line*	1,542 L.F.	30' O.C.	51	51
West Property Line**	1,566 L.F.	30' O.C.	52	52
		TOTAL TREES:	**219**	**219**
SHRUBS:		REQUIREMENT	NO. REQUIRED	NO. PROVIDED
North Property Line	3,482 L.F.	2' O.C.	1,741	1,741
East Property Line*	1,542 L.F.	2' O.C.	771	771
West Property Line**	1,566 L.F.	2' O.C.	783	783
		TOTAL SHRUBS:	**3,295**	**3,295**
INTERIOR				
VUA AREA		REQUIREMENT	NO. REQUIRED	NO. PROVIDED
Interior Landscape Area	1,102,826 S.F.	1 / 30 S.F	36,761	37,335
Interior Trees	36,761 S.F.	1 / 100 S.F	368	368

OVERALL		REQUIREMENT	NO. REQUIRED	NO. PROVIDED
Native Plants		N/A	N/A	7,853
Drought Tolerant Plants		N/A	N/A	7,861
Canopy Trees Required		50% Min.	293	343

TOTAL TREES	**587**	**587**
TOTAL SHRUBS	**3,295**	**3,295**

*2,787' (Total Length) - 1,245' (Preserve Area) = 1,542'
**2,890' (Total Length) - 1,324' (Preserve Area) = 1,566'

FLORIDA FRIENDLY CHART

Design Options:	Points	Proposed Plan
(1) Utilization of moisture sensing controller other than rainswitch, alternate source of water such as a cistern, or highly efficient system that promotes water conservation	10	
(2) Plan submitted with low, moderate, and high water use\age zones indicated.	5	
(3) Groundcover or Grass:		
(a) 25-50% of the groundcover or grass areas are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the groundcover or grass area are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the groundcover or grass areas are made up of Florida native plants.	10	
(d) 51% or more of the groundcover or grass areas are made up of Florida native plants.	15	15
(4) Shrubs:		
(a) 25-50% of the required shrubs are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the required shrubs are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the required shrubs are made up of Florida native plants.	10	
(d) 51% or more of the required shrubs are made up of Florida native plants.	15	15
(5) Trees:		
(a) 25-50% of the required trees are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the required trees are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the required trees are made up of Florida native plants.	10	
(d) 51% or more of the required trees are made up of Florida native plants.	15	15
(6) Extra Shade Trees in Vehicular Use Areas:		
(a) 25% more than the required shade trees planted in the vehicular use areas.	5	
(b) 50% more than the required shade trees planted in the vehicular use areas.	10	
(7) Natural sod area less than 50 percent of provided landscape area.	10	
(8) Utilization of compacted mulched planting beds at least three inches in depth in all planted areas except ground covers.	5	5
TOTAL POINTS	50	50

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North

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Landscape Notes

LP-18 of 19

PART 1 GENERAL

1.01 WORK INCLUDED

A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.
B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
G. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
H. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
I. Source Quality Control:
   1. Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
   2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
   3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
   4. Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
A. Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
i. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
B. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.06 SPECIAL PROJECT WARRANTY

A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
B. Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
C. Warrant shrubs for 1 full year after date of substantial completion.
D. It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
E. Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
F. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
   1. Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 PRODUCTS

2.01 TOPSOIL

A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	25 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

A. If necessary to bring soil into above specified limits:
B. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
   1. For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
   2. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

2.03 PLANT MATERIAL

A. Plant list/schedule is part of this specification section.
B. Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
C. Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
E. Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
G. Root suckers on Live Oaks are not acceptable.
H. No double or multi-trunk trees unless otherwise specified.

2.04 GRASS MATERIALS

A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
C. No muck-grown sod shall be utilized in detention areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

3.02 PREPARATION OF PLANTING SOIL

A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
B. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.
E. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

3.03 PREPARATION FOR ALL PLANTING AREAS

A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
C. Pre--till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
D. All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
E. All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
F. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
G. All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

3.04 PREPARATION FOR PLANTING LAWNS

A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6", apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
   1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
D. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
E. Allow for sod thickness in areas to be sodded.
F. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
G. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
H. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\ Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
B. Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
   1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
   2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
C. Balled and burlapped trees with natural burlap: Cut back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
D. Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
E. If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
G. Top-most root shall be visible within the top 2" of the root ball.
H. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
J. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
K. Dish top of backfill to allow for mulching.
L. Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
M. Guy and stake trees immediately after planting, as indicated.
N. The landscape contractor shall install plant materials using the best horticultural practices:
   1. Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
   2. Do not install plant materials in winds in excess of 30 miles per hour.
   3. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
   4. Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
   5. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
   6. The 'choke' strapping method for lifting trees is prohibited.
   7. Do not drop plant material.
   8. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
   9. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
   10. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
   11. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
   12. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
   13. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
   14. Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
   15. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

3.07 PRESERVED PLANT MATERIALS

A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
C. Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
D. Planting hole for transplanted material should measure two times the diameter of the root ball.
E. Trees shall be planted at the same depth as it was in the field.
F. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
G. All relocated trees shall be staked accordingly.
H. The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

3.09 PRUNING

A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the wood outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.10 SODDING NEW LAWNS

A. Lay sod within 24 hours from time of stripping.
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
C. There shall be no gaps greater than ½" between pieces of sod.
D. Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
E. No muck-grown sod shall be utilized in detention areas.
F. Landscape Contractor is responsible for replacing any damaged sod.

3.11 MAINTENANCE

A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
D. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
   1. Sodded lawns, not less than 30 days after substantial completion.
   2. Seeded lawns, not less than 60 days after substantial completion.
F. Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
H. Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

3.12 CLEANUP AND PROTECTION

A. During landscape work, keep pavement clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.13 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, Landscape Architect wil, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

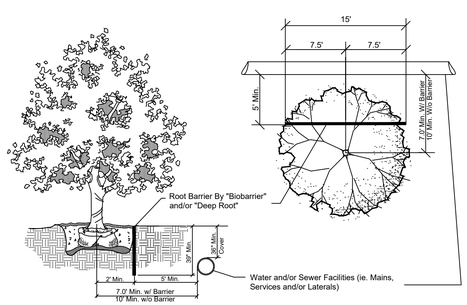
3.14 IRRIGATION

A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
B. Bubblers shall be provided on all trees.
C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.
E. Provide an as built drawing of the irrigation system to the Landscape Architect.
F. A rain sensor is required on all irrigation systems.

LANDSCAPE AND ROOT BARRIER NOTE:

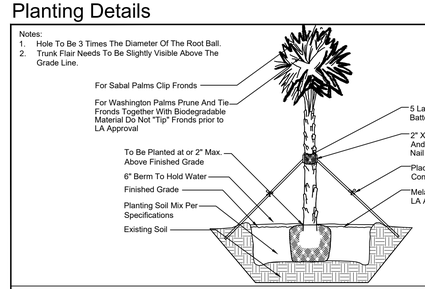
Trees shown on this plan are for graphic reprsentation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.

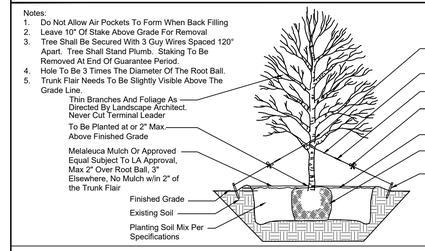


ROOT BARRIER DETAIL

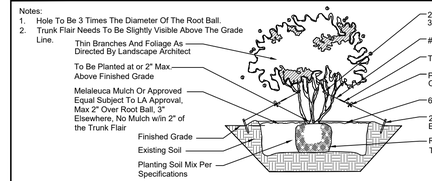
Planting Details



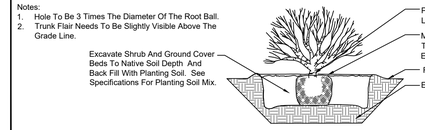
PALM PLANTING DETAIL



LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

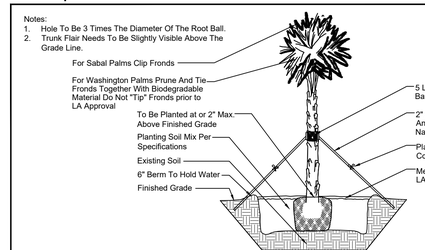


MULTI-TRUNK TREE PLANTING DETAIL

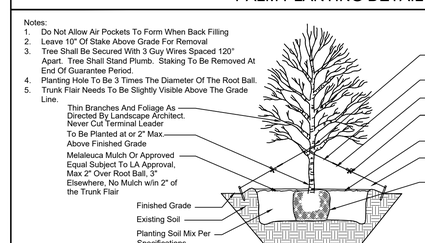


SHRUB AND GROUNDCOVER PLANTING DETAIL

Transplant Details



PALM PLANTING DETAIL



PALM PLANTING DETAIL

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	NTS
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS
10/30/20 - Submittal

Landscape Specs

LP-19 of 19

LOT 7

CROSSROADS PARK OF COMMERCE PHASE 1 PLATBOOK 30, PAGE 11

CROSSROADS PARKWAY

LOT 22

LOT 17

LOT 16

CROSSROADS PARKWAY

FALCON REAL ESTATE, INC.
O.R.B. 3805, PG. 682

RELOCATED CANAL No. 40

FLORIDA TURNPIKE
(SUNSHINE STATE PARKWAY)

INTERSTATE 95
(STATE ROAD NO. 9)

FECI PROPERTY LLC
O.R.B. 4012, PG. 2488

CONSERVATION AREA

N89°42'44"E(M) 360.12'(M)

S00°17'16"E(M) 179.14'(M)

R=300.00'
Δ=006°10'11"
CHD=32.29'
CHB=S02°47'50"W
L=32.30'

N00°15'37"W(M) 178.89'(M)

S89°21'36"E(M) 772.21'(M)

N00°05'54"W(M) 2063.33'(M)

S84°07'05"E(M) 100.00'(M)

N89°45'33"E(M) 502.31'(M)

S00°10'06"E(M) 169.86'(M)

N89°49'54"E(M) 506.62'(M)

R=5136.03'
Δ=002°01'02"
CHD=180.81'
CHB=S03°35'56"W
L=180.82'

S85°22'44"E(M) 499.55'(M)

R=5635.58'
Δ=009°40'46"
CHD=950.93'
CHB=S09°26'54"W
L=952.06'

S00°19'02"E(M) 1201.77'(M)

N89°47'03"W(M) 463.19'(M)

Δ=014°12'28"
R=540.00'
L=133.91'

Δ=018°59'58"
R=750.00'
L=248.70'

Δ=006°47'24"
R=510.00'
L=60.44'

S80°51'56"E
168.00'(M)

Δ=006°57'03"
R=480.00'
L=58.23'

Δ=008°59'18"
R=480.00'
L=75.30'

S82°54'11"E
70.14'(M)

Δ=018°26'47"
R=100.00'
L=32.20'

N78°39'02"E
124.73'(M)

Δ=005°06'39"
R=1200.00'
L=107.04'

Δ=005°19'06"
R=1170.00'
L=108.60'

N78°51'28"E
214.64'(M)

Δ=015°59'38"
R=1020.00'
L=284.73'

S85°08'54"E
45.17'(M)

N77°59'38"E
167.10'(M)

Δ=016°51'28"
R=150.00'
L=44.13'

LEGAL DESCRIPTION

THE NORTHERLY ±84.65 ACRES OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4352, PAGE 2747 OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA.

LEGEND OF SYMBOLS

= PROPERTY LINE

= PALM ##" DBH (NOT LESS THAN 10 FT CLEAR TRUNK MIN.)

= PINE TREE ##" DBH

= OAK TREE ##" DBH

SURVEYOR'S NOTES

1. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO LOCATE THOSE TREES AS OUTLINED BELOW. ADDITIONAL TREES EXIST ON THIS SITE. ONLY THOSE TREES 14" DIAMETER AT BREAST HEIGHT AND GREATER WERE LOCATED. ONLY THOSE PALM TREES WITH A CLEAR TRUNK DISTANCE OF 10' AND GREATER FROM THE NORMAL GRADE WERE LOCATED ON THIS SURVEY. NO TREES WITHIN THE CONSERVATION AREA HAVE BEEN LOCATED.
2. HORIZONTAL DATUM: THIS SPECIFIC PURPOSE SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM – EAST ZONE, ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983/1990.
3. THIS SURVEY WAS PERFORMED IN THE FIELD DURING THE MONTHS OF APRIL AND MAY, 2020. KIMLEY-HORN AND ASSOCIATES FILE NO. 147757001, FIELD BOOK 387.
4. NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
5. THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED.
7. THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

N

W E

S

0 100' 200'
GRAPHIC SCALE 100'

E.C. DEMETER
License Number
5179
STATE OF FLORIDA
Professional Surveyor and Mapper
SEAL

This certifies that a Specific Purpose Survey – Tree Survey of the property described hereon was made under my supervision and that this survey meets the standards of practice set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

E.C. DEMETER, P.S.M. No. 5179

DATE: 10/21/2020

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER ABOVE.

No.	BY	DATE	REVISIONS
1	DFD	5/28/2020	TREE NUMBERS AND TREE LIST
2	DFD	10/21/2020	ADDITIONAL TREES LOCATED IN FIELD 5/27/2020

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM LB 696

KHA PROJECT	147757001
DATE	5/21/20
SCALE	AS SHOWN
DESIGNED BY	----
DRAWN BY	DFD
CHECKED BY	ECD

SPECIFIC PURPOSE SURVEY - TREE SURVEY

CROSSROADS PARK OF COMMERCE

ST. LUCIE COUNTY FLORIDA

SHEET NUMBER
1 of 3

Drawing name: K:\VRB_Survey\147757000-Crossroads for FLF TREE\CADD\CROSSROADS PARK OF COMMERCE – SPS – TREE SURVEY – REV2.dwg TREE SURVEY – 01 Oct 21, 2020 11:51am by: Domenic.Durr

TREE NUMBER	TREE TYPE	TREE SIZE (INCHES)
7223	PALM	16
7224	PALM	16
7246	PALM	12
7252	PALM	10
7260	PALM	18
7270	PALM	18
7271	PALM	18
7272	PALM	10
7278	PALM	12
7279	PALM	12
7280	PALM	14
7281	PALM	14
7307	PALM	18
7316	PALM	14
7317	PALM	14
7324	PALM	16
7325	PALM	14
7333	PALM	16
7339	PALM	12
7340	PALM	12
7394	PALM	16
7432	PALM	13
7433	PALM	10
7438	PALM	12
7439	PALM	14
7440	PALM	14
7441	PALM	14
7447	PALM	16
7450	PALM	14
7456	PALM	14
7496	PALM	12
7502	PALM	18
7504	PALM	18
7619	PALM	18
7698	PALM	15
7700	PALM	14
7755	PALM	12
7756	PALM	12
7768	PALM	14
7788	PALM	14
7806	PALM	18
7807	PALM	14
7988	PALM	8
8040	PALM	16
8045	PALM	14
8056	PALM	10
8059	PALM	8
8063	PALM	8
8072	PALM	18
8073	PALM	18
8079	PALM	13
8088	PALM	16
8089	PALM	16
8090	PALM	14
8096	PALM	14
8112	PALM	12
8122	PALM	8
8123	PALM	8
8124	PALM	8
8125	PALM	8
8142	PALM	14
8146	PALM	14
8147	PALM	16
8148	PALM	16
8156	PALM	14
8186	PALM	14
8188	PALM	14
8189	PALM	12
8190	PALM	12
8191	PALM	16
8194	PALM	16
8200	PALM	14
8207	PALM	10
8209	PALM	12
8211	PALM	14
8215	PALM	12
8217	PALM	12
8219	PALM	12
8222	PALM	12
8223	PALM	14
8224	PALM	12
8226	PALM	12
8227	PALM	14
8233	PALM	8
8235	PALM	15
8236	PALM	14
8237	PALM	14

TREE NUMBER	TYPE	SIZE (INCHES)
7247	OAK	15
7258	OAK	18
7329	OAK	17
7335	OAK	14
7336	OAK	14
7337	OAK	14
7338	OAK	20
7341	OAK	22
7352	OAK	20
7361	OAK	14
7362	OAK	15
7381	OAK	18
7383	OAK	14
7427	OAK	15
7428	OAK	14
7437	OAK	22
7449	OAK	15
7451	OAK	18
7452	OAK	30
7453	OAK	24
7454	OAK	28
7455	OAK	26
7530	OAK	16
7531	OAK	18
7546	OAK	14
7553	OAK	28
7574	OAK	15
7612	OAK	14
7626	OAK	14
7686	OAK	14
7691	OAK	24
7692	OAK	24
7693	OAK	24
7694	OAK	14
7723	OAK	20
7766	OAK	15
7778	OAK	20
7808	OAK	20
7817	OAK	16
7823	OAK	14
7932	OAK	15
7937	OAK	24
7939	OAK	18
7940	OAK	14
7978	OAK	18
7979	OAK	22
7980	OAK	18
7981	OAK	26
7984	OAK	24
7985	OAK	18
7986	OAK	18
7990	OAK	27
7991	OAK	16
7992	OAK	22
8001	OAK	18
8002	OAK	16
8008	OAK	14
8024	OAK	16
8025	OAK	14
8033	OAK	14
8034	OAK	14
8037	OAK	14
8038	OAK	16
8051	OAK	15
8052	OAK	20
8057	OAK	18
8058	OAK	15
8060	OAK	26
8061	OAK	15
8062	OAK	15
8064	OAK	14
8065	OAK	15
8066	OAK	15
8067	OAK	14
8068	OAK	22
8069	OAK	22
8070	OAK	16
8076	OAK	20
8078	OAK	24
8082	OAK	18
8083	OAK	28
8086	OAK	14
8093	OAK	14
8094	OAK	30
8095	OAK	18
8097	OAK	14
8098	OAK	15
8099	OAK	15
8100	OAK	14
8101	OAK	15
8102	OAK	18
8103	OAK	14
8104	OAK	15
8105	OAK	18
8106	OAK	15
8113	OAK	15
8114	OAK	14
8115	OAK	14
8116	OAK	15
8117	OAK	14
8118	OAK	18
8119	OAK	22
8120	OAK	21
8121	OAK	20
8144	OAK	16
8150	OAK	16
8187	OAK	16
8229	OAK	26

TREE NUMBER	TYPE	SIZE (INCHES)
8232	OAK	15
8238	OAK	15
8239	OAK	15
8240	OAK	17

TREE NUMBER	TREE TYPE	TREE SIZE (INCHES)
7175	PINE	17
7176	PINE	14
7177	PINE	14
7178	PINE	15
7179	PINE	15
7180	PINE	15
7181	PINE	15
7182	PINE	14
7186	PINE	14
7187	PINE	15
7188	PINE	15
7189	PINE	16
7190	PINE	16
7192	PINE	16
7193	PINE	14
7194	PINE	15
7195	PINE	18
7196	PINE	14
7197	PINE	14
7198	PINE	14
7199	PINE	22
7200	PINE	15
7201	PINE	15
7202	PINE	17
7203	PINE	17
7204	PINE	14
7205	PINE	15
7206	PINE	16
7207	PINE	15
7208	PINE	16
7209	PINE	17
7212	PINE	18
7213	PINE	14
7214	PINE	16
7215	PINE	15
7216	PINE	14
7218	PINE	18
7219	PINE	17
7220	PINE	20
7221	PINE	21
7222	PINE	16
7225	PINE	14
7226	PINE	14
7227	PINE	18
7228	PINE	14
7229	PINE	14
7230	PINE	15
7231	PINE	14
7233	PINE	18
7234	PINE	14
7235	PINE	16
7236	PINE	15
7237	PINE	15
7238	PINE	18
7239	PINE	14
7240	PINE	15
7241	PINE	15
7242	PINE	18
7245	PINE	20
7248	PINE	18
7249	PINE	14
7250	PINE	14
7251	PINE	15
7253	PINE	20
7254	PINE	15
7255	PINE	14
7256	PINE	15
7257	PINE	15
7259	PINE	14
7261	PINE	18
7262	PINE	15
7263	PINE	15
7264	PINE	14
7265	PINE	14
7266	PINE	15
7267	PINE	15
7268	PINE	15
7269	PINE	15
7274	PINE	24
7275	PINE	24
7276	PINE	24
7277	PINE	16
7282	PINE	15
7283	PINE	28
7284	PINE	18
7285	PINE	17
7286	PINE	14
7287	PINE	14
7288	PINE	14
7289	PINE	18
7290	PINE	18
7291	PINE	18
7292	PINE	18
7293	PINE	17
7294	PINE	18
7295	PINE	16
7296	PINE	16

TREE NUMBER	TYPE	SIZE (INCHES)
7297	PINE	18
7298	PINE	30
7299	PINE	30
7300	PINE	18
7306	PINE	15
7308	PINE	14
7309	PINE	18
7310	PINE	15
7311	PINE	17
7312	PINE	15
7313	PINE	14
7314	PINE	14
7315	PINE	16
7318	PINE	14
7319	PINE	15
7320	PINE	18
7321	PINE	17
7322	PINE	15
7323	PINE	18
7326	PINE	18
7327	PINE	18
7328	PINE	15
7330	PINE	14
7331	PINE	14
7332	PINE	18
7334	PINE	15
7342	PINE	16
7343	PINE	14
7344	PINE	18
7345	PINE	14
7346	PINE	14
7347	PINE	15
7348	PINE	18
7349	PINE	16
7350	PINE	17
7351	PINE	14
7353	PINE	18
7354	PINE	17
7355	PINE	17
7356	PINE	18
7357	PINE	20
7358	PINE	16
7359	PINE	17
7360	PINE	20
7363	PINE	
7373	PINE	18
7374	PINE	18
7375	PINE	20
7376	PINE	14
7377	PINE	14
7378	PINE	18
7379	PINE	21
7380	PINE	15
7382	PINE	16
7385	PINE	17
7386	PINE	16
7387	PINE	15
7388	PINE	18
7389	PINE	16
7390	PINE	14
7391	PINE	18
7392	PINE	18
7393	PINE	18
7395	PINE	14
7396	PINE	14
7397	PINE	14
7398	PINE	15
7401	PINE	16
7402	PINE	18
7403	PINE	14
7404	PINE	24
7405	PINE	16
7406	PINE	16
7407	PINE	24
7408	PINE	14
7409	PINE	15
7410	PINE	14
7411	PINE	20
7412	PINE	15
7413	PINE	14
7414	PINE	18
7415	PINE	14
7416	PINE	26
7417	PINE	14
7418	PINE	24
7419	PINE	18
7420	PINE	18
7421	PINE	14
7422	PINE	15
7424	PINE	15
7425	PINE	15
7426	PINE	18
7429	PINE	22
7430	PINE	15
7431	PINE	18
7434	PINE	20
7435	PINE	16
7436	PINE	17
7448	PINE	29
7457	PINE	15
7466	PINE	14
7467	PINE	20
7468	PINE	15
7469	PINE	20

TREE NUMBER	TYPE	SIZE (INCHES)
7470	PINE	16
7471	PINE	16
7472	PINE	15
7474	PINE	14
7475	PINE	15
7476	PINE	20
7477	PINE	14
7478	PINE	16
7479	PINE	14
7480	PINE	18
7481	PINE	20
7482	PINE	14
7483	PINE	15
7484	PINE	18
7485	PINE	15
7486	PINE	17
7487	PINE	18
7488	PINE	14
7489	PINE	14
7490	PINE	14
7491	PINE	15
7492	PINE	14
7493	PINE	16
7494	PINE	20
7495	PINE	16
7497	PINE	14
7498	PINE	14
7499	PINE	14
7500	PINE	14
7501	PINE	14
7503	PINE	14
7505	PINE	14
7506	PINE	14
7507	PINE	14
7508	PINE	14
7509	PINE	14
7510	PINE	18
7511	PINE	18
7512	PINE	18
7514	PINE	16
7515	PINE	15
7516	PINE	18
7517	PINE	16
7520	PINE	14
7521	PINE	14
7522	PINE	14
7523	PINE	15
7525	PINE	14
7526	PINE	14
7528	PINE	15
7529	PINE	14
7532	PINE	15
7533	PINE	15
7534	PINE	14
7536	PINE	15
7537	PINE	16
7538	PINE	14
7539	PINE	14
7540	PINE	14
7541	PINE	15
7542	PINE	14
7543	PINE	18
7544	PINE	15
7545	PINE	14
7549	PINE	14
7550	PINE	18
7551	PINE	14
7552	PINE	14
7554	PINE	14
7555	PINE	14
7557	PINE	14
7558	PINE	14
7559	PINE	16
7560	PINE	16
7561	PINE	14
7562	PINE	16
7563	PINE	14
7564	PINE	15
7565	PINE	18
7566	PINE	18
7567	PINE	18
7570	PINE	14
7571	PINE	14
7572	PINE	14
7573	PINE	16
7575	PINE	15
7576	PINE	14
7577	PINE	16
7578	PINE	15
7579	PINE	24
7580	PINE	14
7581	PINE	15
7582	PINE	14
7585	PINE	14
7586	PINE	14
7587	PINE	14
7588	PINE	14
7589	PINE	14
7590	PINE	16
7591	PINE	16
7592	PINE	15
7593	PINE	14
7594	PINE	14
7595	PINE	14

TREE NUMBER	TYPE	SIZE (INCHES)
7596	PINE	14
7597	PINE	14
7598	PINE	14
7599	PINE	16
7600	PINE	14
7601	PINE	15
7602	PINE	14
7603	PINE	14
7604	PINE	14
7605	PINE	14
7606	PINE	15
7607	PINE	18
7608	PINE	16
7609	PINE	14
7613	PINE	14
7614	PINE	14
7615	PINE	14
7616	PINE	14
7617	PINE	15
7618	PINE	14
7622	PINE	15
7623	PINE	15
7624	PINE	14
7625	PINE	14
7627	PINE	14
7628	PINE	16
7629	PINE	14
7630	PINE	15
7631	PINE	14
7632	PINE	14
7641	PINE	15
7642	PINE	20
7643	PINE	14
7644	PINE	15
7645	PINE	14
7646	PINE	15
7647	PINE	16
7648	PINE	15
7649	PINE	22
7650	PINE	14
7651	PINE	14
7652	PINE	14
7653	PINE	14
7654	PINE	18
7655	PINE	15
7656	PINE	14
7657	PINE	14
7658	PINE	14
7659	PINE	14
7660	PINE	15
7661	PINE	15
7662	PINE	14
7663	PINE	16
7664	PINE	14
7665	PINE	14
7666	PINE	14
7667	PINE	18
7668	PINE	18
7669	PINE	15
7670	PINE	16
7671	PINE	14
7672	PINE	14
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7674	PINE	16
7675	PINE	14
7676	PINE	15
7677	PINE	14
7678	PINE	18
7679	PINE	16
7680	PINE	14
7681	PINE	14
7682	PINE	18
7683	PINE	16
7684	PINE	14
7685	PINE	15
7687	PINE	16
7688	PINE	15
7689	PINE	21
7690	PINE	16
7695	PINE	14
7696	PINE	17
7697	PINE	15
7699	PINE	22
7701	PINE	16
7702	PINE	15
7703	PINE	15
7704	PINE	14
7705	PINE	18
7706	PINE	16
7707	PINE	14
7708	PINE	16
7709	PINE	15
7710	PINE	15
7711	PINE	14
7712	PINE	14
7713	PINE	14
7714	PINE	14
7715	PINE	18
7716	PINE	14
7717	PINE	16
7718	PINE	15
7719	PINE	16
7720	PINE	15
7721	PINE	18

No.	REVISIONS	DATE	BY
1	TREE NUMBERS AND TREE LIST	10/21/2020	DFD
2	ADDITIONAL TREES LOCATED IN FIELD 5/27/2020	5/28/2020	DFD

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM LB 696

KHA PROJECT 147757001
DATE 5/21/20
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY DFD
CHECKED BY ECD

SPECIFIC PURPOSE SURVEY - TREE SURVEY

CROSSROADS PARK OF COMMERCE

ST. LUCIE COUNTY FLORIDA

SHEET NUMBER
2 of 3

Drawing name: K:\VRB_Survey\147757000-Crossroads for FLF TREE\CADD\CROSSROADS PARK OF COMMERCE - SPS - TREE SURVEY - REV2.dwg TREE SURVEY - 02 Oct 21, 2020 11:50am by: Domenic.Durr

TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)
7722	PINE	15	7840	PINE	14	7948	PINE	16	8139	PINE	14
7724	PINE	15	7841	PINE	16	7949	PINE	15	8140	PINE	14
7725	PINE	15	7842	PINE	14	7950	PINE	14	8141	PINE	15
7726	PINE	16	7843	PINE	18	7951	PINE	14	8143	PINE	19
7727	PINE	18	7844	PINE	14	7952	PINE	14	8145	PINE	14
7728	PINE	14	7845	PINE	14	7953	PINE	17	8151	PINE	14
7729	PINE	18	7846	PINE	15	7954	PINE	17	8152	PINE	18
7730	PINE	16	7847	PINE	15	7955	PINE	14	8153	PINE	18
7731	PINE	18	7848	PINE	15	7956	PINE	18	8154	PINE	14
7732	PINE	18	7849	PINE	14	7957	PINE	18	8155	PINE	14
7733	PINE	18	7850	PINE	17	7958	PINE	18	8157	PINE	14
7734	PINE	15	7851	PINE	14	7959	PINE	20	8158	PINE	18
7735	PINE	15	7852	PINE	15	7960	PINE	14	8159	PINE	15
7736	PINE	22	7853	PINE	15	7961	PINE	18	8160	PINE	14
7737	PINE	18	7854	PINE	14	7962	PINE	14	8161	PINE	18
7738	PINE	14	7855	PINE	15	7963	PINE	14	8162	PINE	15
7739	PINE	14	7856	PINE	14	7964	PINE	14	8163	PINE	14
7740	PINE	14	7857	PINE	15	7965	PINE	15	8164	PINE	15
7741	PINE	18	7858	PINE	15	7966	PINE	14	8165	PINE	14
7742	PINE	18	7859	PINE	18	7967	PINE	15	8166	PINE	16
7743	PINE	16	7860	PINE	16	7968	PINE	14	8167	PINE	15
7744	PINE	14	7861	PINE	14	7969	PINE	20	8168	PINE	15
7745	PINE	15	7862	PINE	18	7970	PINE	14	8169	PINE	14
7746	PINE	14	7863	PINE	14	7971	PINE	15	8170	PINE	14
7747	PINE	14	7864	PINE	14	7972	PINE	15	8171	PINE	26
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7752	PINE	20	7869	PINE	14	7977	PINE	14	8176	PINE	14
7753	PINE	16	7870	PINE	16	7982	PINE	16	8177	PINE	14
7754	PINE	18	7871	PINE	16	7983	PINE	16	8178	PINE	14
7757	PINE	14	7872	PINE	14	7989	PINE	16	8179	PINE	15
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7759	PINE	14	7874	PINE	14	7994	PINE	18	8181	PINE	14
7760	PINE	15	7875	PINE	15	7995	PINE	16	8182	PINE	16
7761	PINE	15	7876	PINE	16	7996	PINE	18	8183	PINE	16
7762	PINE	17	7877	PINE	18	7997	PINE	18	8184	PINE	14
7763	PINE	18	7878	PINE	14	7998	PINE	18	8185	PINE	14
7764	PINE	15	7879	PINE	15	7999	PINE	20	8193	PINE	22
7765	PINE	15	7880	PINE	18	8000	PINE	15	8195	PINE	18
7767	PINE	16	7881	PINE	15	8004	PINE	18	8196	PINE	18
7769	PINE	16	7882	PINE	15	8005	PINE	22	8197	PINE	14
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7773	PINE	20	7886	PINE	15	8010	PINE	16	8202	PINE	14
7774	PINE	18	7887	PINE	16	8011	PINE	14	8203	PINE	22
7775	PINE	14	7888	PINE	15	8012	PINE	16	8204	PINE	15
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7779	PINE	16	7891	PINE	16	8017	PINE	15	8208	PINE	18
7780	PINE	15	7892	PINE	14	8018	PINE	18	8210	PINE	15
7781	PINE	16	7893	PINE	14	8019	PINE	18	8212	PINE	18
7782	PINE	20	7894	PINE	15	8020	PINE	20	8213	PINE	14
7783	PINE	16	7895	PINE	15	8021	PINE	15	8214	PINE	17
7784	PINE	14	7896	PINE	14	8022	PINE	14	8216	PINE	16
7785	PINE	15	7897	PINE	14	8023	PINE	16	8218	PINE	20
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7792	PINE	17	7903	PINE	16	8031	PINE	20	8231	PINE	14
7793	PINE	15	7904	PINE	15	8032	PINE	21	8234	PINE	20
7794	PINE	14	7905	PINE	14	8035	PINE	24			
7795	PINE	14	7906	PINE	18	8036	PINE	15			
7796	PINE	15	7907	PINE	18	8039	PINE	22			
7797	PINE	15	7908	PINE	14	8041	PINE	14			
7798	PINE	14	7909	PINE	24	8042	PINE	15			
7799	PINE	16	7910	PINE	24	8043	PINE	14			
7800	PINE	15	7911	PINE	15	8044	PINE	14			
7801	PINE	18	7912	PINE	16	8046	PINE	26			
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7804	PINE	20	7915	PINE	16	8049	PINE	18			
7805	PINE	15	7916	PINE	15	8050	PINE	24			
7809	PINE	14	7917	PINE	15	8053	PINE	20			
7810	PINE	16	7918	PINE	15	8054	PINE	16			
7811	PINE	18	7919	PINE	15	8055	PINE	20			
7812	PINE	14	7920	PINE	14	8074	PINE	16			
7813	PINE	16	7921	PINE	15	8075	PINE	16			
7814	PINE	14	7922	PINE	14	8077	PINE	18			
7815	PINE	17	7923	PINE	15	8080	PINE	15			
7816	PINE	24	7924	PINE	14	8081	PINE	14			
7818	PINE	22	7925	PINE	15	8084	PINE	14			
7819	PINE	15	7926	PINE	17	8107	PINE	15			
7820	PINE	14	7927	PINE	14	8108	PINE	15			
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7826	PINE	16	7930	PINE	14	8111	PINE	14			
7827	PINE	15	7931	PINE	14	8126	PINE	15			
7828	PINE	18	7933	PINE	18	8127	PINE	15			
7829	PINE	15	7934	PINE	17	8128	PINE	18			
7830	PINE	14	7935	PINE	14	8129	PINE	14			
7831	PINE	14	7936	PINE	22	8130	PINE	14			
7832	PINE	17	7938	PINE	16	8131	PINE	18			
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7838	PINE	18	7946	PINE	24	8137	PINE	15			
7839	PINE	18	7947	PINE	17	8138	PINE	15			

No.	DATE	BY
1	10/21/2020	DFD
2	5/28/2020	DFD

REVISIONS

1 ADDITIONAL TREES LOCATED IN FIELD 5/27/2020

2 TREE NUMBERS AND TREE LIST

Kimley»Horn

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WWW.KIMLEY-HORN.COM LB 696

KHA PROJECT 147757001
DATE 5/21/20
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY DFD
CHECKED BY ECD

SPECIFIC PURPOSE SURVEY - TREE SURVEY

CROSSROADS PARK OF COMMERCE

ST. LUCIE COUNTY FLORIDA

SHEET NUMBER
3 of 3

Drawing name: K:\VRB_Survey\147757000-Crossroads for FLF TREE\CADD\CROSSROADS PARK OF COMMERCE - SPS - TREE SURVEY - REV2.dwg TREE SURVEY - 03 Oct 21, 2020 11:49am by: Domenic.Durr

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

SL CROSSROADS BUSINESS CENTER

Environmental Assessment

Prepared For:

Silverman Group

Prepared By:

EW Consultants, Inc.

October 2020

1000 SE Monterey Commons Blvd, Suite 208 Stuart, FL 34996 • Phone 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

I. INTRODUCTION –

This Environmental Assessment documents and summarizes the natural resource characteristics of the SL Crossroads Business Center Property. The 132.4 +/- acre subject property is located within Section 25, Township 35 South, Range 40 East, in Fort Pierce, Florida. The property is more precisely located south of Okeechobee Road (SR 70) and the Crossroads Park of Commerce, west of I-95, and east of the Florida's Turnpike. A portion of the site is bisected by Ten Mile Creek. A Location Map (Figure 1), USGS Quadrangle Map (Figure 2), and Aerial Photo (Figure 3) depicting the parcel boundaries and the immediate surrounding area are provided in the Appendix.

