CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 19, 2021 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **Roll Call**

3. **New Business:**

   a. Annexation – Parcel ID: 2434-501-0019-000-3

   b. Development & Design Review - Flagship Self-Storage - Parcel ID: 2419-603-0003-000-4 & 2419-603-0004-000-1

   c. Planned Development, Development & Design Review (PD) - Savannah Preserve - Parcel ID: 2426-333-0015-000-5

   d. Subdivision – Edwards Landing – Preliminary/Final Plat

   e. Text Amendment - Chapter 123 - Vegetation

4. **Public Comments**

5. **Staff Comments**

6. **Adjournment**

Technical Review Committee **3. a.**

Meeting Date: 08/19/2021

REQUESTED ACTION

Annexation – Parcel ID: 2434-501-0019-000-3

LOCATION

Parcel ID: 2434-501-0019-000-3

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/27/2021 12:49 PM

Final Approval Date: 07/27/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-02000008

DATE: AUGUST 5, 2021

Annexation – Parcel ID: 2434-501-0019-000-3

Attached is an Application for Voluntary Annexations for a property located at the southeast corner of S. US Highway 1 and St. James Blvd. The property is approximately 2.64 acres and currently has a St. Lucie County Zoning of Commercial General (CG), it also has a St. Lucie County Future Land Use of Commercial (COM). Once annexed the City would assign a Zoning of General Commercial (C-3) and assign a Future Land Use of General Commercial (GC). The parcel ID for the property is 2434-501-0019-000-3

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 August 17, 2021.

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

Thank you.

Brandon C. Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: US 1 - TBD
2. Legal description of real property for which annexation is being requested:
   ST JAMES PARK BLK 2 LOTS 1 TO 8 INCL-LESS W 45 FT- AND ALL LOTS 9 TO 16 INCL (OR 1723-949)

   Property Tax ID: 2434-501-0019-000-3
3. Size of described property: 2.64 ac
4. Project description: Applicant is proposing a self-storage facility with associated site improvements.
5. Current St. Lucie County Future Land Use Designation: COM
6. Current St. Lucie County Zoning: CG
7. Is this a Historic property? No, please see attached Phase 1 Environmental Report
8. Appraised value: $ 401,800.00
9. Name of Owner(s): Fraternia Corp.

   Signature of Owner(s): _____ (Authorized Agent)
   Mailing Address: 3400 Hanson Court
   City La Crosse State WI Zip 54603
   Phone 608-397-5787 Fax wlalaw2000@yahoo.com

10. Name of Representative: Bradley J. Currie, / Engineering Design & Construction, Inc.

Signature of representative: _____
Mailing Address: 10250 SW Village Parkway, Suite 201
City) Port St. Lucie State FL Zip 34987
Phone 772-462-2455 Fax 772-408-4208
E-mail: bradcurrie@edc-inc.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Fraternia Corp
3400 Hanson Court
La Crosse, WI 54603

AGENT CONSENT FORM

Project Name: Flagship Storage US-1 & St. James

Parcel ID: 2434-501-0019-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED Wayne L. As Foor,
WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Phillip C. Hollis, as Agent for Flagship Companies Group, LLC to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of these applications for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of MAY, 2021, by Wayne L. As Foor (Name of Person Acknowledging) who is personally known to me or who has produced Driver License (type of identification) as identification and who ~~did~~ (did not) take an oath.

Notary Signature

Justin T Reineking
Printed Name of Notary

NOTARY PUBLIC JUSTIN T REINEKING STATE OF WISCONSIN

4/10/2023
My commission expires

Wayne L. As Foor
Owner's Signature

Wayne L. As Foor
Owner's Name Fraternia Corp. Pres.

3400 Hanson Ct.
Street Address

La Crosse, Wisc. 54603
City, State, Zip

608 397 5787 WLALAW 2000 @ Yahoo.com
Telephone / Email

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2211825 OR BOOK 1723 PAGE 949
Recorded:05/30/03 13:59

* Doc Assump: $ 0.00
* Doc Tax : $ 1,403.50
* Int Tax : $ 0.00

Prepared by and return to:
Heather D. Adams
Legal Assistant
MARC R. GAYLORD, P.A.
9307-B SE Olympus Street
Hobe Sound, FL 33455

File Number: **230115**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **6th** day of **May, 2003** between **Edwin J. Nelson, Betty Adderhold, Deborah Leigh Hardesty and Melanie M. Gusmus** whose post office address is **370 W. Riverside Drive, Jupiter, FL 33469**, grantor, and **Fraternia Corp., a Wisconsin corporation** whose post office address is **3400 Hanson Court, La Crosse, WI 54603**, grantee:

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

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

Lots 1 to 8, inclusive, less the West 45 fet and Lots 9 to 16, inclusive, Block 2, ST. JAMES PARK, according to the map or plat thereof as recorded in Plat Book 5, Page 58, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2434-501-0019-000/3

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2002**.

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

Signed, sealed and delivered in our presence:

Witness Name: ~~ROSEMARY BENSINGER~~ MARIE F. AYERS

Witness Name: Heather Adams

Edwin J. Nelson (Seal)
Edwin J. Nelson

Witness Name: ~~ROSEMARY BENSINGER~~

Witness Name: ~~JOHN R. HARDESTY~~

Betty Adderhold (Seal)
Betty Adderhold

Witness Name: ROSEMARY BENSINGER

Witness Name: ~~JOHN R. HARDESTY~~

Deborah Leigh ~~Hardesty~~ (Seal)
Deborah Leigh Hardesty

Witness Name: ROSEMARY BENSINGER

Witness Name: ~~JOHN R. HARDESTY~~

Melanie M. Gusmus (Seal)
Melanie M. Gusmus

DoubleTime®

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 6th day of May, 2003 by Edwin J. Nelson, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Marc R. Gaylord
MY COMMISSION # DD094952 EXPIRES
March 8, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public

Printed Name: Marc Gaylord

My Commission Expires: _____

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Betty Adderhold, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Deborah Leigh Hardesty, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Melanie M. Gusmus, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

PROJECT NARRATIVE & COVER LETTER
Flagship – St. James & US 1
Annexation Application
July 19, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation application for a 2.64 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. The subject parcel is noted below and east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2434-501-0019-000-3	US Highway 1 (TBD)	2.64

This parcel is currently in the jurisdiction of St. Lucie County and has an existing Future Land Use designation of Commercial (COM) and an underlying Zoning designation of Commercial, General (CG).

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the north of the subject parcel lies the right-of-way of St. James Boulevard, a St. Lucie County owned and maintained right-of-way. Following the right of way is an undeveloped commercial parcel that is located in the City of Fort Pierce. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Future Land Use designation of Commercial (COM) and an underlying zoning designation of Commercial, General (CG).

East of the subject property lies the right-of-way of St. Francis Road, a St. Lucie County owned and maintained right-of-way. East of the right-of-way are developed residential

homes. These parcels have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single-Family-4 (RS-4).

West of the subject property lies the right-of-way of S. US Highway 1, an FDOT owned and maintained right-of-way. Following the right-of-way, lies a developed commercial building owned by St. Lucie County. This parcel is located in the City of Fort Pierce and has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

The attached package includes the Application for Annexation, agent authorization, warranty deed and a current survey as required.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-07-19_City_FP_Flagship_US_1_St_James_Annexation_Justification_NEW.docx

ST JAMES PARK

A SUBDIVISION

OF THE

S.W. ¼ OF THE N.E. ¼ OF SEC. 34 TOWNSHIP 35 S. RANGE 40 E.

SITUATED IN SAINT LUCIE COUNTY FLORIDA.

DATED OCT 10. 1925

A.E. ENGLAR

STATE OF FLORIDA
COUNTY OF ST LUCIE

I Reba James & Edward A. Muth do hereby dedicate all the streets, roads, alleys, lanes and parts as shown on this plat to the public for general public uses as such at this ____ day of November 1925.

Reba James
Edward A. Muth

Signed and sealed in the presence of:

Ethel Shelton Cochran

STATE OF FLORIDA
COUNTY OF ST LUCIE

I the undersigned a notary public in and for said county and state do hereby certify that Reba James street dealer & Edwards Muth known to me to be the persons who executed the foregoing dedication, acknowledged before me that they signed the same and for the purposes therein expressed. IN WITNESS WHEREOF I have hereunto set my hand and seal at Fort Pierce St Lucie County Florida this 2nd day of November

Ethel Shelton Cochran

Notary Public State of Florida

My Commission Expires 3/12/28

STATE OF FLORIDA
COUNTY OF ST LUCIE

I Clerk of the Circuit Court of St Lucie County Florida do hereby certify that I have examined the foregoing plat and that it complies in form with all the requirements of Chapter 10273 Laws of 1925 and that it was filed for record on the 3 day of November 1925 and recorded in plat book ____ page ____ of the records of this Circuit Court of St Lucie County Florida.

H. F. Hinck
Clerk of Circuit Court
St Lucie County Florida
By ____ Deputy Clerk

CERTIFICATE OF APPROVAL

I hereby certify that this plat was duly approved by the Board of County Commissioners of St Lucie County Florida at their meeting held on the 2 day of NOV. 1925.

E. H. Collins
County Engineer.

STATE OF FLORIDA
COUNTY OF ST LUCIE

I, A. E. Englar hereby certify that the foregoing map was made by me or under my supervision from an actual survey made by me; that the reference monuments shown thereon as permanent are of the character and occupy the positions indicated; that all of the land platted and called for under Sec. 7 of Chap 10273 of the Laws of the State of Florida Dated this 30 day of Sept. 1925 have been placed as called for.

A. E. Englar
Civil Engineer.

Sworn to and subscribed before me this 7 day of November 1925.

Edward Rabinsky
Notary Public
State of Florida

My Commission expires October 6. 1927

1354.5

1322.55

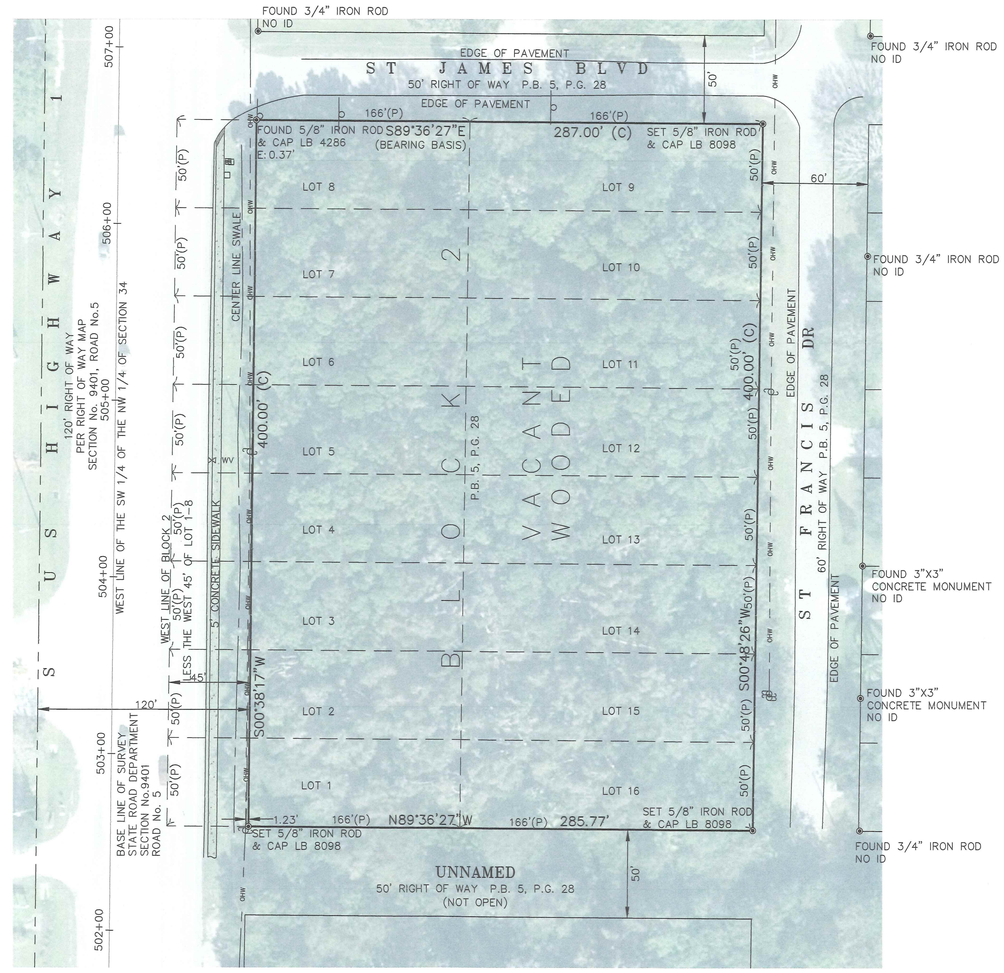
Scale - 1" = 100'

Intersection of Corners Sec. 34.

5-58

BOUNDARY SURVEY

FOR: FRATERNIA CORP.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	DIP	DUCTILE IRON PIPE		HYDRANT	PCP	PERMANENT CONTROL POINT	S.L.C.	ST. LUCIE COUNTY
AL	ARC LENGTH	E	EAST/EASTING	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT	STA	STATION
ASPH	ASPHALT	EOW	EDGE OF WATER	INV	INVERT	P.B.	PLAT BOOK		STORMWATER DRAINAGE MANHOLE
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	IP	IRON PIPE	(P)	PLAT DATA		STREET SIGN
	BENCHMARK (BM)	EHH	ELECTRIC HAND HOLE (EHH)	IR	IRON ROD	P.O.B.	POINT OF BEGINNING	TELE RISER	TELEPHONE RISER BOX
	BIKE RACK	EM	ELECTRIC METER	IR/C	IRON ROD AND CAP	P.O.C.	POINT OF COMMENCEMENT	TOE	TOE OF SLOPE
CATV	CABLE RISER	ELEC PANEL	ELECTRICAL PANEL		IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVE	TOB	TOP OF BANK/BERM
(C)	CALCULATED	EL./ELEV.	ELEVATION	L	LENGTH	P.C.	POINT OF CURVATURE	T.O.N.	TOP OF NUT
	CATCH BASIN	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		LIGHT POST	P.T.	POINT OF TANGENCY	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
℄	CENTERLINE	F.O.	FIBER OPTIC	MAG/D	MAG NAIL MAG BRAND NAIL	P.O.T.	POINT OF TERMINUS	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
CCR	CERTIFIED CORNER RECORD	FOHH	FIBER OPTIC HAND HOLE		MAILBOX	PVC	POLYVINYL CHLORIDE	TWNSHP	TOWNSHIP
CLF	CHAIN LINK FENCE		FIBER OPTIC MARKER	M.C.	MARTIN COUNTY	PSL	PORT SAINT LUCIE, FLORIDA		TRAFFIC HANDHOLD
CHD.	CHORD	FIBER RISER	FIBER OPTIC RISER	MHWL	MEAN HIGH WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR	TSCB	TRAFFIC SIGNAL CONTROL BOX
CO	CLEAN OUT	(M)	FIELD MEASURED	MLWL	MEAN LOWER WATER LINE	R	RADIUS	TYP	TYPICAL
COMM RISER	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION		METAL LIGHT POST	R/E	RANGE	U.E.	UTILITY EASEMENT
CONC	CONCRETE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL POWER POLE	RTK	REAL TIME KINEMATIC	UNK	UNKNOWN
	CONCRETE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	MP	METAL PIPE	RWV	RECLAIMED WATER VALVE		UNKNOWN HANDHOLD
CM	CONCRETE MONUMENT	FT	FOOT	MQN	MONUMENT	RLS	REGISTERED LAND SURVEYOR	RISER BOX	UNKNOWN RISER BOX
CPP	CONCRETE POWER POLE (CPP)	FM	FORCE MAIN	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP	REINFORCED CONCRETE PIPE		UNKNOWN TYPE MANHOLE
	CONCRETE POWER POLE W/STREET LIGHT	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY	VCP	VITRIFIED CLAY PIPE
	CONCRETE SIGNAL LIGHT POLE	F	FPL MANHOLE	N.R.	NON RADIAL	R/C	ROD AND CAP	WM	WATER METER
CMP	CORRUGATED METAL PIPE	SQ FT.	SQUARE FEET	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	S	SANITARY MANHOLE	W	WATER SERVICE METER (WM)
	CURB INLET	GAS	GAS VALVE	N	NORTH OR NORTHING	SV	SANITARY VALVE	WV	WATER VALVE (WV)
	DECORATIVE LIGHT POST	GIS	GEOGRAPHIC INFORMATION SYSTEMS	No.	NUMBER	SEC	SECTION		WELL
(D)	DEED	GND	GROUND	O.R.B.	OFFICIAL RECORDS BOOK		PROPERTY CORNER	W	WEST
D.B.	DEED BOOK		GROUND LIGHT	OHW	OVER HEAD WIRES		RIGHT-OF-WAY CONTROL	WF	WOOD FENCE
Δ	DELTA/CENTRAL ANGLE		GUY WIRE ANCHOR	PG	PAGE		SIGN		WOOD POLE STREET LIGHT
ø	DIAMETER (DIA.)		HANDICAP	PCN	PARCEL CONTROL NUMBER	S	SOUTH		WOOD POWER POLE
D	DRAINAGE MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PK NAIL	PARKER-KALON NAIL		SPIGOT		
		HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DISK		SPRINKLER VALVE		

LEGAL DESCRIPTION:

LOTS 1 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND LOTS 9 TO 16, INCLUSIVE, BLOCK 2, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.64 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JULY 19, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, 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.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA

SIGNATURE DATE: 7/21/2021

MICHAEL T. OWEN License Number 5556 Professional Surveyor and Mapper

ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

LS	MTO	SV	21-287.DWG	AS SHOWN	July 14, 2021
DRAWN BY	CHECKED BY	FIELD CREW	FILENAME	SCALE	DATE

REVISION COMMENTS

DATE

BOUNDARY SURVEY

FOR: FRATERNIA CORP.

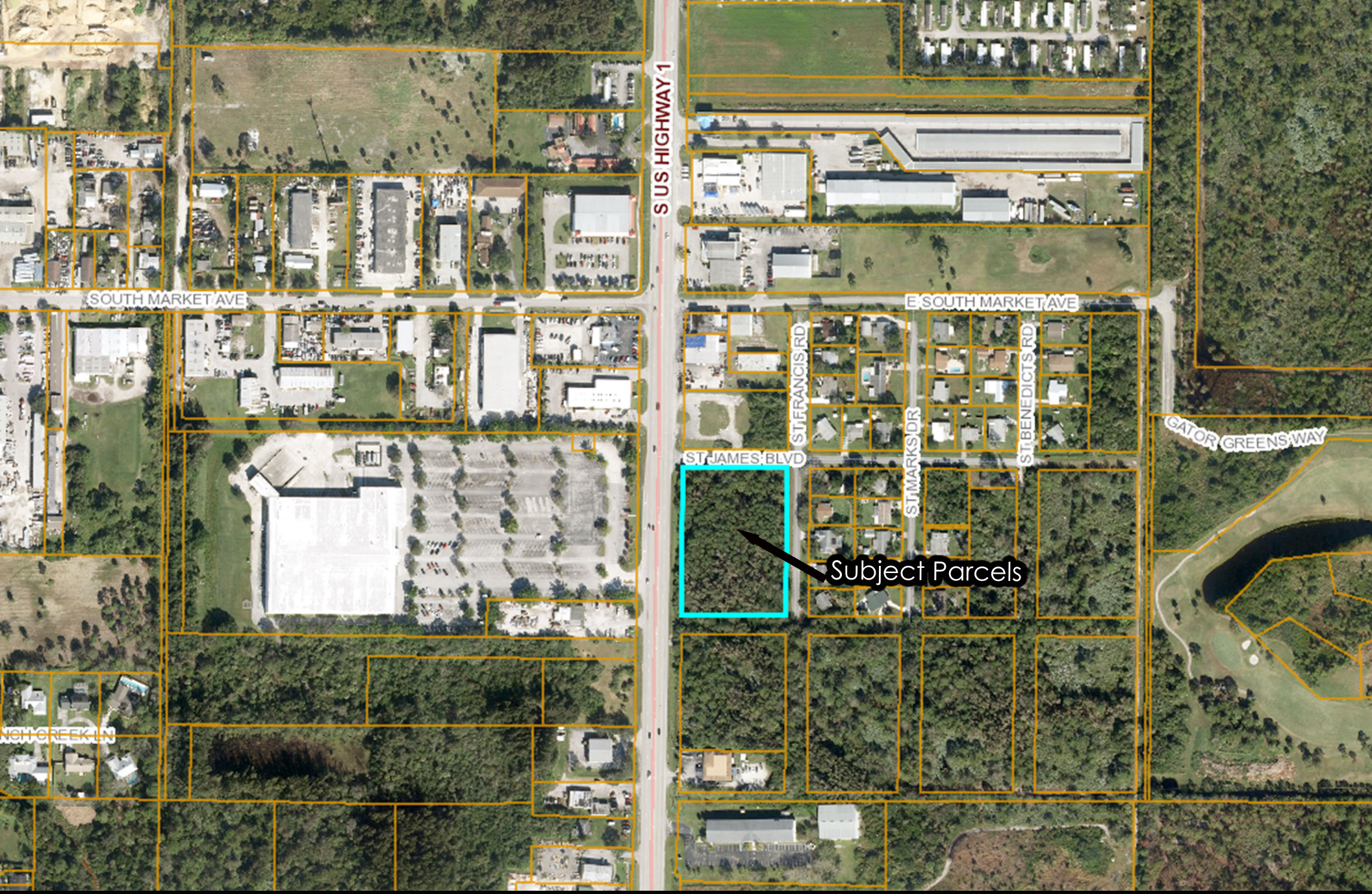
RECORD INFORMATION
SEC. 34, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-287

1 OF 1

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\SURVEY\Dwg - PDF\Survey\21-287 Calc Base Field dwg, 7/21/2021 5:31 PM
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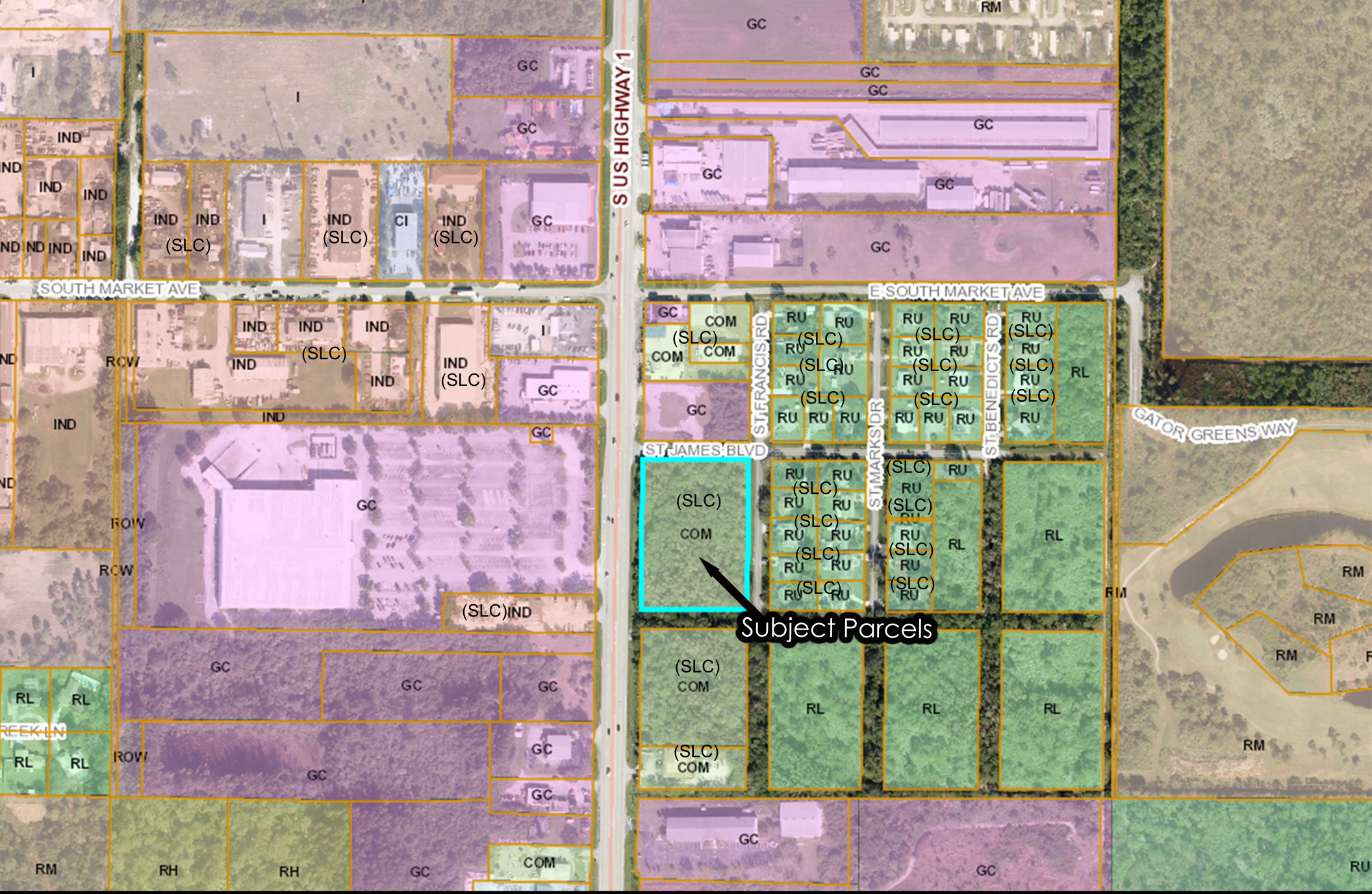
Flagship - US 1 & St. James

Location Map

St. Lucie County, FL

NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

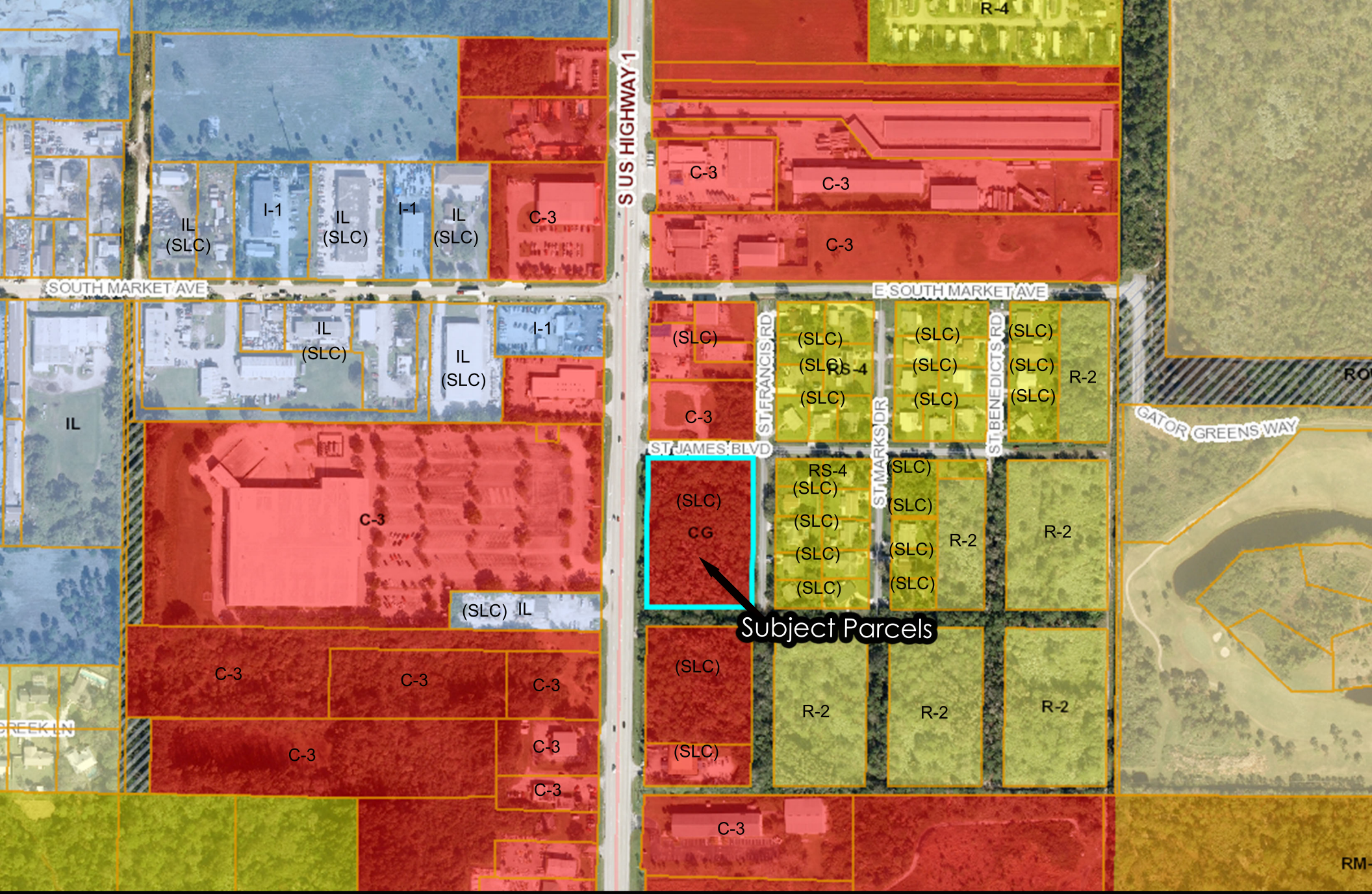


Flagship - US 1 & St. James

Future Land Use Map

St. Lucie County, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL



Flagship - US 1 & St. James

Zoning Map

St. Lucie County, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Technical Review Committee **3. b.**

Meeting Date: 08/19/2021

REQUESTED ACTION

Development & Design Review - Flagship Self-Storage - Parcel ID: 2419-603-0003-000-4 & 2419-603-0004-000-1

LOCATION

Parcel ID: 2419-603-0003-000-4 & 2419-603-0004-000-1

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/27/2021 05:00 PM

Final Approval Date: 08/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-07000016

DATE: AUGUST 5, 2021

Development & Design Review – Flagship Storage – Jenkins & Okeechobee

Attached is an Application for Development Review (Site Plan/Conditional Use) and Design Review for property located north of the Okeechobee & Jenkins Road intersection. The applicant is proposing to construct a 3-story building totaling 93,840 square feet along with two 1-story buildings that will be 11,960 square feet combined. There is also a 6,300 square foot area that is proposed for covered RV parking spaces. The two properties are approximately 4.73 acres in size The City Zoning is General Commercial (C-3) and the Future Land Use is General Commercial (GC). The parcel IDs for the properties are 2419-603-0003-000-4 & 2419-603-0004-000-1.

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 August 17, 2021.

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

Thank you.

Brandon C. Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location Jenkins Road

Parcel ID #(s) 2419-603-0003-000-4 and 2419-603-0004-000-1

Project description Development includes a 3-story storage building totaling 93,840 sf, and two 1-story storage buildings totaling 11,960 sf with site associated improvements. Site plan also proposes 6,300 sf of covered RV parking spaces.

NNN/1031 # 16 Jenkins LLC	Engineering Design & Construction, Inc. (Brad Currie, VP)
Property Owner(s)	**Applicant/Representative, Title, Company**
2 Towne Square, Suite 900	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Southfield MI 48076-3761	Port St. Lucie FL 34987
City State Zip	City State Zip
561-630-6110	772-462-2455
Phone Number	Phone Number
Kgeller@ramrealestate.com	bradcurrie@edc-inc.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. 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)

STATE OF FLORIDA -- COUNTY St. LUCIE

The foregoing instrument was acknowledged before me this 30th day of June, 20 21, by Bradley T. Currie (authagent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

(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_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____Control #_____B. Permit #_____

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.: 112,100 sf Residential: Proposed Units:_____

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

North	South	East	West
Undeveloped	Walgreens/Chick-fil-A	Residential	Residential

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

Design Review

Property address or Location Jenkins Road, North of Okeechobee

Parcel ID #(s) 2419-603-0003-000-4 and 2419-603-0004-000-1

Project Description Development of a 3-story storage building totaling 93,840 sf, two (1) story storage buildings totaling 11,960 sf and 6,300 sf of covered RV parking spaces with associated site improvements.

NNN/1031 # 16 Jenkins, LLC	Engineering Design & Construction, Inc. (Brad Currie, VP)
Property Owner(s)	Applicant/Representative, Title, Company
2 Towne Square, Suite 900	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Southfield MI 48076-3761	Port St. Lucie, FL 34987
City State Zip	City State Zip
561-630-6110	772-462-2455
Phone Number	Phone Number
Kgeller@ramrealestate.com	bradcurrie@edc-inc.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)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 30th day of June, 2021, by Bradley J. Currie (auth. agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024
(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.

NNN/1031 NO. 16 SR 70 JENKINS LLC
c/o Ram Realty Advisors LLC
4801 PGA Boulevard
Palm Beach Gardens, FL 33418

AGENT CONSENT FORM

Project Name: Jenkins & Okeechobee

Parcel ID: 2419-603-0003-000-4 and 2419-603-0004-000-1 ("Property")

BEFORE ME THIS DAY PERSONALLY APPEARED Keith L. Cummings, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Phillip C. Hollis, as Agent for Flagship Companies Group, LLC ("Applicant") to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of a 100,000+ sf self-storage facility. Notwithstanding the foregoing, any and all terms and conditions which may arise as part of the approval of this application for the proposed use of a self-storage facility that will be binding on the Property or the Property Owner prior to the purchase of the Property by the Applicant shall require a separate written approval from Keith L. Cummings, as Manager of the Property Owner.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2021, by Keith L. Cummings (Name of Person Acknowledging) who [XX] is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Karen D. Geller
Printed Name of Notary

(Notary Seal)
KAREN D. GELLER
MY COMMISSION # GG 191920
EXPIRES: July 2, 2022
Bonded Thru Notary Public Underwriters

My commission expires

Owner's Signature
NNN/1031 NO. 16 SR 70 JENKINS LLC, a Florida limited liability company
By: Keith L. Cummings, Manager

Owner's Name

4801 PGA Boulevard
Street Address

Palm Beach Gardens, FL 33418
City, State, Zip

561-630-6110/ kgeller@ramrealestate.com
Telephone / Email

Flagship
COMPANIES GROUP

AGENT CONSENT FORM

Project Name: Jenkins & Okeechobee

Parcel ID: 2419-603-0003-000-4 and 2419-603-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Phillip C. Hollis, Flagship Companies Group, LLC as Property's Owner's Agent, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to **Brad Currie, Engineering Design & Construction, Inc.** to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me in my absence at all meetings and public hearings pertaining all City, County, State and Federal permits for completion of the project indicated above. Furthermore, upon consultation with me, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this Agent application for the proposed use of a 100,000 +/- sf self-storage / commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of June, 2021 by Phillip C. Hollis (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

Carly S. Ervin

Printed Name of Notary

CARLY S. ERVIN
MY COMMISSION # GG 229655
EXPIRES: October 17, 2022
Bonded Thru Notary Public Underwriters
(Notary Seal)

October 17, 2022
My commission expires

Phillip C. Hollis

Owner's Agent Signature

Phillip C. Hollis,
Flagship Companies Group, LLC
as Property's Owner's Agent

Owner's Agent Name

1190 Business Center Drive #2000

Street Address

Lake Mary, FL 32746

City, State, Zip

phillip@pmjs.com, 407-832-6444

Telephone / Email

Flagship COMPANIES GROUP · BOMAX · Porte Noire · Flagship GENERAL CONTRACTOR · U · THE LAND SHARKS · Flagship LAND GROUP

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2875103 OR BOOK 2582 PAGE 2467, Recorded 06/07/2006 at 09:16 AM
Doc Tax: $19600.00

Prepared by, record and return to:
Adrienne V. Schmitz, P.A.
12230 Forest Hill Blvd., Suite 102
Wellington, FL 33414

Tax Folio #: 2419-233-0001-000/5

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 24th day of **May, 2006** between **JENKINS 70 PARTNERS, LLC, a Florida limited liability company**, whose post office address is 10505 S.W. 128th Terrace, Miami, FL 33176, grantor, and NNN/1031 No. 16 SR 70 Jenkins LLC, **a Florida limited liability company** whose post office address is 3399 PGA Blvd., Suite 450, Palm Beach Gardens, FL 33410, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under grantor, but none other; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, and that certain Annexation Agreement recorded in Official Records Book 943, Page 1496, public records of St. Lucie County, FL.

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

Signed, sealed and delivered in our presence:

GRANTOR:
JENKINS 70 PARTNERS, LLC, a Florida limited liability company

By: Mark Schwimmer
Mark Schwimmer, as Manager

Witness Name: MARIA J. KIRSCHNER

Witness Name: Olga L. Perez

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me this 24th day of May, 2006 by Mark Schwimmer, as Manager of Jenkins 70 Partners, LLC, on behalf of said Company. He [✓] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

MARY W. KURLANSIK
MY COMMISSION EXPIRES
August 9, 2007
#DD 235196
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: **Mary W. Kurlansik**

My Commission Expires: _____

DoubleTime®

Exhibit "A"

(Jenkins 70 Partners LLC):

Begin at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida and run South 00° 02' 33" East, a distance of 537.68 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19, a distance of 537.68 feet to the Northerly Right-of-Way line of State Road 70;

thence run South 72° 44' 04" West along said Right-of-Way line a distance of 405.48 feet;

thence run North 01° 55' 27" East a distance of 195.18 feet;

thence run South 66° 42' 27" West a distance of 53.10 feet;

thence run North 00° 12' 27" East a distance of 265.00 feet;

thence run North 88° 47' 57" East, a distance of 1.00 feet;

thence run North 00° 12' 27" East a distance of 21O feet to the North line of aforesaid Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19;

thence run North 88° 47' 57" East a distance of 426.40 feet to the POINT OF BEGINNING.

TOGETHER WITH:

The South 95 feet of the North 380 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS Rights-of-Way for road and drainage canals; lying and being in St. Lucie County, Florida.

TOGETHER WITH:

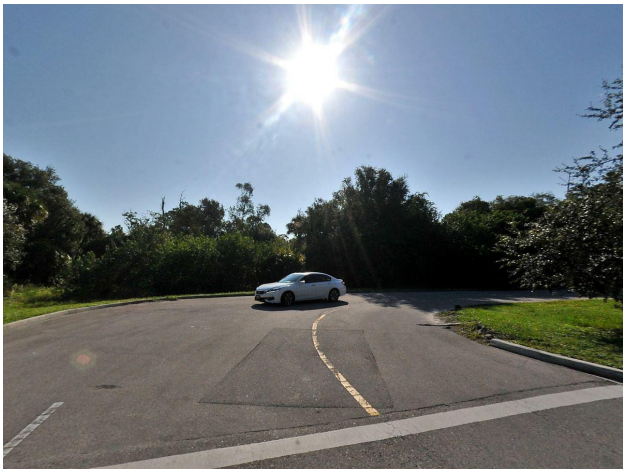
South 75 feet of the North 285 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS and excepting there from all Rights-of-Way for public roads and drainage canals; lying and being in St. Lucie County, Florida.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, April 8, 2021

Parcel Report





Parcel

PARCELNO: 2419-603-0003-000-4
Property ID: 175287
Owner1: NNN/1031 #16 Jenkins LLC
SiteAddress: JENKINS RD

Owner

Owner1: NNN/1031 #16 Jenkins LLC
Owner2:
Owner3:
MailingAddress: 2 Towne Sq Ste 900
Southfield, MI 48076-3761

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0022 - Fort Pierce
Subdivision: Okeechobee Crossings
Just/Market Value: $449,700
FinishedArea:
Acres: 3.226
TotalArea: 140,536

Legal Description

LegalDescription: OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 3 LESS THAT PORTION FOR ROAD R/W AS IN OR 3629-89 (3.22 AC - 140,536 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	$449,700	$0	$449,700	$0	$449,700	$0	$449,700	$0	$0
2019	$449,700	$0	$449,700	$0	$449,700	$0	$449,700	$0	$0
2018	$449,700	$0	$449,700	$0	$449,700	$0	$449,700	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2014	3.22	$59.57
Fort Pierce Stormwater Charge	2010	8.8	$607.20

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

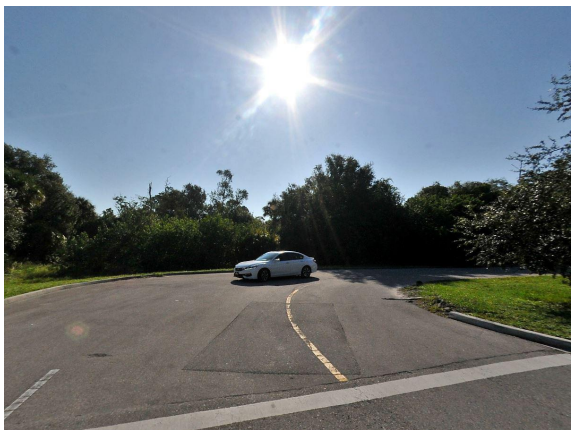
Land Lines

Line Number	Units	Unit Type
1	140,536	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/24/2006	$2,800,000	XX02	SP	Jenkins 70 Partners LLC	2582-2467	Clerk of Courts

Photos

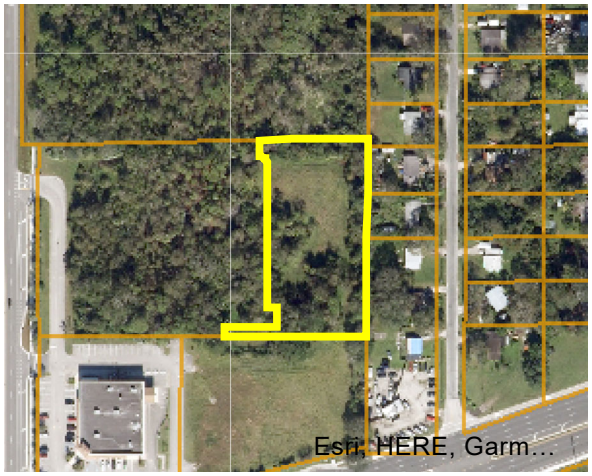


Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, April 8, 2021

Your report is loading.

Parcel Report





Parcel

PARCELNO: 2419-603-0004-000-1
Property ID: 175288
Owner1: NNN/1031 #16 Jenkins LLC
SiteAddress: JENKINS RD

Owner

Owner1: NNN/1031 #16 Jenkins LLC
Owner2:
Owner3:
MailingAddress: 2 Towne Sq Ste 900
Southfield, MI 48076-3761

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0022 - Fort Pierce
Subdivision: Okeechobee Crossings
Just/Market Value: $209,100
FinishedArea:
Acres: 1.5
TotalArea: 65,340

Legal Description

LegalDescription: OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 4 (1.50 AC - 65,340 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	$209,100	$0	$209,100	$0	$209,100	$0	$209,100	$0	$0
2019	$209,100	$0	$209,100	$0	$209,100	$0	$209,100	$0	$0
2018	$209,100	$0	$209,100	$0	$209,100	$0	$209,100	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1.5	$27.75
Fort Pierce Stormwater Charge	2010	4.1	$282.90

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

PROJECT NARRATIVE & COVER LETTER
Flagship Storage
Development, Design, Concurrency & Conditional Use Review
June 18, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval of a project known as Flagship Storage. The project includes the construction of approximately 105,800 sf of self-storage along with a covered 6,300 sf RV Storage area with associated site improvements. The subject parcels are noted below are located on the east side of Jenkins Road north of Okeechobee Road in the City of Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Petitioner Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2419-603-0003-000-4	Jenkins Road (TBD)	3.23	GC	C-3
2419-603-0004-000-1	Jenkins Road (TBD)	1.50	GC	C-3

The subject parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3). The petitioner is proposing a three (3) story self-storage building with associated site improvement.

The current owner of the parcels is:
NNN/1031 # 16 Jenkins LLC
2 Towne Square, Suite 900
Southfield, MI 48076

The contract purchaser and developer for the proposed development is:
Flagship Companies Group, LLC
1190 Business Center Drive, Suite 2000
Lake Mary, FL 32746

To the north of the subject parcels lies an undeveloped commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of General Commercial Zone (C-3).

To the south of the subject parcels lies developed commercial parcels. The southeast corner has a construction Walgreens and the southwest corner has a constructed Chick-Fil-A. These parcels have a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of General Commercial Zone (C-3).

West of the subject parcels lies the right-of-way of S. Jenkins Road followed by a developed parcel that lies within the jurisdiction of St. Lucie County. This parcel has a Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Commercial, General (CG).

Southeast of the subject parcels is a developed Starbucks that is located within the City of Fort Piece. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3). To the north east are developed residential parcels that are located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use designation of Commercial and an underlying Zoning designation of Commercial, Office (CO).

Development Review:

Section 125-313 outlines the requirements for approval of a Major Site Plan application. This submittal package includes the development, design and concurrency review application materials as required. Most of the items are included as part of this submittal.

- A pre-application meeting was held with City staff on June 2, 2021 to discuss the proposed development.
- A beach / dune system protection plan is not included as it is not applicable for the proposed project.

Design Narrative:

Section 125-314 outlines the requirements for Design Review. The design for building integrates various architectural elements to sub-divide the massing and scale of the self-storage use. The main entrance at the corner is emphasized with height and glass to portray a clear landmark for patrons and display the colorful doors within. The awning projection wraps around the corner and provides cover. Beyond the corner entry, the length of wall includes split face block at the first level with textured panels above and EIFS (stucco look) finish at the parapet level. The split face block relates to a human scale and texture at the first floor. The textured panels are a vertical orientation that span the two upper levels. The EIFS finish at the top continues as a horizontal banding. The pilasters project out from the face and rise above the main parapet level, providing depth, shadow and breaking up the length of the façade. The light fixtures located on these pilasters further highlight the rhythm.

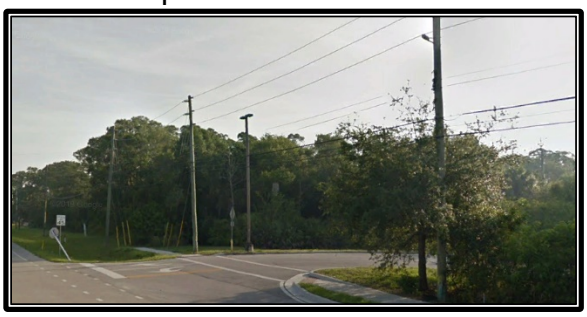
Overall, there are four colors being utilized, but all within a related earth-tone neutral scheme. All the corners are highlighted with the darker tone to anchor the design. Glass and Metal awnings are additional materials that signify featured elements and function. The building height is varied as well.





There are a number of specimen trees and other natural vegetation that exist onsite. This application includes a tree inventory report and estimated cost of mitigation for review and approval. A boundary and topographic survey are included as part of this application also.

Adjacent to the proposed development are commercial and residential parcels. North of the subject parcel lies an undeveloped commercial site.



South of the subject parcel are developed commercial parcels. Walgreens is located to the southwest of the site which is at the corner of Jenkins Road and Okeechobee Road. To the southeast of the subject parcel is a developed Chick-fil-A.





Southeast of the subject parcels is a constructed Starbucks Coffee Shop. To the northeast of the parcels are two (2) residential homes. The residential parcels are located in St. Lucie County.





West of the subject parcels is a commercial parcel which includes a residential home. Commercial activity is present from the site photos obtained.



Concurrency Review:

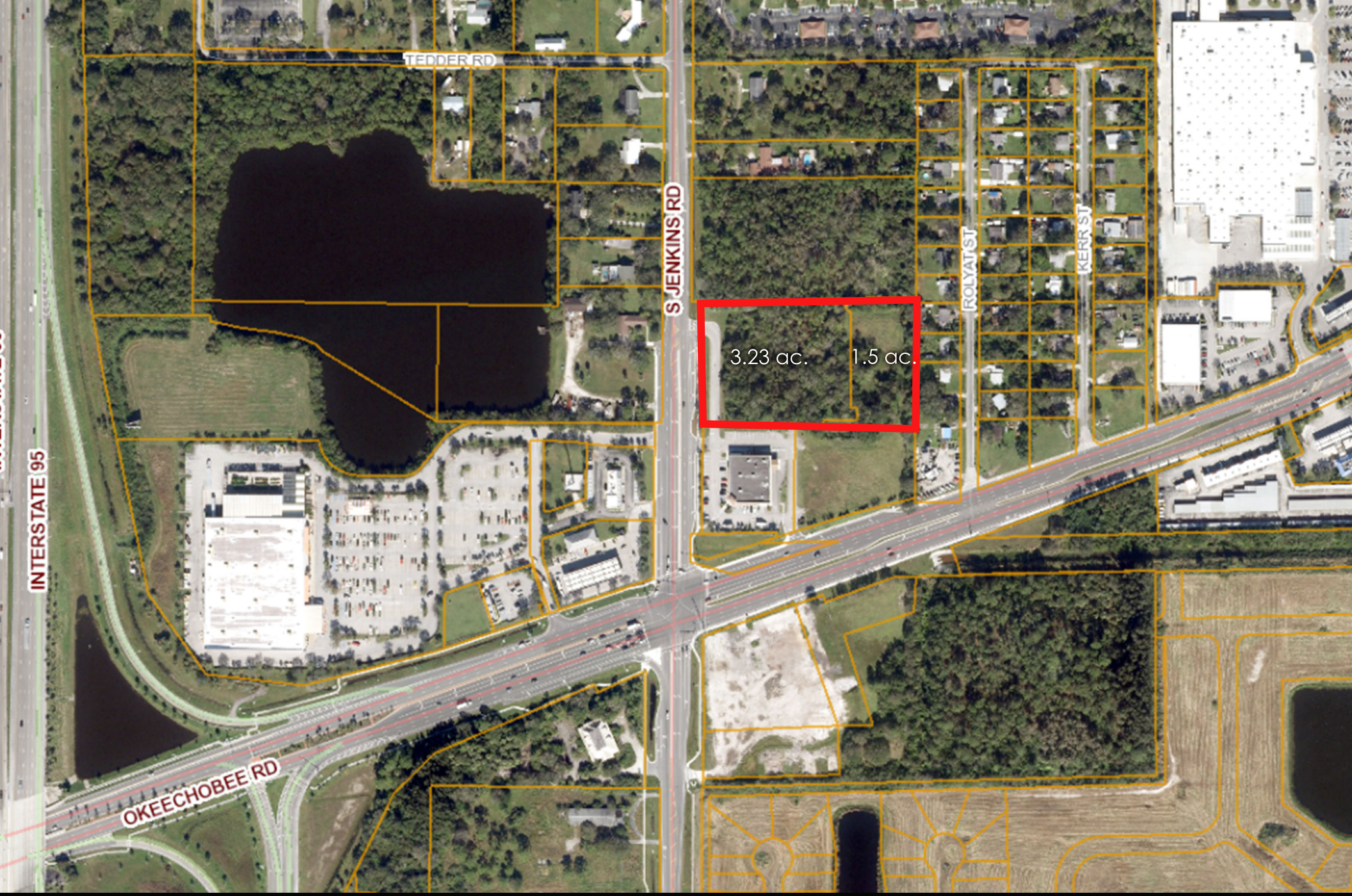
Section 105.6 outlines the requirements for Concurrency Review. Included with this submittal, please find the completed capacity analysis which reviews impacts to water, wastewater, parks, schools, solid waste, stormwater and transportation for review and approval.

Conditional Use Review:

Section 125-236 outlines the application requirements for approval of a conditional use. Section 125-187 outlines the allowed uses within the C-3 Zoning designation. Self-Service Storage is allowed as a conditional use within this Zoning designation. This application includes the request for approval of self-storage as a conditional use.

Based on the above and attached information, the applicant respectfully requests approval of the attached applications.

Z:\EDC-2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-06-18_Flagship_Storage_Jenkins_Orange_Dev_Design_Concurrency_Justification_Stmt_21-241.docx



Flagship Storage - Jenkins & Okeechobee

Location Map

City of Fort Pierce

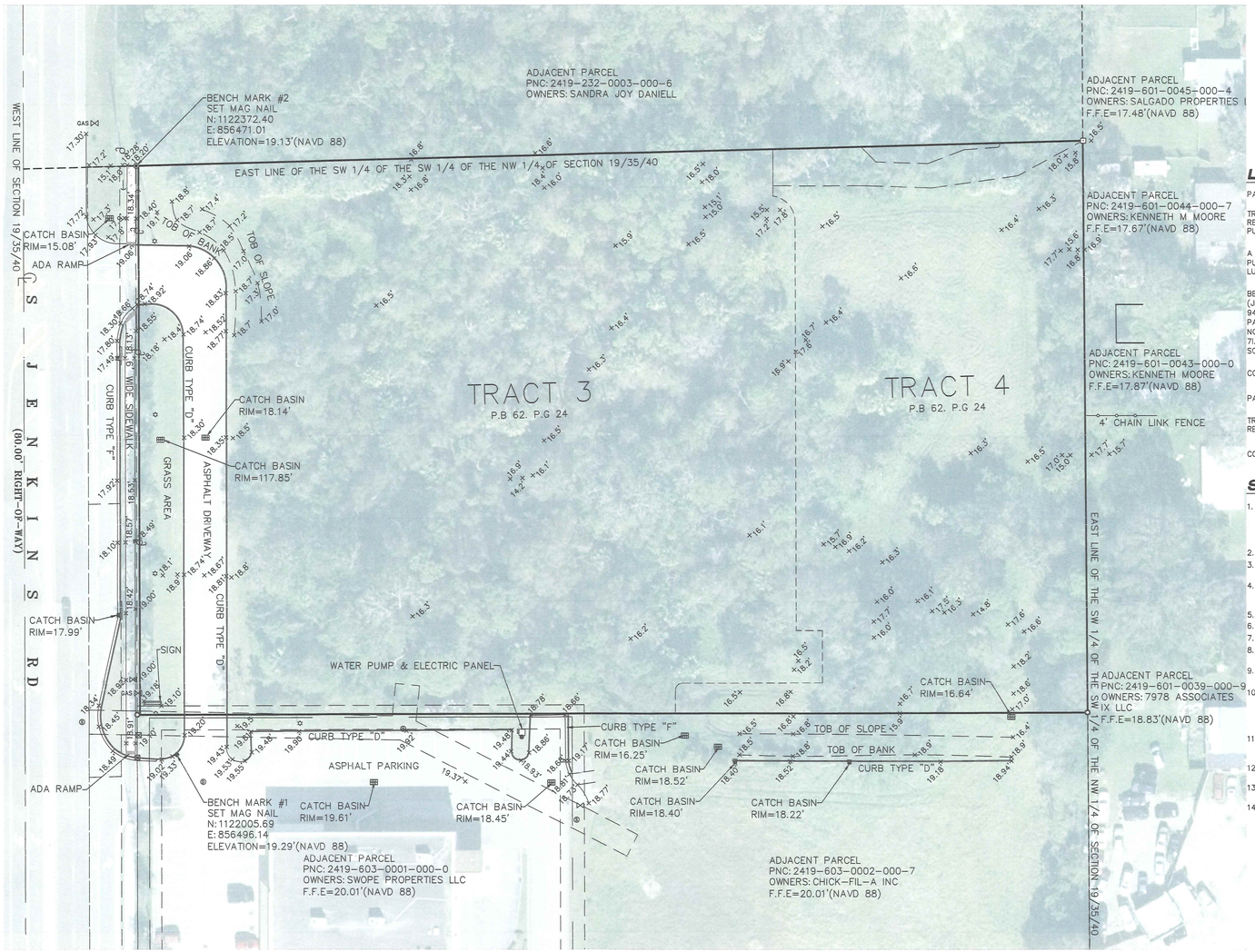
NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: FLAGSHIP STORAGE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

PARCEL 1

TRACT 3, OF OKEECHOBEE CROSSINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, AT PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT PROPERTY IN. SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 3629, PAGE 89, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 3, OKEECHOBEE: CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62. PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST COMER OF SAID TRACT 3, SAID POINT ALSO BEING ON THE EAST EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 611 (JENKINS ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4289841, SECTION 94030-2516; THENCE NORTH 00°05'07" WEST, 341.52 FEET ALONG SAID EAST EXISTING RIGHT OF WAY LINE, BEING 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 TO A POINT ON THE NORTHWEST COMER OF SAID TRACT 3; THENCE NORTH 88°29'34" EAST, 1.75 FEET ALONG THE NORTH LINE OF SAID TRACT 3; THENCE SOUTH 00°05'07" EAST, 341.56 FEET ALONG A LINE BEING 71.75 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 TO A POINT ON THE SOUTH LINE OF SAID TRACT 3; THENCE SOUTH 89°54'41" WEST, 1.75 FEET ALONG SAID SOUTH LINE OF TRACT 3 TO THE POINT OF BEGINNING.

CONTAINING 3.23 ACRES, MORE OR LESS.

PARCEL 2

TRACT 4, OF OKEECHOBEE CROSSINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, AT PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 1.50 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, 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.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD ZONE X HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	CPP	CONCRETE POWER POLE (CPP)	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		GUY WIRE ANCHOR		METAL LIGHT POST	PCP	PERMANENT CONTROL POINT	R/W	RIGHT-OF-WAY	T.O.N.	TOP OF NUT		WOOD POLE STREET LIGHT
AL	ARC LENGTH		CONCRETE POWER POLE W/STREET LIGHT	F.O.	FIBER OPTIC	HDPE	HANDICAP		METAL POST POLE	PRM	PERMANENT REFERENCE MONUMENT	R/C	ROD AND CAP	X 0.0	TOP OF TOPOGRAPHIC DATA (SOFT SURFACE)		WOOD POWER POLE
ASPH	ASPHALT	FOHH	FIBER OPTIC HAND HOLE		HIGH DENSITY POLYETHYLENE PIPE	MP	METAL PIPE	P.B.	PLAT BOOK	S	SANITARY MANHOLE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)				
BFP	BACK FLOW PREVENTER		FIBER OPTIC MARKER	HWF	HOG WIRE FENCE	MW	MONITORING WELL	(P)	PLAT DATA	SV	SANITARY VALVE	TWNSHP	TOWNSHIP				
	BENCHMARK (BM)	CMP	CORRUGATED METAL PIPE	FIBER RISER	FIBER OPTIC RISER	HYD	HYDRANT	P.O.B.	POINT OF BEGINNING	SEC	SECTION	1	TRAFFIC HANDHOLD				
	BIKE RACK		CURB INLET	(M)	FIELD MEASURED	IN	INCH	P.O.C.	POINT OF COMMENCEMENT		PROPERTY CORNER	TSCB	TRAFFIC SIGNAL CONTROL BOX				
CATV	CABLE RISER		DECORATIVE LIGHT POST	F.F.E.	FINISHED FLOOR ELEVATION	INV	INVERT	P.C.C.	POINT OF COMPOUND CURVE		RIGHT-OF-WAY CONTROL	TYP	TYPICAL				
(C)	CALCULATED	(D)	DEED	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	IP	IRON PIPE	P.C.	POINT OF CURVATURE		SIGN	UNK	UNKNOWN				
D.B.	CATCH BASIN	D.B.	DEED BOOK	FPL	FLORIDA POWER AND LIGHT	IR	IRON ROD	P.T.	POINT OF TANGENCY	S	SOUTH	UNKN HH	UNKNOWN HANDHOLD				
	CENTERLINE	ø	DIAMETER (DIA.)	FT	FOOT	IR/C	IRON ROD AND CAP	P.O.T.	POINT OF TERMINUS		SPIGOT	RISER BOX	UNKNOWN RISER BOX				
COR	CERTIFIED CORNER RECORD	D	DRAINAGE MANHOLE	FM	FORCE MAIN		IRRIGATION CONTROL VALVE	PVC	POLYVINYL CHLORIDE			U	UNKNOWN TYPE MANHOLE				
CLF	CHAIN LINK FENCE	DIP	DUCTILE IRON PIPE	FND	FOUND	L	LENGTH	PSL	PORT SAINT LUCIE, FLORIDA		SPRINKLER VALVE	VCP	VITRIFIED CLAY PIPE				
CHD.	CHORD	E	EAST/EASTING	F	FPL MANHOLE		LIGHT POST	PLS	PROFESSIONAL LAND SURVEYOR	S.L.C. STA	ST. LUCIE COUNTY STATION	WM	WATER METER				
CO O	CLEAN OUT	EOW	EDGE OF WATER	SQ FT.	SQUARE FEET	MAG/D	MAG NAIL MAG BRAND NAIL	R	RADIUS	D	STORMWATER DRAINAGE MANHOLE	W	WATER SERVICE METER (WM)				
COMM RISER	COMMUNICATION RISER	EB	ELECTRIC BOX	GAS	GAS VALVE	M	MAILBOX	RGE	RANGE		STREET SIGN	WV	WATER VALVE (WV)				
CONC	CONCRETE	EHH	ELECTRIC HAND HOLE (EHH)	GIS	GEOGRAPHIC INFORMATION SYSTEMS	M.C.	MARTIN COUNTY	RTK	REAL TIME KINEMATIC	TELE RISER	TELEPHONE RISER BOX	W	WEST				
	CONCRETE LIGHT POST	EM	ELECTRIC METER	GND	GROUND	MHWL	MEAN HIGH WATER LINE	RWV	RECLAIMED WATER VALVE	TOE	TOE OF SLOPE	WF	WOOD FENCE				
CM	CONCRETE MONUMENT	ELEC PANEL	ELECTRICAL PANEL		GROUND LIGHT	MLWL	MEAN LOWER WATER LINE	RLS	REGISTERED LAND SURVEYOR	TOB	TOP OF BANK/BERM						
		EL./ELEV.	ELEVATION					RCP	REINFORCED CONCRETE PIPE								

Z:\EDC-2021\21-141 - Flagship Storage - Jenkins & Okeechobee\SURVEY\Dwg - PDF\Survey\21-241 Boundary & Topographic Survey.dwg, 6/4/2021 2:02 PM
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MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA
MICHAEL T. OWEN
License Number
5556
Professional Surveyor and Mapper

SIGNATURE: 6/4/2021

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8088

LS	DRAWN BY
MTO	CHECKED BY
IP	FIELD CREW
21-241	FILENAME
1	LAYOUT
AS SHOWN	SCALE
May 24, 2021	DATE

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: FLAGSHIP STORAGE

RECORD INFORMATION
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-141

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: FLAGSHIP STORAGE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1066283
COMMITMENT DATE: APRIL 23, 2021, AT 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

2. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.
b.RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
c.ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
d.EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
e.ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **SHOWN ON SURVEY IF APPLICABLE.**

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS ERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

5. ALL MATTERS CONTAINED ON THE PLAT OF OKEECHOBEE CROSSINGS, AS RECORDED IN PLAT BOOK 69, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

6. ANNEXATION AGREEMENTS RECORDED IN O.R. BOOK 943, PAGE 1496, O.R. BOOK 944, PAGE 2161, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

7. RESOLUTION NO. 88-278 RE: ZONING AS RECORDED IN O.R. BOOK 606, PAGE 1675 AND RESOLUTION NO. 89-293 RECORDED IN BOOK 663, PAGE 2587, RECORDED IN THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

8. ORDINANCE NO. J-146 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE , AS RECORDED IN O.R. BOOK 952, PAGE 2; ORDINANCE NO. J-147 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, AS RECORDED IN O.R. BOOK 952, PAGE 5 AND ORDINANCE NO. J-162 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE , AS RECORDED IN O.R. BOOK 976, PAGE 440, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

9. SUBJECT TO THE TERMS, CONDITIONS AND EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2776, PAGE 2170, TOGETHER WITH FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2868, PAGE 2716, AND SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. BOOK 3173, PAGE 1209, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA , WHICH CONTAIN PROVISIONS CREATING EASEMENTS, USE RESTRICTIONS, MAINTENANCE ASSESSMENTS AND ENFORCEMENT RIGHTS. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

10. DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED IN O.R. BOOK 4101, PAGE 1316, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

11. LEASE BY AND BETWEEN NNN/1031 NO. 16 SR 70 JENKINS LLC, A FLORIDA LIMITED LIABILITY COMPANY, LANDLORD, AND WALGREEN CO., AN ILLINOIS CORPORATION, TENANT, AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 2654, PAGE 1928, TOGETHER WITH FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 2901, PAGE 1876, SECOND AMENDMENT TO LEASE RECORDED IN O.R. BOOK 3173, PAGE 1219 AND SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN O.R. BOOK 3177. PAGE 270, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING USE RESTRICTIONS AND EASEMENTS. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

12. EASEMENTS IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. BOOK 3031 , PAGE 118 AND O.R. BOOK 3039. PAGE 1964, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED IN O.R. BOOK 3623, PAGE 1745, AND O.R. BOOK 3676, PAGE 270, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

13. TERMS, CONDITIONS AND PROVISIONS OF ROAD IMPACT FEE CREDIT AGREEMENT BETWEEN ST. LUCIE COUNTY, FLORIDA AND NNN/1031 NO. 16 SR70 JENKINS, LLC, IN CONSIDERATION FOR THE DEDICATION OF RIGHT-OF-WAY ALONG A PORTION OF JENKINS ROAD, RECORDED IN O.R. BOOK 2912 . PAGE 492, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

14. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. BOOK 2959. PAGE 441, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

15. WATER AND WASTEWATER SUPPLY AGREEMENT RECORDED IN O.R. BOOK 2960, PAGE 2845, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

16. EASEMENT IN FAVOR OF NORTH ST LUCIE RIVER WATER CONTROL DISTRICT RECORDED IN O.R. BOOK 2978. PAGE 1693, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **DOES NOT AFFECTS SUBJECT PROPERTY.**

17. TERMS, CONDITIONS AND PROVISIONS OF FORT PIERCE UTILITIES AUTHORITY VOLUNTARY REMOVALS OF METERS RECORDED IN O.R. BOOK 2983. PAGE 879. O.R. BOOK 983. PAGE 880. O.R. BOOK 298 , PAGE 881, O.R. BOOK 2983, PAGE 882 AND O.R. BOOK 2983, PAGE 917. PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

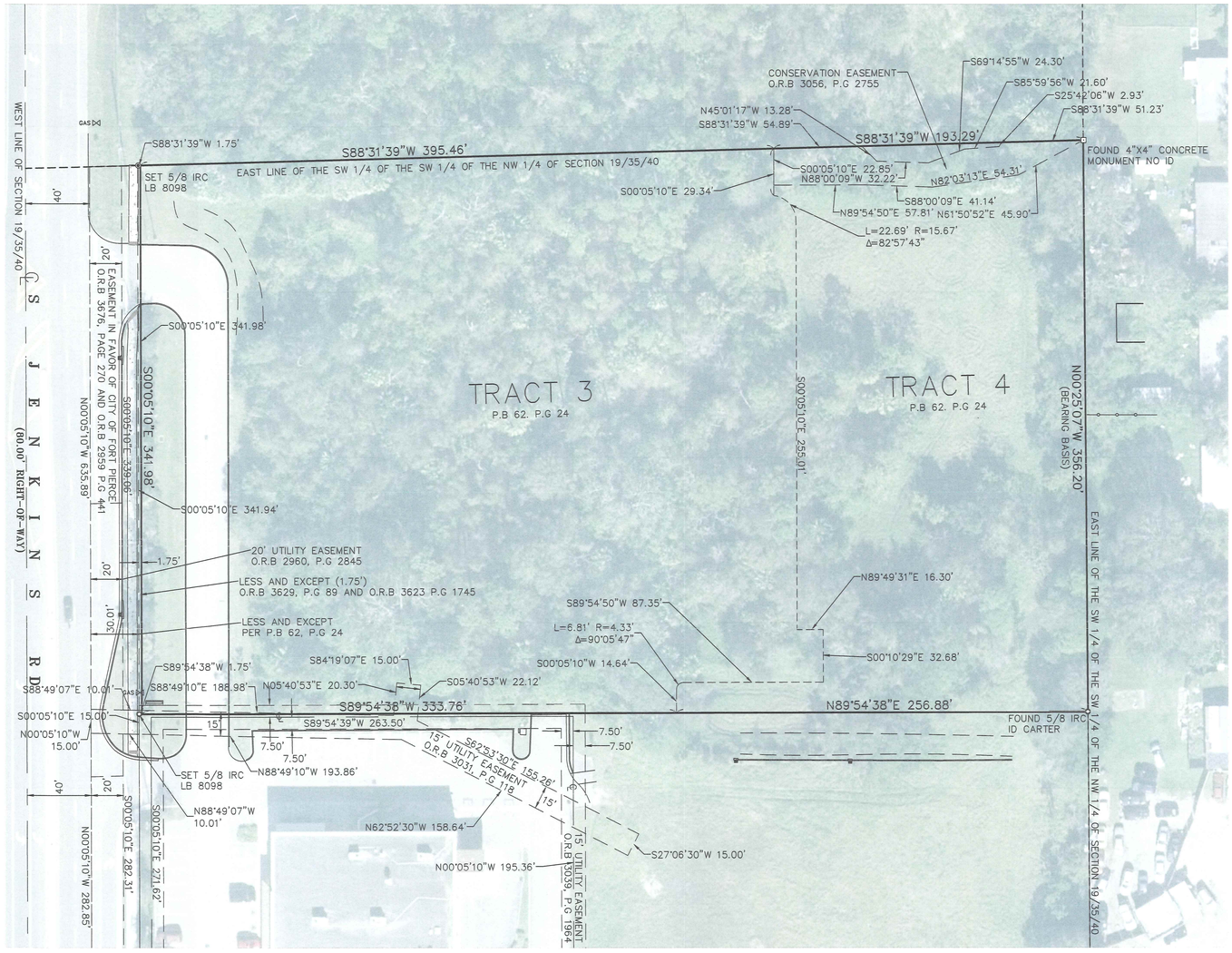
18. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. BOOK 3031 , PAGE 115. PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN O.R. BOOK 3082. PAGE 2025, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER**

19. DEED OF CONSERVATION EASEMENT RECORDED IN O.R. BOOK 3056, PAGE 2755, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

20. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER**

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTH



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DRAWN BY	LS
CHECKED BY	MTO
FIELD CREW	
FILENAME	
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	May 24, 2021

REVISION COMMENTS

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: FLAGSHIP STORAGE

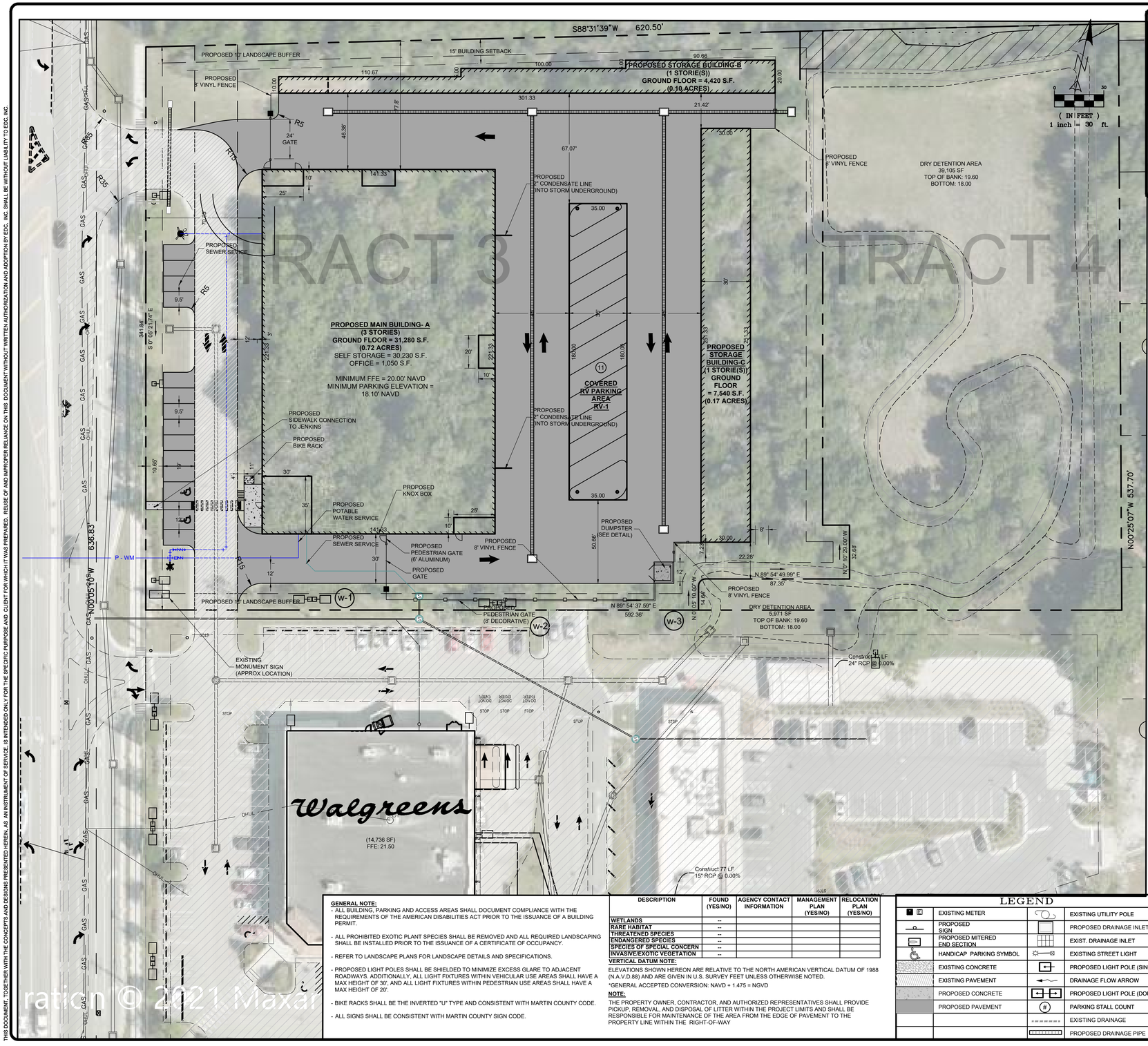
RECORD INFORMATION
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

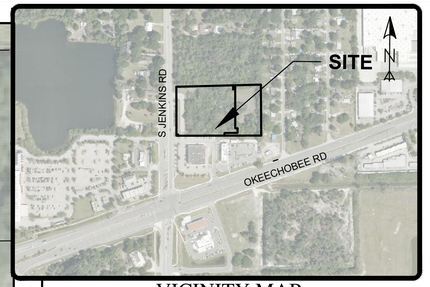
10250 VILLAGE PARKWAY
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21-141

2 OF 2

Z:\EDC-2021\21-141 - Flagship Storage - Jenkins & Okeechobee\SURVEY\Dwg - (PDF\Survey\21-141 Boundary & Topographic Survey.dwg, 6/4/2021 2:03 PM
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VICINITY MAP

SCALE: 1:500

LEGAL DESCRIPTION
OKEECHOBEE CROSSINGS- (PB 62-23) TRACT 3 LESS THAT PORTION FOR ROAD R/W AS IN OR 3629-89 (3.22 AC - 140,536 SF)
OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 4 (1.50 AC - 65,340 SF)
(REF. ST. LUCIE COUNTY PROPERTY APPRAISER)

PARCEL ID #: 2419-603-0003-000-4 (TRACT 3)
2419-603-0004-000-1 (TRACT 4)

PROJECT NAME: FLAGSHIP STORAGE

OWNER: NNN/1031 #16 JENKINS LLC
2 TOWNE SQ STE 900
SOUTHFIELD, MI 48076

FUTURE LAND USE: GC GENERAL COMMERCIAL
ZONING: C-3 COMMERCIAL

BUILDING DATA

GROSS SQUARE FOOTAGE	112,100 S.F. (2.57 AC)		
MAIN BUILDING-A	**93,840 S.F.**		
1ST FLOOR	31,280 S.F.		
-OFFICE	1,050 S.F.		
-SELF STORAGE	30,230 S.F.		
2ND FLOOR	31,280 S.F.		
3RD FLOOR	31,280 S.F.		
STORAGE BUILDING-B	**4,420 S.F.**		
STORAGE BUILDING-C	**7,540 S.F.**		
COVERED RV PARKING AREA-RV1	**6,300 S.F.**		
PROPOSED BUILDING HEIGHT:	(1 AND 3 STORIE(S))		
MAXIMUM BUILDING HEIGHT:	65'(780") 3 STORY		
MAXIMUM BUILDING COVERAGE:	80%		
TOTAL BUILDING COVERAGE:	49.05%		

SETBACKS
FRONT: 25' SIDE: 10' REAR: 25'

SITE AREA BREAKDOWN	205,876 S.F.	(4.73 AC)	100.00%
2419-603-0003-000-4 (TRACT 3)	140,536 S.F.	(3.23 AC)	68.29%
2419-603-0004-000-1 (TRACT 4)	65,340 S.F.	(1.50 AC)	31.71%
IMPERVIOUS AREA	**101,969 S.F.**	**(2.34 AC)**	**49.47%**
EXISTING PAVING	8,602 S.F.	(0.20 AC)	04.23%
PROPOSED PAVING	43,427 S.F.	(1.00 AC)	21.14%
PROPOSED BUILDINGS(GROUND)	43,240 S.F.	(0.99 AC)	20.93%
PROPOSED COVERED RV AREA	6,300 S.F.	(0.14 AC)	02.96%
PROPOSED CONCRETE	400 S.F.	(0.01 AC)	00.21%
PERVIOUS AREA	**103,907 S.F.**	**(2.39 AC)**	**50.53%**
OPEN SPACE	64,802 S.F.	(1.49 AC)	31.50%
DRY DETENTION AREA	39,105 S.F.	(0.90 AC)	19.03%
PROPOSED DRY DETENTION	N/A	N/A	N/A

USEABLE OPEN SPACE AREA:
REQUIRED = 56,723 S.F. @ 0.5% = 2,836 S.F.
PROPOSED = 2,836 S.F.