The property contains a 47.75 +/- acre recorded conservation easement that is located in the southern portion of the property. The easement includes the section of Ten Mile Creek that traverses the property. No development activities or impacts resulting from development activities are proposed within the limits of the existing conservation easement area. As such, the focus of this environmental assessment report is on the 84.65 +/- acre development portion of the property.

II. GENERAL PROPERTY DESCRIPTION –

The development portion of the property, which is the subject of this environmental assessment report, is bounded on the north by developed and undeveloped lands that are part of the first phase of the Crossroads Park of Commerce; to the east by I-95, to the west by Florida's Turnpike, and to the south by a recorded conservation easement and undeveloped lands. The property is generally vacant and forested and contains one freshwater marsh wetland and a man-made temporary storm-water management system.

An informal jurisdictional wetland determination was conducted with the South Florida Water Management District (SFWMD) on July 29, 2020. A Wetland Map depicting the results of this determination as well as a copy of the approved informal determination from SFWMD is provided in the Appendix. The informal determination verified the presence, size and location of the wetland and storm-water management system that are described in this report. Detailed discussions of the land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the subject property along with acreage summaries for each soil type.

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 vegetative 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 imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed vegetative community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

Uplands

411 – Pine Flatwoods –

These forested portions of the property consist of a canopy that is dominated by slash pine and contains occasional live oak, laurel oak, and cabbage palm to a lesser extent. The dominant understory and groundcover vegetation consists of saw palmetto, gallberry, fetterbush, rusty lyonia, wiregrass, and other native shrubs and grasses. Non-native invasive species of vegetation are also present including Brazilian pepper, earleaf acacia, and downy rose myrtle.

740/422 – Disturbed Land/Brazilian Pepper –

These upland areas have been disturbed by previous land alterations and/or clearing and have repopulated with a dominance of invasive non-native Brazilian pepper. This species typically established into a monoculture which thereby reduces the quality of wildlife habitat.

Waterbodies

643 – Wet Prairie –

The small isolated wetland is dominated by native wetland groundcover plant species including jointed spikerush, St. John's wort, maidencane, and swamp fern. Non-native species including Peruvian primrose willow and torpedo grass are also present to a lesser extent.

510/534 – Ditches and Reservoirs Less Than 10 Acres

These man-made excavated storm-water retention features and conveyance ditches were constructed to provide temporary drainage outfall for the commerce park located to the north of the subject property. Portions of this surface water management system contain vegetation that predominantly consists of non-native and nuisance species including torpedo grass, cattails, and Carolina willow.

V. WILDLIFE AND LISTED SPECIES EVALUATION –

Non-listed Wildlife

Observations for wildlife presence and signs of utilization were made from October 2019 through October 2020. Several common avian species were observed within the property and several others are likely to occur on a foraging or migratory basis. The non-listed avian species that have been observed during site reconnaissance of the property include mourning dove, northern cardinal, boat-tailed grackle, red-shouldered hawk, black vulture, osprey, and great egret.

Direct observations and signs of utilization by mammals indicate the presence of raccoons, armadillos, opossums, marsh rabbits, feral hogs, and coyotes.

Reptile and amphibian observations included gopher tortoise, black racers, glass snake, southern leopard frogs, barking tree frogs, Cuban tree frogs, and green anole.

Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess the relative quality and wildlife utilization of the property. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species with potential to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Common Name	**Scientific Name**	**Preferred Habitat**	**Occurrence***	**Listed Status**
				State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	L	FT/SA
Bald eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	L	No longer listed Nest trees protected
Florida burrowing owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	L	ST/-
Florida bonneted bat	*Eumops floridanus*	A diversity of forested habitats	L	FE
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	M	FT
Florida pine snake	*Pituophis melanoleucus mugitus*	Well drained sandy soils, moderate to open pine canopy	M	ST
Florida sandhill crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	L	ST/-
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	O[2]	ST/-
Audubon's crested caracara	*Polyborus plancus audbonii*	Nest in cabbage palms, dry prairie and pastures	L	FT
Little blue heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Red-cockaded woodpecker	*Picoides borealis*	Mature pine woodlands	L	FE
Roseate spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-
Southeast American kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	L	ST/-
Tricolored heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	M	ST/-
Wood stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	M	FT

[1] Observed transient
[2] Observed nesting and/or resident
[3] Observed utilization
*O= Observed; H= High probability; M= Medium probability; L= Low probability; FE = Federal Endangered; FT = Federal Threatened; FT/SA = Federal Threatened due to similarity of appearance; ST = State Threatened

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat, which does occur on the property. The on-site marsh would not however be well suited for sandhill crane nesting as the marsh is less than one half acre in size and only seasonally inundated. Sandhill cranes prefer larger marsh systems with longer hydroperiods. No sandhill cranes or sandhill crane nests were observed on the subject property during site reconnaissance.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles or bald eagle nests were observed on site. According to the FFWCC database there is a documented bald eagle nest located approximately 0.4 mile southeast of the site, on the eastern side of I-95 and south of Ten Mile Creek. This nest was last reported to be active in 2016.

The subject site is within the U.S. Fish and Wildlife Service (USFWS) designated consultation area for Audubon's crested caracara. The lack of open prairie and rangeland on the site as well as lack of typical nest tree opportunities indicates little if any potential habitat for foraging or nesting by Audubon's crested caracara.

The wood stork is a federally listed threatened species. The development portion of the property does not provide suitable nesting habitat due to the absence of naturally forested wetlands. The site is, however within the 18.6-mile core forage area of wood stork rookeries as per USFWS, thus forage maintenance measures will be taken to support this species.

The occurrence of a wetland and surface water management features indicates that there is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. These species would include the little blue heron, tricolored heron, and roseate spoonbill. None of these wading bird species have been observed on site during field reconnaissance. Their occurrence would likely be limited to transient foraging as no evidence of nesting or habitat conducive to nesting was observed on the site.

Florida burrowing owls are a state listed, ground dwelling species that is often found in open, treeless fields where it spends most of its time on the ground or perched on posts, fences, and short shrubs. The lack of dry prairie habitat with generally low vegetative cover indicates that this species has low potential to occur on the subject site. There were no burrowing owls or potentially occupied owl burrows observed on the site during field reconnaissance.

The gopher tortoise is listed as a threatened species by the state of Florida through the Florida Fish and Wildlife Conservation Commission (FFWCC). The general habitat characteristics and site observations confirm the occurrence of gopher tortoises on the site. The observed gopher tortoises and gopher tortoise burrows were located within the pine flatwoods portion of the property.

A listed reptile species that was not observed but has potential to occur on the site is the Federally threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. The presence of native pine flatwoods habitat and a population of gopher tortoises on site is such that indigo snakes are moderately likely to occur on the subject property.

Another reptile species that was not observed but has a potential to occur on the site is the State-designated Threatened Florida pine snake. The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is located within the distribution area for this species.

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. The small isolated wetland and surface water management system would not however be adequate to attract or support alligators.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

APPENDIX



LEGEND

- SITE (132.4+/- AC)

0 2,000 Feet

N

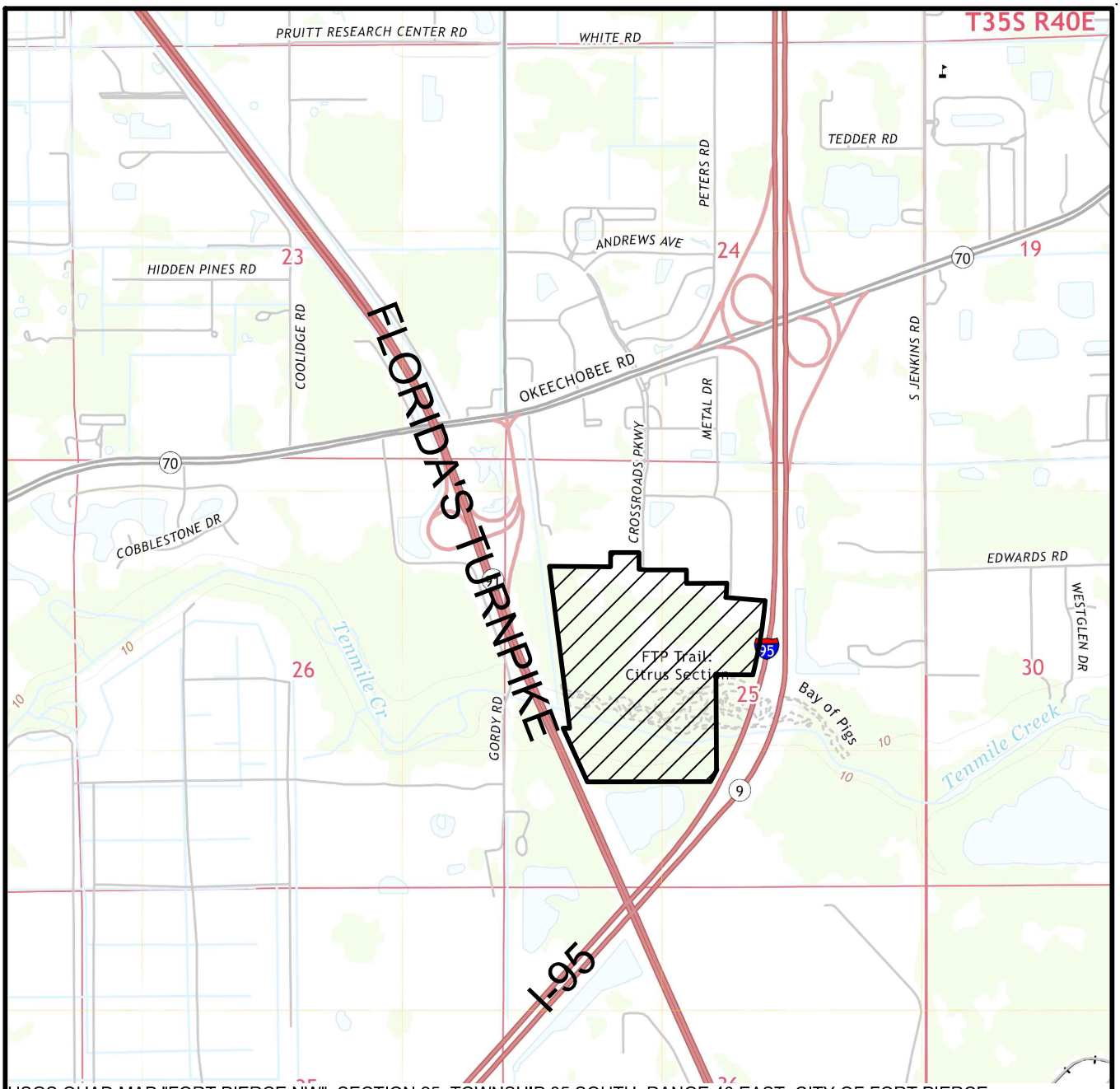
SL CROSSROADS BUSINESS CENTER
LOCATION

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

OCT 2020

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 25, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°24'15" LONGITUDE -80°23'37"

0 2000
SCALE IN FEET

LEGEND

- SITE (132.4± AC)

SL CROSSROADS BUSINESS CENTER

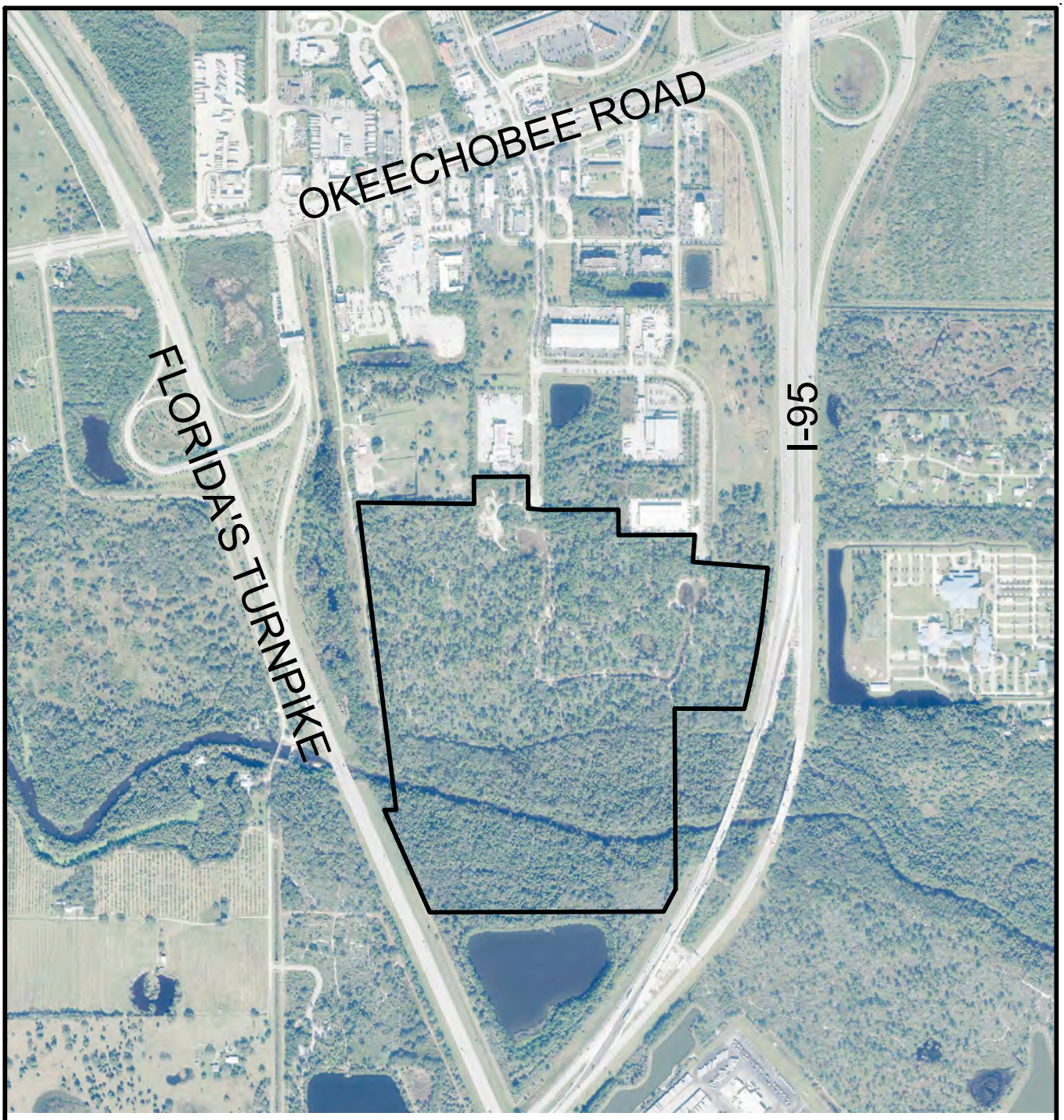
QUAD

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

OCT 2020

FIGURE 2

SL Crossroads Business Center.dwg QUAD



FDOT AERIALS DATED 2018

0 1000
SCALE IN FEET

SL CROSSROADS BUSINESS CENTER

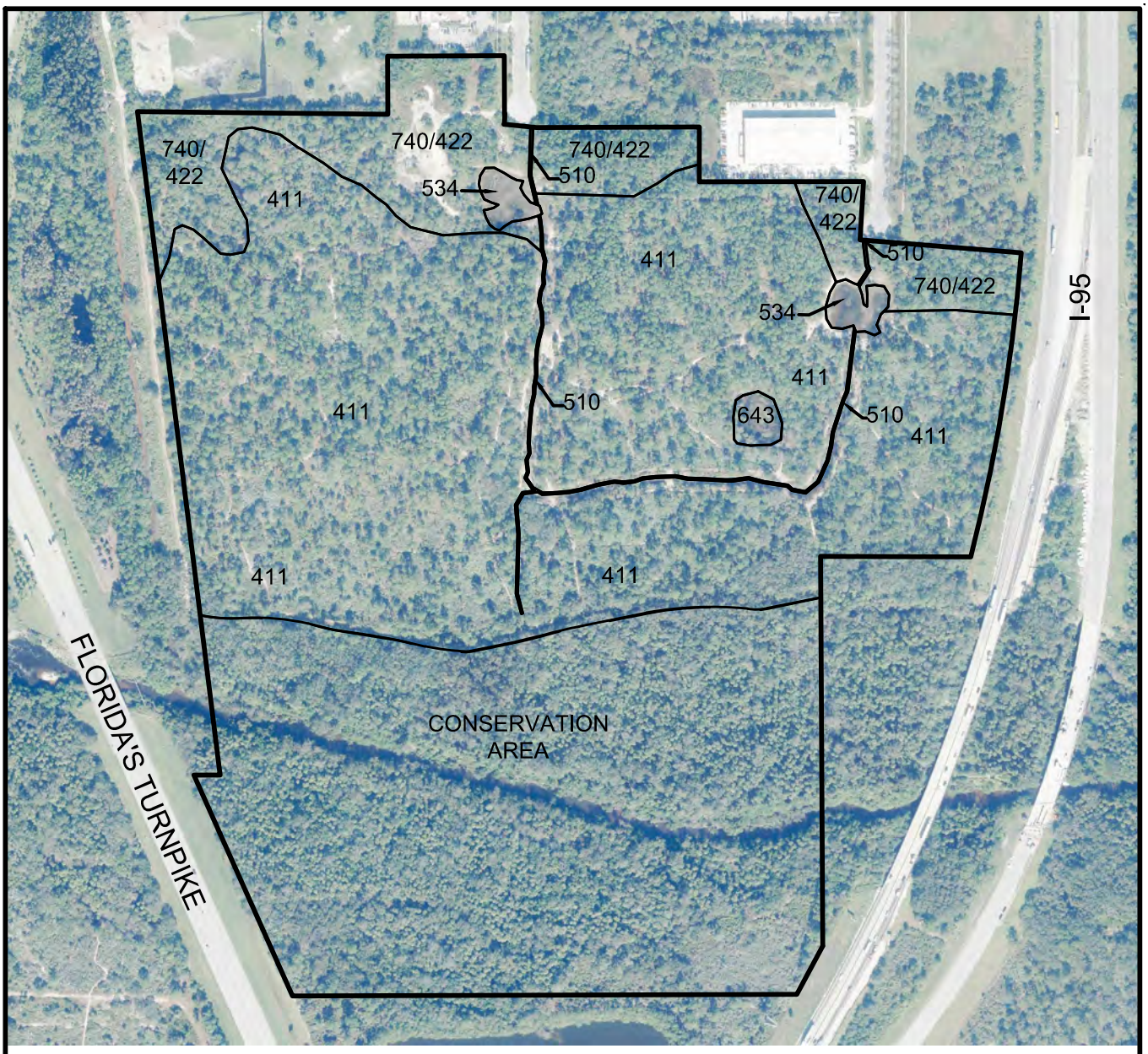
AERIAL

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FIGURE
3

SL Crossroads Business Center.dwg AERIAL



FDOT AERIALS
DATED 2018

LEGEND

411 - PINE FLATWOODS (68.6± AC)
510 - DITCHES (0.4± AC)
534 - RESERVOIRS LESS THAN 10ACS (1.0± AC)
643 - WETLAND PRAIRIE (0.5± AC)
740/422 - DISTURBED LANDS/BRAZILIAN PEPPER (14.1± AC)
CONSERVATION AREA (47.8± AC)
TOTAL SITE (132.4± AC)

0 500
SCALE IN FEET

SL CROSSROADS BUSINESS CENTER

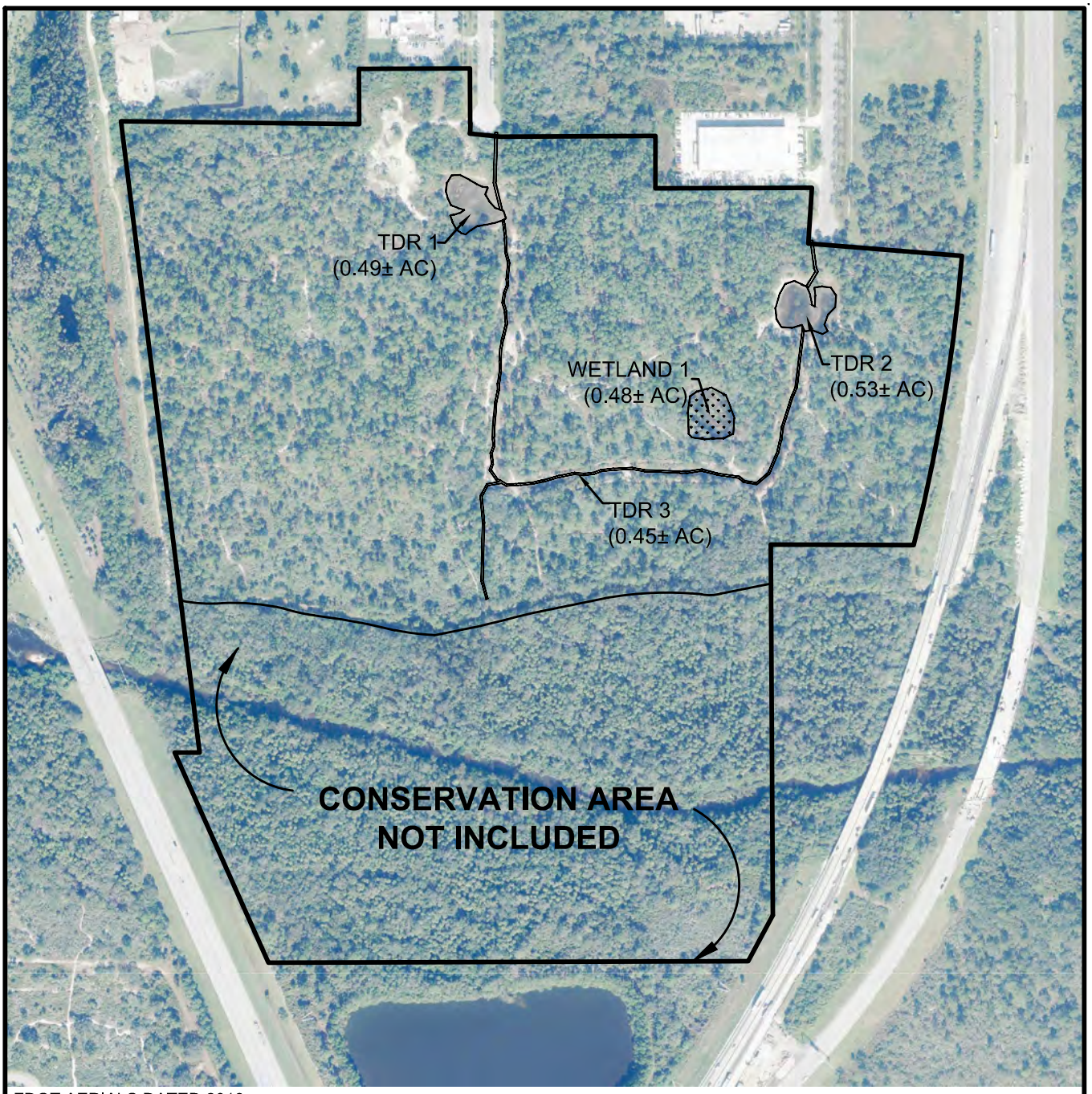
FLUCFCS

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FIGURE
4

SL Crossroads Business Center.dwg FLUCFCS



FDOT AERIALS DATED 2018

LEGEND

- PRELIMINARY WETLAND (0.48± AC)
- TEMPORARY DRY RETENTION (1.47± AC)
  PERMIT 56-02931-P

0 500
SCALE IN FEET

SL CROSSROADS BUSINESS CENTER

WETLAND MAP

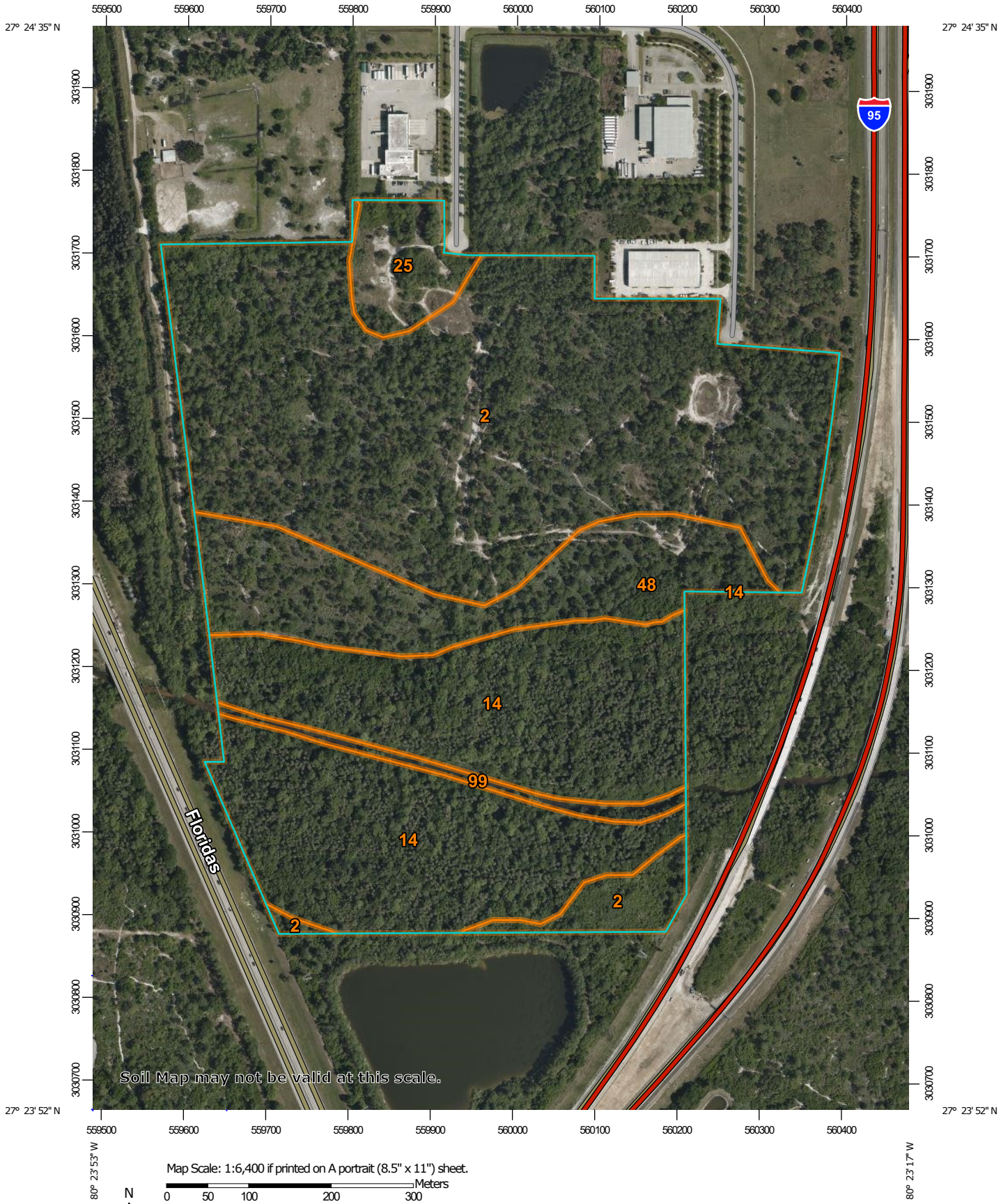
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STUART, FL 34996
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OCT 2020

FIGURE
5

'SL Crossroads Business Center.dwg WETLAND

Soil Map—St. Lucie County, Florida
(SL CROSSROADS BUSINESS CENTER)



Map Scale: 1:6,400 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

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

MAP LEGEND

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

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

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

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- 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 14, Jun 9, 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 Farmton sands	65.4	49.4%
14	Fluvaquents, frequently flooded	43.7	33.0%
25	Nettles and Oldsmar sands	4.6	3.5%
48	Wabasso sand, 0 to 2 percent slopes	16.7	12.6%
99	Water	2.0	1.5%
Totals for Area of Interest		**132.5**	**100.0%**

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 3, 2020

** Delivered via email*

FLF Crossroads Industrial I, LLC
601 Heritage Drive Suite 227
Jupiter, FL 33458

Subject: Crossroads Park Of Commerce Phase Ii
Application No. 200717-3897
Informal Wetland Determination No. 56-103738-P
St Lucie County

Dear Applicant:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit No. 1.0. A joint site inspection was conducted on July 29, 2020.

Based on the information provided and the results of the site inspection, one jurisdictional wetland as defined in Chapter 62-340, Florida Administrative Code (F.A.C.), exists on the property. Additionally, the property contains two existing stormwater management lakes authorized by Permit No. 56-02931-P; however, in accordance with subsection 62-340.700 F.A.C., these features are exempt from delineation as other surface waters. Exhibit No. 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the features.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Barbara Conmy
Section Leader

c: Jason Hahner, EW Consultants, Inc *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 200717-3897 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Wetland/OSW Map

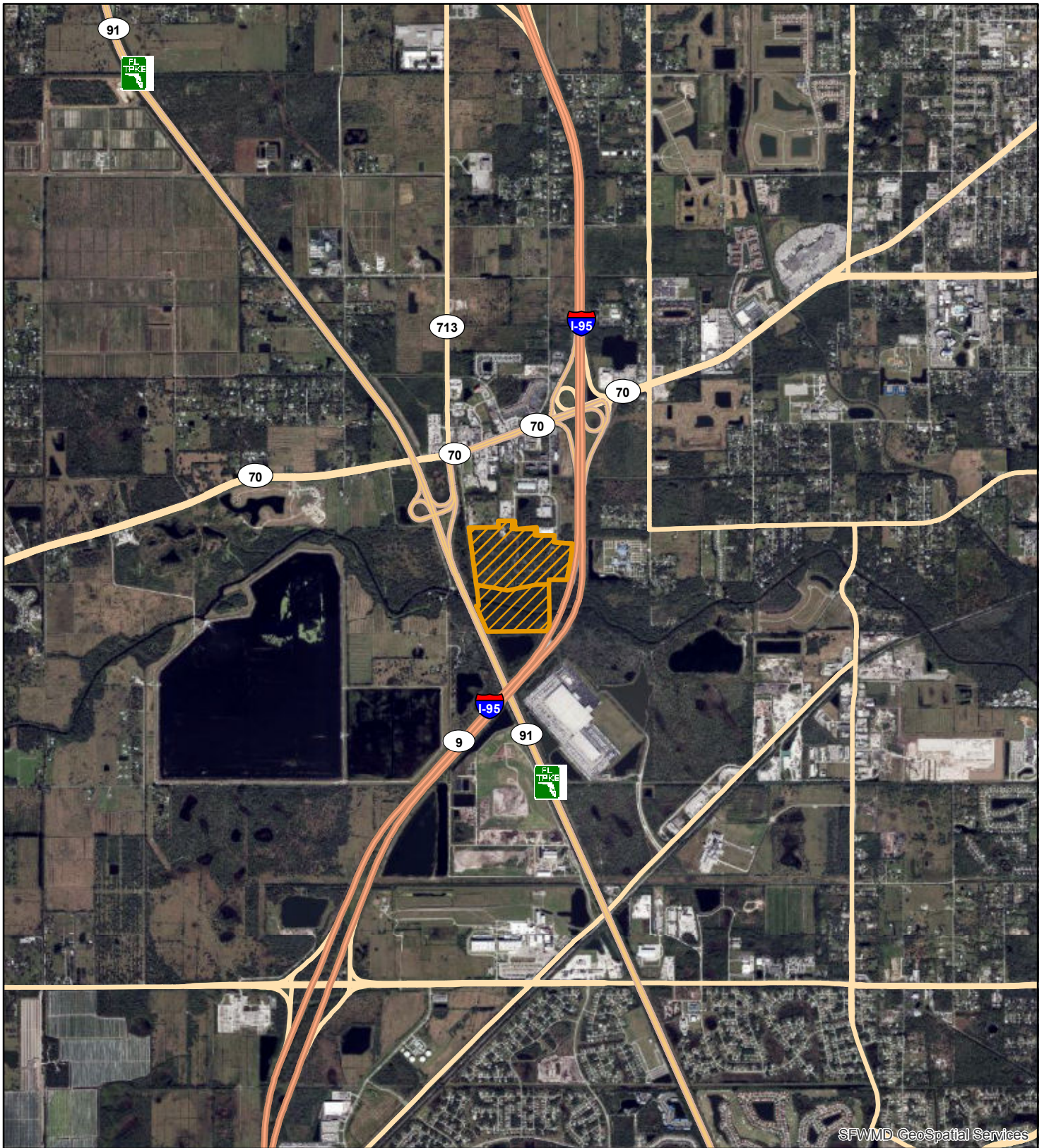


Exhibit No:1.0	Exhibit Created On: 2020-08-03	ST. LUCIE COUNTY, FL

REGULATION DIVISION

Project Name: Crossroads Park Of Commerce Phase Ii

0 3,200 6,400 Feet

N

Application

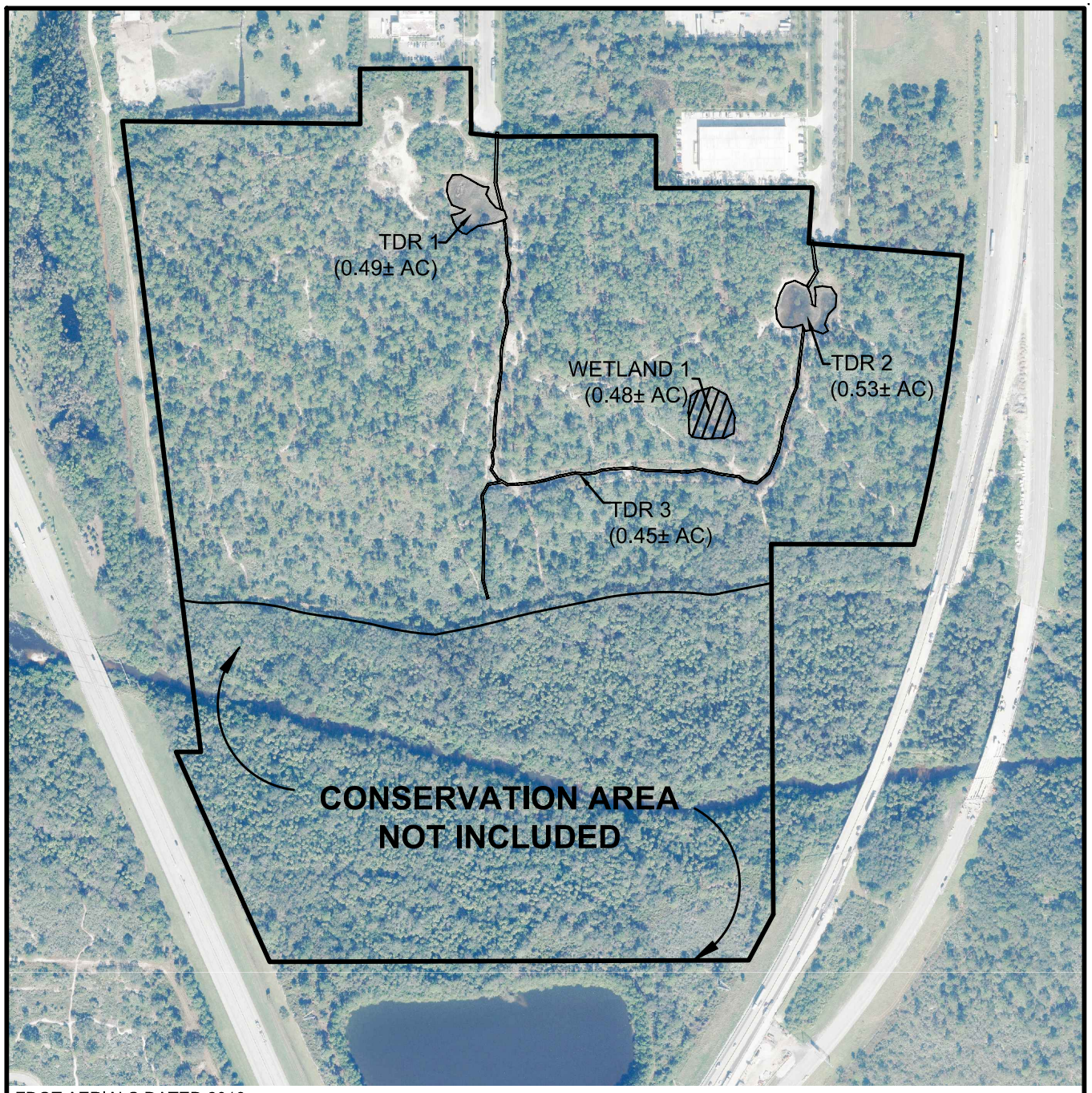
Permit No: 56-103738-P

Application Number: 200717-3897

sfwmd.gov

Created by IT GIS Section

South Florida Water Management District



FDOT AERIALS DATED 2018

LEGEND

- PRELIMINARY WETLAND (0.48± AC)
- TEMPORARY DRY RETENTION (1.47± AC)
  PERMIT 56-02931-P

0 500
SCALE IN FEET

FLF CROSSROADS COMMERCE

WETLAND MAP

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772-287-8771 FAX 772-287-2988
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JULY 2020

FIGURE
A

FLF Crossroads Commerce.dwg WETLAND

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O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

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TRAFFIC IMPACT STATEMENT

CROSSROADS INDUSTRIAL
FORT PIERCE, FLORIDA

Prepared for:

SL Crossroads Business Center, LLC
195 Morristown Road
Basking Ridge, New Jersey 07920

Job No. 20-121

Date: October 30, 2020

BRYAN G. KELLEY LICENSE No. 74006 OCT 30 2020 STATE OF FLORIDA PROFESSIONAL ENGINEER

Bryan G. Kelley, P.E.
FL Reg. No. 74006

1.0 SITE DATA

The subject parcel is located at the southern terminus of Crossroads Parkway, south of Okeechobee Road and between the Florida Turnpike and I-95 in the City of Fort Pierce, Florida and contains approximately 84.6 acres. The proposed plan of development includes 1,133,000 S.F. of warehouse of which 32,952 S.F. is to be office space with an estimate build out year of 2025. The purpose of this traffic impact statement is to address the traffic impacts of the proposed development plan. Access to the site is proposed via driveway connections to Crossroads Parkway. Crossroads Parkway connects to Okeechobee Road via a signalized intersection. For more information concerning site layout and geometry, please refer to the Site Plan prepared by Schmidt Nichols.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed development is calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the vested use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed 1,100,048 S.F. warehouse and 32,952 S.F. development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	2275 tpd
A.M. Peak Hour Traffic Generation	=	244 pht (193 In/51 Out)
P.M. Peak Hour Traffic Generation	=	247 pht (62 In/185 Out)

3.0 TRAFFIC ANALYSIS

Roadway Link Analysis

Figure 1 attached to the report depicts the estimated trip distribution for the proposed development. Based on City Code Section 105-5 and the trip generation of 247 peak hour trips, the radius of development shall be 2 miles.