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: --
SOLID WASTES: WASTE PRO

SETBACKS
OWNER: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS
ITE PARKING GENERATION MANUAL, 5TH EDITION
PARKING REQUIRED

OFFICE(**710**)	(1,050 S.F.) (1 SPACES/ 300 S.F)	4 SPACES
MINI-WAREHOUSE(**151**)	(29,817 S.F.) (1 SPACES/10,000 S.F)	10 SPACES
TOTAL REQUIRED PARKING SPACES		**14 SPACES (1 HC)**
STANDARD PARKING PROVIDED		14 SPACES (2 HC)
RV STORAGE SPOTS PROVIDED		11 SPACES

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO THE EXISTING MASTER DRAINAGE SYSTEM.

WATER AND SEWER:

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.
TRAFFIC STATEMENT

NO CAD SURVEY WAS PROVIDED FOR THIS DRAWING. THIS IS STRICTLY CONCEPTUAL.

GENERAL NOTE:
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS AND SPECIFICATIONS.
- PROPOSED LIGHT POLES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT ROADWAYS. ADDITIONALLY, ALL LIGHT FIXTURES WITHIN VEHICULAR USE AREAS SHALL HAVE A MAX HEIGHT OF 30', AND ALL LIGHT FIXTURES WITHIN PEDESTRIAN USE AREAS SHALL HAVE A MAX HEIGHT OF 20'.
- BIKE RACKS SHALL BE THE INVERTED "U" TYPE AND CONSISTENT WITH MARTIN COUNTY CODE.
- ALL SIGNS SHALL BE CONSISTENT WITH MARTIN COUNTY SIGN CODE.

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-241 flagshipsd.dwg
SITE PLAN	
LAYOUT	
SCALE	AS SHOWN
DATE	16/JUNE/2021

REVISION COMMENTS

DATE

FLAGSHIP STORAGE

SITE PLAN

FLORIDA

FORT PIERCE

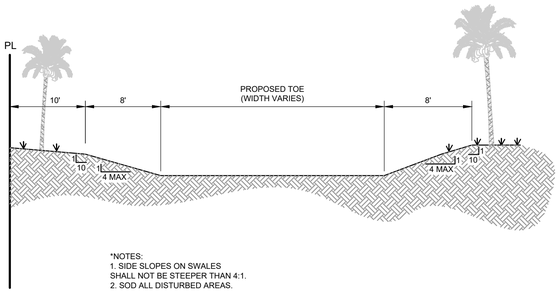
10250 SW VILLAGE PARKWAY, SUITE 201
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21-241

1 OF 2

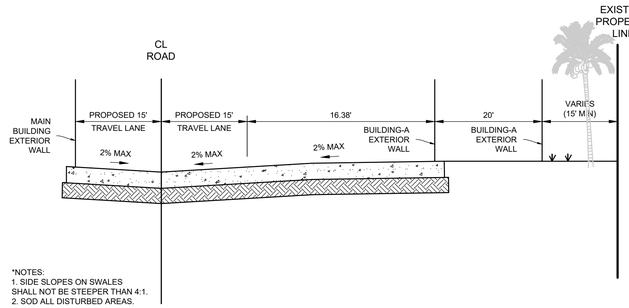
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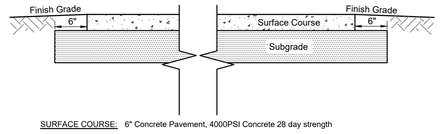
*NOTES:
1. SIDE SLOPES ON SWALES SHALL NOT BE STEEPER THAN 4:1.
2. SOD ALL DISTURBED AREAS.

CROSS SECTION- DRY DETENTION
N.T.S.



*NOTES:
1. SIDE SLOPES ON SWALES SHALL NOT BE STEEPER THAN 4:1.
2. SOD ALL DISTURBED AREAS.

CROSS SECTION- NORTH MAIN BUILDING
N.T.S.

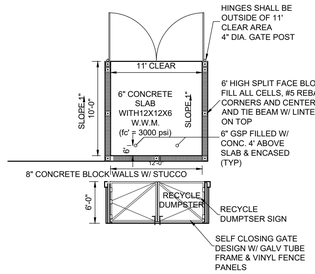


SURFACE COURSE: 6" Concrete Pavement, 4000PSI Concrete 28 day strength

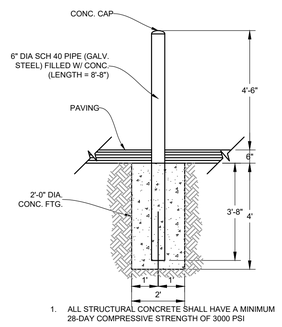
SUBGRADE: The subbase material to a depth of 12" should have a minimum Limerock Bearing Ration (LBR) value (FDOT FM 5-515) of 40 and it should be compacted to at least 98% of its modified Proctor (ASTM D1557 or AASHTO-180) maximum dry density. The surficial fine sand (SP) on this site does not appear to have the required LBR value and may require mixing. The subgrade surface should be saturated immediately prior to concrete placement to provide adequate moisture for curing the concrete.

NOTE:
Surface course and subgrade construction within the right-of-way shall be according to FDOT Index NO. 000-515 and Sections 520 and 522 of the FDOT Standard Specifications.

TYPICAL 6" CONCRETE SECTION

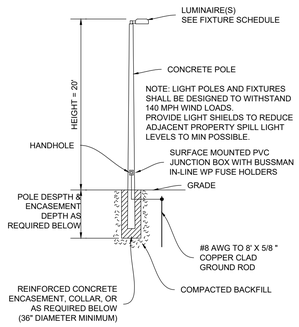


10' x 12' DUMPSTER DETAIL
NOTE:
OPENING MUST BE PERPENDICULAR TO LINE OF FLIGHT OF SERVICE VEHICLE.



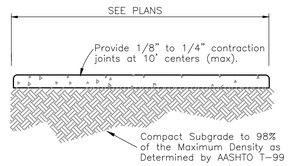
1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

BOLLARD DETAIL



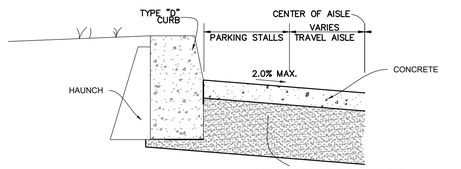
POLE MOUNTING DETAIL
N.T.S.

NOTE:
PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE,LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

4" THICK SIDEWALK DETAIL
NOT TO SCALE



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

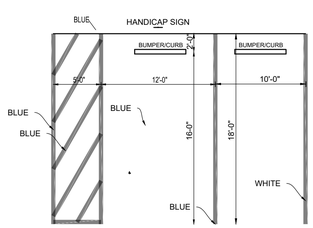
PARKING LOT SECTION W/ TYPE "D" CURB



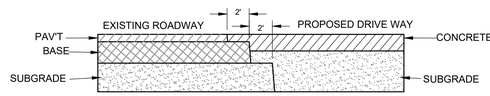
FTP 25

NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

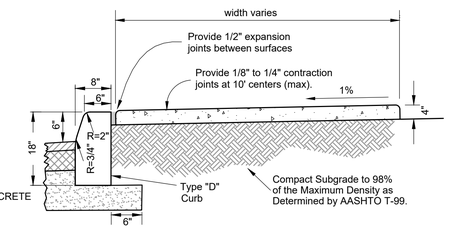
HANDICAP STALL DETAIL
N.T.S.



18' PARKING STALL DETAIL
N.T.S.

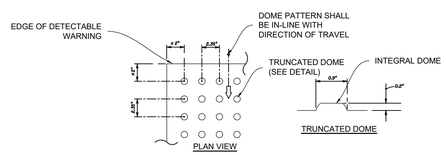


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION
NOT TO SCALE



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING

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PORT SAINT LUCIE, FL 34987
772-462-2455
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-241 flagship4.dwg
LAYOUT	SITE PLAN DETAILS
SCALE	AS SHOWN
DATE	16JUNE2021

REVISION COMMENTS

DATE

FLAGSHIP STORAGE

SITE PLAN DETAILS

FLORIDA

FORT PIERCE

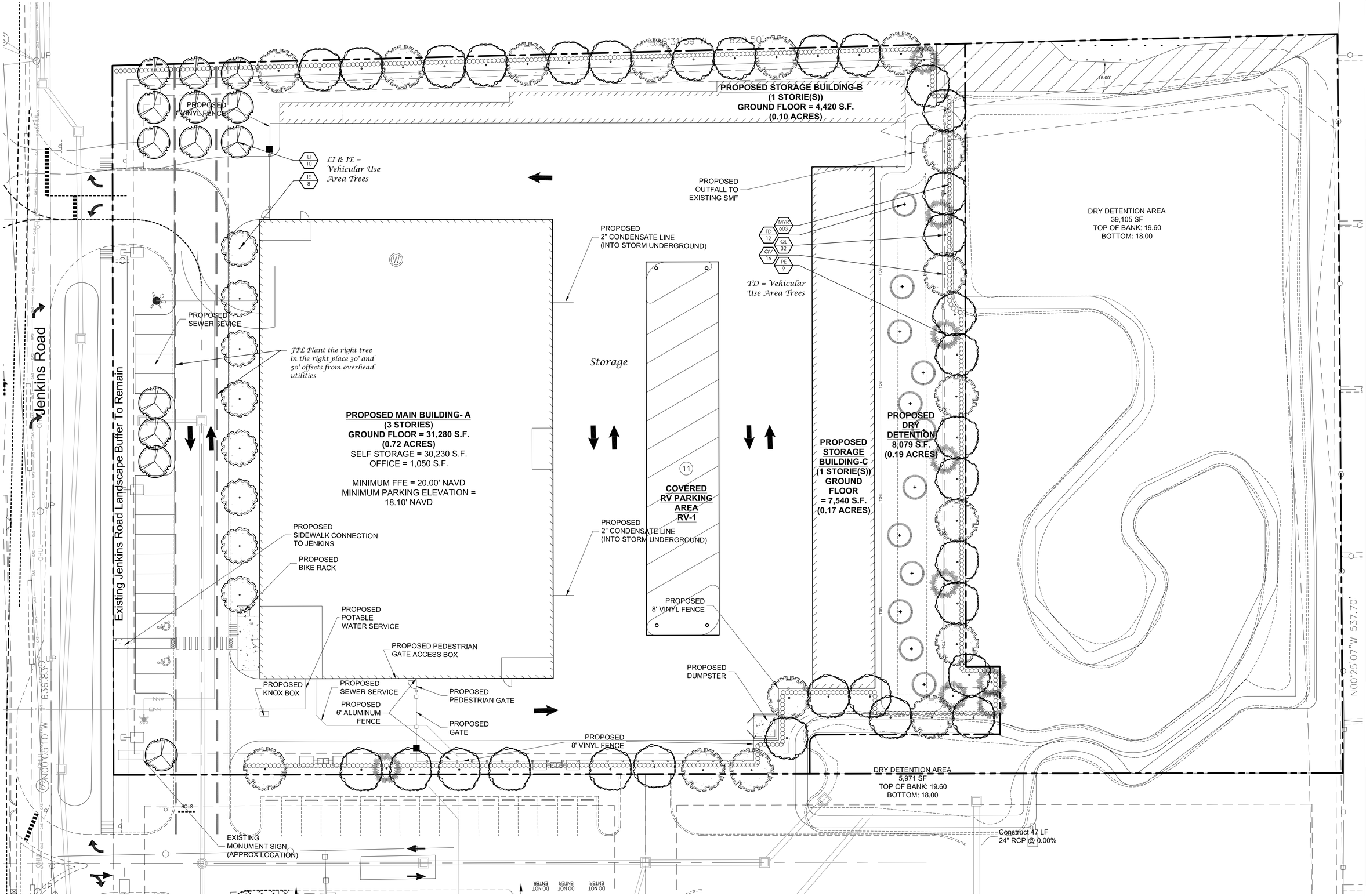
10250 SW VILLAGE PARKWAY, SUITE 201
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21-241

2 OF 2

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Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Flagship Storage

Jenkins Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0403
Drawn By	JWS
Submittal Dates	6-30-2021
Revision Dates	

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage. (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warrantied for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the 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. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized; Position plant in hole, Backfill halfway up the rootball, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size,
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required,
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel,
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
8	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
10	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
32	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
16	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
603	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

*** = Florida Native**

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 341.84'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
341.84 l.f. x 10' = 3,418.4 s.f. / 300 = 12 Trees
Provided = Existing buffer to remain

Shrubs Required = Continuous Hedge @ 2' o.c.
341.84 l.f. / 2' o.c. = 180 Shrubs
Provided = Existing buffer to remain

Vehicular Use Area Landscaping to Adjacent Property (North, South & East Buffer) 1,204.45'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
1,204.45 l.f. x 10' = 12,044.5 s.f. / 200 = 60 Trees
Provided = 60

Shrubs Required = Continuous Hedge @ 2' o.c.
1,204.45 l.f. / 2' o.c. = 603 Shrubs
Provided = 603 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (45,729 s.f./15 = 3,048.6 s.f.)
Landscape Area Provided = 3,048.6 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area 45,729 s.f./15 = 3,048.6 s.f. / 100 = 30 Trees
Trees Provided = 30 (Note: some tree relocated to dry retention area to enhance water quality)

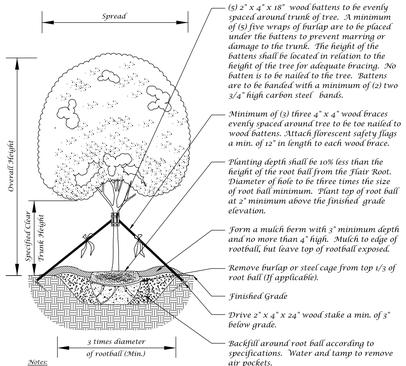
Total Trees Required = 102 Trees
Total Trees Provided = 102 Trees
87 Planted Trees + Existing Jenkins Road Buffer = 102 Trees

Total Trees Required = 102 Trees
Total Native Trees Provided = 92 (90%)

Total Palms Required = 0
Total Native Palms Provided = 0 (N/A - %)

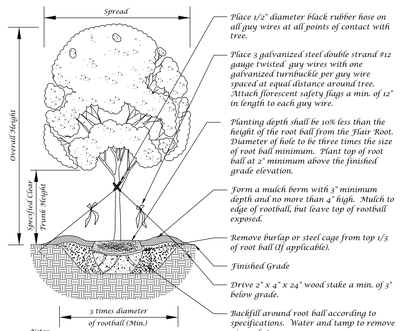
Total Shrubs Required = 603
Total Native Shrubs Provided = 603 (100%)

Landscape Details



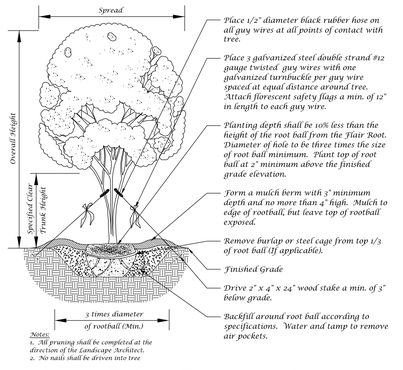
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



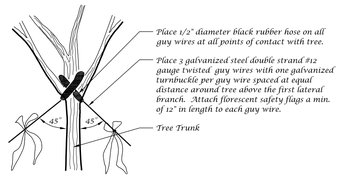
Tree Planting Detail

Not to Scale



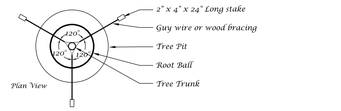
Multi-Trunk Tree Planting Detail

Not to Scale



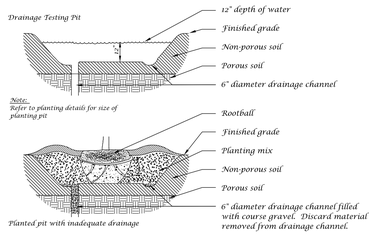
Guy Wire Attachment Detail

Not to Scale



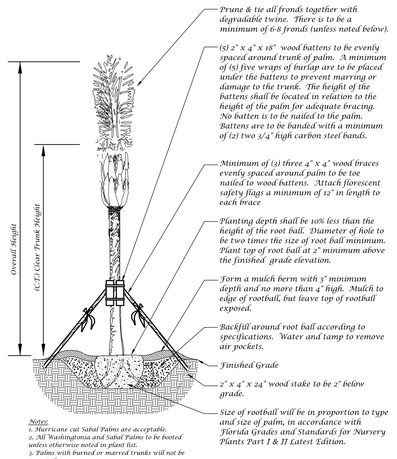
Staking Detail

Not to Scale



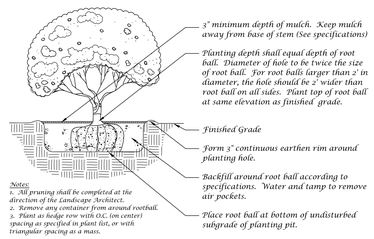
Drainage Testing Detail

Not to Scale



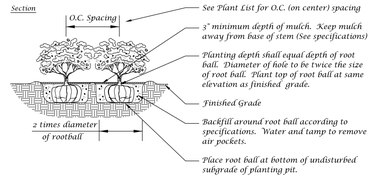
Palm Planting Detail

Not to Scale



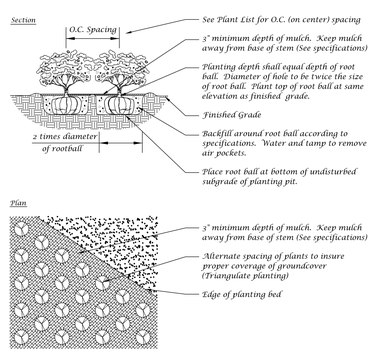
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Flagship Storage
Jenkins Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No. 21-0403
Drawn By JWS
Submittal Dates 6-30-2021

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-2 of 2

April 29, 2021

Flagship Companies Group, LLC
Attn: Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

VIA Email: phillip@pmjs.com

Reference: Tree Inventory
S Jenkins Road
Fort Pierce, St. Lucie County, FL
Parcel IDs: 2419-603-0003-000-4; 2419-603-0004-000-1

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance

I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That EDC, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.



Signature: _____ Date: 04/29/2021

REPORT

I. Introduction

This Report is written for Phillip C. Hollis, MS/PE. It is based on information gained through the most recent site visit, to provide values to the trees, located on the referenced properties. This is currently an undeveloped property that was formerly a homestead; there was a small area of row crops seen on older aerials, and other trees and palms grew in naturally since that point in time. A formal site visit to review the trees was performed on April 23, 2021.

II. Property Involved

The subject parcels involved are located at the NE Corner of S. Jenkins Road and Okeechobee Boulevard, Fort Pierce, St. Lucie County, FL. The trees are located throughout both properties. This Tree Report includes only the listed trees on the subject parcels. The Environmental Assessment attached addresses other environmental concerns such as listed species presence, wetlands, soils, and other vegetation.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA “Rule 14-40.030, Florida Administrative Code”.

IV. Limiting Conditions

This “Arboriculture Report” includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

There are a total of seventy-eight (28) native trees on the subject parcels that meet City of Fort Pierce requirements for mitigation. The break down by species is as follows:

- 55 Cabbage Palm
- 21 Oaks
- 2 Slash Pines

Each tree received a health assessment in regards to its true value on a scale of 1-5. 5 represents a healthy, prospering, mature tree. The scale trends downward to a 1, which is the lowest rating a tree could receive. Trees that were below a 5 for any significant reason were photo documented, and are attached to this report.

The number of Palms is indicative of invasive and exotic tree presence. Palms lack traditional roots, and are not forced to complete with Brazilian Pepper, so they have thrived on the subject parcels.

VI. Conclusions and Recommendations

Values are calculated for 14” D.B.H. native trees and greater as per Fort Pierce code.

Formula(s) used:	(Total D.B.H. Inches) x ($250)	=	Mitigation Costs for Trees
	(Total # of Palms) x ($250)	=	Mitigation Costs for Palms

Trees =	(412.3 in.)	x $250	= $103,075.00
Palms =	(55)	x $250	= $13,750.00

Total Mitigation Cost = $116,825.00

Please see below example pictures, attached findings, site survey, and updated tree data.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc.
It is for use by the client named only.

Appendix A

Tree Photographs



1. – Tree #8 exhibiting unhealthy lean, developing “catface”.



2. – Tree #15 with included bark, hollowing out at branch joints.



3. – Tree #17, on the right, dying palm trunk.



4. – Tree #53, Laurel Oak, near debris with failing codominant stems.



5. – Tree #53 cont'd, with hollowed trunk.

Column1	Column2	Column3	Column4	Column5
Number	**Common Name**	**DBH**	**Health**	**Scientific Name**
1	Palm		5	*Sabal palmetto*
2	Palm		5	*Sabal palmetto*
3	Laurel	19.7	5	*Quercus laurifolia*
4	Pine	14.2	5	*Sabal palmetto*
5	Palm		5	*Sabal palmetto*
6	Palm		5	*Sabal palmetto*
7	Pine	15.1	5	*Sabal palmetto*
8	Laurel	15.5	4	*Quercus laurifolia*
9	Palm		5	*Sabal palmetto*
10	Palm		5	*Sabal palmetto*
11	Palm		5	*Sabal palmetto*
12	Palm		5	*Sabal palmetto*
13	Palm		5	*Sabal palmetto*
14	Palm		5	*Sabal palmetto*
15	Laurel	26.5	4	*Quercus laurifolia*
16	Palm		5	*Sabal palmetto*
17	Palm		1	*Sabal palmetto*
18	Palm		5	*Sabal palmetto*
19	Palm		5	*Sabal palmetto*
20	Palm		5	*Sabal palmetto*
21	Palm		5	*Sabal palmetto*
22	Palm		5	*Sabal palmetto*
23	Palm		5	*Sabal palmetto*
24	Palm		5	*Sabal palmetto*
25	Palm		5	*Sabal palmetto*
26	Laurel	13.8	5	*Quercus laurifolia*
27	Laurel	22.5	5	*Quercus laurifolia*
28	Palm		5	*Sabal palmetto*
30	Palm		5	*Sabal palmetto*
31	Palm		5	*Sabal palmetto*
32	Palm		5	*Sabal palmetto*
33	Palm		5	*Sabal palmetto*
34	Palm		5	*Sabal palmetto*
35	Palm		5	*Sabal palmetto*
36	Palm		5	*Sabal palmetto*
37	Palm		5	*Sabal palmetto*
38	Palm		5	*Sabal palmetto*
39	Palm		5	*Sabal palmetto*
40	Palm		5	*Sabal palmetto*
41	Palm		5	*Sabal palmetto*
42	Palm		5	*Sabal palmetto*
43	Palm		5	*Sabal palmetto*
44	Palm		5	*Sabal palmetto*
45	Laurel	17.4	5	*Quercus laurifolia*
46	Pine	17	5	*Sabal palmetto*
47	Laurel	20.9	5	*Quercus laurifolia*
48	Laurel	15.5	5	*Quercus laurifolia*
49	Palm		5	*Sabal palmetto*
50	Laurel	25.5	5	*Quercus laurifolia*
51	Palm			*Sabal palmetto*
52	Palm			*Sabal palmetto*
53	Laurel	28.8	2	*Quercus laurifolia*
54	Palm		5	*Sabal palmetto*
55	Laurel	19.2	5	*Quercus laurifolia*
56	Live	21	5	*Quercus virginiana*
57	Live	15.1	5	*Quercus virginiana*
58	Live	16	5	*Quercus virginiana*
59	Laurel	23.5	5	*Quercus laurifolia*
60	Laurel	14.3	5	*Quercus laurifolia*
61	Laurel	15.1	5	*Quercus laurifolia*
62	Laurel	19.5	5	*Quercus laurifolia*
63	Palm		5	*Sabal palmetto*
64	Palm		5	*Sabal palmetto*
65	Palm		5	*Sabal palmetto*
66	Palm		5	*Sabal palmetto*
67	Palm		5	*Sabal palmetto*
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69	Palm		5	*Sabal palmetto*
70	Palm		5	*Sabal palmetto*
71	Palm		5	*Sabal palmetto*
72	Laurel	16.2	5	*Quercus laurifolia*
73	Palm		5	*Sabal palmetto*
74	Palm		5	*Sabal palmetto*
75	Palm		5	*Sabal palmetto*
76	Palm		5	*Sabal palmetto*
77	Palm		5	*Sabal Palmetto*
78	Palm		5	*Sabal palmetto*

ENGINEERS SURVEYORS
ENVIRONMENTAL

April 23, 2021

Flagship Companies Group, LLC
Attn: Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

VIA Email:

Reference: **Environmental Assessment**
Jenkins Road
Fort Pierce, FL 34982
Parcel ID # 2419-603-0003-000-4; 2419-603-0004-000-1

Dear Mr. Hollis,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced parcels. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2419-603-0003-000-4; 2419-603-0004-000-1
Jenkins Road
Fort Pierce, FL 34947

Date: April 23, 2021
Project # 21-241

Prepared For:
Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID #2419-603-0003-000-4; 2419-603-0004-000-1) comprised of 4.73 acres combined. The property is classified by the St, Lucie County Property Appraiser with a Future Land Use Designation of General Commercial. The parcels are located just east of Jenkins Road, north of Okeechobee Road, in St. Lucie County, Florida. The subject property is further located within Section 19, Township 35 South, and Range 40 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 23, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 422 – Brazilian Pepper/Exotic Hardwoods, approx. 3.51 acres. The remaining acreage of the subject parcel is considered non-native and consisted of 211 – improved pastures and 424 – Melaleuca. Both the improved pasture habitat and the hardwoods are heavily invaded with exotic vegetation. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Saw Palmetto	*Serenoa repens*
Slash Pine	*Pinus elliottii var. densa*
Broom Grass	*Andropogon spp.*
Brazilian Pepper**	*Schinus terebinthifolia*
Melaleuca	*Melaleuca quinquenervia*
Lead Tree**	*Leucaena leucocephala*
Rosary Pea**	*Abrus precatorius*
Earleaf Acacia**	*Acacia auriculiformis*
Caesarweed**	*Urena lobata*
Cogongrass**	*Imperata cylindrica*
Guinea grass**	*Megathrysus maximus*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were not found during the field reconnaissance on the property.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site.

Due to anthropogenic disturbances onsite such as, periodically cleared areas, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles Sand - is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically, the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar fine sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically, the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

SITE HISTORY:
After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the property was semi-developed as far back as 1992. At that time a residence can be observed, along with signs of light agricultural use. After this image, it is observed that the land is no longer the subject of agricultural activity, as there is a noticeable increase in vegetation size and density. By 2005, it is apparent that this land is vacant, and receiving no management of any kind. All trails that were previously distinguishable in aerial images are unable to be seen after this point in time.

According to the St. Lucie County Property Appraiser, the most recent sale of these parcel occurred in May 2006.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Sec. 123-66. - Tree protection and mitigation.

(d) Mitigation shall be required for the loss of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:

(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree approved for removal;

(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:

a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;

b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

This section of the City of Fort Pierce Land Development Ordinances sets forth mitigation methods and requirements in addition to the option of paying pursuant to the City of Fort Pierce Fee Schedule.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site. The site consists of 4.73 acres designated as General Commercial. The largest FLUCCS code designation is 422 - Exotic Hardwoods/Brazilian Pepper.

It is our professional opinion that there are no wetlands located on site.

No gopher tortoises, burrows, or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

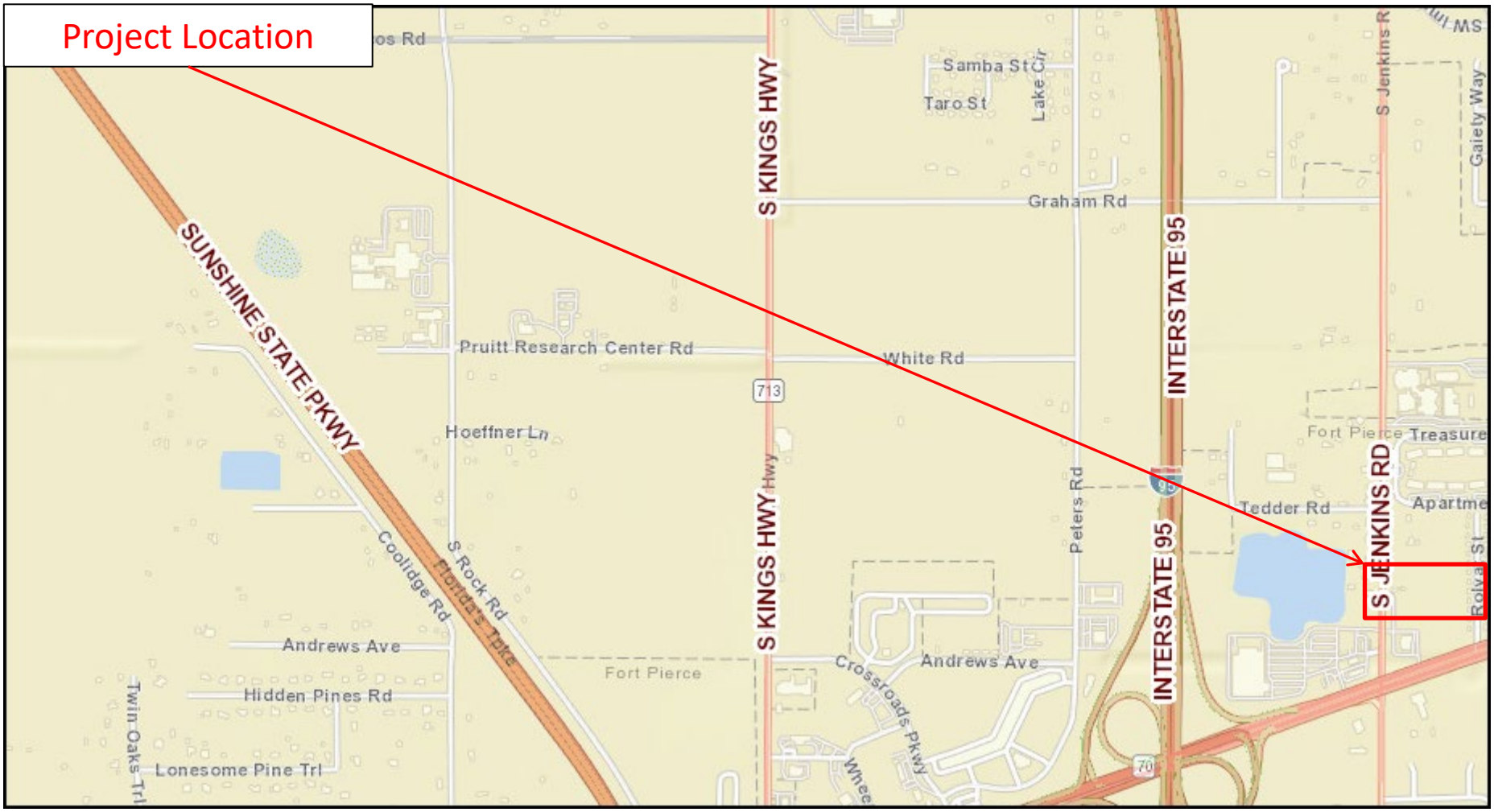
Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-241	Flagship Companies	04/23/2021



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-241	Flagship Companies	04/23/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-241	Flagship Companies	04/23/2021



St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	4.3	100.0%
Totals for Area of Interest		**4.3**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

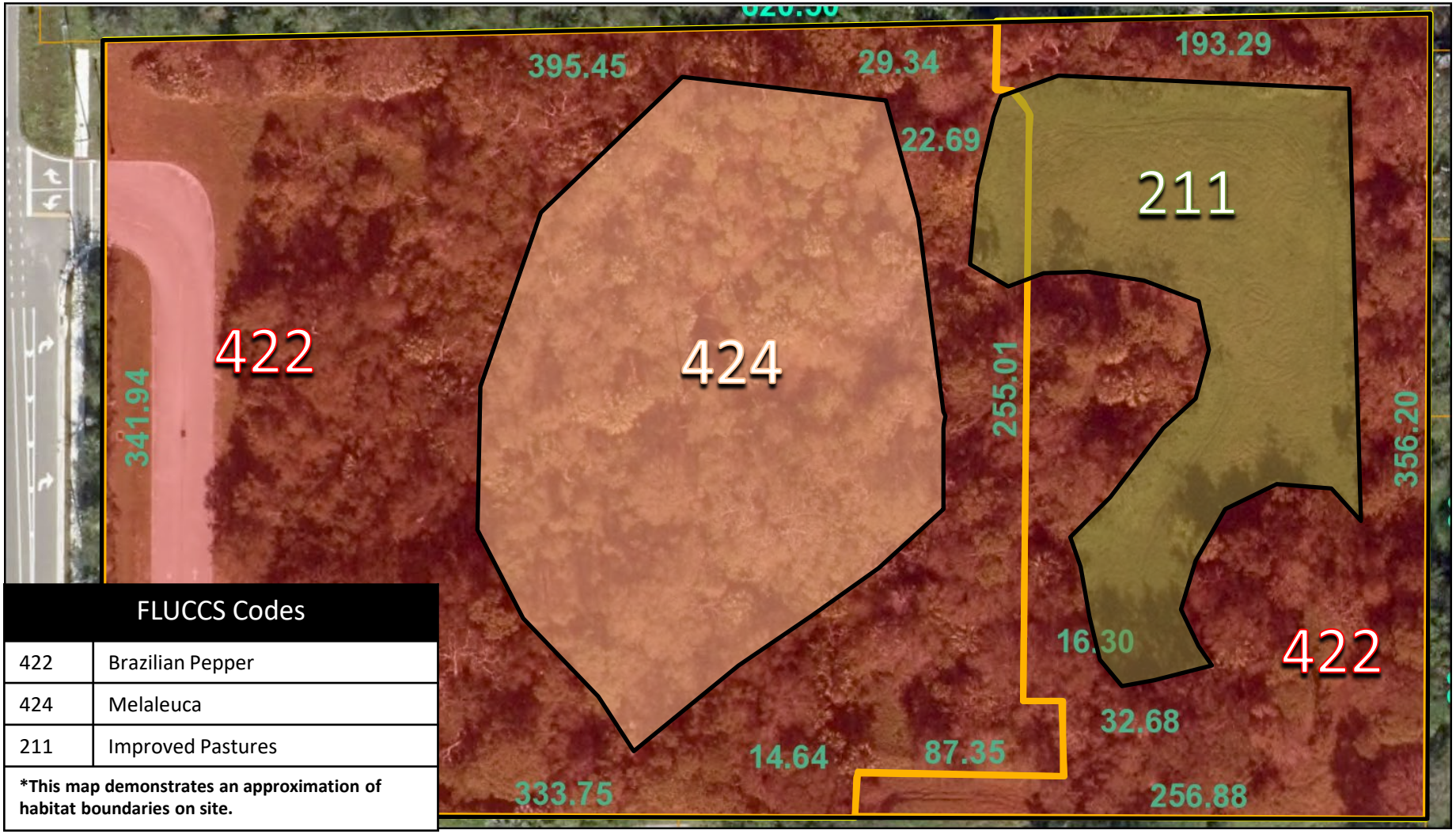
Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

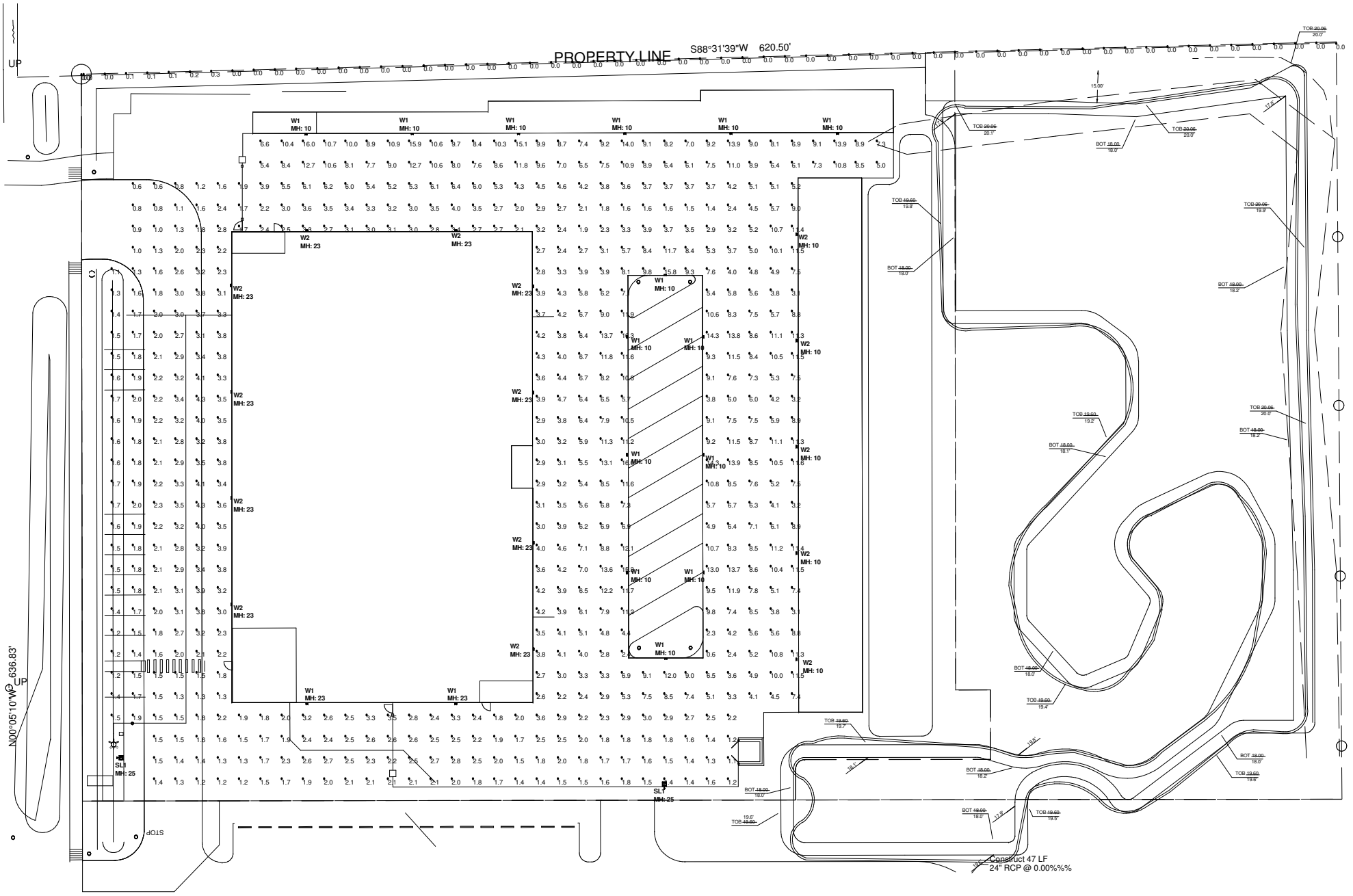
Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-241	Flagship Companies	04/23/2021



FLUCCS Codes	
422	Brazilian Pepper
424	Melaleuca
211	Improved Pastures

***This map demonstrates an approximation of habitat boundaries on site.**



Lighting Partners of CF Luminaire Schedule								
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Manufacturer	Part Number	BUG Rating
	2	SL1	52	7111	0.912	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T3	B1-U0-G2
	15	W2	113	12794	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T4FT	B2-U0-G3
	16	W1	113	12619	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T4W	B2-U0-G3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
SITE LIGHTING	Illuminance	Fc	4.82	16.3	0.6	8.03	27.17

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications

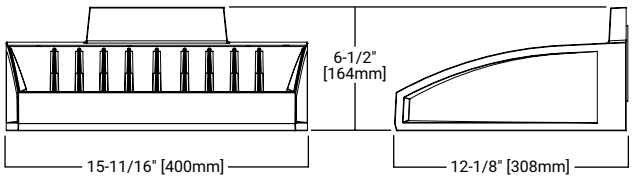
Quick Facts

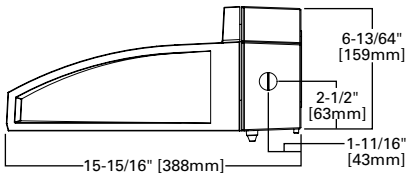
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

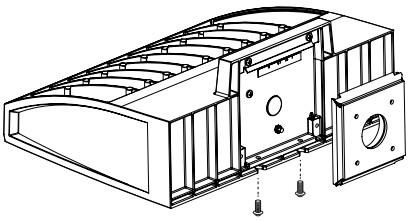
Connected Systems

- WaveLinx
- Enlighted

Dimensional Details







Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately)
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 33] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19,34] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19,34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19,34] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [29, 30] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [29, 30] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [31, 32] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [31, 32] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [31, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [31, 32] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap [28] **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V [28] **OA/RA1201**=NEMA Photocontrol - 347V [28] **OA/RA1027**=NEMA Photocontrol - 480V [28] **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK**=Glare Shield, Black [8, 25, 27] **LS/GRSWH**=Glare Shield, White [8, 25, 27] **LS/PFS**=Perimeter Shield, Black **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [29, 30, 31, 32] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [29, 30, 31, 32]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. Reserved.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Requires ZW or ZD receptacle.
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

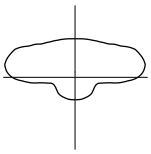
Warranty

- Five-year warranty

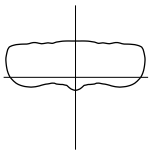
Optical Distributions

Asymmetric Area Distributions

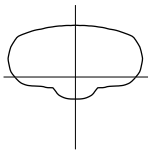
T2 (Type II)



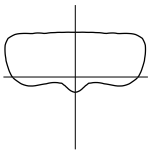
SL2 (Type II with Spill Control)



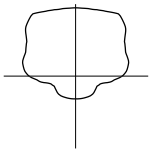
T3 (Type III)



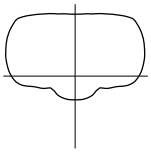
SL3 (Type III with Spill Control)



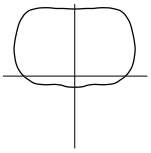
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

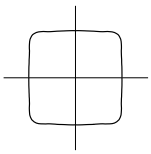


SL4 (Type IV with Spill Control)

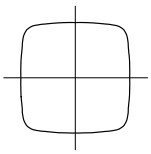


Symmetric Distributions

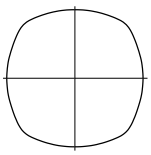
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

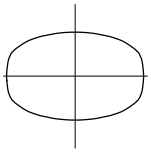


5WQ (Type V Square Wide)

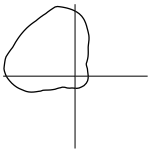


Specialized Distributions

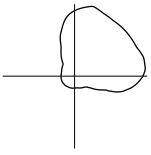
RW (Rectangular Wide Type I)



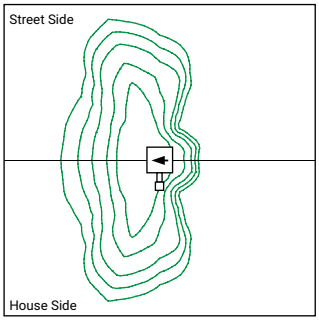
SLL (90° Spill Light Eliminator Left)



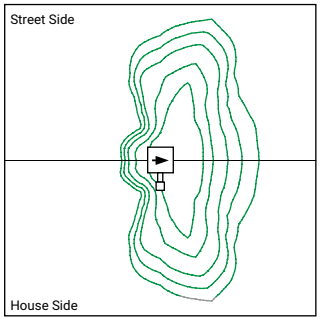
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

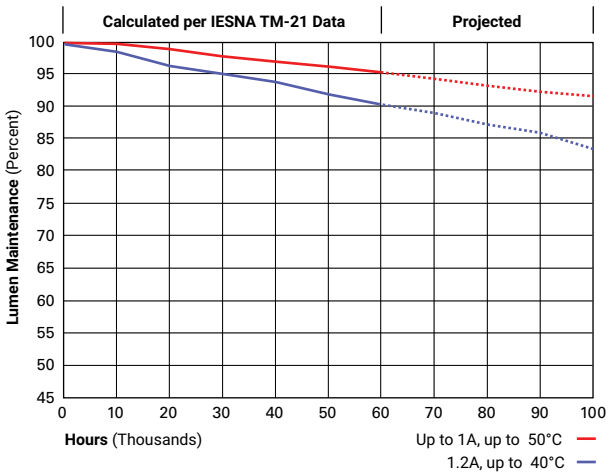
Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	**Lumens**	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	**Lumens**	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	**Lumens**	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	**Lumens**	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	**Lumens**	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	**Lumens**	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	**Lumens**	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	**Lumens**	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	**Lumens**	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	**Lumens**	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	**Lumens**	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	**Lumens**	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

Control Options

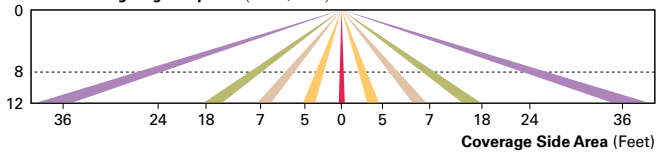
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

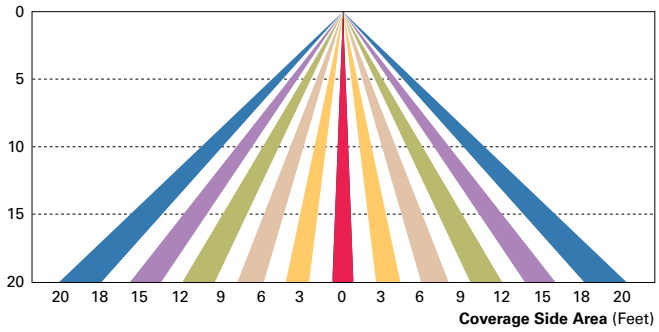
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

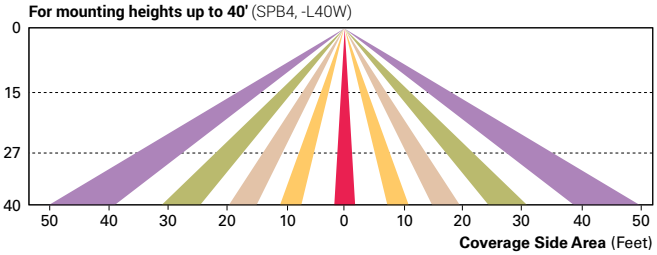
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

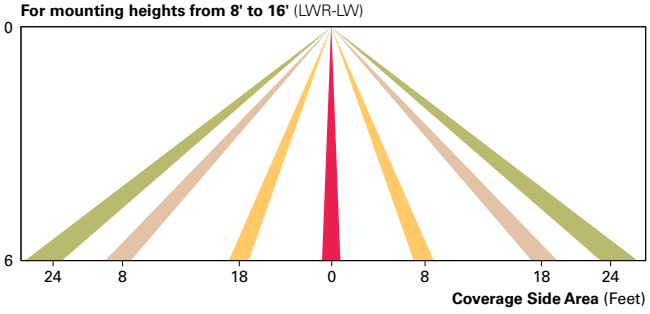


For mounting heights up to 40' (SPB4, -L40W)

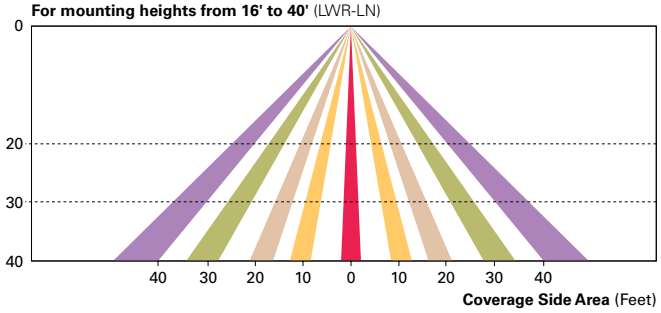


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
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Peachtree City, GA 30269
P. 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications

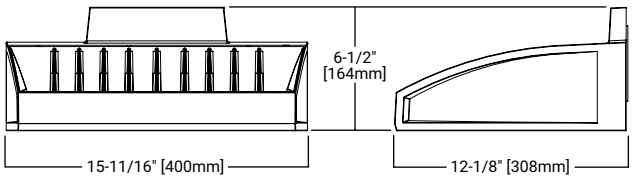
Quick Facts

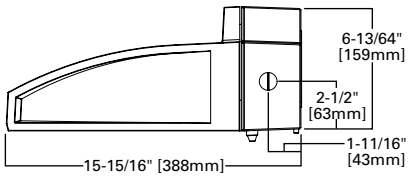
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

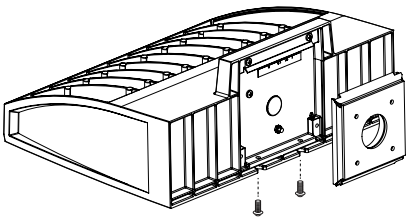
Connected Systems

- WaveLinx
- Enlighted

Dimensional Details







Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately)
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 33] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19,34] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19,34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19,34] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [29, 30] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [29, 30] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [31, 32] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [31, 32] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [31, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [31, 32] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap [28] **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V [28] **OA/RA1201**=NEMA Photocontrol - 347V [28] **OA/RA1027**=NEMA Photocontrol - 480V [28] **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK**=Glare Shield, Black [8, 25, 27] **LS/GRSWH**=Glare Shield, White [8, 25, 27] **LS/PFS**=Perimeter Shield, Black **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [29, 30, 31, 32] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [29, 30, 31, 32]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. Reserved.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Requires ZW or ZD receptacle.
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

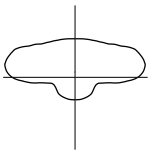
Warranty

- Five-year warranty

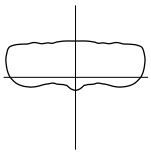
Optical Distributions

Asymmetric Area Distributions

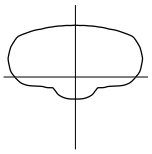
T2 (Type II)



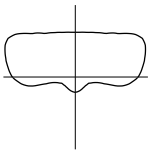
SL2 (Type II with Spill Control)



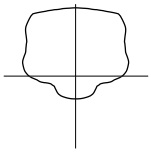
T3 (Type III)



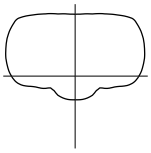
SL3 (Type III with Spill Control)



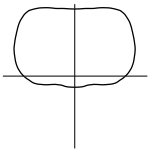
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

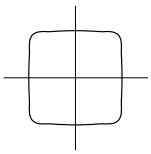


SL4 (Type IV with Spill Control)

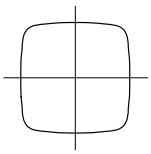


Symmetric Distributions

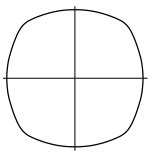
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

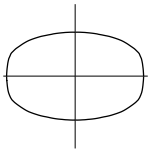


5WQ (Type V Square Wide)

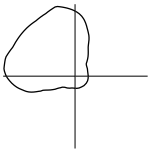


Specialized Distributions

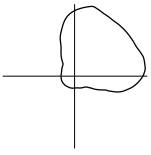
RW (Rectangular Wide Type I)



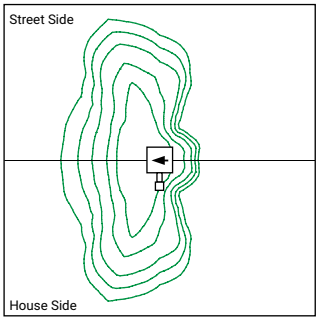
SLL (90° Spill Light Eliminator Left)



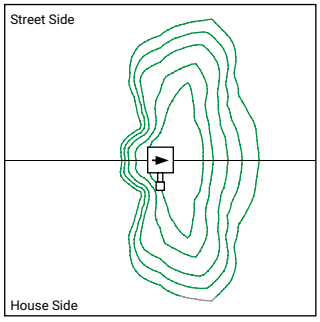
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

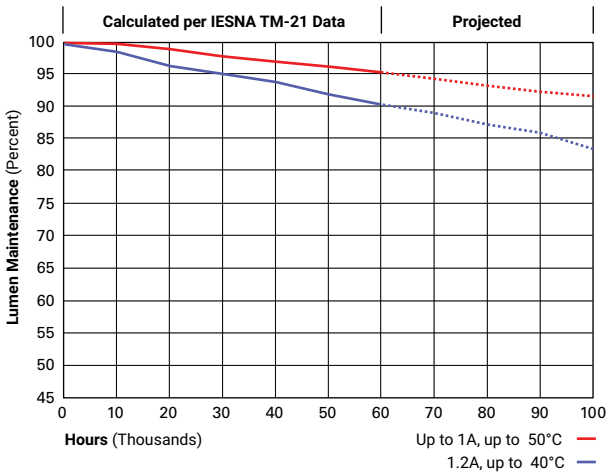
Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	**Lumens**	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	**Lumens**	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	**Lumens**	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	**Lumens**	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	**Lumens**	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	**Lumens**	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	**Lumens**	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	**Lumens**	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	**Lumens**	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	**Lumens**	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	**Lumens**	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	**Lumens**	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

Control Options

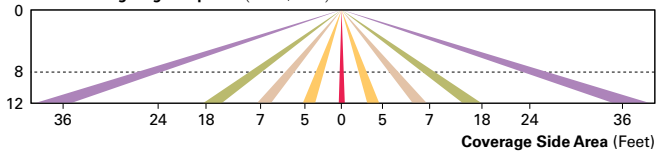
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

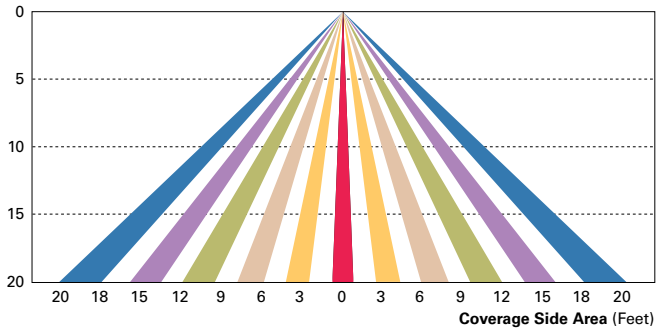
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

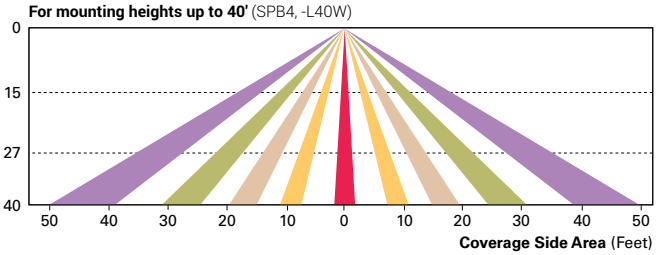
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

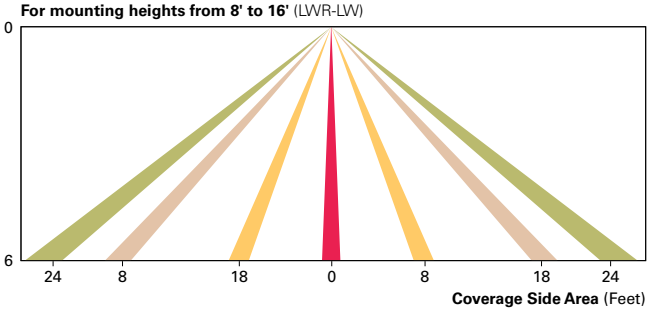


For mounting heights up to 40' (SPB4, -L40W)

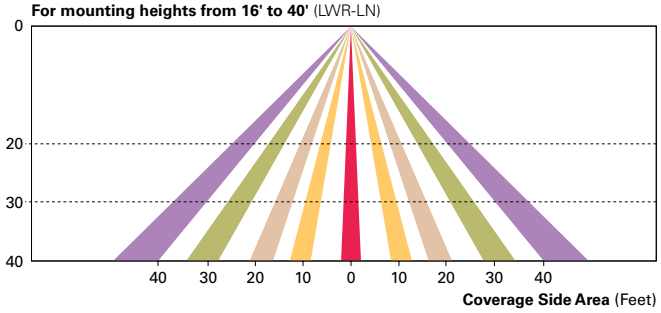


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P. 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

ISO Systems Certified, UL Certified, DLC Listed, DLC Premium, FC Class A CAN ICES-005, RoHS Compliant, IP66, IDA Dark Sky Approved, 5 Year Limited Warranty

Quick Facts

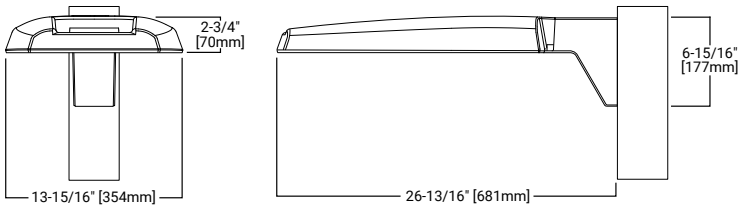
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

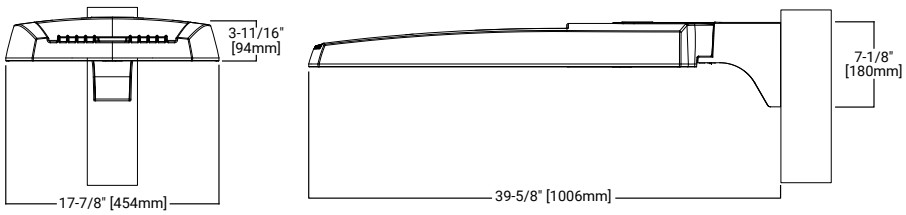
- WaveLinx
- Enlighted

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1, 2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [4]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [5]
7035=70CRI / 3500K CCT [5]
7050=70 CRI / 5000K CCT [5]
HSS=House Side Shield [6]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HA=50°C High Ambient Temperature [7]
PER=NEMA 3-PIN Twistlock Photocontrol Receptacle
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [24]
SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [24]
MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' – 12' Mounting Height [8, 9]
MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' – 30' Mounting Height [8, 9]
MSP-L12=Integrated Sensor ON/OFF Operation, 8' – 12' Mounting Height [8, 9]
MSP-L30=Integrated Sensor ON/OFF Dimming Operation, 12' – 30' Mounting Height [8, 9]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' – 20' Mounting Height [9, 10]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' – 40' Mounting Height [9, 10]
MS-L20=Motion Sensor for ON/OFF Operation, 9' – 20' Mounting Height [9, 10]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' – 40' Mounting Height [9, 10]
ZD=DALI-enabled 4-PIN Twistlock Receptacle [9, 11, 12]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [9, 11, 12]
SWPD4XX=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [9, 11, 12, 13, 14]
SWPD5XX=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [9, 11, 12, 13, 14]
LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' – 16' Mounting Height [9, 15]
LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' – 40' Mounting Height [9, 15]
(See Table Below)=LumenSafe Integrated Network Security Camera [16, 17]
CC=Coastal Construction [23]

Accessories (Order Separately) [18]

PRVWM-XX=Wall Mount Kit [8]
PRVMA-XX=Mast Arm Mounting Kit [8]
PRVSA-XX=Standard Arm Mounting Kit [8]
PRVXLSA-XX=Standard Arm Mounting Kit (for Prevail XL) [16]
PRVXLWM-XX=Wall Mount Kit (for Prevail XL) [16]
PRVXLMA-XL=Mast Arm Mounting Kit (for Prevail XL) [16]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
HS/VERD=House Side Shield [6, 19]
VGS-F/B=Vertical Glare Shield, Front/Back [19]
VGS-SIDE=Vertical Glare Shield, Side [19]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol – 120V
OA/RA1016=NEMA Photocontrol – Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol – 347V
OA/RA1027=NEMA Photocontrol – 480V
ISHH-01=Integrated Sensor Programming Remote [20]
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [21]
SWPD4-XX=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [12, 13, 14]
SWPD5-XX=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [12, 13, 14]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [22]

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Standard 4000K CCT and 70CRI.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Use dedicated IES files on product website for non-standard CCTs.
6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package.
7. Not available with C60 lumen package.
8. Only available in PRV configurations C15, C25, C40 or C60.
9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR).
10. Utilizes the Wattstopper sensor FSP-211.
11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
13. Replace XX with sensor color (WH, BZ, or BK).
14. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
15. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
16. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
17. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
18. Replace XX with paint color.
19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW, ZD or LWR). Operates on 120-347V input voltages.
23. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
24. Smart device with mobile application required to change system defaults. See controls section for details.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**D**=Dome Camera	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Stock Ordering Information

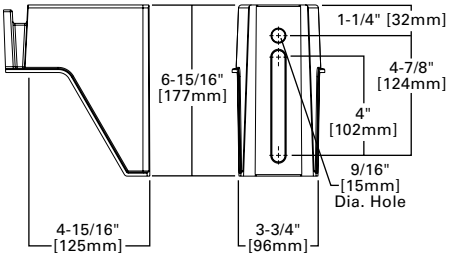
Product Family [1]	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV	**MSP/DIM-L30**=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height [2]
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens			

NOTES:

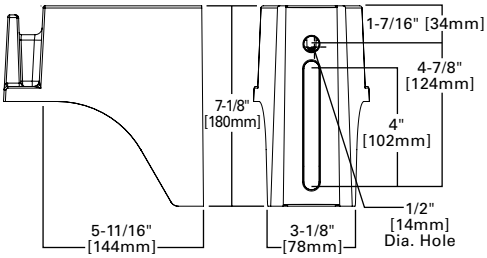
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

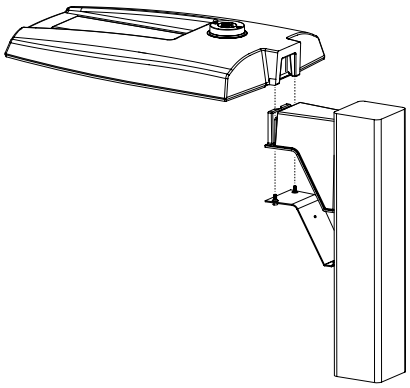
Pole Mount Arm (PRV)



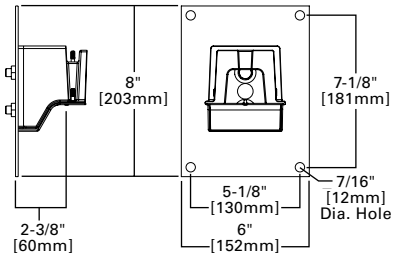
Pole Mount Arm (PRV-XL)



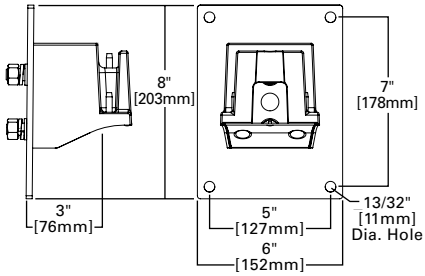
Versatile Mount System



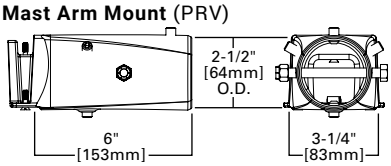
Wall Mount (PRV)



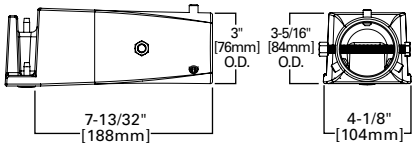
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



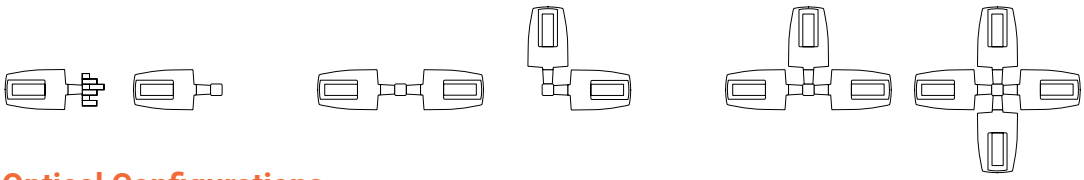
Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

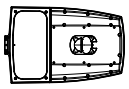
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
	EPA 0.92 (PRV) EPA 1.12 (PRV-XL)	EPA 1.35 (PRV) EPA 2.25 (PRV-XL)	EPA 1.42 (PRV) EPA 2.13 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)

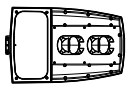


Optical Configurations

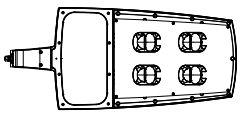
PRV-C15
(7,100 Nominal Lumens)



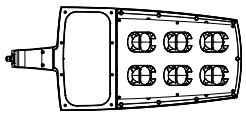
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

Power and Lumens (PRV)

View PRV IES files

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Power and Lumens (PRV-XL)

View PRV-XL IES files

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25ºC	91.30%	194,000
Up to PRV-C60 at 40ºC	87.59%	134,000
Up to PRV-XL-C175 at 25ºC	91.40%	204,000
Up to PRV-XL-C175 at 40ºC	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99

Control Options

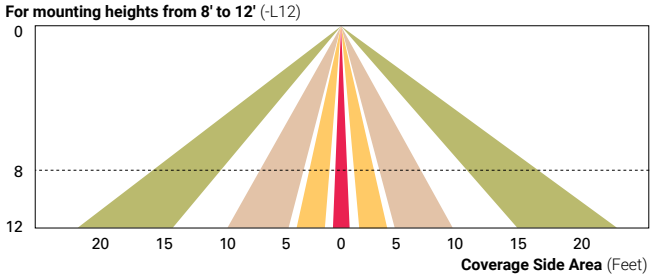
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

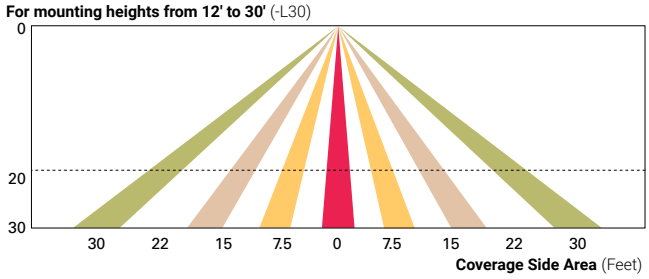
Dimming Occupancy Sensor (SPB, MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity. The SPB is factory preset to dim down to 10% power with a time delay of five minutes. To reconfigure the SPB, the Sensor Configuration application by Wattstopper for iOS and Android devices is required to change factory default dimming level, time delay, sensitivity and other parameters.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for “dusk-to-dawn” control or “daylight harvesting”. **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8’-40’.

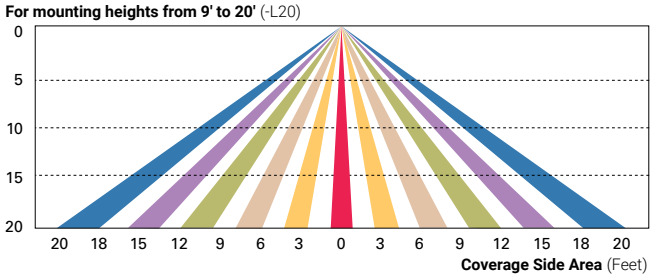
For mounting heights from 8' to 12' (-L12)



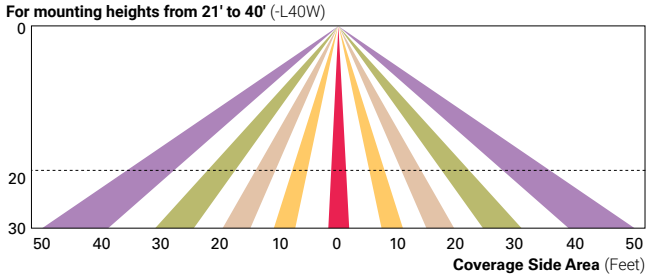
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

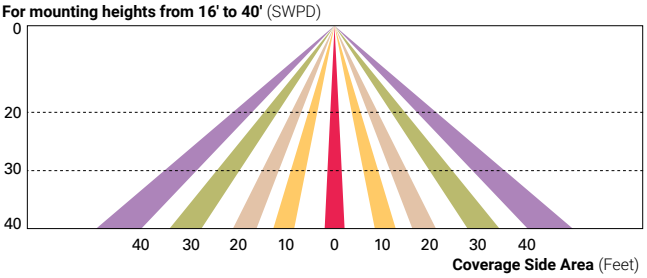


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

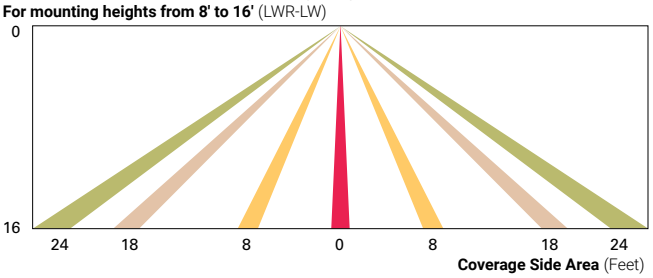
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

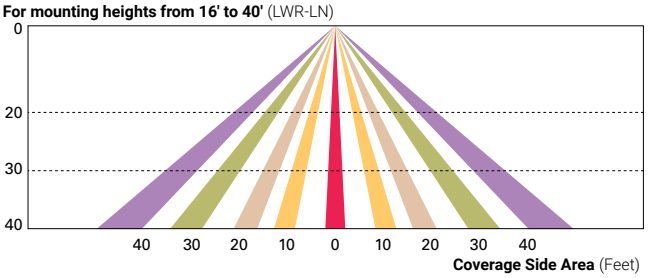


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

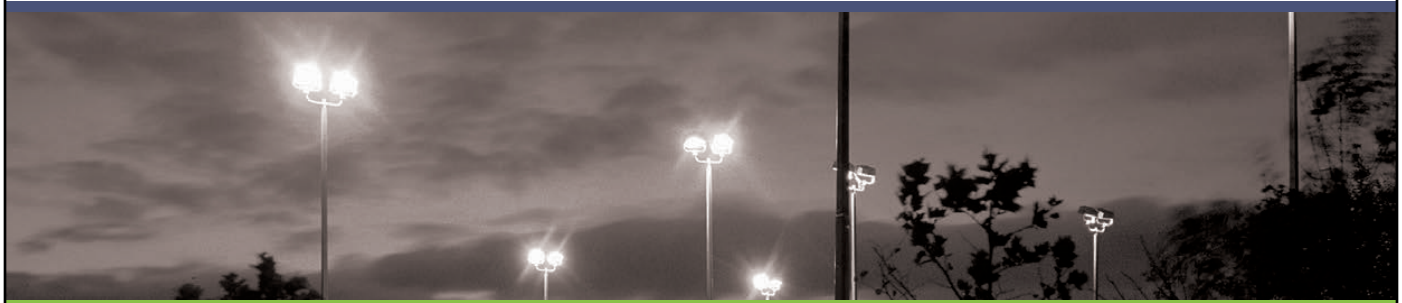
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www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Project Name _____ Pole Type _____

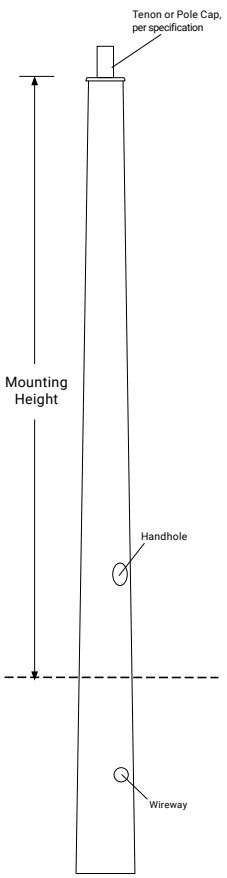
Catalog # _____



Round Tapered Fiberglass Light Poles, Direct Burial

Product Overview

- **Pole Shaft** - Manufactured on computer-controlled equipment to customer specifications using filament wound technology. Strict control of glass, fiber and resin ensures a consistent product. Less electrically conductive than steel, aluminum or wood.
- **Pole Top** - Poles can be provided with tenon top construction or capped/drilled to customer specifications. Tenons on all poles are made of high-strength corrosion resistant aluminum.
- **Hand Hole** - 2.5”x 5” hand hole is provided at the base end of the pole assembly. Each hand hole includes a cover and the cover attachment hardware.
- **Grommet** - 1.5" in diameter hole for conduit located 24" below ground line unless otherwise specified.
- **Anti-Rotation Device** - Wound permanently into the pole below grade. Located 6" from the bottom of the pole.
- **Finish** - Rust-proof and corrosion-resistant for low lifetime maintenance. We finish our smooth and natural poles with a special finishing resin applied at 12 - 15 mils thick which provides a superior finish to the normal 1.5 mil thick paint. Resin is pigmented and fortified with ultraviolet inhibitors to produce a long-lasting, reliable product.
- **Engineering & Compliance** - Poles are constructed to comply with specifications of ANSI, AASHTO and ASTM standards. High-wind-speed light poles with ratings up to 180 mph available by contacting the factory.