Table 4 calculates the area wide growth rate. The data used for the calculations were based on the average of the individual roadway segments growth rate derived from the St. Lucie TPO Data Management System. The area wide growth rate was calculated at 0.45%.

Tables 5 and 6 calculate the project's significance for each of the roadway segments within the radius of influence for the A.M. and P.M. peak hours, respectively. The project was considered to have an insignificant impact if the project trips represented less than 1.0% of the LOS D volume threshold for each roadway segment. All roadway links for which the project had a significant impact, were further analyzed.

Tables 7 and 8 provide the link segment analysis for all significant roadway segments for the A.M. and P.M. peak hour, respectively. The existing counts were generally taken from the St. Lucie TPO Traffic Counts and Level of Service Report (Fall/Winter 2019/2020). The counts for I-95 and the Florida Turnpike were taken from the FDOT Traffic Information Online website. As shown in Tables 7 and 8, all roadway links will meet applicable Level of Service requirements.

Traffic analysis of impact intersections will also be provided at a future time once the traffic methodology letter is agreed to. The proposed traffic methodology letter is provided in Appendix "C" attached to this report.

4.0 CONCLUSION

The proposed plan of development will result in an increase of 2,275 trips per day, 244 AM peak hour trips, and 247 PM peak hour trips at project build out in 2025. A review of the traffic data revealed that the surrounding roadway network will continue to function at an acceptable Level of Service and meet the requirements outlined in City Code Section 105-5 (Management and monitoring program).

CROSSROADS INDUSTRIAL

10/30/2020

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Warehouse	150	1,100,048	S.F.	1.74			1,914		0	1,914	0%	0	1,914
General Office (>5,000 SF GFA)	710	32,952	S.F.	Ln(T) = 0.97 Ln(X) + 2.50			361		0	361	0%	0	361
			Grand Totals:				**2,275**	**0.0%**	**0**	**2,275**	**0%**	**0**	**2,275**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Warehouse	150	1,100,048	S.F.	0.17	0.77	0.23	144	43	187	0.0%	0	0	0	144	43	187	0%	0	144	43	187
General Office (>5,000 SF GFA)	710	32,952	S.F.	T = 0.94(X) + 26.49	0.86	0.14	49	8	57	0.0%	0	0	0	49	8	57	0%	0	49	8	57
			Grand Totals:				**193**	**51**	**244**	**0.0%**	**0**	**0**	**0**	**193**	**51**	**244**	**0%**	**0**	**193**	**51**	**244**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Warehouse	150	1,100,048	S.F.	0.19	0.27	0.73	56	153	209	0.0%	0	0	0	56	153	209	0%	0	56	153	209
General Office (>5,000 SF GFA)	710	32,952	S.F.	1.15	0.16	0.84	6	32	38	0.0%	0	0	0	6	32	38	0%	0	6	32	38
			Grand Totals:				**62**	**185**	**247**	**0.0%**	**0**	**0**	**0**	**62**	**185**	**247**	**0%**	**0**	**62**	**185**	**247**

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Authorization No. 3452
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N

N.T.S.

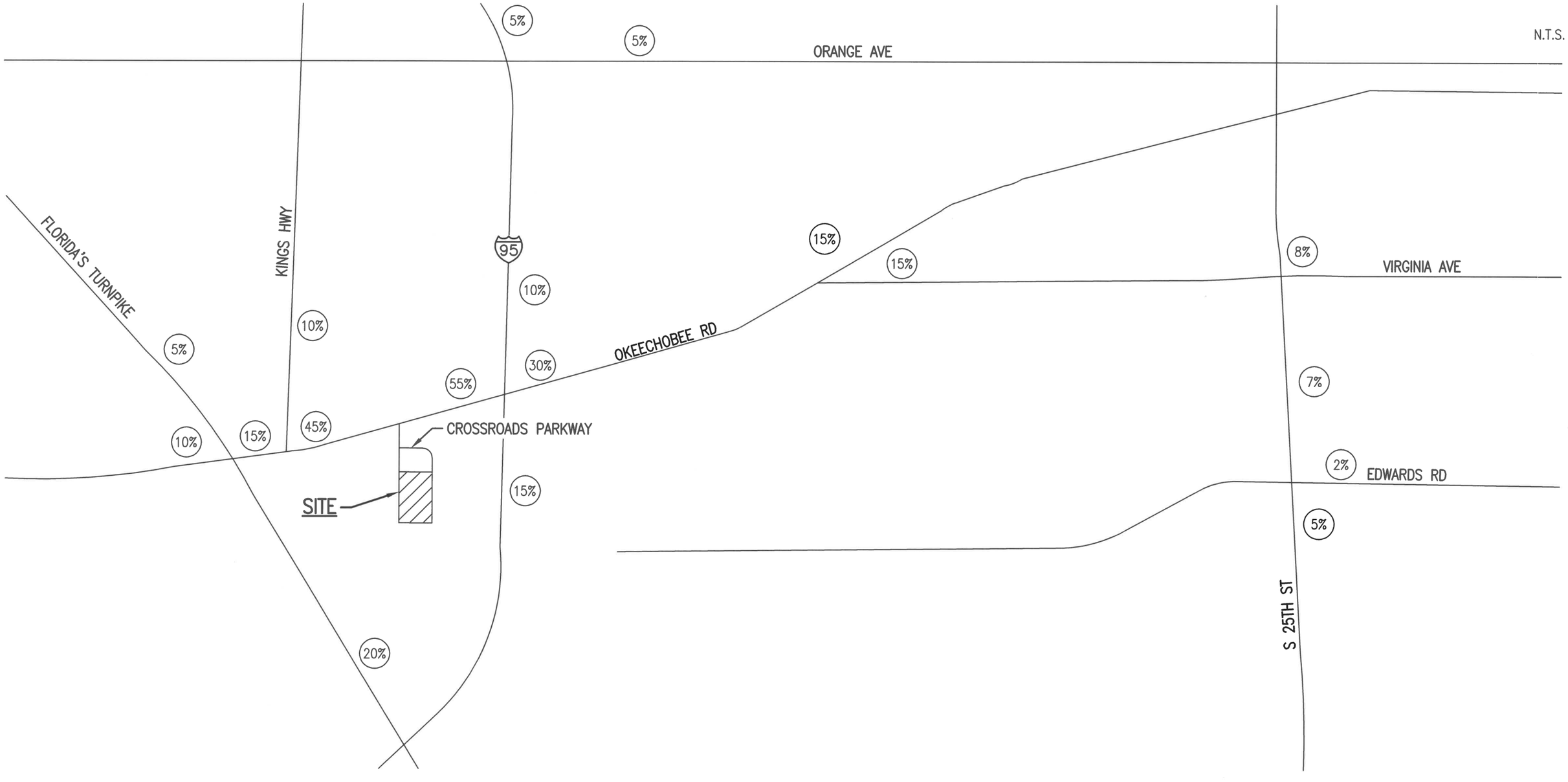


FIGURE 1
PROJECT DISTRIBUTION

LEGEND

(15%) PROJECT DISTRIBUTION

CROSSROADS
INDUSTRIAL
20-072 BK 07/20/20

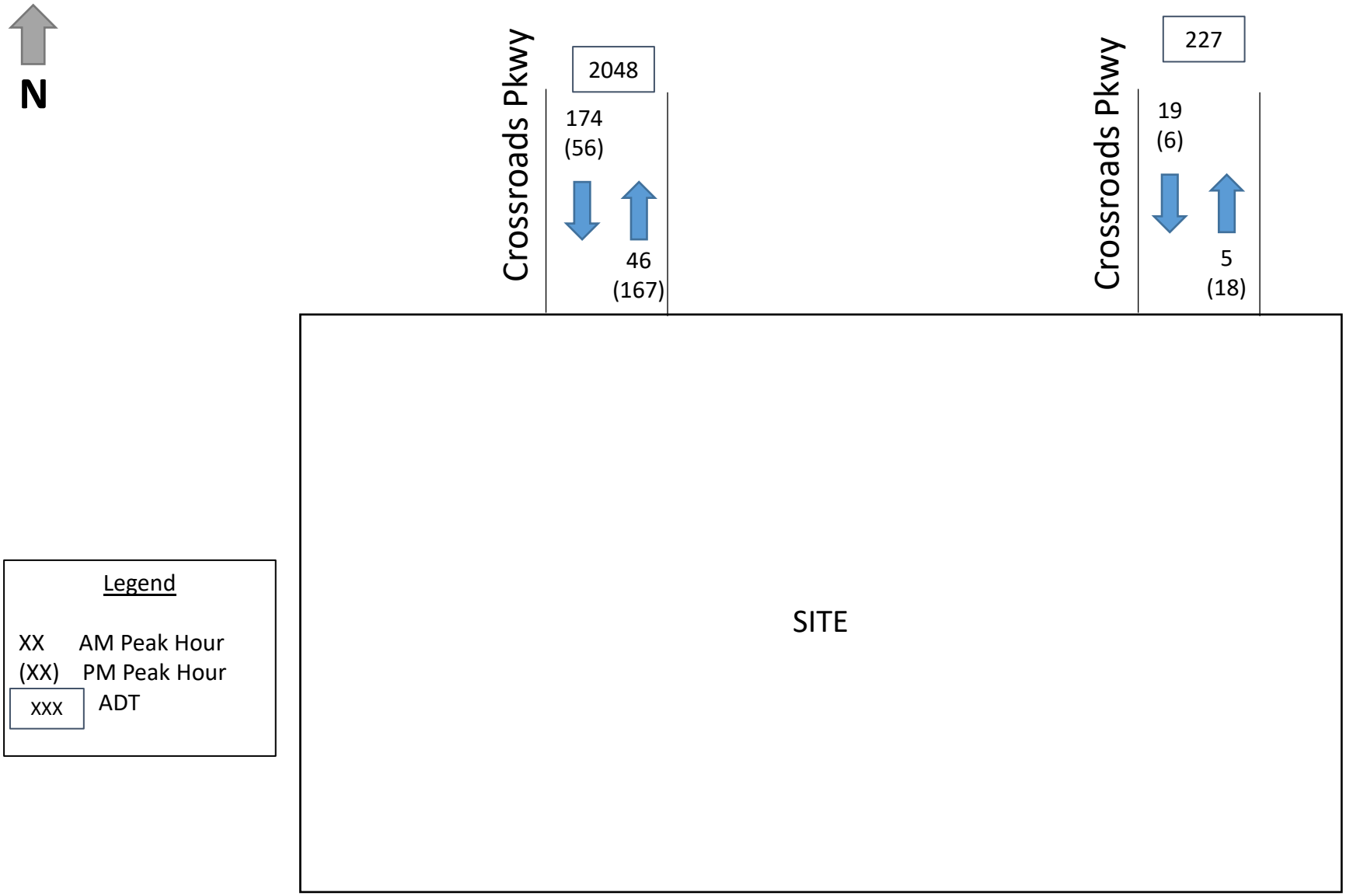


Figure 2 – Driveway Volumes
Crossroads Industrial
Project # 20-121

SIMMONS & WHITE

TABLE 4
AREA WIDE GROWTH RATE CALCULATION

STATION	ROADWAY	FROM	TO	EXPONENTIAL GROWTH RATE (%)
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	0.50%
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	-1.34%
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	-0.79%
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	0.66%
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	-0.38%
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	-0.26%
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	0.65%
940033	VIRGINIA AVENUE	25TH STREET	13TH STREET	-1.33%
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	-0.35%
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	1.32%
529	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	1.22%
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	1.04%
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	1.35%
940035	ORANGE AVENUE	I-95	JENKINS ROAD	0.54%
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	2.24%
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	2.28%
941905	I-95	ORANGE AVENUE	INDRIO ROAD	0.36%

AREA WIDE GROWTH RATE = 0.45%

Area wide growth rate calculated using the averages of the individual exponential growth rates derived from the St. Lucio TPO Data Management System

TABLE 5
PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 193
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 51

STATION	ROADWAY	FROM	TO	AM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	10%	19	4D	1810	1.05%	YES
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	15%	29	4D	2010	1.44%	YES
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	87	6D	4170	2.09%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	106	6D	4170	2.54%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	58	6D	4240	1.37%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	30%	58	4D	3170	1.83%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	29	4D	1630	1.78%	YES
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	29	6D	3020	0.96%	NO
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	15	6D	3020	0.50%	NO
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	2	830	2.29%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	19	2	870	2.18%	YES
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	7%	14	4D	2000	0.70%	NO
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	5%	10	4D	2100	0.48%	NO
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	2%	4	4D	1630	0.25%	NO
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	10	4D	2000	0.50%	NO
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	29	6X	4580	0.63%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	8X	7320	0.26%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	10	8X	7320	0.14%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	10	4X	3020	0.33%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	39	4X	3020	1.29%	YES

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TABLE 6
PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 185

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	10%	19	4D	1810	1.05%	YES
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	15%	28	4D	2010	1.39%	YES
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	83	6D	4170	1.99%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	102	6D	4170	2.45%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	56	6D	4240	1.32%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	30%	56	4D	3170	1.77%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	28	4D	1630	1.72%	YES
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	28	6D	3020	0.93%	NO
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	15	6D	3020	0.50%	NO
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	2	830	2.29%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	19	2	870	2.18%	YES
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	7%	13	4D	2000	0.65%	NO
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	5%	9	4D	2100	0.43%	NO
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	2%	4	4D	1630	0.25%	NO
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	9	4D	2000	0.45%	NO
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	28	6X	4580	0.61%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	8X	7320	0.26%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	9	8X	7320	0.12%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	9	4X	3020	0.30%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	37	4X	3020	1.23%	YES

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TABLE 7
AM PEAK HOUR - TEST 1

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = **0.45%**
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = **193**
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = **51**

ROADWAY	FROM	TO	Traffic Count Year	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	TOTAL BACKGROUND TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	378	10%	19	14	14	392	411	4D	1810	YES
OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	2017	378	15%	29	14	14	392	421	4D	2010	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	960	45%	87	35	35	995	1082	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1063	55%	106	39	39	1102	1208	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1976	30%	58	73	73	2049	2107	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1580	30%	58	58	58	1638	1696	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	922	15%	29	34	34	956	985	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	361	10%	19	13	13	374	393	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	885	10%	19	33	33	918	937	4D	2000	YES
FLORIDA TURNPIKE[1]	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	39	85	85	2385	2424	4X	3890	YES

Notes:
(1) Florida Turnpike and I-95 volume taken from FDOT AADT traffic data and applying the reported K and D factors.
(2) Kings Highway to be widened to 4 lanes as part of FDOT 5-Year Work Program

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TABLE 8
PM PEAK HOUR - TEST 1

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = **0.45%**
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = **62**
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = **185**

ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	TOTAL BACKGROUND TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	391	10%	19	14	14	405	424	4D	1810	YES
OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	2017	391	15%	28	14	14	405	433	4D	2010	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	1013	45%	83	37	37	1050	1133	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1086	55%	102	40	40	1126	1228	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1709	30%	56	63	63	1772	1828	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1649	30%	56	61	61	1710	1766	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	902	15%	28	33	33	935	963	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	369	10%	19	14	14	383	402	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	890	10%	19	33	33	923	942	4D	2000	YES
FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	37	85	85	2385	2422	4X	3890	YES

Notes:
(1) Florida Turnpike volume taken from FDOT AADT traffic data and applying the reported K and D factors.
(2) Kings Highway to be widened to 4 lanes as part of FDOT 5-Year Work Program

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APPENDIX A

ST. LUCIE TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORTS

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	18,275	2017	2,100	1,310	C	0.652	1,222	C	0.608
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	22,049	2017	2,000	1,405	C	0.736	1,401	C	0.734
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	20,801	2017	2,000	1,193	C	0.625	1,069	C	0.560
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	20,801	2017	2,000	1,193	C	0.625	1,069	C	0.560
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	19,612	2017	1,630	1,021	D	0.626	1,015	D	0.623
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	15,331	2017	1,630	807	D	0.495	784	D	0.481
25TH ST	AVENUE Q to JUANITA AVE	945152	13,301	2017	2,000	752	C	0.394	689	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	5,924	2017	2,100	340	C	0.169	380	C	0.189
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	4,991	2017	790	230	C	0.622	230	C	0.622
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

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						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

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						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

APPENDIX B

FDOT TRAFFIC DATA

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

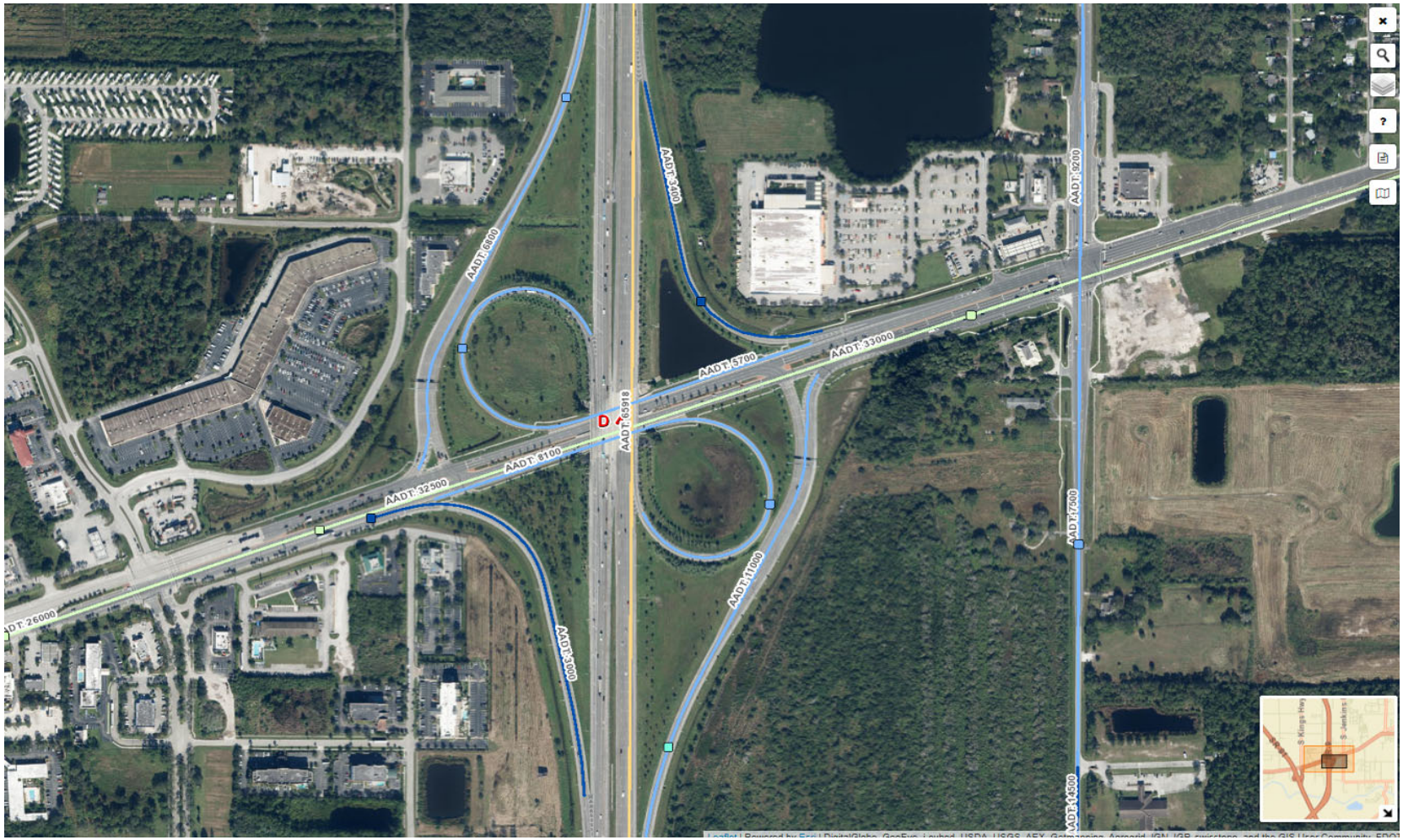
COUNTY: 97 - FL. TURNPIKE

SITE: 1964 - SR-91 M/L, BTWN MM 152 & TEN MILE CREEK BRIDGE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	46800 C	N 23400	S 23400	9.00	54.60	15.70
2018	43300 C	N 21650	S 21650	9.00	54.40	15.50
2017	42000 C	N 21000	S 21000	9.00	54.80	14.30
2016	40300 C	N 20150	S 20150	10.50	55.50	13.70
2015	36000 C	N 18000	S 18000	10.50	54.90	12.60
2014	33000 C	N 16500	S 16500	10.50	55.40	12.30
2013	30000 C	N 15000	S 15000	10.50	54.90	12.60
2012	32000 E	N 16000	S 16000	10.50	55.70	12.30
2011	32000 E	N 16000	S 16000	10.50	56.20	11.30
2010	32300 C	N 16150	S 16150	10.73	58.04	10.30
2009	31000 C	N 15500	S 15500	10.67	56.97	10.00
2008	34400 C	N 18550	S 15850	10.56	56.04	10.00
2007	33200 C	N 16600	S 16600	9.35	52.58	8.40
2006	32700 C	N 16350	S 16350	9.38	54.04	10.80
2005	32100 C	N	S	10.40	57.60	10.50
2004	28100 C	N	S	11.20	57.80	9.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FDOT TRAFFIC INFORMATION ONLINE - AADT



SIMMONS & WHITE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0260 - SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO

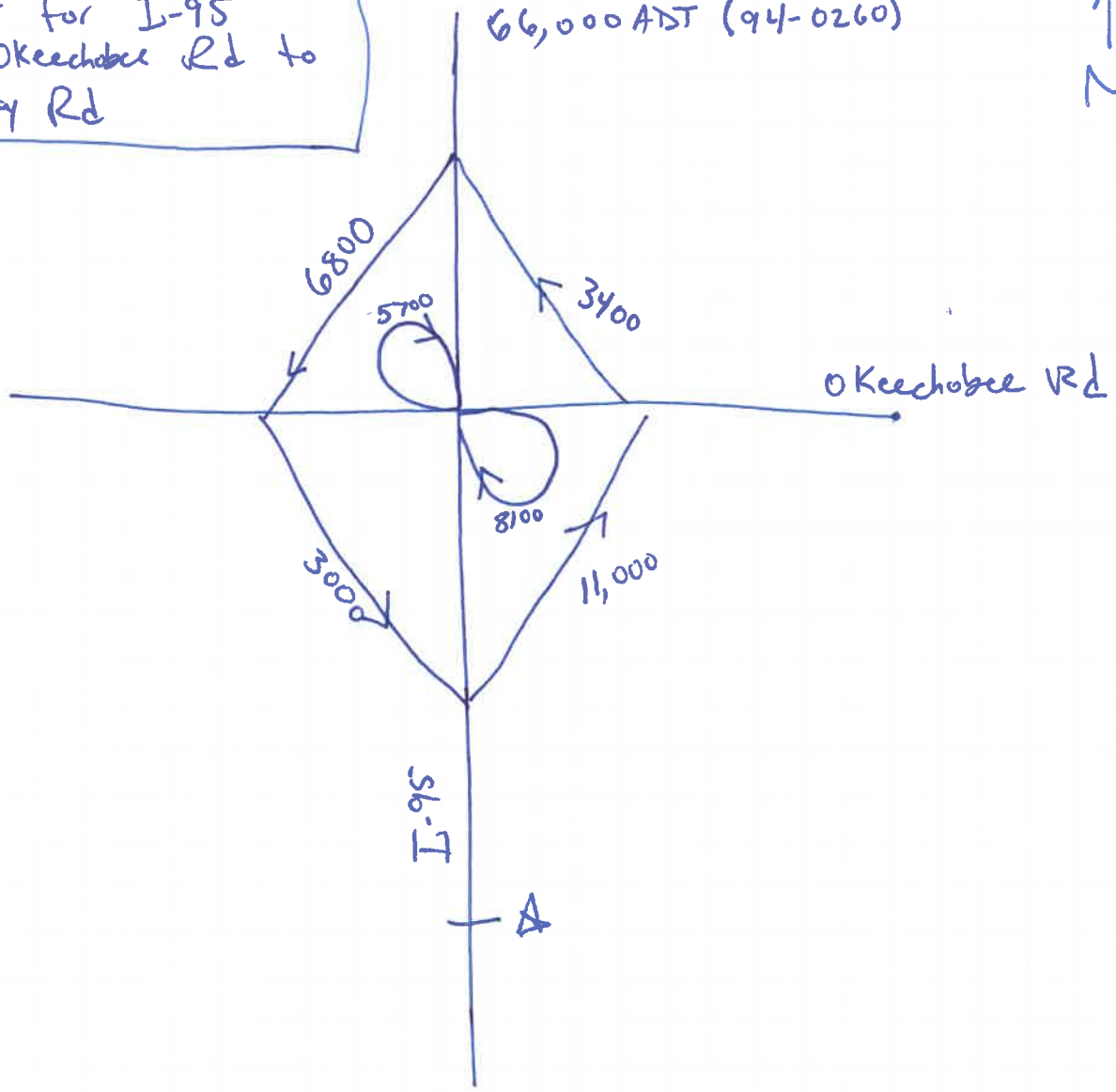
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	65918 C	N 33019	S 32899	9.00	52.00	14.40
2018	63766 C	N 31740	S 32026	9.00	51.80	14.20
2017	61831 C	N 30751	S 31080	9.00	52.10	14.20
2016	58614 C	N 29114	S 29500	9.00	52.40	14.20
2015	54502 C	N 27027	S 27475	9.00	52.60	14.20
2014	52710 C	N 25089	S 27621	9.00	62.50	10.80
2013	47000 S	0	0	9.00	53.00	11.30
2012	46500 F	N 0	S 0	9.00	53.00	15.20
2011	46278 C	N 23032	S 23246	9.00	53.00	15.20
2010	48017 C	N 24027	S 23990	9.72	52.71	15.20
2009	47834 C	N 23971	S 23863	9.69	55.38	15.80
2008	47343 C	N 23829	S 23514	9.84	54.82	17.10
2007	52289 C	N 26271	S 26018	9.17	53.41	17.10
2006	53177 C	N 26770	S 26407	9.26	54.46	18.10
2005	52085 C	N 26259	S 25826	9.50	53.00	19.80
2004	47594 C	N 23936	S 23658	8.30	54.80	10.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
2581 Metrocentre Blvd. W., #3
West Palm Beach, FL 33407
Ph: (561) 478-7848 Fax: (561) 478-3738
Website: simmonsandwhite.com

JOB NAME: _____
JOB NO: _____
BY: _____
DATE: _____
SHEET NO: _____ OF: _____

Volumes for I-95 from Okeechobee Rd to Midway Rd



A =

66,000 − 6800 − 3400 − 8100 + 5700 + 3000 + 11,000

= 67,400 K = 9% D = 55%

Peak Direction, Peak Hour = 3336

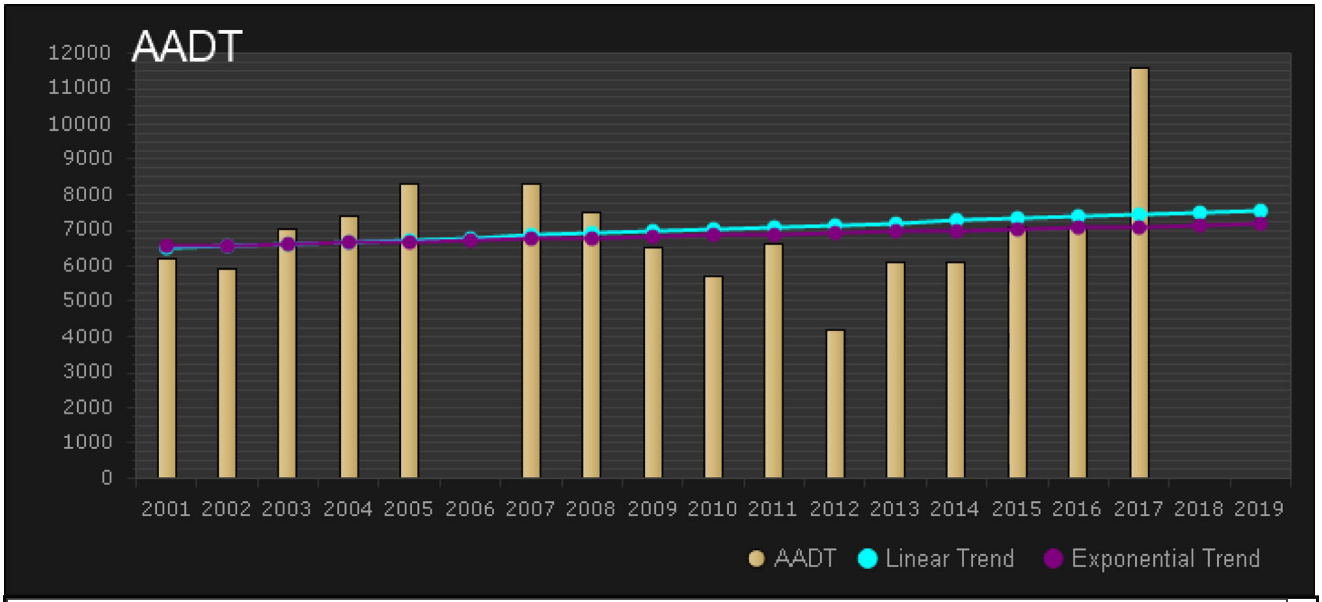
DELUXE FOR BUSINESS 1-800-888-6327
Ref. No: G 249859366

APPENDIX C

GROWTH RATES

Station 940025
SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)

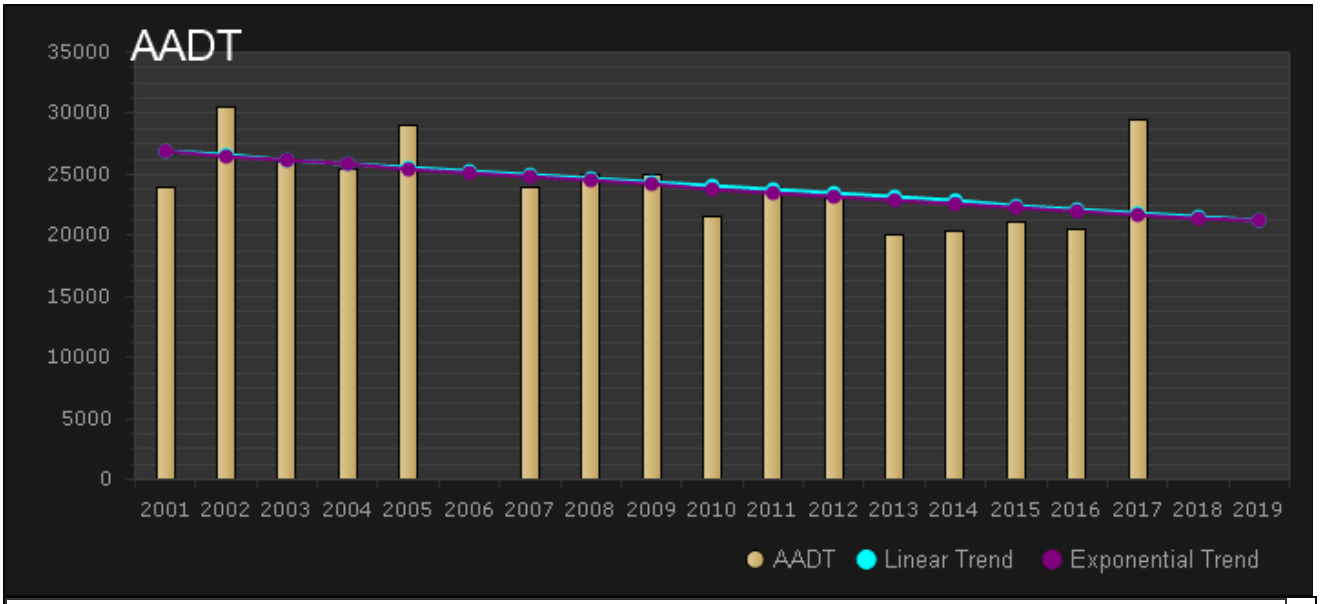
Linear Growth = 0.78%
Exponential Growth = 0.50%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940025-SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)							
2017	940025	11600		56.2			
2016	940025	7100		57.1			
2015	940025	7100		56.3	5.9		
2014	940025	6100		54.7	6.81		
2013	940025	6100		57.2	5.51		
2012	940025	4200		57			
2011	940025	6600			0		
2010	940025	5700			0	633	671
2009	940025	6500			0	667	687
2008	940025	7500			0	798	844

Station 940748
SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)

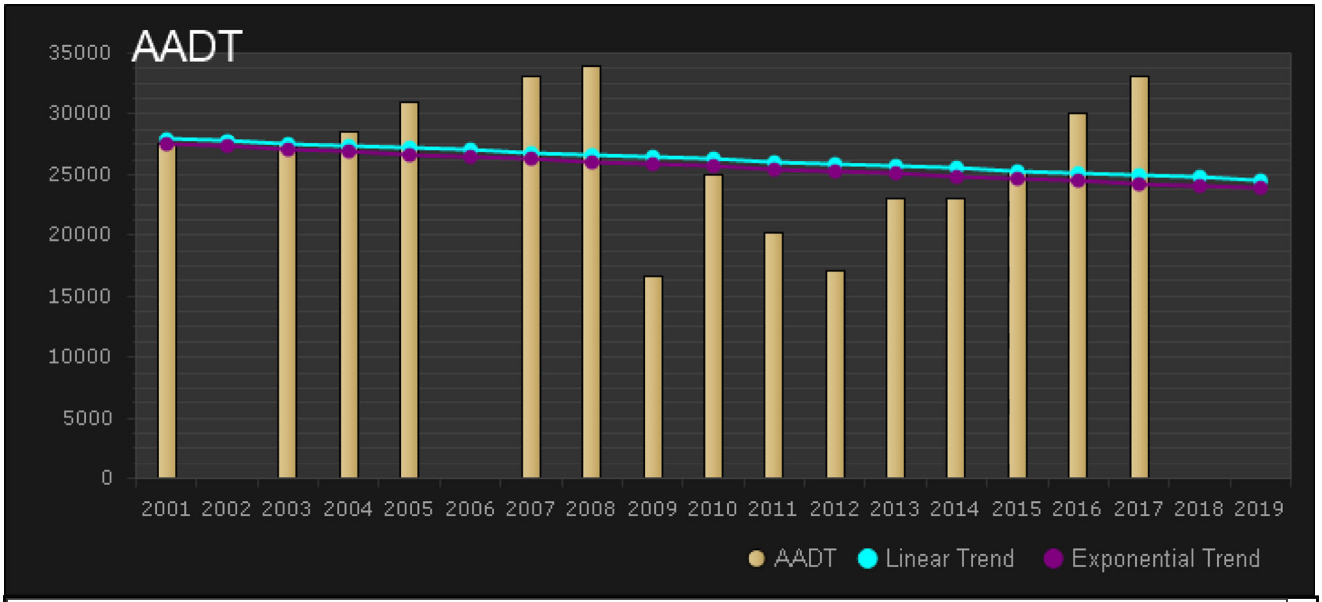
Linear Growth = -1.47%
Exponential Growth = -1.34%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940748-SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)							
2017	940748	29500		56.2			
2016	940748	20500		57.1			
2015	940748	21100		56.3	13.71		
2014	940748	20400		54.7	12.69		
2013	940748	20000		57.2	13.97		
2012	940748	23000		57			
2011	940748	24000			0		
2010	940748	21500			0	1737	1898
2009	940748	25000			0	3967	3893
2008	940748	25000			0	2233	2450

Station 940106
SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)

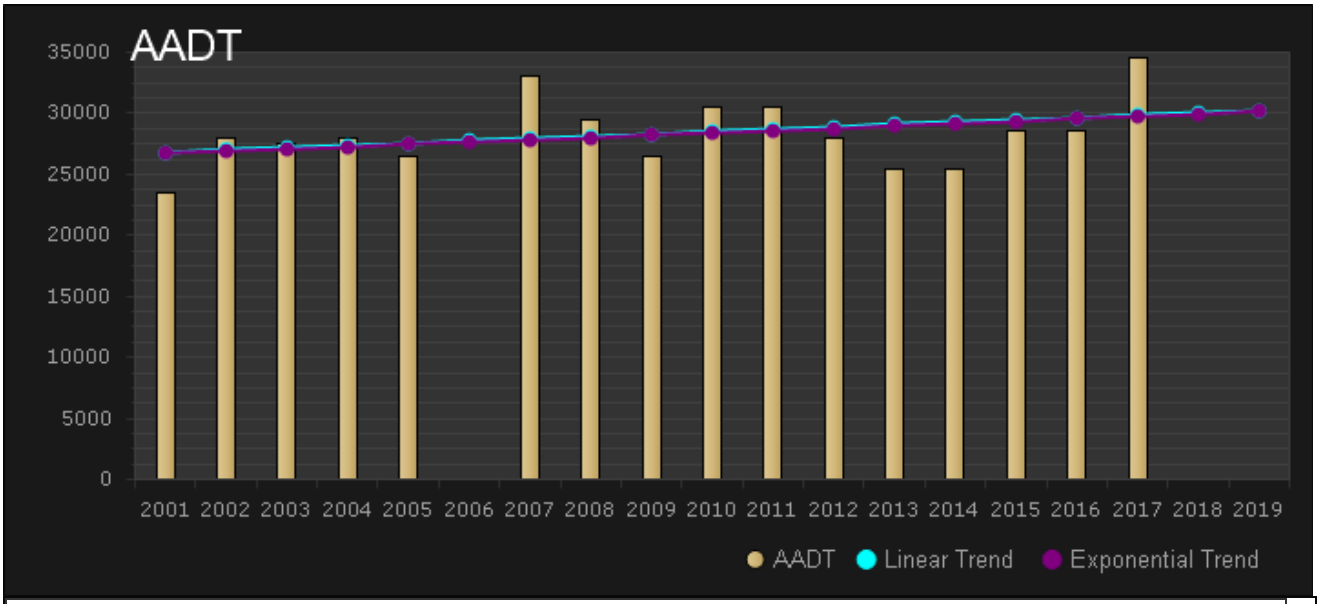
Linear Growth = -0.76%
Exponential Growth = -0.79%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940106-SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)							
2017	940106	33000		56.2			
2016	940106	30000		57.1			
2015	940106	25500		56.3	5.92		
2014	940106	23000		54.7			
2013	940106	23000		57.2	15.64		
2012	940106	17100		57			
2011	940106	20200			0		
2010	940106	25000			0	2148	2155
2009	940106	16600			0	2569	2563
2008	940106	34000			0	2806	2869

Station 940029
SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

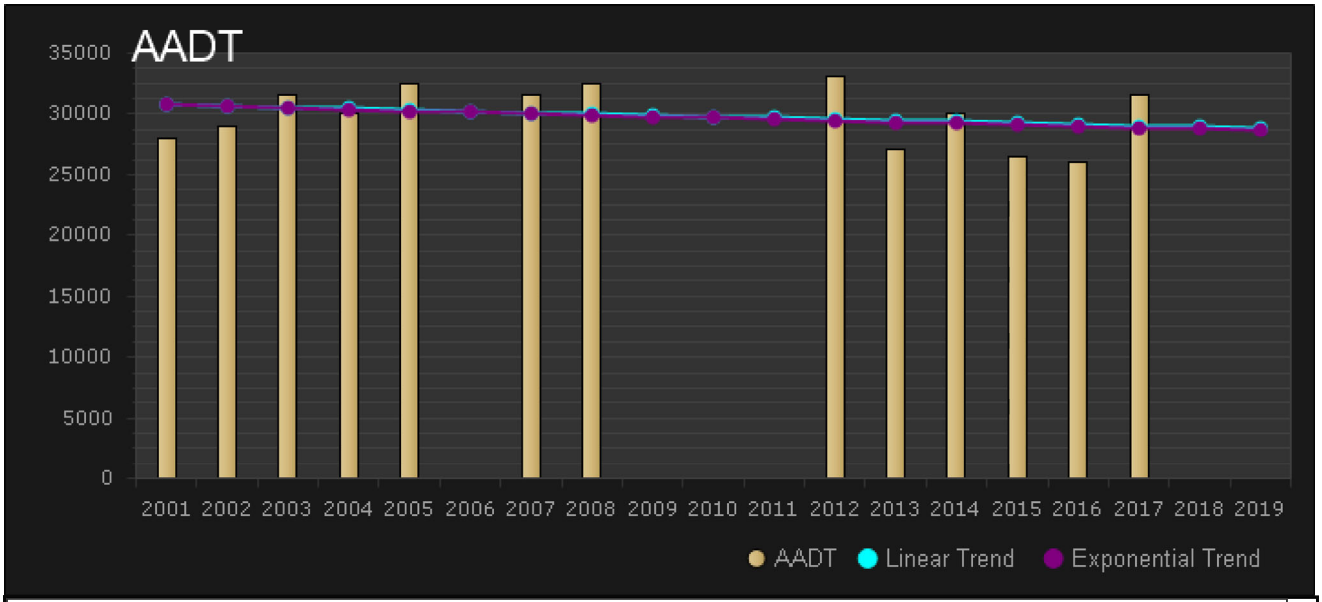
Linear Growth = 0.63%
Exponential Growth = 0.66%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940029-SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)							
2017	940029	34500		50.9			
2016	940029	28500		50.9			
2015	940029	28500		51	8.22		
2014	940029	25500		50.8			
2013	940029	25500		50.8			
2012	940029	28000		56.8	2.78		
2011	940029	30500			0		
2010	940029	30500			0	2708	2712
2009	940029	26500			0	3949	4468
2008	940029	29500			0	2660	2471

Station 940742
SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

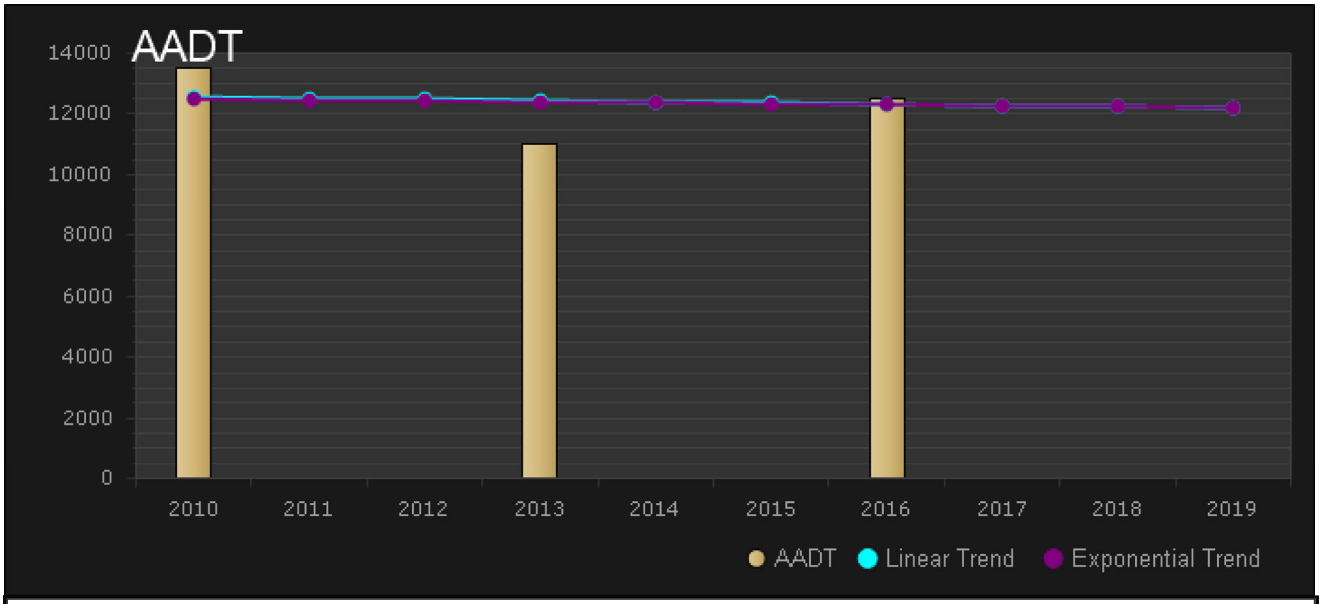
Linear Growth = -0.36%
Exponential Growth = -0.38%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940742-SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)							
2017	940742	31500		50.9			
2016	940742	26000		50.9			
2015	940742	26500		51	7.3		
2014	940742	30000		50.8	1		
2013	940742	27000		50.8			
2012	940742	33000		56.8	1.58		
2008	940742	32500			0	2522	3068
2007	940742	31500			0	2277	2799
2005	940742	32500			0	2352	2780
2004	940742	30000			0	2567	2784

Station 688
OKEECHOBEE RD NE. OF VIRGINIA AVE

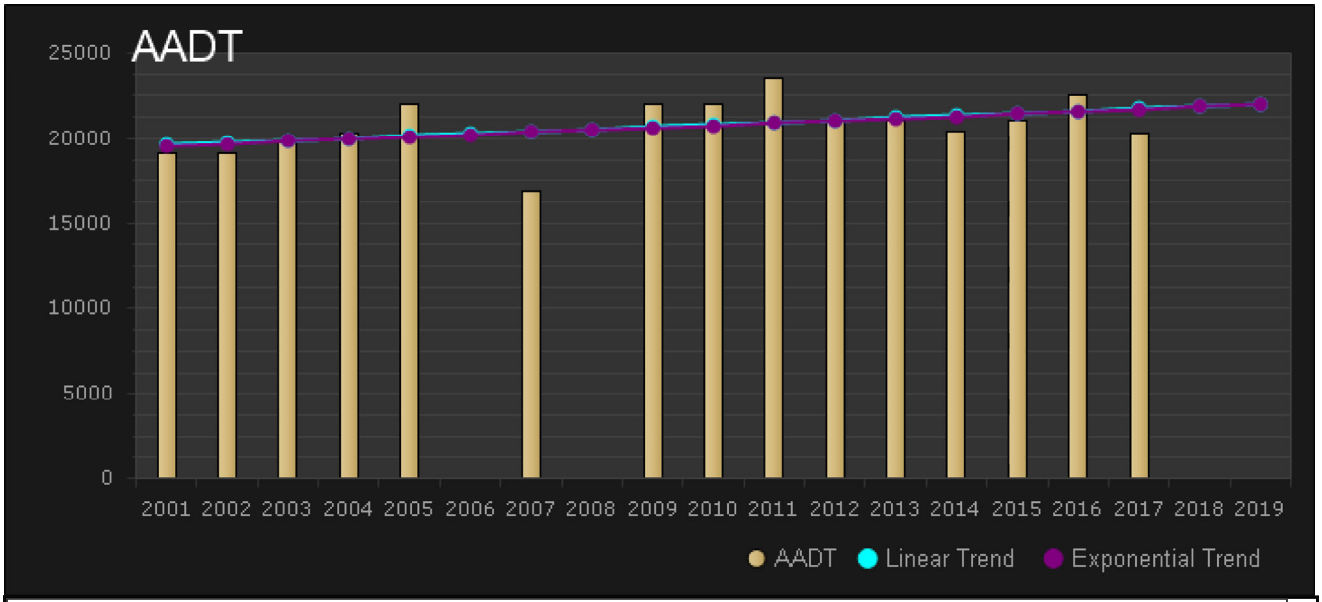
Linear Growth = -0.32%
Exponential Growth = -0.26%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 688-OKEECHOBEE RD NE. OF VIRGINIA AVE							
2020	688	12500	0.105	0.5545	0		
2016	688	12500	0.107	0.5135	0	950	1249
2013	688	11000			0	840	1046
2010	688	13500	0.096	0.558	0	1016	1167

Station 940030
SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

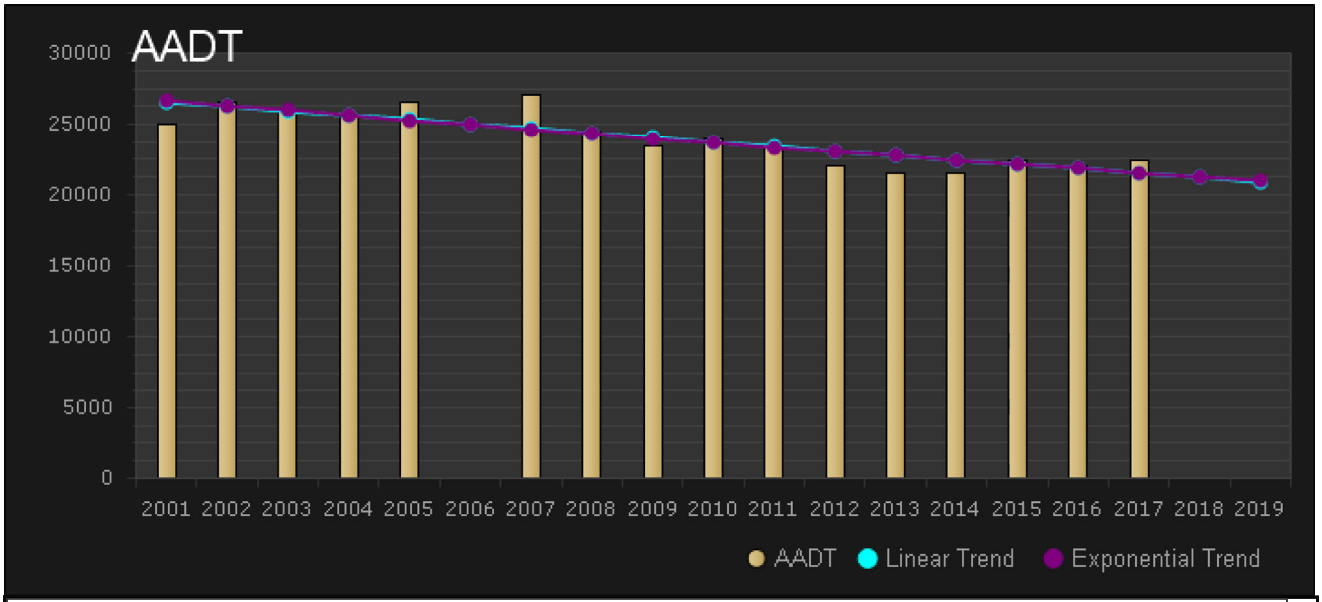
Linear Growth = 0.60%
Exponential Growth = 0.65%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940030-SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)							
2017	940030	20300		50.9			
2016	940030	22500		50.9			
2015	940030	21000		51	1.06		
2014	940030	20400		50.8	1.54		
2013	940030	21000		50.8	1.41		
2012	940030	21000		56.8			
2011	940030	23500			0		
2010	940030	22000			0	1713	1984
2009	940030	22000			0	1743	1948
2007	940030	16900			0	1976	2332

Station 940033
SR 70 / VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)

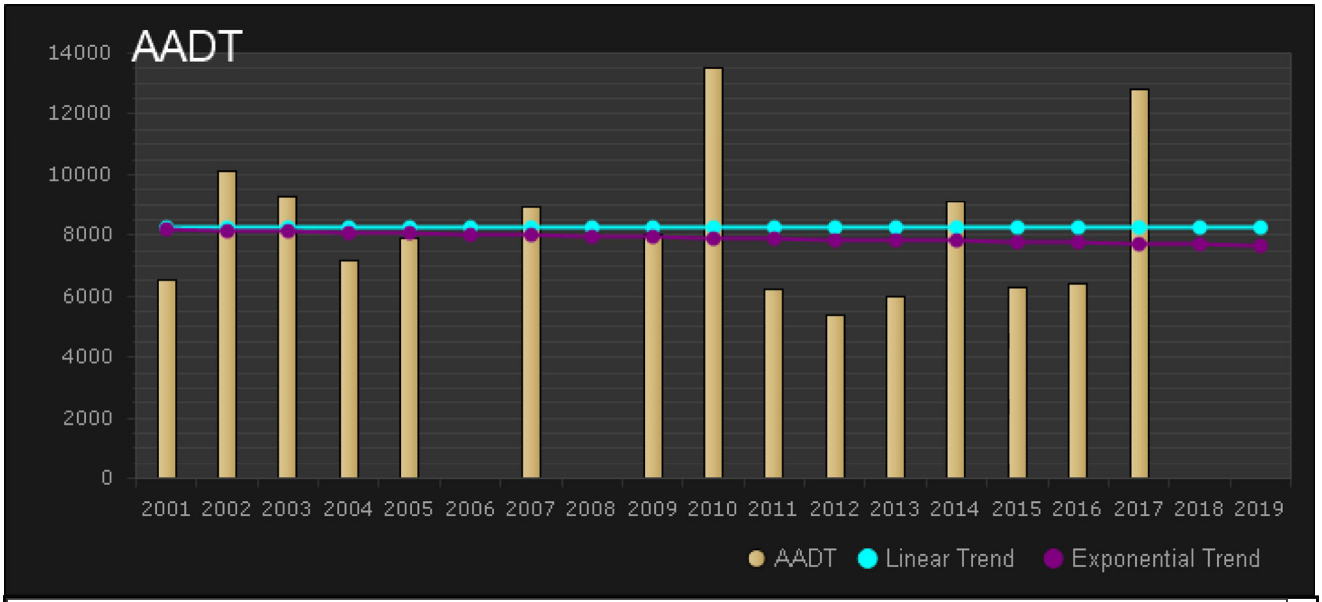
Linear Growth = -1.51%
Exponential Growth = -1.33%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940033-SR 70 / VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)							
2017	940033	22500		50.9			
2016	940033	22000		50.9			
2015	940033	22500		51	2.7		
2014	940033	21500		50.8	0.99		
2013	940033	21600		50.8			
2012	940033	22000		56.8			
2011	940033	23500			0		
2010	940033	24000			0	1958	2239
2009	940033	23500			0	1998	2083
2008	940033	24500			0	1980	2223

Station 940757
SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

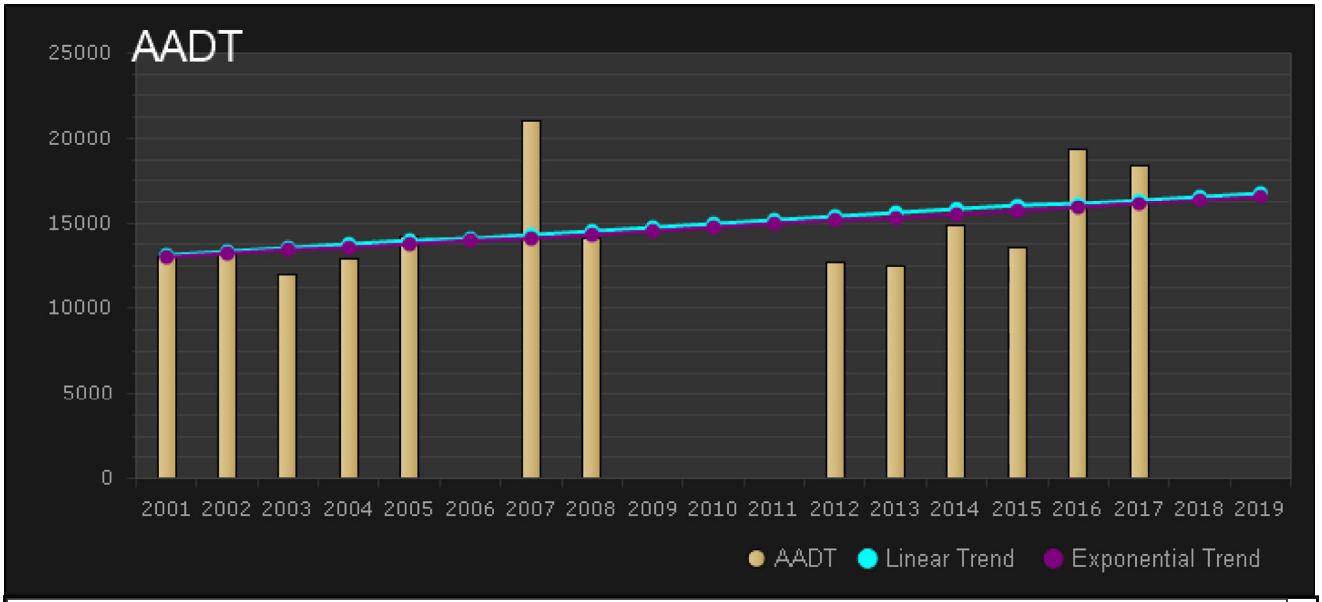
Linear Growth = -0.01%
Exponential Growth = -0.35%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940757-SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)							
2017	940757	12800		56.2			
2016	940757	6400		57.1			
2015	940757	6300		56.3	18.77		
2014	940757	9100		54.7	37.44		
2013	940757	6000		57.2			
2012	940757	5400		57	14.23		
2011	940757	6200			0		
2010	940757	13500			0	1083	1247
2009	940757	8000			0	1264	1318
2007	940757	8900			0	672	696

Station 940077
SR 713 / KINGS HWY - N OF SR 68/ORANGE AVE (COUNTY 77)

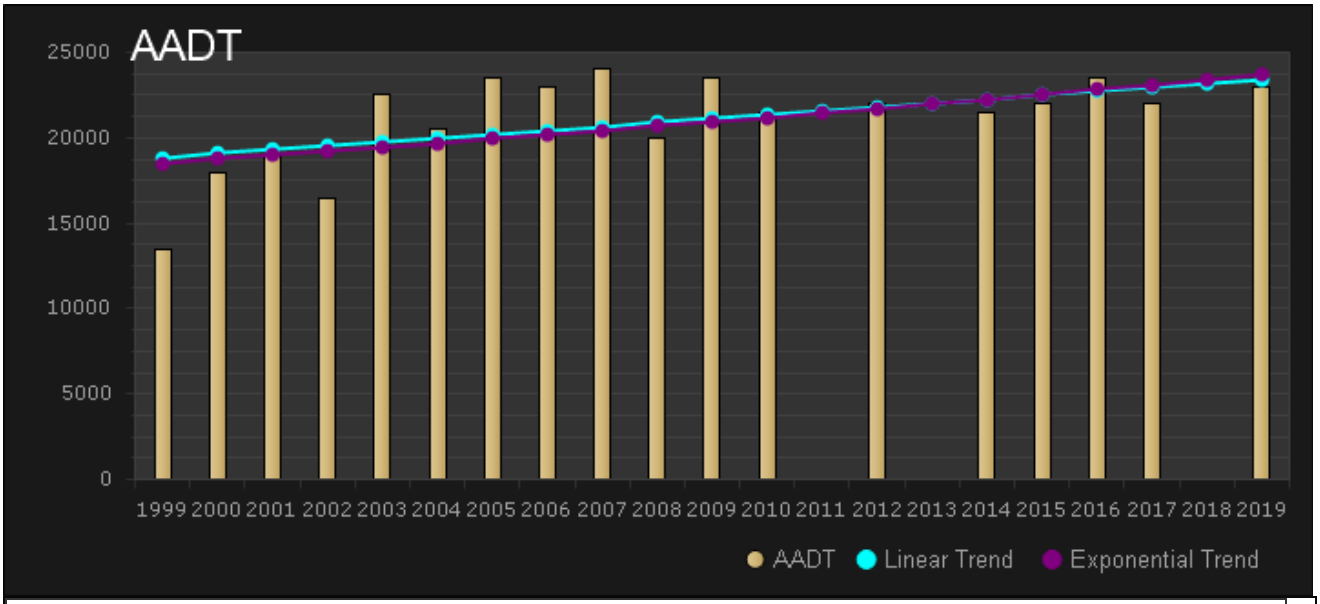
Linear Growth = 1.21%
Exponential Growth = 1.32%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940077-SR 713 / KINGS HWY - N OF SR 68/ORANGE AVE (COUNTY 77)							
2017	940077	18400		56.2			
2016	940077	19300		57.1			
2015	940077	13600		56.3	15.82		
2014	940077	14900		54.7	12.52		
2013	940077	12500		57.2			
2012	940077	12700		57	3.21		
2008	940077	14100			0	1543	1618
2007	940077	21000			0	1554	1783
2005	940077	14200			0	1297	1308
2004	940077	12900			0	1398	1550

Station 529
25TH ST 310 FEET SOUTH OF VIRGINIA AVE

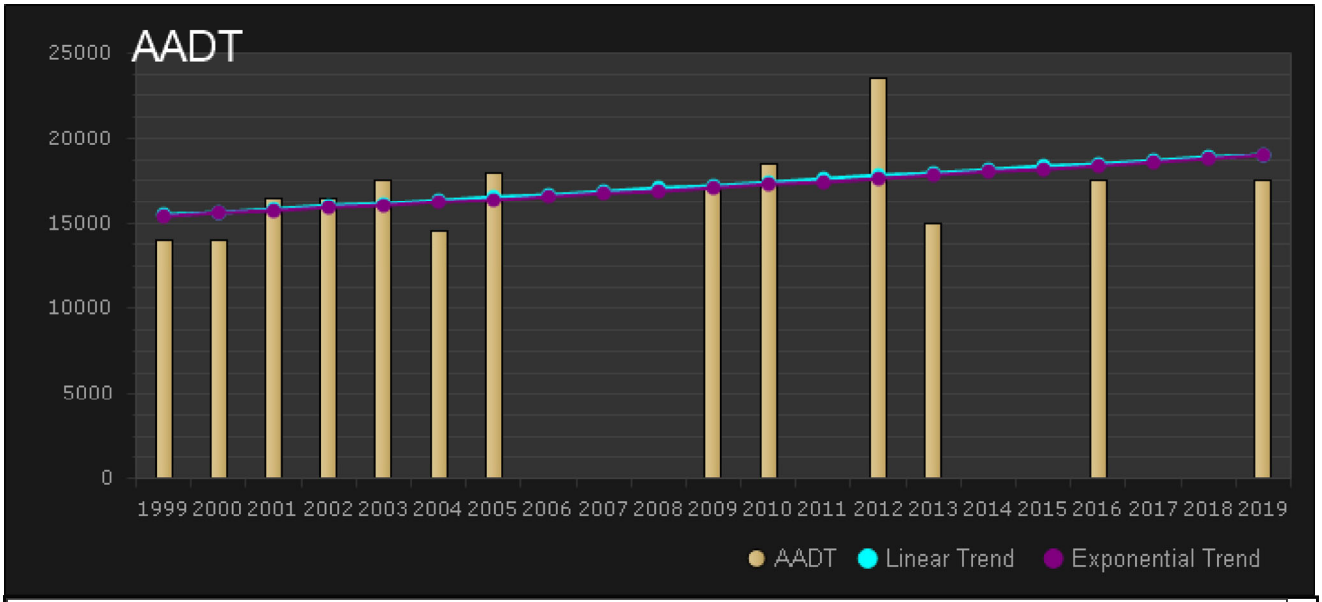
Linear Growth = 0.97%
Exponential Growth = 1.22%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 529-25TH ST 310 FEET SOUTH OF VIRGINIA AVE							
2020	529	21000	0.098	0.613	0		
2019	529	23000	0.101	0.607	0	1986	2108
2017	529	22000	0.095	0.5765	0	1821	1899
2016	529	23500	0.099	0.6045	0	2136	2094
2015	529	22000	0.098	0.6235	0	2004	1962
2014	529	21500	0.099	0.626	0	1946	1966
2012	529	22000	0.105	0.6135	0	2017	2115
2010	529	21500	0.103	0.579	0	2025	1901
2009	529	23500	0.105	0.628		2259	2126
2008	529	20000	0.101	0.605		1792	1882

Station 159
25TH ST 315 FEET SOUTH OF EDWARDS RD

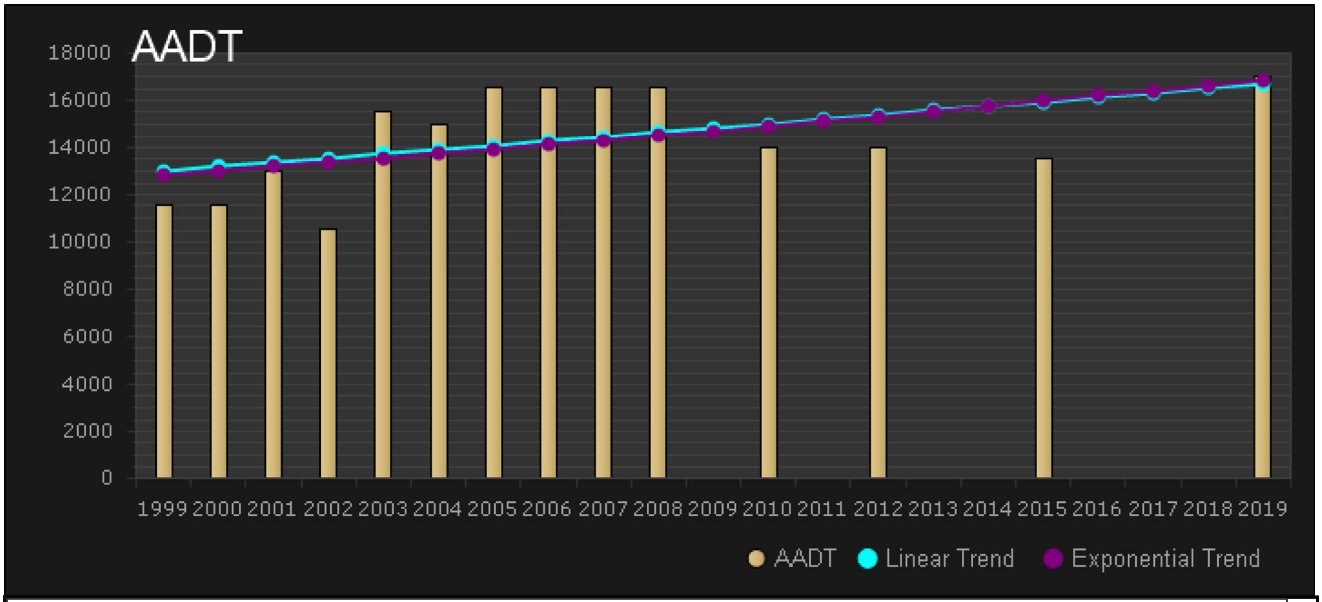
Linear Growth = 0.94%
Exponential Growth = 1.04%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 159-25TH ST 315 FEET SOUTH OF EDWARDS RD							
2019	159	17500	0.097	0.5705	10.87	1553	1488
2016	159	17500	0.097	0.58	6.85	1578	1519
2013	159	15000			8.05	1371	1269
2012	159	23500	0.107	0.538	0	2227	2312
2010	159	18500	0.103	0.581	0	1737	1777
2009	159	17000	0.102	0.619		1575	1571
2005	159	18000	0.114	0.562		1780	1923
2004	159	14500	0.107	0.573		1319	1414
2003	159	17500	0.106	0.512		1535	1677
2002	159	16500	0.109	0.546		1469	1615

Station 108
EDWARDS RD 200 FEET WEST OF SUNRISE BLVD

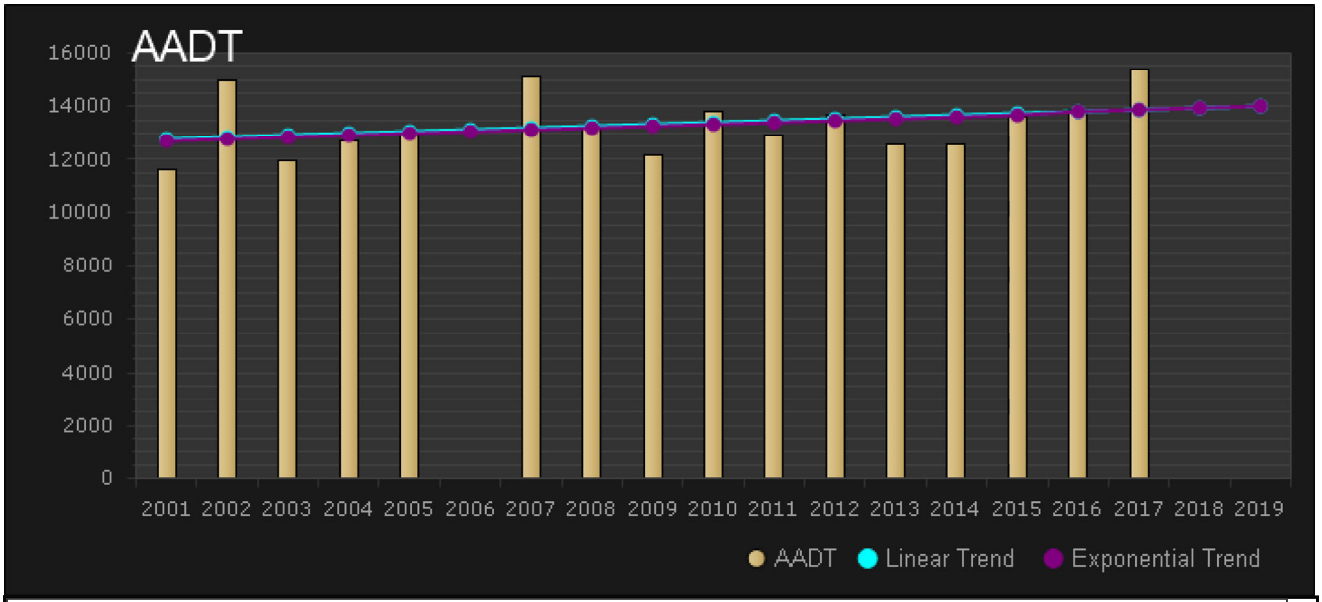
Linear Growth = 1.10%
Exponential Growth = 1.35%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 108-EDWARDS RD 200 FEET WEST OF SUNRISE BLVD							
2019	108	17000	0.102	0.5095	0	1425	1573
2015	108	13500	0.099	0.764	0	1049	1238
2012	108	14000	0.102	0.509	0	1160	1282
2010	108	14000	0.103	0.516	0	1222	1346
2008	108	16500	0.102	0.519		1553	1519
2007	108	16500	0.106	0.521		1564	1612
2006	108	16500	0.098	0.544		1411	1406
2005	108	16500	0.098	0.522		1398	1465
2004	108	15000	0.1	0.523		1286	1371
2003	108	15500	0.103	0.515		1328	1466