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EPA Load Information

BASE MODEL	120mph (FBC) 90mph (STD)		130mph (FBC) 100mph (STD)		140mph (FBC) 110mph (STD)		150mph (FBC) 120mph (STD)		170mph (FBC) 130mph (STD)		180mph (FBC) 140mph (STD)	
	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)
AL-RTFD-10-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.2	150	2.5	150	1.9	150
AL-RTFD-10-0000-ID-NA	9.8	150	7.1	150	6.5	150	5.2	150	4.2	150	3.4	150
AL-RTFD-10-0000-HD-NA	13	150	9.6	150	8.9	150	7.2	150	5.9	150	4.9	150
AL-RTFD-10-0000-ED-NA	15.9	150	12.1	150	11.2	150	9.2	150	7.5	150	6.3	150
AL-RTFD-12-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.2	150	2.5	150	1.9	150
AL-RTFD-12-0000-ID-NA	9.8	150	7.1	150	6.5	150	5.2	150	4.2	150	3.4	150
AL-RTFD-12-0000-HD-NA	13	150	9.6	150	8.9	150	7.2	150	5.9	150	4.9	150
AL-RTFD-12-0000-ED-NA	15.9	150	12.1	150	11.2	150	9.2	150	7.5	150	6.3	150
AL-RTFD-14-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.2	150	2.5	150	1.9	150
AL-RTFD-14-0000-ID-NA	9.8	150	7.1	150	6.5	150	5.2	150	4.2	150	3.4	150
AL-RTFD-14-0000-HD-NA	13	150	9.6	150	8.9	150	7.2	150	5.9	150	4.9	150
AL-RTFD-14-0000-ED-NA	15.9	150	12.1	150	11.2	150	9.2	150	7.5	150	6.3	150
AL-RTFD-16-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.1	150	2.4	150	1.8	150
AL-RTFD-16-0000-ID-NA	9.7	150	7.1	150	6.5	150	5.2	150	4.1	150	3.3	150
AL-RTFD-16-0000-HD-NA	12.7	150	9.5	150	8.8	150	7.1	150	5.8	150	4.8	150
AL-RTFD-16-0000-ED-NA	16.3	150	12.5	150	11.6	150	9.4	150	7.7	150	6.4	150
AL-RTFD-18-0000-SD-NA	6	150	5.6	150	5.1	150	3.9	150	3.1	150	2.4	150
AL-RTFD-18-0000-ID-NA	9.8	150	7.6	150	7	150	5.5	150	4.4	150	3.6	150
AL-RTFD-18-0000-HD-NA	12.2	150	9.5	150	8.8	150	7	150	5.7	150	4.7	150
AL-RTFD-18-0000-ED-NA	15.8	150	12.5	150	11.5	150	9.3	150	7.7	150	6.4	150
AL-RTFD-20-0000-SD-NA	6.7	150	6.5	150	5.9	150	4.6	150	3.6	150	2.8	150
AL-RTFD-20-0000-ID-NA	11.8	150	8.9	150	8.2	150	6.5	150	5.2	150	4.3	150
AL-RTFD-20-0000-HD-NA	14.4	150	11.3	150	10.4	150	8.3	150	6.8	150	5.6	150
AL-RTFD-20-0000-ED-NA	17	150	13.4	150	12.5	150	10	150	8.2	150	6.8	150
AL-RTFD-22-0000-SD-NA	6.8	150	6.6	150	6.4	150	4.9	150	3.9	150	3	150
AL-RTFD-22-0000-ID-NA	11.9	150	9.2	150	8.5	150	6.7	150	5.4	150	4.3	150
AL-RTFD-22-0000-HD-NA	14.6	150	11.5	150	10.6	150	8.4	150	6.8	150	5.6	150
AL-RTFD-22-0000-ED-NA	19.2	150	15.3	150	14.1	150	11.4	150	9.4	150	7.8	150
AL-RTFD-23-0000-SD-NA	8	150	6.2	150	5.6	150	4.8	150	3.7	150	2.9	150
AL-RTFD-23-0000-ID-NA	12.1	150	9.4	150	8.6	150	6.8	150	5.4	150	4.3	150
AL-RTFD-23-0000-HD-NA	15.2	150	11.9	150	11	150	8.8	150	7.1	150	5.8	150
AL-RTFD-23-0000-ED-NA	21	150	16.7	150	15.4	150	12.5	150	10.2	150	8.8	150
AL-RTFD-25-0000-SD-NA	9.5	150	7.2	150	6.5	150	5	150	3.9	150	3	150
AL-RTFD-25-0000-ID-NA	13	150	10.1	150	9.2	150	7.3	150	5.8	150	4.7	150
AL-RTFD-25-0000-HD-NA	16.4	150	12.8	150	11.8	150	9.5	150	7.7	150	6.3	150
AL-RTFD-25-0000-ED-NA	24.5	150	19.5	150	18	150	14.8	150	12.1	150	10.1	150
AL-RTFD-27-0000-SD-NA	9	150	7.3	150	6.7	150	5.1	150	3.9	150	3	150
AL-RTFD-27-0000-ID-NA	13.3	150	10.3	150	9.4	150	7.4	150	5.9	150	4.7	150
AL-RTFD-27-0000-HD-NA	16.6	150	13	150	12	150	9.5	150	7.7	150	6.3	150
AL-RTFD-27-0000-ED-NA	25.3	150	20.2	150	18.7	150	15.2	150	12.5	150	10.4	150
AL-RTFD-30-0000-SD-NA	9.9	150	7.4	150	6.9	150	5.2	150	3.9	150	3	150
AL-RTFD-30-0000-ID-NA	13.1	150	11.8	150	10.8	150	8.6	150	6.9	150	5.6	150
AL-RTFD-30-0000-HD-NA	18.9	150	14.9	150	13.7	150	11	150	9	150	7.4	150
AL-RTFD-30-0000-ED-NA	26.6	150	21.2	150	19.7	150	16	150	13.2	150	11	150
AL-RTFD-32-0000-SD-NA	9.5	150	8.3	150	7.6	150	6	150	4.9	150	3.8	150
AL-RTFD-32-0000-ID-NA	13.2	150	11.9	150	10.9	150	8.6	150	6.4	150	5.2	150
AL-RTFD-32-0000-HD-NA	19	150	14.8	150	13.6	150	10.9	150	8.4	150	7.1	150
AL-RTFD-32-0000-ED-NA	26.3	150	21	150	19.5	150	15.8	150	12.5	150	9.6	150
AL-RTFD-35-0000-SD-NA	11.5	150	9.1	150	8	150	6.1	150	3.8	150	2.8	150
AL-RTFD-35-0000-ID-NA	15.7	150	12.1	150	11.1	150	8.8	150	6.2	150	4	150
AL-RTFD-35-0000-HD-NA	19.7	150	15.4	150	12.5	150	11.2	150	8.4	150	5.9	150
AL-RTFD-35-0000-ED-NA	26.4	150	21	150	19.4	150	15.6	150	12	150	9	150

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA (Effective Projected Area) and weight values are based on AASHTO Standards and Florida Building Code. Contact factory for specific design criteria.
3. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.

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Designation & Dimensional Information

BASE MODEL	NOMINAL MOUNTING HEIGHT (ABOVE GRADE)	WALL THICKNESS	EMBEDMENT DEPTH (BELOW GRADE)
AL-RTFD-10-0000-SD-NA	10'-0"	Standard Duty	4'-0"
AL-RTFD-10-0000-ID-NA	10'-0"	Intermediate Duty	4'-0"
AL-RTFD-10-0000-HD-NA	10'-0"	Heavy Duty	4'-0"
AL-RTFD-10-0000-ED-NA	10'-0"	Extra Duty	4'-0"
AL-RTFD-12-0000-SD-NA	12'-0"	Standard Duty	4'-0"
AL-RTFD-12-0000-ID-NA	12'-0"	Intermediate Duty	4'-0"
AL-RTFD-12-0000-HD-NA	12'-0"	Heavy Duty	4'-0"
AL-RTFD-12-0000-ED-NA	12'-0"	Extra Duty	4'-0"
AL-RTFD-14-0000-SD-NA	14'-0"	Standard Duty	4'-0"
AL-RTFD-14-0000-ID-NA	14'-0"	Intermediate Duty	4'-0"
AL-RTFD-14-0000-HD-NA	14'-0"	Heavy Duty	4'-0"
AL-RTFD-14-0000-ED-NA	14'-0"	Extra Duty	4'-0"
AL-RTFD-16-0000-SD-NA	16'-0"	Standard Duty	4'-0"
AL-RTFD-16-0000-ID-NA	16'-0"	Intermediate Duty	4'-0"
AL-RTFD-16-0000-HD-NA	16'-0"	Heavy Duty	4'-0"
AL-RTFD-16-0000-ED-NA	16'-0"	Extra Duty	4'-0"
AL-RTFD-18-0000-SD-NA	18'-0"	Standard Duty	4'-0"
AL-RTFD-18-0000-ID-NA	18'-0"	Intermediate Duty	4'-0"
AL-RTFD-18-0000-HD-NA	18'-0"	Heavy Duty	4'-0"
AL-RTFD-18-0000-ED-NA	18'-0"	Extra Duty	4'-0"
AL-RTFD-20-0000-SD-NA	20'-0"	Standard Duty	4'-0"
AL-RTFD-20-0000-ID-NA	20'-0"	Intermediate Duty	4'-0"
AL-RTFD-20-0000-HD-NA	20'-0"	Heavy Duty	4'-0"
AL-RTFD-20-0000-ED-NA	20'-0"	Extra Duty	4'-0"
AL-RTFD-22-0000-SD-NA	22'-0"	Standard Duty	4'-0"
AL-RTFD-22-0000-ID-NA	22'-0"	Intermediate Duty	4'-0"
AL-RTFD-22-0000-HD-NA	22'-0"	Heavy Duty	4'-0"
AL-RTFD-22-0000-ED-NA	22'-0"	Extra Duty	4'-0"
AL-RTFD-23-0000-SD-NA	23'-0"	Standard Duty	5'-0"
AL-RTFD-23-0000-ID-NA	23'-0"	Intermediate Duty	5'-0"
AL-RTFD-23-0000-HD-NA	23'-0"	Heavy Duty	5'-0"
AL-RTFD-23-0000-ED-NA	23'-0"	Extra Duty	5'-0"
AL-RTFD-25-0000-SD-NA	25'-0"	Standard Duty	5'-0"
AL-RTFD-25-0000-ID-NA	25'-0"	Intermediate Duty	5'-0"
AL-RTFD-25-0000-HD-NA	25'-0"	Heavy Duty	5'-0"
AL-RTFD-25-0000-ED-NA	25'-0"	Extra Duty	5'-0"
AL-RTFD-27-0000-SD-NA	27'-0"	Standard Duty	5'-0"
AL-RTFD-27-0000-ID-NA	27'-0"	Intermediate Duty	5'-0"
AL-RTFD-27-0000-HD-NA	27'-0"	Heavy Duty	5'-0"
AL-RTFD-27-0000-ED-NA	27'-0"	Extra Duty	5'-0"
AL-RTFD-30-0000-SD-NA	30'-0"	Standard Duty	5'-0"
AL-RTFD-30-0000-ID-NA	30'-0"	Intermediate Duty	5'-0"
AL-RTFD-30-0000-HD-NA	30'-0"	Heavy Duty	5'-0"
AL-RTFD-30-0000-ED-NA	30'-0"	Extra Duty	5'-0"
AL-RTFD-32-0000-SD-NA	32'-0"	Standard Duty	5'-0"
AL-RTFD-32-0000-ID-NA	32'-0"	Intermediate Duty	5'-0"
AL-RTFD-32-0000-HD-NA	32'-0"	Heavy Duty	5'-0"
AL-RTFD-32-0000-ED-NA	32'-0"	Extra Duty	5'-0"
AL-RTFD-35-0000-SD-NA	35'-0"	Standard Duty	5'-0"
AL-RTFD-35-0000-ID-NA	35'-0"	Intermediate Duty	5'-0"
AL-RTFD-35-0000-HD-NA	35'-0"	Heavy Duty	5'-0"
AL-RTFD-35-0000-ED-NA	35'-0"	Extra Duty	5'-0"

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
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LIGHTING PARTNERS of Central Florida, Inc.	**Job Name:** CHICKASAW SELF STORAGE Engineer: LIGHTING PARTNERS / ENGINEER (ORANDO)	**Catalog Number:** AL-RTFD-25-0000-SD-BK-D1 Notes:	**Type:** **POLES** LP21-21975

Ordering Information

Ex. AL-RTFD-14-0000-SD-NA-MB-D1-FST

Specify Finish

Designation	Mounting Height*		Thickness	Finish	Painted Color	Fixture Mounting
AL-RTFD = Round Tapered Fiberglass Direct Burial	14 to 35 25	0000	SD = Standard Duty ID = Intermediate Duty HD = Heavy Duty ED = Extra Duty	NA = Natural SM = Smooth	MB = Bronze GR = Gray BK = Black WH = White GN = Green SC = Custom	**Drill Mounting (includes cap)** D1 = Single D2 = 2@180 deg. D3 = 3@120 deg. D4 = 4@90 deg. D5 = 2@90 deg. D6 = 3@90 deg. CD = Custom Drilling **Tenon Mounting** P2 = 2.38" OD x 4" Long Tenon P5 = 2.88" OD x 4" Long Tenon PD = 3" OD x 3" Long Tenon P9 = Custom Size Tenon **Other Options** PC = Top Cap Only, No Side Drilling

* See previous pages for base model configurations.
Consult factory or your sales rep for deviations from base models.
Additional sizes and configurations available upon request.

Options & Accessories

Description
SPL = Special Cut Length (Please Specify)
FST = Festoon Provision, Electrical by Others (Specify Pole Height & Orientation)
EHH = Additional Hand Hole Opening w/ Cover Assembly (Specify Pole Height & Orientation)
STAMP = Engineering Services, Signed & Sealed Calcs, Cost per Design/Revision

Note: Please consult factory or your sales representative to verify options and accessories will work with your light pole part number.

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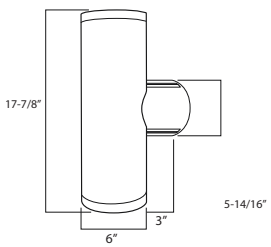
T219LED

BI - DIRECTIONAL LED CYLINDER WALL LUMINAIRE

JOB INFORMATION	
	TYPE:
	CATALOG NO.
	PROJECT NAME:
	COMMENTS:
	PREPARED BY:

T219LED

DIMENSIONS



FEATURES

USE OF PRODUCT
The intended use of this product is for wall wash luminaires and/or directional lighting for commercial, retail, or architectural applications.

HOUSING
Rugged die cast aluminum housing.

FINISH
Architectural black powdercoat over a precise chromate conversion coating. Consult factory for made to order architectural finishes.

OPTICS
Anodized aluminum reflector with 36° beam angle. Clear tempered glass lens for impact resistance. Fixture available in either up light, down light, or bi-directional configuration. Lens is sealed by a one- piece silicon gasket, which prohibits entrance of outside contaminants.

LED
High output LEDs offer a minimum estimated operating life of 50,000 hours in 3000K, 3500K, 4000K, or 5000K (standard) with CRI>83. LEDs placed on high performance aluminum heatsink for reduced junction temperatures and extended life.

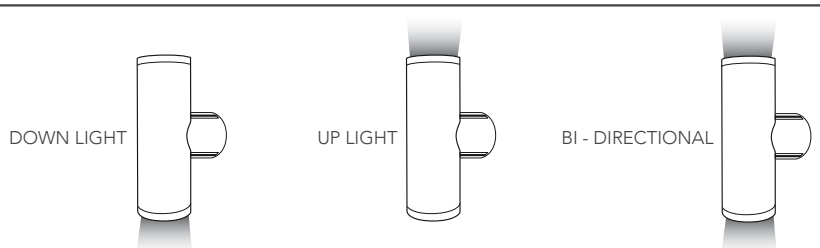
DRIVER
Durable and long lasting LED driver operates at 120-277V and boasts a 90% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Driver protections includes: Output open load, over-current and short-circuit, and over-temperature with auto recovery. 40°C Min Temp. 40°C Max Temp. Step down transformer may be utilized for 480V or 347V applications.

MOUNTING
Luminaire may be mounted over a 4" recessed outlet box.

EPA
Effective Projected Area (Sq. Ft.): 0.633 ft^2

LISTINGS/COMPLIANCE
- CEC Compliant emergency driver
- CSA - Suitable for wet location.
- Meets Dark Sky Compliancy in down light configuration only.

LIGHT CONFIGURATION



ORDERING INFO

NEXT PAGE

TECH-D
TECHNOLOGY DRIVEN

JOB INFORMATION

TYPE:
CATALOG NO.
PROJECT NAME:
COMMENTS:
PREPARED BY:

T219LED

DOWN-LIGHT ORDERING INFORMATION

T219LED-DL | DL | | | | | | G2

SERIES	CONFIGURATION	WATT/LUMENS	VOLTAGE	COLOR TEMP	OPTICS	FINISH	GENERATION
T-SERIES LED	**DL** - Down-Light	**12** - 12W/1050 **20** - 20W/1890 **30** - 30W/3150 **45** - 45W/4725 **58** - 58W/5738	**UNV** - 120V-277V **347**[1] - 347V **480**[1] - 480V	**30** - 3000K **35** - 3500K **40** - 4000K **50**[2] - 5000K	**36**[3] - 36° **15** - 15°	**B**[4] - Black **MTO**[5] - Made to Order **MGTO**[5] - Marin Grade made to Order	**G2** - 2nd Generation

OPTIONS	WIRELESS CONTROL
PC1 - Photocell 120V **PC2** - Photocell 277V **MS** - Motion Sensor external **SP10** - Surge protection 10KV **LPL** - PIR sensor (low 8' mounting) **LPM** - PIR sensor (low 20' mounting) **LPF** - Radio module PCB assembly	**LPH** - Limelight by Lutron Integral module with PIR sensor and external antennae, - High mounting height **LPM** - Limelight by Lutron Integral module with PIR sensor and external antennae - Medium mounting height **LPL** - Limelight by Lutron Integral module with PIR sensor and external antennae - Low mounting height **LRF** - Limelight by Lutron Integral module with external antennae, RF Only

1. Stepdown transformer included.
2. Standard color temperature.
3. Standard Optic.
4. Standard Finish.
5. RAL number required

UP-LIGHT ORDERING INFORMATION

T219LED-UL | UL | | | | | | G2

SERIES	CONFIGURATION	WATT/LUMENS	VOLTAGE	COLOR TEMP	OPTICS	FINISH	GENERATION
T-SERIES LED	**UL** - Up-Light	**12** - 12W/1050 **20** - 20W/1890 **30** - 30W/3150 **45** - 45W/4725 **58** - 58W/5738	**UNV** - 120V-277V **347**[1] - 347V **480**[1] - 480V	**30** - 3000K **35** - 3500K **40** - 4000K **50**[2] - 5000K	**36**[3] - 36° **15** - 15°	**B**[4] - Black **MTO**[5] - Made to Order **MGTO**[5] - Marin Grade made to Order	**G2** - 2nd Generation

OPTIONS	WIRELESS CONTROL
PC1 - Photocell 120V **PC2** - Photocell 277V **MS** - Motion Sensor external **SP10** - Surge protection 10KV **LPL** - PIR sensor (low 8' mounting) **LPM** - PIR sensor (low 20' mounting) **LPF** - Radio module PCB assembly	**LPH** - Limelight by Lutron Integral module with PIR sensor and external antennae, - High mounting height **LPM** - Limelight by Lutron Integral module with PIR sensor and external antennae - Medium mounting height **LPL** - Limelight by Lutron Integral module with PIR sensor and external antennae - Low mounting height **LRF** - Limelight by Lutron Integral module with external antennae, RF Only

1. Stepdown transformer included.
2. Standard color temperature.
3. Standard Optic.
4. Standard Finish.
5. RAL number required

BI-DIRECTIONAL ORDERING INFORMATION

Specify Voltage

T219LED-BL | BL | | | | | | | |

SERIES	CONFIGURATION	UP LIGHT WATT/LUMENS[1]	DOWN LIGHT WATT/LUMENS[1]	VOLTAGE	COLOR TEMP	UP-LIGHT OPTICS	DOWN-LIGHT OPTICS
T-SERIES LED	**BL** - Bi-Directional	**12**[1] - 12W/1050 **20**[1] - 20W/1890 **30**[1] - 30W/3150 **45**[1] - 45W/4725	**12**[1] - 12W/1050 **20**[1] -20W/1890 **30**[1] - 30W/3150 **45**[1] -45W/4725	**UNV** - 120V-277V **347**[2] - 347V **480**[2] - 480V	**30** - 3000K **35** - 3500K **40** - 4000K **50**[3] - 5000K	**36**[4] - 36° **15** - 15°	**36**[4] - 36° **15** - 15°
		10-10w	10-10w				

G2

FINISH	GENERATION	OPTIONS	WIRELESS CONTROL
B[5] - Black **MTO**[6] - Made to Order **MGTO**[6] - Marin Grade made to Order	**G2** - 2nd Generation	**PC1** - Photocell 120V **PC2** - Photocell 277V **MS** - Motion Sensor external **SP10** - Surge protection 10KV	**LPH** - Limelight by Lutron Integral module with PIR sensor and external antennae, - High mounting height **LPM** - Limelight by Lutron Integral module with PIR sensor and external antennae - Medium mounting height **LPL** - Limelight by Lutron Integral module with PIR sensor and external antennae - Low mounting height **LRF** - Limelight by Lutron Integral module with external antennae, RF Only

1. Maximum total system wattage shall not exceed 60W
2. Stepdown transformer included
3. Standard color temperature
4. Standard Optic
5. Standard Finish
6. RAL number reqired

TECH-D

B-U-G RATING

Up-Light or Down-Light

Model Number	Wattage	4000K	
T219LED-10	10.34	1154	Lumen
		112	Efficacy
		B1-U2-G0	B-U-G Rating
T219LED-18	21.2	2308	Lumen
		109	Efficacy
		B2-U2-G0	B-U-G Rating
T219LED-30	28.9	3116	Lumen
		105	Efficacy
		B2-U2-G0	B-U-G Rating
T219LED-45	43.9	4616	Lumen
		105	Efficacy
		B3-U3-G0	B-U-G Rating
T219LED-58	54.4	5655	Lumen
		104	Efficacy
		B3-U3-G0	B-U-G Rating

Up-Light and Down-Light

Model Number	Wattage	4000K	
T219LED-10-10	20.68	2190	Lumen
		106	Efficacy
		B1-U5-G0	B-U-G Rating
T219LED-18-18	42.4	4380	Lumen
		103	Efficacy
		B2-U5-G0	B-U-G Rating
T219LED-30-30	57.8	5782	Lumen
		100	Efficacy
		B2-U5-G0	B-U-G Rating

TRAFFIC IMPACT ANALYSIS

For

Flagship Storage

Prepared By: Deanna Foriere, EI

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
Board of Professional Engineers Certificate of Authorization Number 9935

June 2021

Marci Chandler , P.E. **Date**
#63034
10250 SW Village Parkway, Suite 201

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Introduction:

Engineering Design & Construction has completed a traffic statement and impact analysis for a proposed commercial development, located North of Okeechobee Rd on Jenkins Rd in Fort Pierce, FL. See the attached Location Map (Exhibit 1).

The purpose of this study is to determine the proposed project's impact on the surrounding traffic and roadway level of service. This analysis follows the guidelines set forth in the Sec. 105-5(f)(2)(b) of the Fort Pierce Land Development Code, along with the St Lucie TPO Traffic Impact Methodology and Procedures.

Project Description:

The project is located on parcels 2419-603-0003-000-4 & 2419-603-0004-000-1, and approximately 730' from the signalized intersection of Okeechobee Rd (SR-70) and S Jenkins Rd with a total site area of 4.73 AC. The proposed project consists of 3 self-storage buildings and a covered parking area, the gross square footage is 112,100 S.F. Please see Exhibit 2 for the proposed site plan.

Existing Condition:

The existing lot is undeveloped and is located adjacent to the existing Walgreens on the corner of Okeechobee Rd and S Jenkins Rd. Okeechobee Rd is an eight-lane divided state road, running NE with a speed limit of 45mph. The proposed project is located on S Jenkins Rd a four-lane divided road with a speed limit of 45mph. The proposed project site is connecting to an existing access with a full median opening. Current construction on Jenkins Rd has installed right and left turn lane into the existing access. All existing traffic was collected by St. Lucie County TPO Traffic Counts and Level of Service Report (Fall/Winter 2019/2020)

Trip Generation:

To properly estimate the trip generation the Institute of Traffic Engineers' (ITE) Report, Trip Generation (10th edition) was used to produce Daily Average, A.M Peak, and P.M. Peak Hour Trips. The proposed development is a self-storage location with an overall ±105,400 S.F. of storage space (151 ITE Code) and ±6,700 S.F. of Office Space (710 ITE Code)

FLAGSHIP STORAGE

Institute of Transportation Engineers: Trip Generation, 10th Edition

WEEKDAY: DAILY AVERAGE

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	105,410	S.F.	T=1.51(X/1000)	50%	50%	80	80	159
Office	710	6,690	S.F.	Ln(T)=0.97Ln(X/1000)+2.50	50%	50%	38	38	77
						Total	**118**	**118**	**236**

WEEKDAY: A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	105410	S.F.	T=0.20(X/1000)	50%	50%	11	11	21
Office	710	6,690	S.F.	Ln(T)=0.88Ln(X/1000)+1.06	88%	12%	14	2	15
						Total	**24**	**12**	**36**

WEEKDAY: P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	105410	S.F.	T=0.20(X/1000)	51%	49%	11	10	21
Office	710	6,690	S.F.	T=1.42(X/1000)	18%	82%	4	20	25
						Total	**15**	**31**	**46**

Internal Capture:

This project contains no internal capture

Pass-by Trip Capture:

This project contains no pass by trips

Traffic Distribution:

Traffic Distribution and assignment was determined using engineering judgement, trip lengths, surrounding uses and review of the roadway network.Per section 105-5(f)(2) Table A a 2 mile radius of impact is used. The general distribution can be seen below. Detailed distribution map is attached in Exhibit 3.

North =15%
South =85%

Table A. Radius of Impact for Transportation Concurrency Management System

Minimal Scale	Trips 9—50	1.0 Mile Radius
Small Scale	Trips 51—100	1.5 Mile Radius
Intermediate Scale	Trips 101—500	2.0 Mile Radius
Medium Scale	Trips 501—1000	3.0 Mile Radius
Large Scale	Trips 1000—Up	5.0 Mile Radius

Level of Service & Build-out Analysis

The effected roads within the 2 mile radius are analyzed at the predicted build out year (2023) using the St. Lucie TPO growth rate, added to the existing peak hr capacity. The proposed project trips are compared to predicted build out road capacity and compared to the Road's Level of Service(LOS) capacity to confirm no negative impacts are created by development. Please find the attached LOS Analysis in Exhibit 4.

Intersection/Driveway Analysis

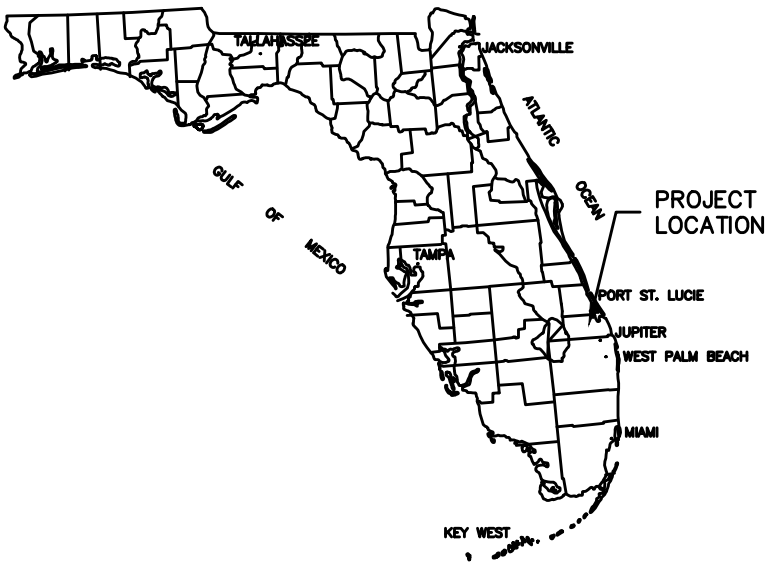
Find the attached driveway analysis with detailed right and left turns in Exhibit 5.

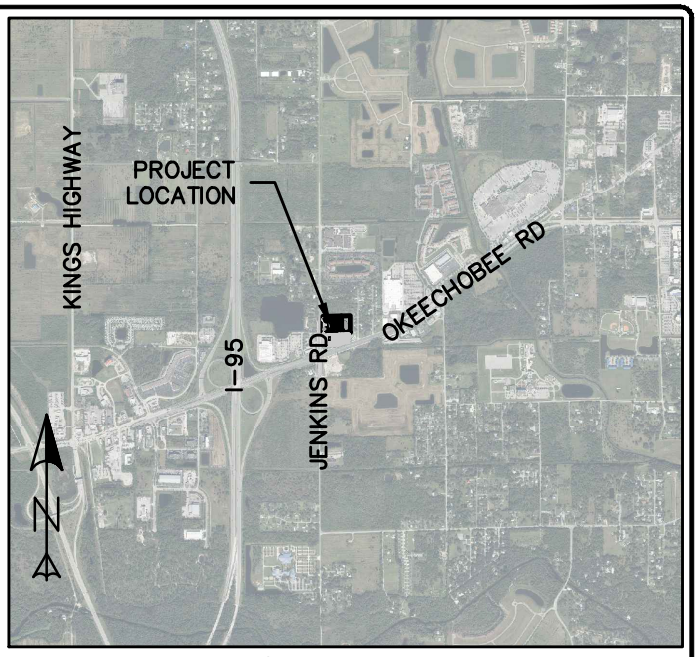
Conclusion:

In conclusion the proposed self-storage development with a total area of ±112,000 S.F. and has a net change in traffic of 236 daily trips with 36 AM Peak Hour Trips, and 46 PM Peak Hour Trips. Analysis of the distribution of trips along the major roads were presented with no LOS exceeded. All roads analyzed were projected to the proposed build out date with the roads growth rate provided by St. Lucie TPO. Because of this, it is EDC belief that this development will have no adverse effects on the surrounding roads.

Exhibit 1: Location Map

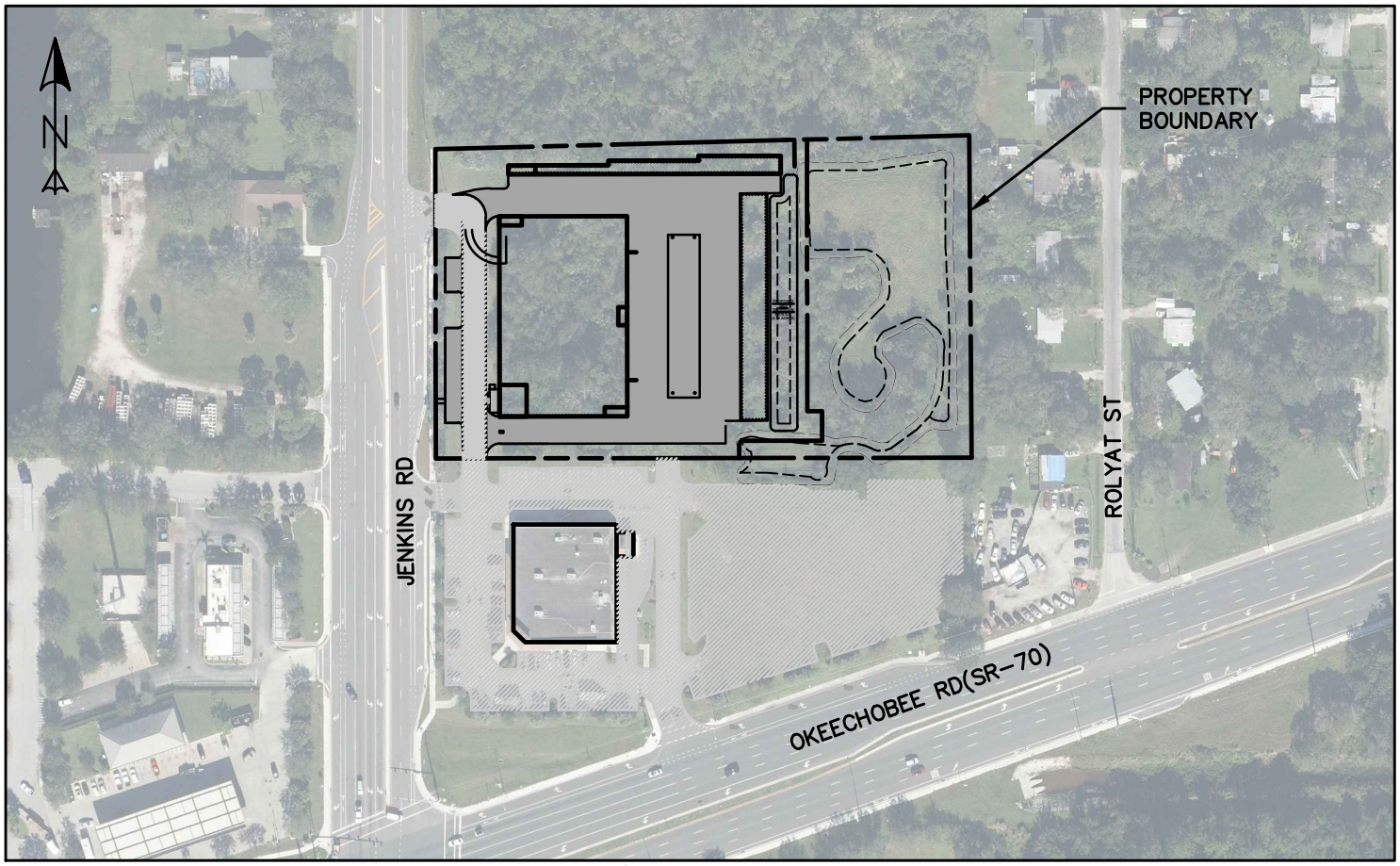
LOCATION MAP





VICINITY MAP

N.T.S.



SITE MAP

SCALE: 1"=100'

21-241

1 OF 1

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FLAGSHIP STORAGE

LOCATION MAP
WITH AERIAL PHOTOGRAPH

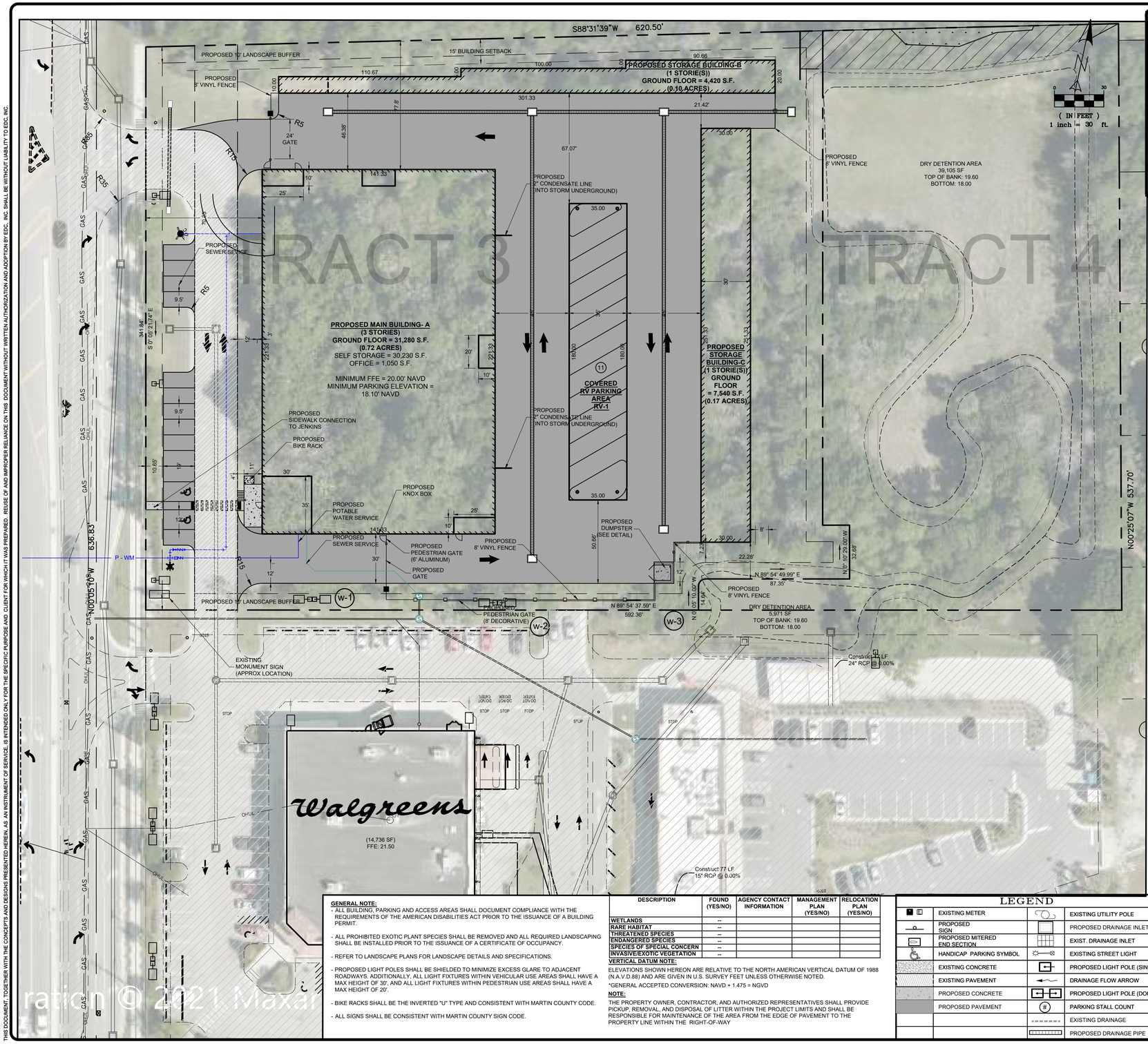
FORT PIERCE FLORIDA

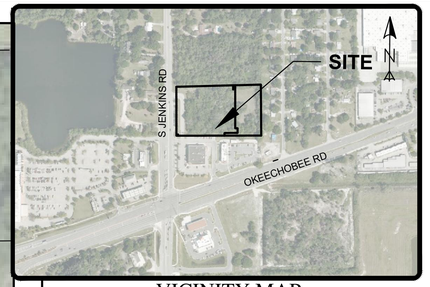
DATE REVISION COMMENTS

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772-462-2455
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

Exhibit 2: Site Plan





VICINITY MAP

SCALE: 1:500

LEGAL DESCRIPTION
OKEECHOBEE CROSSINGS- (PB 62-23) TRACT 3 LESS THAT PORTION FOR ROAD R/W AS IN OR 3629-89 (3.22 AC - 140,536 SF)
OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 4 (1.50 AC - 65,340 SF)
(REF. ST. LUCIE COUNTY PROPERTY APPRAISER)

PARCEL ID #: 2419-603-0003-000-4 (TRACT 3)
2419-603-0004-000-1 (TRACT 4)

PROJECT NAME: FLAGSHIP STORAGE

OWNER: NNN/1031 #16 JENKINS LLC
2 TOWNE SQ STE 900
SOUTHFIELD, MI 48076

FUTURE LAND USE: GC GENERAL COMMERCIAL
ZONING: C-3 COMMERCIAL

BUILDING DATA

GROSS SQUARE FOOTAGE	112,100 S.F. (2.57 AC)		
MAIN BUILDING-A	**93,840 S.F.**		
1ST FLOOR	31,280 S.F.		
-OFFICE	1,050 S.F.		
-SELF STORAGE	30,230 S.F.		
2ND FLOOR	31,280 S.F.		
3RD FLOOR	31,280 S.F.		
STORAGE BUILDING-B	**4,420 S.F.**		
STORAGE BUILDING-C	**7,540 S.F.**		
COVERED RV PARKING AREA-RV1	**6,300 S.F.**		
PROPOSED BUILDING HEIGHT:	(1 AND 3 STORIE(S))		
MAXIMUM BUILDING HEIGHT:	65'(780") 3 STORY		
MAXIMUM BUILDING COVERAGE:	80%		
TOTAL BUILDING COVERAGE:	49.05%		

SETBACKS
FRONT: 25' SIDE: 10' REAR: 25'

SITE AREA BREAKDOWN	205,876 S.F.	(4.73 AC)	100.00%
2419-603-0003-000-4 (TRACT 3)	140,536 S.F.	(3.23 AC)	68.29%
2419-603-0004-000-1 (TRACT 4)	65,340 S.F.	(1.50 AC)	31.71%
IMPERVIOUS AREA	**101,969 S.F.**	**(2.34 AC)**	**49.47%**
EXISTING PAVING	8,602 S.F.	(0.20 AC)	04.23%
PROPOSED PAVING	43,427 S.F.	(1.00 AC)	21.14%
PROPOSED BUILDINGS(GROUND)	43,240 S.F.	(0.99 AC)	20.93%
PROPOSED COVERED RV AREA	6,300 S.F.	(0.14 AC)	02.96%
PROPOSED CONCRETE	400 S.F.	(0.01 AC)	00.21%
PERVIOUS AREA	**103,907 S.F.**	**(2.39 AC)**	**50.53%**
OPEN SPACE	64,802 S.F.	(1.49 AC)	31.50%
DRY DETENTION AREA	39,105 S.F.	(0.90 AC)	19.03%
PROPOSED DRY DETENTION	N/A	N/A	N/A

USEABLE OPEN SPACE AREA:
REQUIRED = 56,723 S.F. @ 0.5% = 2,836 S.F.
PROPOSED = 2,836 S.F.

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: --
SOLID WASTES: WASTE PRO

SETBACKS
OWNER: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS
ITE PARKING GENERATION MANUAL, 5TH EDITION
PARKING REQUIRED

OFFICE(**710**)	(1,050 S.F.) (1 SPACES/ 300 S.F)	4 SPACES
MINI-WAREHOUSE(**151**)	(29,817 S.F.) (1 SPACES/10,000 S.F)	10 SPACES
TOTAL REQUIRED PARKING SPACES		**14 SPACES (1 HC)**
STANDARD PARKING PROVIDED		14 SPACES (2 HC)
RV STORAGE SPOTS PROVIDED		11 SPACES

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO THE EXISTING MASTER DRAINAGE SYSTEM.

WATER AND SEWER:

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.
TRAFFIC STATEMENT

NO CAD SURVEY WAS PROVIDED FOR THIS DRAWING. THIS IS STRICTLY CONCEPTUAL.

GENERAL NOTE:
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS AND SPECIFICATIONS.
- PROPOSED LIGHT POLES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT ROADWAYS. ADDITIONALLY, ALL LIGHT FIXTURES WITHIN VEHICULAR USE AREAS SHALL HAVE A MAX HEIGHT OF 30', AND ALL LIGHT FIXTURES WITHIN PEDESTRIAN USE AREAS SHALL HAVE A MAX HEIGHT OF 20'.
- BIKE RACKS SHALL BE THE INVERTED "U" TYPE AND CONSISTENT WITH MARTIN COUNTY CODE.
- ALL SIGNS SHALL BE CONSISTENT WITH MARTIN COUNTY SIGN CODE.

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-241 flagshipsd.dwg
SITE PLAN	
LAYOUT	
SCALE	AS SHOWN
DATE	16/JUNE/2021

REVISION COMMENTS

DATE

FLAGSHIP STORAGE

SITE PLAN

FLORIDA

FORT PIERCE

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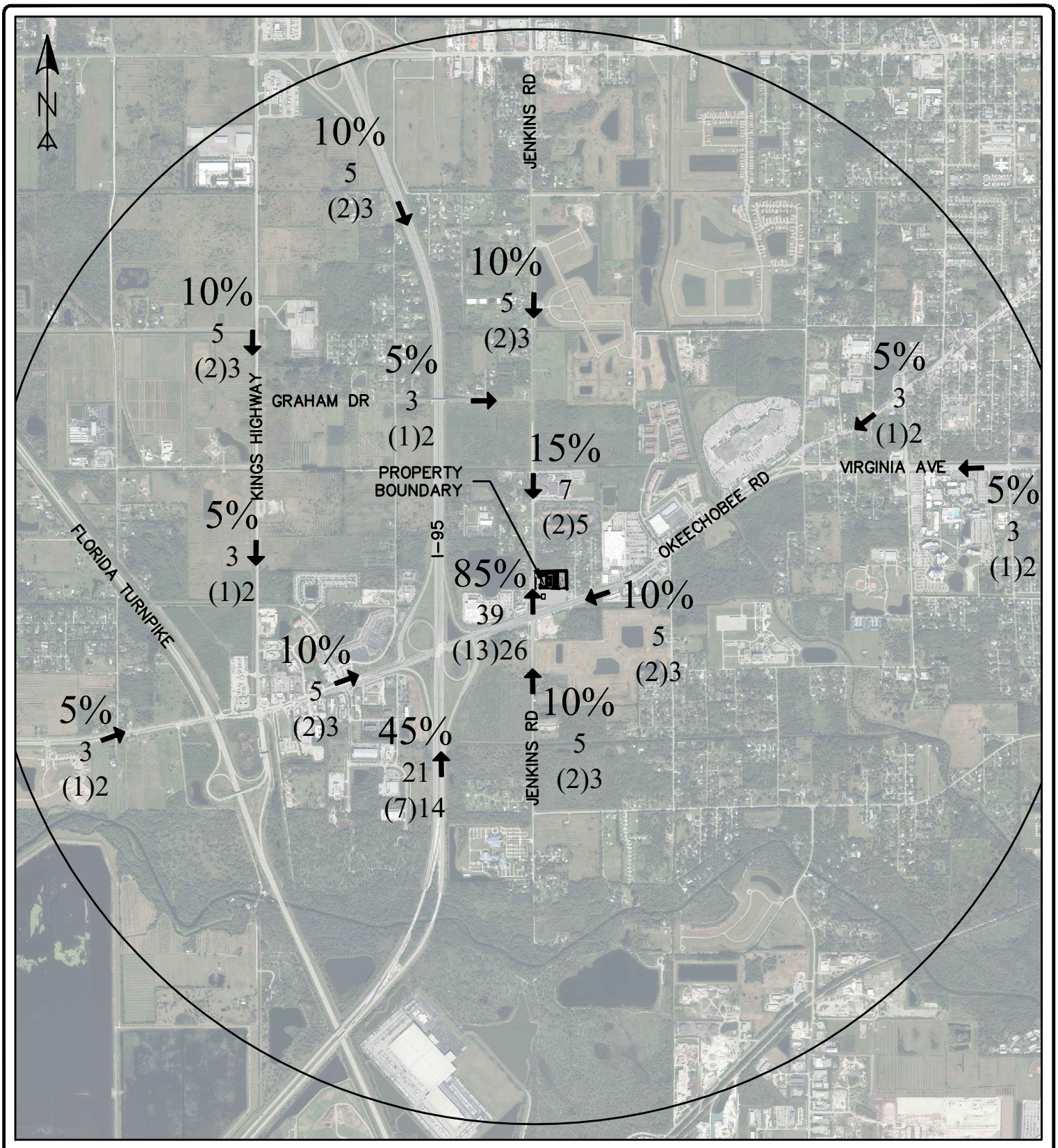
21-241

1 OF 2

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Z:\EDC 2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\AutoCAD\DWGs\21-241 FlagshipR4.dwg, SITE PLAN, 6/30/2021 9:52:15 AM, James, EDC, Inc.

Exhibit 3: Distribution Map



P.M. PEAK HOUR TRIPS: 46
(IN=15) OUT=31

TRIP DISTRIBUTION MAP

N.T.S.

21-241

1 OF 1

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FLAGSHIP STORAGE

TRIP DISTRIBUTION MAP

FORT PIERCE FLORIDA

DATE REVISION COMMENTS

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L.B. CERTIFICATE OF AUTHORIZATION 8098

Exhibit 4: LOS Analysis

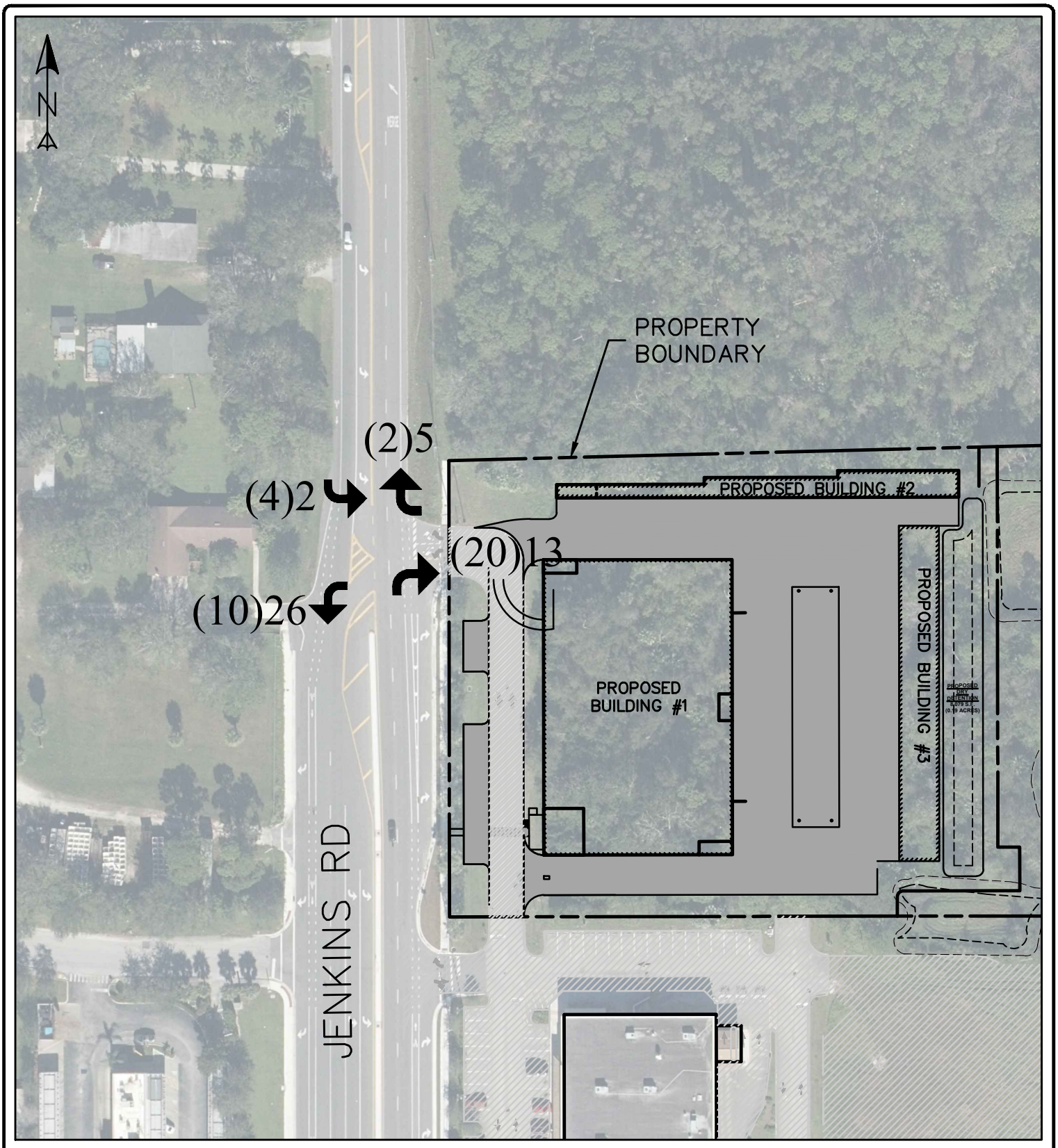
Trip Distribution LOS Analysis

ROW Segment	From	To	LOS	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Annual Growth Rate*	Build Out Year 2023 Projected Traffic	Adopted LOS Exceeded at Build Out?	Peak Hr Project Volume	% project of LOS Capacity	Total Peak Hr Volume	Adopted LOS to be Exceeded
I-95	MIDWAY RD	OKEECHOBEE RD	D	4580	3806	1.37%	3910	NO	21	0%	3931	NO
I-95	OKEECHOBEE RD	ORANGE AVE	B	7320	2789	-1.15%	2725	NO	5	0%	2730	NO
JENKINS RD	EDWARDS RD	OKEECHOBEE RD	C	880	553	1.60%	571	NO	5	1%	576	NO
JENKINS RD**	OKEECHOBEE RD	GRAHAM RD	C	1865	569	2.17%	594	NO	46	2%	640	NO
JENKINS RD	GRAHAM RD	PETERSON RD	C	630	569	2.17%	594	NO	5	1%	599	NO
JENKINS RD	PETERSON RD	ORANGE AVE	C	920	569	2.17%	594	NO	5	1%	599	NO
KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	C	930	341	0.70%	346	NO	3	0%	349	NO
KINGS HWY	CROSSROADS PKWY	GRAHAM RD	C	660	341	-0.90%	335	NO	3	0%	338	NO
KINGS HWY	GRAHAM RD	PICOS RD	C	660	331	-0.90%	325	NO	5	1%	330	NO
KINGS HWY	PICOS RD	ORANGE AVE	C	830	331	-0.90%	325	NO	5	1%	330	NO
OKEECHOBEE RD	MCCARTY RD	FLORIDA'S TURNPIKE	B	1810	435	1.12%	445	NO	3	0%	448	NO
OKEECHOBEE RD	FLORIDA'S TURNPIKE	KINGS HWY	C	2010	435	-0.95%	427	NO	3	0%	430	NO
OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	C	4170	1240	-0.95%	1216	NO	7	0%	1223	NO
OKEECHOBEE RD	CROSSROADS PKWY	I-95	C	4170	1436	-0.95%	1409	NO	7	0%	1416	NO
OKEECHOBEE RD	I-95	JENKINS RD	C	4240	1865	0.79%	1894	NO	33	1%	1927	NO
OKEECHOBEE RD	JENKINS	MCNEIL RD	C	4040	1865	0.79%	1894	NO	5	0%	1899	NO
OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	C	3170	1742	-0.15%	1737	NO	5	0%	1742	NO
OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	C	2100	727	-0.31%	722	NO	3	0%	725	NO
OKEECHOBEE RD	HARTMAN RD	35TH ST	C	1630	727	1.89%	754	NO	3	0%	757	NO
VIRGINIA AVE	OKEECHOBEE RD	HARTMAN RD	C	3020	1074	0.51%	1085	NO	3	0%	1088	NO
VIRGINIA AVE	HARTMAN RD	35TH ST	C	3020	1074	0.51%	1085	NO	3	0%	1088	NO

* Annual Growth Rate collected from St. Lucie TPO Traffic Counts Interactive Map

** Jenkins Rd Peak Hr Capcity assumed due to new road construction, averaged from Okeechobee Rd where 4 lane divided

Exhibit 5: Driveway Map



(A.M. PEAK HOUR TRIPS: 36)
P.M. PEAK HOUR TRIPS: 46

DRIVEWAY/ INTERSECTION MAP

N.T.S.

21-241

1 OF 1

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772-462-2455

FLAGSHIP STORAGE

DRIVEWAY/INTERSECTION MAP

FORT PIERCE FLORIDA

DATE REVISION COMMENTS

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PORT SAINT LUCIE OFFICE
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Supporting Documents

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						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,800	2019	920	213	C	0.245	194	C	0.223
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	83,500	2019	4,580	4,276	C	0.934	3,862	C	0.843
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	65,469	2018	4,580	3,682	C	0.804	3,175	B	0.945
I-95	MIDWAY RD to OKEECHOBEE RD	941902	77,647	2018	4,580	4,687	D	0.852	3,806	C	0.831
I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,918	2019	7,320	2,789	B	0.620	2,789	B	0.620

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I-95	ORANGE AVE to INDRIO RD	941905	57,000	2019	7,320	2,742	B	0.609	2,524	B	0.561
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,800	2019	750	405	D	0.540	463	D	0.617
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,600	2019	750	327	C	0.884	318	C	0.859
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,400	2019	790	433	D	0.548	509	D	0.644
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,400	2019	540	433	D	0.802	509	D	0.943
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,850	2019	1,080	135	B	0.329	146	B	0.356
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,850	2019	3,240	135	B	0.075	146	B	0.081
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,200	2019	3,240	583	B	0.322	613	B	0.339
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,200	2019	700	583	C	0.883	613	C	0.929
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,200	2019	880	583	C	0.702	613	C	0.739
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,200	2019	920	675	C	0.776	568	C	0.653
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,200	2019	790	675	D	0.854	568	D	0.719
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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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	7,600	2019	830	333	C	0.401	341	C	0.411
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,600	2019	660	333	C	0.505	341	C	0.517
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2019	660	345	C	0.523	331	C	0.502
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2019	830	345	C	0.416	331	C	0.399
KINGS HWY	ORANGE AVE to ANGLE RD	940077	13,900	2019	870	732	C	0.841	737	C	0.847
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	13,100	2019	830	721	C	0.869	725	C	0.873
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,900	2019	830	924	F	1.050	868	D	0.986
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	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,381	2019	1,810	346	B	0.191	346	B	0.191
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,400	2019	1,810	420	B	0.232	435	B	0.240
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,400	2019	2,010	420	C	0.209	435	C	0.216
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	26,000	2019	4,170	1,175	C	0.282	1,240	C	0.297
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	32,500	2019	4,170	1,406	C	0.337	1,436	C	0.344
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,000	2019	4,240	2,156	C	0.517	1,865	C	0.447
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,000	2019	4,040	2,156	C	0.543	1,865	C	0.470
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	30,500	2019	3,170	1,669	C	0.540	1,742	C	0.564
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	1,750	2019	750	82	C	0.222	82	C	0.222

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						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	30,000	2019	2,000	2,082	F	1.041	1,628	C	0.852
US 1	AVENUE O to SR A1A NORTH	940123	30,000	2019	2,100	2,082	D	0.991	1,628	C	0.810
US 1	SR A1A NORTH to JUANITA AVE	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	JUANITA AVE to ST LUCIE BLVD	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	ST LUCIE BLVD to 25TH ST	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	25TH ST to INDRIO RD	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
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	23,000	2019	3,020	1,186	C	0.403	1,155	C	0.393
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	25TH ST to 13TH ST	940033	23,500	2019	3,020	1,229	C	0.418	1,308	C	0.445
VIRGINIA AVE	13TH ST to 11TH ST	940794	25,500	2019	3,020	1,228	C	0.418	1,228	C	0.418
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	25,500	2019	3,170	1,228	C	0.397	1,228	C	0.397
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	22,000	2019	3,020	1,198	C	0.407	1,118	C	0.380
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	19,200	2019	3,170	1,083	C	0.350	1,059	C	0.343
VIRGINIA AVE	COLONIAL RD to US 1	940034	19,200	2019	3,020	1,083	C	0.368	1,059	C	0.360
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.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC (FP)	CG (FP)
South	Walgreens / Chick-fil-A	GC (FP)	CG (FP)
East	Starbucks / Residential	Starbucks - GC (FP) Residential - COM (SLC)	Starbucks - CG (FP) Residential - CO (SLC)
West	Commercial	MXD (SLC)	CG (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du / ac	4.73	X
****Proposed**	GC	C-3	1.0 (FAR)	4.73	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 206,038.8 x 0.125 = 25,754.85 gpd
**Proposed Zoning/FLU	Total gallons per day 112,100 sf x 0.125 = 14,012.50 gpd
**Change in Demand	Total gallons per day decrease of 11,742.35 gpd

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 206,038.8 x 0.125 = 25,754.85 gpd
**Proposed Zoning/FLU	Total gallons per day 112,100 sf x 0.125 = 14,012.50 gpd
**Change in Demand	Total gallons per day decrease of 11,742.35 gpd

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

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	206,038.80 x 0.05 per sf = 10,301.94 cy
****Proposed Zoning/FLU**	112,100 x 0.05 per sf = 5,605 cy
***Change in Demand**	decrease of 4,696.94 cy

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	The surface water management system for this project will collect site runoff in a series of inlets which will convey the runoff to the existing master drainage system.

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	LU Code 934 - 97,035	AM: 10,502 / PM: 10,582
****Proposed Zoning/FLU**	LU Code 151 - 169	AM: 22 / PM: 22
***Change in Demand**	Trips decrease of 96,866	Trips decrease 10,480 / decrase 10,480
Impact to Capacity	Major decrease in trips.	

IV. Project Description

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Self Storage Bldg A	1	93,840 sf		2022	2023
RV Storage	1	6,300 sf		2022	2023
Self Storage Blds B & C	2	11,960 sf		2023	2024

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



PERSPECTIVE: NORTH

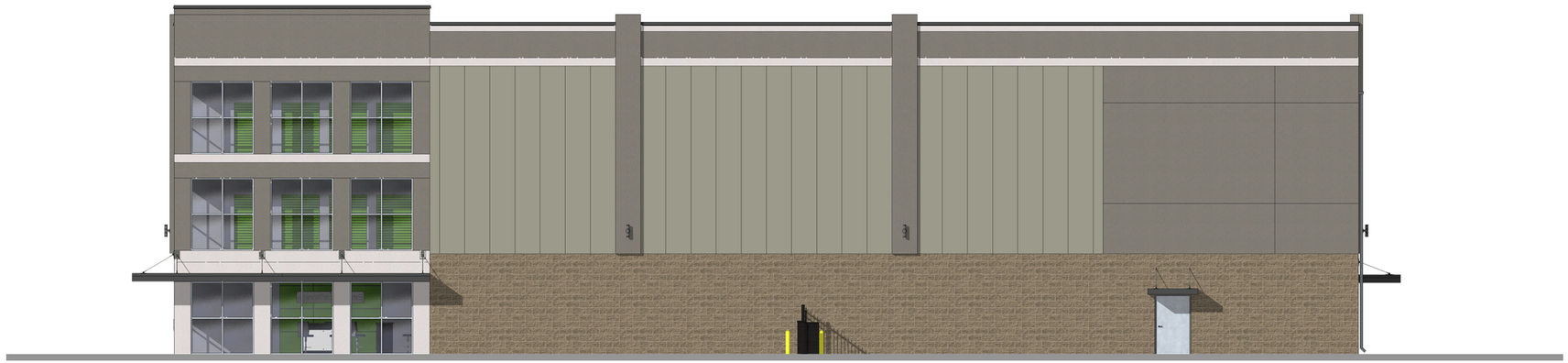
N.T.S.

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-001 PERSPECTIVE VIEW 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

41’-6”

38’-0”

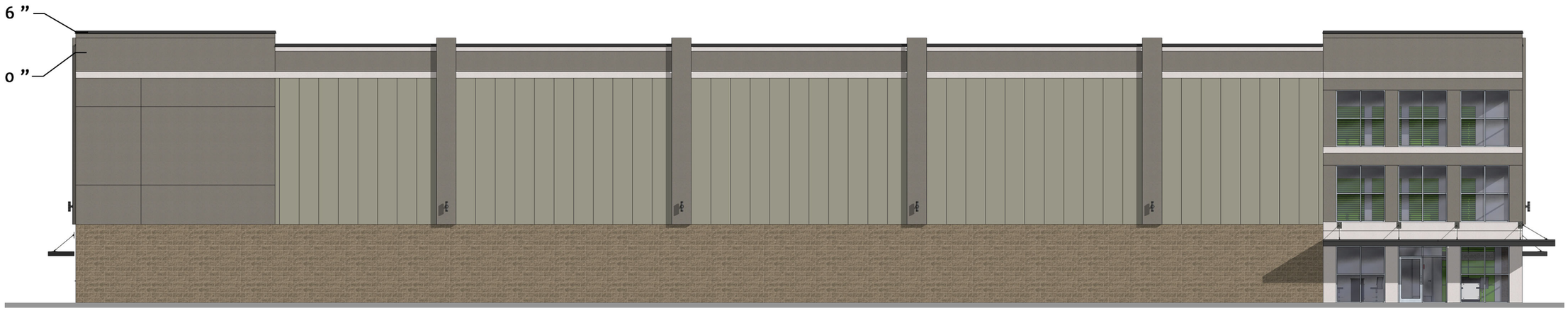


SOUTH ELEVATION

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-002 SOUTH ELEVATION 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE



WEST ELEVATION

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-003 WEST ELEVATION 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE



EAST ELEVATION

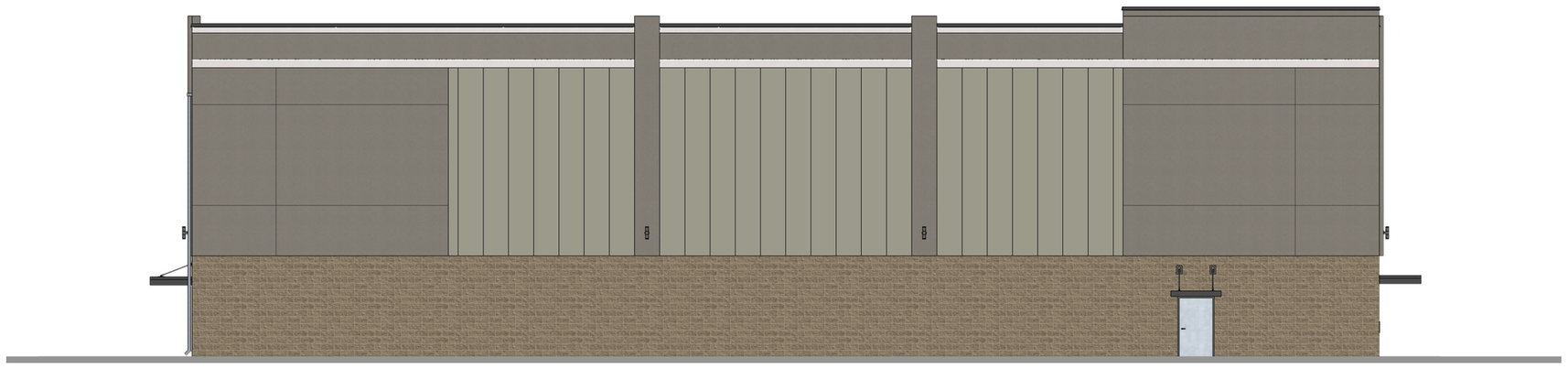
1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-004 EAST ELEVATION 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

41’-6”

38’-0”



NORTH ELEVATION

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-005 NORTH ELEVATION 06-30-2021

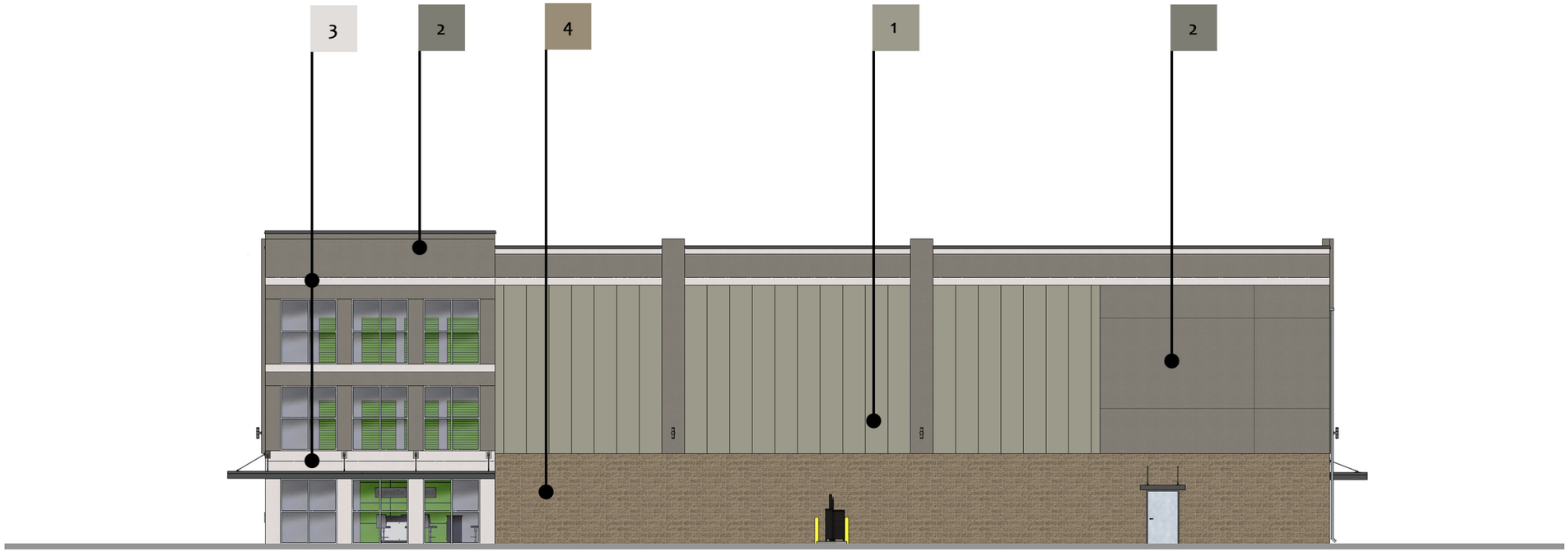
ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

1. INSULATED PANEL
   - PANEL: CF ARCHITECTURAL
   - FINISH: LIGHT GRAY

2. EIFS
   - MANUFACTURER: DRYVIT
   - COLOR: 617 WINTER EVE

3. EIFS
   - MANUFACTURER: DRYVIT
   - COLOR: 613 OVERCAST

4. SPLIT FACE BLOCK
   - PAINT: CURIO GRAY- SW 0024



MATERIAL OUTLINE

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-006 MATERIAL OUTLINE 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE



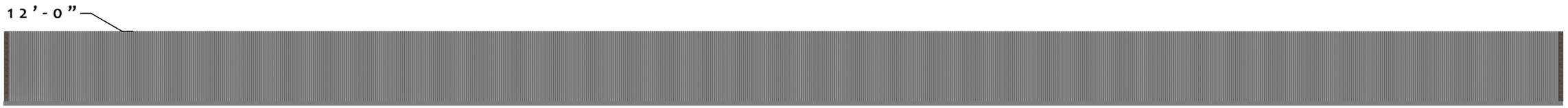
SOUTH ELEVATION

NTS



NORTH ELEVATION

NTS



SOUTHWEST ELEVATION

NTS

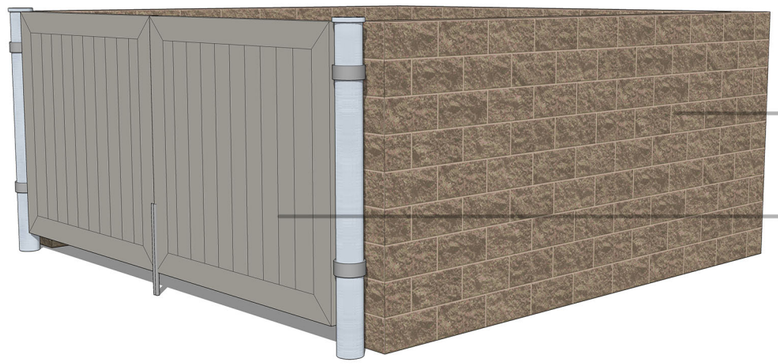


WEST ELEVATION

NTS

FORT PIERCE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-007 EXTERIOR STORAGE AGE 06-30-2021

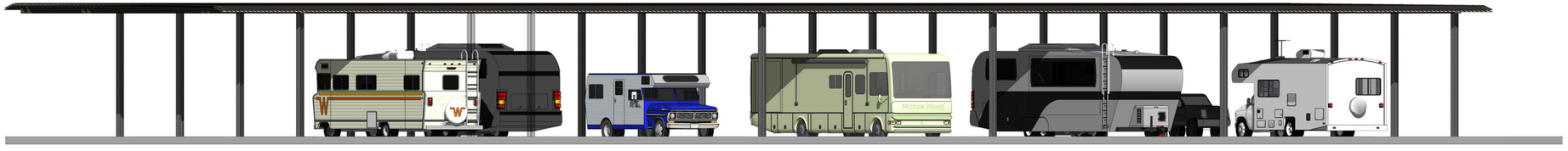
ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE



DUMPSTER ENCLOSURE

N.T.S.

16’-7”—



RV CANOPY ELEVATION

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-008 EXTERIOR STORAGE 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

GROUND FLOOR = 4,420 S.F.
(0.10 ACRES)

S88°31'39"W 620.50'

194.79'(M) 195.00'(D)
EAST (D)

397.20'

16.77
18.27

30.01'

90'-8"
100'
110'-8"
10'
20'
301'-4"

10' x 10' | 10' x 15' | 10' x 20'

STRUCTURE B 4,420 SQ.FT.

46'-4 11/16"

141'-4"
70'-8" 70'-8"

LOADING AREA

110'-8"

NORTH (D)

N

STRUCTURE A-1
+/- 31,280 SQ.FT.

OFFICE
30'x35'

LOADING AREA

221'-4"
100'-8"
44'-11 15/16"
0°5'22"

30'
12'

CANOPY RV-1 +/- 5,334 SQ.FT.
(5) 24' & (1) 12' Bays w/ (11) 12' parking spots

152'-5 1/16"
40'-5"
35'
12'
45'

STRUCTURE C 7,540 SQ.FT.