Station 940035
SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

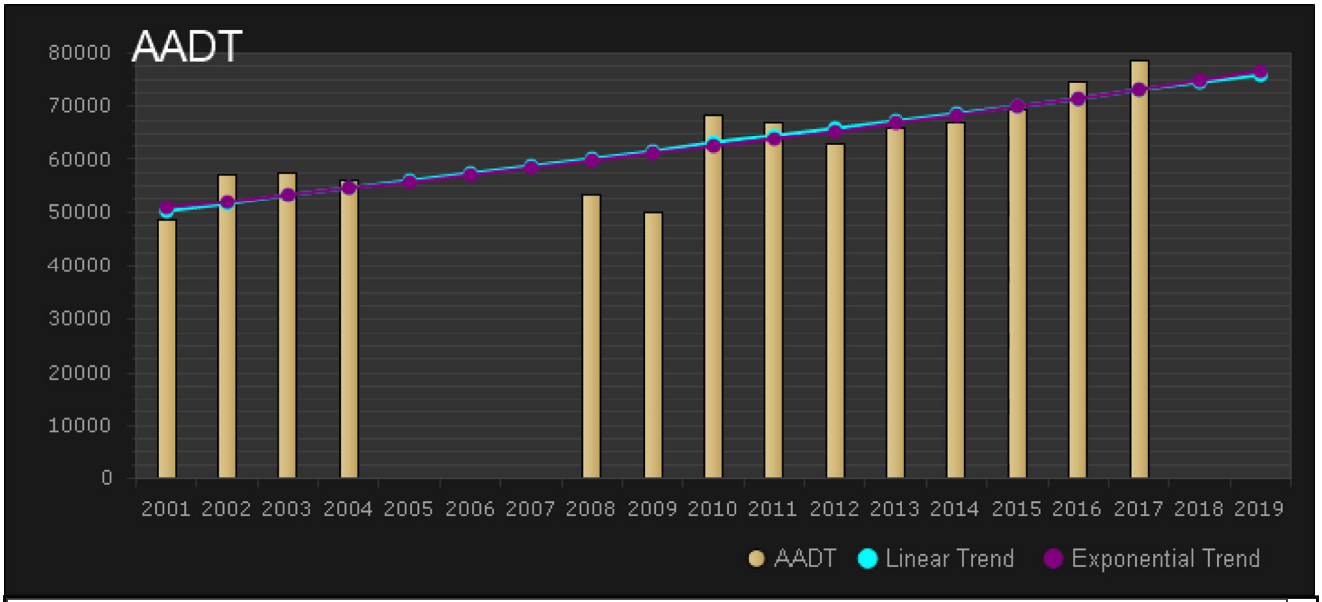
Linear Growth = 0.49%
Exponential Growth = 0.54%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940035-SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)							
2017	940035	15400		50.9			
2016	940035	13900		50.9			
2015	940035	13600		51	4.31		
2014	940035	12600		50.8			
2013	940035	12600		50.8			
2012	940035	13700		56.8	3.94		
2011	940035	12900			0		
2010	940035	13800			0	1502	1290
2009	940035	12200			0	2036	2030
2008	940035	13200			0	1182	1256

Station 941902
SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)

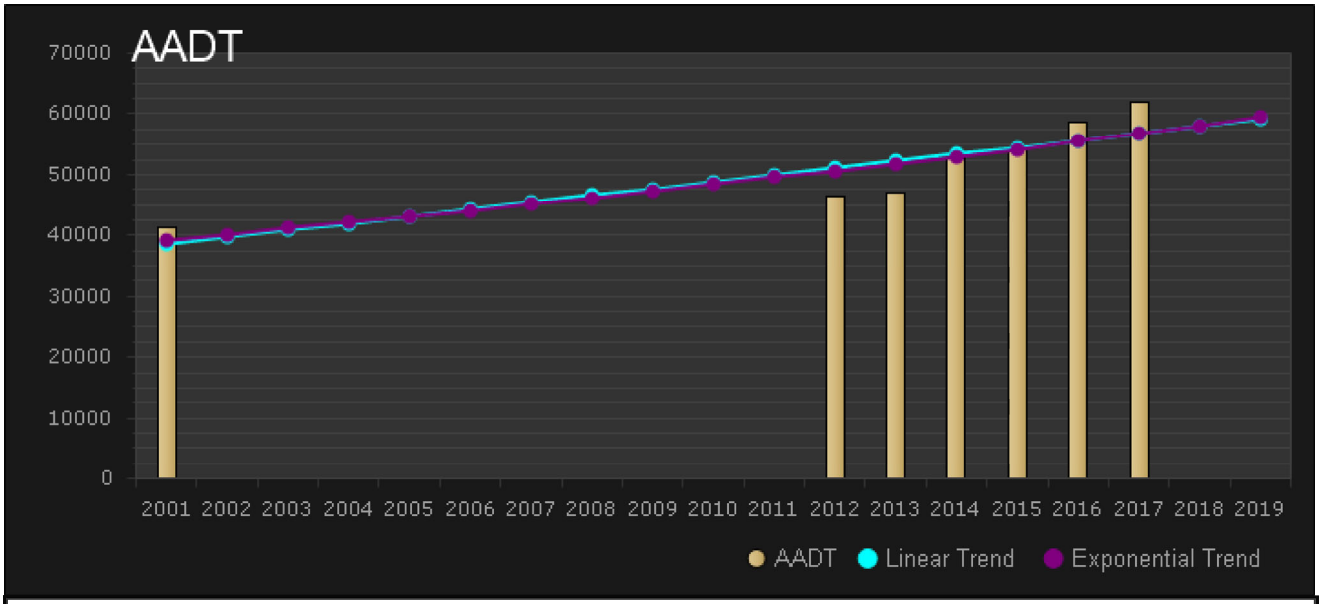
Linear Growth = 1.87%
Exponential Growth = 2.24%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941902-SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)							
2017	941902	78500		61.8			
2016	941902	74500		63.1			
2015	941902	69500		62.8	8.01		
2014	941902	67000		62.5	7.51		
2013	941902	66000		63.1	8.73		
2012	941902	63000		62.6	8.15		
2011	941902	67000			0		
2010	941902	68500			0	5219	5447
2009	941902	50000			0	4436	4390
2008	941902	53500			0	4243	4527

Station 940260
SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO

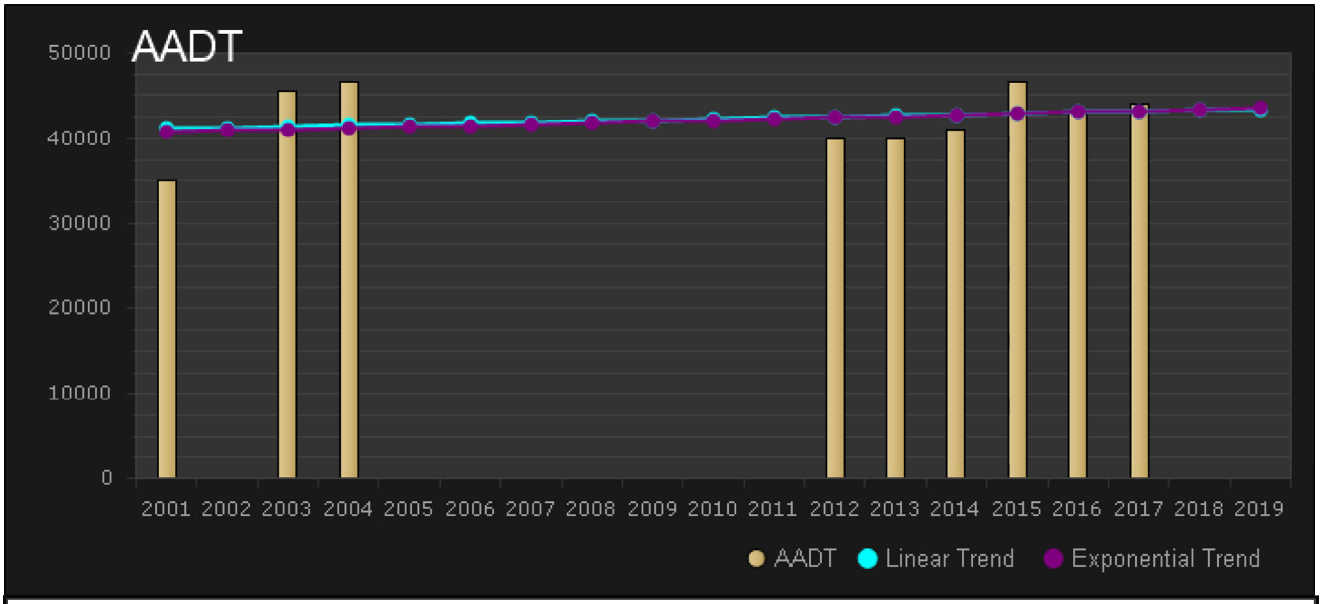
Linear Growth = 1.93%
Exponential Growth = 2.28%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940260-SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO							
2017	940260	61831		52.1			
2016	940260	58614		52.4			
2015	940260	54502		52.6	11.09		
2014	940260	52710		62.5	0		
2013	940260	47000		53			
2012	940260	46500		53			
2001	940260	41283			0	2707	3126

Station 941905
SR 9 / I-95 - N OF SR 68/ORANGE AVE (COUNTY 1905)

Linear Growth = 0.29%
Exponential Growth = 0.36%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941905-SR 9 / I-95 - N OF SR 68/ORANGE AVE (COUNTY 1905)							
2017	941905	44000		61.8			
2016	941905	43000		63.1			
2015	941905	46500		62.8	15.3		
2014	941905	41000		62.5			
2013	941905	40000		63.1			
2012	941905	40000		62.6			
2004	941905	46500			0	3115	2882
2003	941905	45500			0	2710	2786
2001	941905	35000			0	2438	2443

APPENDIX D

PROPOSED TRAFFIC METHODOLOGY LETTER

SIMMONS & WHITE

ENGINEERING | PLANNING | CONSULTING | SINCE 1982

October 20, 2020

St. Lucie County
2300 Virginia Avenue
Fort Pierce, Florida 34982

Attention: Mr. Kori Benton, AICP

Reference: Crossroads Industrial Traffic Study Methodology
City of Fort Pierce, Florida

Dear Mr. Benton:

Please accept this letter as the proposed traffic methodology to be used for the traffic analysis for the Crossroads Industrial project being proposed on Crossroads Parkway south of Okeechobee Road in the City of Fort Pierce. The proposed development on the currently unimproved parcel is to consist of ± 1,133,000 S.F. of warehouse.

Trip Generation
Trip generation for the proposed development will be based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition. The Land Use code will be determined based on a review of the proposed use.

Project Distribution
Project trip distribution will be based on a review of existing travel patterns in the vicinity of the project site and previous traffic studies.

Study Intersections
The study area for the project will include the following intersections:

1. Okeechobee Road at Kings Highway/Florida Turnpike
2. Okeechobee Road at Crossroads Parkway
3. Okeechobee Road at I-95
4. Okeechobee Road at Jenkins Road
5. Jenkins Road at Edwards Road

Simmons & White, Inc
2581 Metrocentre Boulevard West Suite 3 West Palm Beach Florida 33407
T: 561.478.7848 F: 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

Analysis Scenarios
The analysis scenarios for this study area will include existing (2020), background (2025), and total (2025) traffic conditions.

Background Traffic
Background traffic will be determined by reviewing historical traffic counts and applying a historical growth rate and/or adding traffic anticipated from recently approved projects. Simmons & White, Inc. will coordinate with the City of Fort Pierce and St. Lucie County to obtain the necessary traffic studies for the projects to be included in the analysis.

Intersection Analysis
Intersection capacity analysis will be performed for the study intersections using the Highway Capacity Manual (HCM) methodology. The analysis will be performed for A.M. peak hour conditions from 7:00 to 9:00 A.M and P.M. peak hour conditions from 4:00 to 6:00 P.M. Analyses will be performed using Synchro Software with HCM printouts.

Traffic Data Collection
The applicant will utilize existing intersection turning movement counts collected in 2017 or after where able to be obtained. For intersections requiring new counts, an adjustment factor will be applied as applicable to account for traffic demand changes during the current pandemic. The adjustment factor will be based on current roadway link counts in comparison to historical link counts.

Link Analysis
The radius of influence and roadway link analysis will in accordance with City Code Section 22-217. The project will be considered to have an insignificant impact (and no analysis required) on all roadway segments in which the project's peak hour traffic is anticipated to represent less than 1% of the LOS D service volume threshold. For significant roadway segments, existing traffic counts will be taken from the most recent St. Lucie TPO Traffic Counts publication and/or the FDOT Traffic Information website.

Report
The study methodology and findings will be summarized in a report. Any roadway failures will be identified in the report and mitigation measures will be reviewed as applicable.

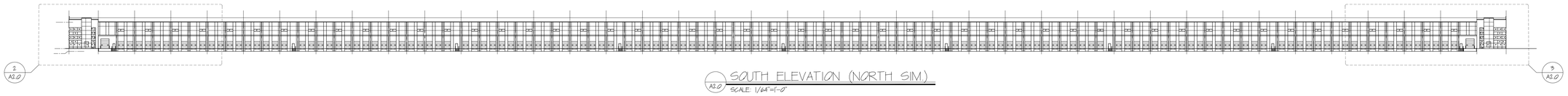
If you have any questions or require any additional information, please contact our office. Thank you for your help with this matter.

Sincerely,

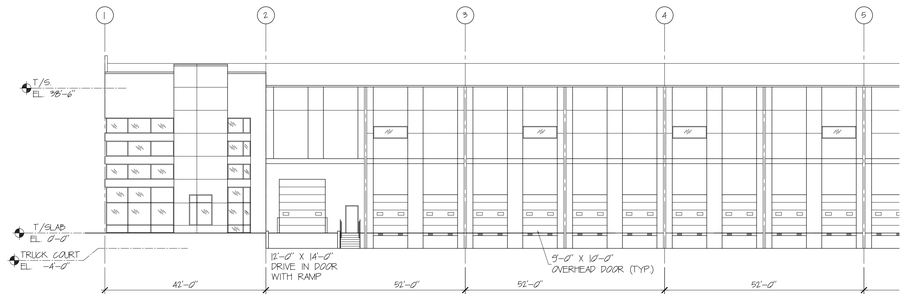
SIMMONS & WHITE, INC.

Bryan G. Kelley, P.E.

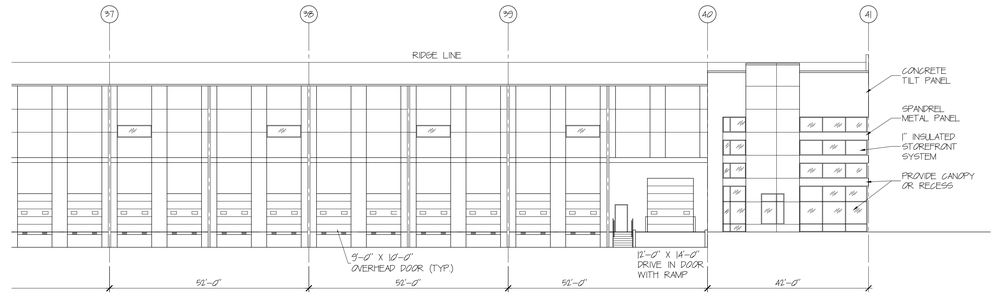
BGK/sa x:/docs/miscltr/Kelley/20121.Benton



2 / A2.0 — SOUTH ELEVATION (NORTH SIM.)
SCALE: 1/64"=1'-0"



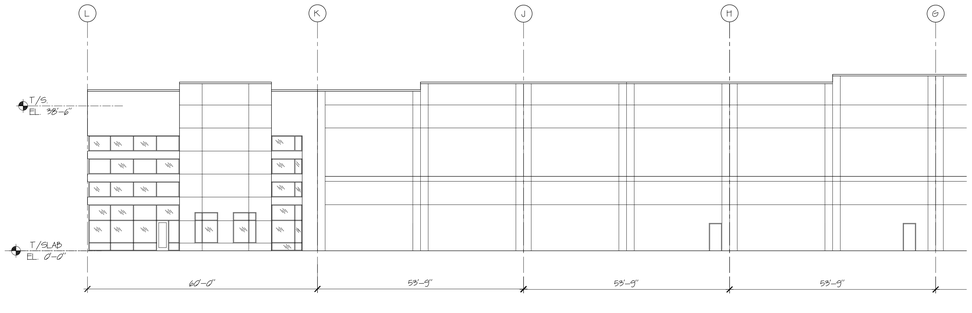
2 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



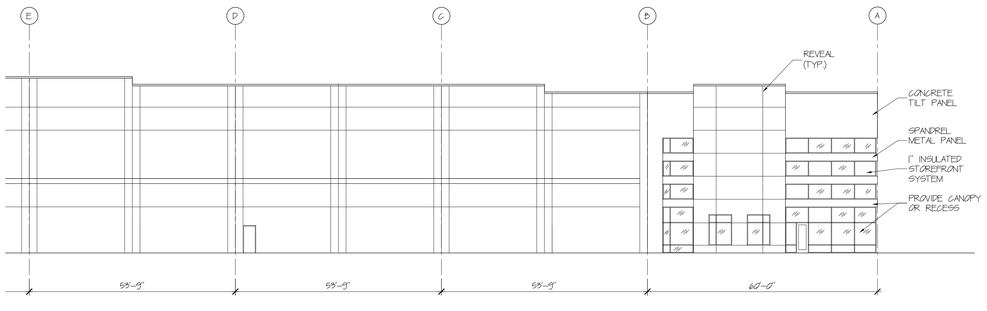
3 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



A / A2.0 — WEST ELEVATION (EAST SIM.)
SCALE: 1/64"=1'-0"



5 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



6 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"

S·E·A STUDIOS, P.C.
ARCHITECTURE
SPACE PLANNING
INTERIORS
CONSULTING
6285 BARFIELD ROAD, SUITE 285
ATLANTA, GEORGIA 30328
FAX: (404) 257-5904

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CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT NAME:
CROSSROADS INDUSTRIAL
CROSSROADS PARKWAY
FORT PIERCE, FL

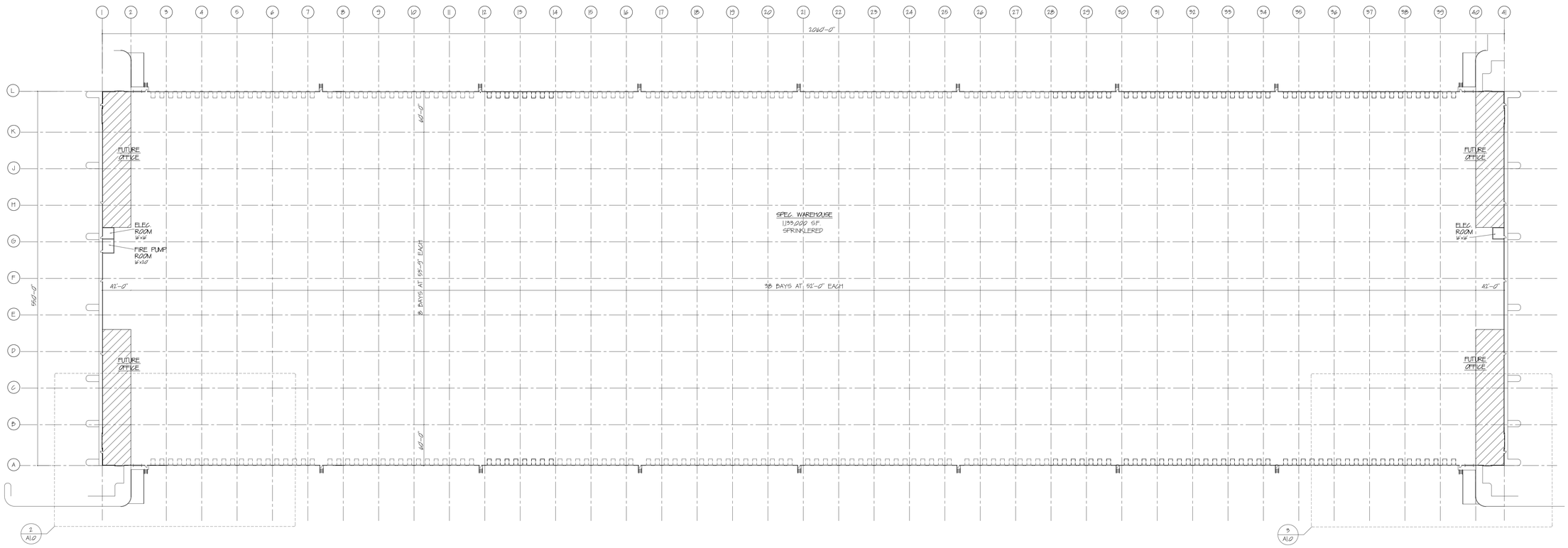
OWNER:
THE SILVERMAN GROUP
188 MORRIS TURNPIKE,
SHORT HILLS, N.J. 07078

MARK:	DATE:	DESCRIPTION:
	10/1/20	PRELIMINARY

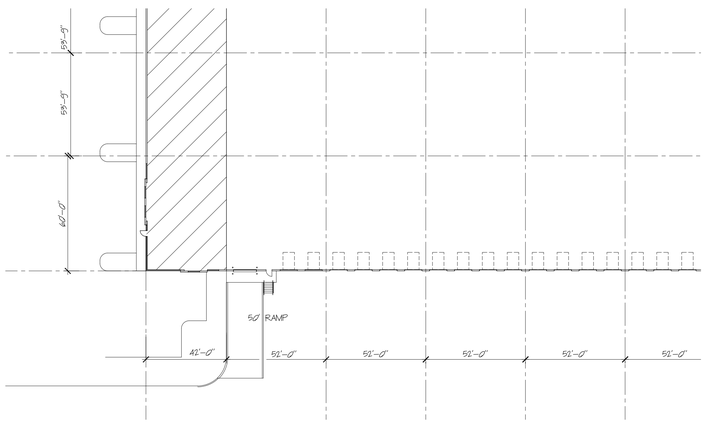
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PROJECT NO: 220045
CAD FILE:
DRAWN BY: BP
CHK'D BY: SE
COPYRIGHT:
S·E·A STUDIOS, P.C.
SHEET CONTENT:
ELEVATIONS

A2.0

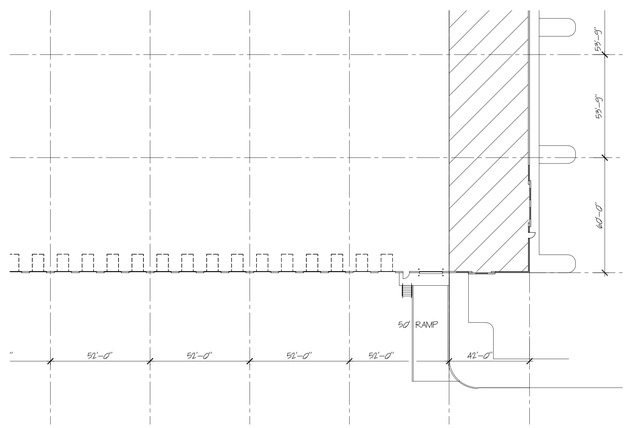
SHEET: 2 OF: 2



1 A1.0 FLOOR PLAN
SCALE: 1/64"=1'-0"



2 A1.0 ENLARGED FLOOR PLAN
SCALE: 1/32"=1'-0"



3 A1.0 ENLARGED FLOOR PLAN
SCALE: 1/32"=1'-0"

S·E·A STUDIOS, P.C.
ARCHITECTURE
SPACE PLANNING
INTERIORS
CONSULTING
6285 BARFIELD ROAD, SUITE 285
ATLANTA, GEORGIA 30328
FAX: (404) 257-5904

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CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT NAME:
CROSSROADS INDUSTRIAL
CROSSROADS PARKWAY
FORT PIERCE, FL

OWNER:
THE SILVERMAN GROUP
188 MORRIS TURNPIKE,
SHORT HILLS, N.J. 07078

MARK:	DATE:	DESCRIPTION:
	10/1/20	PRELIMINARY

ISSUE DATE: 10/1/20
PROJECT NO: 220045
CAD FILE:
DRAWN BY: BP
CHK'D BY: SE
COPYRIGHT:
S·E·A STUDIOS, P.C.
SHEET CONTENT:
FLOOR PLAN

A1.0

SHEET: 1 OF: 2






I-95
FLORIDA'S TURNPIKE













Technical Review Committee - Teleconference **1. g.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Minor Site Plan - Two Triplexes - 1318 Boston Avenue

LOCATION

1318 Boston Avenue

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 11/02/2020 12:11 PM
Final Approval Date: 11/02/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: MARIA LEWICKA, AICP, HISTORIC PRESERVATION PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000016

DATE: NOVEMBER 2, 2020

Minor Site Plan Review Application – 1318 Boston Avenue

Parcel ID: 2409-813-0024-000-1, 2409-813-0027-000-2, 2409-813-0026-000-5, 2409-813-0025-000-8

The above referenced **Minor Site Plan** is being submitted for your review and comments. The request is for a new construction of two triplexes. The triplex units are two story townhouses for rent. The property is located within the R4, Medium Density Residential Zoning District and is designated as RM, Medium Density Residential Future Land Use. The subject site has approximately a total of 0.69 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails mlewicka@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3738.

Thank you.

Maria Lewicka, AICP
Historic Preservation Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 1318 Boston Ave

Parcel ID #(s) 2409-813-0024-000-1, 2409-813-0025-000-8

Project description 2409-813-0026-000-5, 2409-813-0027-000-2

Nazir Mustafa
Property Owner(s)

6980 NW Denargo St.
Street Address

Port St. Lucie Fl 34983
City State Zip

772-475-6014
Phone Number

hmustafa723@gmail.com
Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

Nazir Mustafa
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 15th day of May, 2020, by Nazir Mustafa who is personally known to me or has produced as identification.

Leyla Mustafa
Signature of Notary

LEYLA MUSTAFA
Notary Public-State of Florida
Commission # GG 912046
My Commission Expires
December 07, 2023

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		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

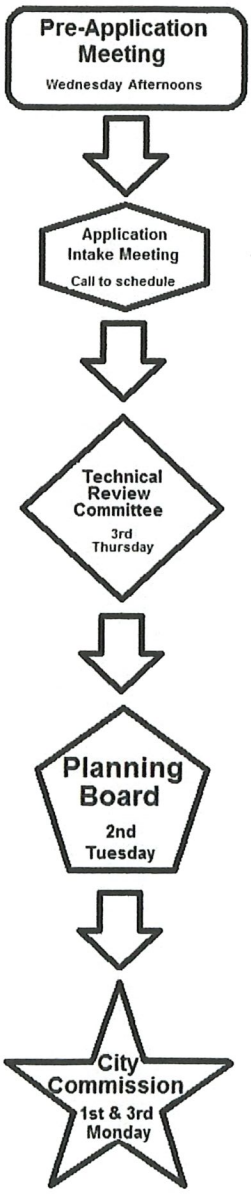
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 6

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)

October 19th, 2020

City of Fort Pierce
Planning Department

Subject: New construction of two triplexes on four vacant lots located at 1318 Boston Avenue. The triplex units are two story townhouse units for rent.

Dear Reviewers,

Below please find received comments from the City of Fort Pierce and applicable entities and my responses:

Fort Pierce Planning Department

1. As many as possible existing trees should be retained. **Response-I have kept all of the trees.**

2. Landscape design should meet Sec. 22-187 requirement. **Response-I have revised the plans.**

3. A 10-foot-wide landscape strip should be provided between the street right-of-way and vehicular use. **Response-I have added the 10' landscape strip.**

4. Each off-street parking space shall be at least nine and one-half (9½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged. **Response-I have changed the spaces.**

5. Handicap parking space and aisle should be provided. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way. **Response-I have shown the accessible route.**

6. Building color palette should be compatible with the buildings in the surrounding area. **Response-I have shown the buildings are white with some cedar shingles.**

a. A semi-private area for the residents should be provided including children's space, benches etc. **Response-I have added the playground.**

Fort Pierce Public Works/Parks

1. We need to have an updated tree survey of the property. **Response-I have attached it.**

2. We need Mitigation Chart. **Response-I have kept all of the trees.**

Fort Pierce Engineering Department

1. Provide a sidewalk along S. 14th Street and Boston Avenue, the entire limits of the property.

Response-I have added the sidewalks.

2. Relocate the driveway to ensure a minimum 50' corner clearance is achieved per Section 22-61(b)(2). **Response-I have moved the driveway.**

3. Provide a 26' wide access aisle as required for perpendicular parking.

Response-I have widen the aisle to 26'.

4. Provide a handicap parking stall and associated access aisle. **Response-I have shown it.**

5. The landscape strip adjacent to Boston Avenue shall have a minimum width of 10' per Section 22-187. **Response-I have shown the landscape strip on the site plans.**

6. Identify means of providing on-site stormwater retention/detention. **Response-I have added it**

Fort Pierce Building

If this is a true Townhouse project, Design and Construction may comply with FBC Residential. Otherwise, this is an R-2 Occupancy requiring compliance with FBC Accessibility, Building including Fire Sprinklers, and FS553. **Response-it will be a townhouse project.**

Sincerely

Eugene R Fagan

Architect 0011668

Table 1

Survey number	Height	DBH	Age	Description	Condition	
2134	22'	12"	N/A	Sable palm	Dead	
2132	22'	20"	38	Sable palm	Good	
2135	24'	12"	N/A	Sable palm	Dead	
2136	24'	18"	45	Laurel Oak	Good	
2137	44'	22"	45	Laurel Oak	Good	
2138	36'	16"	72	Sable palm	Good	
2149	22'	17"	N/A	Sable palm	Dead	
2148	48'	11"	30	Maple	Fair	
2147	36'	10"	25	Maple	Poor	
2146	49'	12"	40	Maple	Fair	
2139	43'	11"	86	Sable palm	Good	
2145	31'	14"	28	Maple	Poor	
2122	42'	22"	50	Laurel Oak	Fair	
2123	44'	25"	55	Laurel Oak	Good	
2124	38'	16"	76	Sable palm	Good	
2127	36'	13"	38	laurel Oak	Good	
2129	34'	12"	17	Queen palm	Good	
2128	32'	14"	35	Laurel Oak	Good	
2125	30'	27"	80	Live Oak	Good	
2126	44'	48"	80	Laurel Oak	Poor	
2130	29'	18"	N/A	Sable palm	Dead	
2131	45'	29"	75	Live Oak	Good	
2133	27'	16"	N/A	Sable palm	Dead	
2143	38'	18"	38	Maple	Fair	
2140	37'	36"	75	laurel Oak	Poor	
2141	45'	37"	78	laurel Oak	Good	

1318 BOSTON AVE, FT PIERCE

PARCEL ID #2409-813-0025-000-8
USE TYPE 0000

NEW (2) TRIPLEXES
CONCRETE MASONRY WALLS WITH STUCCO
WOOD ROOF TRUSSES

FLORIDA BLDG CODE - RESIDENTIAL 2017
NEC. 2011
EXPOSURE 'C'
ENCLOSED BLDG
RISK CATEGORY II
WIND LOAD = 170 ULT.
INT. COFF. = 0.18

ZONE = R-4 MED DEN RESIDENIAL
10 UNITS PER ACRE

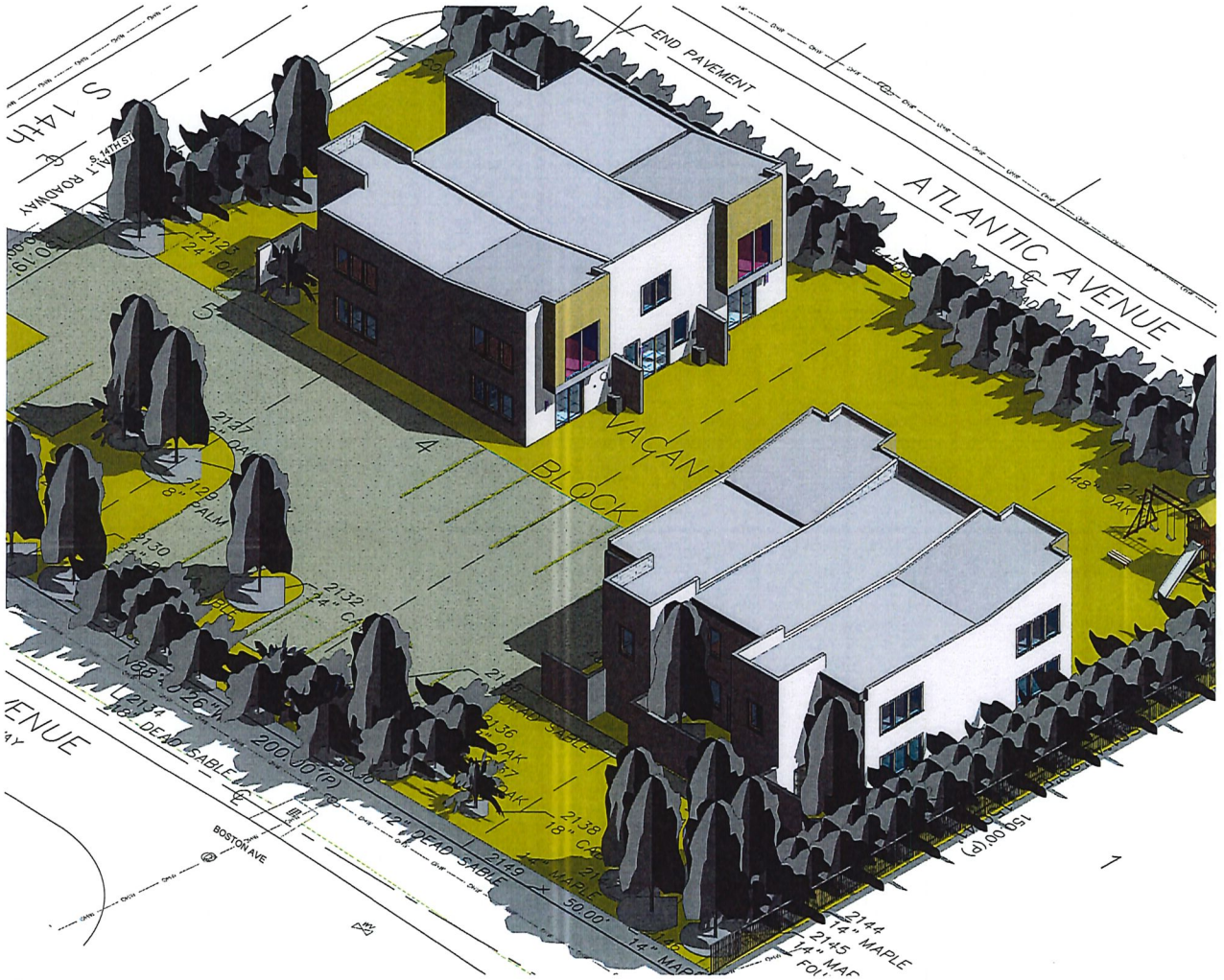
LOT AREA = 30,000 S.F. = 0.688 AC = 6 UNITS

BUILDING 1 = 2,630 S.F. GROSS ENCLOSED
BUILDING 2 = 2,630 S.F. GROSS ENCLOSED
TOTAL = 5,260 S.F. GROSS ENCLOSED

LOT COVERAGE = 17.53% PROVIDED
LOT COVERAGE MAX = 50%

BUILDING HEIGHT = 28 FEET
BUILDING HEIGHT MAX = 45 FEET

PARKING SPACES PROVIDED = 2 PER UINT + 2 GUEST
PARKING REQUIRED = 2 PER UNIT



1 ISOMETRIC

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T 561.365.4514

SEAL

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FL REG AR 0011568

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ISOMETRIC

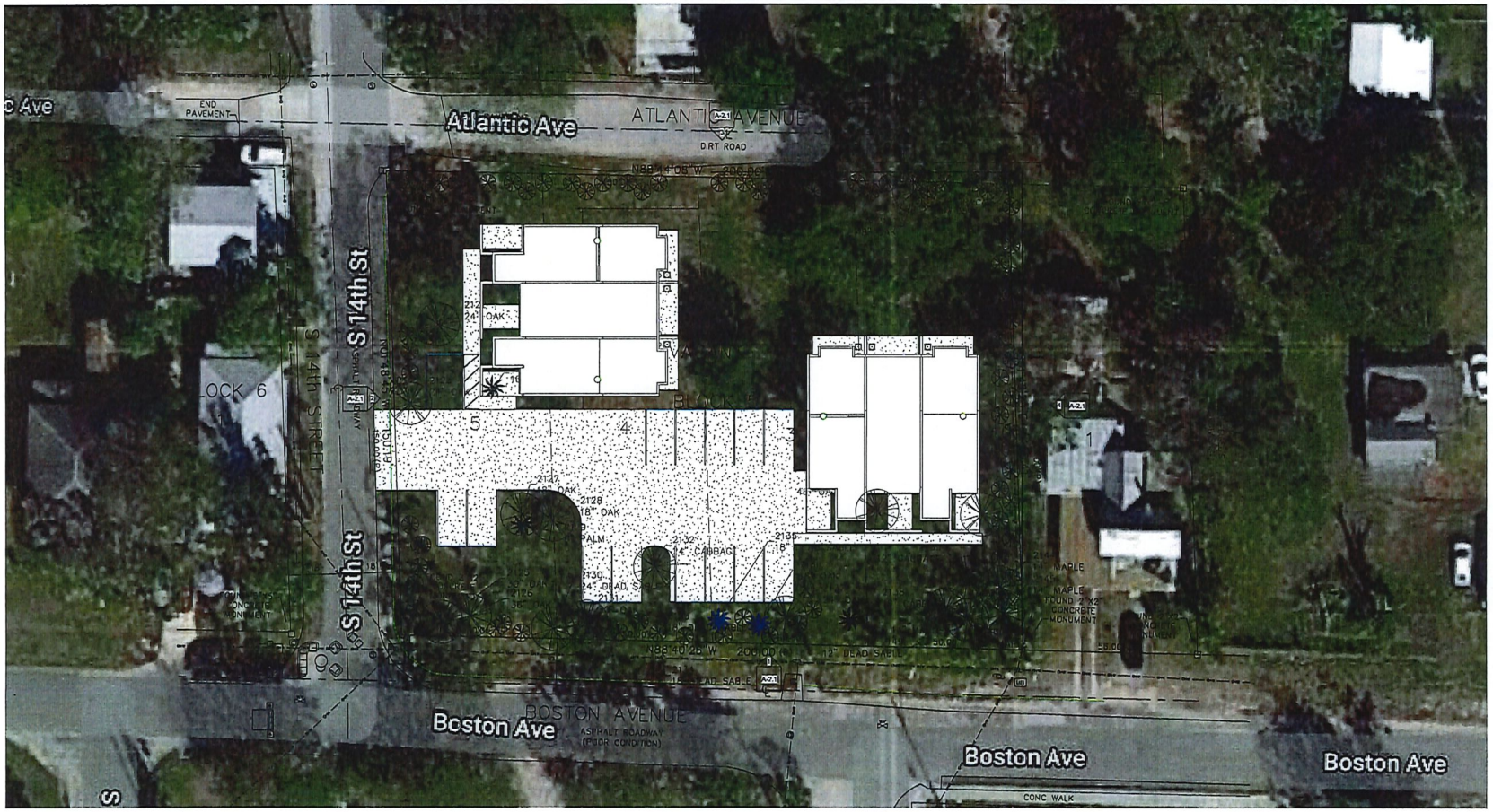
TRIPLEX
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

Client Name	MR. MUSTAFA
Project Number	Project Number
Date	03/13/20
Project Manager	Designer
Drawn By	Author

A-0.1

Scale

10/25/2022 11:15:19 AM



1 Site View
1/16" = 1'-0"

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SITE VIEW

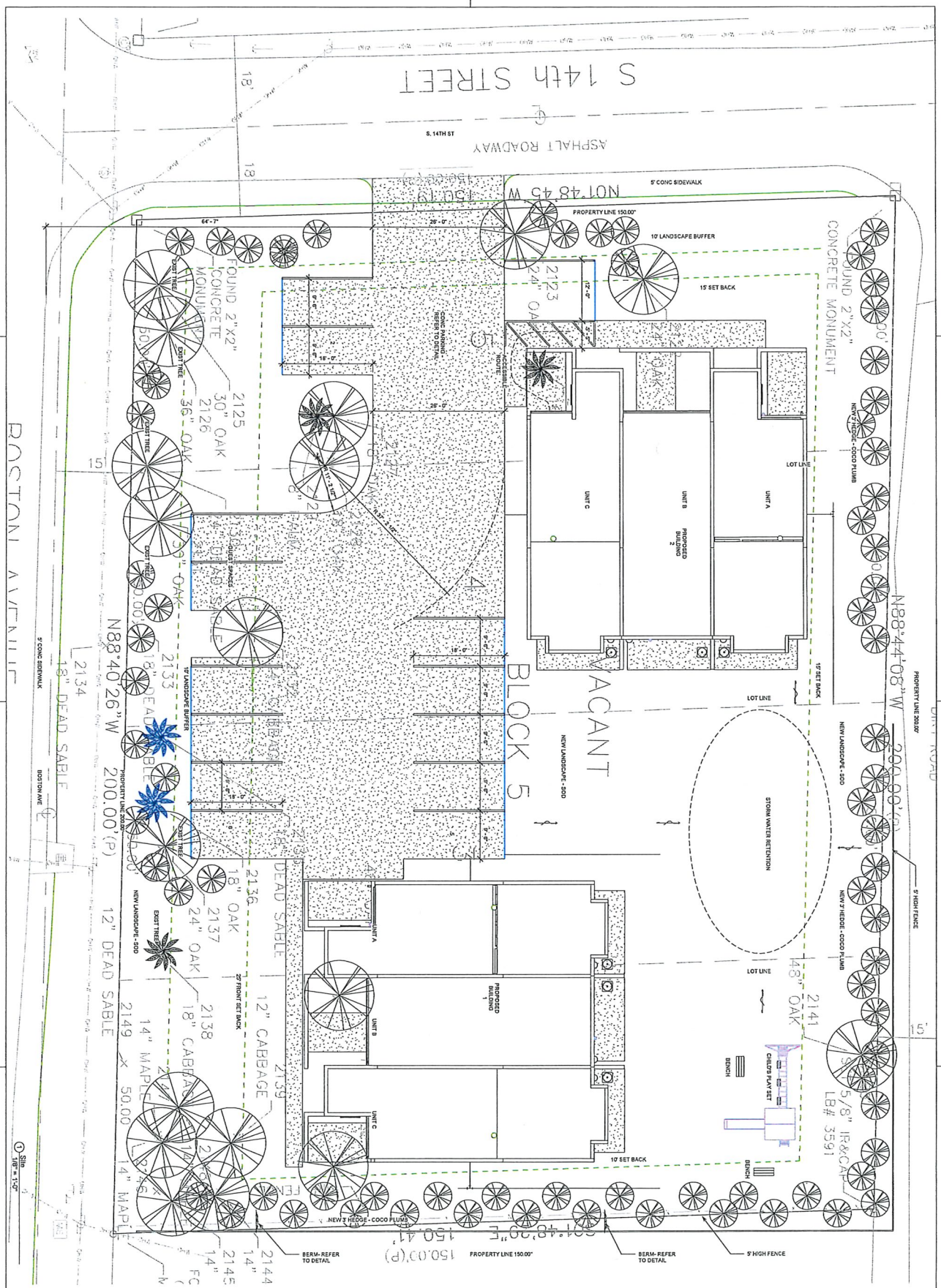
TRIPLEX
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

Client Name	MR. MUSTAFA
Project Number	Project Number
Date	03/13/20
Project Manager	Designer
Drawn By	Author

A-1.1

Scale 1/16" = 1'-0"

10/30/2020 11:13:27 AM



TRIPLEX

MR. MUSTAFA

1318 BOSTON AVE, FT PRIZE, FL

SITE PLAN

A-1.2

Scale	1/8" = 1'-0"
Client Name	MR. MUSTAFA
Project Number	
Date	04/06/23
Project Manager	
Drawn By	
Designed	
Author	

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No.	Revision Schedule Description	Date

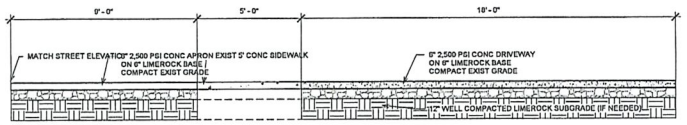
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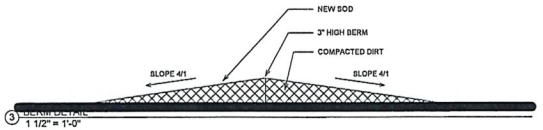
EUGENE R. FAGAN
FLREG#AR 0011568

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FORT PIERCE, FL 34950
(561)305-4211

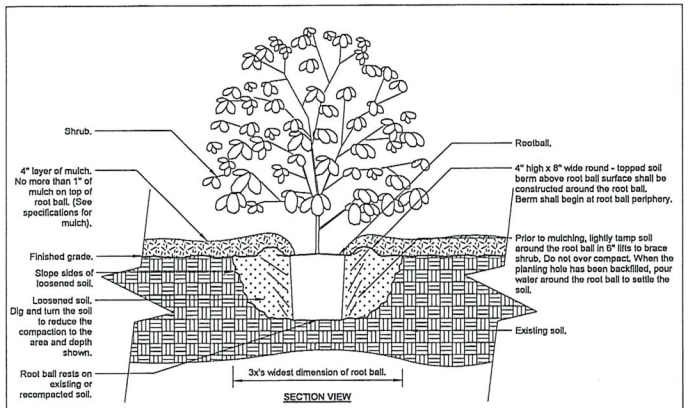
10/30/2023 11:13:23 AM



④ DRIVEWAY SECTION
3/8" = 1'-0"



③ BERM DETAIL
1 1/2" = 1'-0"



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

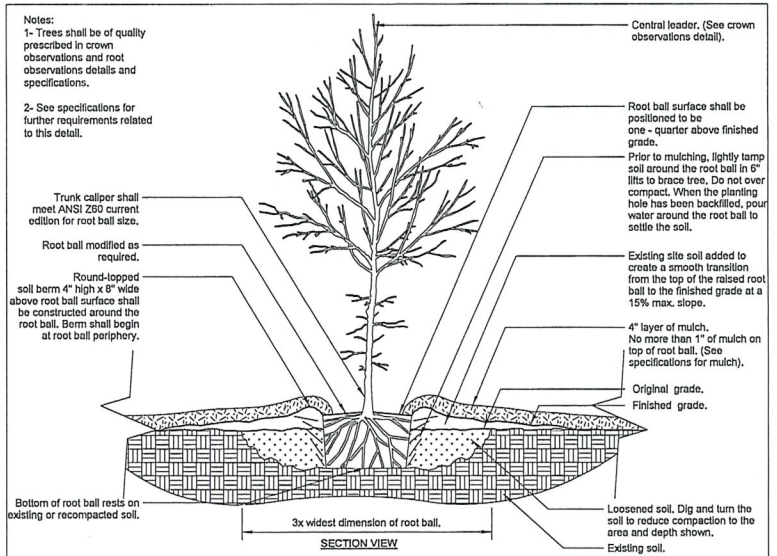
2- See specifications for further requirements related to this detail.

P-X SHRUB - UNMODIFIED SOIL
3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

pdet_shrub_unmodified soil

② SCHRUB PLANTING DETAIL
1" = 1'-0"



P-X TREE IN POORLY DRAINED SOIL
1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

L_tree planting_compacted soil

① TREE PLANTING DETAIL
3/4" = 1'-0"

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SITE DETAILS

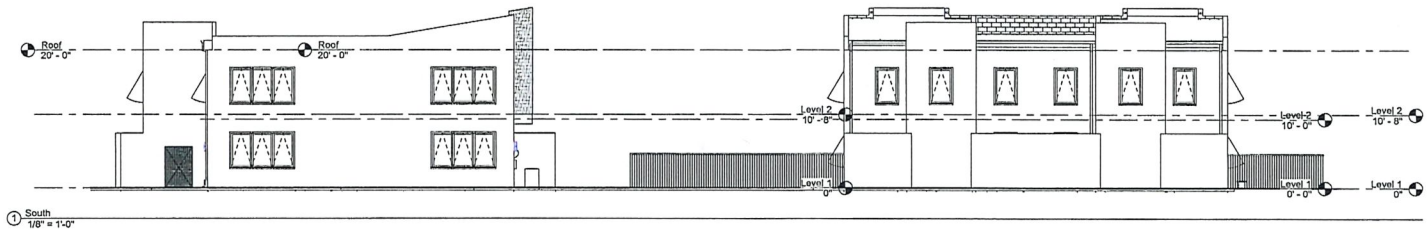
TRIPLEX
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

Client Name	MR. MUSTAFA
Project Number	Project Number
Date	01/29/20
Project Manager	Designer
Drawn By	Author

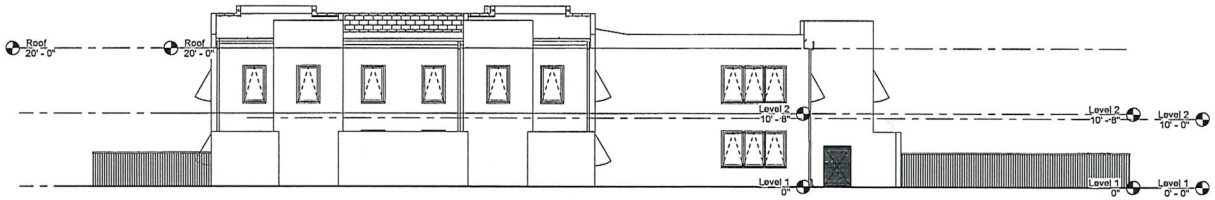
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Scale	As indicated

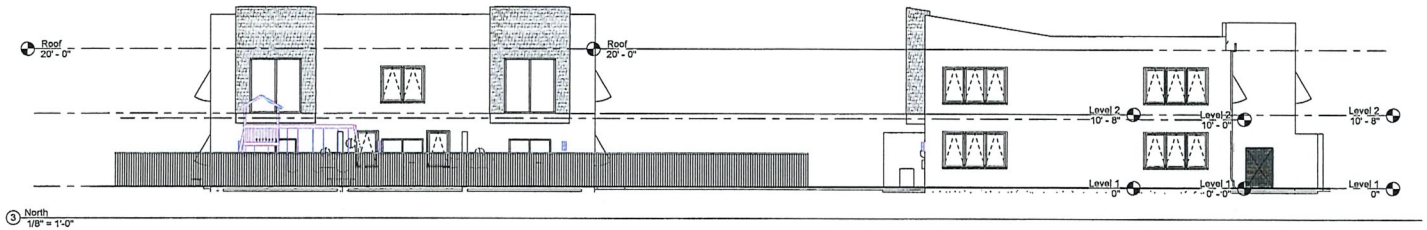
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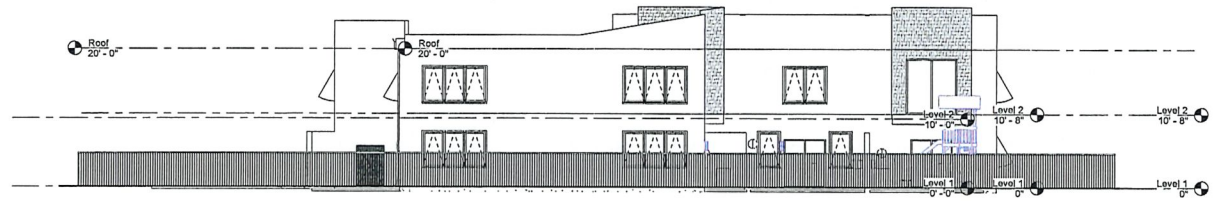
1 South
1/8" = 1'-0"



2 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



4 East
1/8" = 1'-0"

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ELEVATIONS

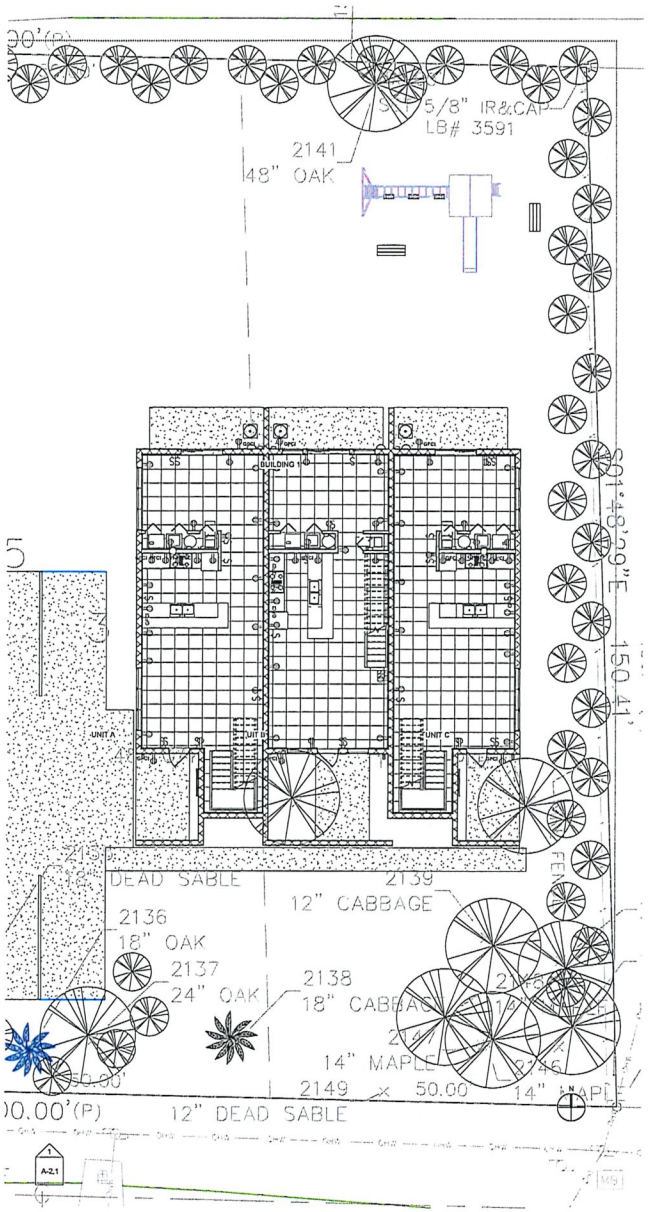
TRIPLEX
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

Client Name	MR. MUSTAFA
Project Number	Project Number
Date	04/10/20
Project Manager	Designer
Drawn By	Author

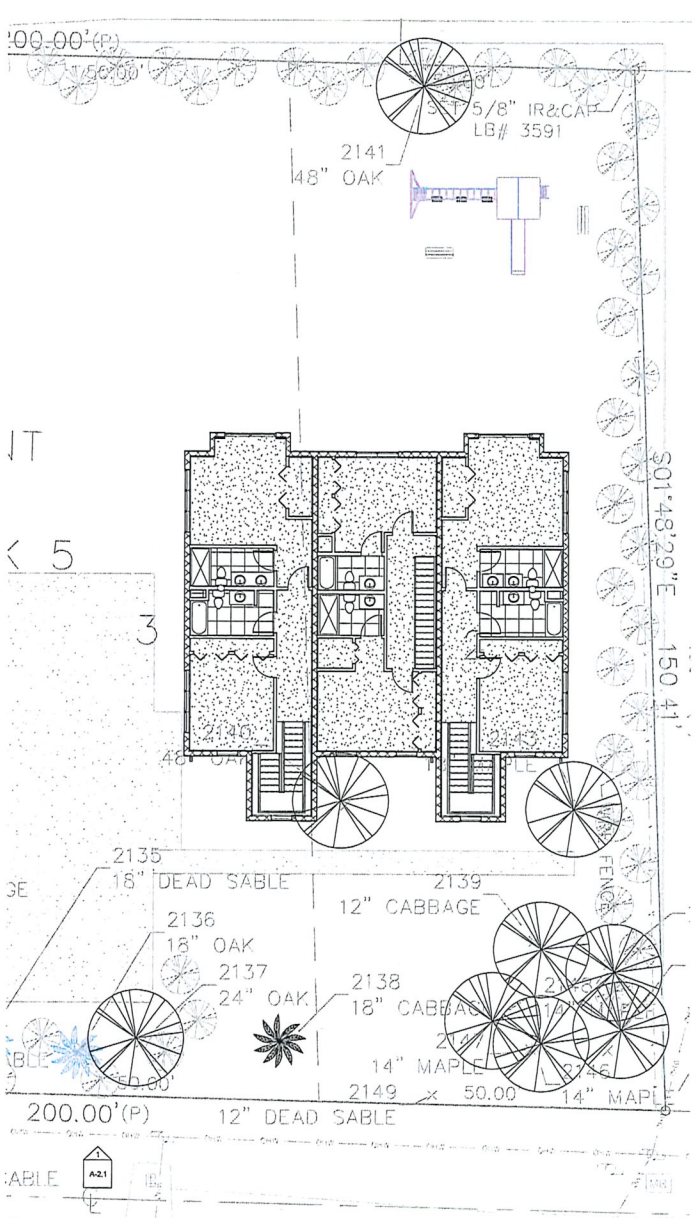
A-2.1

Scale 1/8" = 1'-0"

1/3/2020 9:11:53 AM



1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"

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FLOOR PLANS

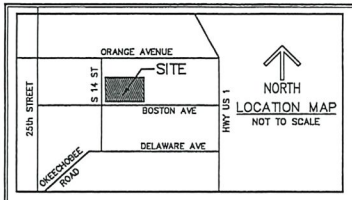
TRIPLEX
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

Client Name	MR. MUSTAFA
Project Number	Project Number
Date	04/10/20
Project Manager	Designer
Drawn By	Author

A-3.1

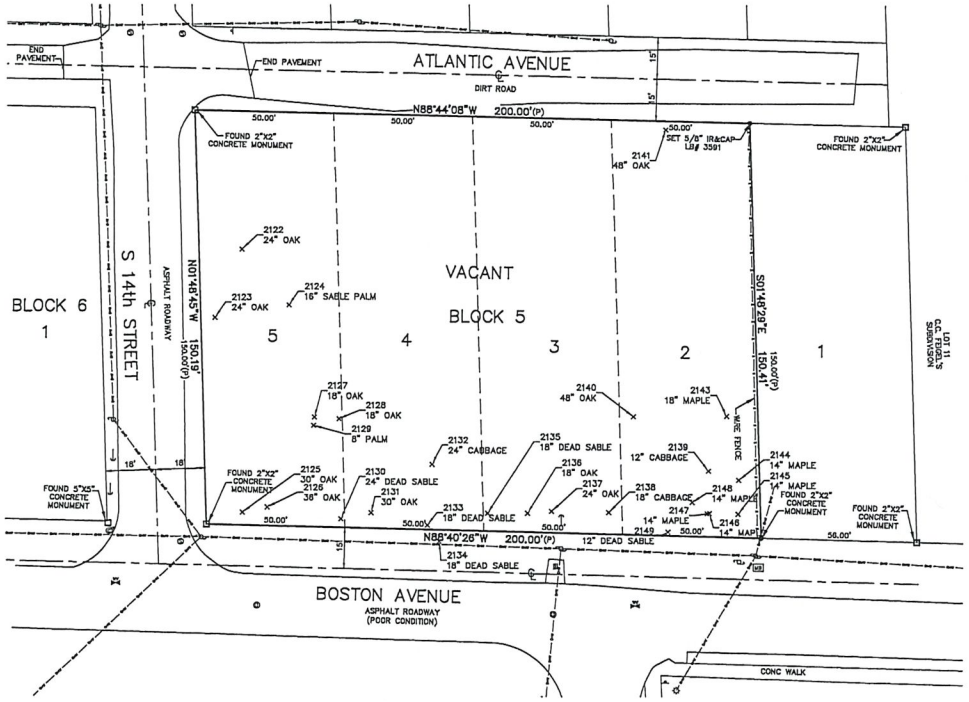
Scale 1/8" = 1'-0"

10/5/2020 11:19:34 AM



BOUNDARY SURVEY

LOTS 2, 3, 4, AND 5, BLOCK 5, J.S. KEENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.





GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

LEGEND

- ⊙ – DRAINAGE MANHOLE
- ■ – CATCH BASIN
- ⊡ – CABLE TV HAND HOLE
- ⊡ – COMMUNICATION HAND HOLE
- ⊙ – COMCAST RISER
- ⊡ – DRAINAGE INLET
- ⊡ – ELECTRIC HAND HOLE
- ⊡ – FIBER OPTIC RISER
- ⊡ – FIRE HYDRANT
- ⊡ – GUY ANCHOR
- ⊙ – IRRIGATION CONTROL VALVE
- ⊡ – LIGHT POLE
- ⊡ – MAIL BOX
- (P) – PLAT DISTANCE
- ⊙ – SANITARY MANHOLE
- ⊡ – SEWER VALVE
- ⊡ – TRAFFIC SIGN
- ⊡ – WATER VALVE
- ⊙ – WOOD POWER POLE (UNLESS NOTED)
- 15.4 – EXISTING ELEVATION
- ⊡ – WATER METER
- ⊙ – WELL
- ○ – SET 5/8" IR&CAP LB# 3591
- □ – FOUND CONCRETE MONUMENT
- 1000 / 48" OAK – TREE NUMBER AND LOCATION
- OHW – OVERHEAD WIRES

LEGAL DESCRIPTION:

LOTS 2, 3, 4, AND 5, BLOCK 5, J.S. KEENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 30,018 SQUARE FEET OR 0.689 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY WE PROVIDED BY THE CLIENT.
3. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 5, J.S.KEENS SUBDIVISION SAID LINE BEARS N.88°44'08"W. AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM NAD 83/90, ESTABLISHED BY RTK GPS.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE INFORMATION OBTAINED FROM ST. LUCIE COUNTY AND FEMA, MAP NUMBER 12111C0179K, COMMUNITY NUMBER 120286, PANEL 0179, SUFFIX K, (FEBRUARY 20, 2020) EFFECTIVE FLOOD ZONE: X.
10. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4"DIAMETER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREE WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION, DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MAY 20, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
RE-XREF BK1-PG41		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE • SURVEYING
7900 GLADES ROAD • SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

J.S. KEENS SUBDIVISION
LOTS 2, 3, 4 AND 5, BLOCK 5
BOUNDARY SURVEY

DATE 5/21/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 8943
SHT.NO. 1
OF 4 SHEETS

Technical Review Committee - Teleconference **1. h.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Variance - Colleran Residence - 1675 Thumb Point Drive

LOCATION

1675 Thumb Point Drive (2401-605-0040-000-6)

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RECOMMENDATION

Approval.

Attachments

TRC Packet

Form Review

Form Started By: Rebeca Guerra Started On: 11/05/2020 01:37 PM

Final Approval Date: 11/05/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #20-12000001 (COLLERAN RESIDENCE)

DATE: NOVEMBER 5, 2020

Variance – Colleran Residence – 2401-605-0040-000-6

Attached is a Variance for property located at 1675 Thumb Point Drive. The property is .30 acres and currently has a zoning of R-1, Single-Family Low Density Zone and a Future Land Use designation of RL, Low Density Residential. The applicant is asking for a Variance from Section 125-24(b)(3) to allow for a lot coverage of twenty-eight (28) percent in lieu of the Code-required twenty-five (25) percent of the R-1 Zone. The Variance seeks to allow for the construction of a single-family residence specifically designed to accommodate for the applicant's mobility challenges.

Please review and provide comments on the project. Please send all comments to my email rguerra@cityoffortpierce.com or through interoffice mail to the Planning Department.

Do not hesitate to contact me should you require any additional information at (772) 467-3739.

Thank you.

Rebeca A. Guerra, AICP, LEED-AP, CPD

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location 1675 Thumb Point Drive

Parcel ID #(s) 2401-605-0040-000-6

Project description Single Family Home

Francis W. Colleran
Property Owner(s)
1236 SE 24th Ave
Street Address
Pompano Beach, FL. 33062
City State Zip
954-647-1243
Phone Number
no email address
Email Address

Applicant/Representative, Title, Company
Street Address
City State Zip
Phone Number
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Francis W Colleran
Property Owner(s) Signature(s)

STATE OF Fl COUNTY St Lucie
The foregoing instrument was acknowledged before me this 7 day of October, 2020, by Frank (Francis) Colleran who is personally known to me or has produced _____ as identification.

Susan J Keller
Signature of Notary

SUSAN J. KELLER
MY COMMISSION # GG134218
EXPIRES: August 25, 2021
(Seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

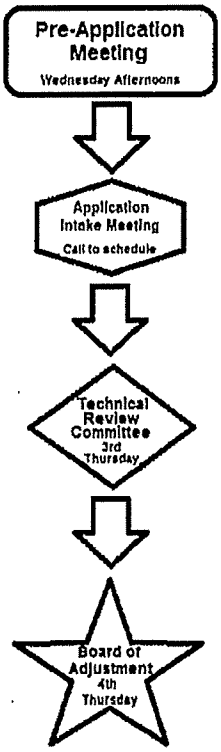
Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Site plan, to scale, including all relevant improvements:
  - ☐ Existing & proposed structures
  - ☐ Landscaping & parking,
  - ☐ Fencing, signs, etc.
- ☐ As-built Survey
- ☐ Criteria Narrative
- ☐ Complete, notarized application

Application Outlook



Description of request: Increase the building lot coverage from 25% - 28.5% of the lot, a 3 1/2 % increase.

Reason for request: To expand the walkways, doorways, general areas and area for an elevator for future use.

Existing Use : Residential Date Property was Purchased: 2017

Alterations made to the site since purchase: none

Has a request for this variance been denied in the past? ☐ Yes ☒ No

If yes, what has changed since the denial? _____

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

1). I am requesting a variance to allow me to increase my lot coverage from 25% to 28.5 %. This increase will not adversely effect and of the homes in my area. Currently on my side of the street, there are at least eleven (11) homes that exceed the 25% coverage limit. Homes on the other side of the street are allowed 30% lot coverage. To the rear of my property is the Indian River Lagoon.

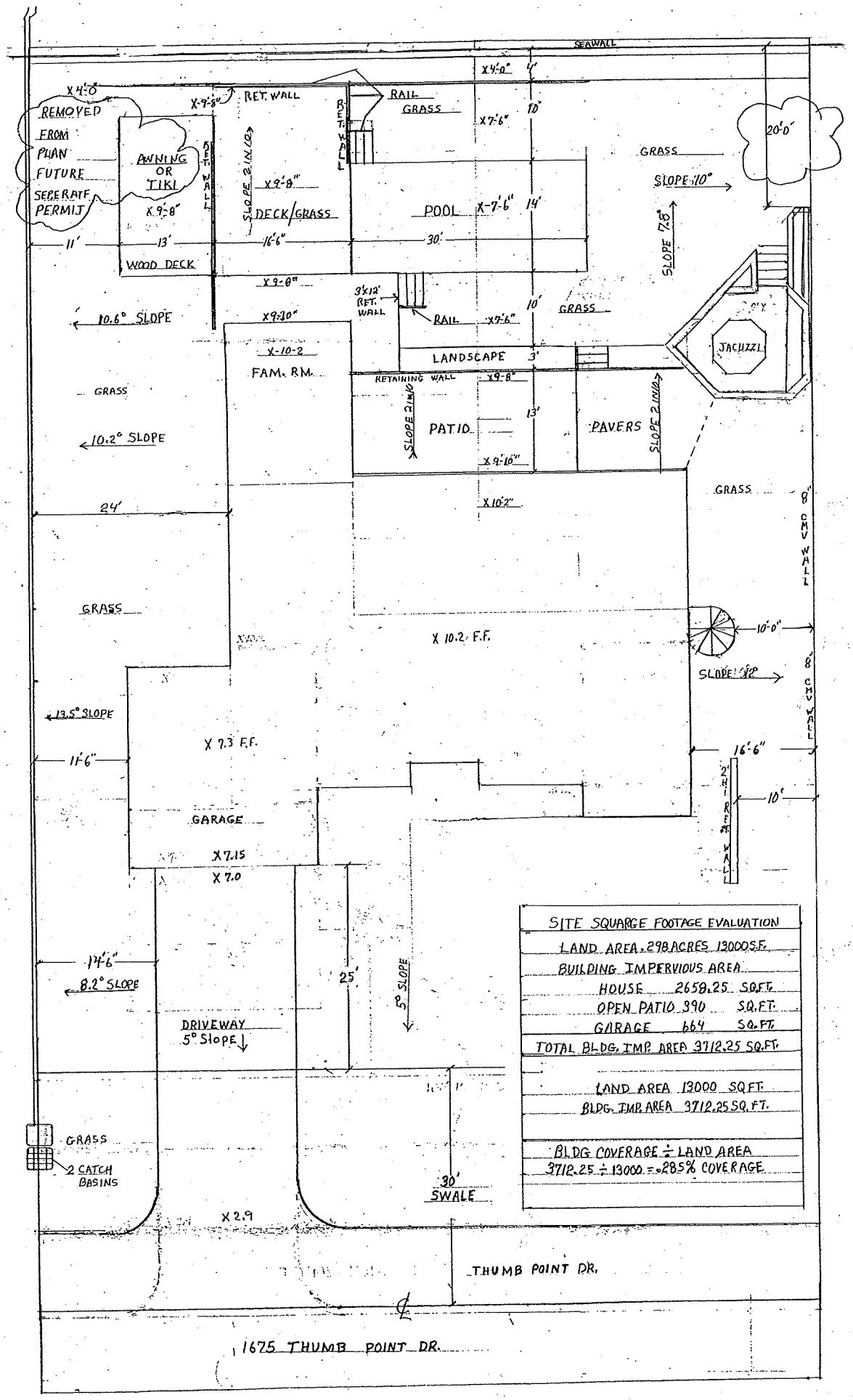
2) The requested lot coverage will be consistent with other houses in the zoning district.

3) For mobility purposes I limited the size of my second floor, so my first floor would encompass all of my day to day needs. Applying the strict 25% limit would deny me commonly enjoyed property rights of others in the neighborhood.

4) The minimum needed variance is 28.5%.

5) The variance request would not violate the intent of the zoning ordinance. There are at least eleven (11) houses on my side of the street with lot coverages ranging from 28% to 35%. On the other side of the street up to 30% is allowed. The ordinance allows, with approval up to 35%. I am requesting only 28.5% coverage.