30'
10' x 30'
251'-4"

PROPOSED
DRY
DETENTION
8,079 S.F.
(0.19 ACRES)

S00°05'10"E 255.01'

S00°05'10"W 636.83'

EAST-OF-WAY LINE OF JENKINS ROAD

19103.19 SQUARE FEET
0.44 ACRES +

OF WAY DEDICATION

636.72'

335.50'

NOTE:
ALL DIMENSIONS MUST BE VERIFIED
BY CERTIFIED CIVIL ENGINEER

DATE 6/29/2021

DRAWN BY: JPH

JENKINS Rd. SELF STORAGE
FORT PIERCE, FL

RABCO ENTERPRISES, LLC
10141 CROWN PARK CIRCLE • WINTER GARDEN, FL 34787
800/989-0220 • CB C04783 • FAX: 407/877-9065

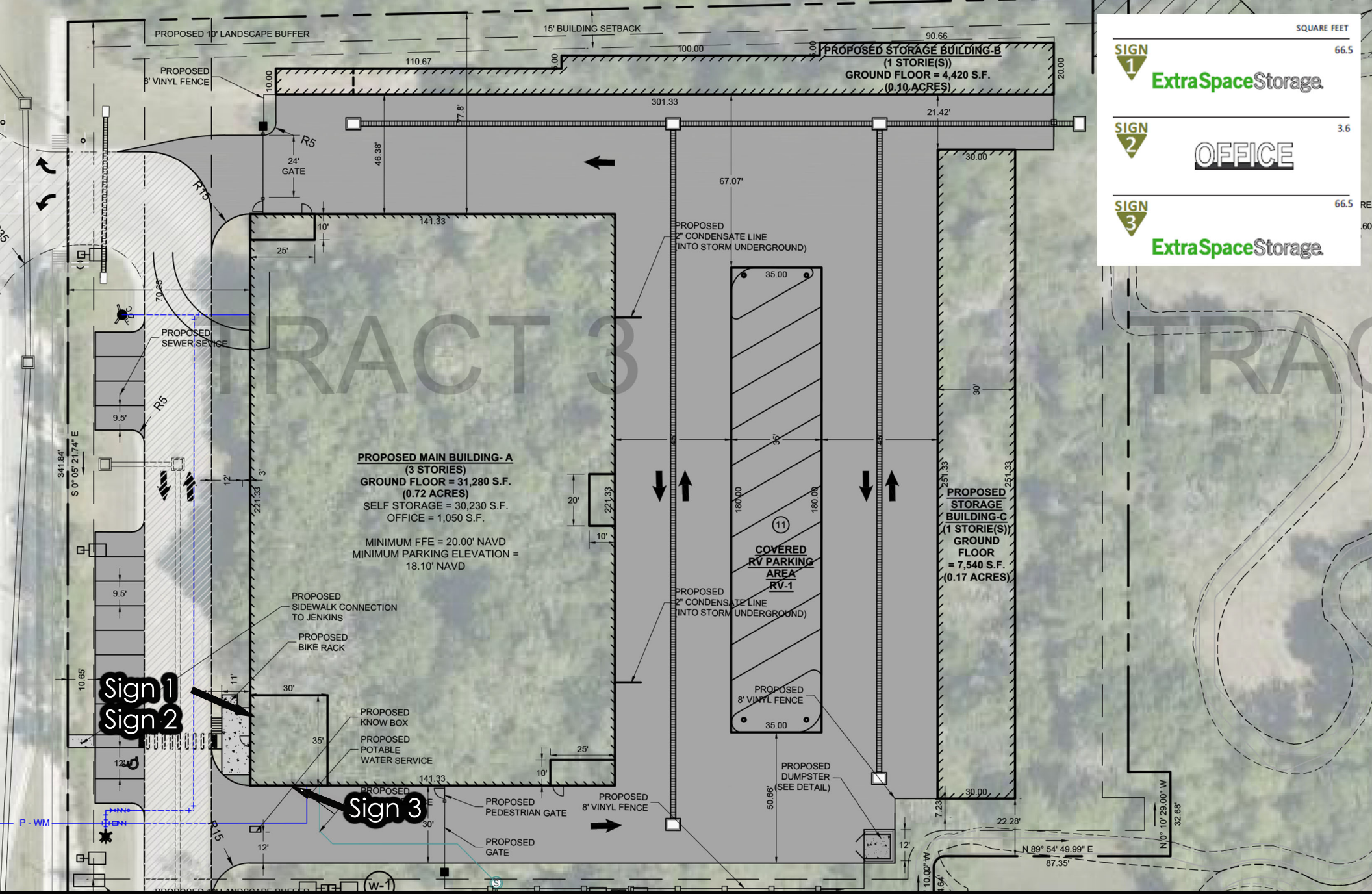
JOB #: B6613PH1

SITE



Fort Pierce
Jenkins Road
Fort Pierce, Florida

sign & lighting



SQUARE FEET

SIGN 1 — 66.5 — ExtraSpaceStorage

SIGN 2 — 3.6 — OFFICE

SIGN 3 — 66.5 — ExtraSpaceStorage

Flagship Jenkins & Okeechobee

Signage Exhibit

Fort Pierce, FL

NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ELEVATION

SIGN 1

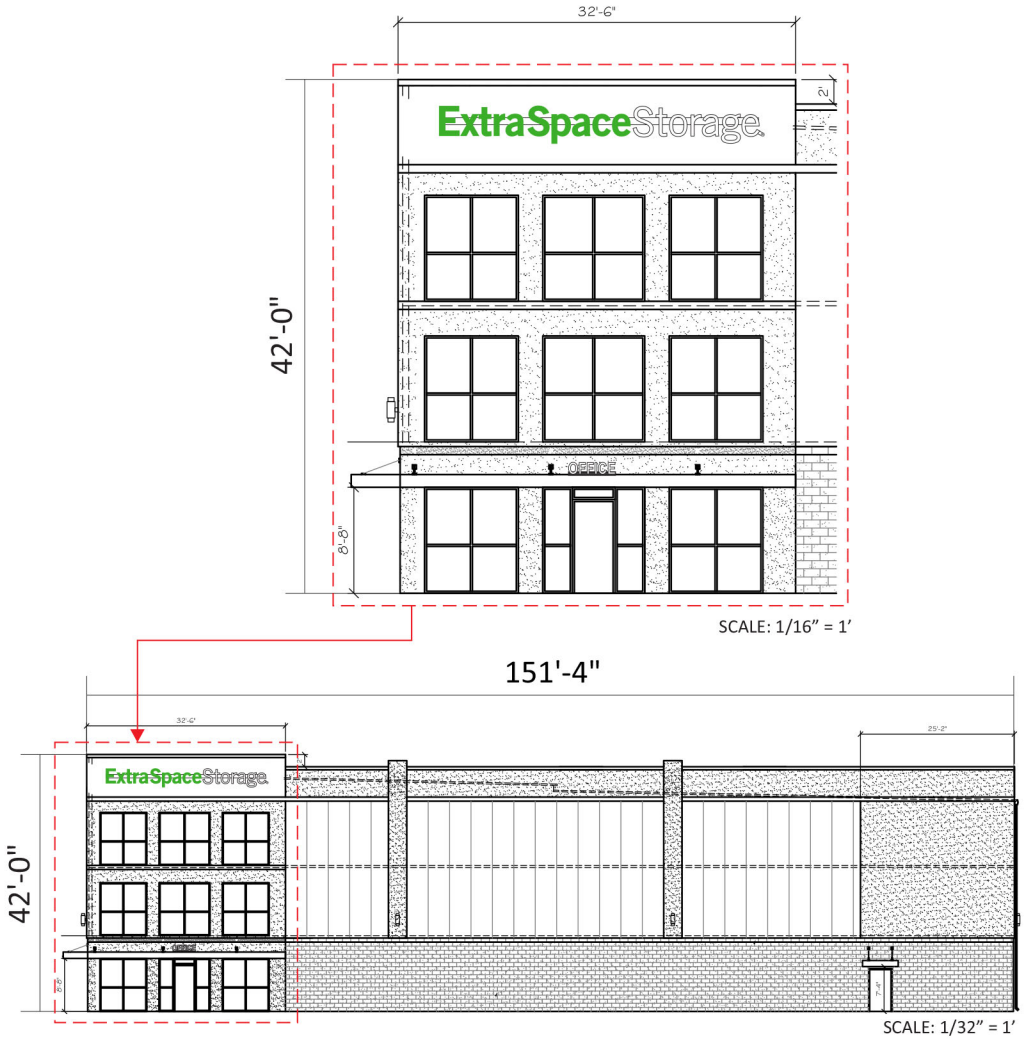
SCOPE OF WORK:
Manufacture and install 1 set of Standard 30" channel letters on raceway Green / White faces
Placement centered on west elevation left side over windows. Raceway color TBD

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	66.5

SIGN 2

SCOPE OF WORK:
Manufacture and install 1 set of Standard "Office" Channel letters on raceway White faces
Placement West elevation bottom floor left end over door on awning

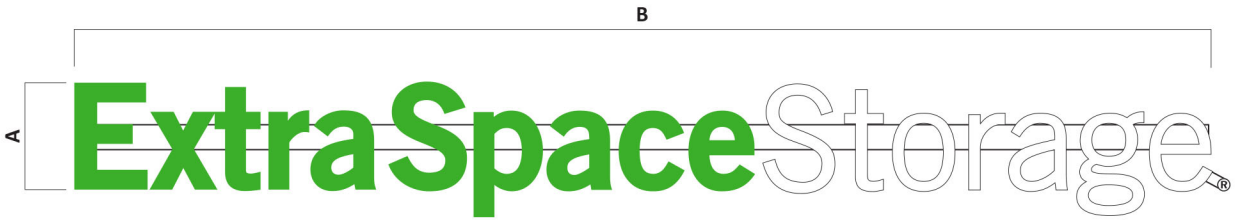
SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	3.6



RACEWAY MOUNT CHANNEL LETTERS

SIGN 1

A	B	SQUARE FEET
2'-6"	26'-7 ½"	66.5



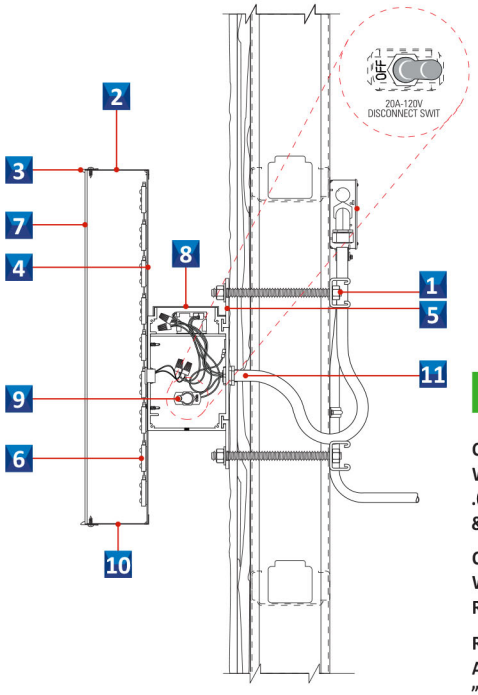
ExtraSpace Storage®



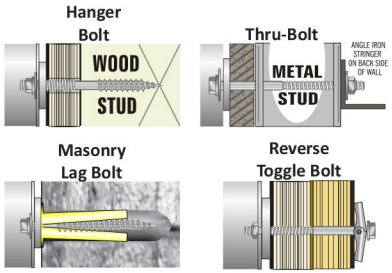
SPECIFICATION

1. NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
2. 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER DOVE GRAY
4. FLAT ALUMINUM BACK
5. ¼" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
6. USLED DIODE MODULE WHITE
7. 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
8. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 ¼" X 7 ¼" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED TO BE DETERMINED
9. VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
10. ¼" WEEP HOLES (2) TWO PER LETTER
11. GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN	#2500-106 BRILLIANT
GREY	DOVE GRAY TRIMCAP
BLACK	PMS BLACK #2500-022
WHITE	

ELECTRICAL REQUIREMENT

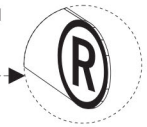
L.E.D.	"USLED" WHITE L.E.D. MODULES
POWER SUPPLY	24V "ADVANCE" POWER SUPPLY
AMPS	0.79A
CIRCUITS	(1) 20A-120V
DISCONNECT	(1) 20A-120V

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

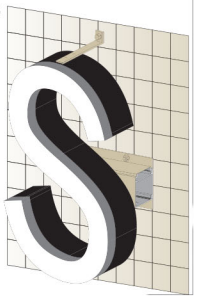
CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON ALUMINUM TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)

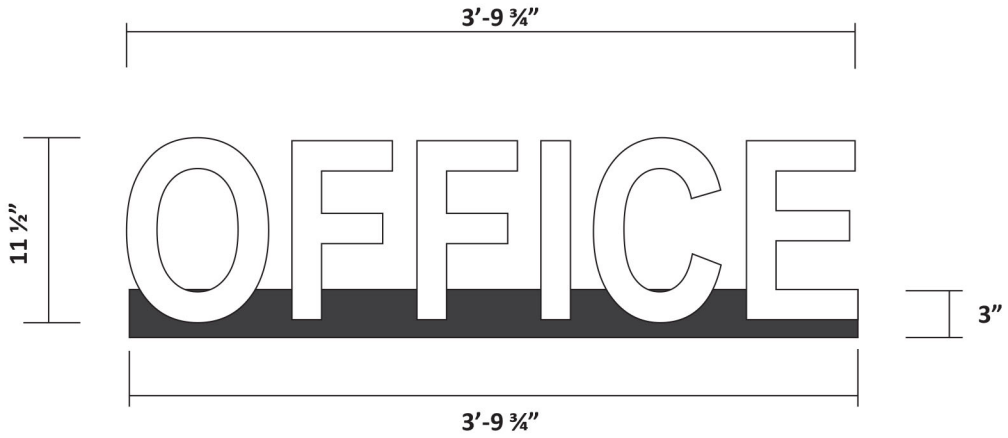


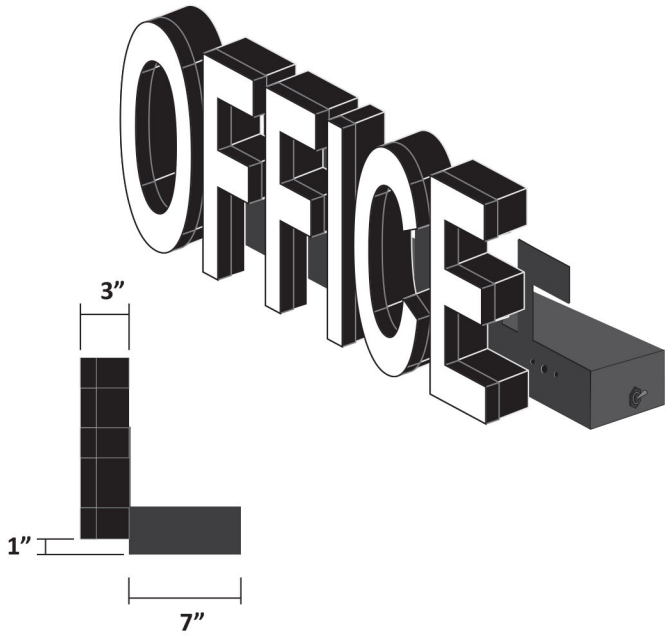
CANOPY OFFICE SIGN

SIGN 2

SCALE: 1''= 1'-0"

3.6 SQ/FT

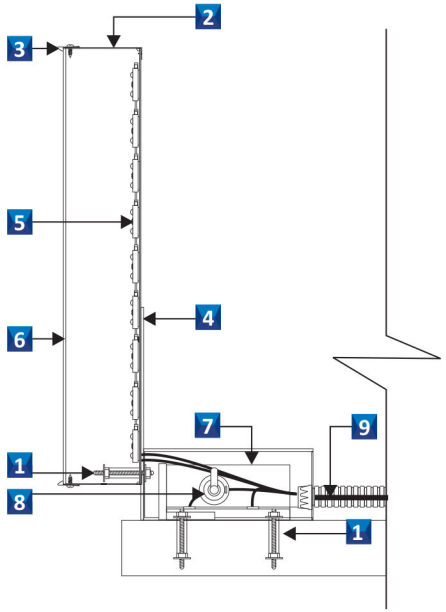




SPECIFICATIONS

1. NON-CORROSIVE #10 ¼" PITCH SCREW GALVANIZED
2. 3" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER
4. FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY NON-CORROSIVE #10 ¼" PITCH SCREW - GALVANIZED
5. USLED DIODE MODULE WHITE
6. 3/16" #2447 ACRYLIC FACE
7. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 0.063" ALUM. RACEWAY SUPPORT / WIRING BOX (3" X 7" X 45 3/4") PAINTED SW7069 – IRON ORE
8. VISIBLE DISCONNECT SWITCH
9. DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENITRATIONS.

SECTION



COLOR SCHEDULE

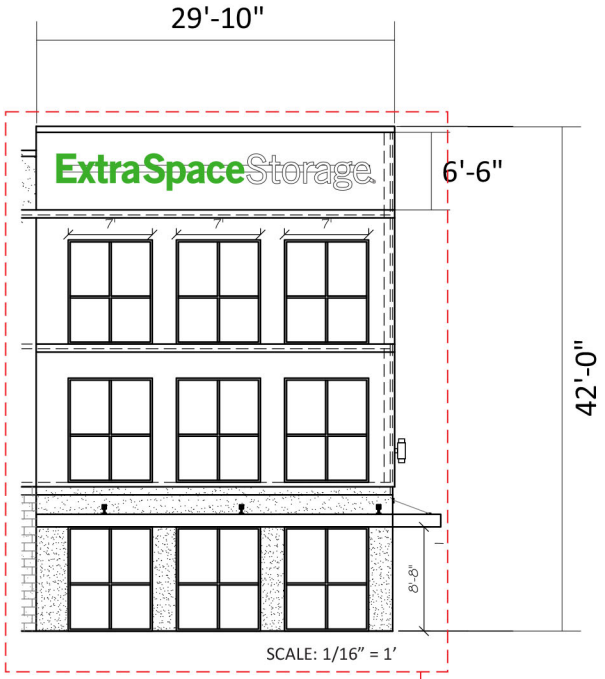
IRON ORE	#7069 IRON ORE
BLACK	PMS BLACK
WHITE	

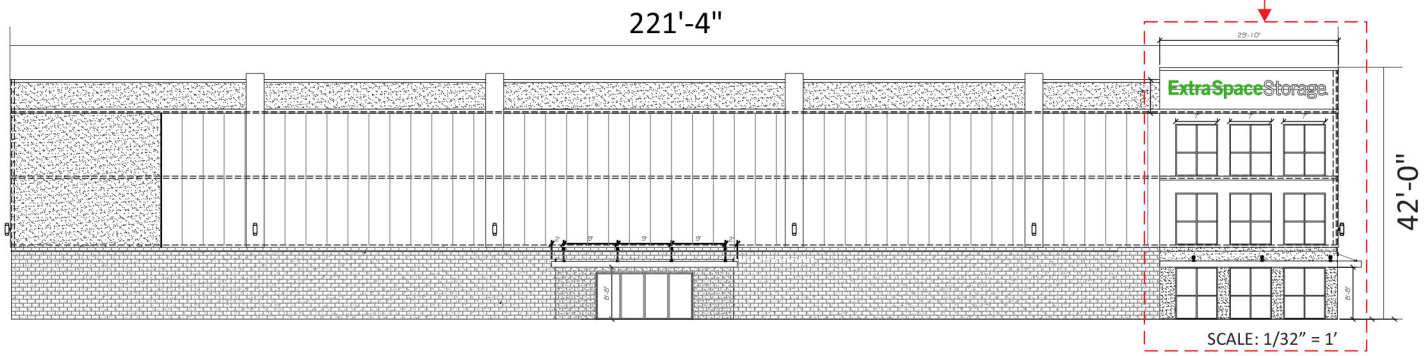
ELEVATION

SIGN 3

SCOPE OF WORK:
Manufacture and install 1 set of Standard 30" channel letters on raceway Green / White faces
Placement centered on north elevation right side over windows. Raceway color TBD

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	66.5

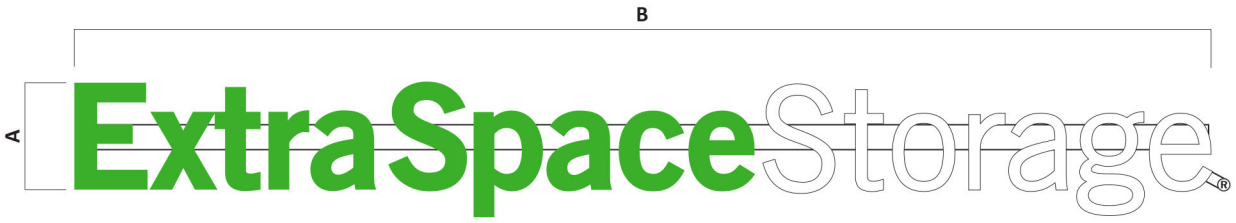




RACEWAY MOUNT CHANNEL LETTERS

SIGN 3

A	B	SQUARE FEET
2'-6"	26'-7 ½"	66.5

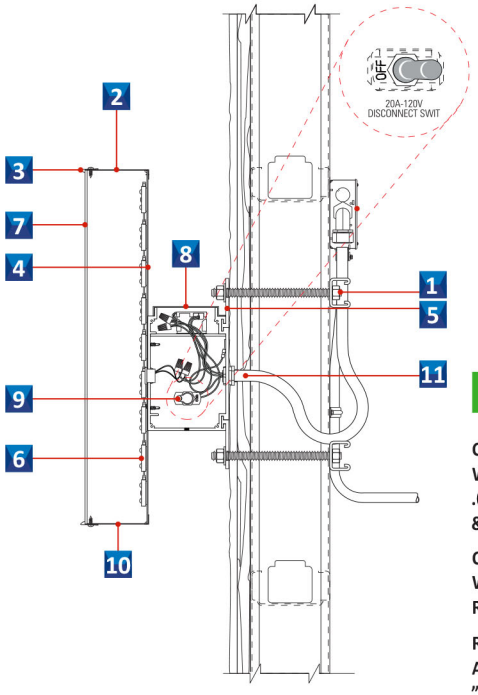




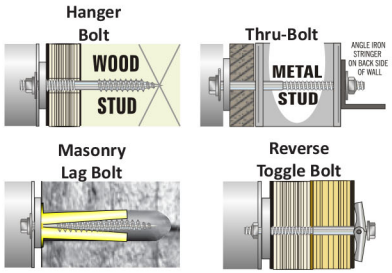
SPECIFICATION

1. NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
2. 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER DOVE GRAY
4. FLAT ALUMINUM BACK
5. ¼" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
6. USLED DIODE MODULE WHITE
7. 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
8. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 ¼" X 7 ¼" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED TO BE DETERMINED
9. VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
10. ¼" WEEP HOLES (2) TWO PER LETTER
11. GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN	#2500-106 BRILLIANT
GREY	DOVE GRAY TRIMCAP
BLACK	PMS BLACK #2500-022
WHITE	

ELECTRICAL REQUIREMENT

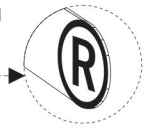
L.E.D.	"USLED" WHITE L.E.D. MODULES
POWER SUPPLY	24V "ADVANCE" POWER SUPPLY
AMPS	0.79A
CIRCUITS	(1) 20A-120V
DISCONNECT	(1) 20A-120V

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

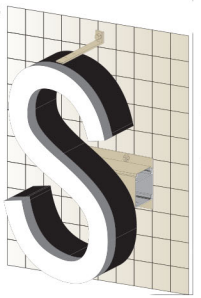
CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON ALUMINUM TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)



Technical Review Committee **3. c.**

Meeting Date: 08/19/2021

REQUESTED ACTION

Planned Development, Development & Design Review (PD) - Savannah Preserve - Parcel ID: 2426-333-0015-000-5

LOCATION

Parcel ID: 2426-333-0015-000-5

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/27/2021 05:05 PM

Final Approval Date: 08/05/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-43900002

DATE: AUGUST 5, 2021

Planned Development – Savannah Preserve

Attached are Applications for Zoning Atlas Map Amendment, Development Review, Subdivision (Preliminary Plat), and Design Review for two properties located north of the Gator Trace Planned Development. The combined size of both parcels are approximately 125.52 acres. The applicant is proposing to construct a residential development with 612 units and other associated site improvements. The City Zoning is Planned Development (PD) and the Future Land Use is Medium Density Residential (RM). The parcel IDs for the properties are 2426-333-0015-000-5 & 2434-121-0001-000-8.

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 August 17, 2021.

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

Thank you.

Brandon C. Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 125 Acre tract lying between Gator Trace PUD & High Pointe
2. Property Tax ID(s): 2426-333-0015-000-5 & 2434-121-0001-000-8
3. Total Acreage: 125 Acres
4. Existing Future Land Use Designation: Medium Density Residential (RM)
5. Existing Zoning Classification: Planned Development (PD) Expired
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Design Review, Subdivision, PUD

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To develop Planned Development

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RM	R4A
South	Residential	RM	PUD - Gator Trace
East	Park/Preserve	OSC	OSC
West	Commercial & Moble Homes	CG & RM	C3, R4A & R2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	PD	1375	125	X
Proposed	RM	PD	620	125	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 161,200
Demand Analysis	Maximum 161, 200 GPD
Current Zoning	Total gallons per day 357,500 GPD
Proposed Zoning	Total gallons per day 161,200 GPD
Change in Demand	**Total gallons per day** -196,300 GPD

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 161,200 GPD
Current Zoning	Total gallons per day 357,500 GPD
Proposed Zoning	Total gallons per day 161,200 GPD
Change in Demand	**Total gallons per day** - 196,300 GPD

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	71.5	32.2	(-) 39.3
Urban District	5 acres per 1,000 people	17.9	8.1	(-) 9.8
Community	2.5 acres per 1,000 people	8.9	4.0	(-) 4.9
Neighborhood	1.36 acres per 1,000 people	4.9	2.2	(-) 2.7

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 Enrollment Demand	199	85
Proposed Zoning Enrollment Demand	89	38
Change in Demand	(-) 110	(-) 47

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	23 - 8 Yard
Proposed Zoning	11 - 8 Yard
Change in Demand	(-) 12 - 8 yard

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

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

12. Name of Owner(s): Karma Capital Investments, LP
Mailing Address: 4512 North Flagler Drive, Suite 206
City West Palm beach State FL Zip 33407
Phone # _____
E-mail: _____

13. Name of Applicant: Kolter Land Partners, LLC
Mailing Address: 105 NE 1st Street
City Delray Beach State FL Zip 33444
Phone # (954) 649-6613 Fax # _____
E-mail: mcaputo@kolter.com

14. Name of Representative: Culpepper & Terpening, Inc.
Mailing Address: 2980 South 25th Street
City Ft. Pierce State FL Zip 34981
Phone # (772) 464-3537 Fax # (772) 464-9497
E-mail: dmurphy@ct-eng.com

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

I certify that: (Check One)

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

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

Applicant's Signature 8/2/21 Date

Address State Zip

Phone Fax E-mail Address

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

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominimum

Parcel ID #(s) 2426-333-0015-000-5 (PCL1, 120 acres) and 2434-121-0001-000-8 (pcl 2, 5Acres)

Project description Residential Planned Development

Karma Capital Investments, LP
Property Owner(s)
4512 No. Flagler Dr., Ste 206
Street Address
West Palm Beach | Fla | 33407
City | State | Zip
Phone Number
Email Address

Kolter Land Partners, LLC (Culpepper & Terpening, inc)
Applicant/Representative, Title, Company
105 NE 1st St.
Street Address
Delray Beach | Fla | 33444
City | State | Zip
954-649-6613
Phone Number
mcaputo@kolter.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)

STATE OF FLORIDA -- COUNTY palm Beach
The foregoing instrument was acknowledged before me this 20 day of July, 2021, by
MUSTAFA ACTINOK who is personally known to me or has produced
Florida DL A435-545-77-122-0 as identification.

Signature of Notary

(seal)

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 277250
My comm. expires Nov. 15, 2022

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

❑ 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:

620 (+/-)

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

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

North	South	East	West
Residential	Residential	Park	Mixed Uses

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

Subdivision

Property address or Location 125 Acre Tract of land, lying between Gator Trace PUD and High Pointe Condominium

Parcel ID #(s) 2426-333-0015-5 (PL-1, 120 Acres) and 2434-121-0001-000-8 (PL-2 5 acres)

Project description 612 unit residential plat

Karma Capital Investments, LP	Kolter Land Partners, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
4512 North Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Palm Beach FL 33407	Delray Beach FL 33444
City State Zip	City State Zip
Phone Number	Phone Number 954-649-6613
Email Address	Email Address mcaputo@kolter.com

***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 2 day of August, 2021, by Michael Caputo who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

DENISE K. YANES
COMMISSION
NUMBER
GG 324827
EXPIRES
April 17, 2023
BONDED THRU AARON NOTARY
Notary Public - State of Florida

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

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 125 acre tract of land lying between Gator Trace PUD and High Pointe Condominium

Parcel ID #(s) 2426-333-0015-000-5 & 2434-121-0001-000-8

Project Description 620 Unit Residential Planned Development

Karma Capital Investments, LP
Property Owner(s)

4512 North, Flagler Drive, Suite 206
Street Address

West Plam Beach FLA 33407
City State Zip

Phone Number

Email Address

Kolter Land Partners, LLC
Applicant/Representative, Title, Company

105 NE 1st Street
Street Address

Delray Beach FLA 33444
City State Zip

954-649-6613
Phone Number

mcaputo@kolter.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 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)

STATE OF FLORIDA -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 20 day of July, 2021, by

MUSTAFA ALTINOK who is personally known to me or has produced

Florida DL A435-545-77-122-0 as identification.

Signature of Notary

NOTARY PUBLIC
JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 317250
My comm. expires Nov. 15, 2022
(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

CONCURRENCY

CAPACITY ANALYSIS

I Site Data:

	Existing Use	Future Land Use	Zoning
North	RESIDENTIAL	RM	R4A
South	RESIDENTIAL	RM	PUD - GATOR TRACE
East	PARK/ PRESERVE	OSC	OSC
West	COMMERCIAL AND MOBILE HOMES	CG AND RM	C3, R4A AND R2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	PD	1375	125	X
****Proposed**	RM	PD	620 (+/-)	125	N/A

I. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)161,200 GPD Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 357,500 GPD
**Proposed Zoning/FLU	Total gallons per day 161,200 GPD
**Change in Demand	Total gallons per day -196,300 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand)161,200 GPD Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 357500 GPD
**Proposed Zoning/FLU	Total gallons per day 161,200 GPD
**Change in Demand	Total gallons per day -196,300 GPD

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	71.5 Acres	32.2 Acres	(-) 39.3 Acres
Urban District	5 acres per 1,000 people	17.9 Acres	8.1 Acres	(-) 9.8 Acres
Community	2.5 acres per 1,000 people	8.9 Acres	4.0 Acres	(-) 4.9 Acres
Neighborhood	1.36 acres per 1,000 people	4.9 Acres	2.2 Acres	(-) 2.7 Acres

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	199 Students	85 Students
****Proposed Zoning/FLU Enrollment Demand**	89 Students	38 Students
****Change in Demand**	(-) 110 Students	(-) 47 Students

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	23 - 8 Yard Units
****Proposed Zoning/FLU**	11 - 8 Yard Units
***Change in Demand**	(-) 12 – 8 Yard Units

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

Impact	

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

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

III. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	1	620	125	Spring 2022	Fall 2023
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

1.) Subject Property Description.

The proposed Savannah Preserve Planned Development project is proposed for an 'in-fill' location on a 125-acre tract of land lying between the exiting Gator Trace and High Pointe residential communities, in south Ft. Pierce. The subject site is presently undeveloped and includes a mosaic of native wetland and upland habitats, with patches of exotic vegetation and ditches. Wetlands are found throughout the site, with the site dominated by a large (38 acres +/-) central wetland which essentially splits the site into distinct portions, referred to as the east and west half. Native uplands include pine flatwoods in the western portion of the site and cabbage palm hammocks with pines in the eastern portion of the site. Ditches are within the western portion of the site running south-to north within an existing County right-of-way that boarders the easter property lines. The project site includes a narrow access parcel which connects the main site area to South US 1. This parcel is dominated by the exotic Brazilian pepper tree. Generally, the wetlands on the project site are in very good to excellent ecological condition. The native uplands on-site are of moderate quality with no recent land management activity, such as controlled burns or roller-chopping, evident during the recent site visits by the projects environmental consulting team . The dense Brazilian Pepper areas within the US 1 access parcel are impenetrable for on-foot inspection.

The petition property, totals 125 acres (more or less) and is described under two (2) separate Parcel ID Numbers 2426-333-0015-000-5 (PCL1, 120 acres) and 2434-121-0001-000-8 (pcl2, 5 acres), as provided by the St. Lucie County Property Appraiser.

2.) Surrounding Property Conditions.

Existing land uses around PCL 1 (120-acre parcel) consist of residential to the north (High Pointe
Condominium) and the south (Gator Trace); a public park and preservation area to the east (Savannas Preserve and Park) and several commercial development uses to the west (adjacent to US #1.) Existing uses surrounding PCL 2 consist of vacant land to the north; a mobile home park to the south; heavy commercial uses west of US 1, and PCL 1 to the east. Refer to Figure 1 for a site aerial of the Subject Property and its immediate environs.

a.) Future Land Use.

The Petition Property is located within the City of Fort Pierce. All properties are within the City's Urban Service area. Figure 2 represents the Future Land Use Map for the Petition Property and surrounding area.

The PCL 1 portion of the Petition Property, has a future land use designation of Medium Density Residential (RM). The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses are allowed and are intended to serve the residential uses in the community, but not the surrounding area at large.

The subject property PCL 2, has a future land use designation of General Commercial (GC). The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

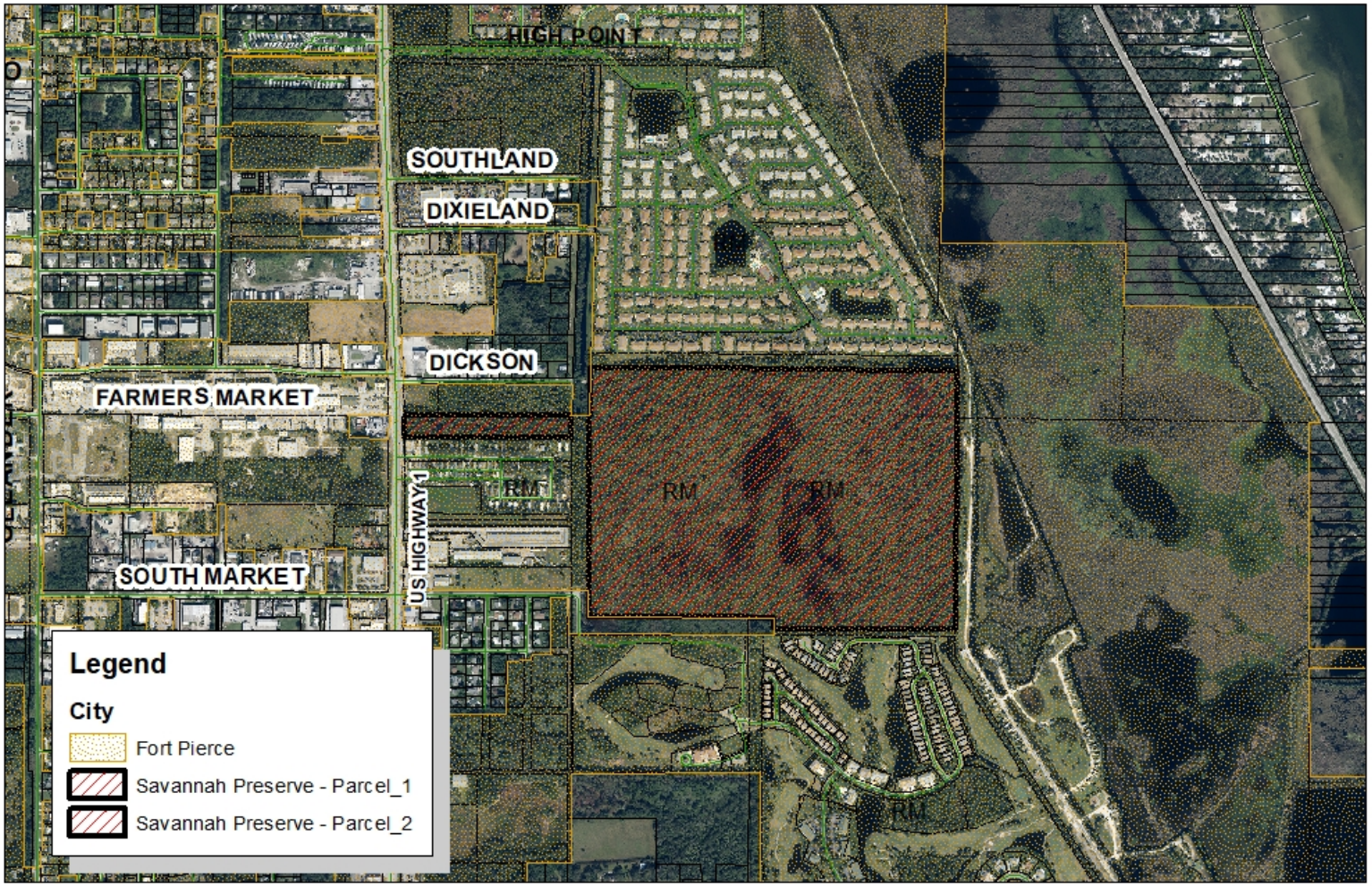
Overall (maximum) site density on PCL 1 and PCL 2 combined is estimated at approximately 1,500 units, however to achieve that site, it will be necessary to make use of multi-story development designs.

b.) Zoning.

The subject property is located within the City of Fort Pierce. All properties are within the City's Urban Service area. Figure 2 represents the Future Land Use Map for the subject property and surrounding area.

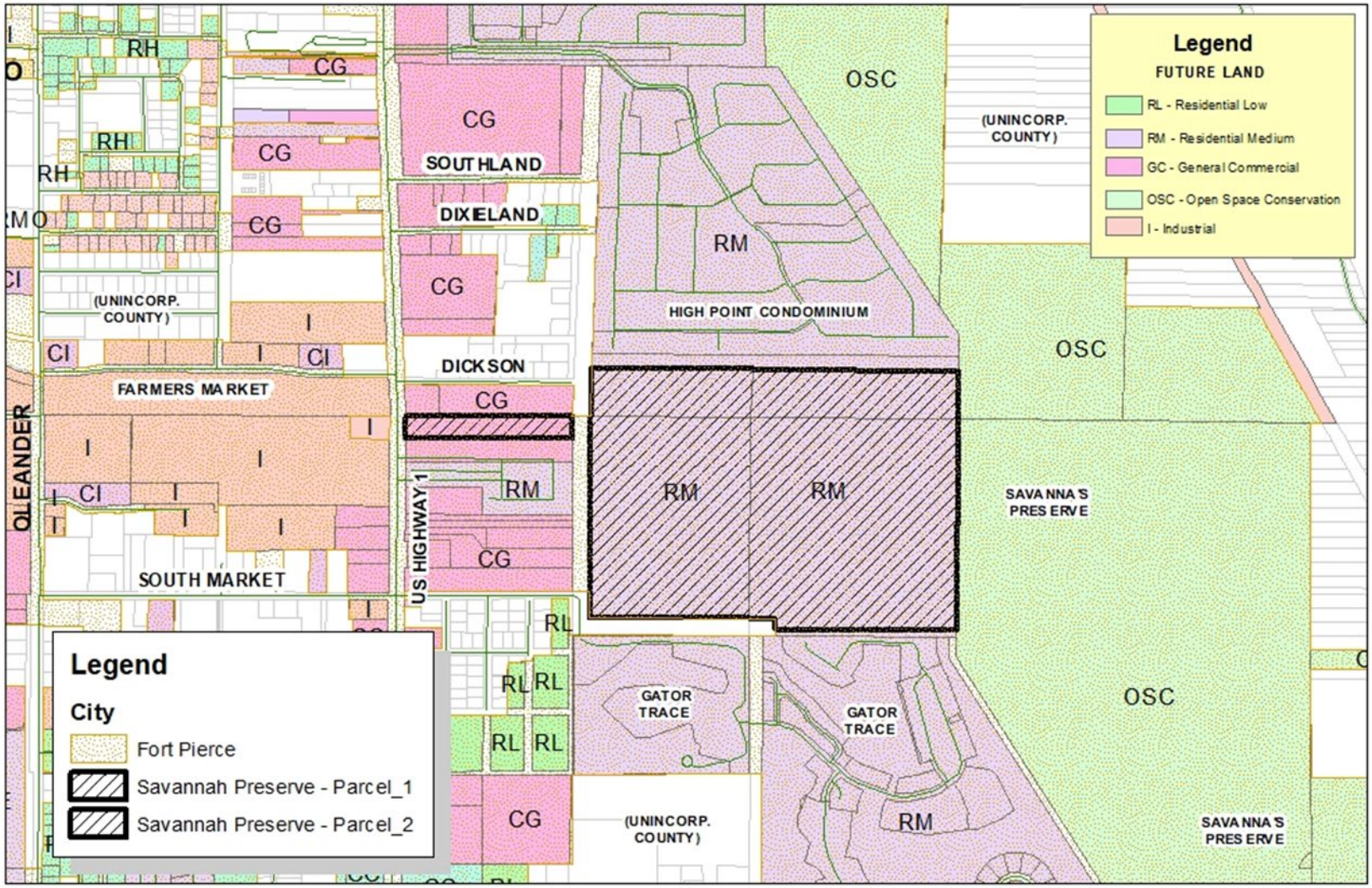
PCL 1 is currently zoned PD (Planned Development) by the City of Fort Pierce based on a previously approved, but expired, site project called Savannah Preserve at Gator Trace. While the prior site plan approvals granted under the original Planned Development approval have expired, and are no longer valid, the zoning classification on this property has remained PD. PCL 2 is an undeveloped commercial tract that was not directly included as part of the original PD.

Figure 3 represents the Existing Zoning Map for the subject property and surrounding area.



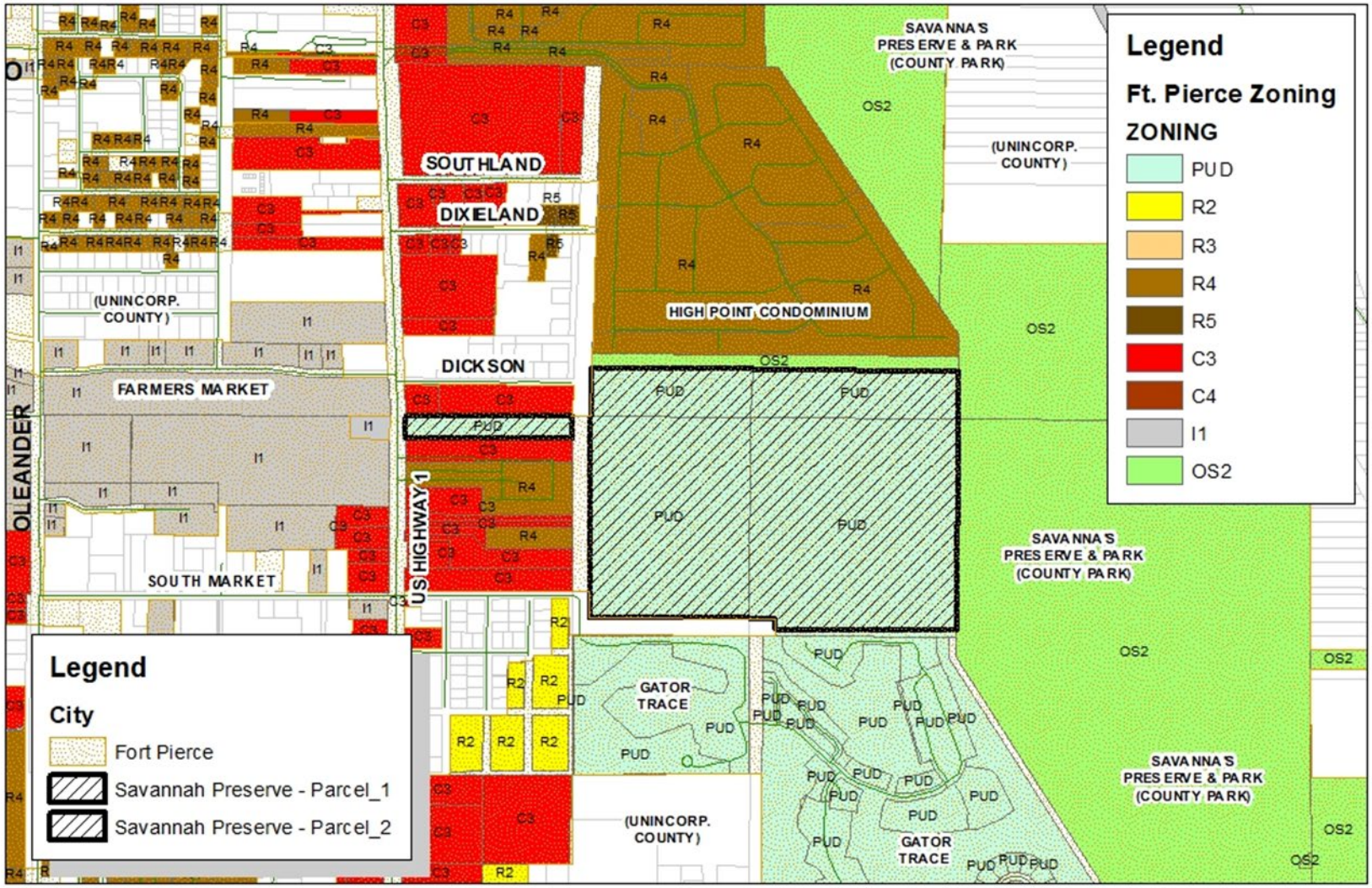
LOCATION MAP	SAVANNAH PRESERVE	N W E S 1 in = 1,000 ft	FIGURE 1

CULPEPPER & TERPENING INC



AREA FUTURE LAND USE	SAVANNAH PRESERVE	1 in = 1,000 ft	FIGURE 2

CULPEPPER & TERPENING INC



AREA ZONING MAP

SAVANNAH PRESERVE

N W E S

1 in = 1,000 ft

FIGURE 3

CULPEPPER & TERPENING INC

3.) Project Access/Connectivity To Area Roadway/Pedestrian Network

Primary access to the project site will be via a reconstructed South Market Avenue. This existing County roadway will be improved to provide an aesthetically appealing entry drive into the community. Secondary access to the community will be via the area referred to above as PCL 2. Due to proximity conflicts with the intersection of Farmers Market Road and South US 1, the Florida Department of Transportation (FDOT) has advised that left turn movements into and out of this driveway are not likely to be permitted. The FDOT has requested, and the petitioner has agreed, that as we proceed with the designs of this project, we seek to de-emphasize the use of this driveway connection. This de-emphasis has been provided through the internal street designs that make it a more circuitous route to make use of this driveway access and through the placement of the that the community recreation center at the South Market Road entry area. This recreation/community use area will be the central repository point for mail services, community gathering and community recreation features.

Pedestrian (including non-motorized vehicles) access has been provided along South Market Ave., the secondary access path onto US #1 and at two locations into the adjacent Savannas Park and Camp Ground areas. These accesses will permit the residents of the community to have access to the City/ County Park features located on this site, along with access to the St. Lucie County portion of the East Coast Greenway Trail that passes just to the east of the project site.

4.) Traffic Impact Report

See attached Traffic impact Report for the proposed Savannah Preserve PUD, Prepared by MacKenzie Engineering & Planning, Inc, in July 2021.

5.) Environmental Summary

See attached Environmental summary assessment for the PRESERVE AT SAVANNAH LAKE (a/k/a Savannah Preserve), Prepared by EW Consultants, Inc., in July 2021.

6.) Statement Of Ownership And Control

The land which is the subject of this application is under contract for sale to Kolter Land Partner's LLC

7.) Legal Description Savannah Preserve A Planned Unit Development

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Overall, Parcel 1 contains 120.69 Acres and Parcel 2 contains 4.83 acres, more or less.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4838662 OR BOOK 4579 PAGE 2812, Recorded 03/26/2021 02:46:29 PM Doc Tax: $2240.00

Prepared by and return to:
Mary E Renstrom

Automated Land Title Co.
1615 Forum Place Suite 3-A
West Palm Beach, FL 33401
561-478-5000
File Number: **Z-4646**
Will Call No.: **62**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **March, 2021** between **TLCD Properties LLC, a Florida limited liability company** whose post office address is **4114 Oakmont Court, Vero Beach, FL 32967**, grantor, and **Karma Capital Investment LP, a Florida limited partnership** whose post office address is **4512 N Flager Drive Ste 206, West Palm Beach, FL 33401**, grantee:

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

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

The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Parcel Identification Number: 2434-121-0001-000/8

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

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

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

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

Signed, sealed and delivered in our presence:

TLCD Properties LLC

Witness Name: STEPHANIE M. PETRULAK

By: _____
Dorothy W. Smith, Manager

Witness Name: TANYA C. TILLMAN

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 16th day of March, 2021 by Dorothy W. Smith, Manager of TLCD Properties LLC, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

TANYA C. TILLMAN
Commission # HH 060951
Expires November 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4838672 OR BOOK 4579 PAGE 2834, Recorded 03/26/2021 02:54:52 PM Doc
Tax: $0.70

This Document Prepared By and Return to
Moises T. Grayson, Esq.
Blaxberg, Grayson, Kukoff & Forteza, P.A.
25 SE 2nd Avenue Suite 730
Miami, FL 33131
Parcel ID Number: 2426-333-0015-000/5.

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this15th day of **March 2021**, between **Space Coast Credit Union, a State-Chartered Credit Union, Grantor, to Karma Capital Investments LP, a Florida limited partnership, Grantee,** whose address is: 4512 N. Flagler Dr., #206 West Palm Beach, FL 33407,

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

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

A Parcel of Land Lying in Sections 26, 27, 34 and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, Being More Particularly Described as Follows: From the Northwest Corner of the East 1/2 of the Southeast 1/4 of Said Section 27, Run South 89°15'56" East, 130 Feet; Thence Run South 2°4'47" West Parallel to the West Line of the East 1/2 of the Southeast 1/4 of Section 27; 2,276.62 Feet to the Point of Beginning; Thence Continue South 2°4'47" West, 373.59 Feet to the South Line of Said Section 27; Thence Run South 0°35'43" West in the Section 34, 1,500.94 Feet; Thence Run South 89°27'30" East; 1,206.73 Feet to the East Line of Said Section 34; Thence Continue South 89°27'30" East into Section 35, 175 Feet; Thence Run South 0°28' West, 80 Feet; Thence Run South 89°27'30" East 1,369.20 Feet to the West Line of the Property Owned by the City of Fort Pierce; Thence Run North 0°40' East Along Said City Property Line, 1,580.6 Feet to the North Line of Said Section 35; Thence Continue North 0°40' East into Section 26, 364.16 Feet; Thence Run North 89°15'56" West, A Distance of 2,743.75 Feet to the Point of Beginning.

SUBJECT TO:

1. **Taxes for the year 2021 and subsequent years, not yet due and payable.**
2. **Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.**
3. **Restrictions and matters appearing on the Plat or otherwise common to the subdivision.**
4. **Public utility easements of record.**

Together with all 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 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 person claiming by, through or under grantor.

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

Signed, sealed, and delivered in our presence:

SPACE COAST CREDIT UNION, a Florida state-chartered credit union

By: _____
J. Alan Lewis, Executive Vice-President

_____
Printed Name: Paul Deutsche
Witness

_____
Printed Name: Michele D. Cooke
Witness

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by electronic means _____ or by personal appearance ✓ this 17 day of Mar, 2021 by J. Alan Lewis, as Executive Vice-President of **Space Coast Credit Union**, a Florida state-chartered credit union, who is personally known to me or who has produced his Florida driver's license as identification.

_____
Printed Name: Ava Gail Tomlinson
Notary Public
My Commission Expires: 07/23/2024
M D Y

AVA GAIL TOMLINSON
Notary Public - State of Florida
Commission # HH 023058
My Comm. Expires Jul 23, 2024
Bonded through National Notary Assn.

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

Property Identification

Site Address: S US HIGHWAY 1	Parcel ID: 2426-333-0015-000-5	Account #: 30674	Sec/Town/Range: 26/35S/40E
Use Type: 9900	Jurisdiction: Fort Pierce	Map ID: 24/26S	Zoning: Planned De

Ownership

Karma Capial Investment LP
4512 N Flagler DR Ste 206
West Palm Beach, FL 33407

Legal Description

26/27/34/35 35 40 FROM SE COR OF SEC 27 RUN WLY ALG S LI OF SEC 27 1203.3 FT TO POB,TH S 00 35 43 W 1500.94 FT,TH S 89 27 30 E 1206.73 FT TO E LI OF SEC 34,TH CONT S 89 27 30 E 175.00 FT,TH S 00 28 W 80.00 FT,TH S 89 27 30 E 1369.20 FT,TH N 00 40 E 1580.60 FT TO N LI OF SEC 35,TH CONT N 00 40 E 364.16 FT,TH N 89 15 56 W 2743.75 FT,TH S 02 04 47 W 373.59 FT TO POB (120.42 AC)

Current Values

Just/Market:	$1,642,500	Assessed:	$1,642,500
Exemptions:	$0	Taxable:	$1,642,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$1,642,500	$1,642,500	$0	$1,642,500
2019	$1,653,000	$1,653,000	$0	$1,653,000
2018	$1,653,000	$1,653,000	$0	$1,653,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-17-2021	4579 / 2834	0112	SP	Space Coast Credit Union	$100
11-26-2018	4206 / 2026	0118	CT	S Florida Properties (2) LLC	$20,100
04-29-2005	2234 / 2432	XX01	SP	Mountain Ventures St Lucie Llc	$22,100,000

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	120.42
Land Size (SF):	5,245,495
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 3530 S US HIGHWAY 1	Parcel ID: 2434-121-0001-000-8	Account #: 33240	Sec/Town/Range: 34/35S/40E
Use Type: 1000	Jurisdiction: Fort Pierce	Map ID: 24/34N	Zoning: General Co

Ownership

Karma Capial Investment LP
4512 N Flagler DR Ste 206
West Palm Beach, FL 33407

Legal Description

34 35 40 N 1/2 OF N 1/2 OF N 1/2OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC)

Current Values

Just/Market:	$397,100	Assessed:	$233,058
Exemptions:	$0	Taxable:	$233,058

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$397,100	$233,058	$0	$233,058
2019	$397,100	$211,871	$0	$211,871
2018	$397,100	$192,610	$0	$192,610

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-16-2021	4579 / 2812	0001	WD	TLCD Properties LLC	$320,000
03-19-2015	3726 / 2390	0002	WD	Savanna Lakes LLC	$176,000
12-18-2002	1632 / 0258	XX02	SP	In Town Devlpmt Join Venture	$1,250,000

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.04
Land Size (SF):	175,982.4
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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8.) Site Plan

See attached Preliminary PUD Plan of the petitioned property.

9.) Site Survey

See attached site survey of the petitioned property.

10.) Landscape Plan

See attached landscape plan of the petitioned property.

11.) Preliminary Paving, Drainage & Utility Plan

See attached Preliminary Paving, Drainage & Utility Plan of the petitioned property.

1. **SFWMD:**

The Petitioned Property was previously approved for development activities under SFWMD Permit No. 56- 56-02288-P. This Environmental Resource Permit authorized conceptual approval of a stormwater management (SWM) system serving the area referred to as PCL 1 in this assessment report. This permit has expired, and new permits will be required. No works were constructed in accord with this prior permit.

2. **ACOE:**

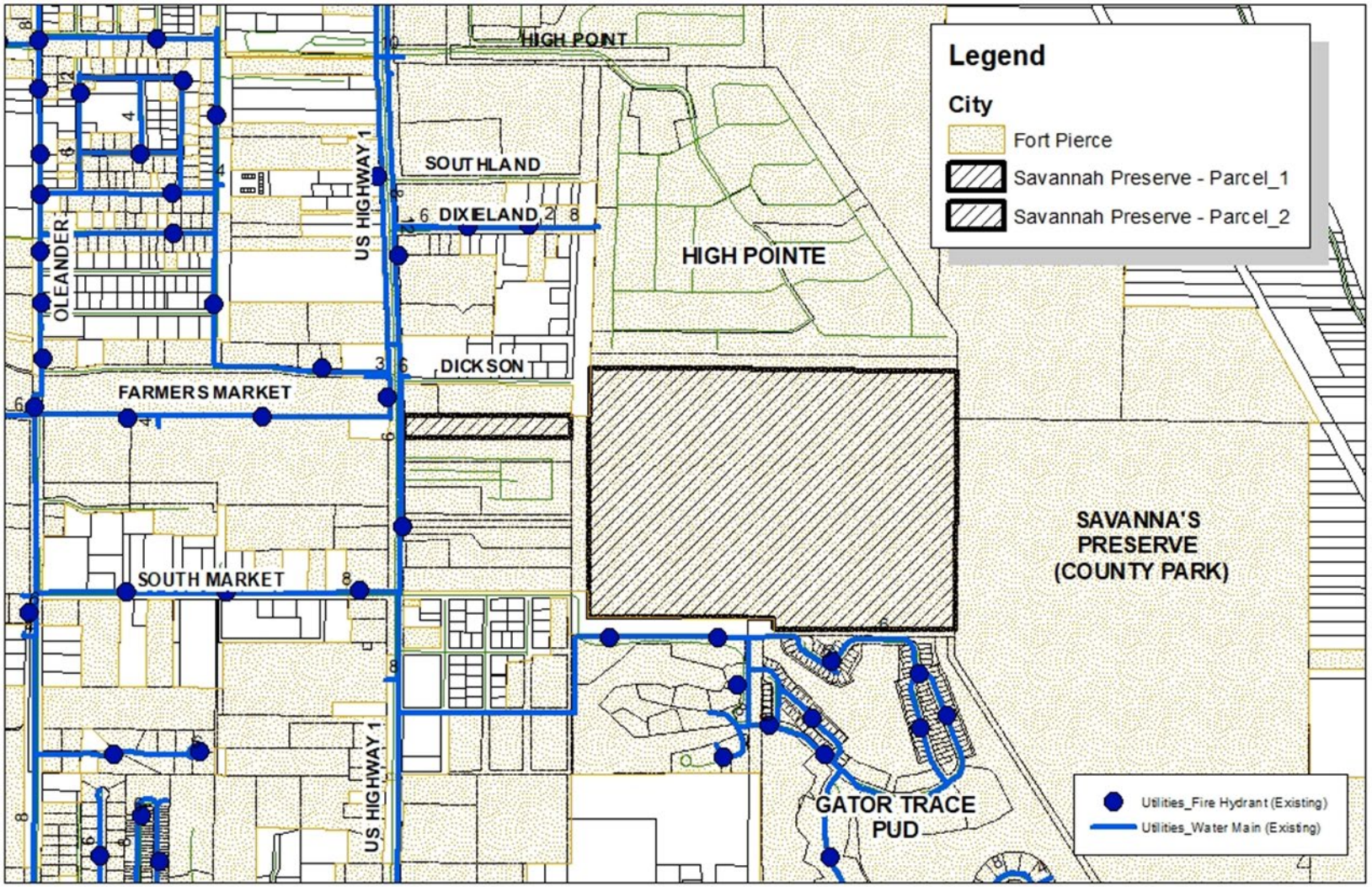
The Petitioned Property was previously approved for development activities under SFWMD Permit No. SAJ-2004-1456-(56- 56-02288-P. This Permit authorized Conceptual Approval for impacts to the sites wetlands in the area referred to as PCL 1 in this assessment report. This permit has expired, and new permits will be required.

3. **UTILITY SERVICES:**

The subject site will be served by the Ft. Pierce Utility Authority. Refer to attached Figures 4 and 5 for a generalized utility mapping of the project area. There are existing 8" water service lines that adjoining the project site that can be brought into the project site. On-site looping of the water system will be provided. If looping cannot be accommodated through connection into the existing service mains in the Gator Trace area to the south of PCL 1, there will be the need to directionally bore a watermain loop under the onsite wetlands to create the required system loops.

There is an existing 6-inch wastewater force main in the US #1 Right-Of-Way that will serve as the connection point into the Ft. Pierce Utility System. Preliminary review of the Project Site indicates that two (2) wastewater lift station will be required.

Electrical services to the subject site will be provided by the Ft. Pierce Utility Authority. Natural Gas services are located along South US #1, and can be brought to the project site.



EXISTING WATER SERVICE MAP

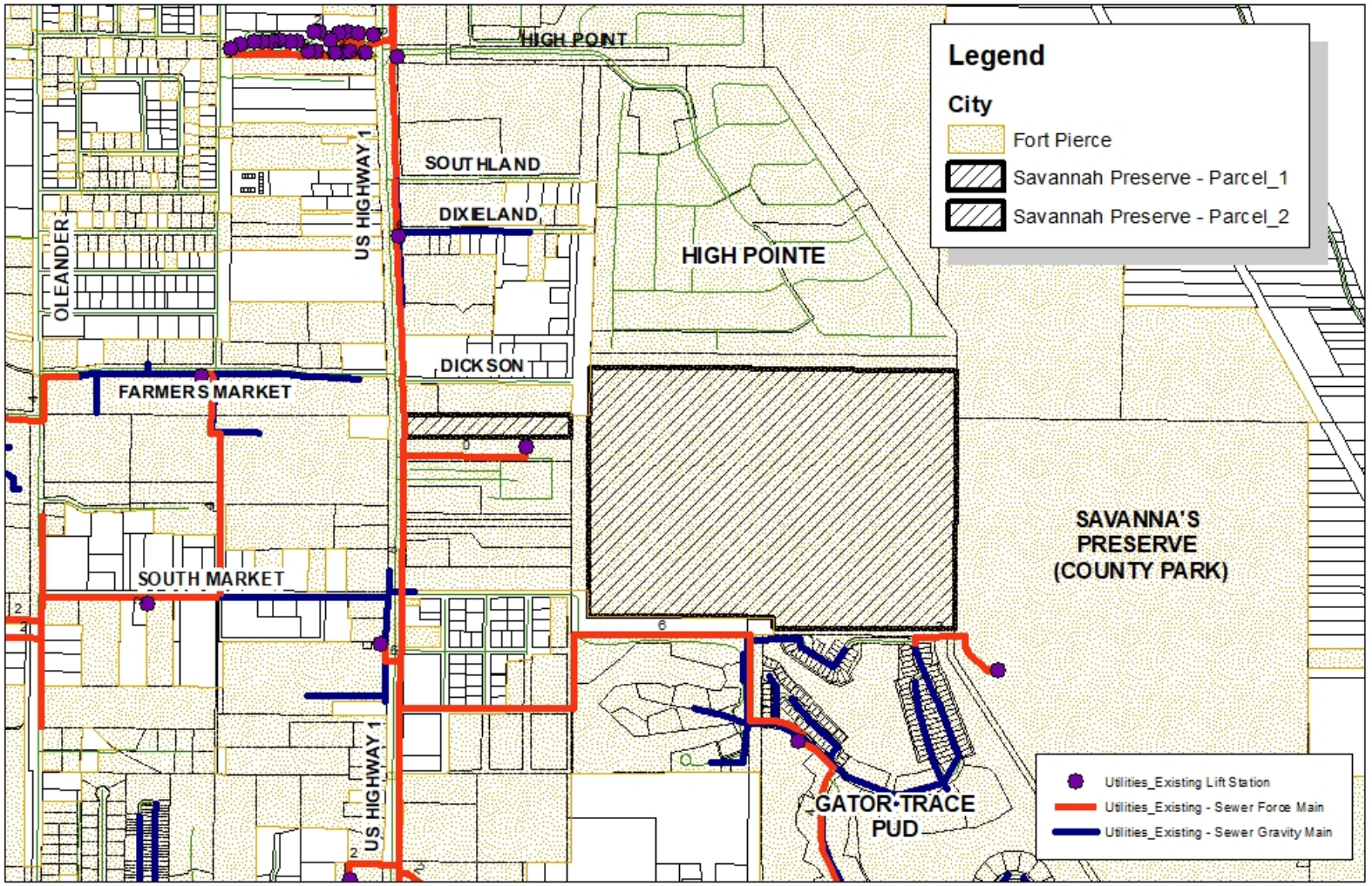
SAVANNAH PRESERVE

N W E S

1 in = 1,000 ft

FIGURE 4

CULPEPPER & TERPENING INC



EXISTING SEWER SERVICE MAP	SAVANNAH PRESERVE	N W E S 1 in = 1,000 ft	FIGURE 5

CULPEPPER & TERPENING INC

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/28/2021 at 11:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/28/2021 at 11:42 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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ALTA/NSPS LAND TITLE SURVEY
PRESERVE AT SAVANNAH LAKES
PREPARED FOR

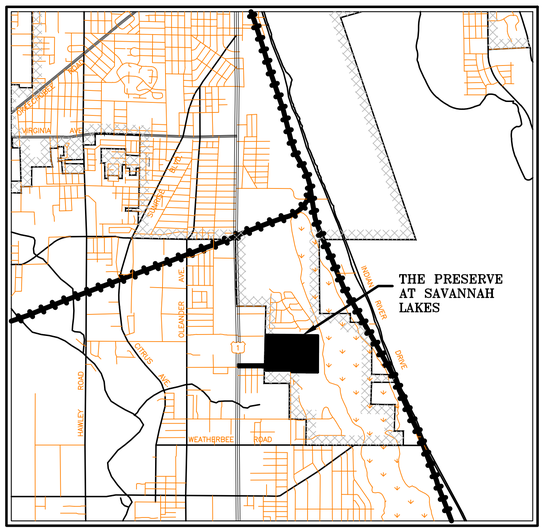
KOLTER HOMES

SITUATED IN

SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

NOTES

1) Reproductions of this map are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground Utilities, foundations and improvements were not located as part of this survey.
4) Overall parcel 1 contains 120.69 Acres and parcel 2 contains 4.83 acres, more or less.
5) The last date of field work was April 28, 2021.
6) The West line of Section 35, Township 35 South, Range 40 East is assumed to bear N00°16'38"E and all other bearings shown hereon are relative thereto.
7) Both parcels are located within an areas having a Flood Zone Designation "X", and AH (EL=16') by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189 K with a date of identification of February 19, 2020, for Community Number 120286, in the city of Fort Pierce, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
8) Wetlands were located by EW Consulants on May 07, 2021.
9) This survey was prepared with the benefit of Old Republic National Title Insurance Company Commitment No. 1036672 A1, dated March 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
10) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.



LOCATION MAP
NOT TO SCALE

DESCRIPTION

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Karma Capital Investments LP, a Florida limited partnership;

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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6. 7, 8, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on April 28, 2021.

Date of Plat or Map May 07, 2021.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

GENERAL NOTES,
LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
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151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
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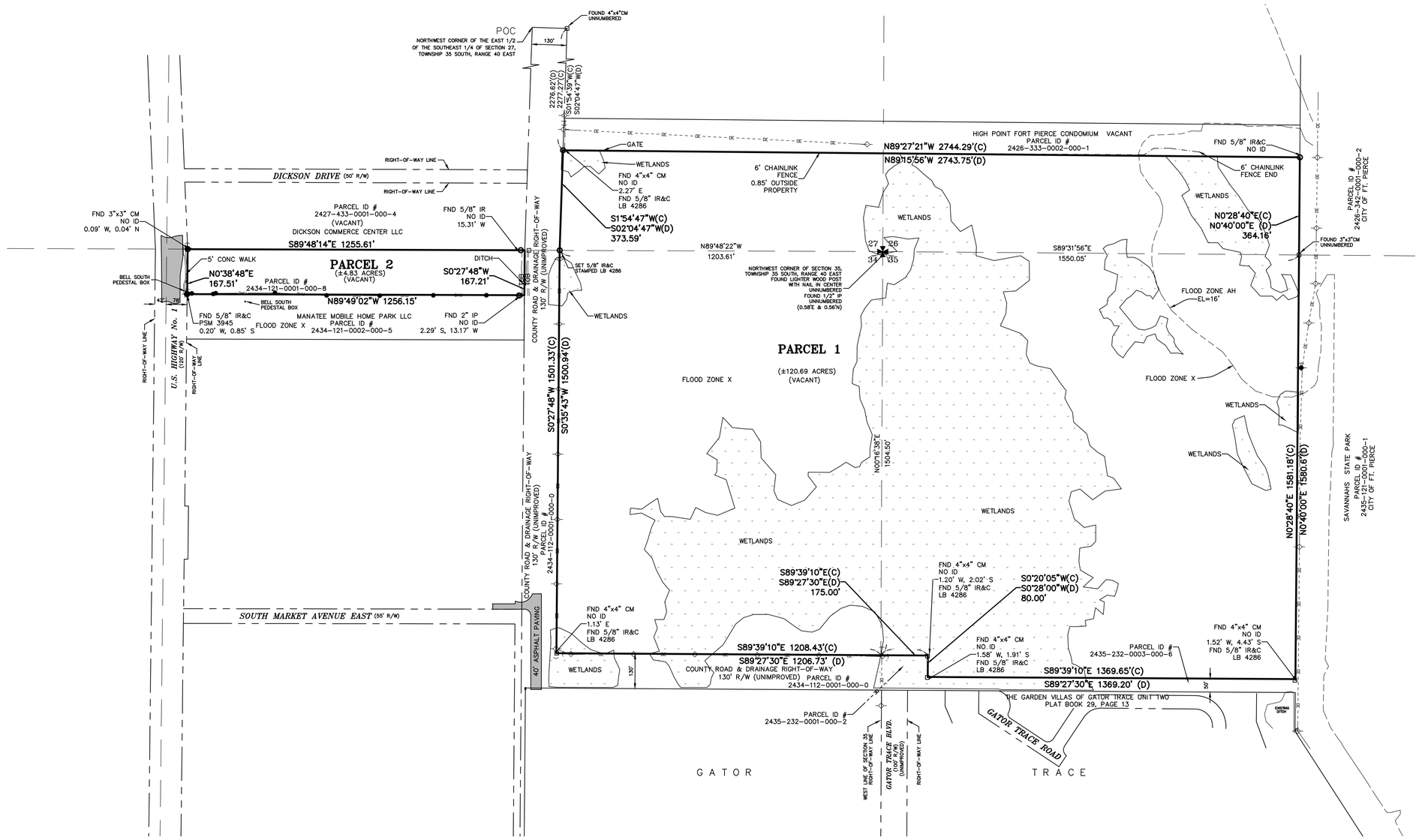
– REVISIONS –	BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 1 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg



LEGEND

IR&C	=	Iron Rod with Plastic Cap
IP&C	=	Iron Pipe and Cap
IP	=	Iron Pipe
CM	=	Concrete Monument
PRM	=	Permanent Reference Monument
OHU	=	Over Head Utility
(P)	=	As shown on recorded plat.
(D)	=	Deed
(C)	=	Calculates by Field Measurement
R/W	=	Right of Way
LS	=	Land Surveyor
LB	=	License Business
P.L.S.	=	Professional Land Surveyor
	=	Wood Pole
	=	Anchor and Guy Wire
TYP.	=	Typical
P.B.	=	Plat Book
PG.	=	Page
O.R.B.	=	Official Records Book
No.	=	Number
℄	=	Center Line
B	=	Bell South Service Box
BLDG.	=	Building
CONC.	=	Concrete
TOB	=	Top of Bank
CBS	=	Concrete Block Structure
ELEV	=	Elevation
INV	=	Invert
Δ	=	Included Angle
R	=	Radius Length
L	=	Arc Length
N.A.V.D.	=	North American Vertical Datum
N.G.V.D.	=	National Geodetic Vertical Datum
F.D.O.T.	=	Florida Department of Transportation
CMP	=	Corrugated Metal Pipe
RCP	=	Reinforced Concrete Pipe
±	=	Plus or Minus
D	=	Drainage Manhole
S	=	Sanitary Manhole
	=	Fire Hydrant
WV	=	Water Valve

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

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ALTA/NSPS LAND TITLE SURVEY

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PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

PARCEL 1

(±120.69 ACRES)
(VACANT)

N89°27'21"W 2744.29'(C)
N89°15'56"W 2743.75'(D)

N89°48'22"W
1203.67'

S89°31'56"E
1550.05'

N00°16'38"E
1504.50'

S89°39'10"E 1208.43'(C)
S89°27'30"E 1206.73' (D)

S89°39'10"E 1369.65'(C)
S89°27'30"E 1369.20' (D)

S01°54'47"W(C)
S02°04'47"W(D)
373.59'

S02°27'48"W 1504.33'(C)
S0°35'43"W 1500.94' (D)

N0°28'40"E(C)
N0°40'00"E (D)
364.16'

N0°28'40"E x3581.18'(C)
N0°40'00"E 1960.8'(D)

S89°39'10"E(C)
S89°27'30"E(D)
175.00'

S6°20'05"W(C)
S0°28'00"W(D)
80.00'

NORTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FOUND LIGHTER WOOD POST WITH NAIL IN CENTER
UNNUMBERED
FOUND 1/2" IP UNNUMBERED
(0.58'E & 0.56'N)

SET 5/8" IR&C STAMPED LB 4286

FND 4"x4" CM NO ID 2.27' E FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.13' E FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.20' W, 2.02' S FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.58' W, 1.91' S FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.52' W, 4.43' S FND 5/8" IR&C LB 4286

FND 5/8" IR&C NO ID

FOUND 3"x3"CM UNNUMBERED

6' CHAINLINK FENCE 0.85' OUTSIDE PROPERTY

6' CHAINLINK FENCE END

GATE

WETLANDS

FLOOD ZONE X

FLOOD ZONE AH EL=16'

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY 130' R/W (UNIMPROVED)

40' ASPHALT PAVING COUNTY ROAD & DRAINAGE RIGHT-OF-WAY 130' R/W (UNIMPROVED)

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY 130' R/W (UNIMPROVED)

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO PLAT BOOK 29, PAGE 13

SAVANNAHS STATE PARK

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

HURON

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

TOPOGRAPHIC SURVEY
PARCEL 1

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

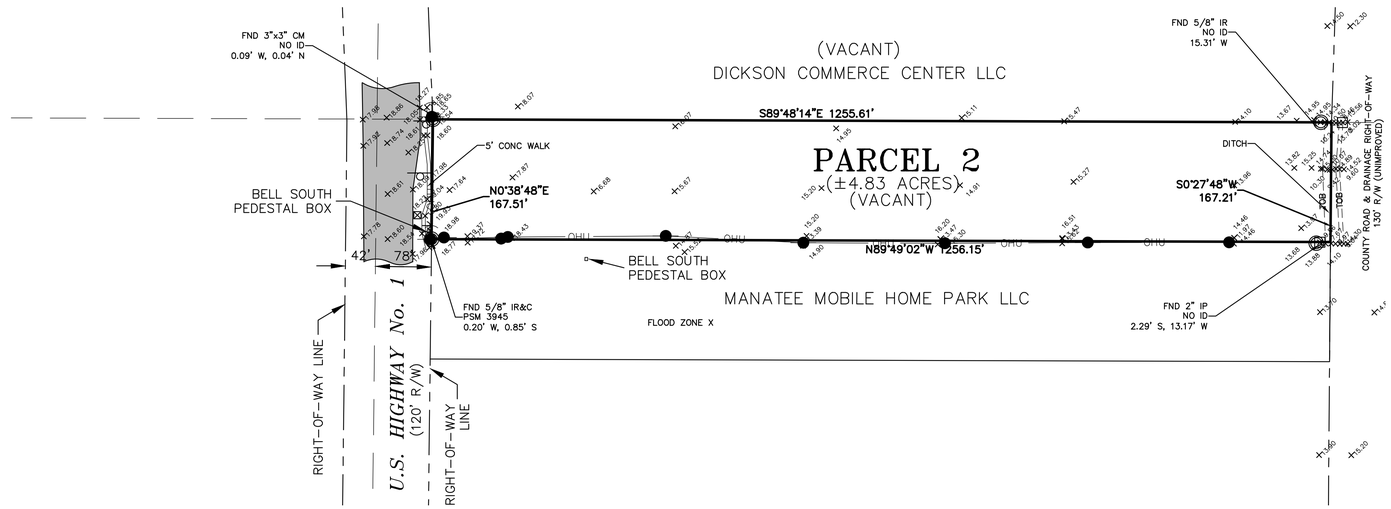
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CHECKED		
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 3 OF 4



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

HURON

LEGEND

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IP&C	=	Iron Pipe and Cap
IP	=	Iron Pipe
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CMP	=	Corrugated Metal Pipe
RCP	=	Reinforced Concrete Pipe
±	=	Plus or Minus
Ⓓ	=	Drainage Manhole
Ⓢ	=	Sanitary Manhole
	=	Fire Hydrant
	=	Water Valve

TOPOGRAPHIC SURVEY
PARCEL 2

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

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SHEET 4 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

PLAT BOOK _____
PAGE _____

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Containing 120.69 acres, more or less.

Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Containing 4.83 acres, more or less.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT KOLTER LAND PARTNERS LLC HAS CAUSED THESE LANDS SHOWN HEREON AS SAVANNAH PRESERVE, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) THE ROADS SHOWN HEREON ARE PRIVATE ROAD RIGHTS-OF-WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF ST. LUCIE COUNTY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE ROAD RIGHTS-OF-WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH UTILITIES BY THE COUNTY.

2) THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

3) THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (FPUA), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. FORT PIERCE UTILITIES AUTHORITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY FORT PIERCE UTILITIES AUTHORITY.

4) THE OPEN SPACE TRACTS (OST-1, OST-2, OST-3, OST-4, OST-5, OST-6 AND OST-7), AS SHOWN HEREON, SHALL HEREBY BE DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

5) THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2, AND WMT-3) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

6) THE LIFT STATION EASEMENTS (LSE-1 AND LSE-2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND APPURTENANT FACILITIES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF FORT PIERCE UTILITIES AUTHORITY. SAID EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, A LIFT STATION AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT FORT PIERCE UTILITIES AUTHORITY WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO FORT PIERCE UTILITIES AUTHORITY FACILITIES. THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, FORT PIERCE UTILITIES AUTHORITY FACILITIES. FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

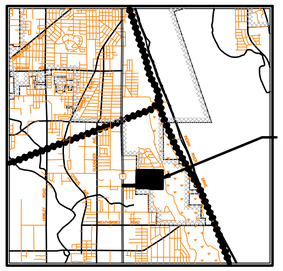
SIGNED THIS _____ DAY OF _____, 2021, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE _____.

KOLTER LAND PARTNERS LLC

BY: _____
NAME, TITLE

_____ _____
WITNESS SIGNATURE WITNESS SIGNATURE

_____ _____
PRINTED NAME PRINTED NAME



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _____, AS _____ OF KOLTER LAND PARTNERS LLC , ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2021.

_____ _____
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT PREPARED BY _____ IDENTIFIED AS ORDER NO. # _____ DATED _____, HEREBY CERTIFY THAT AS OF _____, AT _____ PM:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SAVANNAH PRESERVE IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
ALL MORTGAGES HAVE BEEN SATISFIED.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTE, HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2021.

_____
NAME
TITLE
ADDRESS

SURVEYOR'S NOTES

1) THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR N00°16'38"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

6) BOTH PARCELS ARE LOCATED WITHIN AN AREAS HAVING A FLOOD ZONE DESIGNATION "X", AND AH (EL=16') BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP NO. 12111C0189 K WITH A DATE OF IDENTIFICATION OF FEBRUARY 19, 2020, FOR COMMUNITY NUMBER 120286, IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PREFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

COUNTY OF ST. LUCIE
STATE OF FLORIDA

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____, DAY OF _____, 2021.

_____
MICHELLE MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF THE COURT

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2021.

BY: _____
_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ _____
GREGORY S. FLEMING DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2021. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA

THIS _____ DAY OF _____, 2021.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE R-4A ZONING DISTRICT, AS SET FORTH IN CHAPTER 22 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE _____, 2021.
THIS _____ DAY OF _____, 2021.

BY: _____
JENNIFER HOFMEISTER
PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS _____ DAY OF _____, 2021.

_____
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SURVEYOR

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\Plat\21-054 The Preserve at Savannah Lakes plat.dwg

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

NORTH

LEGEND

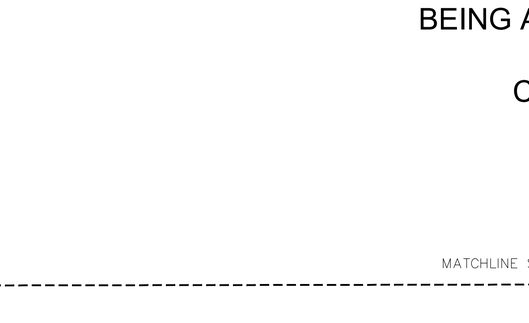
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TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
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LSE	DENOTES LIFT STATION EASEMENT

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 7

OST–5

WMT–3



SHEET INDEX
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PREPARED IN THE OFFICE OF:
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2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

S0°20'05"W 80.00'

S63°28'18"W 115.00'
R=35.00' Δ=26°52'24" L=16.42'
R=150.00' Δ=7°58'54" L=20.90'
R=35.00' Δ=7°58'54" L=4.88'
N71°27'11"E 115.00'
R=35.00' Δ=18°53'31" L=11.54'
R=150.00' Δ=18°53'31" L=48.46'
R=175.00' Δ=26°52'24" L=82.08'
CH=S13°55'30"W 81.33'
S0°20'42"W 549.85'
S0°20'42"W 574.87'
S0°20'42"W 539.86'
N86°28'18"E 115.00'
R=315.00' Δ=8°35'37" L=47.25'
R=200.00' Δ=8°35'37" L=30.00'
N72°03'54"E 115.00'
R=350.00' Δ=7°58'54" L=47.44'
R=325.00' Δ=26°52'24" L=152.41'
N80°41'40"E 115.00'
R=200.00' Δ=8°27'48" L=29.54'
R=315.00' Δ=8°35'37" L=47.25'
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N89°39'10"W 115.02'
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R=315.00' Δ=0°45'10" L=4.14'
29.86'
29.86'
20' UE
N0°25'22"E 1111.78'
N0°25'22"E 1251.78'
N0°25'22"E 974.19'
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343.64'
7275.23'
149.82'
1400.00'
1233.00'
1581.18'
N0°28'40"E
S0°25'22"W
10.18'
10.14'
15.00' DE
25.0'
41.50'
34.00'
43.00'
33.00'
26.00'
20.00'
125.00'

58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35
S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'	S0°25'18"W 115.00'

59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	127	128	129	130	131	132	133
N89°39'10"W 100.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'									

144	143	142	141	140	139	138	137	136	135	134	133	132	131	130	129	128	127	75	74	73	72	71	70
R=10.00' Δ=89°59'52" L=15.71'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'									

145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	LSE–2	160	161	162	163	17	18	19	20
R=10.00' Δ=90°04'33" L=15.72'	R=10.00' Δ=89°55'27" L=15.69'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.06'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	S89°39'18"E 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'	N89°39'10"W 115.00'

36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17				
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SAVANNAHS STATE PARK
PARCEL ID #
2435–121–0001–000–1
CITY OF FT. PIERCE

PARCEL ID #
2435–232–0003–000–6

SET 5/8" IR&C
PRM LB 4286

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

FILE NAME: 21–054–PLAT–SHT2.DWG

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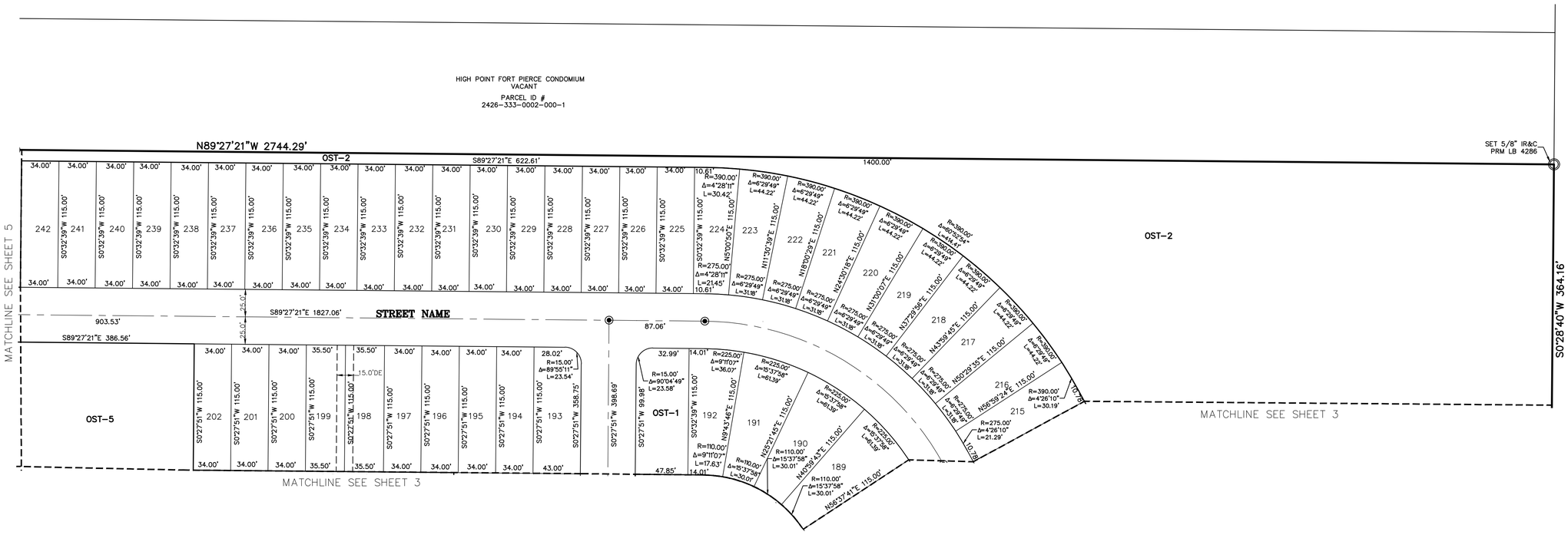
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PAGE _____

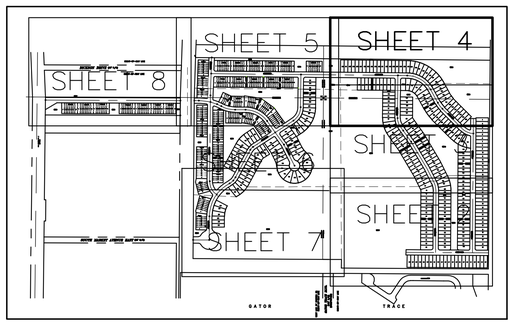
SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.





SHEET INDEX
NOT TO SCALE

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
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PK&D	DENOTES P.K. NAIL AND DISK
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PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT

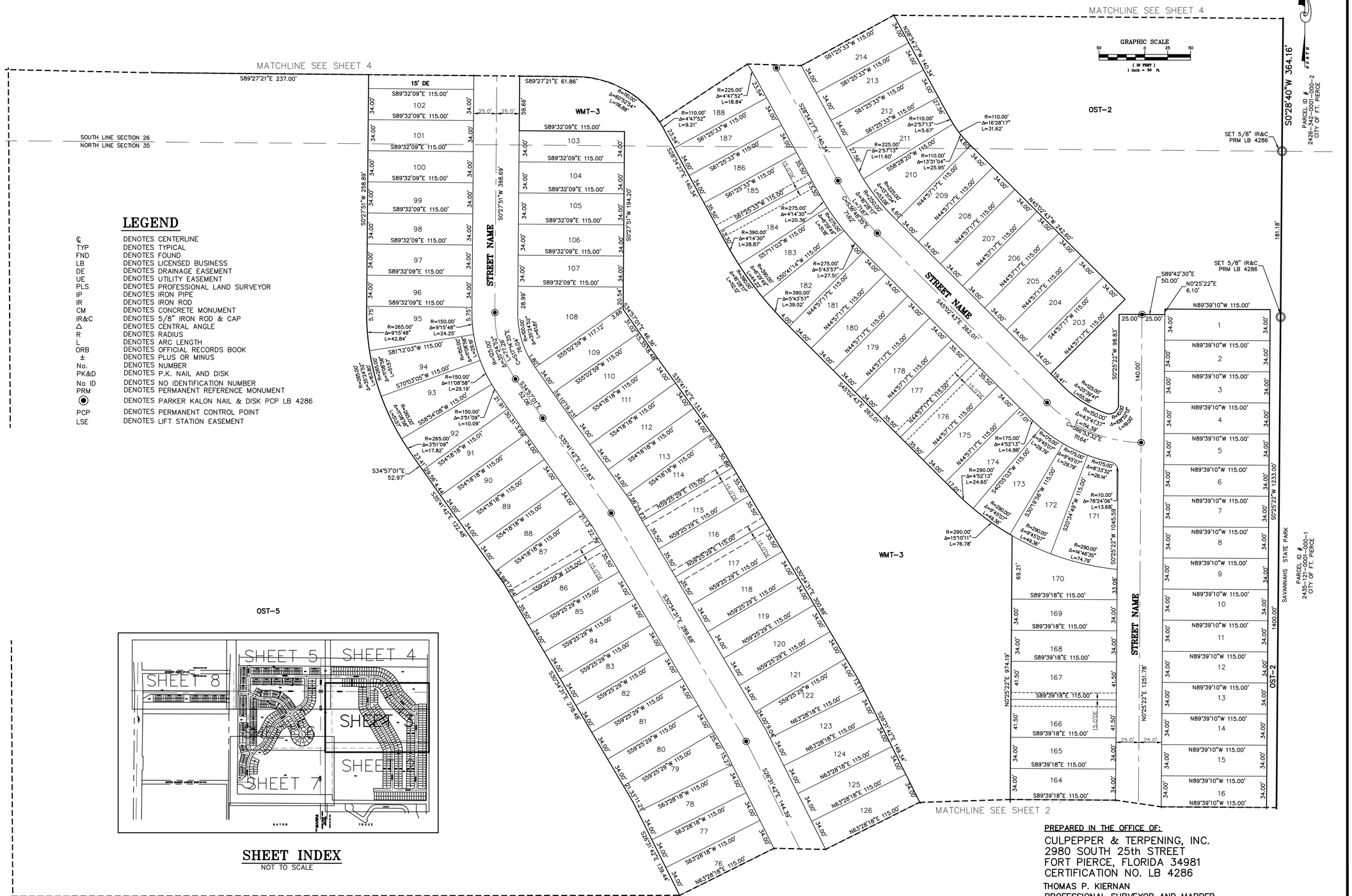
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SHEET INDEX

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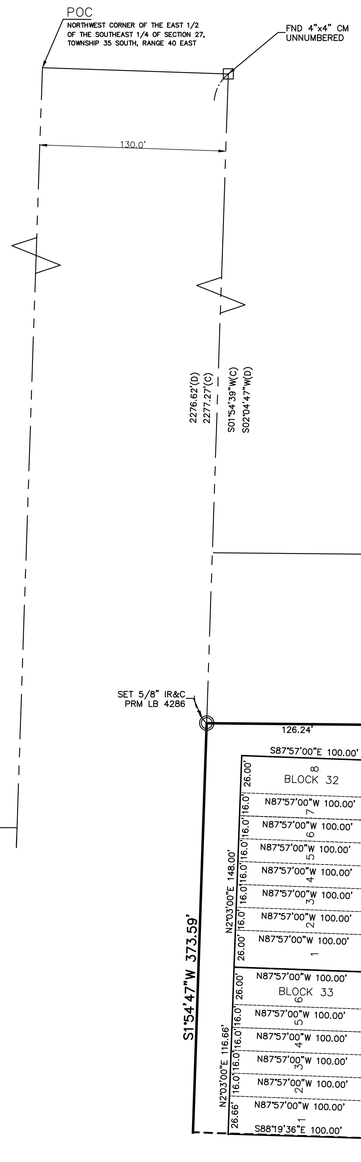
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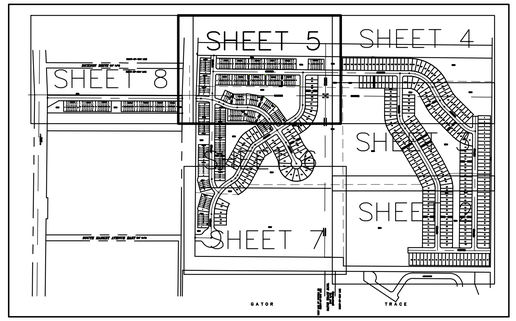
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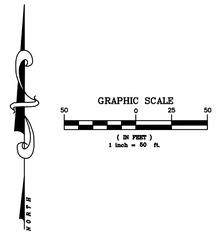


LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
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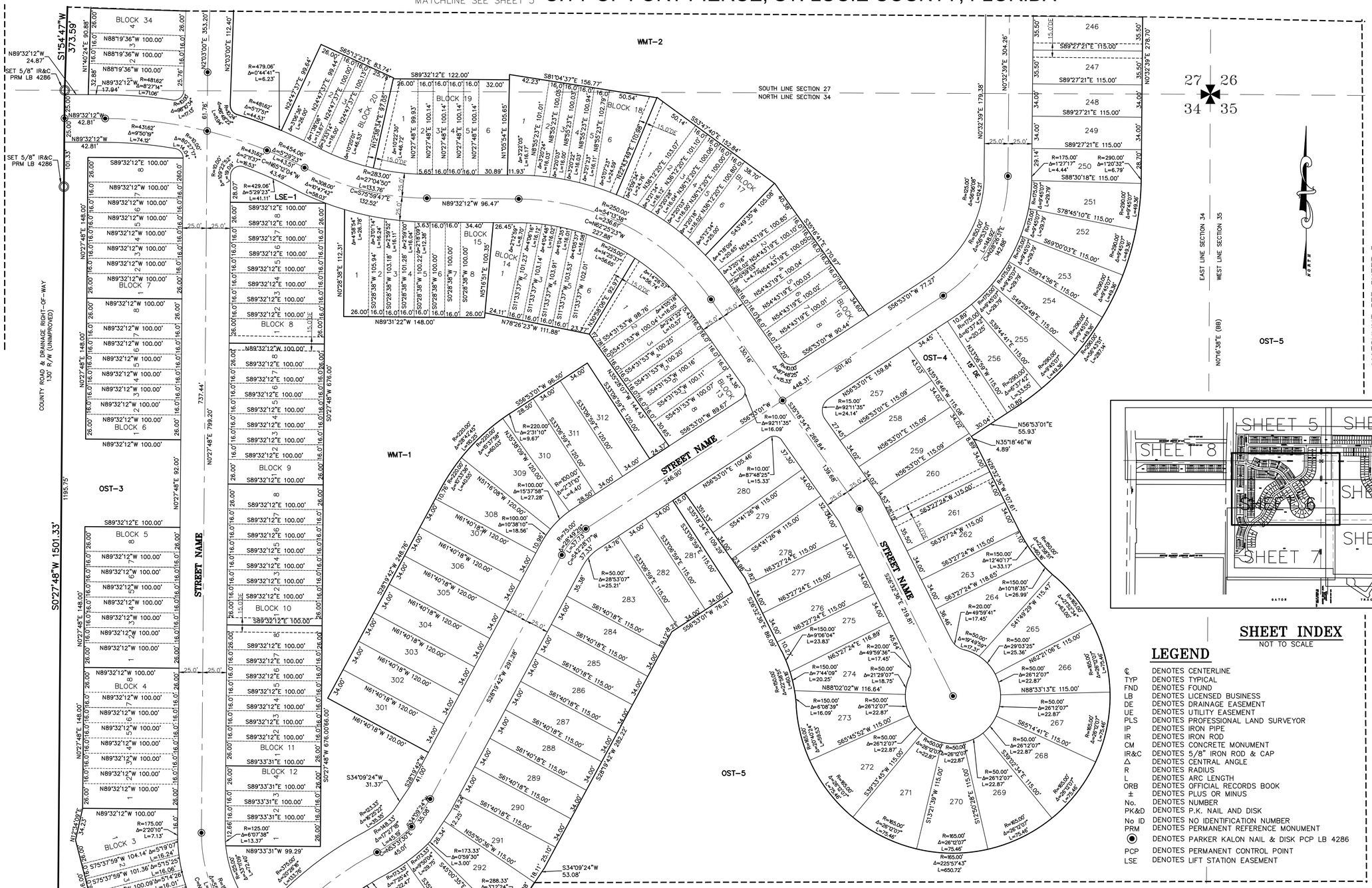
FILE NAME: 21-054-PLAT-SHT5.DWG

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SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



SHEET INDEX

NOT TO SCALE

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
IR&C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
◉	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT

PREPARED IN THE OFFICE OF:
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2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT6.DWG

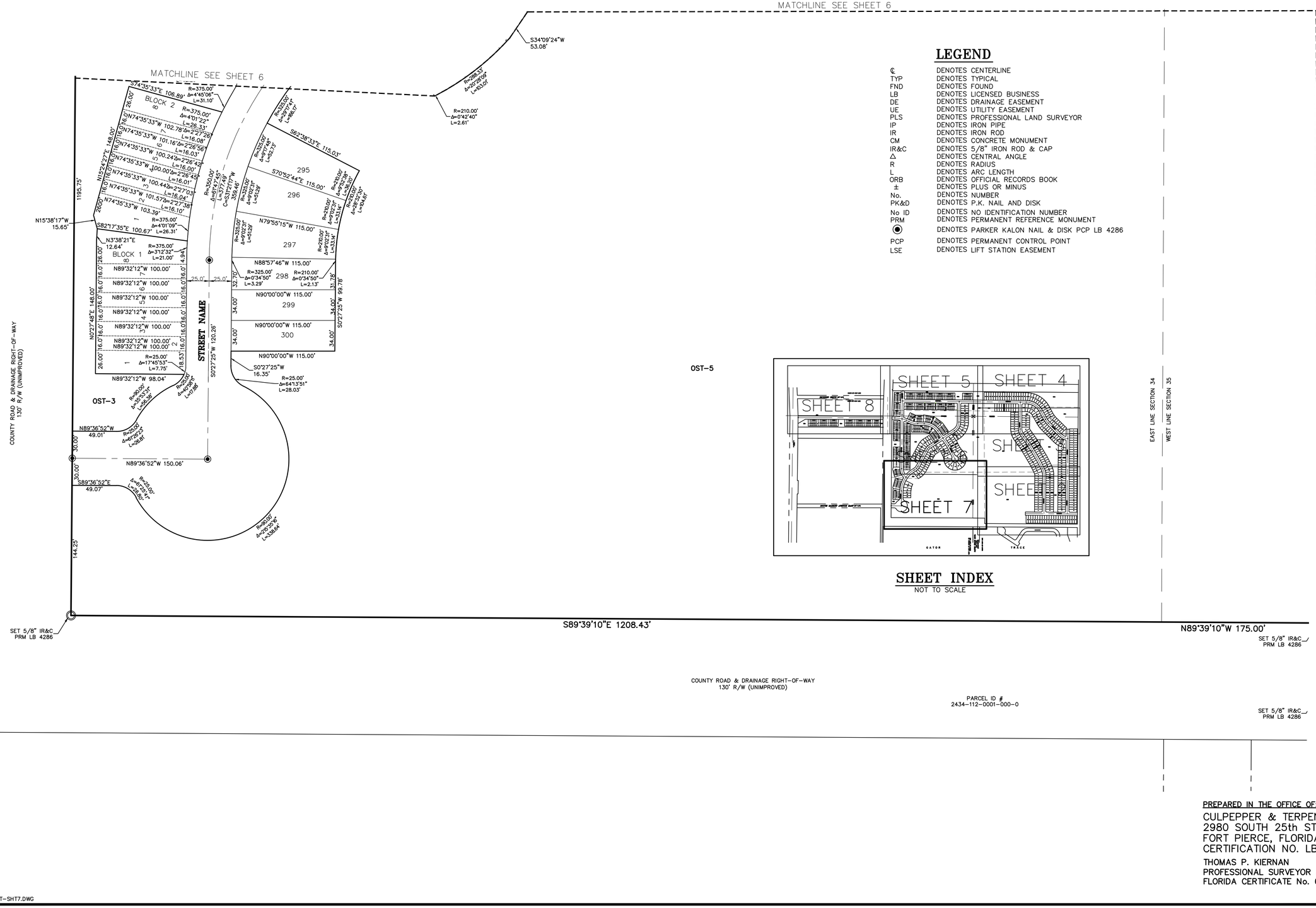
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PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.


MATCHLINE SEE SHEET 6
MATCHLINE SEE SHEET 6
S34°09'24"W 53.08'
R=1088.33' Δ=20°08'09" L=403.07'
R=210.00' Δ=0°42'40" L=2.61'
S74°35'33"E 106.89'
R=375.00' Δ=4°45'06" L=31.10'
BLOCK 2
R=375.00' Δ=4°01'22" L=26.33'
N74°35'33"W 102.78' Δ=2°27'56" L=16.08'
N74°35'33"W 101.16' Δ=2°26'56" L=16.03'
N74°35'33"W 100.24' Δ=2°26'12" L=16.00'
N74°35'33"W 100.00' Δ=2°26'45" L=16.00'
N74°35'33"W 100.44' Δ=2°27'03" L=16.01'
N74°35'33"W 101.57' Δ=2°27'38" L=16.04'
N74°35'33"W 103.39' L=16.10'
N15°24'27"E 148.00'
N15°38'17"W 15.65'
S82°17'35"E 100.67'
R=375.00' Δ=4°01'09" L=26.31'
N3°38'21"E 12.64'
BLOCK 1
R=375.00' Δ=3°12'32" L=21.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
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R=350.00' Δ=6°17'45" L=37.09' C=S31°21'11"W 359.46'
R=325.00' Δ=6°17'45" L=35.69'
R=325.00' Δ=9°02'31" L=51.29'
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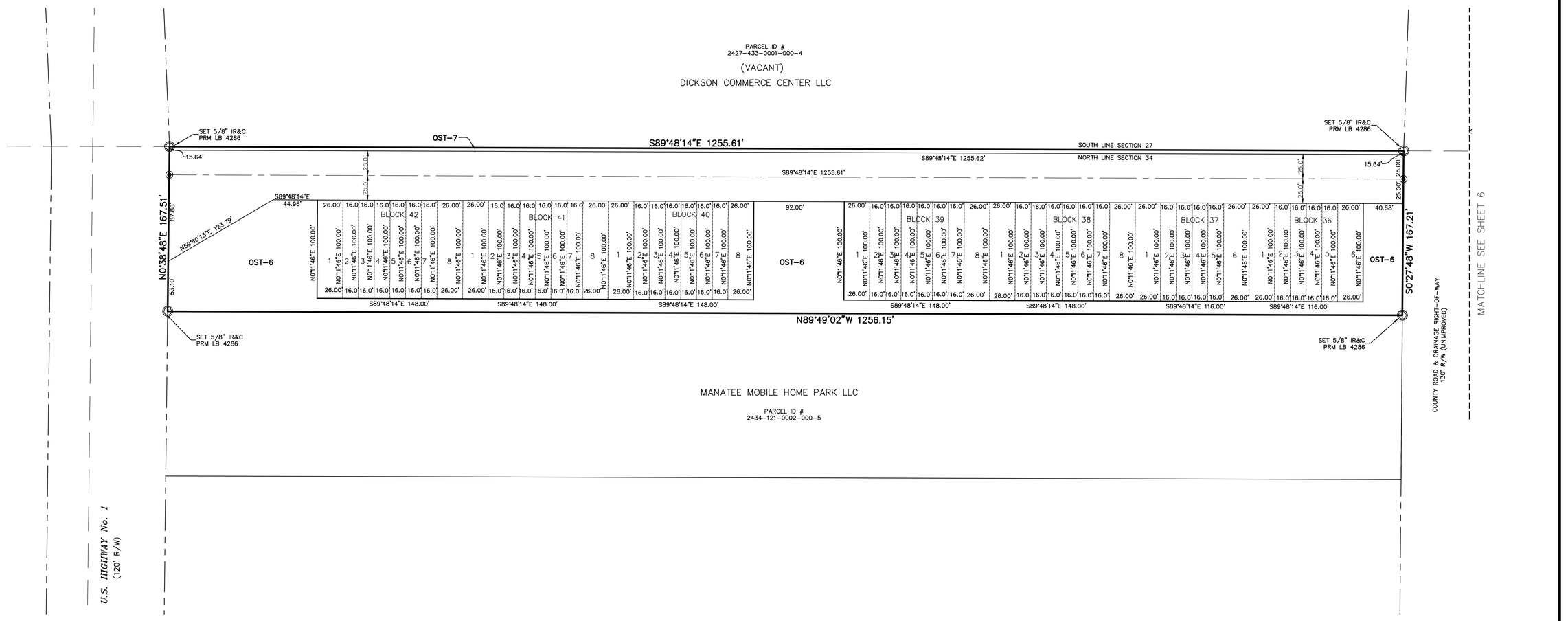
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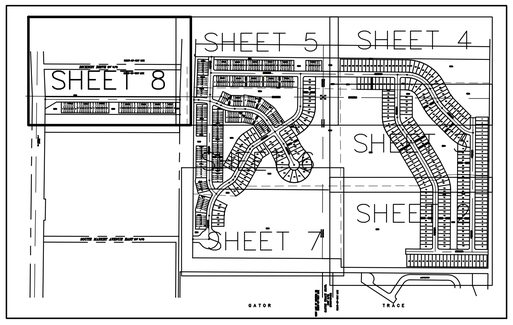
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(IN FEET)
1 inch = 50 ft.

NORTH



LEGEND

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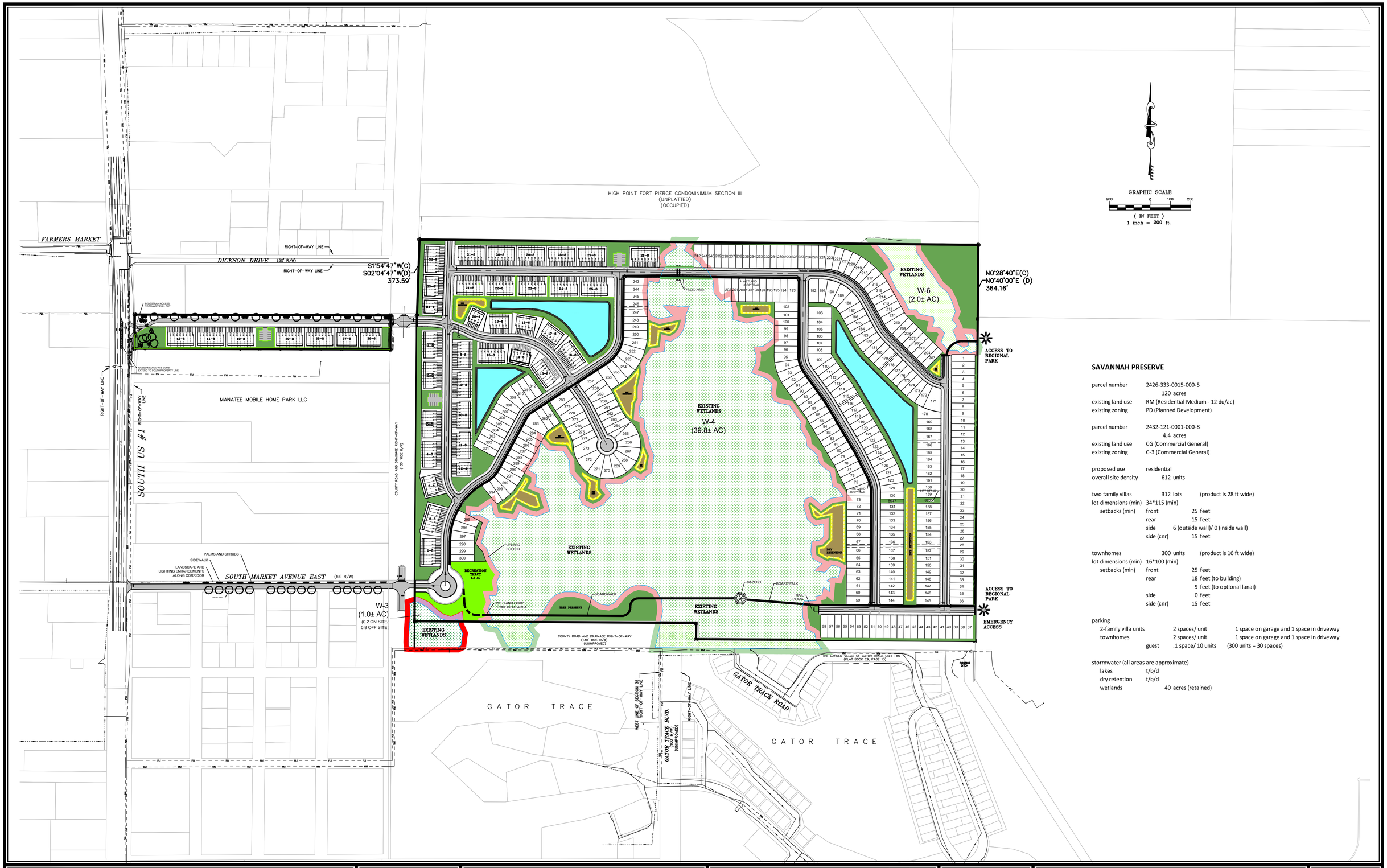


SHEET INDEX
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THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

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SAVANNAH PRESERVE

parcel number	2426-333-0015-000-5	
	120 acres	
existing land use	RM (Residential Medium - 12 du/ac)	
existing zoning	PD (Planned Development)	
parcel number	2432-121-0001-000-8	
	4.4 acres	
existing land use	CG (Commercial General)	
existing zoning	C-3 (Commercial General)	
proposed use	residential	
overall site density	612 units	
two family villas	312 lots	(product is 28 ft wide)
lot dimensions (min)	34*115 (min)	
setbacks (min)	front	25 feet
	rear	15 feet
	side	6 (outside wall)/ 0 (inside wall)
	side (cnr)	15 feet
townhomes	300 units	(product is 16 ft wide)
lot dimensions (min)	16*100 (min)	
setbacks (min)	front	25 feet
	rear	18 feet (to building)
		9 feet (to optional lanai)
	side	0 feet
	side (cnr)	15 feet
parking		
2-family villa units	2 spaces/ unit	1 space on garage and 1 space in driveway
townhomes	2 spaces/ unit	1 space on garage and 1 space in driveway
	guest .1 space/ 10 units	(300 units = 30 spaces)
stormwater (all areas are approximate)		
lakes	t/b/d	
dry retention	t/b/d	
wetlands	40 acres (retained)	

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	BY	DATE
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CALCS.		
DRAWN	DJM	5–10–21
DETAILED	DJM	5–10–21
CHECKED	SKM	7–21–21
APPROVED	SKM	7–21–21

SAVANNAH PRESERVE

OVERALL PUD PLAN

DATE: 7–21–21
HORIZ. SCALE: 1: 200
VERT. SCALE: NA
JOB No. 21–054
SHEET 1 of 3



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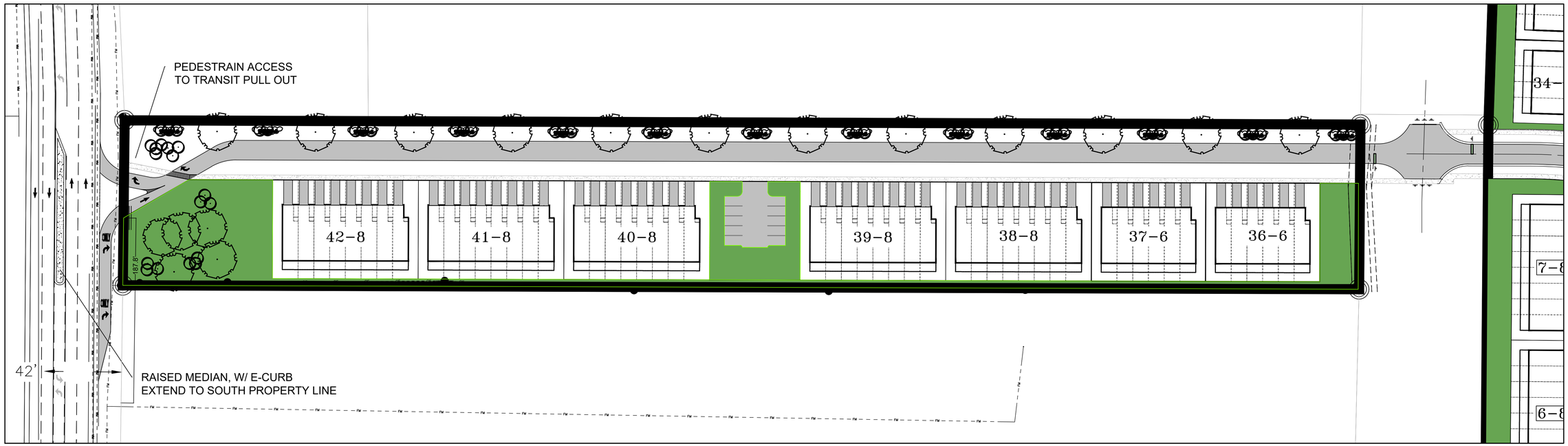
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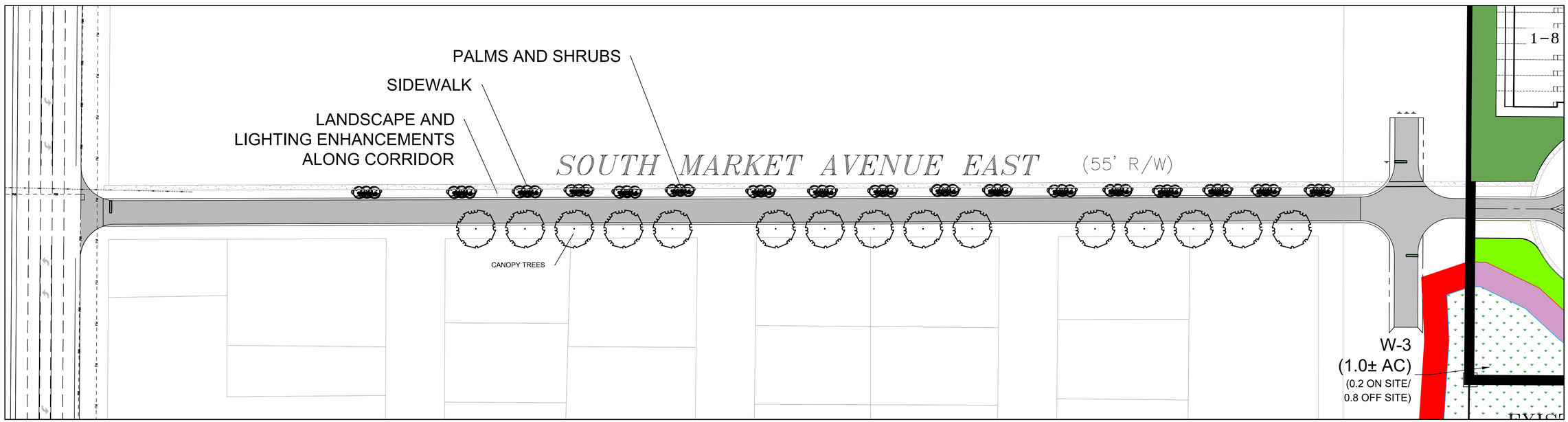
SAVANNAH PRESERVE

PUD PLAN

DATE: 7–21–21
HORIZ. SCALE: 1:100
VERT. SCALE: NA
JOB No. 21–054
SHEET 2 of 3

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.





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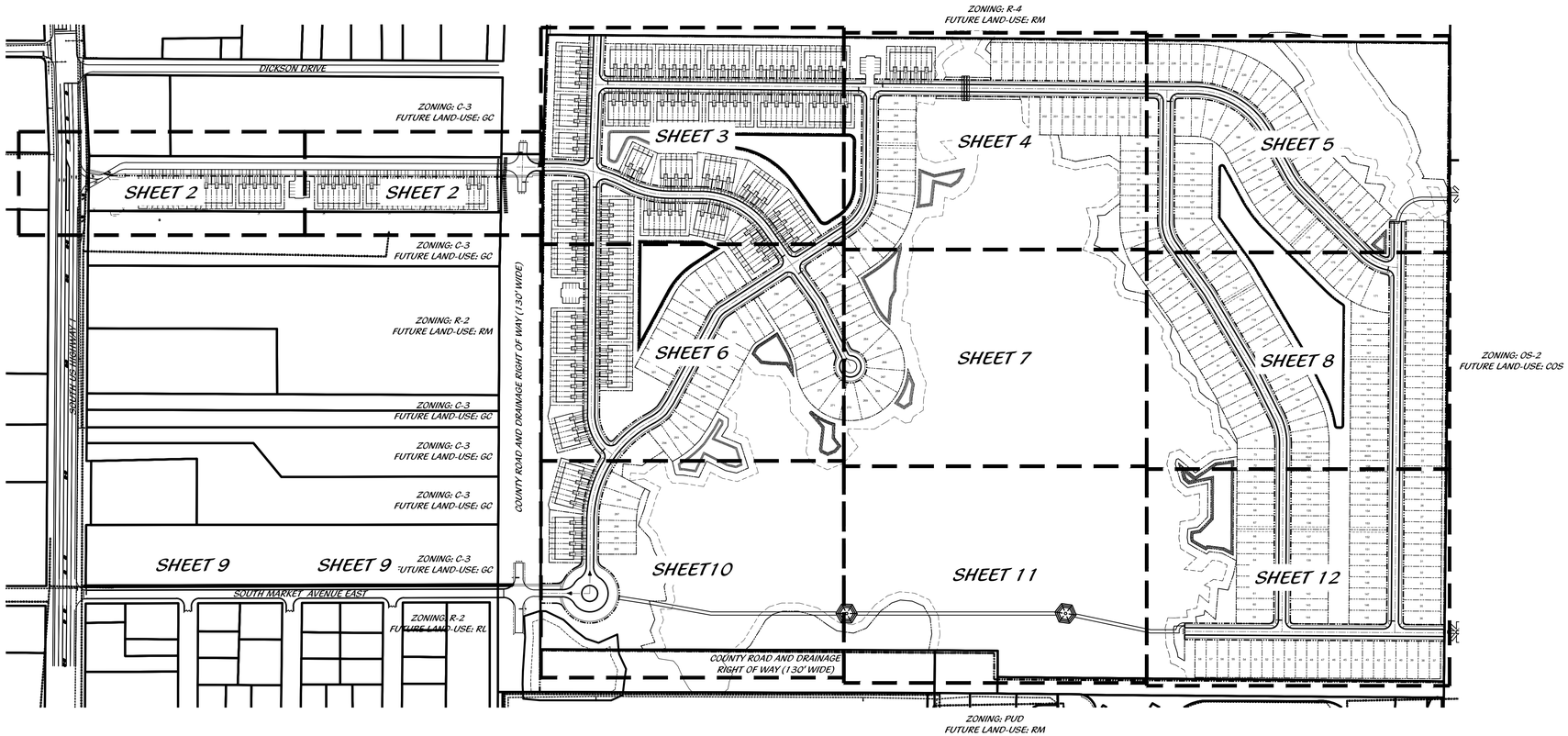
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APPROVED	SKM	7–21–21

SAVANNAH PRESERVE

PUD PLAN

DATE: 7–21–21
HORIZ. SCALE: 1: 50
VERT. SCALE: NA
JOB No. 21–054
SHEET 3 of 3

SAVANNAH PRESERVE
Kolter Land Partners, LLC



PROJECT TEAM

PROPERTY OWNER
KOLTER LAND PARTNERS, LLC
105 NE 1ST ST.
DELRAY BEACH, FL 33444
PHONE::954-649-6613
CONTACT::MICHAEL CAPUTO

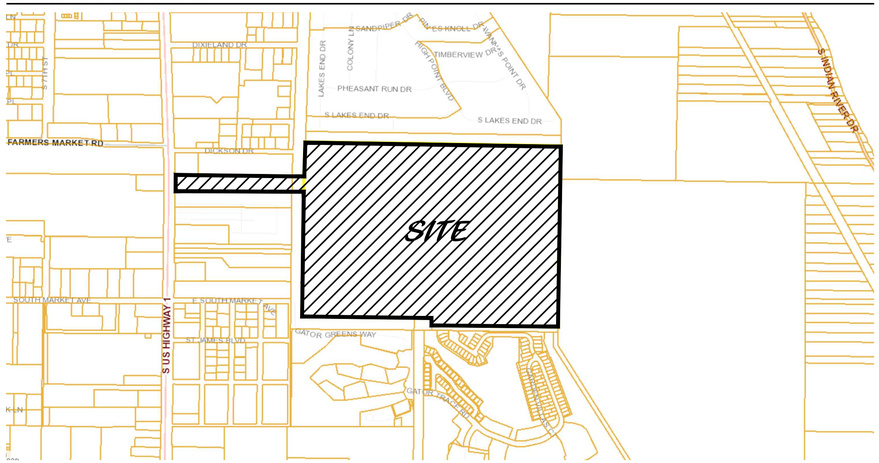
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COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE::561-747-6336
FAX:: 561-747-1377
CONTACT::DAN SORROW

CIVIL ENGINEER
CULPEPPER AND TERPENING, INC.
2980 SOUTH 25TH ST.
FT. PIERCE, FL 34981
PHONE::561-464-3537
FAX:: 561-464-9497
CONTACT::DENNIS MURPHEY

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SHEET 13	TYPICAL TOWN HOME LANDSCAPE
SHEET 14	LANDSCAPE DETAILS

LOCATION MAP



48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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Landscape Plan
City of Fort Pierce, Florida

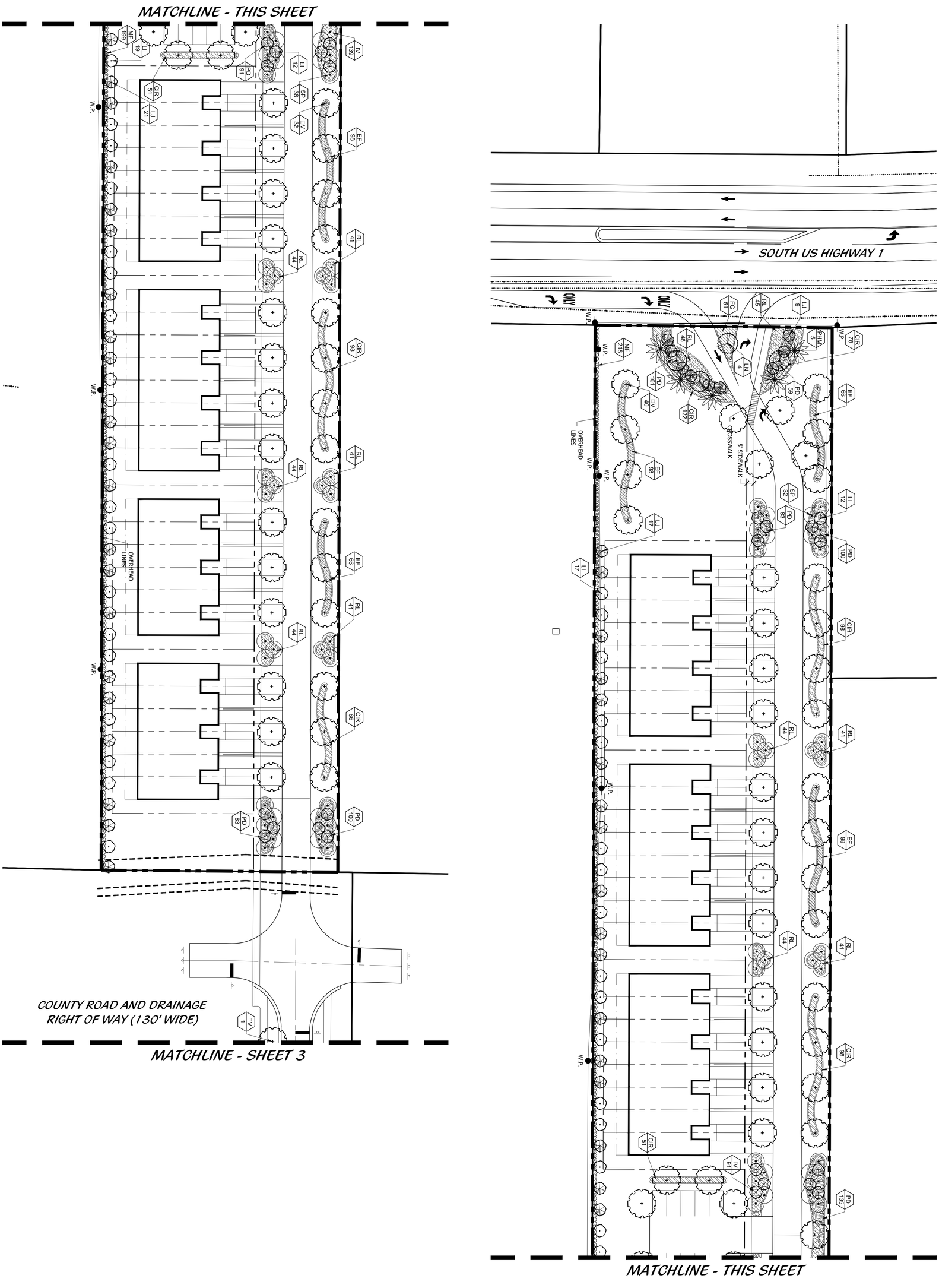
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DATE	07-19-21
REVISIONS	

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July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

SHEET 1 OF 14

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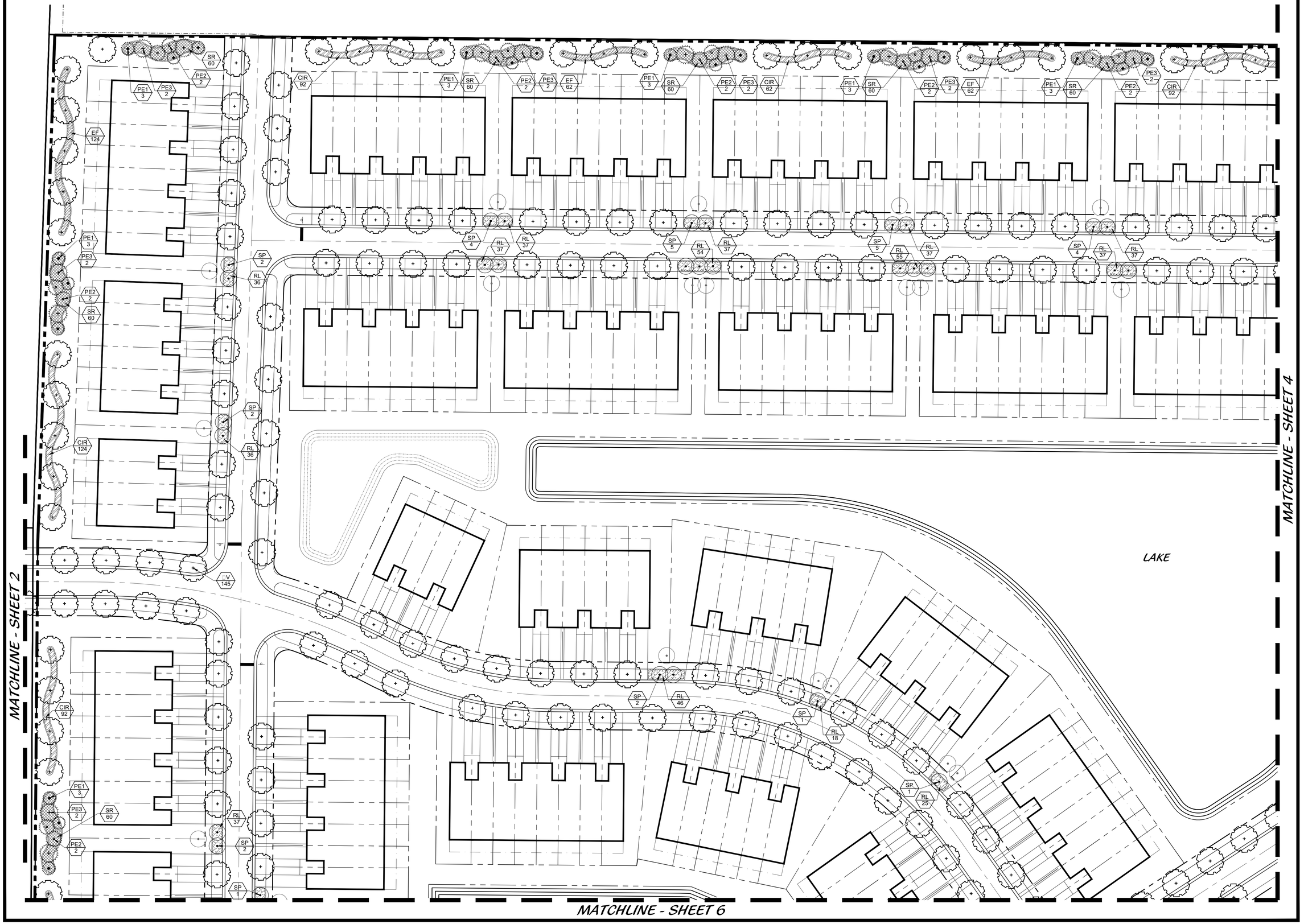
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DATE 07-19-21
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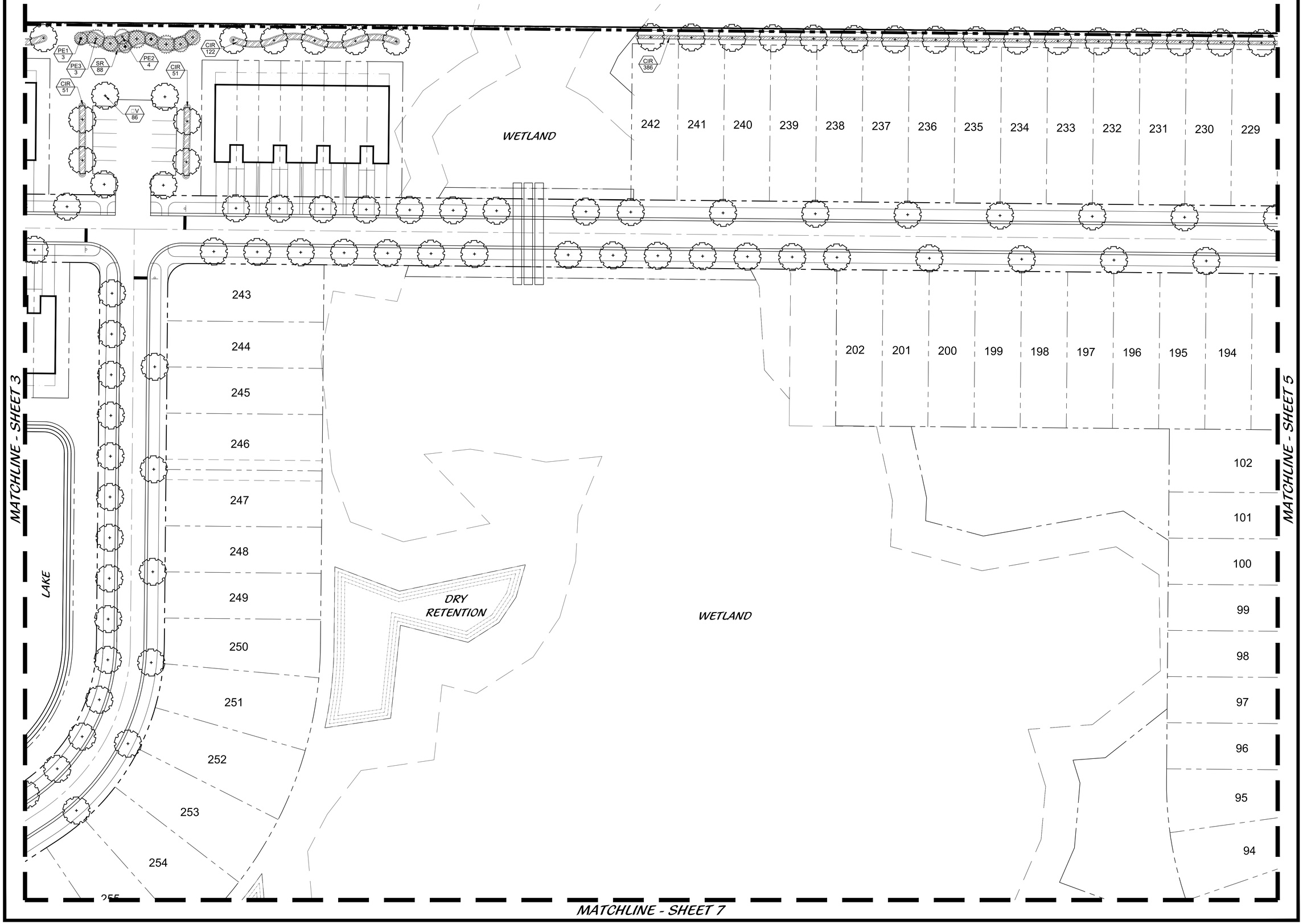
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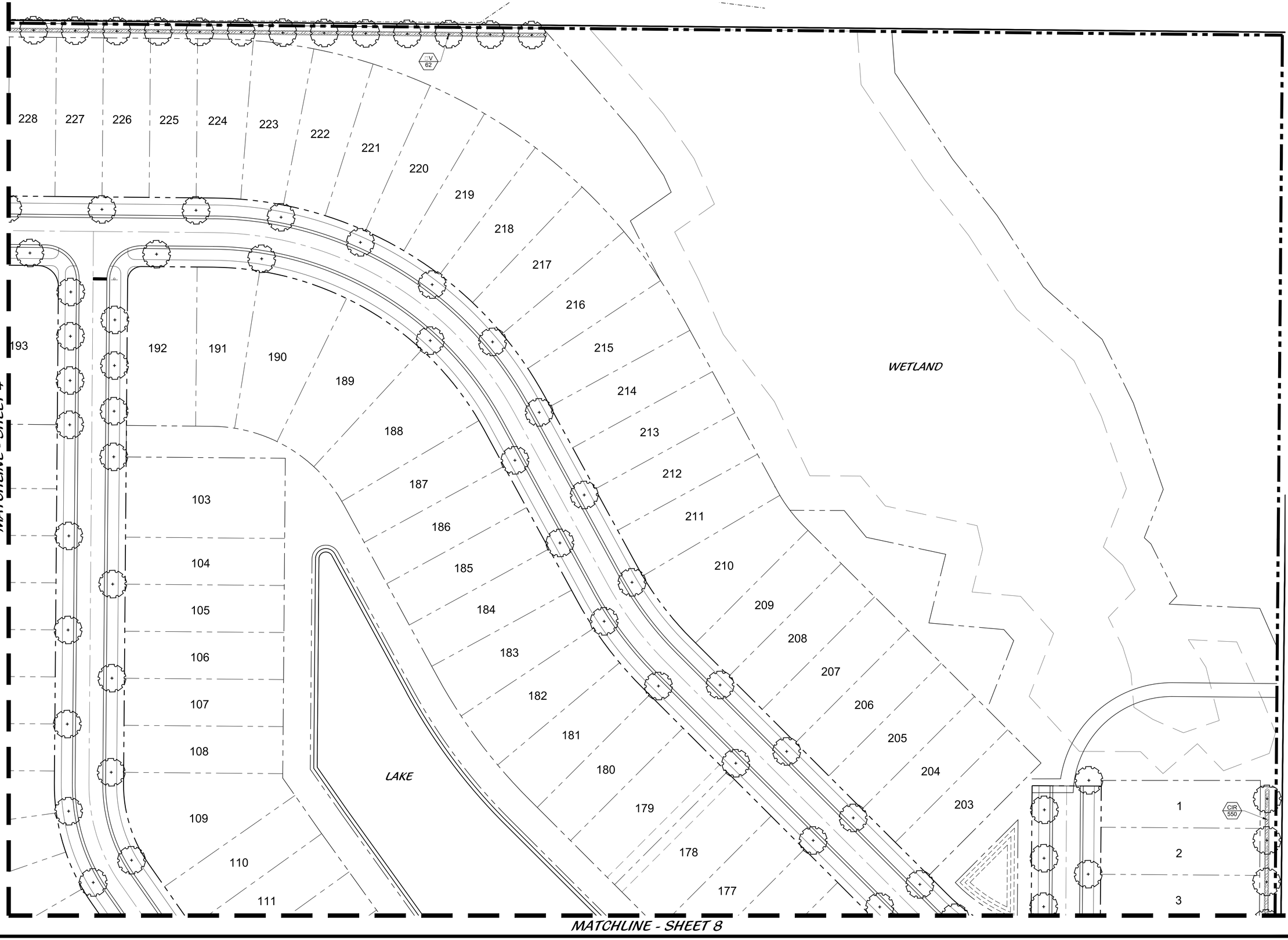
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MATCHLINE - SHEET 3

LAKE

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DRY RETENTION

WETLAND

DRY RETENTION

DRY RETENTION

MATCHLINE - SHEET 7

MATCHLINE - SHEET 10

EF 92
PE2 4
CIR 51
PE3 3
PE1 3
V 98
SR 88
CIR 51
CIR 92
PE1 3
PE3 2
SR 60
PE2 2
EF 62
SR 60
PE2 2
PE3 2
PE1 3
CIR 62
PE1 2
PE3 2
PE2 2
SR 60
PE3 5
PE2 5
PE1 6
SP 1
RL 37
RL 75
SP 8
RL 37
RL 75
RL 37
SP 2
RL 37
SP 2
RL 37
SP 2
SP 2
RL 42

Scale: 1" = 30'
0' 15' 30' 60'

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SHEET 6 OF 14

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MATCHLINE - SHEET 4

256

DRY RETENTION

261

262

263

264

265

266

267

268

269

270

SP 3

MUH 138

DRY RET.

MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

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MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

MATCHLINE - SHEET 12

LAKE

WETLAND

DRY RET.

92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72

112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 8947 131

176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 8935 158

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

V 67

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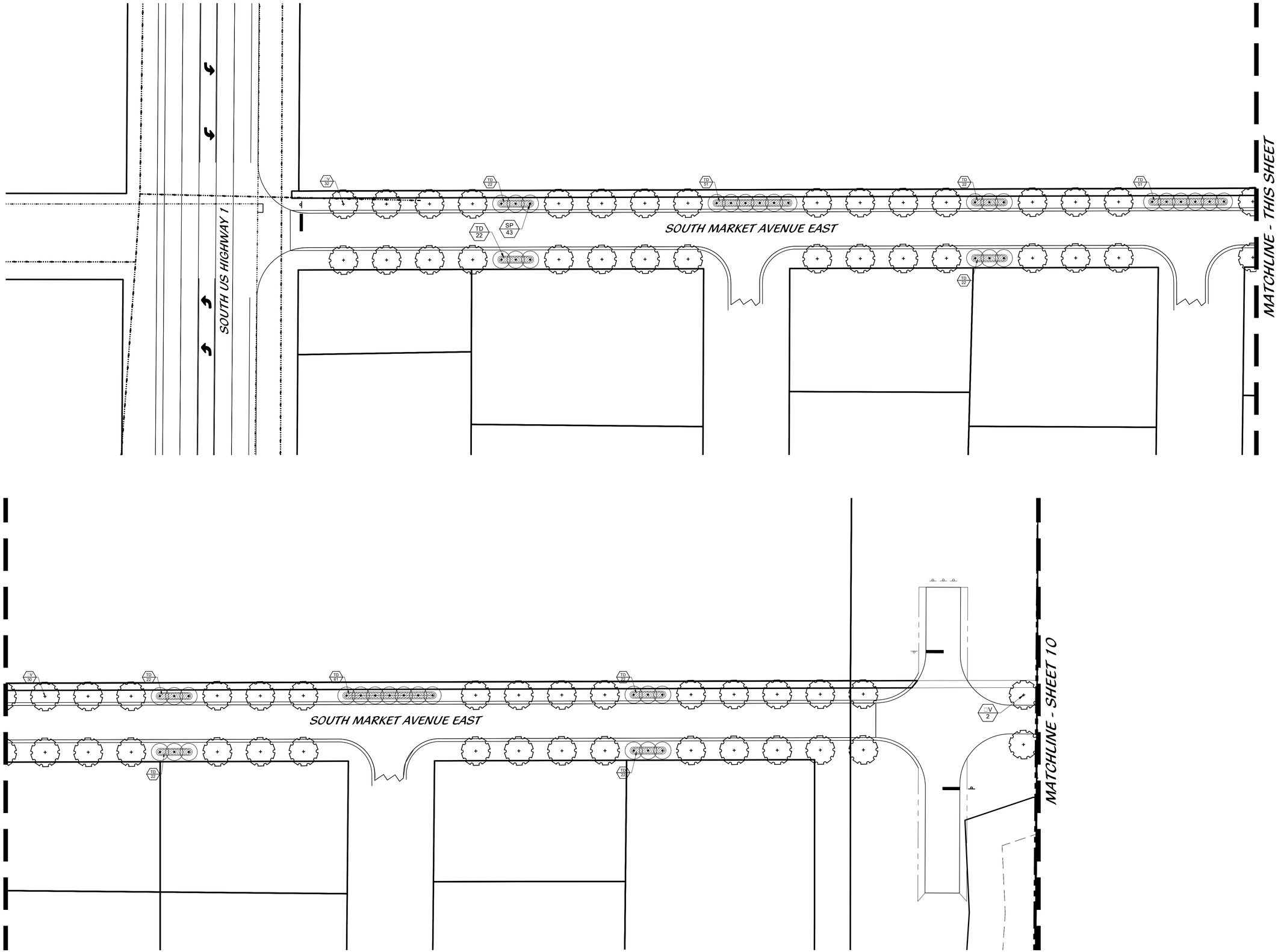
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Savannah Preserve

Kolter Land Partners, LLC

Landscape Plan

City of Fort Pierce, Florida

DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	

Scale: 1" = 30'

0' 15' 30' 60'

July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

SHEET 9 OF 14

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MATCHLINE - SHEET 6

DRY RETENTION

PE1 1
V 45
EF 92
PE1 3
PE3 2
SR 60
PE2 2
SP 2
RL 33
295
296
297
298
299
300
1-8
PE1 6
CIR 152
PE3 7
PE2 5
SP 9
CID 275
MUH 115
PE3 3
PE2 3
PE1 3

RECREATION TRACT

WETLAND

TREE PRESERVE

COUNTY ROAD AND DRAINAGE RIGHT OF WAY (130' WIDE)

MATCHLINE - SHEET 9

MATCHLINE - SHEET 11

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MATCHLINE - SHEET 7

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

WETLAND

TREE PRESERVE

WETLAND

COUNTY ROAD AND DRAINAGE
RIGHT OF WAY (130' WIDE)

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MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

DRY RETENTION

WETLAND

71 70 69 68 67 66 65 64 63 62 61 60 59

132 133 134 135 136 137 138 139 140 141 142 143 144

157 156 155 154 153 152 151 150 149 148 147 146 145

23 24 25 26 27 28 29 30 31 32 33 34 35 36

V 102

CIR 390

58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37

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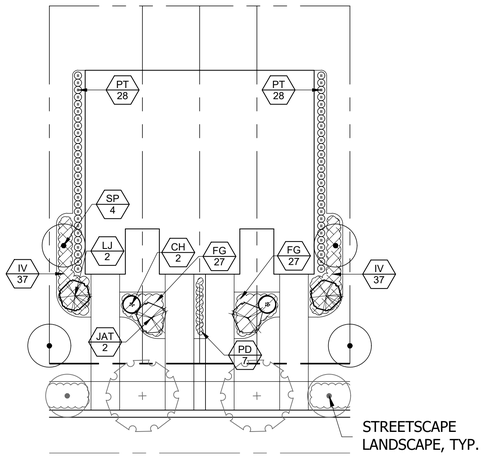
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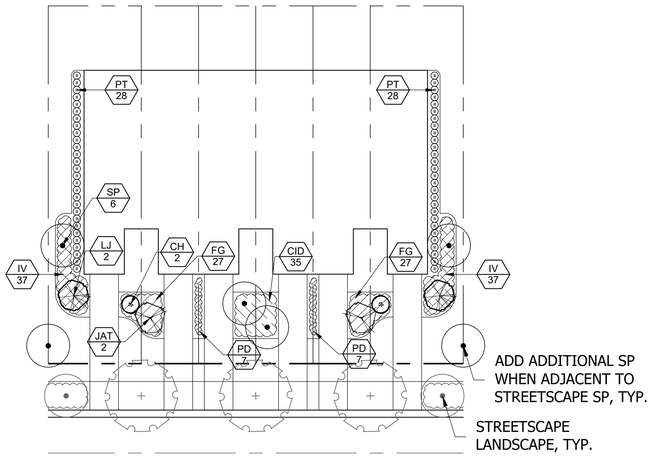
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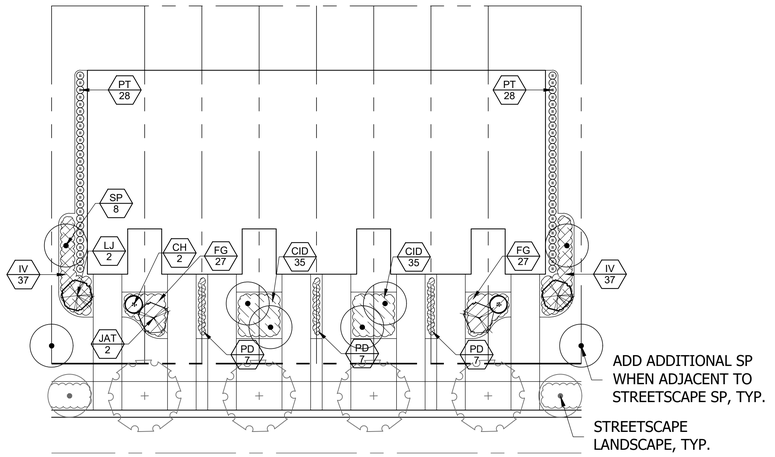
OPTION ONE



4-UNIT TOWN HOME

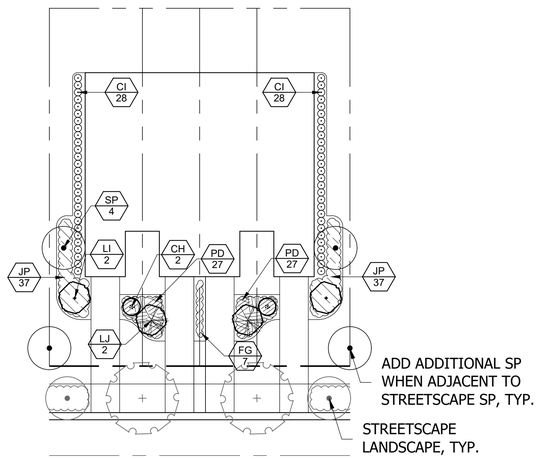


6-UNIT TOWN HOME

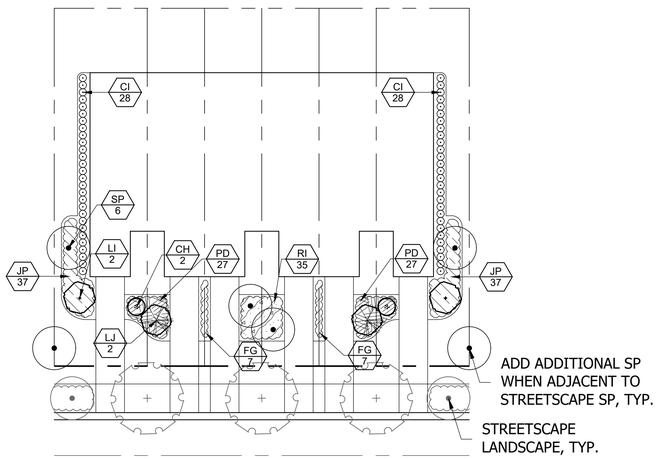


8-UNIT TOWN HOME

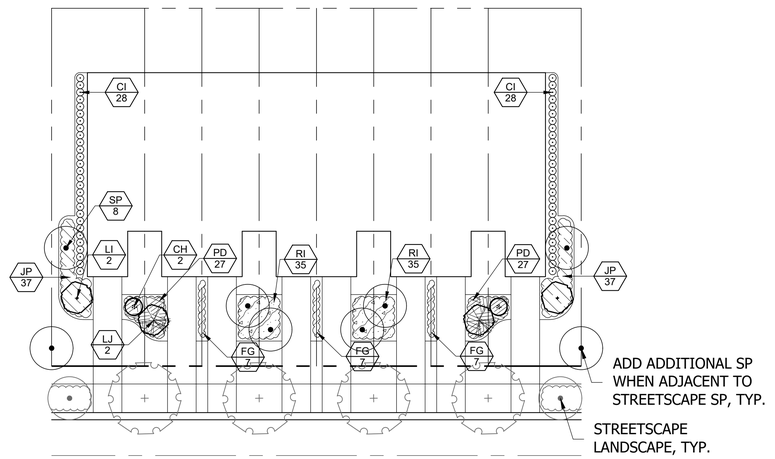
OPTION TWO



4-UNIT TOWN HOME



6-UNIT TOWN HOME



8-UNIT TOWN HOME

TOWN HOME PLANT PALETTE

ACCENT TREES	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
JAT	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD
PALM TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
SP	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12`, 14`, 18` CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK
SMALL TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FANCY, 5' C.T.
LJ	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8` HT. X 8` SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
ACCENT PALMS	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
CH	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5` - 6` O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE PER TRUNK, LIMB UP 2', FULL & THICK
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
PT	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CID	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
PD	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK

Typical Town Home Landscape

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DESIGNED HK
DRAWN HK
APPROVED DEH
JOB NUMBER 21-0626
DATE 07-19-21
REVISIONS

Scale: 1" = 20'
0' 10' 20' 40'

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-126.2(a)(9)(c) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90° TO 45° DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO BE SODDED GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

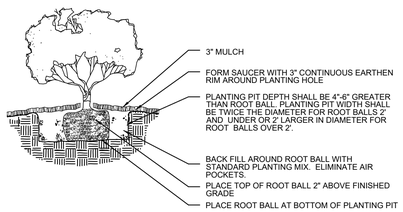
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

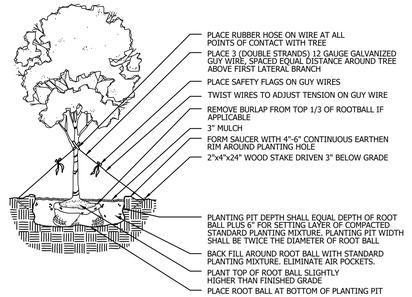
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANTING DETAILS



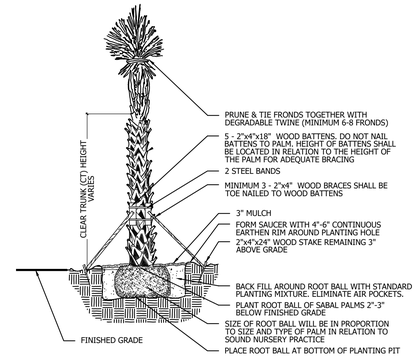
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
PE1	54	PINUS ELLIOTTII 'DENSA'	SLASH PINE	30 GAL.	2.5" - 3" CAL.	8` -10` HT.	Y	FULL CANOPY
PE2	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	45 GAL.	3" - 4" CAL.	10` - 12` HT.	Y	FULLY CANOPY
PE3	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	F.G.	4" - 5" CAL.	12` - 14` HT.	Y	FULL CANOPY
QV	742	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	2.5" CAL.	12` HT. X 5` SPRD.	Y	FULL CANOPY, 5' C.T.
ACCENT TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
PHM	5	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	F.G.	N/A	12` G.W.	N	FULL CANOPY, STRAIGHT TRUNK, DIAMOND CUT, MATCHED
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
LN	4	LIVISTONA NITIDA	NITIDA PALM	F.G.	N/A	12` O.A.	N	FULL CANOPY, SINGLE TRUNK, DIAMOND CUT, FLORIDA FANCY
SP	173	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12`, 14`, 18` CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK
SMALL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
LI	60	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FANCY, 5' C.T.
LJ	47	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8` HT. X 8` SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
MEDIUM AND LARGE SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
MF	417	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	3 GAL.	24" X 24"	2` O.C.	Y	FULL & THICK
MEDIUM AND LARGE SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CIR	3,082	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	2` O.C.	Y	FULL & THICK
EF	920	EUGENIA FOETIDA	SPANISH STOPPER	3 GAL.	24" X 24"	2` O.C.	Y	FULL & THICK
SR	836	SERENO REPENS	SAW PALMETTO	7 GAL.	18" X 18"	3` O.C.	Y	FULL & THICK
SMALL SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CID	275	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	51	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	230	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
MUH	253	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
PD	752	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RL	1,457	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
TD	339	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK

MITIGATION DATA

LANDSCAPE DATA

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Landscape Details

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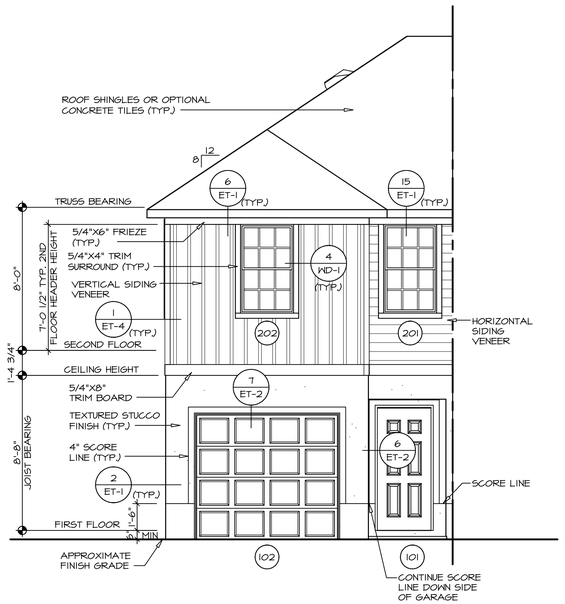
Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