6 cypress



SITE SQUARGE FOOTAGE EVALUATION
LAND AREA .298 ACRES 13000 S.F.
BUILDING IMPERVIOUS AREA
HOUSE 2658.25 SQ.FT.
OPEN PATIO 390 SQ.FT.
GARAGE 664 SQ.FT.
TOTAL BLDG. IMP. AREA 3712.25 SQ.FT.
LAND AREA 13000 SQ.FT.
BLDG. IMP. AREA 3712.25 SQ.FT.
BLDG COVERAGE ÷ LAND AREA
3712.25 ÷ 13000 = .285% COVERAGE

SUMMIT
DESIGN & FORENSICS, INC.
725 SE PORT SAINT LUCIE BLVD.
SUITE 203
PORT SAINT LUCIE FL 34984
(772) 285-0572

BRIAN J. MASKOL
FL PE #66080

BRIAN J. MASKOL LICENSE No. 66080 STATE OF FLORIDA PROFESSIONAL ENGINEER

GENERAL CONTRACTOR
FRANK COLLERAN
954-647-1243

REVISION	DATE	DESCRIPTION

NEW RESIDENCE
1675 THUMBPOINT DRIVE
FORT PIERCE, FL

	DATE
DESIGNED BJM	
DRAWN MJN	
CHECKED	

JOB NO.
2019-059

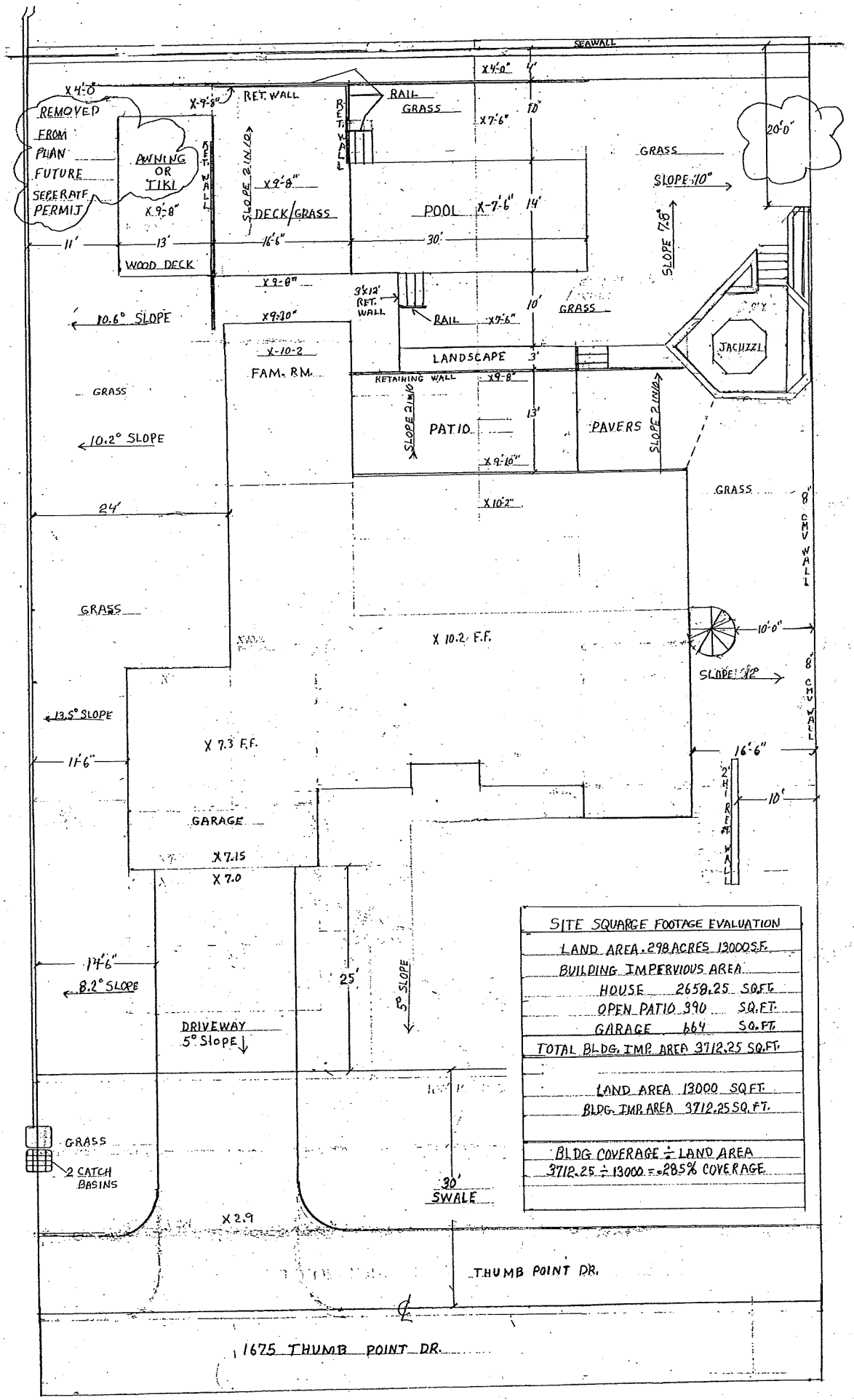
A 1

6 copies

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SITE SQUARGE FOOTAGE EVALUATION
LAND AREA .298 ACRES 13000 S.F.
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GENERAL CONTRACTOR
FRANK COLLERAN
954-647-1243

REVISION	DATE	DESCRIPTION

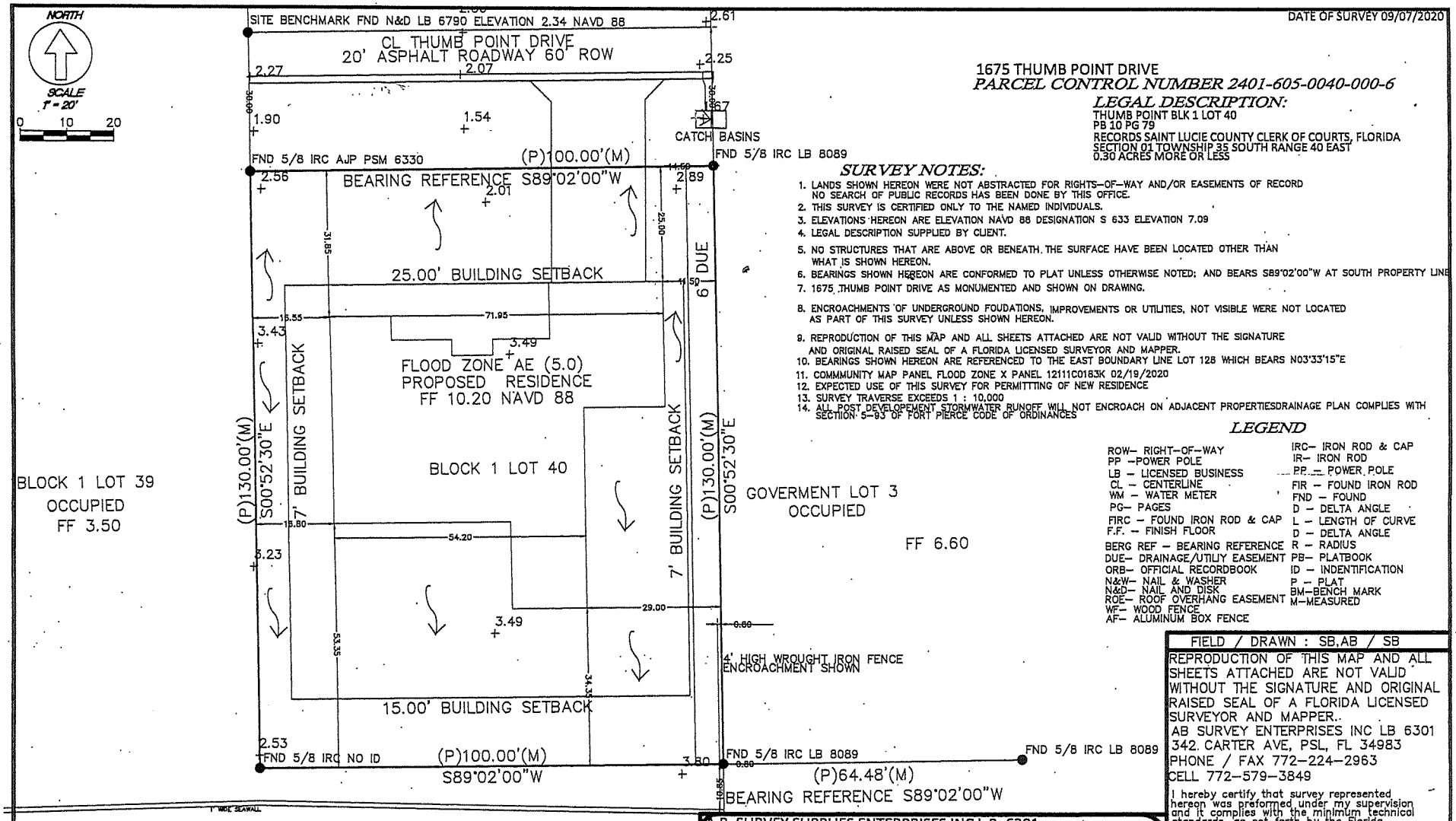
NEW RESIDENCE
1675 THUMBPOINT DRIVE
FORT PIERCE, FL

	DATE
DESIGNED BJM	
DRAWN MJN	
CHECKED	

JOB NO.
2019-059

A 1

2 copies



DATE OF SURVEY 09/07/2020

1675 THUMB POINT DRIVE

PARCEL CONTROL NUMBER 2401-605-0040-000-6

LEGAL DESCRIPTION:

THUMB POINT BLK 1 LOT 40
PB 10 PG 79
RECORDS SAINT LUCIE COUNTY CLERK OF COURTS, FLORIDA
SECTION 01 TOWNSHIP 35 SOUTH RANGE 40 EAST
0.30 ACRES MORE OR LESS

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD NO SEARCH OF PUBLIC RECORDS HAS BEEN DONE BY THIS OFFICE.
2. THIS SURVEY IS CERTIFIED ONLY TO THE NAMED INDIVIDUALS.
3. ELEVATIONS HEREON ARE ELEVATION NAVD 88 DESIGNATION S 633 ELEVATION 7.09
4. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
5. NO STRUCTURES THAT ARE ABOVE OR BENEATH THE SURFACE HAVE BEEN LOCATED OTHER THAN WHAT IS SHOWN HEREON.
6. BEARINGS SHOWN HEREON ARE CONFORMED TO PLAT UNLESS OTHERWISE NOTED; AND BEARS S89°02'00"W AT SOUTH PROPERTY LINE
7. 1675 THUMB POINT DRIVE AS MONUMENTED AND SHOWN ON DRAWING.
8. ENCROACHMENTS OF UNDERGROUND FOUDATIONS, IMPROVEMENTS OR UTILITIES, NOT VISIBLE WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS SHOWN HEREON.
9. REPRODUCTION OF THIS MAP AND ALL SHEETS ATTACHED ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY LINE LOT 128 WHICH BEARS N03°33'15"E
11. COMMMUNITY MAP PANEL FLOOD ZONE X PANEL 12111C0183K 02/19/2020
12. EXPECTED USE OF THIS SURVEY FOR PERMITTING OF NEW RESIDENCE
13. SURVEY TRAVERSE EXCEEDS 1 : 10,000
14. ALL POST DEVELOPEMENT STORMWATER RUNOFF WILL NOT ENCROACH ON ADJACENT PROPERTIESDRAINAGE PLAN COMPLIES WITH SECTIION 5-93 OF FORT PIERCE CODE OF ORDINANCES

LEGEND

ROW- RIGHT-OF-WAY	IRC- IRON ROD & CAP
PP -POWER POLE	IR- IRON ROD
LB - LICENSED BUSINESS	PP - POWER POLE
CL - CENTERLINE	FIR - FOUND IRON ROD
WM - WATER METER	FND - FOUND
PG- PAGES	D - DELTA ANGLE
FIRC - FOUND IRON ROD & CAP	L - LENGTH OF CURVE
F.F. - FINISH FLOOR	D - DELTA ANGLE
BERG REF - BEARING REFERENCE	R - RADIUS
DUE- DRAINAGE/UTILIY EASEMENT	PB- PLATBOOK
ORB- OFFICIAL RECORDBOOK	ID - INDENTIFICATION
N&W- NAIL & WASHER	P - PLAT
N&D- NAIL AND DISK	BM-BENCH MARK
ROE- ROOF OVERHANG EASEMENT	M-MEASURED
WF- WOOD FENCE	
AF- ALUMINUM BOX FENCE	

FIELD / DRAWN : SB,AB / SB

REPRODUCTION OF THIS MAP AND ALL SHEETS ATTACHED ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER..

AB SURVEY ENTERPRISES INC LB 6301
342. CARTER AVE, PSL, FL 34983
PHONE / FAX 772-224-2963
CELL 772-579-3849

I hereby certify that survey represented hereon was preformed under my supervision and it complies with the minimum technical standards, as set forth by the Florida Board of Surveyor's and Mappers in chapter 5J-17.050(10)(a)-(k) of the florida administrative code, pursuant to section 472.027, florida statuets, and further that there are no, visible, above ground encroachments unless shown or noted

SIGNATURE DATE

STEVEN D MARSHALL LS 6376
PAGES OR SHEETS COVERED BY THIS SEAL 1

A.B. SURVEY SUPPLIES ENTERPRISES INC L.B. 6301
342 S.W. CARTER AVENUE, PORT SAINT LUCIE, FLORIDA 34983
PHONE NUMBER 772-579-3849; 772-267-0596
EMAIL: ABACCUS@COMCAST.NET EMAIL
SEAN.BACCHUS@MAIL.COM

CERTIFIED TO: Francis W Colleran

REVISIONS DATE	DESCRIPTION
~~10/02/20~~	~~CURB GUTTER ADDED~~

SHEET NUMBER 1OF 1

DATE: 09-07-2020
DRAWN BY: S.B.
FIELD BOOK:
APPROVED BY: S.D.M.
SCALE: 1" = 20'
JOB NUMBER:

TITLE: BOUNDARY SURVEY AND ELEVATIONS WITH PROPOSED RESIDENCE SHOWN

Technical Review Committee - Teleconference **1. i.**

Meeting Date: 11/19/2020

REQUESTED ACTION

Annexation - 33 Parcels

LOCATION

Parcel IDs: 2313-423-0005-000-1, 2421-802-0054-000-4, 2421-802-0060-000-9, 2419-341-0012-000-7, 2405-501-0158-000-9, 2313-133-0002-000-0, 2313-133-0001-000-3, 2421-802-0041-000-0, 2421-802-0168-000-6, 2421-802-0044-000-1, 2421-802-0027-000-6, 2313-244-0001-020-0, 2428-702-0044-000-5, 2421-802-0034-000-8, 2405-501-0104-000-6, 2419-431-0006-000-8, 2313-422-0002-000-7, 2434-311-0003-000-5, 2421-802-0054-000-4, 2433-414-0007-000-6, 2434-601-0036-000-5, 34033-110-005-040-8, 2421-802-0052-000-0, 2429-111-0002-000-8, 2429-111-0003-000-5, 2429-111-0001-000-1, 2434-601-0050-000-9, 2434-601-0058-000-5, 2314-8000-001-000-3, 3403-502-0302-000-4, 2419-431-0007-000-5, 2428-702-0043-000-8, & 2405-501-0130-000-7

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet
Annexation List
Annexation Map

Form Review

Form Started By: Brandon Creagan Started On: 11/05/2020 01:19 PM
Final Approval Date: 11/05/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-02000007

DATE: NOVEMBER 5, 2020

September Annexations – 33 Parcels

Please find a list of 33 parcels that are being considered for annexation in the City of Fort Pierce through the FPUA Annexation Agreement process. The list of the proposed properties for annexation are contained in the excel sheet attached to this document. The geographic location for each parcel is presented on the map also attached to this document.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@city-ftpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by the day before the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4617510 OR BOOK 4321 PAGE 1429, Recorded 09/19/2019 03:15:16 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2405-501-0130-000-7	**ANNEXATION AGREEMENT** **INDIVIDUAL** KENNEDY GABRIEL, A SINGLE MAN 2908 AVENUE Q FT. PIERCE FLORIDA 34947
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2908 AVENUE Q, FT. PIERCE, FLORIDA 34947 Location Address 1908 N.. 16TH CT., FT. PIERCE, FLORIDA 34950 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SUNRISE PARK, NO. 1, BLK 6, LOT 18 AND W ½ OF LOT 19 LESS S 10 FT – (0.22 AC)
AS RECORDED IN THE OFFICEIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 18th day of April, 2019.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Kennedy Gabriel
Signature-Kennedy Gabriel, a single man

Kennedy Gabriel
Printed Signature

1908 N. 16th Ct., Pierce, Florida 34950
Address

STATE OF Florida
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kennedy Gabriel, in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL NOTARY PUBLIC STATE OF FLORIDA Public State of Florida My Commission 58853 Expires	Witness my hand and official Seal in the County and State last aforesaid this 18th day of April A.D. 2019.. Notary Signature Notary Printed Signature

PARCEL 1:

A PORTION OF TRACTS 105 AND 120 LYING EAST OF ANGLE ROAD, GARDEN CITY FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT 60.00 FEET SOUTH AND 30.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 105; THENCE S. 00 DEGREES 08'51" W. ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH 39TH STREET, 140.86 FEET; THENCE S. 89 DEGREES 56'51" W. AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SLOAN ROAD (AVENUE H), 140.90 FEET; THENCE N. 00 DEGREES 08'51" E. AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 39TH STREET, 140.86 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF SLOAN ROAD (AVENUE H); THENCE N. 89 DEGREES 56'51" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SLOAN ROAD (AVENUE H), 140.90 FEET TO THE POINT OF BEGINNING. SUBJECT TO CONDITIONS, RESTRICTIONS, LIMITATIONS, RESERVATIONS, AND EASEMENTS OF RECORD, IF ANY.

TOGETHER WITH:

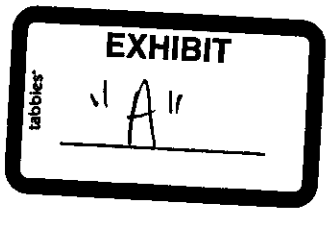
PARCEL 2:
A PORTION OF TRACTS 105 AND 120 LYING EAST OF ANGLE ROAD, GARDEN CITY FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT 60.00 FEET SOUTH AND 30.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 105; THENCE S.00 DEGREES 08'51" W. ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH 39TH STREET, 140.86 FEET; THENCE S. 89 DEGREES 56'51" W. AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SLOAN ROAD (AVENUE H), 140.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89 DEGREES 56'51" W. A DISTANCE OF 166.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY ON ANGLE ROAD; THENCE N. 42 DEGREES 58'18" W. ALONG THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 191.76 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SLOAN ROAD; THENCE N. 89 DEGREES 56'51" E. ALONG THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 297.78 FEET; THENCE S. 00 DEGREES 08'51" W. A DISTANCE OF 140.86 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 2404-608-0166-010-6

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1710 SE 2nd Court, Ft. Lauderdale, FL 33301.

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



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4216544 OR BOOK 3897 PAGE 2055, Recorded 08/03/2016 04:10:13 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2421-802-0056-000-8	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2906 FOREST PLACE, FORT PIERCE, FL 34949 Location Address Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

BEING A PART OF LOTS 4, 6 AND 8, BLOCK 6 OF MARAVILLA PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE BOUNDARY OF PARCEL HEREIN DESCRIBED AS FOLLOWS: FROM NORTHWEST CORNER OF LOT 2, BLOCK 6, MARAVILLA PLAZA, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF FOREST PLACE, 93.7 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED. FROM THE POINT OF BEGINNING CONTINUE ALONG SAME LINE 93.7 FEET; THENCE EAST 150.98 FEET TO A POINT ON THE EAST LINE OF LOT 8; THENCE NORTH ALONG THE EAST LINE OF LOTS 8, 6 AND 4, A DISTANCE OF 91.8 FEET; THENCE WEST 150.48 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT, RESTRICTIONS, AND RESERVATIONS OF RECORD AND TO TAXES FOR THE YEAR 2016 AND *THEREAFTER*.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hands and seals this 15th day of July, 2016.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Nikol Martin
Printed Witness Signature

Witness Signature

Amy Sherli
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Donahue St. Peter Boreland
Signature
Donahue St. Peter Boreland
Printed Signature
2906 Forest Place
Address
Fort Pierce, FL 34982
City, State, Zip

Shanda Tamara Boreland
Signature
Shanda Tamara Boreland, his wife
Printed Signature
2906 Forest Place
Address
Fort Pierce, FL 34982
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Donahue St. Peter Boreland and Shanda Tamara Boreland, husband and wife,** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL Nikol Martin NOTARY PUBLIC STATE OF FLORIDA Comm# FF210427 Expires 3/16/2019	Witness my hand and official Seal in the County and State last aforesaid this 15th day of July, A.D. 2016. Notary Signature Nikol Martin Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4294862 OR BOOK 3981 PAGE 1893, Recorded 04/06/2017 11:06:07 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): **2421-802-0052-000-0**	ANNEXATION AGREEMENT INDIVIDUAL
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2905 FOREST PLACE, FORT PIERCE, FL 34982 Location Address Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE SOUTH 24 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK 5 OF MARAVILLA PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 21e day of February, 2017.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Signature
Jose Luis Zamora, a married man
Printed Signature
2905 Forest Place
Address
Fort Pierce, Florida 34982
City, State, Zip

Signature
Maria Elidia Zamora, his wife
Printed Signature
2905 Forest Place
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Jose Luis Zamora and Maria Elidia Zamora, husband and wife**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL NOTARY PUBLIC STATE OF FLORIDA JESSICA LUNA MY COMMISSION # FF 974105 EXPIRES: April 14, 2020 Bonded Thru Budget Notary Services	Witness my hand and official Seal in the County and State last aforesaid this 20th day of February, A.D. 2017. Notary Signature Notary Printed Signature

Revised 7/9/04 per atty.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3480174 OR BOOK 3201 PAGE 1737, Recorded 06/02/2010 at 08:50 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2419-341-0012-000-7	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2835 MCNEIL ROAD, FORT PIERCE, FL Location Address 2719 PLACID AVENUE, FORT PIERCE, FL 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA , RUN WEST 33 FEET TO A POINT, THENCE RUN SOUTH 133 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 110 FEET, THENCE TURN AT RIGHT ANGLE AND RUN WEST 178 FEET, THENCE TURN AT RIGHT ANGLE AND RUN WEST 178 FEET, THENCE TURN AT RIGHT ANGLE AND RUN NORTH 110 FEET AND THENCE TURN AT RIGHT ANGLE AND RUN EAST 178 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 2719 PLACID AVENUE, FORT PIERCE, FL 34982-5621.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hands and seals this 20th day of May, 2010.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Diane B. Sikkema
Witness Signature

Diane B. Sikkema
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Antonio Chavez
Signature
Antonio Chavez
Printed Signature
2719 Placid Avenue
Address
Fort Pierce, FL 34982
City, State, Zip

Maria Irma Chavez
Signature
Maria Irma Chavez
Printed Signature
2719 Placid Avenue
Address
Fort Pierce, FL 34982
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ANTONIO CHAVEZ and MARIA IRMA CHAVEZ, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL DIANE B. SIKKEMA Commission DD 761938 Expires March 21, 2012 Bonded Thru Troy Fain Insurance 800-385-7019	Witness my hand and official Seal in the County and State last aforesaid this 20th day of May, A.D. 2010. Diane B. Sikkema Notary Signature Diane B. Sikkema Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3869324 OR BOOK 3552 PAGE 1583, Recorded 08/23/2013 at 04:08 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** *Property Appraisers Parcel Identification (Folio) Number(s):* 2421-802-0027-000-6	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2830 ADMIRAL STREET, FORT PIERCE, FLORIDA 34982 Location Address 2830 ADMIRAL STREET, FORT PIERCE, FLORIDA 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOTS 4, 5 AND 6, BLOCK 2, MARAVILLA PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 30TH day of JULY, 2013.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature
Rosalie Lavertu
Printed Witness Signature

Witness Signature
AMY SHEVLIN
Printed Witness Signature

Signature
Jolene Carmona
Printed Signature
2830 Admiral Street
Address
Fort Pierce, Florida 34982
City, State, Zip

Signature
Enrique Carmona, her husband
Printed Signature
2830 Admiral Street
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Jolene Carmona** and **Enrique Carmona, her husband**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 30TH day of JULY, A.D. 2013.
ROSALIE LAVERTU Commission # EE 218440 Expires July 22, 2016 Bonded Thru Troy Fain Insurance 800-385-7019	Rosalie Lavertu Notary Signature Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3680684 OR BOOK 3368 PAGE 417, Recorded 03/06/2012 at 08:33 A

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	ANNEXATION AGREEMENT INDIVIDUAL
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2421-802-0041-000-0	

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2803 ADMIRAL STREET, FORT PIERCE, FLORIDA 34982 Location Address 2803 ADMIRAL STREET, FORT PIERCE, FLORIDA 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOTS 8 AND 9, BLOCK 3, MARAVILLA PLAZA, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 5, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 27th day of February, 2012.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Connie S. Moore
Signature
Connie S. Moore
Printed Signature
2803 Admiral Street
Address
Fort Pierce, Florida 34982
City, State, Zip

Jeffrey R. Moore
Signature
Jeffrey R. Moore, her husband
Printed Signature
2803 Admiral Street
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Connie S. Moore and Jeffrey R. Moore, her husband, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 27th day of February, A.D. 2012.
SUSAN M. BURBAN Commission # EE 141093 Expires December 12, 2015 Bonded Thru Troy Fain Insurance 800-385-7019	Susan M. Burban Notary Signature Susan M. Burban Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3526773 OR BOOK 3239 PAGE 2880, Recorded 10/22/2010 at 04:34 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	ANNEXATION AGREEMENT INDIVIDUAL
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2405-501-0158-000-9	

To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2704 AVENUE Q, FORT PIERCE, FL 34947 Location Address 2710 AVENUE Q, FORT PIERCE, FL 34947 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 23, BLOCK 7, SUNRISE PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 42 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 2710 AVENUE Q, FORT PIERCE, FL 34947.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 27TH day of SEPT, 2010.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Juanita Hamm
Signature

Juanita Hamm, a single adult
Printed Signature

2710 Avenue Q
Address

Fort Pierce, FL 34947
City, State, Zip

Signature

Printed Signature

Address

City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Juanita Hamm known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 27TH day of SEPT, A.D. 2010.
ROSALIE LAVERTU MY COMMISSION # DD643930 EXPIRES May 21 2011 (407) 398-0153 FloridaNotaryService.com	Notary Signature Rosalie Lavertu Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3752379 OR BOOK 3437 PAGE 26, Recorded 09/28/2012 at 04:16 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	**ANNEXATION AGREEMENT** **INDIVIDUAL**
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2421-802-0044-000-1	

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2002 EDGEVALE ROAD, FORT PIERCE, FLORIDA 34982 Location Address 2002 EDGEVALE ROAD, FORT PIERCE, FLORIDA 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOTS 1, 2, 3, 4 AND 5, BLOCK 4, MARAVILLA PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 19TH day of SEPT., 2012.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Witness Signature

SUSAN M. BURBAN
Printed Witness Signature

Alice B. Cowgill
Signature
Alice B. Cowgill
Printed Signature
2002 Edgevale Road
Address
Fort Pierce, Florida 34982
City, State, Zip

Michael Cowgill
Signature
Michael Cowgill, her husband
Printed Signature
2002 Edgevale Road
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ALICE B. COWGILL and MICHAEL COWGILL, her husband, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 19TH day of SEPT., A.D. 2012.
ROSALIE LAVERTU Commission # EE 218440 Expires July 22, 2016 Bonded Thru Troy Fain Insurance 800-385-7019	Notary Signature Rosalie Lavertu Notary Printed Signature

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3213503 OR BOOK 2978 PAGE 2179, Recorded 05/30/2008 at 12:03 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2313-423-0005-000-1	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	1998 COPENHAVER ROAD, FORT PIERCE, FL Location Address Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE EAST 125 FEET OF THE WEST 150 FEET OF THE NORTH 269 FEET OF THE SOUTH 369 FEET OF THE EAST ½ OF THE SW ¼ OF THE NW ¼ OF THE SE ¼ OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS ROAD RIGHTS-OF-WAY, ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 22nd day of May, 2008.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Diane B. Sikkema
Witness Signature

Diane B. Sikkema
Printed Witness Signature

Richard Revels
Signature

Richard Revels
Printed Signature
1998 Copenhaver Road
Address
Fort Pierce, FL 34945-3063
City, State, Zip

Signature

Printed Signature

Address

City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD REVELS, a single adult, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Driver's License(s); and that an oath was not taken.

RUBBER STAMP NOTARY SEAL DIANE B. SIKKEMA Commission DD 761938 Expires March 21, 2012 Bonded Thru Troy Fain Insurance 800-385-7019	Witness my hand and official Seal in the County and State last aforesaid this 22nd day of May A.D. 2008. Diane B. Sikkema Notary Signature Diane B. Sikkema Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3448420 OR BOOK 3176 PAGE 2358, Recorded 03/09/2010 at 08:59 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2421-802-0054-000-4	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	1909 EDGEVALE ROAD, FORT PIERCE, FL Location Address 673 SE PICASSO AVENUE, PORT ST. LUCIE, FL 34983-4685 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

BEING A PART OF LOTS 2 AND 4, BLOCK 6, MARAVILLA PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 5, PAGE 44, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE BOUNDARY OF PARCEL HEREIN DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF THE AFORESAID LOT 2, BLOCK 6, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF FOREST PLACE, A DISTANCE OF 93.7 FEET; THENCE EAST 150.48 FEET TO A POINT IN EAST LINE OF SAID LOT 4; THENCE NORTH ALONG EAST LINE OF LOTS 4 AND 2, 91.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG NORTH LINE OF LOT 2 TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 673 SE PICASSO AVENUE, PORT ST. LUCIE, FL 34983-4685.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 21st day of January, 2010.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Diane B. Sikkema
Witness Signature

Diane B. Sikkema
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Jonneau Rout
Signature
Jonneau Rout
Printed Signature
673 Se Picasso Avenue
Address
Port St. Lucie, FL 34983-4685
City, State, Zip

Signature

Printed Signature

Address

City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JONNEAU ROUT, a single adult, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL DIANE B. SIKKEMA Commission DD 761938 Expires March 21, 2012 Bonded Thru Troy Fain Insurance 800-385-7019	Witness my hand and official Seal in the County and State last aforesaid this 21st day of January, A.D. 2010. Notary Signature Diane B. Sikkema Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3962845 OR BOOK 3639 PAGE 2543, Recorded 06/09/2014 at 12:42

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraiser's Identification (Folio) Number(s): 2421-802-0034-000-8	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	1906 EDGEVALE ROAD, FORT PIERCE, FLORIDA 34982 Location Address 1906 EDGEVALE ROAD, FORT PIERCE, FLORIDA 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lots 1, 2, 3 and 4, Block 3, MARAVILLA PLAZA, according to the plat thereof, recorded in Plat Book 5, Page 16 and Plat Book 5, Page 44, of the Public Records of St. Lucie County, Florida.

THE ABOVE DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 14TH day of APRIL, 2014.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Printed Witness Signature

Witness Signature

AMY SHEULIN
Printed Witness Signature

Signature
Augustus Dumas, a single adult
Printed Signature
1906 Edgevale Road
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Augustus Dumas**, a single adult, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that **he** executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 14TH day of APRIL, A.D. 2014.
NOTARY PUBLIC STATE OF FLORIDA ROSALIE LAVERTU Commission # EE 218440 Expires July 22, 2016 Bonded Thru Troy Fain Insurance 800-385-7019	Notary Signature ROSALIE LAVERTU Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4154785 OR BOOK 3831 PAGE 2113, Recorded 01/29/2016 at 08:54 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2313-422-0002-000-7	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	1840 COPENHAVER ROAD, FORT PIERCE, FLORIDA 34945 Location Address P. O. BOX 15099, FORT PIERCE, FLORIDA 34979 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

The South 473.51 feet of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 13, Township 35 South, Range 39 East, in St. Lucie County, Florida, less and excepting therefrom the South 321 feet, and less road right of way filed in Deed Book 156, Page 99 and less I-95 right of way filed in Official Records Book 247, Page 220, St. Lucie County, Florida, public records.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 22nd day of December, 2015.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Amy Sheridan
Printed Witness Signature

Signature
Laine Drawdy, a single adult
Printed Signature
P.O. Box 15099
Address
Fort Pierce, Florida 34979
City, State, Zip

Witness Signature

Leah M Hubbard
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Laine Drawdy, a single adult,** in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL NOTARY PUBLIC STATE OF FLORIDA **LEAH M. HUBBARD** MY COMMISSION #FF042426 EXPIRES May 10. 2016 (407) 398-0153 FloridaNotaryService.com	Witness my hand and official Seal in the County and State last aforesaid this 22nd day of December A.D. 2015. Notary Signature Leah M. Hubbard Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3529071 OR BOOK 3241 PAGE 2972, Recorded 11/02/2010 at 03:53 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2313-133-0002-000-0	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	1760 COPENHAVER ROAD, FORT PIERCE, FL 34945 Location Address 1760 COPENHAVER ROAD, FORT PIERCE, FL 34945 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE SOUTH 148.85 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF INTERSTATE HIGHWAY NO. 95, LESS AND EXCEPTING RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 13, THENCE NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 13, A DISTANCE OF 2649.30 FEET OF THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD; THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD PARALLEL WITH AND 25.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 13, A DISTANCE OF 42.50 FEET TO THE NORTH RIGHT-OF-WAY OF N.S.L.R.W.M.D. CANAL NO. 36 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD PARALLEL WITH AND 25.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 13; A DISTANCE OF 628.26 FEET TO THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST OF THE NORTHEAST ¼ OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 58 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 13, A DISTANCE OF 520.44 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 5567.58 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 32 MINUTES 45 SECOND EAST AND BEING THE WESTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 95, THENCE SOUTHEASTERLY ALONG SAID CURVE, BEING THE WESTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 95, CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 06 DEGREES 32 MINUTES 46 SECONDS, AN ARC DISTANCE OF 636.11 FEET TO THE NORTH RIGHT-OF-WAY OF N.S.L.R.W.M.D. CANAL NO. 36; THENCE NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF N.S.L.R.W.M.D. CANAL NO. 36 A DISTANCE OF 614.52 FEET TO THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS/ THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 1ST day of NOVEMBER 2010.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Signature
James Trefelner
Printed Signature
1760 Copenhaver Road
Address
Fort Pierce, FL 34945
City, State, Zip

Signature
Rachel Trefelner, his wife
Printed Signature
1760 Copenhaver Road
Address
Fort Pierce, FL 34945
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared James Trefelner and Rachel Trefelner known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last
ROSALIE LAVERTU MY COMMISSION # DD643930 EXPIRES May 21 2011 FloridaNotaryService.com	aforesaid this 1ST day of NOVEMBER, A.D. 2010.
	Notary Signature
	Rosalie Lavertu Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3637687 OR BOOK 3331 PAGE 2487, Recorded 10/14/2011 at 09:52 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2313-133-0001-000-3	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	1720 COPENHAVER ROAD, FORT PIERCE, FL 34945 Location Address 1720 COPENHAVER ROAD, FORT PIERCE, FL 34945 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE NORTH 152.98 FEET OF THE SOUTH 301.43 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF INTERSTATE HIGHWAY NO. 95.

LESS AND EXCEPTING RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 13, THENCE NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 13, A DISTANCE OF 2649.30 FEET TO THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD; THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD PARALLEL WITH AND 25.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 13, A DISTANCE OF 42.50 FEET TO THE NORTH RIGHT-OF-WAY ON N S L R W M D CANAL NO. 36 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD PARALLEL WITH AND 25 FEET EAST OF THE WEST LINE OF THE NORTHEAST1/4 OF SAID SECTION 13, A DISTANCE OF 628.26 FEET TO THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 58 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 13, A DISTANCE OF 520.44 FEET TO A POINT OR CURVE HAVING A RADIUS OF 5567.58 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 32 MINUTES 45 SECONDS EAST AND BEING THE WESTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 95; THENCE SOUTHEASTERLY ALONG SAID CURVE, BEING THE WESTERLY RIGHT-OF-WAY OF INTERSTATE NO. 95, CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 06 DEGREES 32 MINUTES 46 SECONDS AN ARC DISTANCE OF 636.11 FEET TO THE NORTH RIGHT-OF-WAY OF N S L R W M D CANAL NO. 36; THENCE NORTH 89 DEGREES 56 MINUTES 21SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF N S L R W M D CANAL NO. 36 A DISTANCE OF 614.52 FEET TO THE EAST RIGHT-OF-WAY OF COPENHAVER ROAD AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR, JACLYN K. SOUZA. THE GRANTOR, RANDY BOWERS, RESIDES AT 2860 S. BROCKSMITH ROAD, FORT PIERCE, FL 34945.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 12th day of September, 2011.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Anne-Marie Ludlum
Printed Witness Signature

Witness Signature

Gregory E. Buderus
Printed Witness Signature

Signature
Jacklyn K. Souza, a single adult
Printed Signature
1720 Copenhaver Road
Address
Fort Pierce, FL 34945
City, State, Zip

Signature
Randy Bowers
Printed Signature
2860 S. Brocksmith Road
Address
Fort Pierce, FL 34945
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jaclyn K. Souza and Randy Bowers, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 12th day of September, A.D. 2011.
ANNE-MARIE LUDLUM MY COMMISSION # DD945558 EXPIRES: January 27, 2014 1-800-3-NOTARY Fl. Notary Discount Assoc. Co.	Notary Signature Anne-Marie Ludlum Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4482208 OR BOOK 4182 PAGE 1077, Recorded 09/20/2018 03:09:52 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):

2434-601-0058-000-5

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

ANNEXATION AGREEMENT
CORPORATION

MARYANNE PALINO, PRESIDENT
BRANDY'S PRODUCTS, INC.
603 S. MARKET AVENUE
FT. PIERCE, FLORIDA 34982

603 S. MARKET AVENUE, FT. PIERCE FLORIDA
Location Address

Mailing Address (if different from location address)

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE WEST 250 FT OF THE EAST 265 FEET OF THE N ½ OF LOT 13 OF J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECRODED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

LESS AND EXCEPTING THE NORTH 12 FEET THEREOF

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 8 *day of* MAY, *2018.*

Attest:

Secretary

Brandy's Products, Inc.