DESIGNED HK
DRAWN HK
APPROVED DEH
JOB NUMBER 21-0626
DATE 07-19-21
REVISIONS

July 19, 2021 1:56:14 p.m.
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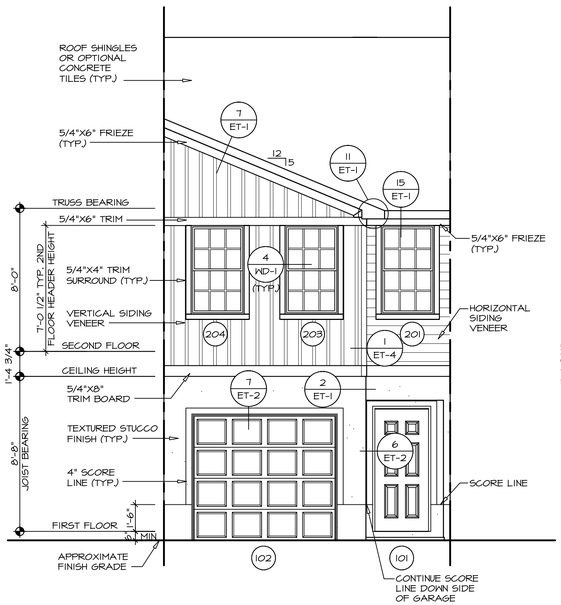
SHEET 14 OF 14

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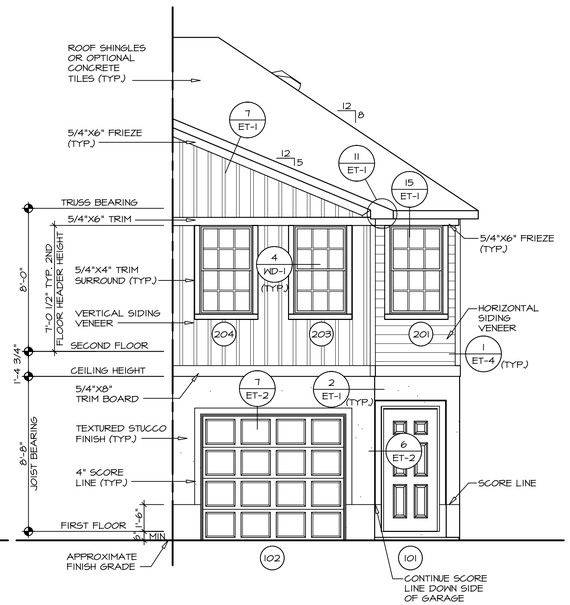
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SCALE: 1/4" = 1'-0" — END UNIT - EXTERIOR TO FIRE SEPARATION WALL "SA1"



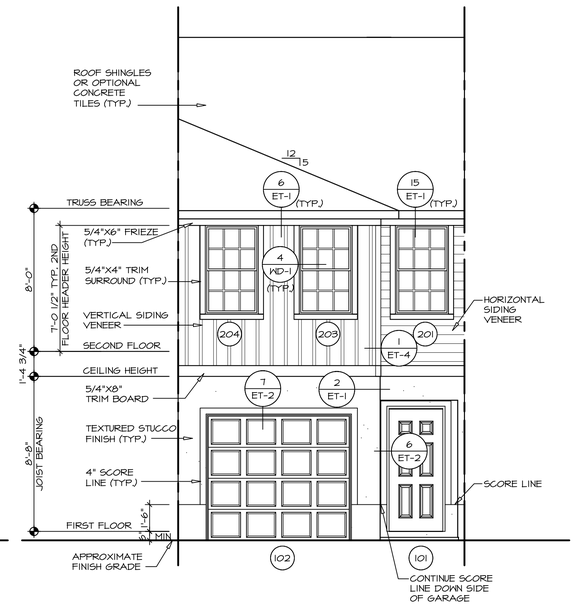
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SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



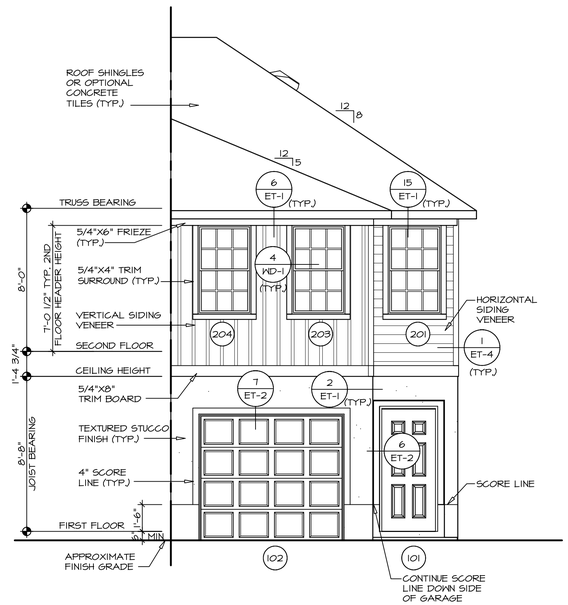
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SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"



4/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



5/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"

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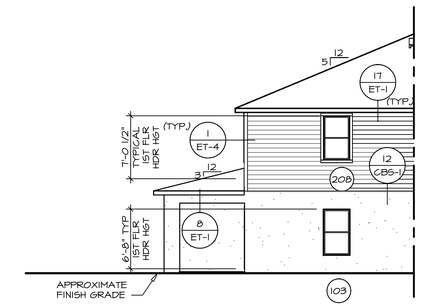
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VERSION CO
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OPTION

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SHEET NO. A-1

OPTION DESCRIPTION

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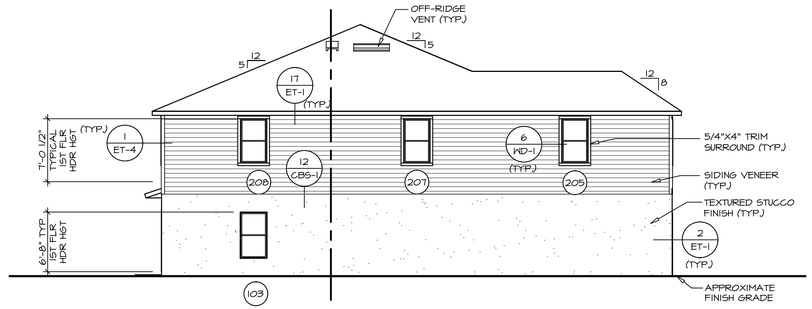
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4 A-2 **PARTIAL LEFT ELEVATION**

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

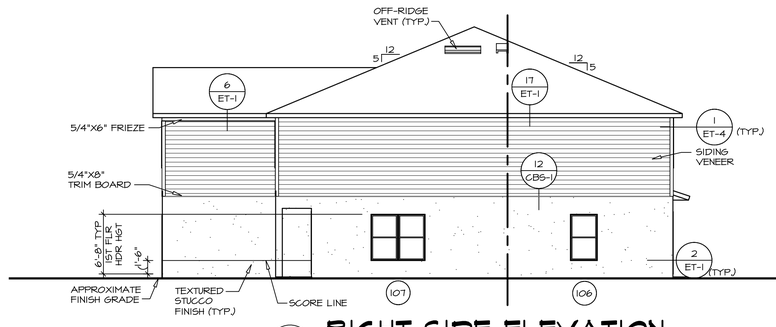
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1 A-2 **LEFT SIDE ELEVATION**

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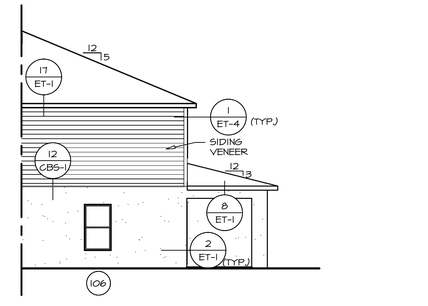
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2 A-2 **RIGHT SIDE ELEVATION**

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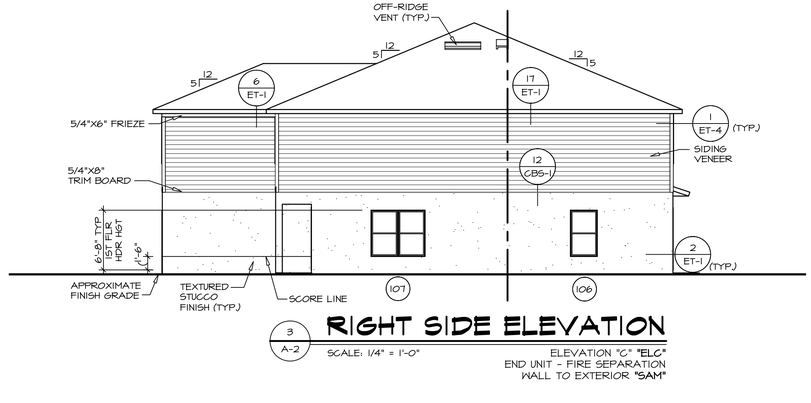
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5 A-2 **PARTIAL RIGHT ELEVATION**

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

END UNIT - FIRE SEPARATION WALL TO EXTERIOR **"SAM"** W/ OPT. LANAI **"EPL"**



3 A-2 **RIGHT SIDE ELEVATION**

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

ELEVATION "C" **"ELC"** END UNIT - FIRE SEPARATION WALL TO EXTERIOR **"SAM"**

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SET NO. FLGWB
VERSION 00

MODEL **FLAMINGO WB**

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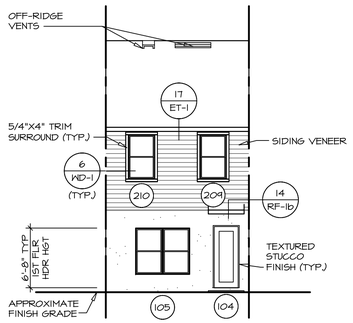
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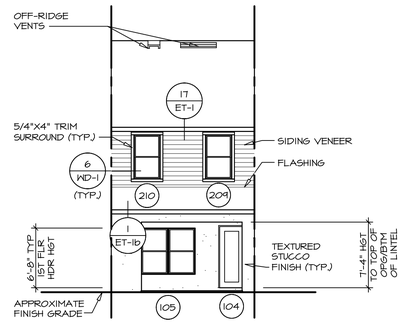
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1 A-2b REAR ELEVATION

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

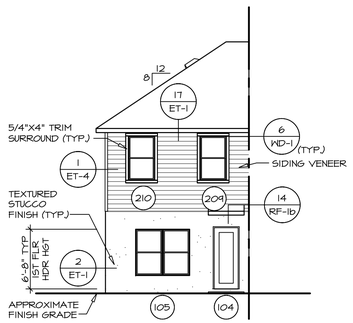
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ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**



2 A-2b REAR ELEVATION

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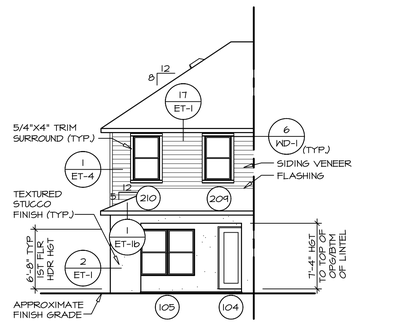
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INTERIOR UNIT **"SAO"**
OPT. LANAI **"EPL"**



3 A-2b REAR ELEVATION

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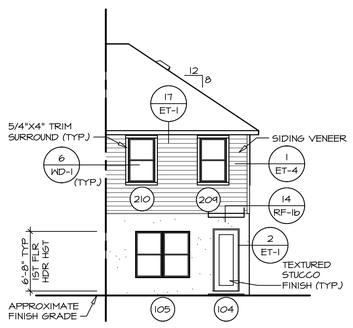
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WALL TO EXTERIOR **"SAM"**



4 A-2b REAR ELEVATION

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

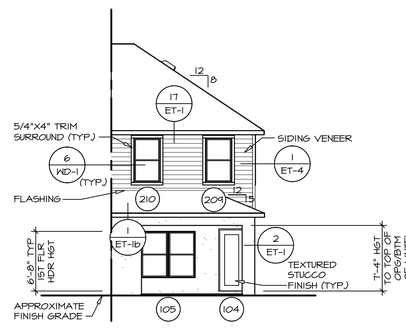
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WALL TO EXTERIOR **"SAM"**
OPT. LANAI **"EPL"**



5 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**



6 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**
OPT. LANAI **"EPL"**

REMARKS

REV. NO.	DATE

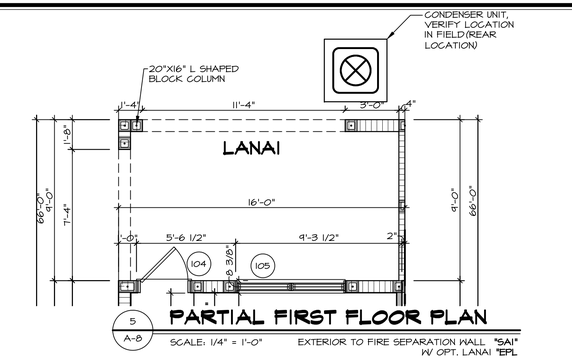
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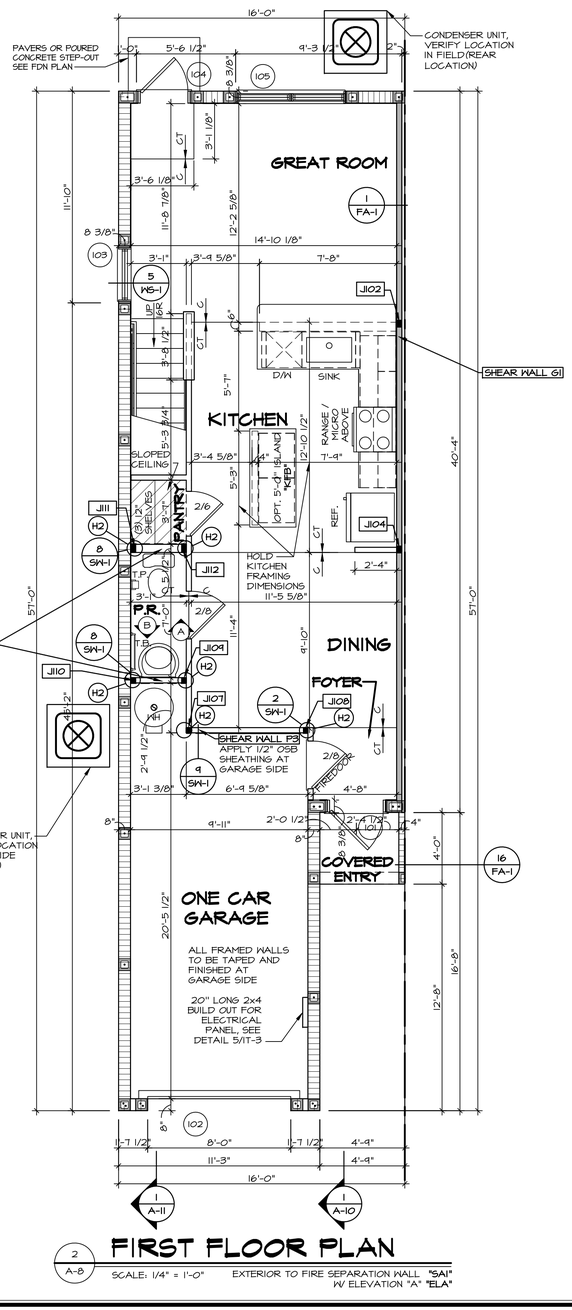
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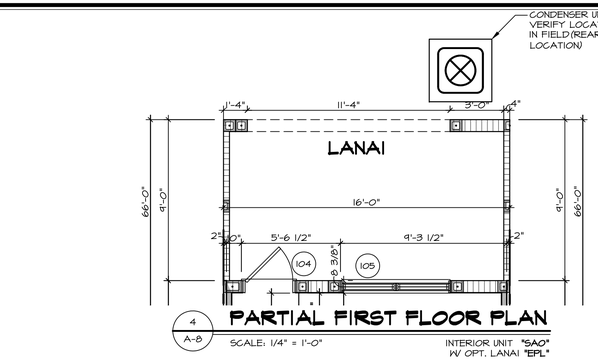
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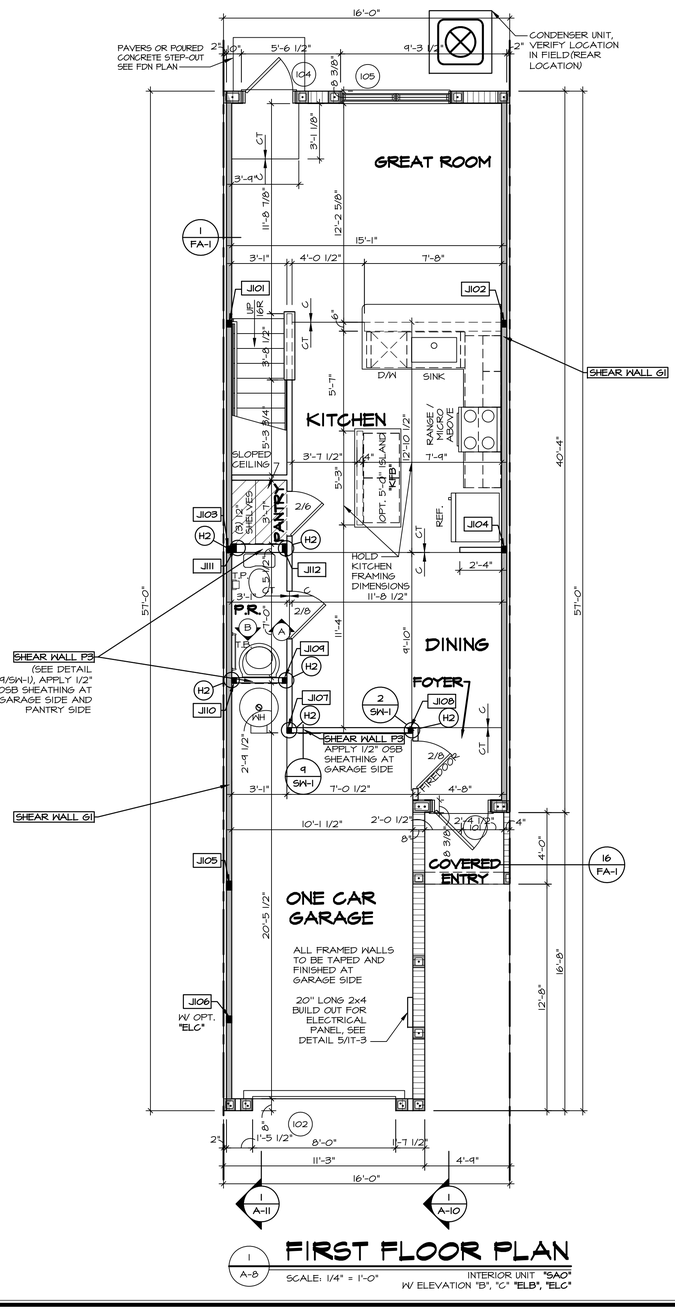
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MODEL FLAMINGO WB
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION

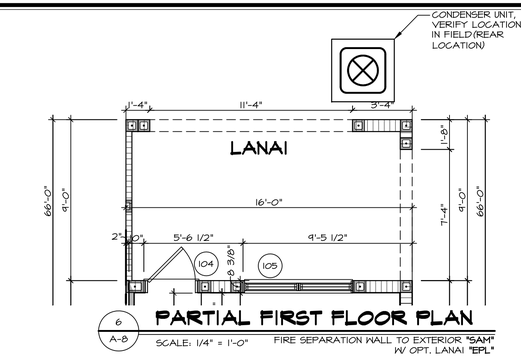
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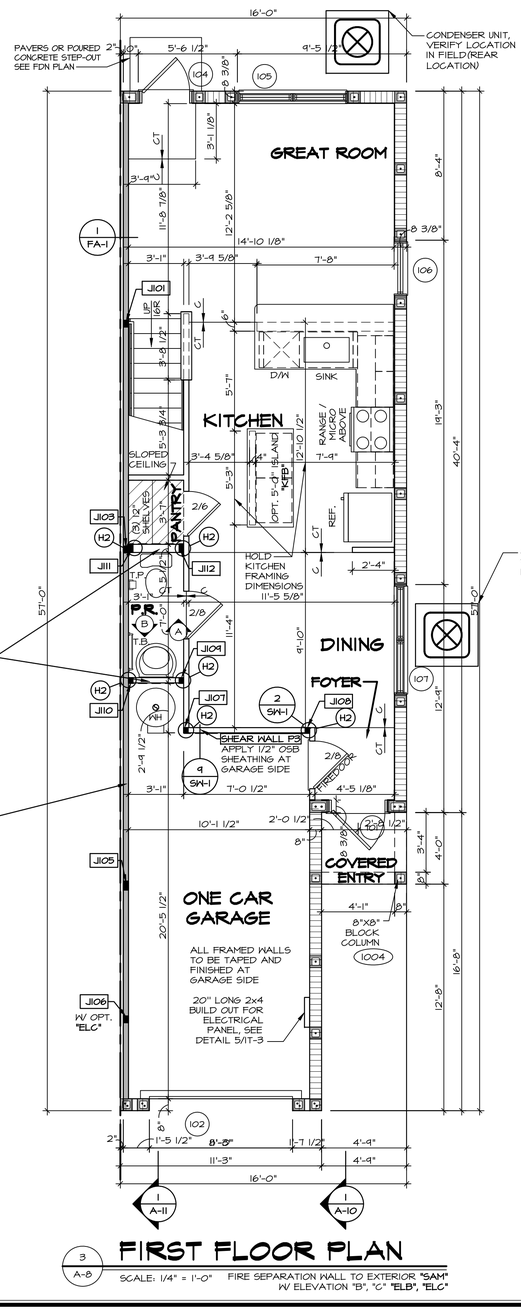












NOTES:

1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 6'-8" HEADER HEIGHT UNLESS OTHERWISE NOTED

REMARKS

REV. NO. | DATE

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SET NO. FLGWB
VERSION 00
DRAWN BY HD
DATE: 5/25/20
OPTION

MODEL FLAMINGO WB
DRAWING TITLE FIRST FLOOR PLANS
OPTION DESCRIPTION

SHEET NO. A-8

13

J:\PROJECTS\RYANHOMES\FLAMINGO_WB_FLGWB_00\Sheets\Master Set\First Floor Plan\13_A-8 PLNT.dwg 01/18/21 - 1:23 pm

NOTES:

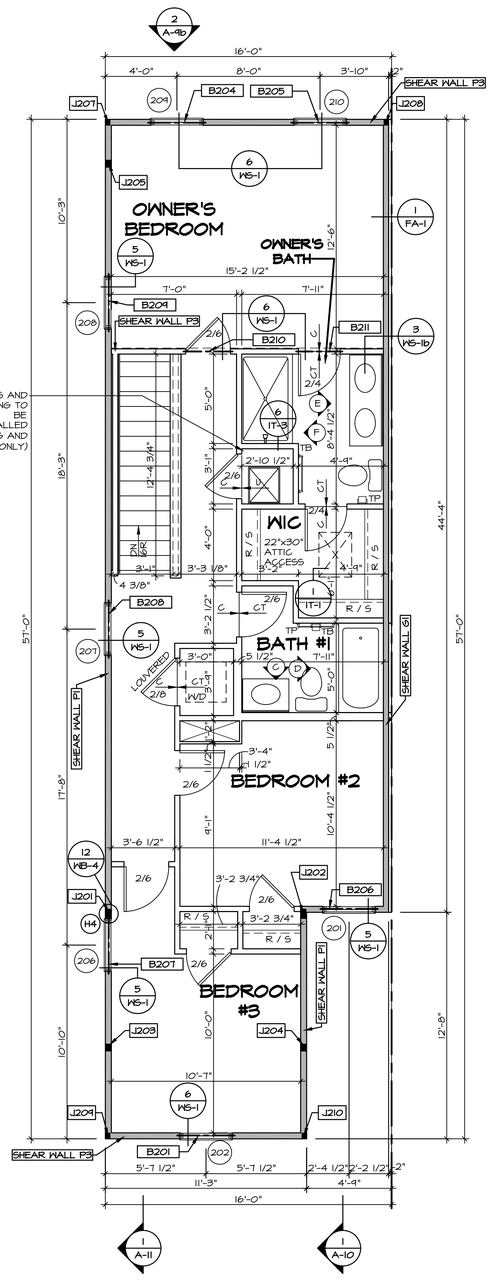
1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

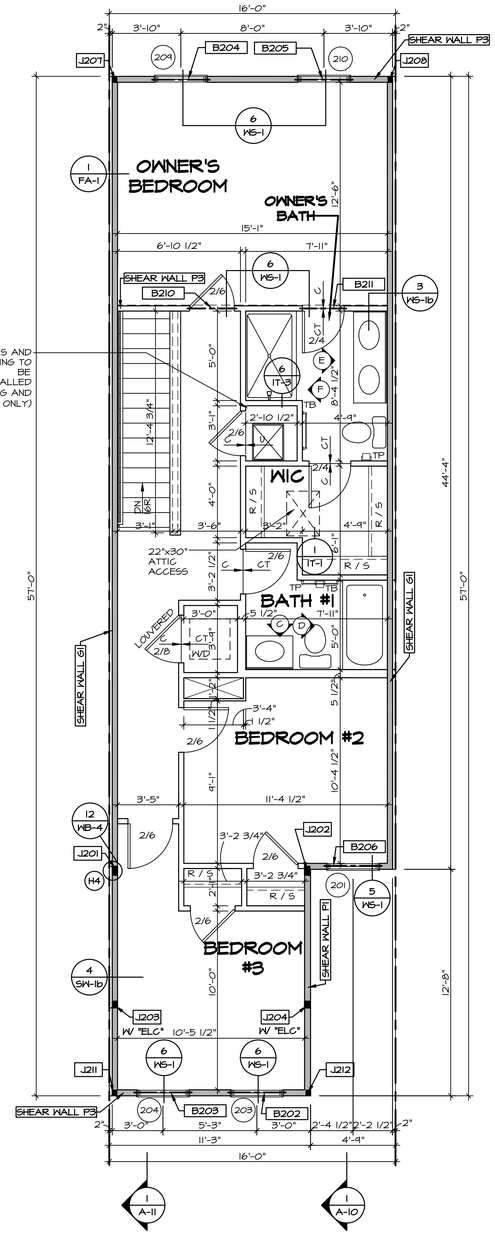
ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



SECOND FLOOR PLAN

2 / A-9 — SCALE: 1/4" = 1'-0"

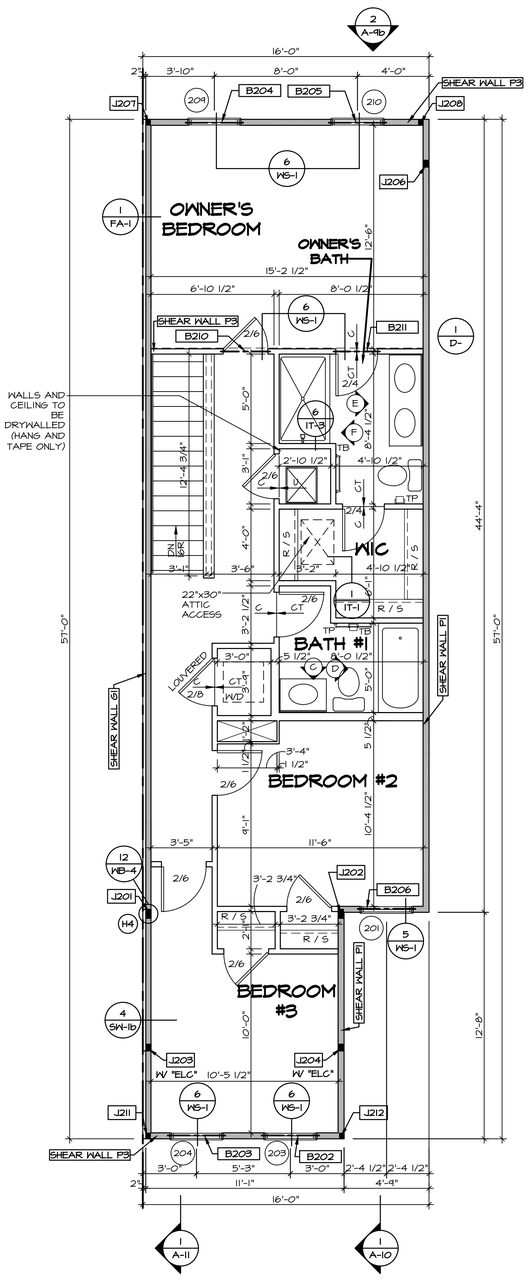
EXTERIOR TO FIRE SEPARATION WALL "SA1"
ELEVATION "A" "ELA"
THREE BEDROOM "BCB"



SECOND FLOOR PLAN

1 / A-9 — SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"



SECOND FLOOR PLAN

3 / A-9 — SCALE: 1/4" = 1'-0"

FIRE SEPARATION WALL TO EXTERIOR "SAM"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"

REV. NO.	DATE	REMARKS

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SET NO. FLAWB
VERSION 00
DRAWN BY HD
DATE: 5/27/20
OPTION

SHEET NO. A-9
MODEL FLAMINGO WB
DRAWING TITLE SECOND FLOOR PLANS
OPTION DESCRIPTION

15

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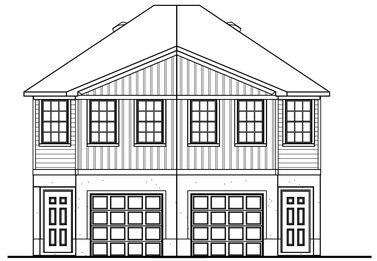


UNIT B
ELEVATION "A"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

1 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2A



UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

2 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2B



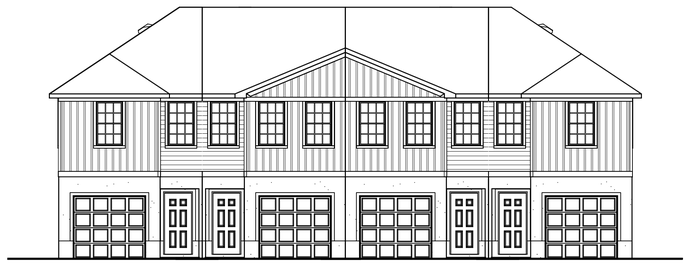
UNIT C
ELEVATION "A"
(PER PLAN)

UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

3 / B-2 — 3 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG03



UNIT D
ELEVATION "A"
(PER PLAN)

UNIT C
ELEVATION "B"
(REVERSE)

UNIT B
ELEVATION "B"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

4 / B-2 — 4 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG04



UNIT E
ELEVATION "A"
(PER PLAN)

UNIT D
ELEVATION "B"
(REVERSE)

UNIT C
ELEVATION "B"
(PER PLAN)

UNIT B
ELEVATION "C"
(REVERSE)

UNIT A
ELEVATION "C"
(PER PLAN)

5 / B-2 — 5 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG05



UNIT F
ELEVATION "A"
(PER PLAN)

UNIT E
ELEVATION "C"
(REVERSE)

UNIT D
ELEVATION "C"
(PER PLAN)

UNIT C
ELEVATION "B"
(REVERSE)

UNIT B
ELEVATION "B"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

6 / B-2 — 6 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG06

REMARKS

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SHEET NO. B-2

MODEL FLAMINGO WB

DRAWING TITLE BUILDING STRIP ELEVATIONS 2, 3, 4, 5, 6-UNIT BUILDING

OPTION DESCRIPTION BLOCK FIRST FLOOR

SET NO. FLGWB VERSION 00

DRAWN BY HT

DATE: 06/11/20

OPTION SPF

501

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\501 B-2 UNIT_STRP_23456.dwg 01/19/21 - 8:49 am



UNIT G
ELEVATION "A"
(PER PLAN)

UNIT F
ELEVATION "C"
(REVERSE)

UNIT E
ELEVATION "C"
(PER PLAN)

UNIT D
ELEVATION "B"
(REVERSE)

UNIT C
ELEVATION "B"
(PER PLAN)

UNIT B
ELEVATION "C"
(REVERSE)

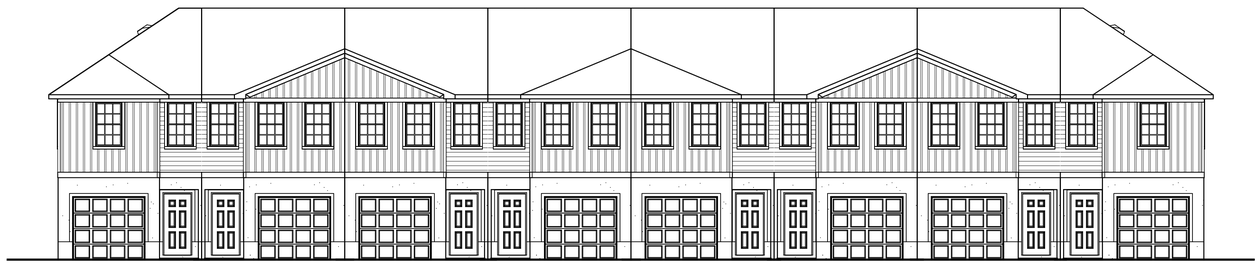
UNIT A
ELEVATION "C"
(PER PLAN)

1
B-2

7 - UNIT BUILDING

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

FLGO7



UNIT H
ELEVATION "A"
(PER PLAN)

UNIT G
ELEVATION "B"
(REVERSE)

UNIT F
ELEVATION "B"
(PER PLAN)

UNIT E
ELEVATION "C"
(REVERSE)

UNIT D
ELEVATION "C"
(PER PLAN)

UNIT C
ELEVATION "B"
(REVERSE)

UNIT B
ELEVATION "B"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

2
B-2

8 - UNIT BUILDING

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

FLGO8

REMARKS

REV. NO.	DATE

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SHEET NO.
B-2

MODEL
FLAMINGO WB

DRAWING TITLE
BUILDING STRIP ELEVATIONS
7, 8-UNIT BUILDING

OPTION DESCRIPTION
BLOCK FIRST FLOOR

SET NO. FLGWB
VERSION 00

DRAWN BY HT

DATE: 06/11/20

OPTION
SPFF

502

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\502 B-2 UNIT STRIP 78.dwg 01/19/21 - 8:49 am

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

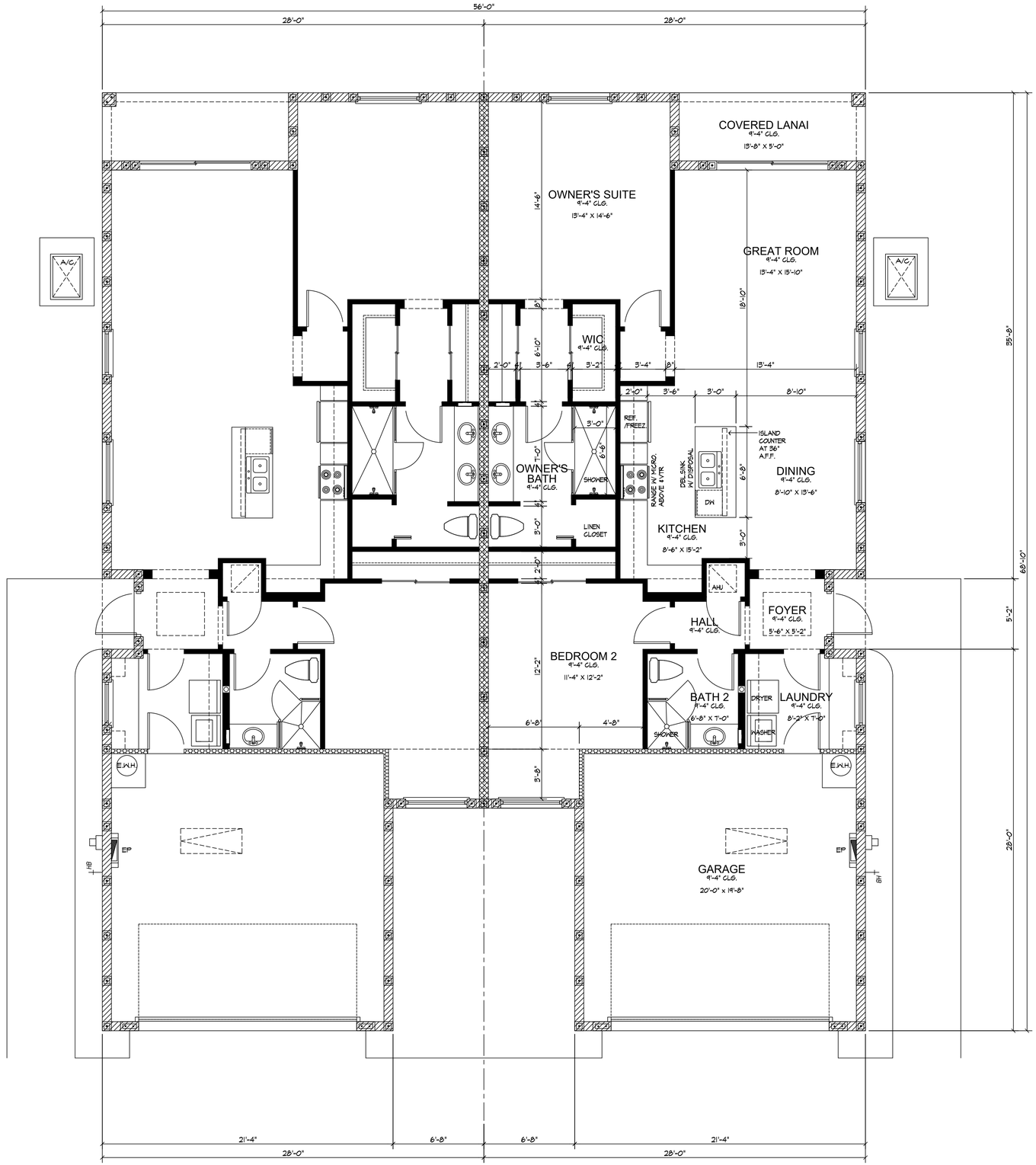
LIVING AREA	1307 SF
	1307 SF

NON CONDITIONED AREAS

GARAGE	431 SF
COVERED ENTRY	12 SF
LANAI	68 SF
	511 SF

GROSS AREA

GROSS AREA	1818 SF



revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	7/16/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	TWIN VILLA DUPLEX_mm.ih

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

DUPLEX - MODEL 1

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

ARCHITECTURAL Studio, Inc.

Architecture
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Planning

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Suite 260
Palm Beach Gardens, Florida 33418

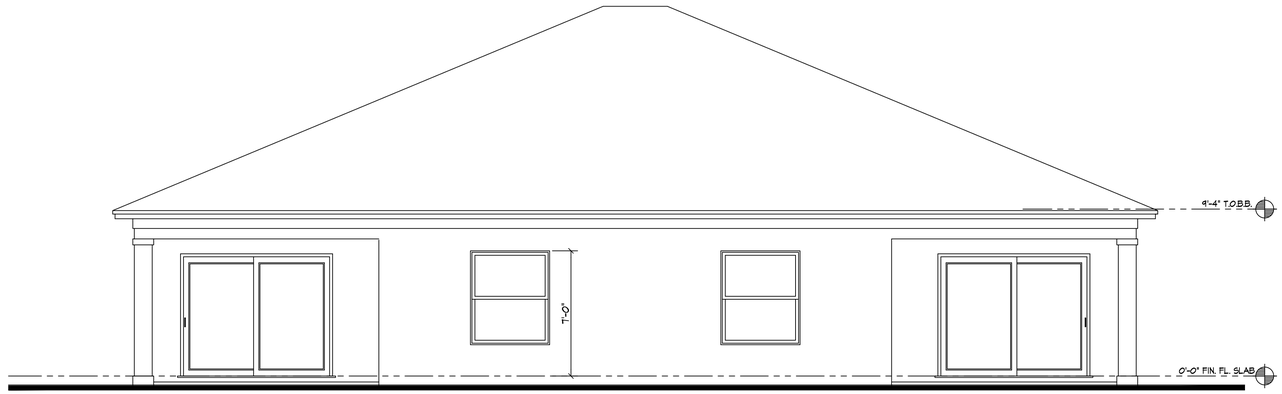
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

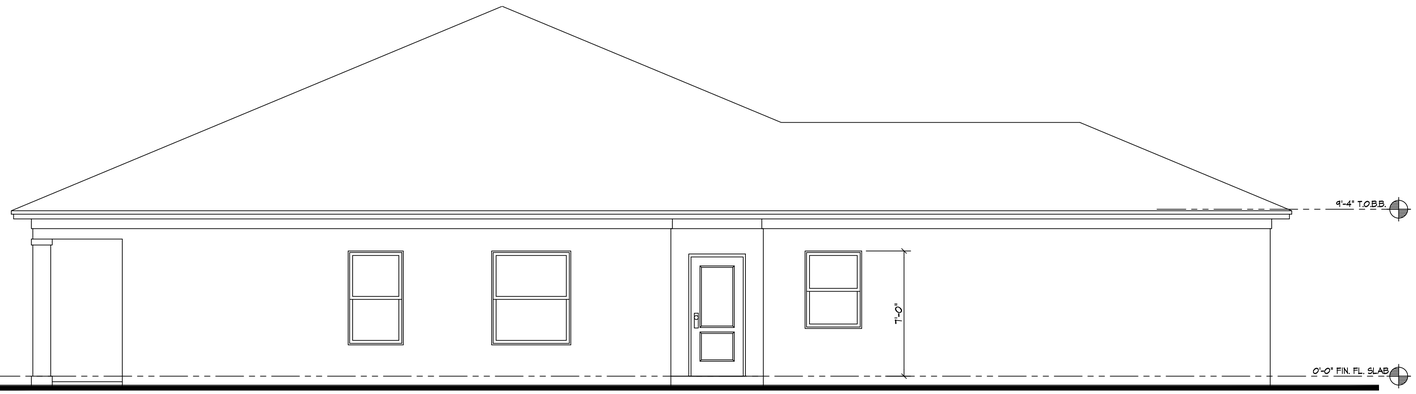
FLOOR PLAN

sheet

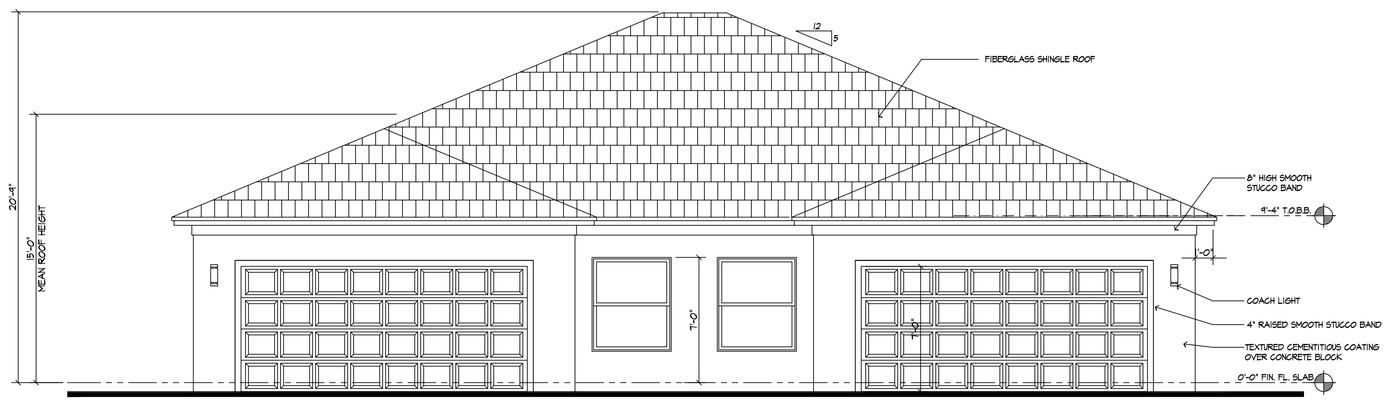
A-1



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	7/16/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	TWIN VILLA DUPLEX_mm.ln

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

DUPLEX - MODEL 1

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

ARCHITECTURAL Studio, Inc.

Architecture
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Planning

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Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

ELEVATION

sheet

A-2

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

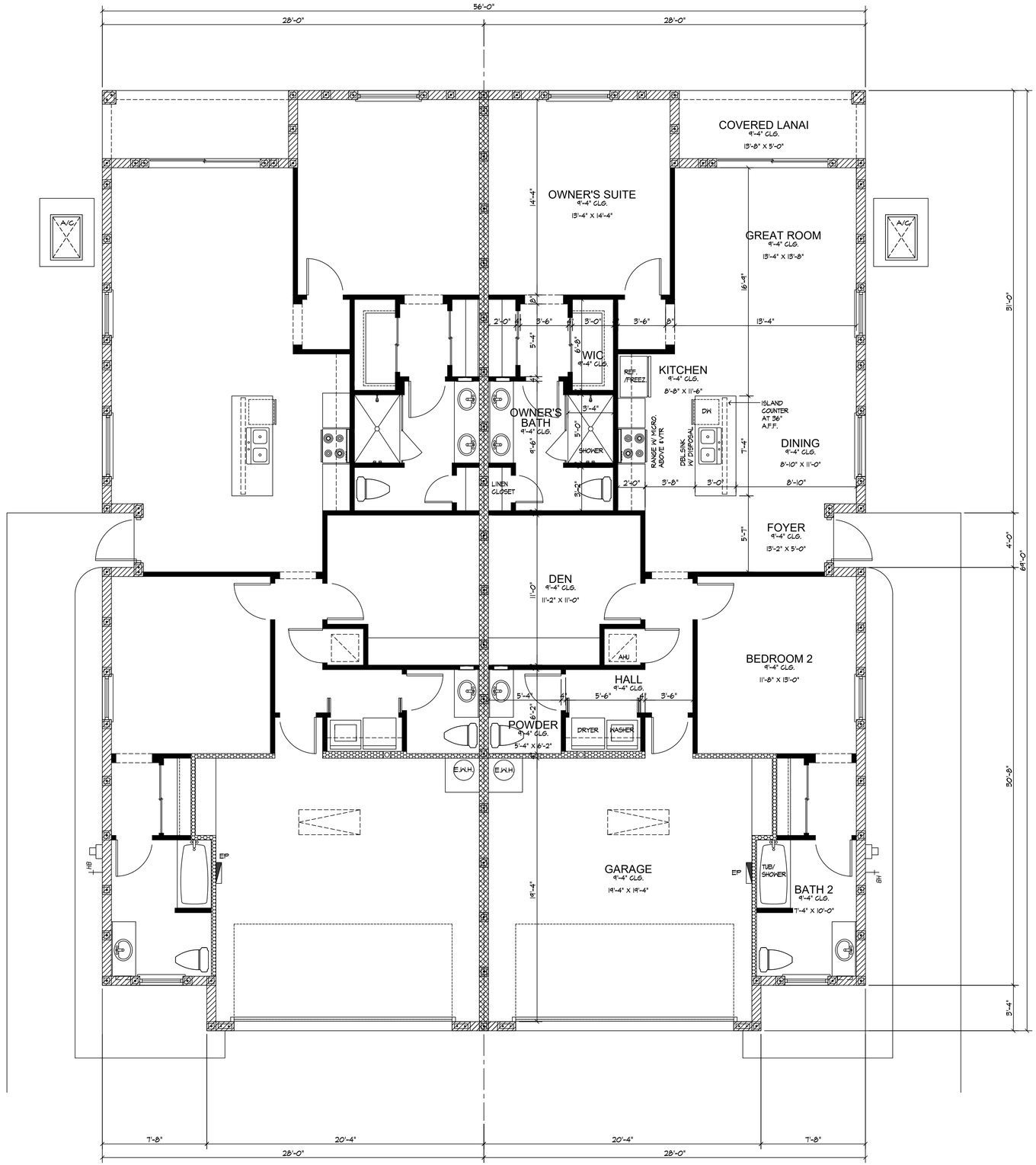
LIVING AREA	1425 SF
	1425 SF

NON CONDITIONED AREAS

GARAGE	404 SF
COVERED ENTRY	9 SF
LANAI	68 SF
	481 SF

GROSS AREA

GROSS AREA	1906 SF



revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	7/16/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	TWIN VILLA DUPLEX_mm.ln

Scott Blakeslee Disher
AR-0011586 AA-0003285

DUPLEX - MODEL 2

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

project

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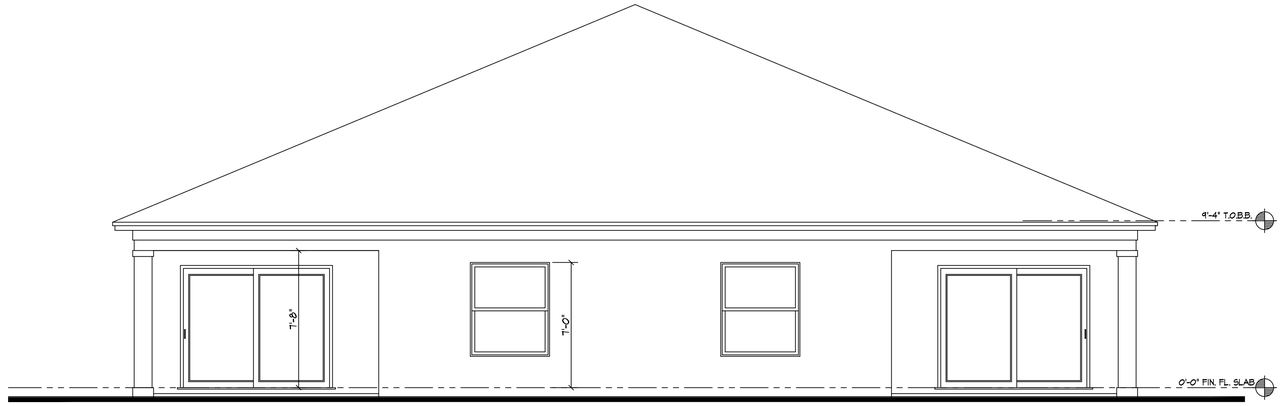
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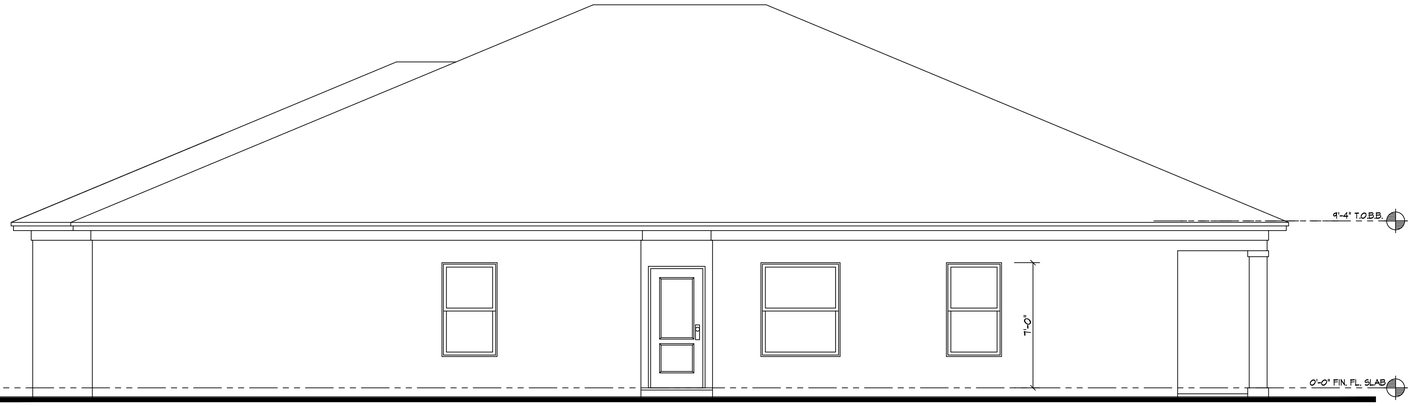
FLOOR PLAN

sheet

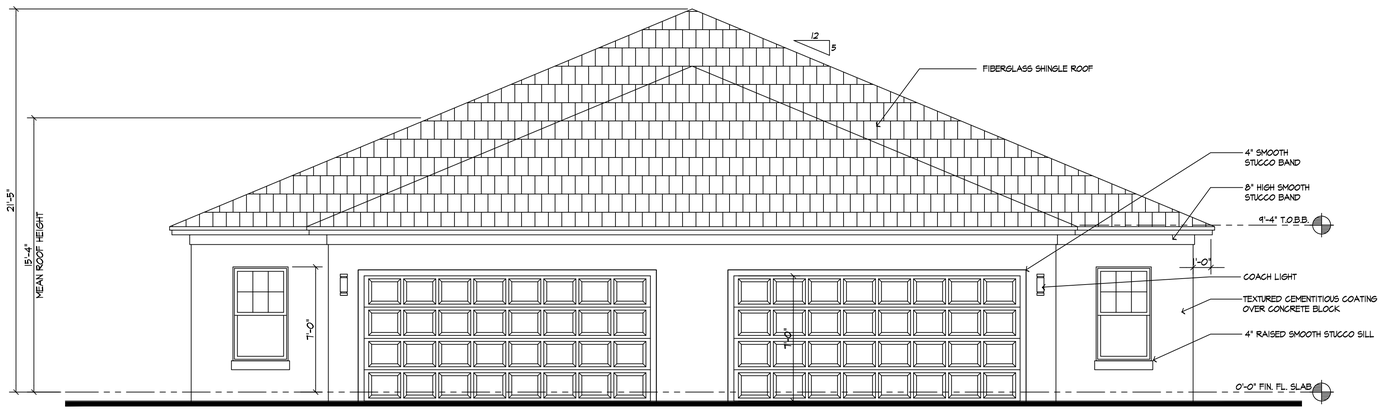
A-3



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	7/16/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	TWIN VILLA DUPLEX_mm.ln

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

DUPLEX - MODEL 2

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

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ELEVATION

sheet

A-4

N89°27'21"W 2744.29'

N89°27'21"W 2744.29'

S1°54'47"W 373.59'

S0°27'48"W 1501.33'

N0°28'40"E 364.16'

N0°28'40"E 1581.18'

MATCHLINE SHEET 2

MATCHLINE SHEET 2

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

STREET 7

LAKE - 1

LAKE - 2

LAKE - 3

WETLAND-4
±39.8 ACRES

WETLAND-6
(±2.0 ACRES)

WETLAND-3
±1.0 ACRES
(0.2 ON SITE /
0.8 OFFSITE)

EXISTING WETLAND-1 (TO BE FILLED)

EXISTING WETLAND-2 (TO BE FILLED)

EXISTING WETLAND-5 (TO BE FILLED)

EXISTING WETLAND-7 (TO BE FILLED)

EXISTING WETLAND-8 (TO BE FILLED)

PROPOSED 6" WATER MAIN

PROPOSED 8" GRAVITY SEWER INFRASTRUCTURE (TYPICAL)

PROPOSED SANITARY MANHOLE (TYPICAL)

INFRASTRUCTURE FLOW ARROW (TYPICAL)

PROPOSED FIRE HYD. NO. 1

PROPOSED FIRE HYD. NO. 2

PROPOSED FIRE HYD. NO. 3

PROPOSED FIRE HYD. NO. 4

PROPOSED FIRE HYD. NO. 5

PROPOSED FIRE HYD. NO. 6

PROPOSED FIRE HYD. NO. 7

PROPOSED FIRE HYD. NO. 8

PROPOSED FIRE HYD. NO. 9

PROPOSED FIRE HYD. NO. 10

PROPOSED FIRE HYD. NO. 11

PROPOSED FIRE HYD. NO. 12

PROPOSED FIRE HYD. NO. 13

PROPOSED FIRE HYD. NO. 14

PROPOSED FIRE HYD. NO. 15

PROPOSED FIRE HYD. NO. 16

PROPOSED FIRE HYD. NO. 17

PROPOSED FIRE HYD. NO. 18

PROPOSED FIRE HYD. NO. 19

PROPOSED FIRE HYD. NO. 20

PROPOSED FIRE HYD. NO. 21

PROPOSED FIRE HYD. NO. 22

PROPOSED 6" FORCE MAIN

PROPOSED 4" FORCE MAIN

PROPOSED 8" WATER MAIN

PROPOSED 8" WATER MAIN BY DIRECTIONAL BORE

PROPOSED SANITARY MANHOLE (TYPICAL)

PROPOSED 8" GRAVITY SEWER INFRASTRUCTURE (TYPICAL)

PROPOSED 8" WATER MAIN

PROPOSED DRAINAGE INLET (TYPICAL)

PROPOSED DRAINAGE INFRASTRUCTURE (TYP.)

PROPOSED 5' SIDEWALK (TYP.)

PROPOSED VALLEY GUTTER (TYPICAL)

SURFACE WATER FLOW ARROW (TYP.)

INFRASTRUCTURE FLOW ARROW (TYPICAL)

PROPOSED RETAINING WALL

DRY DETENTION POND

CONTROL STRUCTURE NO.1

CONTROL STRUCTURE NO.2

LIFT STATION NO.1

LIFT STATION NO.2

PROPERTY OUTFALL NO. 1

PROPERTY OUTFALL NO. 2

FLOOD ZONE AH

FLOOD ZONE X

S89°39'10"E 1208.43'

N89°39'10"W 175.00'

S0°20'05"W 80.00'

COUNTY ROAD AND DRAINAGE RIGHT-OF-WAY
(130' WIDE R/W)
(UNIMPROVED)

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
(PLAT BOOK 29, PAGE 13)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

SHEET 2

SHEET 1

KEY SHEET

LEGEND

- PROPERTY BOUNDARY
- UNDERGROUND INFRASTRUCTURE FLOW ARROW
- SURFACE WATER FLOW ARROW
- DRAINAGE HIGH POINT
- DRAINAGE INLET
- SANITARY MANHOLE
- FIRE HYDRANT
- 4" FM — 4" FORCE MAIN
- 6" FM — 6" FORCE MAIN
- 6" WM — 6" WATER MAIN
- 8" WM — 8" WATER MAIN
- DE — DRAINAGE EASEMENT
- LS — LIFT STATION
- WETLAND
- 25' WETLAND BUFFER

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Base.dwg Plotted: 7/21/2021 12:47 AM By: RAUL NIUBO

COMPUTER FILE REF.	FIELD BK./PG.

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2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

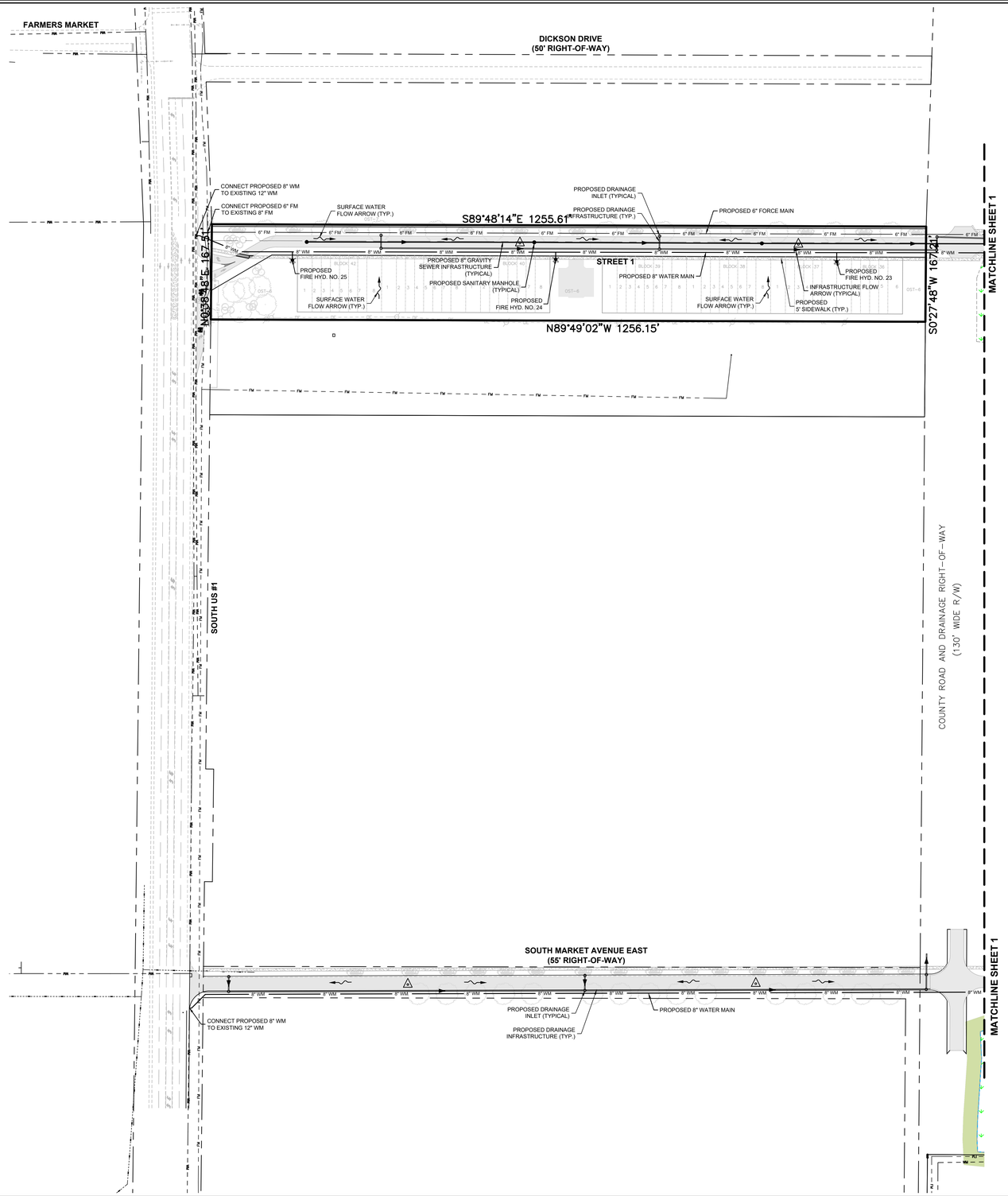
-REVISIONS-	BY	DATE
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	BY	DATE
DESIGNED	SKM	7-20-21
CALCS.		
DRAWN	RN	7-20-21
DETAILED	RN	7-20-21
CHECKED	SKM	7-21-21
APPROVED	SKM	7-21-21

SAVANNAH PRESERVE

CONCEPTUAL DRAINAGE AND UTILITY PLAN

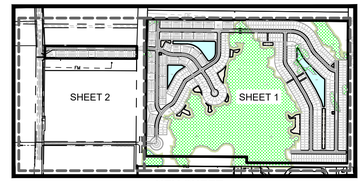
DATE: 7-21-21
HORIZ. SCALE: 1"=100'
VERT. SCALE: NA
JOB No. 21-054
SHEET 1 of 2



GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



KEY SHEET

LEGEND

- PROPERTY BOUNDARY
- UNDERGROUND INFRASTRUCTURE FLOW ARROW
- SURFACE WATER FLOW ARROW
- DRAINAGE HIGH POINT
- DRAINAGE INLET
- SANITARY MANHOLE
- FIRE HYDRANT
- 4" FM — 4" FORCE MAIN
- 6" FM — 6" FORCE MAIN
- 6" WM — 6" WATER MAIN
- 8" WM — 8" WATER MAIN
- DE — DRAINAGE EASEMENT
- LS — LIFT STATION
- WETLAND
- 25' WETLAND BUFFER

COMPUTER FILE REF:	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -	BY	DATE
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	BY	DATE
DESIGNED	SKM	7-20-21
CALCS.		
DRAWN	RN	7-20-21
DETAILED	RN	7-20-21
CHECKED	SKM	7-21-21
APPROVED	SKM	7-21-21

SAVANNAH PRESERVE

CONCEPTUAL DRAINAGE AND UTILITY PLAN

DATE: 7-21-21
HORIZ. SCALE: 1"=100'
VERT. SCALE: NA
JOB No. 21-054
SHEET 2 of 2

P:\Proj\2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Base.dwg Plotted: 7/21/2021 12:47 AM By: RAUL NUBO

EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES

ENVIRONMENTAL ASSESSMENT

THE PRESERVE AT SAVANNAH LAKE

FORT PIERCE, FLORIDA

Prepared for:

Kolter Land Partners

Prepared by:

EW Consultants, Inc.

July 2021

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I. INTRODUCTION -

This Environmental Assessment details and summarizes the various natural resource-related the Preserve at Savannah Lake project located within the City of Fort Pierce, St. Lucie County, Florida. The subject site, as shown on Figures 1 and 2 in Appendix A, is 136± acres, and is located south of and adjacent to the High Point development, east of U.S. 1, west of and adjacent to the Savannas State Park, and north of and adjacent to the Gator Trace development in the City of Fort Pierce.

The site is bounded to the west by drainage ditches, U.S. 1, a mobile home park, commercial uses, and single-family residential houses. It is bounded to the south by the Gator Trace development, to the east by the Savannas State Park, and to the north by the High Point residential development. Figure 3, 2018 Aerial Photograph, in Appendix A is an aerial view of the subject property and immediate surroundings.

II. GENERAL PROPERTY DESCRIPTION –

Based on recent site visits conducted by staff from EW Consultants, Inc., the project area is dominated by a mosaic of native wetland and upland habitats with patches of exotic vegetation and ditches. Wetlands occur throughout the site, with the major feature being the large central wetland which essentially splits the site into east and west portions. Native uplands include pine flatwoods in the western portion of the site and cabbage palm hammocks with pines in the eastern portion of the site. Ditches are within the western portion of the site running south-to north within County-owned parcels. The narrow access parcel which connects the site to U.S. 1 is dominated by the exotic Brazilian pepper tree.

Generally, wetlands on-site are in very good to excellent ecological condition throughout the site. The native uplands on-site are of moderate quality with no recent land management activity, such as controlled burns or roller-chopping, evident during the recent site visits. The dense Brazilian pepper within the access parcel is impenetrable on-foot.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. Soil types are typical for this region of St. Lucie County.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the vegetation cover types found on the Preserve at Savannah Lake project site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCSS, FDOT). These categories have been mapped based on the recent field reconnaissance, hand-held GPS points and aerial photograph interpretation.

It should be noted that this land cover mapping, due to the complexities of the wetland systems and poor tolerances of hand-held GPS units, is general in nature and do not reflect a wetland determination by any regulatory agency. A request for a non-binding wetland determination has recently been submitted to the South Florida Water Management District (SFWMD), and should be completed by mid- or late-August.

Figure 4 in Appendix A provides a recent aerial view with nomenclature for the various types of land covers which currently exist on-site. The land cover types found on the project include:

Native Upland Habitats – 411, 414, 414/428 – 80.1± Acres

Native pine flatwoods (category 411) occur west of the large central wetland and consist of mature slash pines in the canopy stratum. These areas also contain a mixture of native oaks and cabbage palms, as well, albeit minimal. Native upland habitat on-site can be generally described as moderate to good ecological quality, with no apparent land management activities such as burning or roller-chopping observed. Such areas contain dense, mature slash pines and relatively dense understory plants. However, these areas still contain desirable groundcover such as wiregrass and various other herbs and forbs. Typical plants in this habitat include slash pine, saw palmetto, fetterbush, rusty fetterbush, dahoon holly, red bay, loblolly bay, laurel oak, cabbage palm, bluestem grasses, gallberry, wax myrtle, pineland threeawn, wiregrass, and various broomsedge grasses. While there is a minimal amount of exotic vegetation coverage within the native upland areas, species such as Brazilian pepper and melaleuca are scattered throughout.

Pine-Mesic Oak (#414), and Pine-Mesic Oak/Cabbage Palm (#414/428) occur east of the large wetland central wetland. These areas are dominated by cabbage palm, and contain mature slash pine and oak trees, as well. Understory is similar to that described in the 411 category, with patches of open sand under the cabbage palms in some areas.

Non-Native Upland Areas – 422, 740 & 814 – 10.3± Acres

Non-native upland areas exist within the northwestern portion of the site as well as within the access parcel to U.S. 1. Such areas are dominated by the exotic Brazilian pepper tree (422) and are considered disturbed lands (740). There are scattered native tress within these areas, as well, such as slash pine, laurel oak, and cabbage palm. Understory plants are generally non-existent but scattered saw palmetto exists. There is a paved road (814) located in the southwest portion of the project site on County-owned land.

Freshwater Wetlands & Ditches – 616, 619, 625, 641, & 510 – 45.8± Acres

The wetlands on-site consist of marshes, hydric pine, and wet prairie types, with the marshes holding water for a longer period of time during a normal year. Marsh wetlands may contain water throughout the year at varying levels and provide resident wildlife with water as well as foraging and nesting opportunities. Wet prairies and hydric pine are typically shallow and only contain water for a couple of months during a normal year.

Wetlands occur throughout the site with the large central wetland flanked by upland habitat. Most wetlands on-site, particularly those within the native uplands, are of high-quality with minor impacts from ditching and very little exotic vegetation infestation. The approximate acreage for each wetland area can be seen on Figure 4-1 in Appendix A. As stated previously, this graphic does not represent a wetland determination by any regulatory agency.

The vegetation in the marshes predominantly includes the following species: chestnut sedge, pickerelweed, bladderwort, maidencane, spatterdock, and duck potato, while the wet prairies are dominated by St. John's wort, corkwood, little blue maidencane, hat pins, bog buttons, yellow-eyed grass, sun dew, and various bluestem grasses. One exotic plant species of note is the occurrence of Cuban bulrush located along some of the edges of the large central wetland (W-4).

Hydric pine areas are essentially similar to wet prairies with a sparse canopy of slash pine trees present. These areas on-site typically are the islands within the large central wetland as well as the dahoon holly forests located along the fringes of the large central wetland.

The small inland pond (616) located in the northwest area of the site consists of pond apple trees.

Wetlands shown as 619 contain the exotic melaleuca tree as well as Brazilian pepper, and are of little value from a habitat perspective. These areas include the northern portion of the large central marsh as well as a small wetland in the northwest portion of the site.

There are two ditch systems located on the western edge of the main parcel within the County-owned lands.

V. LISTED SPECIES DISCUSSION –

Because of the numerous types and high quality of native habitats found on the property, the site potentially provides foraging and nesting habitat for a variety of state and federally listed wildlife species. In particular, the on-site water resources could provide habitat for various listed species, including a myriad wading birds such as wood stork, roseate spoonbill, sandhill cranes, and various ibis and herons. Such wading bird species observed during the 2021 site visits included numerous sandhill cranes (audible), wood stork (in-flight), and little blue heron (foraging in large central wetland).

Other protected avian species which may occur on or near the site include the bald eagle. No eagles or eagle nests were observed on-site during the recent site visits. Figures 5 and 6 in Appendix A provide a database download of recorded eagle nests and wading bird colonies found on state agency websites.

As with most sites in south Florida, sandy uplands and ditch banks serve as potential burrowing and foraging habitat for the state threatened gopher tortoise. During the site visits, several potentially occupied burrows of this species were observed within the project site's native upland areas as well as along the trails and ditch banks. A systematic gopher tortoise survey will be required within the entire development footprint's upland area prior to new construction activities, and tortoises will have to be relocated to a state-approved receiver site if the burrows are located in harm's way.

APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

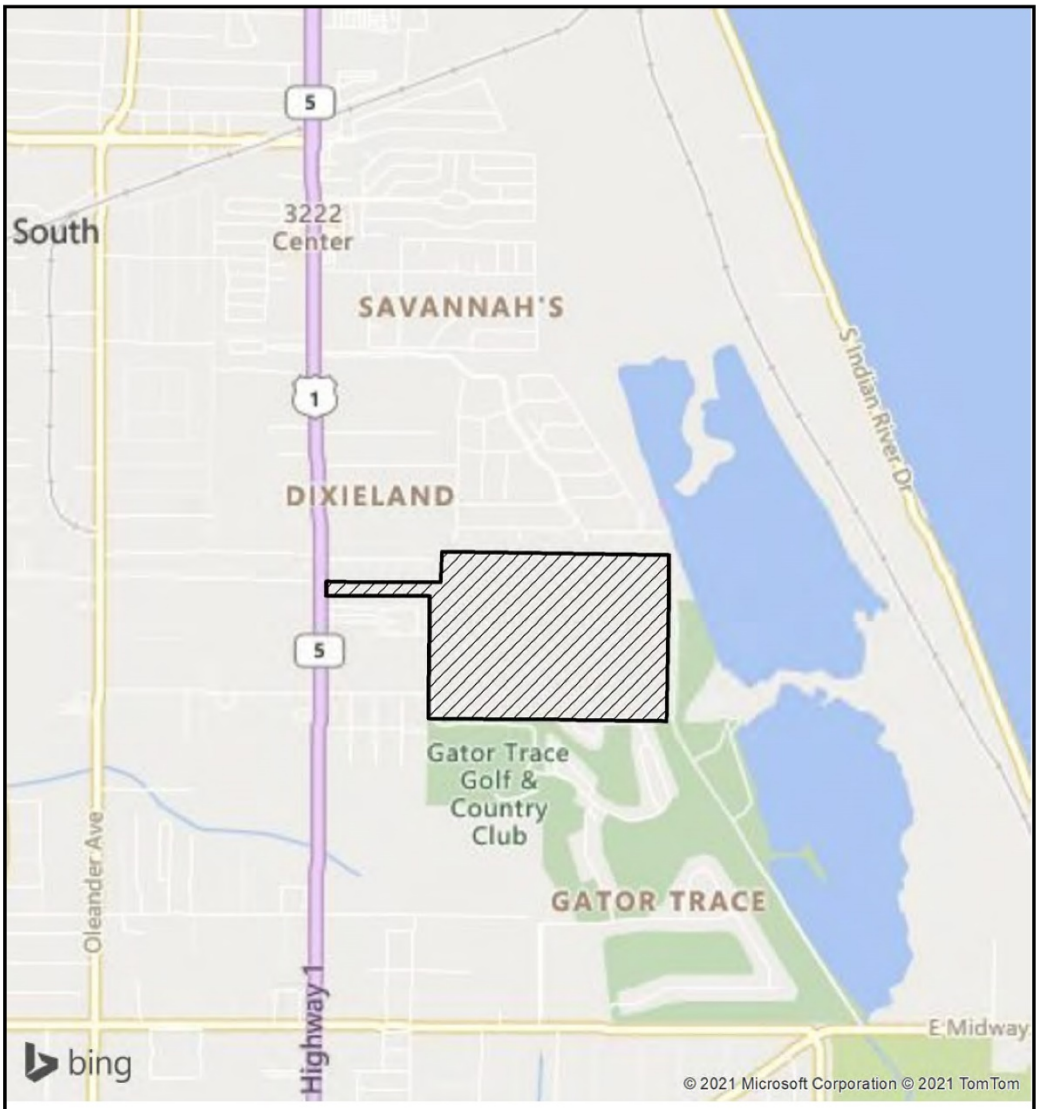
Figure 3: 2018 Aerial Photograph

Figure 4: Land Cover Map

Figure 4-1: Preliminary Wetlands Map

Figure 5: Bald Eagle Nest Database Mapping

Figure 6: Wading Bird Colonies Database Mapping



LEGEND

▨ - SITE (136+/- AC)

0 2,000 Feet

N

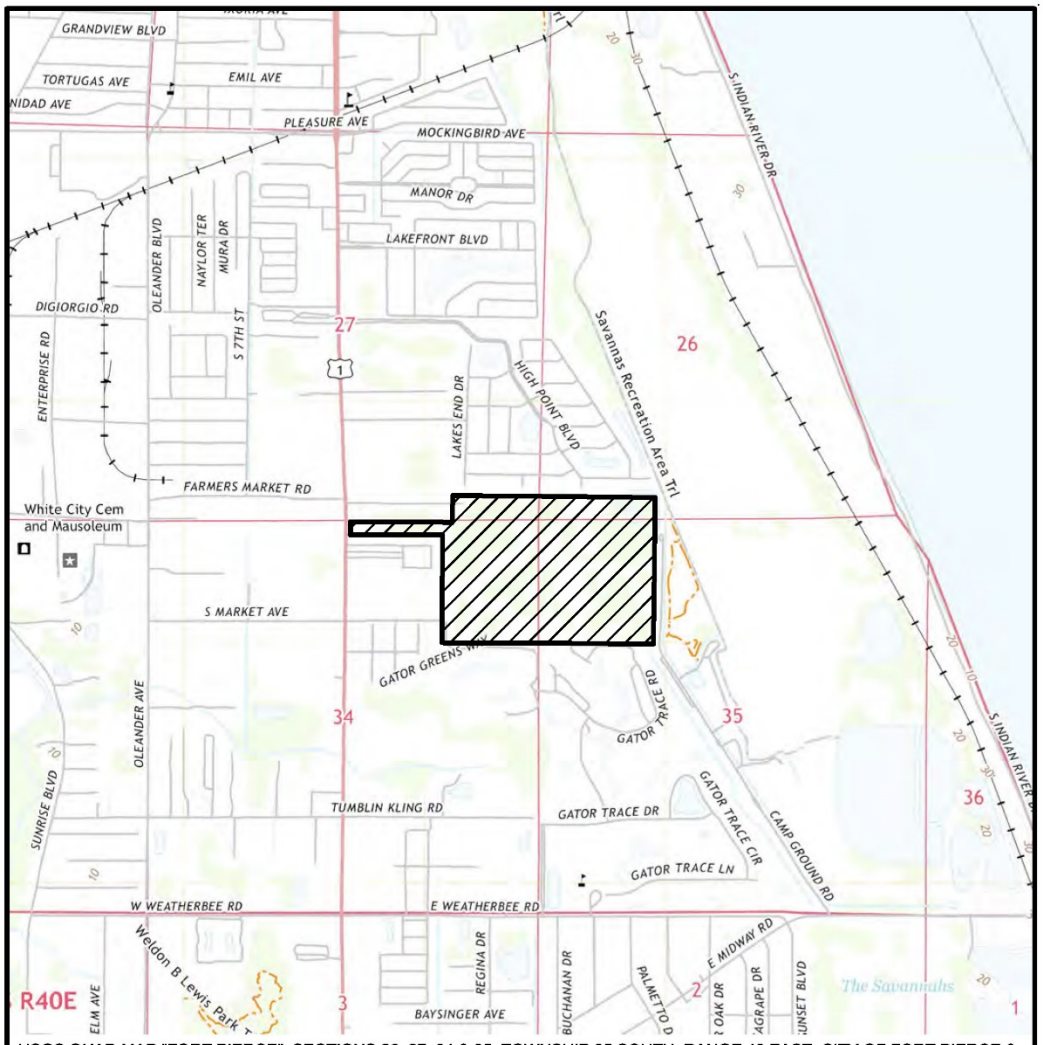
PRESERVE AT SAVANNAH LAKES
LOCATION MAP

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FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTIONS 26, 27, 34 & 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE & ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'40" LONGITUDE -80°19'01"

LEGEND

▨ - SITE (136± AC)

0 2000

SCALE IN FEET

PRESERVE AT SAVANNAH LAKES

QUAD

Preserve at Savannah Lakes.dwg QUAD

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FIGURE

2



FDOT AERIALS DATED 2018

LEGEND

- COUNTY OWNED LANDS

0 500

SCALE IN FEET

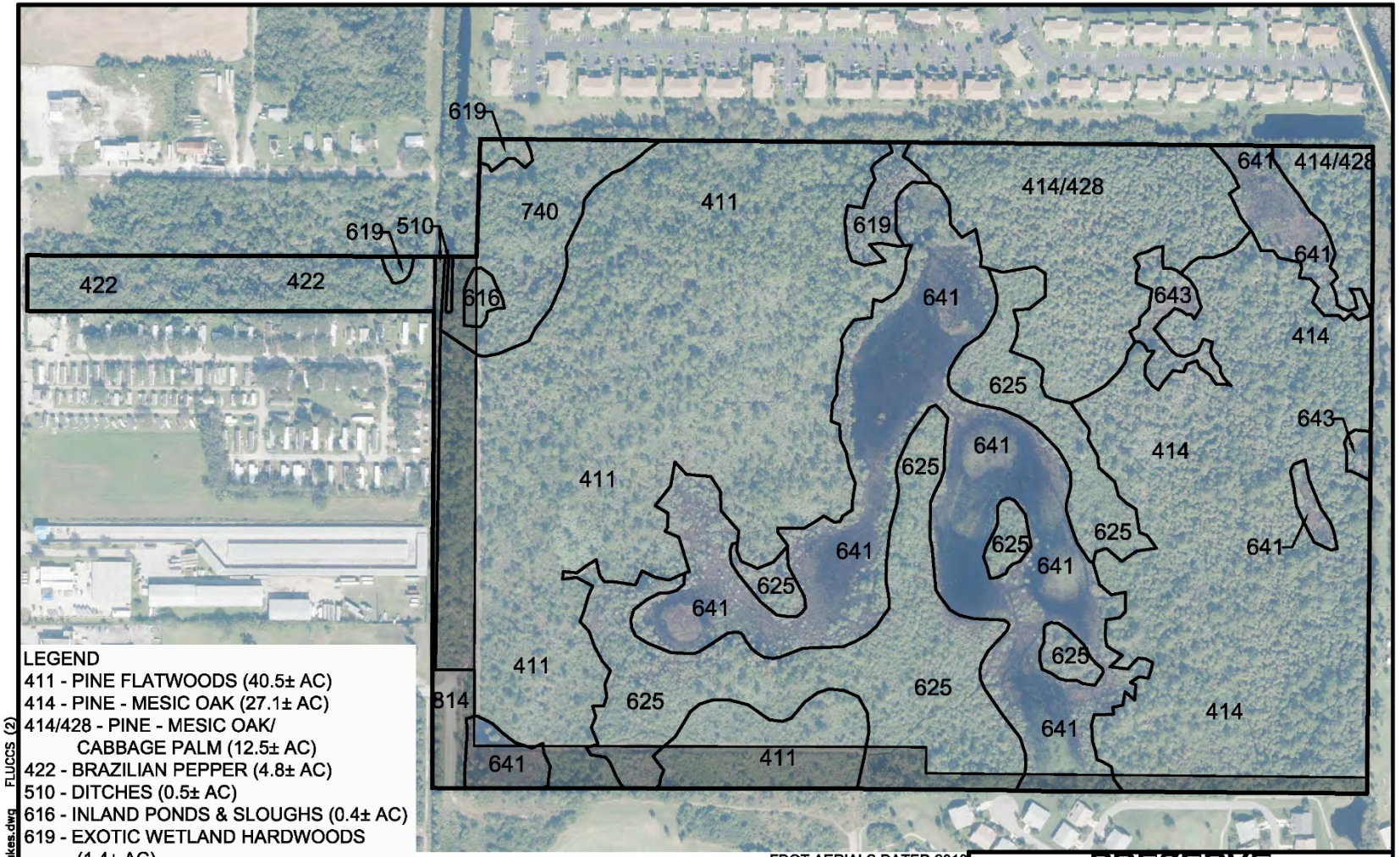
PRESERVE AT SAVANNAH LAKES AERIAL

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FIGURE 3

Preserve at Savannah Lakes_recover000.dwg AERIAL



LEGEND
411 - PINE FLATWOODS (40.5± AC)
414 - PINE - MESIC OAK (27.1± AC)
414/428 - PINE - MESIC OAK/
CABBAGE PALM (12.5± AC)
422 - BRAZILIAN PEPPER (4.8± AC)
510 - DITCHES (0.5± AC)
616 - INLAND PONDS & SLOUGHS (0.4± AC)
619 - EXOTIC WETLAND HARDWOODS
(1.4± AC)
625 - HYDRIC PINE FLATWOODS (17.7± AC)
641 - FRESHWATER MARSHES (24.4± AC)
643 - WET PRAIRIES (1.4± AC)
740 - DISTURBED LANDS (4.5± AC)
814 - ROADS (1.0± AC)
TOTAL SITE (136.2± AC)

FDOT AERIALS DATED 2018

LEGEND
- COUNTY OWNED LANDS

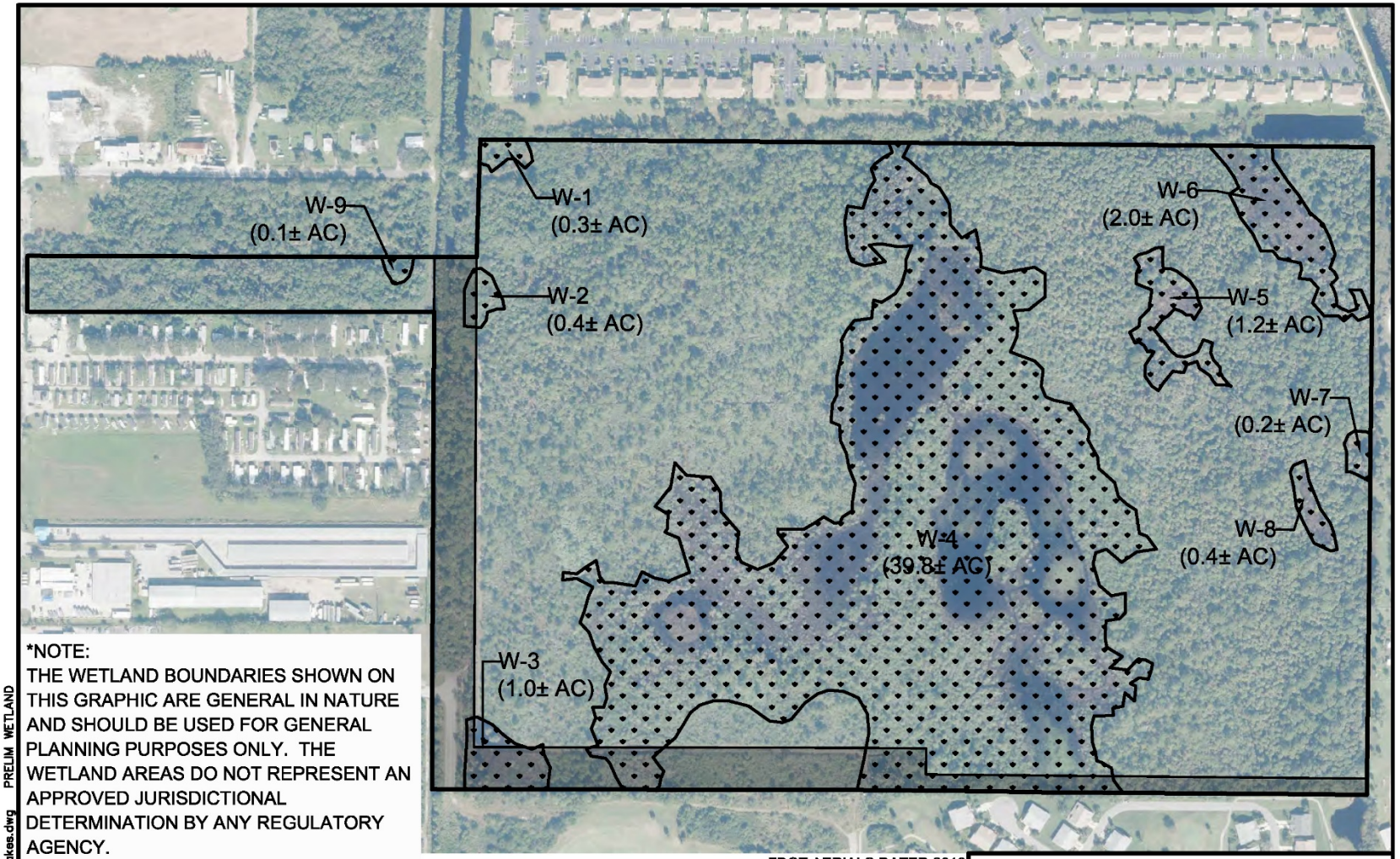
0 400
SCALE IN FEET

PRESERVE AT SAVANNAH LAKES FLUCCS

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FIGURE
4

Preserve at Savannah Lakes.dwg FLUCCS (2)


W-9
(0.1± AC)
W-1
(0.3± AC)
W-2
(0.4± AC)
W-6
(2.0± AC)
W-5
(1.2± AC)
W-7
(0.2± AC)
W-8
(0.4± AC)
W-4
(39.8± AC)
W-3
(1.0± AC)
*NOTE:
THE WETLAND BOUNDARIES SHOWN ON THIS GRAPHIC ARE GENERAL IN NATURE AND SHOULD BE USED FOR GENERAL PLANNING PURPOSES ONLY. THE WETLAND AREAS DO NOT REPRESENT AN APPROVED JURISDICTIONAL DETERMINATION BY ANY REGULATORY AGENCY.
FDOT AERIALS DATED 2018
LEGEND
- PRELIMINARY WETLANDS (45.3± AC)
- COUNTY OWNED LANDS
0
400
SCALE IN FEET
PRESERVE
AT SAVANNAH LAKES
PRELIMINARY WETLANDS MAP
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FIGURE
4-1
Preserve at Savannah Lakes.dwg PRELIM WETLAND



LEGEND

FFWC EAGLE NESTING 2016

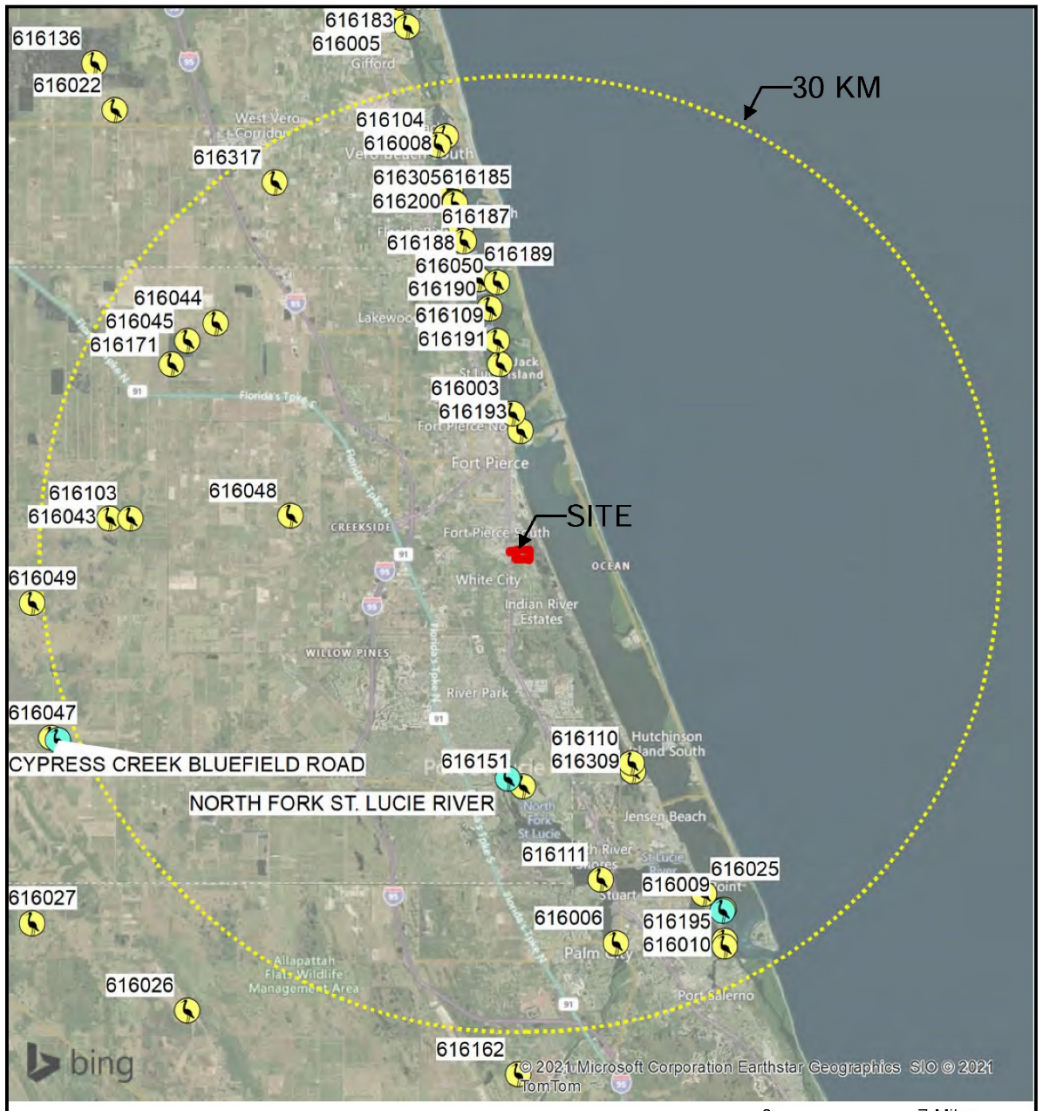
PRESERVE AT SAVANNAH LAKES
EAGLE NESTING MAP

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FIGURE 5



LEGEND

0 7 Miles

USFWS WOST COLONIES ACTIVE 2009-2018

FFWC WADING BIRD ROOKERY 1999

PRESERVE AT SAVANNAH LAKES

WOODSTORK & WADING BIRDS MAP

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FIGURE 6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(Preserve at Savannah Lakes)



USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/30/2021
Page 1 of 3

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	0.5	0.4%
4	Arents, 0 to 5 percent slopes	0.8	0.6%
21	Lawnwood and Myakka sands	16.5	12.1%
25	Nettles and Oldsmar sands	0.3	0.2%
44	Tantile and Pomona sands	14.4	10.6%
50	Waveland and Immokalee fine sands	79.3	58.3%
51	Waveland-Lawnwood complex, depressional	24.2	17.8%
Totals for Area of Interest		**136.2**	**100.0%**

MacKenzie
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July 21, 2021

Dennis Murphy
Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

Re: Savannah Preserve – Traffic Impact Statement

Mr. Murphy,

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located on the northeast corner of South Market Road and SR 5/US 1, Fort Pierce, Florida. The applicant proposes 330 single family dwelling units and 290 multifamily dwelling units. Exhibit 1 illustrates the site location.

Proposed Traffic Generation

Traffic Generation

The study uses trip generation rates for Single Family Dwelling Units (Institute of Transportation Engineers (ITE) Land Use 210) and Multifamily Dwelling Units (Mid-Rise) (ITE 220) published in the Institute of Transportation Engineers' (ITE) report, Trip Generation (10th Edition). Exhibit 2 presents the proposed project's trip generation.

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

- 5,271 daily, 370 AM peak hour (90 in/280 out), and 472 PM peak hour (298 in/174 out) trips.

Internal Capture

The site contains no internal capture.

Pass-by Trip Capture

The pass-by trip capture rate is 0.

Traffic Distribution

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	70 percent
SOUTH	-	25 percent
WEST	-	5 percent
EAST	-	0 percent

Traffic Assignment

The distributed net proposed trips for the project were assigned to the roadway network within the radius of influence. The project assignment is illustrated in Exhibit 3.

Public Transit

Saint Lucie County public transit route 1 services US 1 from the Fort Pierce Intermodal to the Treasure Coast Square Mall. Buses are in service Monday through Friday from 6:00 AM to 8:00 PM and Saturday from 8:00 AM to 11:00 AM and 1:00 PM to 4:00 PM. Exhibit 4 shows bus route 1.

Driveways

Proposed

The project site has the following proposed accesses:

- DW 1 – US 1 (North) – right-in/right out
- DW 2 – US 1 (South) – full access
- DW 3 – Camp Ground Road (East) – emergency access

Exhibit 5 illustrates the proposed driveways.

CONCLUSION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located on the northeast corner of South Market Road and SR 5/US 1, Fort Pierce, Florida. The applicant proposes 330 single family dwelling units and 290 multifamily dwelling units.

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

- 5,271 daily, 370 AM peak hour (90 in/280 out), and 472 PM peak hour (298 in/174 out) trips.

Shaun G. MacKenzie P.E.
PE Number 61751

080008
July 2021
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CA 29013

Exhibit 1 Site Location Map

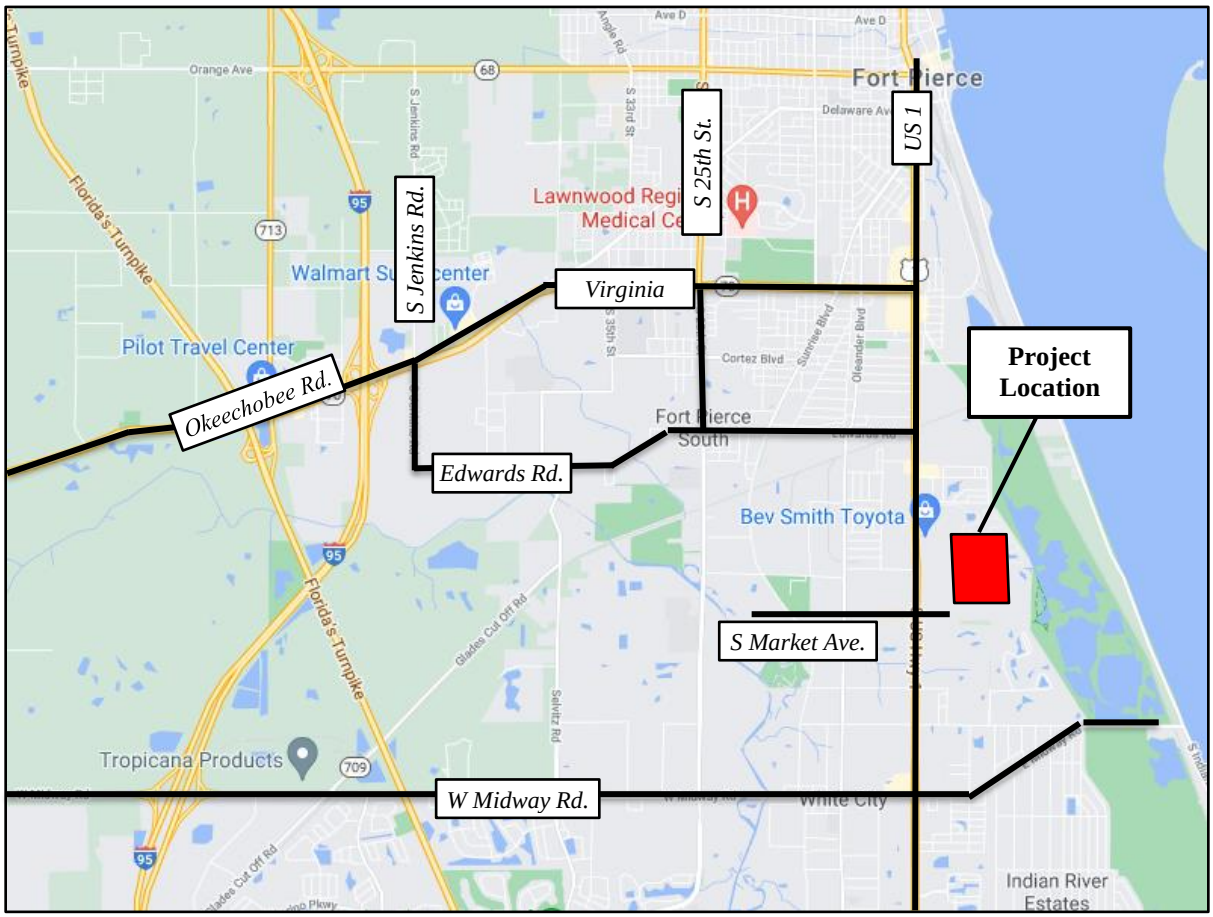


Exhibit 2 Trip Generation

Savannah Preserve

Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	330 DU	3,119	239	60	179	320	202	118
Multifamily Housing(Low-Rise)	290 DU	2,152	131	30	101	152	96	56
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**5,271**	**370**	**90**	**280**	**472**	**298**	**174**
NET CHANGE IN DRIVEWAY VOLUMES		**5,271**	**370**	**90**	**280**	**472**	**298**	**174**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.71	0%	25/75	T = 0.71 (X) + 4.8	63/37	Ln(T) = 0.96 Ln(X) + 0.2
Multifamily Housing(Low-Rise)	220	DU	T = 7.56 (X) + -40.86	0%	23/77	Ln(T) = 0.95 Ln(X) + -0.51	63/37	Ln(T) = 0.89 Ln(X) + -0.02

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Exhibit 3 Trip Distribution

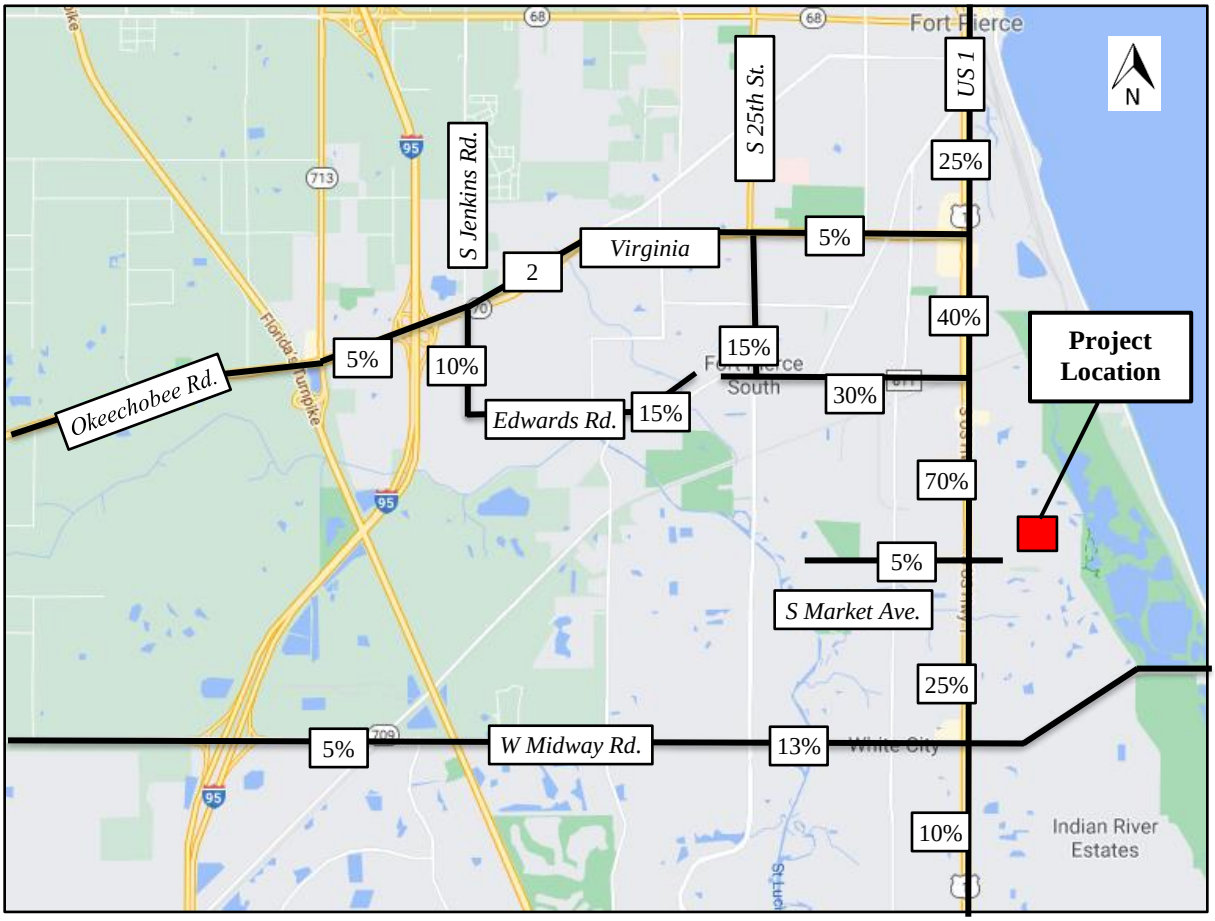


Exhibit 4 Bus Route 1 Map

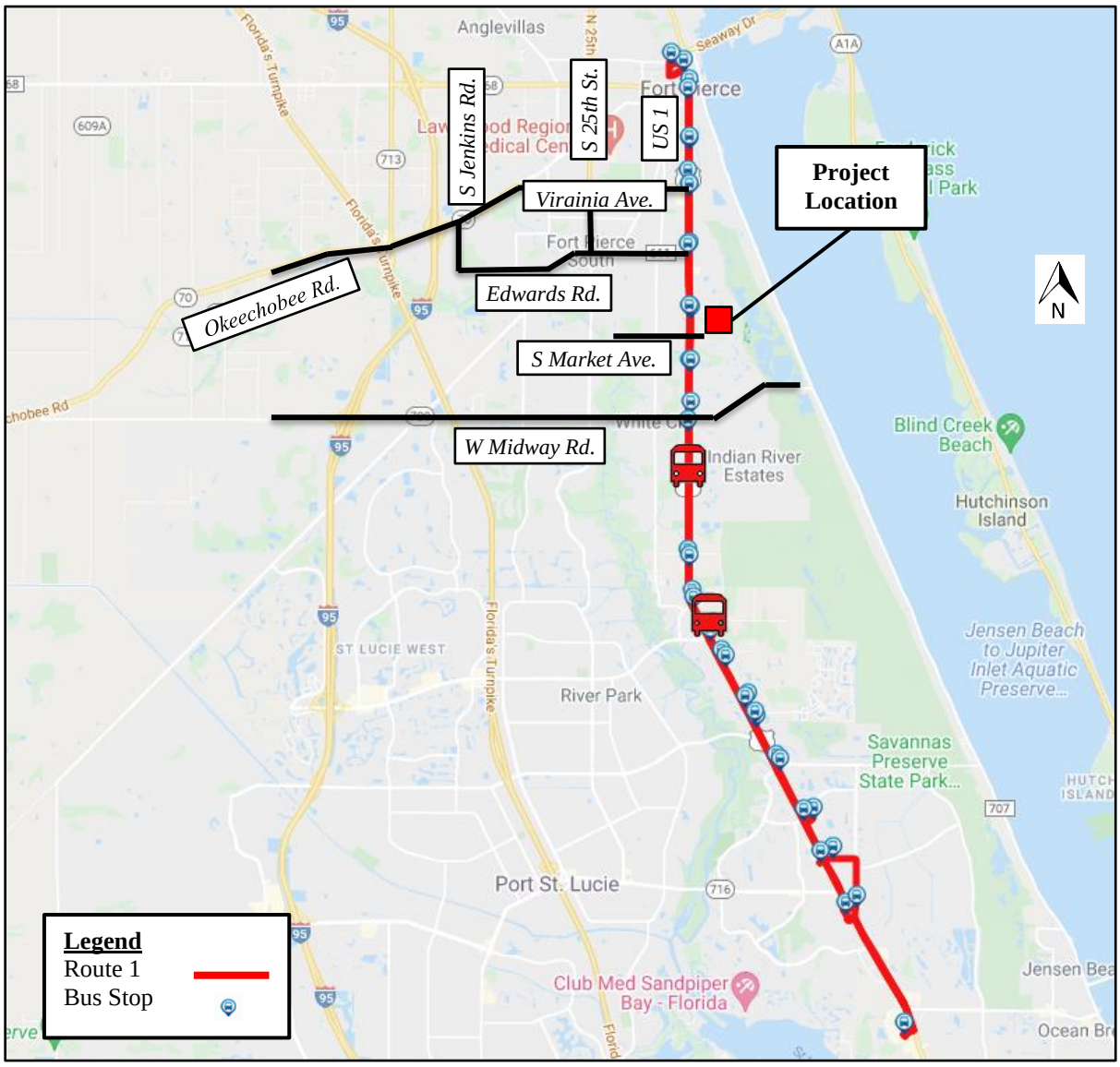
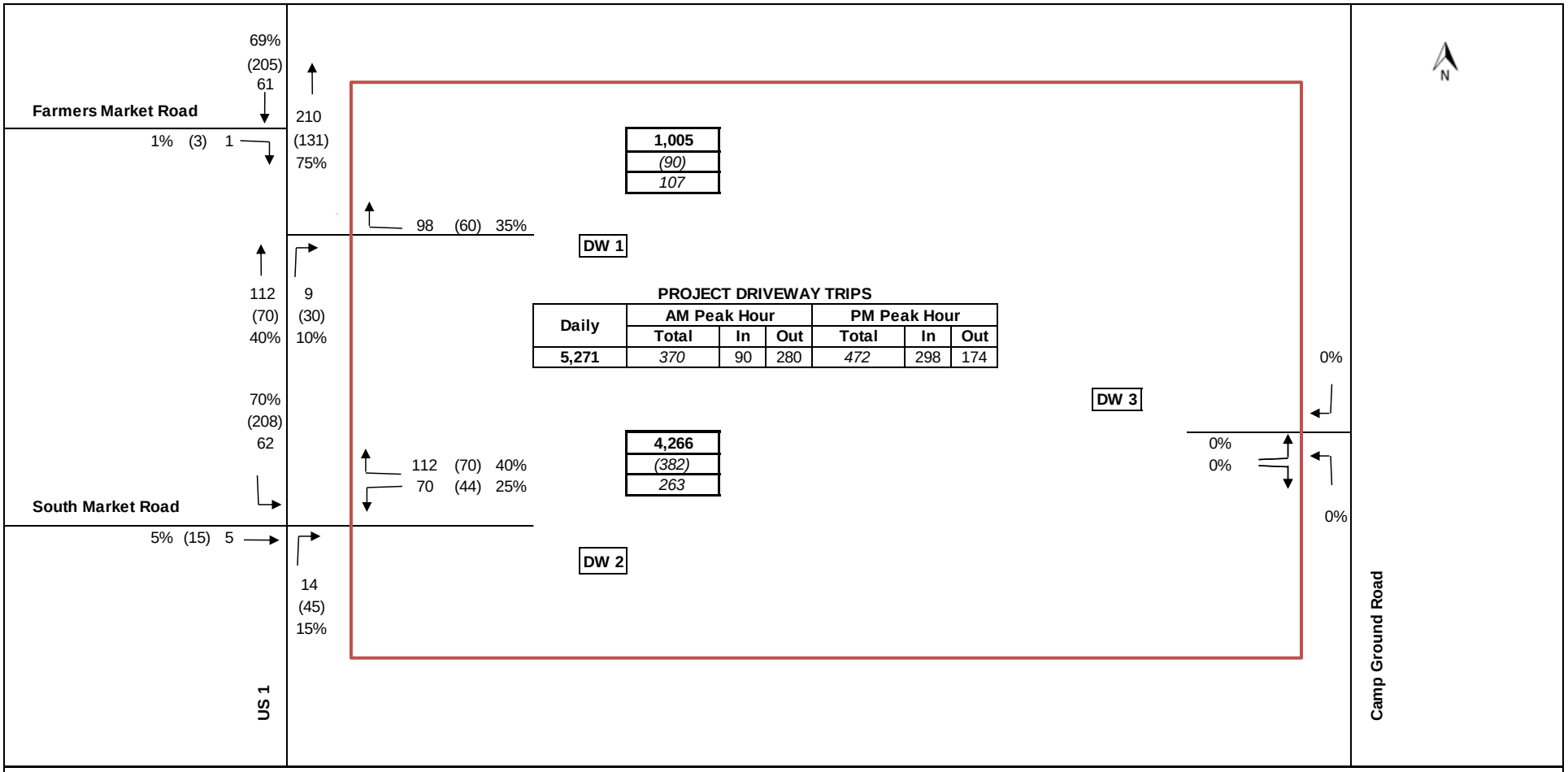


Exhibit 5 Driveway Volumes



Savannah Preserve
PROPOSED PROJECT DRIVEWAY VOLUMES

5,271	Total daily driveway trips
(472)	PM peak hour driveway trips
370	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

Technical Review Committee **3. d.**

Meeting Date: 08/19/2021

REQUESTED ACTION

Subdivision – Edwards Landing – Preliminary/Final Plat

LOCATION

2503 Edwards Road, 3051 S. 25th Street, and 3171 Morning Dew Lane (3 Parcels)

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/27/2021 04:51 PM

Final Approval Date: 07/28/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-41000001

DATE: AUGUST 5, 2021

Subdivision – Edwards Landing – Preliminary/Final Plat

Attached is an Application for Subdivision (Preliminary/Final Plat) for a property located at the 2503 Edwards Road, 3051 S. 25th Street, and 3171 Morning Dew Lane. The three properties are approximately 35.37 acres in size and have just been annexed into the City Limits as of August 2, 2021. The current City Zoning is Planned Development (PD) and the Future Land Use is Medium Density Residential (RM). The parcel IDs for the properties are 2429-111-0003-000-5, 2429-111-0002-000-8, & 2429-111-0001-000-1.

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 August 17, 2021.

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

Thank you.

Brandon C. Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 2503 Edwards Road, 3051 S. 25th Street, 3171 Morning Dew Lane

Parcel ID #(s) 2429-111-0001-000-1, 2429-111-0002-000-8 and 2429-111-0003-000-5

Project description Platting of parcels to create three (3) parcels.

Edwards Landing, LLC	Bradley J. Currie, Engineering Design & Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
1732 South Congress Avenue, # 343	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Palm Springs, FL 33461	Port St. Lucie, FL 34987
City State Zip	City State Zip
561-699-4977	772-462-2455
Phone Number	Phone Number
wexlergr@gmail.com	bradcurrie@edc-inc.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.*

(authorized agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 15th day of June, 20 21, by Bradley J. Currie who is personally known to me or has produced n/a as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☑ A copy of the deed
- ☑ Signed and sealed survey
- ☑ Concurrency application, complete
- ☑ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ A copy of the deed
- ☑ Signed and sealed survey
- ☑ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☑ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

PROJECT NARRATIVE & COVER LETTER
Edwards Landing Replat
June 4, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval of a subdivision plat application for a project known as Edwards Landing PUD. The properties are located south of Edwards Road and east of S. 25th Street currently located in St. Lucie County. The City of Fort Pierce is in the process of annexing the parcels into the City at this time. The subject parcels are noted below:

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Petitioner Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2429-111-0001-000-1	2503 Edwards Rd.	1.4	RM (SLC)	PUD (SLC)
2429-111-0002-000-8	3051 S. 25th St.	0.3	RM (SLC)	PUD (SLC)
2429-111-0003-000-5	3171 Morning Dew Ln.	33.5	RM (SCL)	PUD (SLC)
TOTAL:		**35.37**		

The subject parcels have a St. Lucie County Future Land Use designation of Residential Medium (RM) and an underlying St. Lucie County Zoning designation of Planned Unit Development (PUD). The petitioner is requesting approval to subdivide the parcels into two (2) tracts and one (1) water management tract. The reason for this request is to obtain the necessary Tax ID numbers to place a lien solely against each phase of development.

To the north of the subject parcels lies the Right-of-Way of Edwards Road followed by developed and undeveloped parcels. The parcel to the northeast of the project is located in the City of Fort Pierce. The Future Land Use and Zoning designation for this parcel is not available when reviewing the Future Land Use and Zoning maps of the City of Fort Pierce. North of the subject parcel is an undeveloped commercial parcel. This parcel has a St. Lucie County Future Land Use designation of Commercial (COM) and an underlying Zoning designation of Commercial, General (CG). Northwest of the subject parcel is an undeveloped residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential Medium (RM) and an underlying Zoning designation of Planned Unit Development (PUD).

South of the subject parcel is Forest Grove Middle School. This parcel is located in Fort Pierce and has a Future Land Use designation of Institutional (INST) and an underlying Zoning designation of General and Recreational Open Space (OS-1).

West of the subject property are developed residential lots. These parcels have a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single Family-3 (RS-3).

East of the subject parcels lie the Right-of-Way of 25th Street followed by developed residential homes. Some of the parcels are located in St. Lucie County and others in the City of Fort Pierce. The parcels located in the jurisdiction of St. Lucie County have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single Family-4 (RS-4). The parcels that are located within the jurisdiction of the City of Fort Pierce have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

Section 5.54 of the St. Lucie County Land Development regulations outline the required content for proposed plats. We feel the attached plat meets the requirements as outlined in Section 5.54 of the St. Lucie County Land Development regulations. Additionally, the application for subdivision outlines required material to be included with the application. All material as required on the checklist is included a part of this application package.

Based on the above and attached information, the applicant respectfully requests review and approval of this application.

Z:\EDC-2021\21-193 - Wexler - Edwards Landing\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-06-15_Edwards_Landing_Plat_Justification_Statement_21-193.docx

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4072584 OR BOOK 3748 PAGE 2580, Recorded 05/21/2015 at 10:49
Doc Tax: $5950.00

Prepared by: **K&L Gates LLP (W. Harris)**
214 North Tryon Street, 47th Floor
Charlotte, NC 28202

RECORD & RETURN TO

MARK ALLSWORTH, ESQ.
1177 SOUTHEAST 3RD AVE.
FT. LAUDERDALE, FL 33316

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 18th day of May, 2015, by **REDUS FLORIDA LAND, LLC**, a Delaware limited liability company, hereinafter called the "Grantor", to **EDWARDS LANDING, LLC**, a Florida limited liability company, whose address is 2324 S Congress Avenue, Suite 2E, West Palm Beach, FL 33406, hereinafter called the "Grantee."

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in St. Lucie County, Florida, as described on Exhibit "A" attached hereto.

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances except as hereinafter set forth; that Grantee shall have peacable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to (i) all declarations, easements, rights-of-way, restrictions, covenants and other matters of public records, (ii) all gas, water, and mineral rights of others, (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property and (iv) the lien of ad valorem real estate taxes for 2015 and subsequent years.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Erin H. Actun
Name Printed: Erin H. Actun

Susan G. Moore
Name Printed: SUSAN G. MOORE

REDUS FLORIDA LAND, LLC, a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware corporation, its sole member and manager

By: Carray Young
Name: Carray Young
Title: AVP

STATE OF Florida }
}
COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 15th day of May, 2015 by Carray Young, the AVP of REDUS Properties, Inc., a Delaware corporation, the sole member and manager of REDUS Florida Land, LLC, a Delaware limited liability company, on behalf of the company.

Susan G. Moore
(Print Name: SUSAN G. MOORE)
NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires:
Personally known:
Or Produce ID:
(check one of the above)
Type of Identification Produced:

_____

SUSAN G. MOORE
Notary Public - State of Florida
My Comm. Expires Jan 26, 2019
Commission # FF 184776
Bonded through National Notary Assn.

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 310.00 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:

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 410.65 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE 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 877.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29; THENCE SOUTH 89°19'20" WEST ALONG SOUTH LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF 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 877.35 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "G"

A STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF 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 60.00 FEET; THENCE SOUTH 89°59'12", A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET AND THE POINT OF BEGINNING OF THE HEREIN STRIP OF LAND; THENCE SOUTH 00°06'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.02 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°19'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST, ALONG A LINE PARALLEL TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.25 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EDWARDS ROAD; THENCE NORTH 89°59'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL TO THE NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND.

ALSO LESS AND EXCEPT THE FOLLOWING:

LEGAL DESCRIPTION PARCEL 117

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A FOUND PK NAIL & WASHER STAMPED "LB 6449" AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'21" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 539.51 FEET (BEARINGS ARE BASED ON SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO); THENCE SOUTH 89°53'39" WEST DEPARTING SAID EAST LINE, A

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.

Edwards Landing, LLC
1732 South Congress Avenue, # 343
Palm Springs, FL 33461

AGENT CONSENT FORM

Project Name: Edwards Landing

Parcel ID: 2429-111-0001-000-1, 2429-111-0002-000-8 and 2429-111-0003-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Gregg Wexler, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27 day of May, 2021, by Gregg Wexler (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

Danielle Pagan
Printed Name of Notary

DANIELLE A. PAGAN
MY COMMISSION # HH 098281 (Notary Seal)
EXPIRES: June 26, 2025
Bonded Thru Notary Public Underwriters

6/26/25
My commission expires

Owner's Signature

Gregg Wexler
Owner's Name

1732 S Congress Ave #343
Street Address

Palm Springs FL 33461
City, State, Zip

561-699-4977 Wexlergr@gmail
Telephone / Email

EDWARDS LANDING P.U.D.

BEING A PLAT OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

DOCKET NO._____

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.

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 310.00 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:

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 410.65 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE 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 877.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29; THENCE SOUTH 89°19'20" WEST ALONG SOUTH LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF 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 877.35 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL"G"

A STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF 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 60.00 FEET; THENCE SOUTH 89°59'12", A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET AND THE POINT OF BEGINNING OF THE HEREIN STRIP OF LAND; THENCE SOUTH 00°06'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.02 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°19'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST, ALONG A LINE PARALLEL TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.25 FEET, TO A POINT ON THE SOUTH RIGHT OF-WAY LINE OF EDWARDS ROAD; THENCE NORTH 89°59'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL TO THE NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND.
ALSO LESS AND EXCEPT THE FOLLOWING:

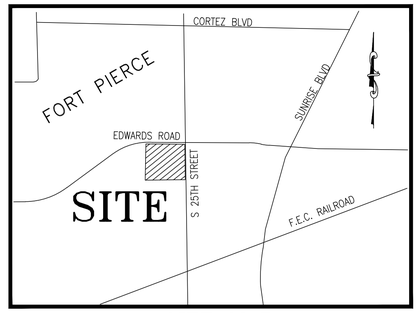
LEGAL DESCRIPTION PARCEL 117

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A FOUND PK NAIL & WASHER STAMPED "LB 6449" AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'21" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 539.51 FEET (BEARINGS ARE BASED ON SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO); THENCE SOUTH 89°53'39" WEST DEPARTING SAID EAST LINE, A 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.

CONTAINING 35.399 ACRES, MORE OR LESS.



SITE MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF _____

EDWARDS LANDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS EDWARDS LANDING P.U.D., HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) TRACT A AND TRACT B AS SHOWN HEREON, ARE FOR FUTURE DEVELOPMENT.

2) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, BELL SOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING C.A.T.V., FOR UTILITY PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE FORT PIERCE UTILITIES AUTHORITY ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE FORT PIERCE UTILITIES AUTHORITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY FORT PIERCE UTILITIES AUTHORITY.

3) THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO EDWARDS LANDING, LLC, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EDWARDS LANDING, LLC.

4) THE WATER MANAGEMENT TRACT (WMT-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO EDWARDS LANDING, LLC, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EDWARDS LANDING, LLC.

5) THE ACCESS EASEMENT (AE-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO EDWARDS LANDING, LLC, FOR INGRESS/EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EDWARDS LANDING, LLC.

IN WITNESS WHEREOF, THE ABOVE NAMED EDWARDS LANDING, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____. THIS _____ DAY OF _____, 2020.

BY: EDWARDS LANDING, LLC

BY: _____
, MANAGER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

_____
SIGNATURE

_____
PRINTED NAME

_____
SIGNATURE

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY THE MANAGER OF EDWARDS LANDING, LLC, ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2020.

_____
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK ALLSWORTH, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020, AT _____(.M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF EDWARDS LANDING, LLC.

2) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20__.

3) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

_____

DATED THIS _____ DAY OF _____, 2020.

_____
MARK ALLSWORTH, ESQ.
DOUMAR, ALLSWORTH, et al
1177 SE 3rd AVENUE
FT. LAUDERDALE, FL 33316

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2020.

BY _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2020.

BY _____
JENNIFER HOFMEISTER, AICP
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2020.

BY: _____
PETER SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2020.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2020.

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

BY: _____

CLERK OF CIRCUIT COURT SEAL

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF "EDWARDS LANDING P.U.D." IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 20__.

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

SURVEYOR SEAL

NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 29, SAID LINE HAS A BEARING OF SOUTH 89°59'15" WEST.

2. PLAT CONTAINS 35.36 ACRES, MORE OR LESS.

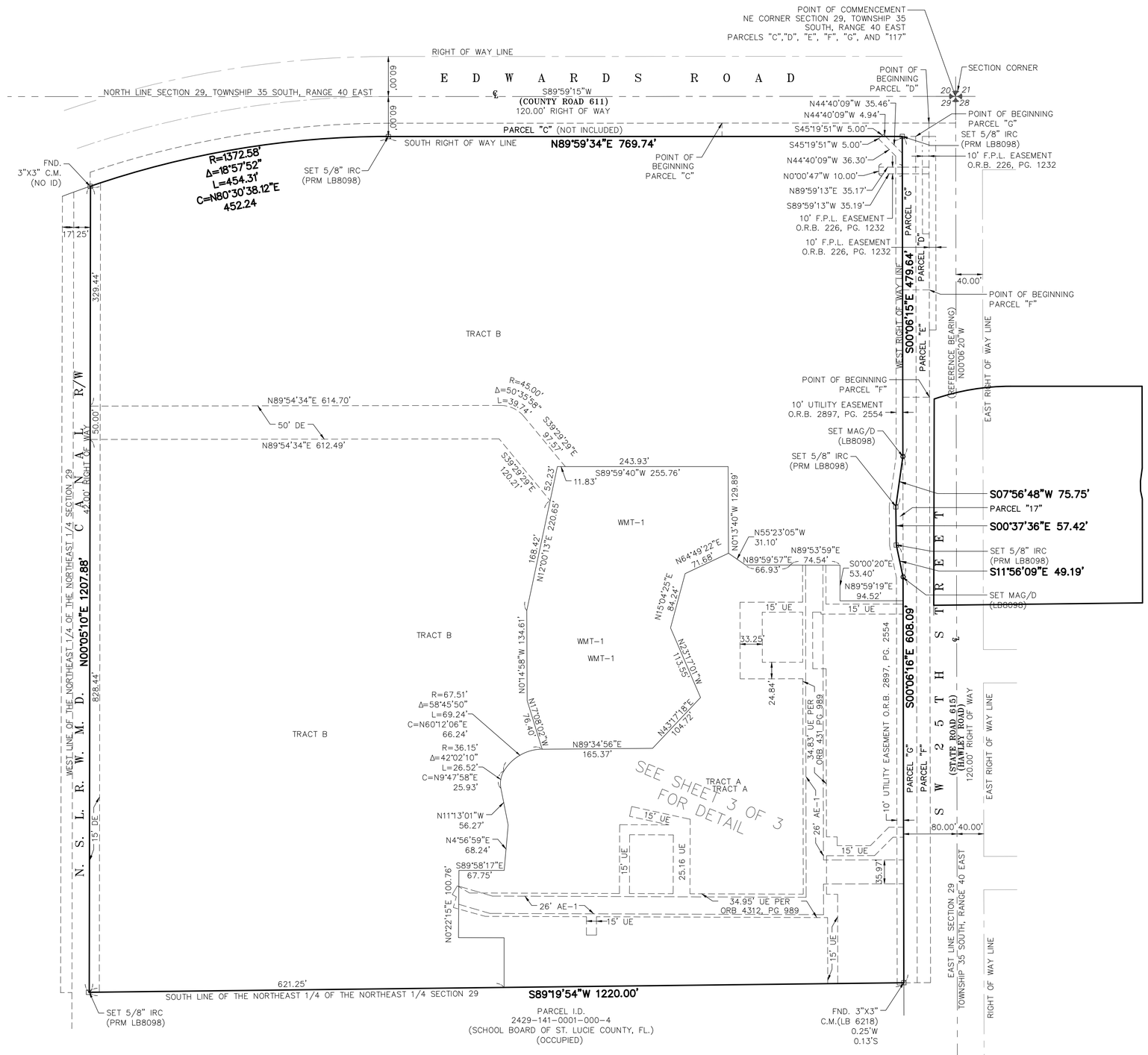
3. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

4. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH ST. LUCIE COUNTY.

EDWARDS LANDING P.U.D.

BEING A PLAT OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____





GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

LEGEND

L	ARC LENGTH	PK NAIL	PARKER-KALON NAIL
℄	CENTERLINE	PRM	PERMANENT REFERENCE MONUMENT
C	CHORD	P.B.	PLAT BOOK
CM	CONCRETE MONUMENT	(P)	PLAT DATA
(D)	DEED	P.O.B.	POINT OF BEGINNING
D.B.	DEED BOOK	P.O.C.	POINT OF COMMENCEMENT
E	EAST/EASTING	P.C.C.	POINT OF COMPOUND CURVE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.	POINT OF CURVATURE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.T.	POINT OF TANGENCY
FPL	FLORIDA POWER AND LIGHT	P.O.T.	POINT OF TERMINUS
FT	FOOT	PSL	PORT SAINT LUCIE, FLORIDA
FND	FOUND	PLS	PROFESSIONAL LAND SURVEYOR
SQ FT.	SQUARE FEET	R	RADIUS
IRC	IRON ROD AND CAP	RGE	RANGE
L	LENGTH	RLS	REGISTERED LAND SURVEYOR
MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	R/W	RIGHT-OF-WAY
N/D	NON DESCRIPT NAIL AND DISK	R/C	ROD AND CAP
N.R.	NON RADIAL	○	PROPERTY CORNER
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	◉	RIGHT-OF-WAY CONTROL
N	NORTH OR NORTHING	S	SOUTH
No.	NUMBER	S.L.C.	ST. LUCIE COUNTY
O.R.B.	OFFICIAL RECORDS BOOK	TWNSHP	TOWNSHIP
PG	PAGE	TYP	TYPICAL
PCN	PARCEL CONTROL NUMBER	U.E.	UTILITY EASEMENT
		W	WEST

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

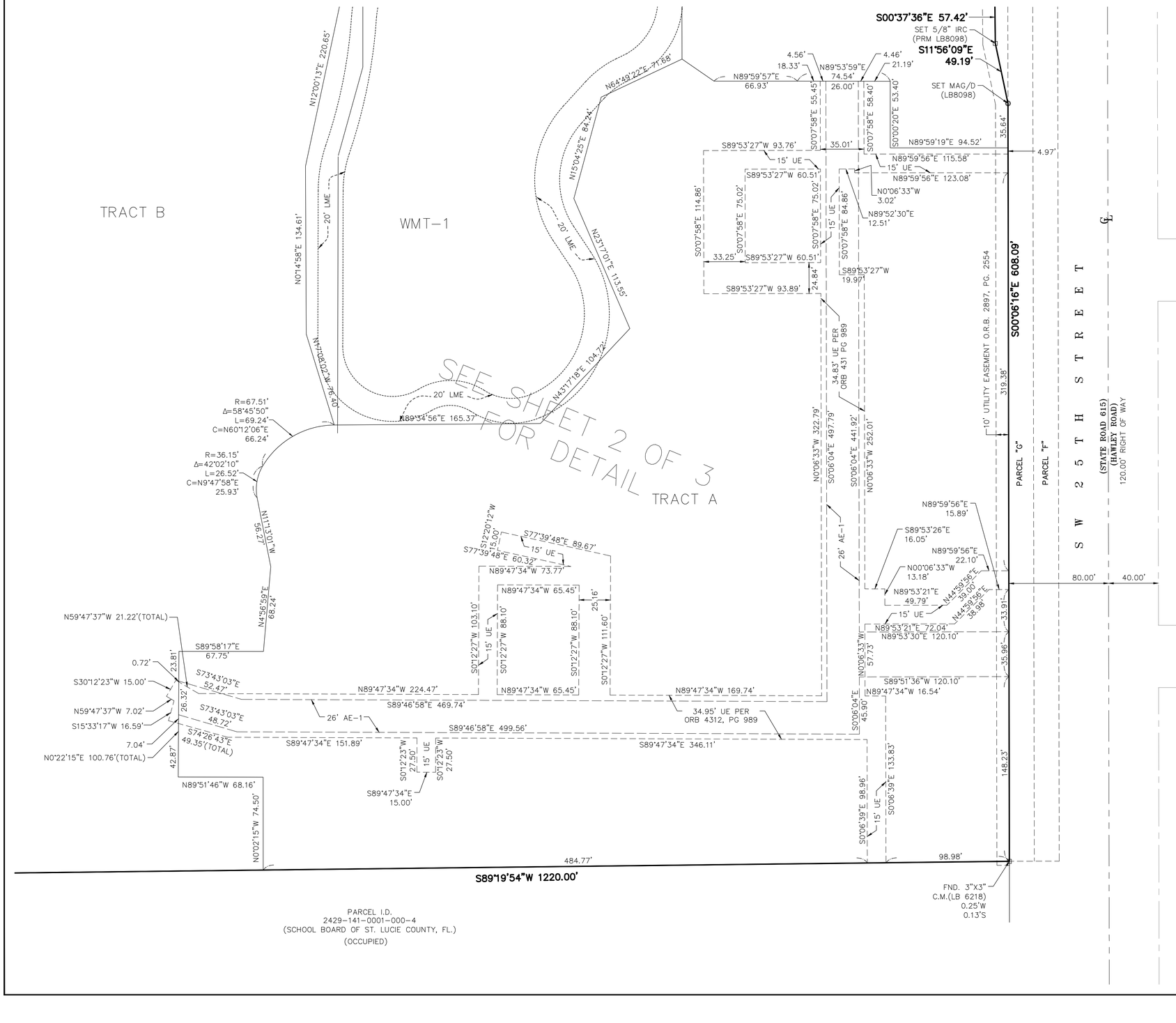
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☎ 772-340-4990
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDWARDS LANDING P.U.D.

BEING A PLAT OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____



NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

L	ARC LENGTH	PK NAIL	PARKER-KALON NAIL
℄	CENTERLINE	PRM	PERMANENT REFERENCE MONUMENT
C	CHORD	P.B.	PLAT BOOK
CM	CONCRETE MONUMENT	(P)	PLAT DATA
(D)	DEED	P.O.B.	POINT OF BEGINNING
D.B.	DEED BOOK	P.O.C.	POINT OF COMMENCEMENT
E	EAST/EASTING	P.C.C.	POINT OF COMPOUND CURVE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.	POINT OF CURVATURE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.T.	POINT OF TANGENCY
		P.O.T.	POINT OF TERMINUS
FPL	FLORIDA POWER AND LIGHT	PSL	PORT SAINT LUCIE, FLORIDA
FT	FOOT	PLS	PROFESSIONAL LAND SURVEYOR
FND	FOUND	R	RADIUS
SQ FT.	SQUARE FEET	RGE	RANGE
IRC	IRON ROD AND CAP	RLS	REGISTERED LAND SURVEYOR
L	LENGTH	RCP	REINFORCED CONCRETE PIPE
MON	MONUMENT	R/W	RIGHT-OF-WAY
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	R/C	ROD AND CAP
N/D	NON DESCRIPT NAIL AND DISK	○	PROPERTY CORNER
N.R.	NON RADIAL	◉	RIGHT-OF-WAY CONTROL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	S	SOUTH
		S.L.C.	ST. LUCIE COUNTY
N	NORTH OR NORTHING	TWNSHP	TOWNSHIP
No.	NUMBER	TYP	TYPICAL
O.R.B.	OFFICIAL RECORDS BOOK	U.E.	UTILITY EASEMENT
PG	PAGE	W	WEST
PCN	PARCEL CONTROL NUMBER		

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

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BOUNDARY SURVEY

FOR: EDWARDS LANDING

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 310.00 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:

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 410.65 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE 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 877.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29; THENCE SOUTH 89°19'26" WEST ALONG SOUTH LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF 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 877.35 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "G"

A STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF 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 60.00 FEET; THENCE SOUTH 89°59'12" WEST, A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF SOUTH 25TH STREET AND THE POINT OF BEGINNING OF THE HEREIN STRIP OF LAND; THENCE SOUTH 00°06'35" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.02 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°19'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST, ALONG A LINE PARALLEL TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.25 FEET, TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF EDWARDS ROAD; THENCE NORTH 89°59'12" EAST, ALONG SAID SOUTH RIGHT–OF–WAY LINE AND PARALLEL TO THE NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND.

ALSO LESS AND EXCEPT THE FOLLOWING:

LEGAL DESCRIPTION PARCEL 117

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A FOUND PK NAIL & WASHER STAMPED "LB 6449" AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'21" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 539.51 FEET (BEARINGS ARE BASED ON SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO); THENCE SOUTH 89°53'39" WEST DEPARTING SAID EAST LINE, A 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 00°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.

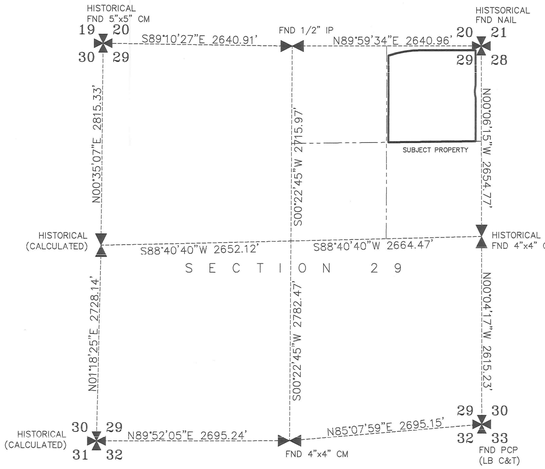
CONTAINING 35.375 ACRES, MORE OR LESS.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE



SYMBOL & ABBREVIATION LEGEND:

A	AIR RELEASE VALVE	EOW	EDGE OF WATER	INV	INVERT	(P)	PLAT DATA	TELE RISER	TELEPHONE RISER BOX
AL	ARC LENGTH	EB	ELECTRIC BOX	IP	IRON PIPE	P.O.B.	POINT OF BEGINNING	TOE	TOE OF SLOPE
ASPH	ASPHALT	EHH	ELECTRIC HAND HOLE (EHH)	IR	IRON ROD	P.O.C.	POINT OF COMMENCEMENT	TOB	TOP OF BANK/BERM
BFP	BACK FLOW PREVENTER	EM	ELECTRIC METER	IR/C	IRON ROD AND CAP	P.C.C.	POINT OF COMPOUND CURVE	T.O.N.	TOP OF NUT
	BENCHMARK (BM)	ELEC PANEL	ELECTRICAL PANEL		IRRIGATION CONTROL VALVE	P.C.	POINT OF CURVATURE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
	BIKE RACK	EL./ELEV.	ELEVATION	L	LENGTH	P.T.	POINT OF TANGENCY	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
CATV	CABLE RISER	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		LIGHT POST	P.O.T.	POINT OF TERMINUS	TWNSHP	TOWNSHIP
(C)	CALCULATED	F.O.	FIBER OPTIC	MAG/D	MAG NAIL MAG BRAND NAIL	PVC	POLYVINYL CHLORIDE		
	CATCH BASIN	FOHH	FIBER OPTIC HAND HOLE	M	MAILBOX	PSL	PORT SAINT LUCIE, FLORIDA	T	TRAFFIC HANDHOLD
	CENTERLINE		FIBER OPTIC MARKER	M.C.	MARTIN COUNTY	PLS	PROFESSIONAL LAND SURVEYOR	TSCB	TRAFFIC SIGNAL CONTROL BOX
CCR	CERTIFIED CORNER RECORD	FIBER RISER	FIBER OPTIC RISER	MHWL	MEAN HIGH WATER LINE	R	RADIUS	TYP	TYPICAL
CLF	CHAIN LINK FENCE	(M)	FIELD MEASURED	MLWL	MEAN LOWER WATER LINE	RGE	RANGE	UNK	UNKNOWN
CHD.	CHORD	F.F.E.	FINISHED FLOOR ELEVATION		METAL LIGHT POST	RTK	REAL TIME KINEMATIC	UNK HH	UNKNOWN HANDHOLD
CO	CLEAN OUT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MP	METAL PIPE	RWV	RECLAIMED WATER VALVE	RISER BOX	UNKNOWN RISER BOX
COMM RISER	COMMUNICATION RISER	FPL	FLORIDA POWER AND LIGHT	M	MONITORING WELL	RLS	REGISTERED LAND SURVEYOR	U	UNKNOWN TYPE MANHOLE
CONC	CONCRETE	FT	FOOT	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
	CONCRETE LIGHT POST	FM	FORCE MAIN	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	R/W	RIGHT–OF–WAY	WM	WATER METER
CM	CONCRETE MONUMENT	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	R/C	ROD AND CAP	W	WATER SERVICE METER (WM)
CPP	CONCRETE POWER POLE (CPP)	P	FPL MANHOLE	N.R.	NON RADIAL	S	SANITARY MANHOLE	WV	WATER VALVE (WV)
	CONCRETE POWER POLE W/STREET LIGHT	SQ FT.	SQUARE FEET	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	SV	SANITARY VALVE	W	WEST
	CONCRETE SIGNAL LIGHT POLE	GAS	GAS VALVE	N	NORTH OR NORTHING	SEC	SECTION	WF	WOOD FENCE
CMP	CORRUGATED METAL PIPE	GIS	GEOGRAPHIC INFORMATION SYSTEMS	No.	NUMBER		PROPERTY CORNER		WOOD POLE STREET LIGHT
	CURB INLET	GND	GROUND	O.R.B.	OFFICIAL RECORDS BOOK		RIGHT–OF–WAY CONTROL		WOOD POWER POLE
	DECORATIVE LIGHT POST		GROUND LIGHT	OHW	OVER HEAD WIRES		SIGN	AC	AIR CONDITIONING
(D)	DEED		GUY WIRE ANCHOR	PG	PAGE	S	SOUTH	TYP.	TYPICAL
D.B.	DEED BOOK		HANDICAP	PCN	PARCEL CONTROL NUMBER		SPIGOT		
ø	DIAMETER (DIA.)	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PK NAIL	PARKER–KALON NAIL		SPRINKLER VALVE		
D	DRAINAGE MANHOLE	HWF	HOG WIRE FENCE	PK/D	PARKER–KALON NAIL & DISK	S.L.C.	ST. LUCIE COUNTY		
DIP	DUCTILE IRON PIPE		HYDRANT	PCP	PERMANENT CONTROL POINT	STA	STATION		
E	EAST/EASTING	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT	D	STORMWATER DRAINAGE MANHOLE		
				P.B.	PLAT BOOK		STREET SIGN		

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS MAY 12, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 35.375 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J–17.050–053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THIS SURVEY MEETS OR EXCEEDS THE REQUIRED MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF SECTION 29, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH. THE HISTORICAL INFORMATION SHOWN HEREON IS BASED ON PREVIOUS SURVEYS AND/OR SECTION BREAK DOWNS.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATED IN FLOOD HAZARD ZONES "X", "0.2% X" AND "AE–9" AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
5556

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE: 6-1-21

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UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
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L.B. CERTIFICATE OF AUTHORIZATION 8098

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CHECKED BY	MTO
FIELD CREW	SV
FILENAME	21-193 edwards landing
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	May 11, 2021

REVISION COMMENTS | DATE

BOUNDARY SURVEY

FOR: EDWARDS LANDING

RECORD INFORMATION
SEC. 29, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS ENVIRONMENTAL
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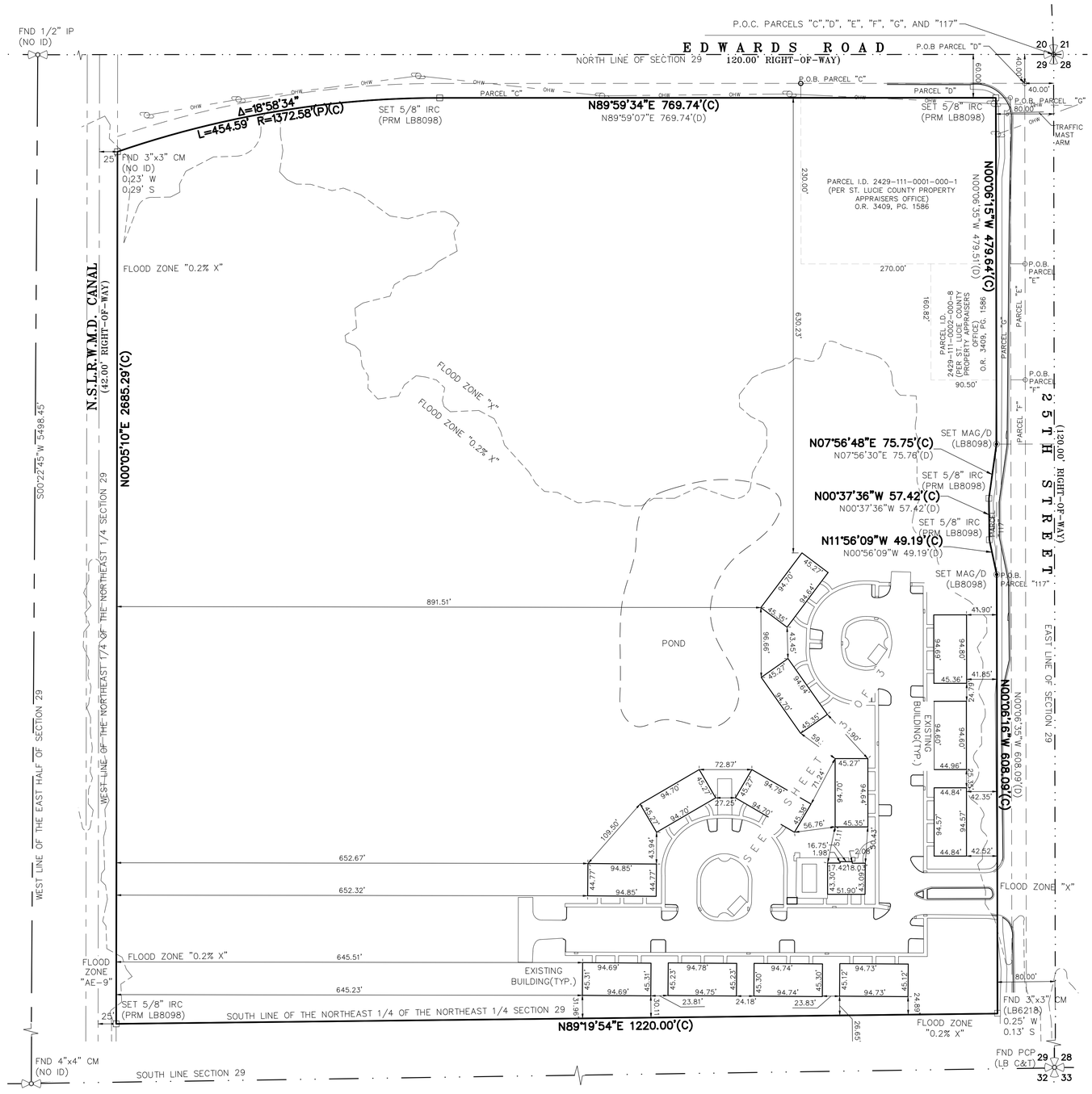
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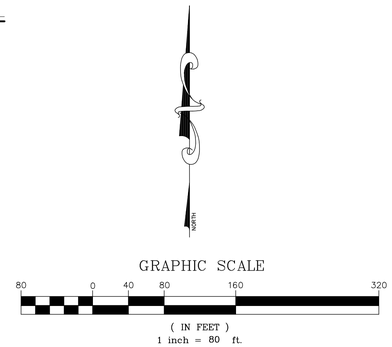
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Z:\EDC-2021\21-193 - Wexler - Edwards Landing\SURVEY\Dwg - PDF\Survey\21-193 EDWARDS LANDING BT1.dwg, 6/7/2021 11:44 AM
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BOUNDARY SURVEY

FOR: EDWARDS LANDING





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FIELD CREW	SV
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LAYOUT1	
LAYOUT	
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BOUNDARY SURVEY

FOR: EDWARDS LANDING

RECORD INFORMATION
SEC. 29, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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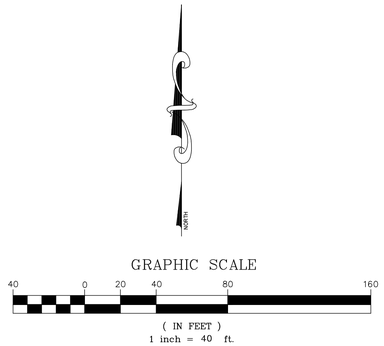
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BOUNDARY SURVEY

FOR: EDWARDS LANDING





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SCALE	AS SHOWN
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REVISION COMMENTS

DATE

BOUNDARY SURVEY

FOR: EDWARDS LANDING

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ST. LUCIE COUNTY, FLORIDA

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3 OF 3

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Edwards Road ROW / Undeveloped/Gas Station	NW: RM (SLC), N: COM (SLC) NE: unknown	NW: PUD (SLC), N: CG (SLC) NE: unkown
South	Forest Grove Elementary School	INST (FP)	OS-1 (FP)
East	25th St ROW / Residential & Commercial	NE: GC (FP), E: RU (SLC)	NE: C-3 (FP), E:RS-4 (SLC)
West	ROW / Residential	RU (SLC)	RS-3 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM (SLC)	PUD (SLC)	9 du / acre	35.37	X
****Proposed**	RM	PD (FP)	9 / acre	35.37	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 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Proposed Zoning/FLU	Total gallons per day 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Change in Demand	Total gallons per day No Change

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 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Proposed Zoning/FLU	Total gallons per day 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Change in Demand	Total gallons per day No change

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	61.27	61.27	No change

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	Allapattah Flats K-8	Fort Pierce Central High
City	Port St. Lucie	Fort Pierce
Distance	9 miles	1 mile
Current Zoning/FLU Enrollment Demand	90.25	38.68
****Proposed Zoning/FLU Enrollment Demand**	90.25	38.68
****Change in Demand**	No Change	No Change

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	318 du / 60 = 5.30 x 8 yards = 31.83 yards
****Proposed Zoning/FLU**	318 du / 60 = 5.30 x 8 yards = 31.83 yards
***Change in Demand**	No Change

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	The stormwater management system will include swales and surface detention / retention areas.

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	3002	1501 / 1501
****Proposed Zoning/FLU**	3002	1501 / 1501
***Change in Demand**	Trips	Trips
Impact to Capacity	No Change	

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: 318 Single Family: 134 Multifamily: 184
Non-residential (square footage): N/A
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached	2	134	26.028	06/22/2022	3 years
Multi-family	1	184	9.34	Under Construction	06/22/2022
Other (specify)					

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

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? N/A
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

Technical Review Committee **3. e.**

Meeting Date: 08/19/2021

REQUESTED ACTION

Text Amendment - Chapter 123 - Vegetation

LOCATION

N/A

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation PLanner

RECOMMENDATION

Approval

Attachments

TRC Cover Letter

Chapter 123 - Vegetation

Form Review

Form Started By: Maria Lewicka Started On: 08/04/2021 01:25 PM

Final Approval Date: 08/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: MARIA LEWICKA, AICP, HISTORIC PRESERVATION PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-01400002

DATE: AUGUST 4, 2021

Text Amendment – Chapter 123 - Vegetation

The above referenced Text Amendment is being submitted for your review and comments. It proposes to modify the Chapter 123 – Vegetation to provide more specific landscaping requirements to better preserve, protect, and enhance the natural beauty, environment, and property values in the city by regulation of the maintenance, removal, planting, installation, and preservation of landscaping. In addition to aesthetic enhancements, landscaping requirements of this chapter will contribute to moderation of stormwater runoff, erosion, energy conservation, air pollution, carbon dioxide levels and noise, as well as providing natural screening of development and habitat for birds, small mammals, and other wildlife. In addition, a new "Article IV – Water Conservation for Landscape Irrigation" is added to implement procedures promoting water conservation through the efficient use of landscape irrigation.

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

Chapter 123 - VEGETATION[1]

Footnotes:

--- (1) ---

State Law reference— Municipal Home Rule Powers Act, F.S. ch. 166.

ARTICLE I. - IN GENERAL

Sec. 123-1. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Caliper means a measurement of the size of a tree equal to the diameter of its trunk six (6) inches above the top of the root ball.

Certified arborist means an arborist certified by the International Society of Arboriculture or other nationally recognized arboriculture organization.

Clear trunk means the distance measured from ground level up to the first live branch or palm frond. Clear trunk of a palm tree should be measured disregarding the "boots" or the persistent palm frond bases.

Clearing means the removal of vegetation, including trees of less than three inches DBH.

Crown spread means the average extent of the horizontal reach of branches in the top of a tree. ~~Draw a circle directly under the drip line on the ground. The average diameter of this circle is the crown spread~~.

Damage means abuse to any flora covered by this article, through actions or inactions which have caused severe decline, disfigurement, discoloration, defoliation, removal or death of any such flora. Abuse includes but is not limited to failure to properly water, fertilize, control pests and fungus, or prune; it also means physically or chemically damaging flora by cutting the main plant leader stem, removing any mature wood larger than three (3) inches in diameter, topping or heading back, reducing the total circumference or canopy spread by more than one-third, burning, cutting, scaring, painting or poisoning.