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Maryanne Palino, President (Signature)

Printed Signature

603 S. Market Avenue, Ft. Pierce, Florida 34982
Address

STATE OF Florida
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Maryanne Palino, know to me to be the President of Brandy's Products, Inc., the corporation in whose name the foregoing instrument was executed, and that she severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

DONNA M. HILL
MY COMMISSION # GG 099038
EXPIRES: April 30, 2021
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 5 day of May A.D. 2018.

Notary Signature

Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4308760 OR BOOK 3996 PAGE 1482, Recorded 05/15/2017 02:30:56 PM

RETURN TO: BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): **3403-311-0005-040-8**	**ANNEXATION AGREEMENT** **INDIVIDUAL**

To:
WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

505 MIDWAY ROAD, FORT PIERCE, FL 34982
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand(s) and seal this 5th day of May, 2017.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Richard D Sees, Jr
Printed Witness Signature

Witness Signature

Kellie S. Forrest
Printed Witness Signature

Joann D. Smith
Signature
Joann D. Smith, an unmarried widowed woman
Printed Signature
505 Midway Road
Address
Fort Pierce, FL 34982
City, State, Zip

STATE OF FLORIDA

COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Joann D. Smith, an unmarried widowed woman,** known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) identification of the above-named person(s): Florida Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

KELLIE S. FORREST
Commission # FF 050766
Expires September 21, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 5th day of May A.D. 2017.

Kellie S. Forrest
Notary Signature

Kellie S. Forrest
Notary Printed Signature

Revised 7/9/04 per atty.

EXHIBIT "A"

Full Legal Description

3 36 40 BEG AT PT 331 FT W OF CENTER OF SEC RUN S 544.5 FT,TH W 200 FT,TH N 554.5 FT,TH E 200 FT,TH S 10 FT TO POB-LESS ANY PART THEREOF LYG WITHIN 40 FT OF C/L MIDWAY RD AND LESS THAT PART MPOAF:FROM NW COR OF SW 1/4 OF SEC RUN N 89 52 47 E ALG N LI OF SW 1/4 1621.29 FT,TH N 00 17 22 E 36.60 FT,TH S 89 42 38 E 585.09 FT,TH S 00 17 22 W 40 FT SLY RD R/W LI OF MIDWAY RD AND POB,TH S 89 42 38 E ALG WLY R/W LI 106.33 FT,TH S 00 20 17 E 9 FT,TH N 89 42 38 W 106.43 FT,TH N 00 17 22 E 9 FT TO SLY RD R/W LI OF MIDWAY RD AND POB- (2.45 AC) (OR 311-2667; 379-297)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4324685 OR BOOK 4013 PAGE 2092, Recorded 06/28/2017 03:22:07 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	**ANNEXATION AGREEMENT** **LIMITED LIABILITY COMPANY**
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2434-601-0036-000-5	
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	427 S. MARKET AVENUE, FORT PIERCE, FL 34982 Location Address Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE ATTACHED LEGAL DESCRIPTION LABELED EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, , by its proper officers thereunto duly authorized this 16th *day of* June, *2017.*

JOSE D. UBILLA, MANAGING MEMBER OF UBILLA-DUQUE REAL ESTATE HOLDINGS, LLC, a dissolved LLC, AND AS MANAGING MEMBER OF UBILLA-DUQUE HOLDINGS,LLC

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Diana Tremonti
Printed Witness Signature

Witness Signature

Heather Jurgensen
Printed Witness Signature

JOSE D. UBILLA, MANAGING MEMBER OF UBILLA-DUQUE REAL ESTATE HOLDINGS, LLC, a dissolved LLC, AND AS MANAGING MEMBER OF UBILLA-DUQUE HOLDINGS, LLC (Signature)

Jose D. Ubilla
Printed Signature

427 S. MARKET AV.
Address

FORT PIERCE, FL 34982
City, State, Zip

STATE OF Florida
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared * known to me to be * the entity in whose name the foregoing instrument was executed, and that (he)(she) acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in (him)(her) by said entity, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

DINA LANZA
Commission # GG 18674
My Commission Expires
August 04, 2020

Witness my hand and official Seal in the County and State last aforesaid this 16th day of June A.D. 2017.

Dina Lanza
Notary Signature

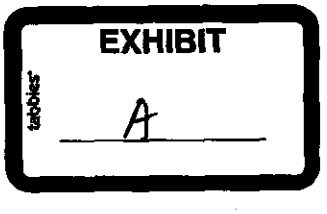
Dina Lanza
Notary Printed Signature

Parcel I:

Begin at the Southeast corner of Lot 9 of the J.I. Kellum's Subdivision, according to the plat thereof, as recorded in Plat Book 3, Page 85 of the Public Records of St. Lucie County, Florida; thence run North along the West boundary of U.S. Highway #1, 330 feet to a point; thence run West 290 feet to the Point of Beginning; from said Point of Beginning run South 150 feet; thence run West 174.9 feet; thence run North 150 feet; thence run East to the Point of Beginning, less road right-of-way of way for South Market Avenue.

Parcel II:

Begin at the intersection of the South line of Lot 9 of J.I. Kellum's Subdivision, according to the plat thereof, as recorded in Plat Book 3, Page 85 of the Public Records of St. Lucie County, Florida; and the West right-of-way of U.S. Highway #1; thence run North along the West right-of-way of U.S. Highway #1, 180 feet to a point; thence run West 464.9 feet to a point; thence run South parallel to the West right-of-way of U.S. Highway #1, 180 feet to a point; thence run East 464.9 feet to the Point of Beginning, less the East 265 feet.



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3891593 OR BOOK 3573 PAGE 868, Recorded 10/25/2013 at 08:37 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	ANNEXATION AGREEMENT INDIVIDUAL
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraiser's Parcel Identification (Folio) Number(s): _____	
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 16TH day of SEPT., 2013.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Witness Signature

Amy Sherlin
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared n to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 16TH day of SEPT., A.D. 2013.
NOTARY PUBLIC STATE OF FLORIDA ROSALIE Commission Expires July Bonded Thru Troy Fain Insurance 800-385-7019	Notary Signature Rosalie Lavertu Notary Printed Signature

NOTARY PUBLIC STATE OF FLORIDA
ROSALIE LAVERTU
Commission # EE 218440
Expires July 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4474553 OR BOOK 4173 PAGE 2705, Recorded 08/28/2018 08:03:31 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):

ANNEXATION AGREEMENT
INDIVIDUAL

7550 Pruitt Research Center Road, Fort Pierce, FL 34945
Location Address

2300 VIRGINIA AVENUE, FORT PIERCE, FL 34982
Mailing Address (if different from location address)

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

See attached Exhibit "A"

THE ABOVE-DESCRIBED PROPERTY IS/IS NOT THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required. This Agreement shall be subject to the provisions of the June 1, 2010 Interlocal Agreement between St. Lucie County, City of Fort Pierce, Fort Pierce Utilities Authority and Treasure Coast Education, Research and Development Authority recorded at Official Records Book 3245, Pages 1100-1118, of the public records of St. Lucie County, Florida.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 21 day of August, 2018.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
Susan Bellamy
Printed Witness Signature

Witness Signature
Stephanie Bush
Printed Witness Signature

STATE OF Florida
COUNTY OF St. Lucie

St. Lucie County, a political subdivision of the State of Florida

Signature
Frannie Hutchinson,
Chair, Board of County Commissioners
Printed Signature
2300 Virginia Avenue
Address
Fort Pierce, FL 34982
City, State, Zip

ATTEST:
DEPUTY CLERK

COUNTY COMMISSIONERS ★ ST. LUCIE COUNTY, FLORIDA ★

APPROVED AS TO FORM AND CORRECTNESS
COUNTY ATTORNEY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Frannie Hutchinson, Chair, on behalf of the Board of County Commissioners, in whose names the foregoing instrument was executed, and that she severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named persons: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

STEPHANIE BUSH
Commission # FF 196115
Expires March 27, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 21 day of August A.D. 2015.

Notary Signature
Stephanie Bush
Notary Printed Signature

SKETCH AND DESCRIPTION
OF A 10' WIDE WATERLINE EASEMENT

BEST COPY POSSIBLE

DESCRIPTION

Being a parcel of land located in Tract RW-1 of the Treasure Coast Research and Education Park - Core Campus plat as recorded in plat book 68 page 28 of the public records of St. Lucie County, Florida, being more fully described as follows:

Commencing at the southeast corner of Section 14, Township 35 South, Range 39 East; Thence along the south line of said Section 14, S 89°46'45" W a distance of 86.50' to its intersection with the east line of said Treasure Coast Research and Education Park - Core Campus plat; Thence N 00°11'08" W a distance of 104.50' to the northeast corner of Tract RW-1 as shown on said plat of Treasure Coast Research and Education Park - Core Campus plat; Thence along said north line of Tract RW-1, S 89°46'45" W a distance of 511.88'; Thence N 00°13'15" W a distance of 239.74' to the POINT OF BEGINNING; Thence N 85°11'10" W a distance of 63.08'; Thence N 54°46'48" W a distance of 56.52'; Thence N 45°04'03" W a distance of 230.28'; Thence S 45°00'00" W a distance of 5.00'; Thence N 45°00'00" W a distance of 10.00'; Thence N 45°00'00" E a distance of 5.00'; Thence N 45°00'00" W a distance of 69.24'; Thence N 00°10'57" W a distance of 81.76'; Thence S 89°21'47" W a distance of 304.64' to its intersection with the east right of way line of Exploration Parkway as shown on Treasure Coast Research and Education Park - Core Campus plat; Thence along said east right of way line, N 00°34'50" W a distance of 10.00'; Thence N 89°21'47" E a distance of 304.74'; Thence N 00°09'16" E a distance of 22.32'; Thence S 89°50'44" E a distance of 10.00'; Thence S 00°09'16" W a distance of 27.24'; Thence S 00°10'57" E a distance of 82.66'; Thence S 45°00'00" E a distance of 71.16'; Thence S 45°04'03" E a distance of 233.38'; Thence S 54°46'48" E a distance of 52.96'; Thence S 85°11'10" E a distance of 60.36'; Thence S 04°48'50" W a distance of 10.00' to the POINT OF BEGINNING.

0' 200'

SCALE: 1" = 200'



SURVEYOR NOTES

- This is not a boundary survey.
- The above legal description was prepared by the undersigned surveyor and mapper.
- Bearing base is the north line of Tract RW-1. Bearing being S 89°46'45" W.
- The sketch and legal was prepared from as-builts performed and provided by Kimley-Horne. Document No. 12-VVV-5-R.

CERTIFICATE: I hereby certify that the sketch of legal description represented hereon, dated this 17th day of July, 2018, is true and correct to the best of my knowledge and belief, and meets the Standards of Practice set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.072 Florida Statutes.

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

Rod Reed 07/17/18

ROD REED
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 3916

SHEET NO. 1 OF 1

SHEETS INCLUDED IN THIS SURVEY

SKETCH AND LEGAL DESCRIPTION OF A 10' WATERLINE EASEMENT

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
PUBLIC WORKS DEPT., ENGINEERING DIVISION
SURVEY SECTION
2300 VIRGINIA AVE., FORT PIERCE, FLORIDA. 34982
TELEPHONE 462-1707

SKETCH	07-17-18	
CHK.	RR	
DRAWN	RR	

REVISIONS			
NO.	DATE	SUBJECT	BY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4394744 OR BOOK 4090 PAGE 2438, Recorded 01/26/2018 09:11:45 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	ANNEXATION AGREEMENT INDIVIDUAL
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950**	WENDY BALKOM, AN UNREMARRIED WIDOW 4681 KIRBY LOOP ROAD FT. PIERCE, FLORIDA 34981
Property Appraisers Parcel Identification (Folio) Number(s): 2419-431-0007-000-5	
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	4861 KIRBY LOOP ROAD Location Address Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

19 35 40 FROM THE NE COR OF SW ¼ OF SE ¼ RUN W 540 FT, TH S 33 FT FOR POB, TH CONT S 267 FT. TH W120 FT, TH N 267 FT. TH E 120 FT TO POB (69) (0.74 AC) OR 429-999; 3809-959)

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 23rd day of October, 2017.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Miriam Sanchez
Printed Witness Signature

Witness Signature

REVE ARTEAGA
Printed Witness Signature

Signature-Wendy Balkom an unremarried widow

Wendy Balkom
Printed Signature

4861 Kirby Loop Road
Address

Fort Pierce, Florida 34981
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Wendy Balkom, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 23rd day of October A.D. 2017.
REBEKAH HOY Notary Public - State of Florida Commission # FF 185910 My Comm. Expires Feb 17, 2019	Notary Signature Rebekah Hoy Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4056003 OR BOOK 3732 PAGE 1080, Recorded 04/07/2015 at 08:49 AM

105URN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2419-431-0006-000-8	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	4653 KIRBY LOOP ROAD, FORT PIERCE, FLORIDA 34981 Location Address 4653 KIRBY LOOP ROAD, FORT PIERCE, FLORIDA 34981 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

19 35 40 FROM NE COR OF W ½ OF NE ¼ OF SW ¼ OF SE ¼ RUN W 105 FT FOR POB; TH S 225 FT, TH W 105 FT, TH N 225 FT, TH E 105 FT TO POB – LESS N 33 FT FOR RD R/W

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR, CLAIRE MOSER CASTANEDA, A SINGLE ADULT; THE GRANTOR ROSEMARY M. VANWAMEL RESIDES IN THE STATE OF KANSAS; THE GRANTOR HELEN GOLDEN RESIDES AT 120 ROSELYN AVENUE, FORT PIERCE, FL 34982.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 10TH day of MARCH, 2015.

Signed, sealed and delivered in our presence as witnesses:

Erica Horan
Witness Signature
Erica Horan
Printed Witness Signature

Elizabeth M LeValley
Witness Signature
Elizabeth M LeValley
Printed Witness Signature

Claire Moser Castañeda
Signature
Clair Moser Castaneda, a single adult
Printed Signature
4653 Kirby Loop Road
Address
Fort Pierce, Florida 34981
City, State, Zip

STATE OF FLORIDA
COUNTY OF _____

I hereby **certify** that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Clair Moser Castaneda, a single adult,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL Elizabeth M. LeValley Notary Public, State of New York St. Lawrence County #01LE6300623 Commission Expires 04/07/2018	Witness my hand and official Seal in the County and State last aforesaid this 2 day of March, A.D. 2015. Elizabeth M LeValley Notary Signature Elizabeth M LeValley Notary Printed Signature

Seamus Reilly
Witness Signature
Seamus Reilly
Printed Witness Signature

Lisa M. Barder
Witness Signature
Lisa M. Barder
Printed Witness Signature

Rosemary M. VanWamel
Signature
Rosemary M. VanWamel Rosemary M. VanWamel
Printed Signature
10750 Blackbird Road
Address
Emmett, Kansas 66422
City, State, Zip

STATE OF KANSAS
COUNTY OF Pottawatomie

I hereby **certify** that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Rosemary M. WanWamel,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 10th day of March, A.D. 2015.
NOTARY PUBLIC - State of Kansas LISA M. BARDER My Appt. Expires 7/14/18	Lisa M. Barder Notary Signature Lisa M. Barder Notary Printed Signature

Witness Signature
AMY SHEVLIN
Printed Witness Signature

Witness Signature
ROSALIE LAVERTU
Printed Witness Signature

Helen Golden
Signature
Helen Golden
Printed Signature
102 Roselyn Avenue
Address
Fort Pierce, FL 34950
City, State, Zip

STATE OF FLORIDA
COUNTY OF _____

I hereby **certify** that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Helen Golden,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 18TH day of FEBRUARY A.D. 2015.
ROSALIE LAVERTU Commission # EE 218440 Expires July 22, 2016 Bonded Thru Troy Fain Insurance 800-385-7019	Notary Signature ROSALIE LAVERTU Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4194678 OR BOOK 3873 PAGE 1644, Recorded 05/27/2016 at 04:22 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2433-414-0007-000-6	**ANNEXATION AGREEMENT** **INDIVIDUAL**
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	4119 OLEANDER AVENUE, FORT PIERCE, FL 34982 Location Address 4119 OLEANDER AVENUE, FORT PIERCE, FL 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Parcel 1: That part of the North 110 feet, lying between the West 300 feet and the East 330 feet of the South 310 feet of the East one-half of the Northeast one-quarter of the Southeast one-quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS AND EXCEPT Canal and Road rights of way.

Parcel 2: The North 110 feet of the South 310 feet of the East 330 feet of the East one-half of the Northeast one-quarter of the Southeast one-quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS AND EXCEPT Canal and Road rights of way.

THE ABOVE-DESCRIBED PROPERTY IS/IS NOT THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 25th day of May, 2016.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Amy Sheets
Printed Witness Signature

Witness Signature

Nikol Martin
Printed Witness Signature

Margaret Broadhead
Signature
Margaret Broadhead , a single adult
Printed Signature
4119 OLEANDER AVENUE
Address
FORT PIERCE, FL 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Margaret Braodhead, a single adult, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL Nikol Martin NOTARY PUBLIC STATE OF FLORIDA Comm# FF210427 Expires 3/16/2019	Witness my hand and official Seal in the County and State last aforesaid this 25th day of May A.D. 2016. Notary Signature Nikol Martin Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4166034 OR BOOK 3842 PAGE 2984, Recorded 03/04/2016 at 08:52 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	**ANNEXATION AGREEMENT** **CORPORATE**
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2434-311-0003-000-5	
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3957 SOUTH US 1, FORT PIERCE, FLORIDA 34952 Location Address 3107 S.E. GLASGOW DRIVE, STUART, FLORIDA 34997 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", APPENDED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 4th *day of* February, *2016.*

Attest:

Florida Falls Enterprises, Inc., a Florida corporation

Secretary — ***GRANTOR***

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

AMY SHEVLIN
Printed Witness Signature

Witness Signature

Leah Hubbard
Printed Witness Signature

PRESIDENT (Signature)

Timothy J. Bowman, President
Printed Signature
3107 S.E. Glasgow Drive
Address
STUART, FLORIDA 34997
City, State, Zip

STATE OF FLORIDA
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Timothy J. Bowman,** known to me to be the President of **Florida Falls Enterprises, Inc.,** a Florida corporation, the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

Witness my hand and official Seal in the County and State last aforesaid this 4th day of February A.D. 2016.

Notary Signature

Leah Hubbard
Notary Printed Signature

LEAH M. HUBBARD
MY COMMISSION #FF042426
EXPIRES May 10, 2016
(407) 398-0153 FloridaNotaryService.com

EXHIBIT "A" - LEGAL DESCRIPTION

BEGINNING on the quarter section line at a point 129 feet South of the center of Section 34, Township 35 South, Range 40 East; thence run Westerly on a line forming an angle of 85 degrees 30' with said quarter section line as measured from North to West a distance of 294.88 feet to a point; thence run South on a line parallel with the said quarter section line a distance of 97 feet; thence run Easterly on a line forming an angel of 94 degrees 30' measured from North to East from the last described line a distance of 294.88 feet to said quarter section line; thence run North along said quarter section line 97 feet to the Point of Beginning. LESS AND EXCEPTING THEREFROM the right-of-way for State Road No. 5 (also knowns as U.S. Highway No. 1).

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4334754 OR BOOK 4024 PAGE 1217, Recorded 07/27/2017 10:41:57 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	ANNEXATION AGREEMENT INDIVIDUAL
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2434-601-0050-000-9	

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3921 S. U.S. HIGHWAY 1, FORT PIERCE, FL 34982 Location Address 3415 W. BUSCH BLVD, TAMPA, FL 34618 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

BEGIN AT THE NORTHEAST CORNER OF LOT 11, KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN THENCE SOUTH 130 FEET FOR A POINT OF BEGINNING; THENCE WEST 400 FEET; THENCE SOUTH 100 FEET; THENCE EAST 400 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

SUBJECT TO COVENANTS AND RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD, IF ANY.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 11 day of July, 2017.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Charisse Repass
Printed Witness Signature

Witness Signature

Lisa Poslusny
Printed Witness Signature

Douglas Richards
Signature, Douglas L. Richards

DOUGLAS L RICHARDS
Printed Signature

345 W Busch BLVD
Address

Tampa FLA 33618
City, State, Zip

Witness Signature

Charisse Repass
Printed Witness Signature

Witness Signature

Lisa Poslusny
Printed Witness Signature

Elsa Richards
Signature, Elsa B. Richards

ELSA RICHARDS
Printed Signature

345 W Busch BLVD
Address

Tampa FLA 3368
City, State, Zip

STATE OF Florida
COUNTY OF Hillsborough

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Douglas L. Richards and Elsa B. Richards , in whose names the foregoing instrument was executed, and that they severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named persons: Driver's Licenses, and that an oath was not taken.

NOTARY PUBLIC STATE OF FLORIDA
SUSAN GRIFFIS
Notary Public - State of Florida
My Comm. Expires Jun 22, 2018
Commission # FF 134488

Witness my hand and official Seal in the County and State last aforesaid this 11 day of July A.D. 2017.

Susan Griffis
Notary Signature

Susan Griffis
Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3927461 OR BOOK 3606 PAGE 555, Recorded 02/24/2014 at 08:58 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2428-702-0044-000-5	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3450 SUNRISE BOULEVARD, FORT PEIRCE, FLORIDA 34982 Location Address 3450 SUNRISE BOULEVARD, FORT PIERCE, FLORIDA 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lot 3, Block 3, SUNRISE HOMESITES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Page 14, Public records of St. Lucie County, Florida.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 10TH day of FEB., 2014.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Witness Signature

Amy Shevlin
Printed Witness Signature

Vanessa E. Tillman
Signature
Vanessa E. Tillman, a single adult
Printed Signature
3450 Sunrise Boulevard
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Vanessa E. Tillman, a single adult**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 10TH day of FEB., A.D. 2014.
ROSALIE LAVERTU Commission # EE 218440 Expires July 22, 2016 Bonded Thru Troy Fain Insurance 800-385-7019	Notary Signature Rosalie Lavertu Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4587886 OR BOOK 4290 PAGE 1, Recorded 07/01/2019 03:22:38 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2428-702-0043-000-8	**ANNEXATION AGREEMENT** **INDIVIDUAL** VICTOR AND JERLINE BELL, HUSBAND AND WIFE 3420 SUNRISE BOUELVARD FT. PIERCE, FLORIDA 34982 TERRI HOLLY, A SINGLE WOMAN 1723A MARINERS COVE FT. PIERCE, FLORIDA 34950
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3420 SUNRISE BLVD., FT. PIERCE, FLORIDA 34982 Location Address 1723A MARINERS COVER, FT. PIERCE, FLORIDA 34950 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SUNRISE HOMESITES S/D BLOCK 3 LOT 2, (0.31 AC) (OR 249-2826; 3866-10)

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 7th day of February, ~~2018.~~ 2019.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Rachel Ragan
Printed Witness Signature

Witness Signature

Tanya Rios
Printed Witness Signature

Witness Signature

Rachel Ragan
Printed Witness Signature

Witness Signature

Tanya Rios
Printed Witness Signature

Witness Signature

Rachel Ragan
Printed Witness Signature

Witness Signature

Tanya Rios
Printed Witness Signature

Victor L. Bell
Signature- Victor Bell, a married man

VICTOR L. BELL
Printed Signature

3420 Sunrise Blvd., Ft. Pierce, Florida 34982
Address

Jerline Bell
Signature: Jerline Bell, His Wife

Jerline Bell
Printed Signature

3420 Sunrise Blvd., Ft. Pierce, Florida 34982
Address

Terri L Holly
Signature: Terri Holly, a single woman

Terri L Holly
Printed Signature

1723A Mariners Cove Blvd., Ft. Pierce, Florida 34950
Address

STATE OF Florida.
COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Victor and Jerline Bell, husband and wife and Terry Holly, a single woman, in whose names the foregoing instrument was executed, and that they severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Notary Public State of Florida
Tanya Rios
My Commission GG 158853
Expires 11/08/2021

Witness my hand and official Seal in the County and State last aforesaid this 7th day of February A.D. 2019.

Tanya
Notary Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3984280 OR BOOK 3661 PAGE 1883, Recorded 08/12/2014 at 02:05 PM

RETURN TO: R.N. KOBLEGARD, III COURTHOUSE BOX
This instrument prepared by:
R. N. Koblegard, III, Esq.
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2405-501-0104-000-6

ANNEXATION AGREEMENT
CORPORATION

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3120 AVENUE Q, FORT PIERCE, FLORIDA 34947
Location Address

1316 23RD PLACE, S.W., VERO BEACH, FLORIDA 32962
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lot 13 and Lot 14, less the South 10 feet, Block 5, SUNRISE PARK #1, according to the map or plat thereof, as recorded in Plat Book 8, Page 42, Public Records of St. Lucie County, Florida.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

7TH *day of* JULY, *2014.*

Attest:
Diane Reynolds, Treasurer

Avant Enterprises, Inc., a Florida Corporation
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
Rosalie Lavertu
Printed Witness Signature

Witness Signature
AMY SHEULIN
Printed Witness Signature

PRESIDENT (Signature)
Marlene Hadden, President
Printed Signature
1316 23rd Place, S.W.
Address
Vero Beach, Florida 32962
City, State, Zip

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Marlene Hadden and Diane Reynolds,** known to me to be the President and Treasurer, respectively of **Avant Enterprises, Inc., a Florida corporation**, the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

ROSALIE LAVERTU
Commission # EE 218440
Expires July 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 7TH day of JULY A.D. 2014.

Notary Signature

Rosalie Lavertu
Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4359020 OR BOOK 4051 PAGE 2653, Recorded 10/12/2017 01:35:11 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2429-111-0002-000-8 2429-111-0001-000-1 2429-111-0003-000-5	ANNEXATION AGREEMENT CORPORATE GREGG R. WEXLER, MANAGING MEMBER EDWARD'S LANDING, LLC 2324 SOUTH CONGRESS AVENUE STE. 2E WEST PALM BEACH, FLORIDA 33406
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3051 S. 25TH STREET, FT. PIERCE ,FLORIDA 32561 2503 EDWARDS ROAD, FT. PIERCE, FLORIDA 32560 EDWARDS ROAD, FT. PIERCE, FLORIDA 32562 Location Addresses 2324 SOUTH CONGRESS AVENUE, STE. 2E, WPB, FLORIDA 33406 *Mailing Address (if different from location address)*

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTIONS - MARKED AS EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a *Chapter 171 interlocal service boundary agreement* where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 9 *day of* October, 2017.

Attest:

Secretary

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Gregg R. Wexler, Managing Member (*Signature*)

Printed Signature

2324 S Congress Ave #2E
Address

West Palm Beach, FL 33406
City, State, Zip

STATE OF Florida
COUNTY OF Palm Bch

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gregg R. Wexler, known to me to be the Managing Member of the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

DANIELLE A. ROBITAILLE
MY COMMISSION # GG 077751
EXPIRES: June 26, 2021
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 9 day of October A.D. 2017.

Notary Signature

Danielle Robitaille
Notary Printed Signature

Exhibit "A"

Legal Description

THAT CERTAIN PARCEL SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS :

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING:

RIGHT-OF-WAY FOR HAWLEY ROAD (SOUTH 25TH STREET), RIGHT-OF-WAY FOR EDWARDS ROAD, AND RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL LOCATED ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED LAND.

LESS ALL OF THE FOLLOWING:

PARCEL "C"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF- WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 499.71 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1392.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°41'28" SOUTHWESTERLY 454.29 FEET TO A POINT 25.00 FEET, AT A RIGHT ANGLE, EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°07'41" WEST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 21.15 FEET TO A POINT OF INTERSECTION OF A LINE 25.00 FEET, AT A RIGHT ANGLE, EAST OF SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AND A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1372.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'34", NORTHEASTERLY 454.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD, A DISTANCE OF 499.74 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 290.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 230.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO A POINT ON SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE NORTH 00°06'35" WEST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "E"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 160.65 FEET; THENCE SOUTH 89°59'07" WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 160.65 FEET; THENCE NORTH 89°59'07" EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "F"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

DISTANCE OF 80.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE FOR *STATE ROAD 615 (SOUTH 25TH STREET)* AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL 117;

THENCE SOUTH 00°06'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.57 FEET; THENCE NORTH 11°56'09" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.19 FEET; THENCE NORTH 00°37'36" WEST, A DISTANCE OF 57.42 *FEET; THENCE NORTH 07°56'30" EAST, A DISTANCE OF 75.76 FEET TO THE POINT OF* BEGINNING.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3761652 OR BOOK 3446 PAGE 515, Recorded 10/24/2012 at 04:35 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraiser's Identification (Folio) Number(s): 2421-802-0168-000-6	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3005 SUMMIT STREET, FORT PIERCE, FLORIDA 34982 Location Address 3005 SUMMIT STREET, FORT PIERCE, FLORIDA 34982 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lots 7 and 9, less the South 26.35 feet of Lot 9, Block 13, MARAVILLA PLAZA, according to the Plat thereof, recorded in Plat Book 5, Page 44 of the Public Records of St. Lucie County, Florida.

THE ABOVE DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 16 day of October, 2012.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature
Chris Ringenberg
Printed Witness Signature

Monica Brown
Witness Signature
Monica Brown
Printed Witness Signature

Signature
John W. Dobson, a single adult
Printed Signature
3005 Summit Street John W. Dobson
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF Alachua

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **John W. Dobson, a single adult,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL MONICA BROWN MY COMMISSION EXPIRES July 29, 2013 #DD 912080 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA	Witness my hand and official Seal in the County and State last aforesaid this 16 day of October, A.D. 2012. Monica Brown Notary Signature Monica Brown Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3488864 OR BOOK 3208 PAGE 1874, Recorded 06/29/2010 at 09:19 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2421-802-0060-000-9	**ANNEXATION AGREEMENT** **INDIVIDUAL**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2910 FOREST PLACE, FORT PIERCE, FL 34982 Location Address Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

BEING A PART OF LOTS 8 AND 10, BLOCK 6, MARAVILLA PLAZA SUBDIVISION, ACCORDING TO PLAT THEREOF FILED IN PLAT BOOK 5, PAGE 44, OF PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE BOUNDARY OF PARCEL HEREIN DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 6, RUN SOUTH ALONG THE EAST LINE OF FOREST PLATE 187.4 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAME LINE 93.7 FEET TO THE SOUTHWEST CORNER OF LOT 10; THENCE EAST 151.45 FEET TO THE SOUTHEAST CORNER OF LOT 10; THENCE NORTH ALONG THE EAST LINE OF LOTS 10 AND 8, 91.80 FEET; THENCE WEST 150.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, hereunto set hand and seal this 9th day of June, 2010.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Diane B. Sikkema
Witness Signature

Diane B. Sikkema
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Donald Allan
Signature
Donald Allan
Printed Signature
2910 Forest Place
Address
Fort Pierce, FL 34982
City, State, Zip

Joyce L. Allan
Signature
Joyce L. Allan
Printed Signature
2910 Forest Place
Address
Fort Pierce, FL 34982
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DONALD ALLAN and JOYCE L. ALLAN, his wife , known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL NOTARY PUBLIC STATE OF FLORIDA DIANE B. SIKKEMA Commission DD 761938 Expires March 21, 2012 Bonded Thru Troy Fain Insurance 800-385-7019	Witness my hand and official Seal in the County and State last aforesaid this 9th day of June, A.D. 2010. Diane B. Sikkema Notary Signature Diane B. Sikkema Notary Printed Signature

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4420181 OR BOOK 4116 PAGE 1135, Recorded 04/05/2018 02:47:06 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	ANNEXATION AGREEMENT INDIVIDUAL
This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950	NICHOLAS S. SMITH, A SINGLE MAN 7845 SW ELLIPSE WAY STUART, FLORIDA 34997
Property Appraisers Parcel Identification (Folio) Number(s): 3403-502-0302-000/4	

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5560 U.S. HIGHWAY 1, FT. PIERCE, FLORIDA Location Address 78454 SW ELLIPSE WAY, STUART, FLORIDA 34997 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 11 day of December 2017.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

DONNA CARLSON
Printed Witness Signature

Witness Signature

WILLIAM L. GRAMER, JR
Printed Witness Signature

Signature-Nicholas S. Smith, a single man

NICHOLAS S. SMITH
Printed Signature

7845 SW Ellipse Way
Address

Stuart, Florida 34997
City, State, Zip

STATE OF Florida
COUNTY OF Martin

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Nicholas S. Smith**, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Notary Public State of Florida
Carol Coopersmith
My Commission FF 152592
Expires 08/20/2018

Witness my hand and official Seal in the County and State last aforesaid this 11 day of December A.D. 2017.

Notary Signature

CAROL COOPERSMITH
Notary Printed Signature

#	Parcel ID	Agreement Number	OR Book	Page
1	2313-423-0005-000-1	3213503	2978	2179
2	2421-802-0054-000-4	3448420	3176	2358
3	2421-802-0060-000-9	3488864	3208	1874
4	2419-341-0012-000-7	3480174	3201	1737
5	2405-501-0158-000-9	3526773	3239	2880
6	2313-133-0002-000-0	3529071	3241	2972 - 2973
7	2313-133-0001-000-3	3637687	3331	2487
8	2421-802-0041-000-0	3680684	3368	417
9	2421-802-0168-000-6	3761652	3446	515
10	2421-802-0044-000-1	3752379	3437	26
11	2421-802-0027-000-6	3869324	3552	1583
12	2313-244-0001-020-0	3891593	3573	868
13	2428-702-0044-000-5	3927461	3606	555
14	2421-802-0034-000-8	3962845	3639	2543
15	2405-501-0104-000-6	3984280	3661	1883
16	2419-431-0006-000-8	4056003	3732	1080-1081
17	2313-422-0002-000-7	4154785	3831	2113
18	2434-311-0003-000-5	4166034	3842	2984-2984
19	2421-802-0056-000-8	4216544	3897	2055
20	2433-414-0007-000-6	4194678	3873	1644
21	2434-601-0036-000-5	4324685	4013	2092-2093
22	34033-110-005-040-8	4308760	3996	1482-1483
23	2421-802-0052-000-0	4294862	3981	1893
24	2429-111-0002-000-8	4359020	4051	2653-2656
25	2429-111-0003-000-5	4359020	4051	2653-2656
26	2429-111-0001-000-1	4359020	4051	2653-2656
27	2434-601-0050-000-9	4334754	4024	1217
28	2434-601-0058-000-5	4482208	4182	1077
29	2314-8000-001-000-3	4474553	4173	2705-2706
30	3403-502-0302-000-4	4420181	4116	1135
31	2419-431-0007-000-5	4394744	4090	2438
32	2428-702-0043-000-8	4587886	4290	1-2
33	2405-501-0130-000-7	4617510	4321	1429-1430

ANNEXATION BY QUADRANT

City of Ft Pierce
2020 November Annexations

St. Lucie Blvd
Keen Road
N. 25th Street
N. Causeway
Seaway Drive
S. Ocean Drive
Interstate 95
Angle Road
Orange Avenue
Kings Hwy
Jenkins Road
Hartman Road
Florida Turnpike
Virginia Avenue
Indian River Drive
US Highway 1
Okeechobee Road
Edwards Road
Glades Cut Off Road
Selvitz Road
S. 25th Street
Sunrise Blvd
Oleander Avenue
Midway Road

NORTHWEST QUADRANT
NORTHEAST QUADRANT
SOUTHWEST QUADRANT
SOUTHEAST QUADRANT

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