Dead or beyond recovery means a tree or palm that is in an overall state of irrecoverable decline, as determined by a certified arborist, or that has more than 50 percent dead woody growth.

Department means the planning department ~~of planning and development~~ for the city.

Diameter Breast Height (DBH) means the diameter of a single stemmed tree measured at four and one-half (4½) feet above grade. When a tree grows with multiple trunks, stems at breast height, DBH shall be equal to the sum or aggregate of the two largest trunks ~~individual stems diameters~~ measured at four and one-half (4½) feet above grade.

~~*Drip line* means an imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.~~

Erosion control plan means a written description of proposed methods to prevent exposed soil from being carried off property by rain, wind or other natural conditions or any construction operations associated with development.

~~*Ground cover* means low growing plants that cover the ground and are used in place of turf. They reach a height of not more than twenty-four (24) inches in approximately twelve (12) months and present a finished appearance.~~

Foundation Planting: a group of plants used in landscape design to blend a building with its setting and obscure any undesirable features of the foundation.

Ground cover. Mulch, low growing plants, usually growing no higher than two feet, or sod installed in such a manner as to form a continuous cover over the ground.

~~*Grubbing* means the removal of vegetation from land by means of digging, raking, dragging or otherwise disturbing the roots of vegetation and the soil in which such roots are located.~~

Hatracking means to flat cut the top of a tree, severing the leader or leaders; or pruning a tree by stubbing off mature wood larger than three (3) inches in diameter; or reducing the total circumference of canopy spread not in conformance with the current National Arborist Association standards~~.~~

Hazardous or unsafe. Means the condition of a tree or palm that constitutes a threat of injury to persons or damage to property due to structural defect or a weakened or damaged condition.

Hedge means plant materials utilized to provide a continuous screen and that must be a minimum of twenty-four (24) inches high upon planting, with a maximum spacing of 30 inches ~~two and one-half (2½) feet~~ on center. All plant materials must be capable of attaining at least seventy-five (75) per cent opacity within twelve (12) months.

Historic tree means a tree which has been determined to be of notable historic interest and value to the city because of its location, size, or historic association with the community, and which has been so designated by the commission in the official record books of the city following a public hearing with due notice in advance by certified mail to the owner.

~~*Landscaped area* means a plot or plots of ground consisting of, but not limited to, living plant material and non-living plant landscape material.~~

~~*Landscaping* means landscaping shall consist of, but not be limited to, grass, ground covers, shrubs, vines, hedges, trees, berms, and complimentary structural landscape architectural features, such as rocks, mulch, fountains, sculptures, decorative walls and tree wells.~~

Landscaping means any combination of material such as, but not limited to, lawn grass, ground cover, vines, shrubs, trees, or palms, and nonliving durable material commonly used in the landscape such as, but not limited to, rocks, mulch, sand, ~~or~~ paving for pedestrian use (but excluding paving used for vehicles), benches, fountains, ~~exterior landscape~~, retaining wall(s), accent lighting fixtures, and any other similar items.

Mangrove means rooted trees and seedings of red mangrove (Rhizophora mangle), black mangrove (Avicenna germinans), and white mangrove (Laguncularia racemosa), but only when having a coastal or estuarine association.

~~*Micro-site* means the process of arranging proposed development on a site.~~

Mulch means small, nonliving organic or non-organic aggregated material such as gravel, rocks, pebbles, tree bark, pine needles, wood or rubber chips or ~~wood~~ shavings used or intended for use as a protective ground covering in landscaping.

Native means vegetation species known to be in existence in Florida before the arrival of Columbus in the New World.

~~*Net buildable area* means that portion of a site within a lot on which a structure or improvements, including driveways, sidewalks and parking lots may be erected.~~

Off-street parking area means all areas used for the display or parking of any and all types of vehicles, boats, trailers, or other equipment, whether such vehicles, boats, or equipment are self-propelled or not, and all land upon which such vehicles traverse the property as a function of the primary use, including, but not limited to drive-through and drive-up lanes.

~~*Person* means any individual, firm, corporation, partnership, joint venture, association, principal, trustee, municipal corporation, political subdivision, special district, or any agent or representative thereof.~~

Palm means a tropical evergreen plant species, characteristically having an un-branched trunk with a crown of large pinnate or palmate leaves.

Pollarding means the term given to the practice of regulating size and shape of a young nursery-age tree (topping a large tree is not pollarding). Also called high coppicing.

Protected area means an area surrounding a protected, or historic tree within which physical intrusion is prohibited in order to prevent damage to the tree, roots and soil around the tree base, the dimensions of which shall be established by the department of development and set forth in the tree removal permit as provided in this article.

Protected tree means any tree having a DBH diameter of eight (8) inches and/or a circumference of twenty-five (25) inches or more.

~~*Prune or trim* means to cut away parts of a plant/tree top or lateral limbs, so as not to cause death or to shorten the floral life span.~~

Pruning means the cutting or removing of any part of the branching structure of a tree or palm in the crown, trunk, or root areas, so as not to cause death or to shorten the floral life span.

Relocation means the act of removing or causing removal of a tree or palm from the ground in which it grew or was planted and re-planting the tree or palm in a different location on the same lot or site with the intent of preserving such tree or palm.

~~*Remove or removal* means:~~

~~(1) The actual removal of vegetation;~~

~~(2) Direct or indirect actions resulting in the effective removal of vegetation through damage or poison; or~~

~~(3) Similar actions directly or indirectly resulting in the death of flora subject to provisions of this article.~~

Removal means the act of removing or causing removal of a tree or palm from the ground in which it grew or was planted or effectively causing its removal or destruction by damaging the trunk; topping or other harmful or excessive pruning; damaging or removing major limbs, roots, or canopy volume; changing the natural grade above the root system or around the trunk; damaging the tree or palm such that it permits infection or pest infestation; applying any chemical or substance to or near the tree or palm; paving with concrete, asphalt, or other impervious material adjacent to or near the tree or palm; or any other action that causes the tree or palm to be dead or beyond recovery whether or not the tree or palm is physically removed.

Screening means the masking out or concealing of any visually objectionable area through the use of earthen berms or vegetation.

Shrub means a woody plant of relatively low height, generally distinguished from a tree by having several stems rather than a single trunk.

Site means the lot, parcel, or tract of land subject to any provision of this chapter.

Topping means the trimming of a tree to prevent the natural upwardly growth of a tree, significantly altering its natural shape.

Tree means living, woody plant having a well-defined stem, a more or less well-defined crown, and which is capable of attaining a height of at least fifteen (15) feet.

Tree canopy. ~~The crown diameter or spread of a tree~~ the top layer or crown of a tree.

Tree survey. An aerial photograph or drawing prepared by a Florida registered surveyor to scale and plotted by accurate techniques, which provides the location, size and common name of all protected trees located in a given lot or parcel.

Tree protection zone means areas surrounding trees and palms where physical intrusion is prohibited to prevent damage to trees and palms and their root systems during site development, redevelopment, and construction.

Tree replacement fund means the fund established and maintained by the city pursuant to this chapter to allow an alternative means for mitigation of tree and palm removal by providing funding for the planting and maintenance of trees and palms on public property and rights-of-way in furtherance of the intent of this chapter.

Trim means to reduce, shorten or diminish a tree, plant, or parts of a plant, without substantially altering the existing shape.

(Code 1983, § 22-177; Ord. No. K-126, § 4, 1-22-2002)

Sec. 123-2. - Purpose.

~~(a) The intent of this article is to provide minimum landscaping standards and to further provide for the protection of trees, in order to protect and preserve the appearance, character, and value of the properties within the city and thereby promote the public health, safety and general welfare of the citizens of the city. The article implements strategies for such tree protection, including natural crown development and shading, as well as removal and relocation.~~

~~(b) Enforcement provisions are established to ensure maintenance, protection and replacement of landscaping and trees. It is the further intent of this article to provide flexible guidelines which encourage landscaping beyond the minimum standards~~.

~~(Code 1983, § 22-175; Ord. No. K-126, § 4, 1-22-2002)~~

The intent of this chapter is to promote the public health, safety, and general welfare through the preservation, protection, and enhancement of the natural beauty, environment, and property values in the city by regulation of the maintenance, removal, planting, and preservation of landscaping, trees, palms, and natural areas in compliance with the policies of the comprehensive plan.

In addition to aesthetic enhancements, the tree and palm preservation and landscaping requirements of this chapter will contribute to moderation of stormwater runoff, erosion reduction, natural screening of development, energy conservation by providing shade and evaporative cooling through transpiration, air pollution and carbon dioxide level reduction, noise reduction, and habitat for birds, small mammals, and other wildlife.

Sec. 123-3. - Scope.

The terms and provisions of this article shall apply to all real property, public and private, without exception, lying within the municipal boundaries of the city.

(Code 1983, § 22-176; Ord. No. K-126, § 4, 1-22-2002

Sec. 123-4. - Submission of plans.

(a) *Landscape plan for site plan approval.* Where site development approval is required by the code or ordinances, a landscape conceptual plan will be submitted to the department with any application for development or redevelopment approval. Review of such landscaping plan will proceed in the same manner as the application for development or redevelopment approval. The landscape plan shall be prepared, signed and sealed by a registered Florida landscape architect when site plan review is subject to section 125-313 or application is made for issuance of a residential building permit for improvements greater than four thousand (4,000) square feet of interior floor area and all commercial, industrial or public development.

(b) *Landscape plan for building permit* (after site plan approval). Review of a detailed landscaping plan will proceed in the same manner as the application for development or redevelopment approval. Any construction or improvements of residential structures of four thousand (4,000) square feet of interior floor area or non-residential buildings of any size shall require landscape and irrigation plans prepared, signed and sealed by a registered Florida Landscape Architect, or as may be permitted under Section 481.329, Florida Statutes. The landscape plan shall include and indicate the following:

(1) Location, type and size of all existing trees to be preserved or removed as described in section 123-66;

(2) Location of all structures, freestanding signs, parking areas, drives, vehicular use areas, retention/detention areas and other improvements to remain or proposed for installation on the property;

(3) Location of existing and proposed overhead power lines and adjacent rights-of-way;

(4) Location and description of existing native plant communities to remain, undisturbed, as applicable;

(5) Location, type, size, and quantity of all proposed landscape materials;

(6) Plant list including quantity, size and botanical names of all proposed landscape materials;

(7) General notes including mulching requirements, fertilization and installation details, and such other information as needed;

(8) Planting detail specifications for trees and shrubs;

(9) Dimensions of the property; and

(10) Tabulations which clearly show relevant statistical information necessary to evaluate compliance with provisions of this chapter. This shall include, but not be limited to, required buffers, vehicular use landscaping/screening, non-vehicular landscaping, and such other information as needed.

(c) *Irrigation plan.* In conjunction with a detailed landscape plan, an irrigation plan shall be required for all residential improvements of more than four thousand (4,000) square feet or nonresidential buildings of any size. Residential improvements less than four thousand (4,000) square feet shall have a readily available water supply, with at least one outlet within one hundred (100) feet of all plant material to be maintained. Such plan shall indicate use of a low volume irrigation system designed specifically for the proposed landscape installation, including establishment and maintenance. All designs shall meet or exceed the minimum compliance set forth within the Standards and Specifications for Turf and Landscape Irrigation Systems published by the Florida Irrigation Society as amended. The required irrigation plans shall be prepared by or under the landscape architect's authority and shall include the following minimum information:

(1) Scale; same as site plan;

(2) Existing vegetation to remain, species size, condition and location;

(3) Site improvements to remain: the location and outline of existing buildings, drainage swales, stormwater retention/detention areas and other structures;

(4) Proposed improvements: the location and outline of proposed buildings, drainage swales, stormwater retention/detention areas and other structures;

(5) Off-street parking, access aisles, driveways, and other vehicular use areas;

(6) Water main: location, size and specifications;

(7) Valve(s): location(s), size and specifications;

(8) Pump(s): location(s), size and specifications or water source;

(9) Controller(s): location(s) and specifications (rain-sensor override devices are required for irrigation systems);

(10) Typical irrigation zone plan: indicate head types, specifications and spacings, and separate zoning details for different types of irrigation heads;

(11) Total volume (gallons required) for typical depths of application and application rate, inches per hour; and

(12) Reclaimed water irrigation system: if applicable, and whether the system is temporary or permanent.

(Code 1983, § 22-178; Ord. No. K-126, § 4, 1-22-2002)

Sec. 123-5. - Permit applications.

Application for landscape permit, tree removal and land clearing permits required by this article shall be made prior to beginning any site work or tree removal, replacement, relocation or substantial alteration and shall be subject to the provisions of this subsection.

(1) *Landscape permit.* A non-refundable administrative fee established by the city commission by resolution to offset the cost of evaluating application and plans shall be paid to the city upon filing of an application.

(2) *Tree removal permit.* A non-refundable administrative fee established by the city commission by resolution to offset the cost of evaluating the application and trees shall be paid to the city upon filing of an application.

(3) *Land-clearing permit.* A non-refundable administrative fee established by the city commission by resolution shall be paid to the city upon filing of an application.

(4) *Application.* Shall be made in writing to the ~~building~~ department on a form provided by the ~~building~~ department. The form shall request all information necessary to evaluate the application, including but not limited to the following:

a. Statement as to the applicants interest in the property;

b. Legal description of the property and a boundary survey or accurately scaled drawing thereof;

c. A tree survey, if applicable, indicating the species of the trees, which protected trees are intended for removal, relocation or alteration in any way, and those which will be undisturbed. On sites which are larger than two (2) acres, protected trees may be depicted as a group or cluster rather than as individual trees, providing the group or cluster is one which is receiving uniform treatment within its individual members.

d. If land clearing is intended, an erosion control plan together with reasons for clearing or grubbing of the site.

e. The application should be submitted and processed concurrently with site plan review or subdivision approvals when such approvals are otherwise required to make use of the property. The site plan or subdivision plat should be prepared in a manner to allow ready comparison with any tree survey so as to assess whether the cited criteria have been met. All items shown shall be properly dimensioned, scaled and referenced to the property lines and set back requirements. Existing and proposed site elevations and major contours should be included if required.

f. The filing of an application shall be deemed to extend permission to the department to inspect the property subject to such application if inspection is found necessary for purposes of evaluating the application.

g. For those applications that are not being processed concurrently with site plan or subdivision approval, the department shall have 15 working days following the receipt of a completed application within which to make a determination on whether a permit shall be issued as requested. If the permit is not issued, the department shall state in writing the reasons for denial and advise the applicant of any re-submission requirements or appeal remedies available. Should additional review time be necessary due to complexity of the submission, the department may have a reasonable extension of time within which to complete its review.

h. Any permit issued hereunder shall remain valid for a term of six months and may be renewed for a second six-month period upon request to the department. The department may require re-application and full review in those renewal instances where site conditions have changed from the date of issuance of the initial permit as a result of natural growth of trees or high winds, hurricane, tornado, flooding, fire or other acts of God. If a permit required by this section has been issued concurrently with site plan or subdivision approval, then such permit shall run concurrently with the site plan or subdivision approval and shall be renewed together therewith.

i. The department may designate, as appropriate, a protected area on the landscaping site where essential for preservation of trees. The protected area shall be established based upon consideration of the species, age, size, condition of the tree(s), soil condition, topography, means of protective barrier proposed, or other relevant criteria, and shall be established for the purpose of protecting the roots and trunk of a tree during and after construction. Any existing vegetation previously within the protected area and allowed by the department to remain shall be maintained in its natural state so as not to alter the water and oxygen content of the soil or upset the soils natural function. Grade changes, ditching for underground irrigation or installation of utility lines shall not take place except upon issuance of a permit which shall be issued by the department upon a showing by the applicant to the department satisfaction that plant root systems are protected to the greatest extent possible. The following additional requirements apply to the protected area:

   1. No soil may be removed;

   2. No fill material may be stored, deposited and/or disposed of within a protected area; signs, permits, wires or attachments other than for protection of trees and vegetation within the protective area, and which are non-damaging in nature, may be affixed or attached to the vegetation;

   3. Landscaping may not be installed following designation of the protected area without a permit;

   4. No equipment, including vehicles, may be driven, parked or stored within the designated area.

j. Based upon reasonable forestry considerations, such as species, age, size, location or condition of a tree affected by the work for which application is made, the department may require as a condition for permit application that a suitable protective barrier be placed and maintained around individual trees or groups of trees, in a manner specified by the department. The department may alternatively require, during construction, that designated trees or groups of trees should be prominently highlighted by the installation stakes connected with ropes, plastic tape, ribbon or other material so as to form a continuous, unbroken perimeter at a specified distance from the tree or group of trees to provide protection from clearing activities. Any such perimeter markings should be prominently visible to equipment operators. Any protective barrier or boundary marker required by this subsection shall remain in place until removal is authorized by the department or there is issued a certificate of occupancy.

k. Local permit not exclusive. It is the intent of this section that permits or approvals required hereunder shall be in addition to and not in place of any Federal and State approvals which

may be required for the same or similar activities. In the event provisions of this article conflict with any other regulations on this subject matter, the more restrictive shall apply. Compliance with provisions of this section does not excuse any person for non-compliance with either applicable federal, state or local laws.

(Code 1983, § 22-179; Ord. No. K-126, § 4, 1-22-2002; Ord. No. L-86, § 6, 7-20-2009)

Sec. 123-6. - Required bond.

In those instances where the landscape plan is submitted with a site plan requiring review pursuant to section 125-313, the property owner shall file with the ~~director of~~ finance director at the time of completion certification by the landscape architect, a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure one hundred (100) per cent of the supply and installation cost of the landscaping improvements required by this article, in accordance with the plan approved by the department, for a period of twenty-four (24) months after certification by the landscape architect to insure the establishment and maintenance of the plant material required under this section. No such bond, CD, or check shall be accepted unless it be enforceable by or payable to the city. This security bond shall be reduced to ten (10) per cent of the supply and installation cost of the landscape improvements for the second year, after the first-year inspection determines one hundred (100) per cent required landscape improvements exist and have been maintained properly. A property owner shall warrant and guarantee a survival rate of one hundred (100) per cent for all required plantings by other permitting agencies including littoral zone plantings around created lakes and retention ponds for a period of twenty-four (24) months following the expiration of time for installation of required plant materials, or twenty-four (24) months following certification of installation by the property owners landscape architect, whichever is earlier. Such security shall be released upon inspection and final approval by the department that the provisions of this section have been met. The standard contract for maintenance of required landscaping, with security as provided in this section is required by the city before issuance of certificate of occupancy.

(Code 1983, § 22-180; Ord. No. K-126, § 4, 1-22-2002)

Sec. 123-7. - Enforcement.

After the twenty-four-month establishment period for landscaping subject to section 123-6, the city will inspect the required landscaping and maintenance at least one time a year. Maintenance shall include the replacement of all unhealthy/dead material within thirty (30) days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action. The thirty-day rule for compliance may be extended when necessary, by the city manager to permit recovery from acts of nature such as a hurricane or freeze.

(Code 1983, § 22-181; Ord. No. K-126, § 4, 1-22-2002; Ord. No. 17-017 , § 14, 6-5-2017)

Sec. 123-8. - Variances and administrative appeals.

A variance from any of these substantive requirements of this section or an appeal of any administrative determination made by the planning director may be made in accordance with the procedures set forth for such relief under the current zoning code of the city. Any appeal should be initiated by a written notice filed with the planning department within 30 days of the date of the administrative determination which is the subject of such appeal.

(Code 1983, § 22-182; Ord. No. K-126, § 4, 1-22-2002; Ord. No. 19-044 , § 16, 11-4-2019)

Sec. 123-9 – 123-34. - Reserved.

ARTICLE II. - LANDSCAPING

Sec. 123-35. - Scope.

This division sets out requirements and standards for plant materials, installation, irrigation, design and developer responsibilities.

(Code 1983, § 22-185; Ord. No. K-126, § 4, 1-22-2002)

Sec. 123-36. – Landscape design standards for single- and two-family residential structures.

These standards shall apply to all new single-family and two-family dwellings ~~that have less than or the remodeling of existing units with less than 4,000 square feet of interior floor area that require a building permit.~~

(1) Residential structures constructed with other than slab on grade foundations shall be provided foundation planting to provide a continuous skirting of landscaping, in the form of shrubs or hedges, for the entire perimeter of the foundation. Shrubs used to meet the requirements of this section shall be a minimum of thirty-six (36) inches in height when planted. Hedges shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid screen at time of planting. Stone wall foundations may be used in place of landscaping.

(2) Each one-family or two-family lot shall have canopy trees (with a minimum 3-inch caliper each) planted or retained as follows:

1. A minimum of 2 canopy trees for lots 6,000 square feet or less.
2. A minimum of 3 canopy trees for lots between 6,001 and 10,000 square feet.
3. A minimum of 4 canopy trees for lots between 10,001 square feet to 14,000 square feet.
4. A minimum of 6 canopy trees for lots between 14,001 square feet to 20,000 square feet.
5. A minimum of 9 canopy trees for lots between 20,001 and 43,560 square feet (1 acre).
6. A minimum of 12 canopy trees for each acre for lots greater than 1 acre.
7. For duplex or tandem building site lots less than 10,001 sq. ft. at least one of the required canopy trees must be in the front yard. For duplex or tandem building site lots equal to or greater than 10,001 sq. ft., at least two of the required canopy trees must be in the front yard.

(3) ~~A minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure. Existing trees must be a species that are acceptable to the department, located away from utility conflicts and in good health~~. Trees to be planted must be of a variety compatible with the existing soil and drainage conditions and must be provided with adequate water and fertilizer to encourage long term growth. Trees should be planted in locations so as not to present a potentially dangerous condition or interfere with existing structures or utilities at maturity.

(4) Each existing healthy tree with a canopy spread larger than 800 square feet that is preserved, other than trees listed by the Florida Exotic Pest Plant Council (FLEPPC) as an invasive or exotic species, shall count as 2 of the required trees.

(5) Each required canopy tree may be substituted by 3 palms (with clear trunks of at least 7' above grade) or 2 understory trees; however, a minimum of 1 canopy tree shall be planted or retained for each 6,000 square feet of lot area.

(6) Residential lots must either be fully grass-covered or provided with a combination of grass cover and landscape for the entire ground area, except for permitted, impervious surfaces such as sidewalks, patios, and driveways. Landscaping shall comply with section 124-37, as applicable.

(7) Public right-of-way which abuts property on which either a single-family residence or a two-family residence is the principal structure must be sodded by the owner to the back of the curb or edge of the pavement, whichever is applicable. ~~Trees shall be planted, as determined by the department, either on the public right-of-way or land adjacent to the public right-of-way so as to serve as shade for sidewalks and contribute to the streetscape design of the adjoining roadway.~~

(8) All areas shall be kept free of weeds, debris and litter. All planting materials shall be well maintained in a healthy growing condition. Overgrowth, diseased or dead plant materials shall be removed and replaced. No landscape materials shall block or impair sidewalks, driveways, pathways and address signs, nor block appropriate sightlines for driveways as required by the Urban Forester.

(9) Property owners are responsible for the maintenance of the right-of-way area including swale area in front of their property to the edge of the roadway.

(Code 1983, § 22-186; Ord. No. K-126, § 4, 1-22-2002)

Sec. 123-37. - General landscaping requirements.

All landscape plans shall meet or exceed the following general landscaping requirements which shall be considered complimentary to the landscaping provisions of any other city ordinance. This section shall not apply to lots subject to section 124-36 above. A certificate of occupancy shall not be issued on any permit for the use, construction, repair or renovation of any structure within the city, whether residential, commercial, industrial or accessory, unless application for any such permit is accompanied by a detailed landscape plan meeting all requirements of this article. The department is not authorized to exempt the permit application from any requirement except as expressly provided for in this article.

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

~~a. *Trees.*~~

~~1. Trees used to meet the requirements of this section shall be species which when planted have a height of at least 12 feet and have trunks which can be maintained in a clean condition for over five feet of clear wood. At planting, the trees shall have a diameter of at least 2½ inches at a point 4½ feet above ground level and a spread of at least five feet (except for palms which shall have a minimum clear trunk of ten feet).~~

~~2. Trees used to meet the requirements of this section shall also be species which in the county normally grow in a manner such that at maturity they will have a minimum crown spread of 15 feet and a minimum height of 15 feet. Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown but will be counted as one tree. Three palms may be substituted for one tree provided that 50 percent of requirement shall be trees.~~

~~3. Fifty percent of the required trees shall be species other than palm trees (Palmaceae family) except when planted in accordance with an approved plan prepared by a state-registered landscape architect.~~

~~4. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be three feet times five feet and five feet deep, and for which the construction requirements shall be six-inch thick concrete with fiber mesh and no wire mesh or by a root barrier product approved by the city engineer.~~

~~5. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca, leucadendron (punk tree), Schinus terebinthifolius (Brazilian pepper) and Casuarina sbp. (Australian pine). Nor may any of the following trees be planted for purposes of complying with requirements of this article: any species designated as category I on the Exotic Plant Pest Council's current list of Florida's Most Invasive Species, Cupaniopsis anacardioides (Carrotwood), Dalbergia sissoo (Rosewood), Albizzia lebbeck (Woman's tongue), Araucaria heterophylia (Norfolk Island pine), Grevillea robusta (Silk oak), Melia azadaracha (Chinaberry), Ficus spp. (non-native Ficus), Eucalyptus spp. (Eucalyptus).~~

~~b. *Shrubs and hedges.* Shrubs used to meet the requirements of this section shall be a minimum of twenty four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen.~~

~~c. *Ground covers.* Ground covers used in lieu of grass, or in part, to meet the requirements of this section, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (12) months after planting.~~

~~d. *Grass*. Grass used to meet the requirements of this section shall be planted with species normally grown as permanent lawns in the county. Grass areas will be sodded, except that plugging, sprigging or seeding of grassy areas is permissible with respect to single- family and two-family residential lots. As to all lots, solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.~~

~~e. *Existing plant material*. When plant material exists on a site prior to the date application for a permit is made, credit may be allowed for such plant material provided that it is protected during construction and incorporated into the required landscaping in a manner which~~

(1) The following standards shall apply to all landscaping and plant materials installed on the site:

a. All plant material shall be Florida Grade No. 1 or better in quality as established by the Florida Department of Agriculture and Consumer Services and shall be free from all disease, insects, and other pests.

b. The "Florida-friendly Plant Database" published by the University of Florida at **ffl.ifas.ufl.edu/plants/** is hereby adopted and shall provide the standards for acceptable native, drought tolerant, and salt tolerant tree, palm, shrub, and other plant species.

c. At least 50 percent of required plant material shall be drought-tolerant species.

d. At least 50 percent of required plant material shall be native Florida species.

e. At least 50 percent of required plant material on the barrier Island shall be high salt-tolerant species.

f. All required landscaping shall be installed in a sound and workmanlike manner according to accepted good planting procedures.

g. An automated irrigation system shall be provided for all required landscape areas for irrigation during establishment and selectively during times of drought. Irrigation system

design and installation shall employ the most current water saving devices, including, but not limited to, moisture sensors and drip irrigation where appropriate to conserve water.

h. All plant material shall be compatible with the local climate, proposed physical site improvements, existing and proposed public and private improvements, and the proposed stormwater management plan for the site.

i. All landscape areas shall be protected from vehicular encroachment.

j. All synthetic, non-degradable root ball wrappings shall be removed prior to planting. Only paper or cotton burlap wrappings and cotton rope or twine may remain around the root ball of trees or palms after planting.

(2) *Trees.* The following standards shall apply to all required trees installed on the site:

a. The latest edition of "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry, is hereby adopted and shall provide the minimum specifications for trees. The species of trees are graded in the aforementioned document under Matrices Numbers 1—5 listed in the index of plant materials.

b. *Large tree.* A minimum of two-thirds of all required trees shall meet all of the following minimum specifications based on the natural tree shape for the species:

MATRIX TYPE # / SHAPE:	 #1 ROUNDED	 #2 PYRAMIDAL	 #3 COLUMNAR	 #4 VASE	 #5 OVAL

Minimum Three inches DBH and four feet of clear trunk.

Height	12'	9'	12'	9'	10'
Canopy spread	6'	4'	3 1/2'	5'	4'

c. *Small tree.* All other required trees shall meet all of the following minimum specifications based on the natural tree shape for the species:

MATRIX TYPE # / SHAPE:	 #1 ROUNDED	 #2 PYRAMIDAL	 #3 COLUMNAR	 #4 VASE	 #5 OVAL

Minimum Three inches DBH and three feet of clear trunk.

Height	10'	6'	9'	7'	8'

Canopy spread	5'	3'	3'	3 1/2'	3'

d. A grouping of three or more palms or a single palm that has or will have a crown spread of at least 15 feet at maturity may be substituted for each required tree, except any required large-scale canopy tree, to satisfy up to 25 percent of the total tree requirements. Such palms shall have a minimum height of 12 feet at the time of planting.

e. Specifications within each group of trees shall be considered collectively and the applicant shall comply with all criteria.

f. A minimum of one-third of the total required trees shall be large-scale canopy trees.

g. All trees shall be installed in their natural state with only necessary minor pruning.

(3) *Hedges.* The following standards shall apply to required hedges installed on the site:

(1) Plant material shall be a minimum of 24 inches in height at the time of planting.

(2) Plants shall be installed no more than 30 inches on center.

(4) *Ground cover.* All required ground cover plant material shall be planted in such a manner and in sufficient quantity to achieve 100 percent coverage within 180 days.

~~(e)~~(5) *Grass*. Grass used to meet the requirements of this section shall be planted with species normally grown as permanent lawns in the county. Grass areas will be sodded, except that plugging, sprigging or seeding of grassy areas is permissible with respect to single- family and two-family residential lots. As to all lots, solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.

~~(f)~~(6) *Existing plant material*. When plant material exists on a site prior to the date application for a permit is made, credit may be allowed for such plant material provided that it is protected during construction and incorporated into the required landscaping in a manner which satisfies the requirements of this article.

~~(2) *Landscaped areas.* Each separate landscaped area shall have at least one tree, one or more shrubs as approved by the department, or one or more hedges, and ground cover. So as to support long term plant health, planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled topsoil. Such planting soil shall be free of debris, roots, clay, stones, plants or other foreign materials. The planting soil meeting requirements of this subsection shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.~~

(7) *Landscaping design standards.* For commercial, professional, multifamily, industrial and institutional structures, these design standards are in addition to, and not in place of, other requirements imposed by this article.

(8) *Open Space.* Open space shall be properly designed and located and shall function as an amenity to the residents and users of the development. Open space shall be provided according to the criteria listed in this article as defined below.

a. Within the city, a minimum of 15 percent of the developable area for a non-residential development, including the non-residential portion of a multiple-use planned development, shall be designated and function as open space. Likewise, a minimum of 20 percent of the developable area for a residential development, including the residential portion of a multiple-use planned development, shall be designated and function as open space. If

preserved wetlands are included in the open space requirement then the requirements shall be calculated on the gross project area.

b. Open space elements shall be available to all residents and users of the development.

c. Areas such as private lot setback yards, right of way, and isolated areas not available to the residents and users of the development are not considered open space to meet the requirements stated above. Only parking lots required for civic or recreational uses may be counted towards the open space requirements. General uses of acceptable open space elements to meet the requirement as defined below include preservation of environmentally sensitive areas, passive recreation and active recreation.

d. Preserved wetlands and water management areas, if designed appropriately with pedestrian access available, may contribute to the open space acreage, but because of their limited open space value, can in no case comprise more than 50 percent of the required open space acreage.

e. Buffers, greenways, wildlife corridors and recreation areas shall be counted towards the required open space acreage.

f. Developments which include preservation of significant native vegetation, habitat areas for rare and endangered plant and/or animal species may reduce the open space requirement at a 1:1 ratio up to one-third of the total required open space for the development when such preservation is determined by the city to be ecologically viable.

~~(4) *Landscape strips.* Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:~~

~~a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;~~

~~b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.~~

(9) *Off-street parking and retention areas adjacent to public rights-of-way.* Whenever any off-street parking area or open-pit type stormwater retention or detention area is to be located on the site such that it is adjacent to a public right-of-way the following landscaping treatment shall be provided:

a. A landscape strip at least ten feet in width located between the right-of-way and the off-street parking areas and open-pit type stormwater retention and detention areas.

b. A minimum of one tree in the landscape strip for each 40 lineal feet and fraction thereof (The planning director in consultation with the urban forester may allow alternative buffer designs.).

c. A continuous hedge in the landscape strip except were interrupted by required trees and clear vision areas.

d. Ground cover in the remainder of the landscape strip.

~~(5) *Other property.* All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except~~

~~to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways~~.

(~~6~~) ~~*Vehicular use, building, retention/detention areas adjacent to other property.* Landscape standards for these areas are as follows:~~

~~a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.~~

~~b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet or more.~~

(10) *Off-street parking and retention areas adjacent to abutting propertys.* Whenever any off-street parking area or open-pit type stormwater retention or detention area is to be located on the site such that it is adjacent to an abutting property the following landscaping treatment shall be provided:

a. A landscape strip at least five feet in width located between the abutting property and the off-street parking areas and open-pit type stormwater retention and detention areas.

b. A minimum of one tree in the landscape strip for each 40 lineal feet and fraction thereof (The planning director or planner in consultation with the urban forester may allow alternative buffer designs.).

c. A continuous hedge in the landscape strip except where interrupted by required trees.

d. Ground cover for the remainder of the landscape strip.

(~~7~~) ~~*Interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:~~

~~a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.~~

~~b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such~~

~~landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.~~

~~c. When trees exist on a site prior to site development, the amount of the required interior landscaped area may be reduced by the following amount for preserving existing trees, provided that the total amount of the interior landscaped area is not reduced by more than fifty (50) per cent.~~

~~*Diameter of tree measured 4.5 feet above ground level*~~	~~*Reduction in interior landscaped areas*~~
~~4.5 feet above ground level~~	~~Landscaped areas~~
~~Over 12 inches~~	~~500 square feet~~
~~6 inches to 12 inches~~	~~400 square feet~~
~~Under 6 inches but over 3 inches~~	~~100 square feet~~

~~These reductions in the interior landscaped areas shall only apply where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated.~~

(11) *Off-street parking interior.* The following landscaping treatment shall be provided in the interior of all off-street parking areas:

a. A minimum of 100 square feet of landscape area located between every 10 parking spaces and at the ends of each row of parking.

b. A minimum of one tree in each landscape area.

c. A minimum of one tree for each 225 square feet of additional interior landscape area and fraction thereof required by subsection (3) above.

d. Ground cover for the remainder of the landscape areas.

(12) *Other open space areas.* The following landscaping treatment shall be provided in all other required open space areas:

a. A minimum of one tree for each 2,500 square feet of required open space and fraction thereof that is not satisfied by the landscape areas and landscape strips installed on the site.

b. Ground cover for the remainder of the open space areas, excluding conservation easement areas and wetlands.

(13) *Existing trees and palms.* Existing trees and palms on site that are in good health and sound structural condition, which meet the standards for trees and palms required to be installed pursuant to a landscaping plan, may be counted toward meeting the minimum landscaping requirements of this article.

~~(8)~~(14) *Lands adjacent to street right-of-way.* Lands immediately adjacent to street right-of-way shall meet the following requirements:

a. Trees will be planted along the public right-of-way in a manner directed by the planning department so as to assure shading for sidewalks and to contribute to the streetscape design of the roadway;

b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.

(15) *Landscape buffers* shall be developed between differing land uses based on the following. These requirements shall be deemed the minimum necessary to achieve compatibility between land uses. Buffer yards shall be developed by the more intense use based on existing adjacent contiguous uses, zoning or the site development plan whichever is most intense. In addition to the buffer criteria outlined herein, new development shall also adhere to other landscape requirements within the LDC. The buffer yard criteria described herein does not alleviate any other buffer requirement due to state mandate. Project buffers shall be generally located along the outer perimeter of the parcel to be developed extending inward from the parcel boundaries. Proposed uses are listed in the order of intensity.

a. No structures are permitted in buffers except bus shelters, decorative hardscape features or decorative walls/fences. Parking is also prohibited within a buffer area.

b. Buffer yard requirements: Minimum buffer types required on property boundaries between differing uses shall be as shown in Tables 8.4.1 and 8.4.2 below.

c. Existing non-invasive vegetation may be used to fulfill buffering and screening requirements outlined herein, where such existing natural vegetation is of sufficient height and density or can be augmented to reach the requirements for height and opacity.

d. Where two differing land uses are located opposite each other across a right-of-way, the buffer yard design type shall be further reduced to one full degree below the required standard.

e. Buffer areas on residential developments shall be designated as common areas and shall not be included within lots. Buffers on non-residential sites may be included within lots and counted toward setback and open space requirements. The planning director or his or her designee may reduce or eliminate the required buffer where it can be shown by the applicant that the reduction is warranted by unique site features or characteristics or by the addition of structural elements (e.g., masonry walls). Conservation areas, water bodies and open spaces are exempt from this requirement. If a permanent buffer exists on the adjacent property which meets the requirements herein, no additional buffer will be required.

Project Boundary Buffer Yard Standards

Proposed Land Use	Adjacent Contiguous Future Land Use [2]					
	Single Family & Two Family Residential	Public/Private Institutional & Park/Open Space	Multi-Family Residential	Mixed Use	Commercial	Industrial

Single Family & Two Family Residential	None	None	None	None	None	None
Public/Private Institutional & Park/Open Space	Low	None	None	None	None	None
Multi-Family Residential	Medium	Medium	None	None	None	None
Commercial	Medium	Medium	Medium	Medium	Low	None
Industrial	Medium	High	High	High	Medium	Medium

General Notes:

[1] For mixed use properties the category for the proposed use shall be based on the proposed use within the development located along the periphery of lot.

[2] The planning director or his or her designee may allow waver of buffers or alternative buffer designs. Consideration will be given to preserved natural vegetation, existing buffers on any contiguous development, proposed landscape strips and enhanced landscape.

Project Boundary Buffer Minimum Width and Planting

Buffer Type	Width [3]	Large Tree [1]	Small Tree [1]	Evergreen Tree [1]	Shrubs [1]	Screening [2]
Low	10	3	1	0	15	No
Medium [4]	25	5	4	0	30	Yes
High [5]	40	7	7	3	45	Yes

Notes:

[1] Plant material per 100 linear feet or fraction thereof.

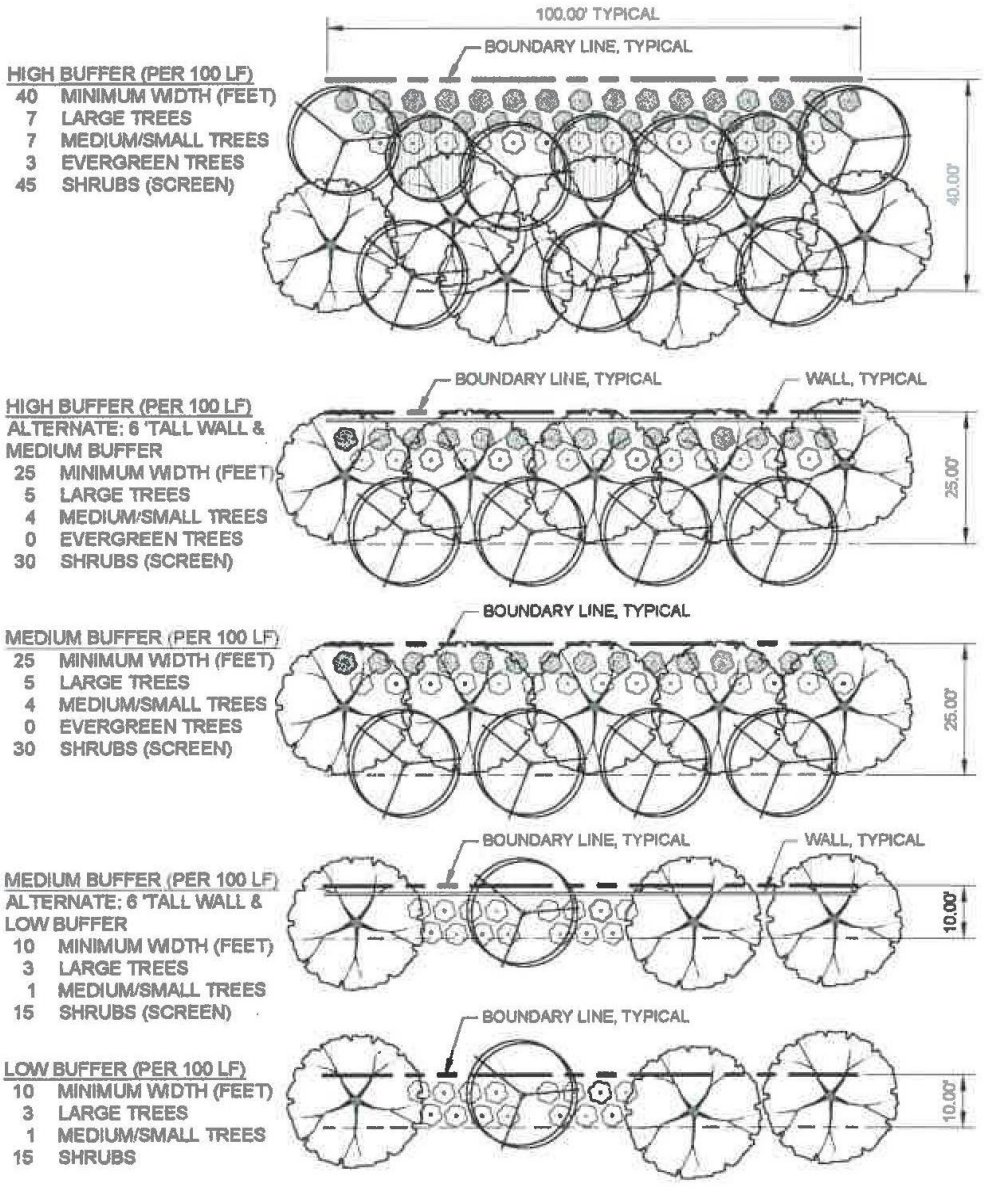
[2] Where screening is required it shall consist of: a six foot tall opaque fence/wall, such as vinyl, masonry or wood (no chain link); or existing dense vegetation; or a berm a minimum of three feet in height located entirely within the buffer and planted with materials that at maturity shall reach the combined height of six feet. The location and accessibility of the wall, fence or berm shall be subject to the determination of the city manager or his/her designee.

[3] Width may include vehicle overhang resulting from wheel stop or back of curb but not vehicle parking. The buffer depth may vary along property lines as long as the total square footage of the selected buffer yard meets or exceeds the required yard area required for the total site and depth is not reduced below the minimum of the next lower category where impacts are deemed to require a visual screen.

[4] A six foot masonry wall or other similar decorative durable wall may be utilized in conjunction with a "Low" buffer to meet the requirement for a "Medium" buffer.

[5] A six-foot masonry wall or other similar decorative durable wall may be utilized in conjunction with a "Medium" buffer to meet the requirement for a "High" buffer.

Landscape Buffer Types



~~(9) *Other areas.* When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six feet high. If planted material is used, it shall be planted and maintained so as to form a 36-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six feet or more~~.

(~~10~~)(16) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized by multifamily residential complexes, and in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.

(~~11~~)(17) *Installation of landscaping.* All landscaping required by this article shall be installed in compliance with these requirements:

a. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved by the department and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

b. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. The final inspection prior to issuance of certificate of occupancy, shall include verification that any mulch is installed at the requisite depth.

c. Trees which are balled and burlaped must have the burlap removed or folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) per cent above the landscape soil. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.

d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.

e. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.

f. Soil, except for planting soil, in which required landscape is to be installed must be generally indigenous to the locale. Soil must be loose, friable, and free of limestone and other construction materials, road base material, rocks, weeds, grasses, hard pan, clay or

other debris. PH shall be adjusted where necessary to be compatible with the plant species being installed. Soil shall be slightly swaled to retain surface stormwater. Backfill soil material shall be thoroughly watered in and around plant root balls to prevent any air pockets. The use of amended and enriched soils may be required by the department where necessary to increase the water retention capabilities of soil in order to reduce the amount of watering needed to meet the landscaping water requirement. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.

g. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views as required in section 22-53.

h. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.

i. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

~~(12)~~(18) *Maintenance of landscaping.* Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

c. Property owners are responsible for the maintenance of the right-of-way area including swale area in front of their property to the edge of the roadway.

(Code 1983, § 22-187; Ord. No. K-126, § 4, 1-22-2002; Ord. No. K-485, § 1, 4-16-2007)

ARTICLE III. - TREE PROTECTION

Sec. 123-37. - Benefits of tree protection.

Trees can be used to combat pollution, protect soil and water resources, beautify, increase property values and generally enhance the quality of life in a community. Tree removal impairs benefits to existing property owners in the surrounding area, impairs economic stability and the value of improved and unimproved real property, and causes environmental problems such as increased surface draining and soil erosion resulting in increased public expense.

(Code 1983, § 22-191; Ord. No. K-126, § 4, 1-22-200

Sec. 123-38. - Barriers required.

~~During the development of property, any person owning a legal interest in the real property under construction, the contractor who has been issued tree removal permit and the contractor who has been issued a building permit shall be equally responsible for the erection of any and all protective barriers, to protect any existing or installed trees from damage during construction in accordance with the tree protective barrier requirements and specifications detailed in the illustration and text labeled "Tree Protection Barrier." The property owners and contractors described above shall be subject to a $250.00~~

~~initial penalty and $100.00 daily penalty if the tree protection barriers are not in place around all protected trees prior to and during any land clearing activity, demolition activity, construction staging activity, or construction activity. Additionally, the work may be stopped by the building official, city arborist, city engineer or their designee until appropriate tree protection barriers [are] in place. Trees destroyed or receiving major damage must be replaced before occupancy or use unless approval for their removal has been granted under permit.~~

~~(Ord. No. 2017-37, § 2, 10-26-2017)~~

All trees and vegetation not designated for removal may be required by the terms of the permit to be protected by barrier zones erected prior to construction of any structures, roads, utility service or other improvements, and may be required, by the terms of the permit, to comply with the following if determined to be necessary by the city manager or his/her designee:

Tree and vegetation protection, in compliance with the city approved protection barrier detail (Figure 123.38.1.), shall be installed and remain in place and intact until such time as landscape operations begin or construction is complete, whichever occurs first.

Storage or placement of soil deposits, debris, solvents, construction material, machinery or other equipment of any kind shall be prohibited within the drip-line of a protected tree.

In no case shall heavy equipment be permitted access within the protected barrier zone.

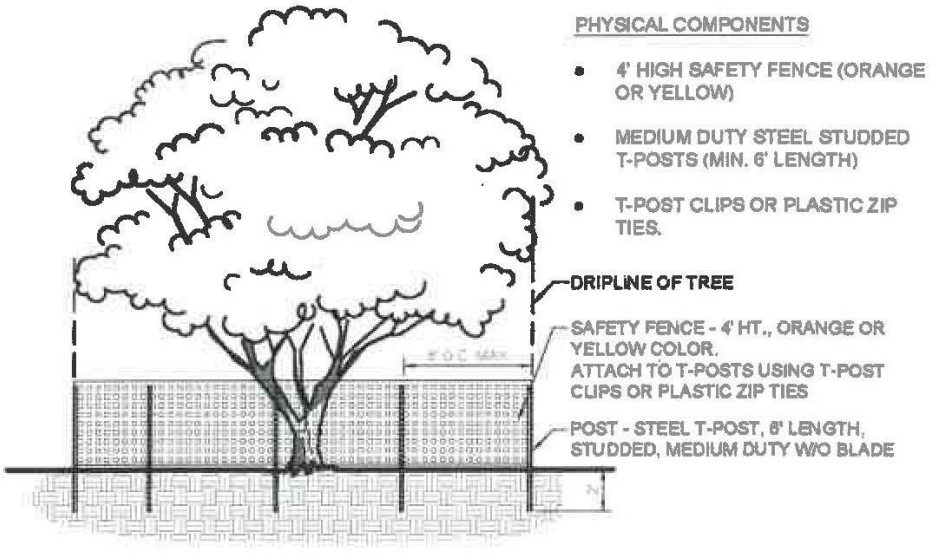
No grade changes shall be made within the protective barrier zones, without prior approval of the city manager or his/her designee.

Any required removal of vegetation surrounding the tree shall be done using hand tools.

Where roots greater than one inch diameter are exposed, they shall be cut cleanly and protected from drying out prior to soil backfill.

Where it is not practical for underground utility lines to be routed around the tree dripline, boring/tunneling shall be employed to route the lines though the area to prevent significant root damage to protected tree.

Figure 123.38.1. TREE PROTECTION BARRIER



~~(Ord. No. 2017-37, § 2, 10-26-2017)~~

Sec. 123-39. - Attachments prohibited. Current

No attachments and wires other than those of a protective and non-damaging nature shall be attached to any tree.

Sec. 123-40. - Benefits of tree protection.

Trees ~~can be used to~~ combat pollution, protect soil and water resources, beautify, increase property values and generally enhance the quality of life in a community. Tree removal impairs benefits to existing property owners in the surrounding area, impairs economic stability and the value of improved and unimproved real property, and causes environmental problems such as increased surface draining and soil erosion resulting in increased public expense.

(Ord. No. K-126, § 4, 1-22-02)

Sec. 123~~-64~~.41. - Permit required.

(a) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. But the following activities may be done without applying for a permit:

(1) Pruning and trimming of trees or other vegetation when necessary to conduct a survey or site examination for the preparation of subdivision plats, site plans or tree surveys, providing that such pruning and trimming is conducted under the direction of a Florida registered surveyor or engineer.

(2) Routine landscape maintenance such as limited trimming or pruning of vegetation that is not intended to result in the eventual death of the plant, or any other landscaping activity which is commonly recognized as routine maintenance.

(3) Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement. This exemption shall not apply to the removal, trimming or alteration of any historic tree, Live oak (Quercus virginiana) tree or other valuable tree designated by the department that falls in the protected tree size range.

(4) Removal, trimming or alteration of any tree or vegetation for the purpose of maintaining existing legal access to a property.

(5) Any activity conducted by a lawfully operating and bond fide commercial nursery or agricultural operation, when the activity occurs on property owned or lawfully occupied by the person conducting such activity.

(6) Removal or replacement of any tree which has been damaged or destroyed beyond saving, from extreme weather conditions, insects, disease and fire, or which constitutes an immediate peril to life or property and has been confirmed by the department.

(b) *Permitting requirements.* The permitting requirements of this section may be suspended or waived by the department during a period officially declared by the city manager. Nor shall removal of any of the trees belonging to any of the following species require a permit:

(1) Casuarina spp. (Australian pine);

(2) Melaleuca quinquenervia (Melaleuca);

(3) Schinus terebinthifolius (Brazilian pepper).

(Code 1983, § 22-192; Ord. No. K-126, § 4, 1-22-2002)

Sec. 123-~~65-~~42. - Conditions for issuing permits.

The following permits shall be available upon proper application at the city clerk's office in compliance with this section: tree removal permit and land clearing permit. Criteria governing issuance:

(1) *Tree removal permit.* No tree removal permit shall be issued unless the department finds that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:

a. That the tree is located within the net buildable area of a given site as identified on the tree survey and site plan by the applicant;

b. The tree is located within an existing or proposed right-of-way;

c. The tree is located within an existing or proposed easement, stormwater management tract or facility, provided that only the minimum area reasonably necessary for the service or use shall be considered for purposes of determining whether there is necessity for tree removal;

d. The tree is located where it creates or will create a safety or health hazard or a nuisance with respect to existing or proposed structures or vehicles or pedestrian routes;

e. The tree is located where it interferes with the installation, delivery or maintenance of proposed or existing utility services to the site except a higher degree of necessity must be demonstrated by the applicant in the case of a historic tree, Live oak tree (Quercus virginiana) or other valuable tree designated by the department which qualifies as a protected tree;

f. The tree is confirmed by the department to be diseased, severely injured or in danger of falling; or

g. The tree unreasonably prevents development of a lot or parcel of the physical use thereof. However, a tree removal permit shall not be granted where the applicant has failed to design and locate the proposed improvements so as to minimize the removal of trees consistent with the permitted use of the lot or parcel under the zoning ordinance as amended.

(2) *Land clearing permit.* No land clearing permit shall be issued unless the department finds that each of the following criteria is satisfied:

a. The land clearing or grubbing is necessary to make those certain site improvements authorized by an improved site plan, subdivision approval or land development permit. In the event the area to be cleared is the minimum necessary for such work or in the event the aforementioned approvals are not required by law for the intended use of the property, that the proposed clearing is the minimum necessary for the proposed use or improvement;

b. The applicant provides a written erosion control plan describing methods to control erosion which may be expected to occur as a result of the proposed clearing or grubbing;

c. The applicant is complying with all other provisions of this article and specific codes such as section 7-18, "Open burning of trash, garbage, etc.", or as appropriate;

d. A land clearing permit does not authorize the damage, removal, relocation or destruction of protected trees.

(Code 1983, § 22-193; Ord. No. K-126, § 4, 1-22-2002)

Sec. 123-~~66~~ 43 - Mitigation required; tree replacement fund; mitigation exceptions.

(a) *Applicability.* Except as otherwise provided in this section, the removal of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) shall be mitigated by meeting or exceeding the total DBH required to be replaced either by the installation of replacement trees and palms and/or payment into the city tree fund pursuant to the requirements this section. Mitigation is not required for the removal of any trees and palms successfully relocated on site or off site in accordance with subsection (l) below. any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:

(b) *Mitigation requirements.* The mitigation required for trees and palms to be removed and not relocated on site or off site shall be determined in accordance with the following procedures:

(1) Within the front, side, and rear yard setbacks for principal buildings, the total DBH of each tree removed, and one-half the DBH of each palm removed shall be calculated and summed for each of the three categories.

(2) Outside the front, side, and rear yard setbacks for principal buildings, the total DBH of each tree removed, and one-half the DBH of each palm removed shall be calculated and summed for each of the three categories.

(3) The resulting total DBH calculated for each category in subsection (b)(2) shall then be multiplied by a DBH reduction factor of ten percent.

(4) The total DBH for in subsection (b)(1) above shall then be added to the resulting adjusted DBH values calculated in subsection (b)(3) above. The resulting DBH sum is the required mitigation for tree and palm removal.

(c) *Mitigation options.* Mitigation requirements of this section shall be met by the installation of replacement trees and palms pursuant to subsections (d) and (e) below, payment into the tree replacement fund pursuant to subsection (i) below, or a combination of replacement and payment into the tree replacement fund. Any of the required mitigation that is not met by replacement trees and palms shall be met through payment into the tree replacement fund.

(d) *Replacement trees.* Replacement trees shall meet or exceed the following requirements:

(1) Replacement trees shall be of a species on a list recommended by the Florida Urban Forestry Council for Florida's Treasure Coast similar to the tree removed in terms of height and canopy spread at maturity. A replacement tree not on the recommended list may be substituted with the approval of the planning director in consultation with the urban forester.

(2) Multiple approved replacement trees meeting the requirements of this section may be installed to satisfy the DBH replacement requirement subject to the approval of their spacing and location by the planning director in consultation with the urban forester.

(3) Each replacement trees shall be a minimum of three inches DBH at the time of installation.

(4) At the time of installation, each replacement tree shall meet the minimum height standards for the particular tree species in Matrices Numbers 1—5 in the latest edition of "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

(5) Replacement trees shall be Florida Grade No. 1 or better in quality as established by the Florida Department of Agriculture and Consumer Services and shall be free from all disease, insects, and other pests.

(e) *Replacement palms.* Replacement palms shall meet or exceed the following requirements:

(1) Replacement palms shall be of a species on a list recommended by the Florida Urban Forestry Council for Central Florida similar to the palm removed in terms of height and canopy spread at maturity. A replacement palm not on the recommended list may be substituted with the approval of the planning director in consultation with the urban forester.

(2) Multiple approved replacement palms meeting the requirements of this section may be installed to satisfy the DBH replacement requirement subject to the approval of their spacing and location by the planning director in consultation with the urban forester.

(3) Replacement palms shall be a minimum overall height of ten feet at the time of installation.

(4) Replacement palms shall be Florida Grade No. 1 or better in quality as established by the Florida Department of Agriculture and Consumer Services and shall be free from all disease, insects, and other pests.

(f) *Trees and palms required by an approved site plan or other development approval.* Mitigation for removal of any tree or palm required by an approved site plan or other development approval to meet the landscape or landscape buffer requirements of this Code or conditions placed on-site plan approval shall meet or exceed the following requirements:

(1) Removal of any tree or palm shall be mitigated by replacement with a species on a list recommended by the Florida Urban Forestry Council for Central Florida having the same or greater DBH and height. A replacement tree or palm not on the recommended list may be substituted with the approval of the planning director in consultation with the urban forester.

(2) Removal of any tree or palm meeting the classification of an invasive tree or invasive palm at the time of removal shall be mitigated by replacement with non-invasive species on a list recommended by the Florida Urban Forestry Council for Central Florida. A replacement tree or palm not on the recommended list may be substituted with the approval of the planning director in consultation with the urban forester.

3) Replacement trees and palms shall be Florida Grade No. 1 or better in quality as established by the Florida Department of Agriculture and Consumer Services and shall be free from all disease, insects, and other pests.

(g) *Time for mitigation.* The installation of replacement trees or palms and the relocation of trees and palms onsite, shall be completed within 30 days after removal of the tree or palm or if required in conjunction with a site plan or other development approval, all relocated trees and palms and the mitigation by installation of replacement trees or palms shall be completed prior to the final landscaping inspection or issuance of a certificate of occupancy. Such time may be extended by the planning director for good cause shown upon written request of the permit holder.

(h) *Inspection required.* The permit holder shall notify the planning and development department within five days after installation of the replacement and relocated trees and palms provided to meet the requirements of this section. Upon notification, the urban forester shall make an inspection of the site and shall either approve the mitigation or notify the permit holder or his agent by electronic and regular mail of any violations which must be corrected in order to comply with the permit conditions and requirements of this chapter. In any instance requiring re-inspection, the permit holder shall pay the assessed re-inspection fee before compliance may be certified.

(i) *Tree replacement fund; alternative mitigation.*

(1) There is hereby established a city tree replacement fund for the purpose and intent of providing applicants with an alternative means for mitigating the removal of trees and palms by allowing payment by the applicant into such fund the amount that it would cost for purchase and

installation of the required replacement trees and palms. The amount of such costs shall be as determined or approved by the public works/parks manager. All amounts paid into the fund shall be reserved solely for the removal of invasive plants, purchase, relocation, costs directly related to tree planting, installation of tree-related irrigation systems, or maintenance of trees and palms on public property and rights-of-way within the city. With the approval of city council, such funds may be used to purchase vacant property for the preservation of existing trees or palms of significant public interest.

(2) The applicant for a tree removal permit may mitigate the removal by payment into the city tree replacement fund the amount that it would cost for purchase and installation of the required replacement trees and palms (established by the city commission by resolution) in lieu of installing some or all of the required replacement trees or palms on the site. The removal of any tree or palm required by an approved site plan or other development approval shall be mitigated by replacement pursuant to subsection (f) and, if any remaining mitigation is required due to the size of the removed tree or palm, it shall be mitigated pursuant to this section. the applicant may contribute a fee established by the city commission by resolution per inch DBH required for mitigation

(3) The tree or palm removal permit shall not be issued until the applicant electing to mitigate tree or palm removal pursuant to this section has paid the amount approved for mitigation into the city tree replacement fund.

(j) *Exception to mitigation requirements.* Except for a tree or palm required by an approved site plan or other development approval, mitigation shall not be required for removal of a tree or palm that is dead or beyond recovery due to natural causes or that is in a weakened and unsafe condition due to age, storm, fire, insects, disease, or other natural causes.

(k) *Replacement trees and palms.* Any replacement tree or palm installed to meet mitigation requirements of this section or replacement of a tree or palm required by an approved site plan or other development approval that does not survive or is not thriving one year after installation shall be replaced with another tree or palm of a species on a list recommended by the Florida Urban Forestry Council for Central Florida similar to the tree or palm replaced in terms of height and canopy spread at maturity that meets or exceeds the minimum requirements for replacement trees or palms of this section. A replacement tree or palm not on the recommended list may be substituted with the approval of the planning director in consultation with the urban forester manager.

(l) *Relocated trees and palms.* Any tree or palm may be relocated on site or off site onto public lands in the city. The following provisions shall apply to trees and palms to be relocated on site and off site as applicable:

(1) Any on-site relocation of a tree or palm is subject to approval by the planning director in consultation with the urban forester.

(2) Any tree or palm relocated on site that does not survive or is not thriving one year after installation shall require mitigation pursuant to this section.

(3) No off-site relocation of a tree or palm shall be approved unless the applicant obtains written permission from the urban forester to implement the necessary removal, transfer, and replanting of the tree and palm. Any costs associated with the relocation shall be entirely borne by the applicant unless otherwise agreed to in writing by the urban forester.

~~Sec. 123-66. - Tree protection and mitigation.~~

~~(a) Prior to the removal or grubbing of native vegetation for the purpose of implementing a final development order, the removal plan shall demonstrate that reasonable effort was made to micro-site impervious surfaces so as to protect such vegetation.~~

~~(b) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance~~

~~with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.~~

~~(c) When a native tree is at least fourteen (14) inches DBH, except for palms which shall have a minimum clear trunk of ten (10) feet, is to be removed pursuant to a tree removal permit, such permit shall not be issued unless or until there is additionally approved by the department a mitigation plan. Any replacement trees which are the subject of such mitigation shall be planted, relocated, or preserved before issuance of the final development order.~~

~~(d) Mitigation shall be required for the loss of any native tree at least fourteen (14) inches DBH (except for palms which shall have a minimum clear trunk of ten (10) feet) and shall include the following:~~

~~(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree(s) approved for removal;~~

~~(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least twelve (12) feet tall and two and one-half (2½) inches DBH except for palms which shall have a minimum clear trunk of ten (10) feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:~~

~~a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;~~

~~b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.~~

~~(3) The replanting design shall provide adequate space for root and crown development.~~

~~(4)~~(m) The property owner shall be responsible for maintenance of the mitigation trees, such responsibility to include replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation twelve (12) months after the issuance of the final development order or permit approval. If it is determined that the planted vegetation is dead, diseased, or otherwise not in compliance with provisions of this Code and the original approved mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all non-compliant materials within sixty (60) days.

~~(5)~~(n) When the property being developed is not suitable for on-site mitigation, the applicant's plan, may, with city approval, provide for use of a site on city public lands providing that the applicant furnishes all necessary services incident to such mitigation on public property, including but not limited to funding of plant materials and labor. Alternatively, the applicant may contribute a fee established by the city commission by resolution per inch DBH required for mitigation to the city to be used by the city for acquisition, maintenance or planting of native trees on publicly owned lands. Any such monies contributed in satisfaction of the applicant's mitigation requirement shall be placed in a specially designated fund entitled the City of Fort Pierce Tree Preservation ~~Funds, the use of which is limited as provided in this section.~~

~~(e)~~(o) Tree protection as justification for variance relief from other land development regulations. Inasmuch as tree protection is determined to be a vital importance to the health, safety, aesthetics and well-being of the community, the interest in preserving a protected tree shall be considered prima facie a unique or special condition or circumstance peculiar to the land involved for the purpose of application for a variance from the literal requirements of a land development ordinance, such as building setbacks, parking space requirements, or minor or residential street right-of-way widths, providing adjustments are made elsewhere on the site to preserve the maximum permitted

lot coverage and the total minimum number of parking spaces, and provided safety precautions are taken to offset any hazard resulting from decreased right-of-way widths.

~~(f)~~(p) Pruning and trimming. Trees shall be pruned only as necessary to promote uniform healthy growth. Trees shall be allowed to attain their natural size. Trees may be pruned to remove diseased or dying portions in areas where falling limbs may be a hazard to people or property. Lower limbs and suckers may be selectively removed to provide clearance for pedestrians. In addition, trees located in association with vehicular use areas shall also be pruned to allow for a clearance of seven (7) feet from ground level to avoid potential for damage or injury to vehicles and pedestrians. However, excessive pruning or pollarding of trees into round balls of crown or branches, which results in an unnecessary reduction of leaf mass shall be prohibited. Severe cutting back of lateral branches and canopy or toppings trees is expressly prohibited. All pruning shall be accomplished in accordance with National Arborists Association standards for pruning. ~~The department shall maintain a stock of these written standards to give out to permit applicants, particularly though not exclusively to homeowners~~. Pruning restrictions shall not apply to trees under power lines except for Historic trees, Live oak trees (Quercus virginiana) and other valuable trees specified by the ~~department~~ urban forester that fall in the protected tree size range. In the event that any tree trimmer is found to be in violation of these guidelines, the ~~planning director~~ urban forester is authorized to direct that all tree trimming activities are halted until corrective measures are accomplished such as but not limited to installation of protective covers for electric wires that will eliminate the need for trimming specific trees.

(Code 1983, § 22-193; Ord. No. K-126, § 4, 1-22-2002

ARTICLE IV. WATER CONSERVATION FOR LANDSCAPE IRRIGATION

Section 123-44. - Intent and purpose

It is the intent and purpose of this Ordinance to implement procedures that promote water conservation through the efficient use of landscape irrigation.

Section 123-45. - Definitions

For the purpose of this Ordinance, the following terms, phrases, words, and their derivatives shall have the meaning listed below. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural.

(1) “Address” means the “house number” (a numeric or alphanumeric designation) that, together with the street name, describes the physical location of a specific property. This includes “rural route” numbers, but excludes post office box numbers. If a lot number in a mobile home park or similar community is used by the U.S. Postal Service to determine a delivery location, the lot number shall be the property’s address. If a lot number in a mobile home park or similar residential community is not used by the U.S. Postal Service (e.g., the park manager sorts incoming mail delivered to the community’s address), then the community’s main address shall be the property’s address. If a property has no address, it shall be considered “even-numbered.”

(2) “Athletic Play Area” means all golf course fairways, tees, roughs, greens, and other athletic play surfaces; including, football, baseball, soccer, polo, tennis, and lawn bowling fields

(3) “Consumptive Use Permit” (CUP) means a permit issued pursuant to Chapter 40E-2, F.A.C., authorizing the consumptive use of water.

(4) "District" means the South Florida Water Management District, a government entity created under Chapter 373, F.S.

(5) "Even Numbered Address" means an address ending in the numbers 0, 2, 4, 6, 8, or rights-of-way or other locations with no address, or the letters A-M.

(6) "Existing landscaping" means any landscaping which has been planted and in the ground for more than ninety (90) days.

(7) "Landscape Irrigation" means the outside watering of shrubbery, trees, lawns, sod, grass, ground covers, plants, vines, ornamental gardens, and such other flora not intended for resale, which are planted and situated in such diverse locations as residential landscapes, recreation areas, cemeteries, public, commercial, and industrial establishments, public medians, and rights-of-way, except athletic play areas.

(8) "Low Volume Hand Watering" means the watering of landscape by one (1) person, with one (1) hose, fitted with a self-canceling or automatic shutoff nozzle.

(9) "Low Volume Irrigation" means the use of equipment and devices specifically designed to allow the volume of water delivered to be limited to a level consistent with the water requirement of the plant being irrigated, and to allow that water to be placed with a high degree of efficiency in the root zone of the plant. The term also includes water used in mist houses and similar establishments for plant propagation. Overhead irrigation and flood irrigation are not included.

(10) "Micro-irrigation" means the application of small quantites of water on or below the soil surface as drops or tiny streams of spray through emitter or applicators placed along a water delivery line. Micro-irrigation includes a number of methods or concepts, such as bubbler, drip, trickle, mist or microspray, and subsurface irrigation.

(11) "New landscaping" means any landscaping which has been planted in the ground for ninety (90) days or less.

(12) "Odd Numbered Address" means an address ending in the numbers 1, 3, 5, 7, 9, or the letters N-Z.

(13) "Reclaimed Water" means wastewater that has received at least secondary treatment and basic disinfection, and is reused after flowing out of a wastewater treatment facility as defined by Rule 62-40.210, F.A.C.

(14) "User" means any person, individual, firm, association, organization, partnership, business trust, corporation, company, agent, employee, or other legal entity whether natural or artificial, the United States of America, and the State and all political subdivisions, regions, districts, municipalities, and public agencies thereof, which directly or indirectly takes water from the water resource, including uses from private or public utility systems, uses under water use permits issued pursuant to Chapter 40E-2, F.A.C., or uses from individual wells or pumps.

(15) "Wasteful and Unnecessary" means allowing water to be dispersed without any practical purpose to the water use; for example, excessive landscape irrigation, leaving an unattended hose on a driveway with water flowing, allowing water to be dispersed in a grossly inefficient manner regardless of the type of water use; for example, allowing landscape irrigation water to unnecessarily fall onto pavement, sidewalks, and other impervious surfaces; or allowing water flow through a broken or malfunctioning water delivery or landscape irrigation system.

(16) "Water Resource" means any and all water on or beneath the surface of the ground, including natural or artificial watercourses, lakes, ponds, or diffused surface water, and water percolating, standing, or flowing beneath the surface of the ground.

(17) "Water Shortage" means when the District determines there is the possibility that insufficient water will be available to meet the present and anticipated needs of the users, or when conditions are such as to require a temporary reduction in total use within a particular area to protect water resources from serious harm. A water shortage usually occurs due to drought.

(18) "Water Shortage Emergency" means when the District determines the provisions listed in Part II of Chapter 40E-21, F.A.C., are not sufficient to protect the public health, safety, or welfare, the health of animals, fish, or aquatic life, a public water supply, or commercial, industrial, agricultural, recreational, or other reasonable-beneficial uses.

Section 123-46. - Applicability

The provisions of this Article shall apply to each user, as defined in Section 123-68(15), providing landscape irrigation from all water resources within the boundaries of the use of reclaimed water, which may or may not be supplemented from another source;

(a) Irrigation at agricultural and nursery operations; and
(b) Irrigation of athletic play areas.

Section 123-47. - Year-round landscape irrigation conservation measures

City of Fort Pierce adopts the rules of the South Florida Water Management District, listed in Subsection 40E-24.201 (1)-(6), F.A.C., including subsequent additions or corrections which are set out as follows:

(1) The year-round landscape irrigation conservation measures contained in this Section are applicable to all users including permitted and exempt users under Chapter 40E-2, F.A.C., unless otherwise indicated. These conservation measures apply to all water resources, unless otherwise indicated. In addition to the requirements of this Section, all permitted users under Chapter 40E-2, F.A.C., are required to maintain compliance with all CUP conditions and terms, including requirements to implement water conservation practices.

(2) It shall be the duty of each user to keep informed as to the landscape irrigation conservation measures within this Article which affect each particular water use.

(3) In addition to the specific conservation measures, all wasteful and unnecessary water use, as defined in Section 123-45(16), is prohibited.

(4) The following requirements shall apply to all users, unless specified in Section 123-46 or Section.123-48

(a) Landscape irrigation shall be prohibited between the hours of 10:00 a.m. and 4:00 p.m., except as otherwise provided.

(b) Irrigation of existing landscaping shall comply with the following provisions:

i. Even addresses, as defined in Section 123-45(5), installations with irrigation systems that irrigate both even and odd addresses within the same zones, such as multi-family units and homeowners' associations, and rights-of-way or other locations with no address shall have the opportunity to accomplish necessary landscape irrigation two (2) days a week, only on Thursday and/or Sunday.

ii. Odd addresses, as defined in Section 123-45(13), shall have the opportunity to accomplish necessary landscape irrigation two (2) days a week, only on Wednesday and/or Saturday.

(c) Irrigation of new landscaping shall comply with the following provisions:

i. New landscaping may be irrigated once on the day it is installed without regard to the listed watering days and times. Irrigation of the soil immediately prior to the installation of the new landscaping is allowed without regard to the normal watering days and times.

ii. A ninety (90) day establishment period begins on the day the new landscaping is installed. The new landscaping shall be installed within a reasonable time from the date of purchase, which may be demonstrated with a dated receipt or invoice.

iii. Irrigation of new landscaping which has been in place for thirty (30) days or less may be accomplished on Monday, Tuesday, Wednesday, Thursday, Saturday, and/or Sunday.

iv. Irrigation of new landscaping which has been in place for thirty-one (31) to ninety (90) days may be accomplished on Monday, Wednesday, Thursday, and/or Saturday.

v. Irrigation of new landscaping is limited to areas only containing the new landscaping. An entire zone of an irrigation system shall only be utilized for landscape irrigation under this Subsection if the zone contains at least 50% new landscaping. If a zone contains less than 50% new landscaping, or if the new landscaping is in an area that will not typically be irrigated by an irrigation system, only the individual new plantings are eligible for additional irrigation. Targeted watering may be accomplished by low volume hand watering, as defined in Section 20.305(10), or any appropriate method which isolates and waters only the new landscaping.

(5) Any water shortage, as defined in Section 20.305(18), restrictions or other measures declared pursuant to Chapter 40E-21, F.A.C., or related District Governing Board or Executive Director orders which are more restrictive than a measure contained within this Ordinance, shall supersede this Ordinance for the duration of the applicable water shortage declaration.

Section123-48. - Exceptions to the landscape irrigation schedules

Landscape irrigation scheduling shall be subject to the following exceptions:

(1) Landscape irrigation systems may be operated during restricted days and/or times for cleaning, maintenance, and repair purposes with an attendant on site in the area being tested. Landscape irrigation systems may routinely be operated for such purposes no more than once per week, and the run time for any one (1) test should not exceed ten (10) minutes per zone.

(2) Landscape irrigation for the purpose of watering-in fertilizers, insecticides, pesticides, fungicides and herbicides, where such watering-in is recommended by the manufacturer, or by federal, state or local law, or best management practices, shall be allowed under the following conditions:

(a) Such watering-in shall be limited to one (1) application, unless the need for more than one (1) application is stated in the directions for application specified by the manufacturer; and

(b) Such watering-in shall be accomplished during normally allowable watering days and times set forth in this Subsection, unless a professional licensed applicator has posted a temporary sign containing the date of application and the date(s) of needed watering-in activity.

(3) Any plant material may be watered using low volume irrigation, as defined in Section 123.45(10), micro-irrigation, as defined in Section 123-45(11), low volume hand watering method, rain barrels, cisterns, or other similar rain-harvesting devices without regard to the watering days or times allowed pursuant to this Section.

Section 123-49. - Additional requirements

Any user who purchases and installs an automatic landscape irrigation system shall properly install, maintain, and operate technology that inhibits or interrupts operation of the system during periods of sufficient moisture in accordance with Section 373.62, Florida Statute.

Section 123-50. - Declaration of water shortage or water shortage emergency

Declaration of a water shortage condition and/or water shortage emergency, as defined in Section 123-45(19), within all or parts of the County by the District's Governing Board or Executive Director shall supersede this Article for the duration of the applicable water shortage declaration.

Section 123-51. - Enforcement

(1) In the absence of a declaration of water shortage or water shortage emergency within all or any part of County by the District's Governing Board or Executive Director, the listed landscape irrigation restrictions shall be subject to enforcement action. Any violation of the provisions of Section 20-307 and 20-309 shall be a violation of this Section.

(2) In addition, the County Administrator may delegate this Ordinance's enforcement responsibility to agencies and departments within the County government.

Section 123-52. - Penalties

(1) Violation of any provision of this Article shall be enforced pursuant to Code Enforcement of the City of Fort Pierce Code. This includes the Code Enforcement Board, a Special Magistrate or Supplemental Enforcement Procedures.

(2) Each day in violation of this Article shall constitute a separate offense. Violators may be provided with no more than one (1) written warning within a six month period. In addition to the civil penalties provided, the City may take any other appropriate legal action, including, but not limited to, injunctive action to enforce the provisions of this article.