



Application for Future Land Use Map Amendment

Future Land Use Map Amendment – Large Scale (>10 acres)

Future Land Use Map Amendment – Small Scale (< 100 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 acres (“Large Scale Amendments”) only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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: 3000 Virginia Avenue
2. Property Tax ID(s): 2419-111-0002-000-7 and 2419-113-0001-000-6
3. Total Acreage: 29.13
4. Existing Future Land Use Designation: GC
5. Existing Zoning Classification: C3
6. Proposed Zoning Classification: R4
7. Other applications being submitted concurrent with this application, if any: Rezoning to R4
8. Describe the existing uses, improvements and structures on the amendment lands: Both parcels are vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: These properties have sat vacant for decades, the northern parcel was used for agricultural purposes prior to the 90s. Previous proposed commercial developments have not been built, the applicants believe the time is right to increase the supply of multi-family housing to meet the demands for achievable housing.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial	City: GC	City: C3
South	Residential	County	County: RS-3
East	Commercial and residential	County: COM, RU	County: CG, RM-5 and RS-3
West	Vacant Commercial	City: GC and County RU	City: C3 County RM-5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C3	15 du/ac, FAR of 1.0	29.13	X
Proposed	RM	R4	12.36 (after density bonus)	29.13	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 93.600 gpd
Demand Analysis	Maximum 93,600 gpd
Current Zoning	Total gallons per day 113,360
Proposed Zoning	Total gallons per day 93,600
Change in Demand	Total gallons per day -19,760

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 93.600 gpd
Demand Analysis	Maximum 93,600 gpd
Current Zoning	Total gallons per day 113,360
Proposed Zoning	Total gallons per day 93,600
Change in Demand	Total gallons per day -19,760

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	23.2	18.8	-4.4
Urban District	5 acres per 1,000 people	5.67	4.7	-0.97
Community	2.5 acres per 1,000 people	2.83	2.35	-0.48
Neighborhood	1.36 acres per 1,000 people	1.54	1.28	-0.26

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	Lawnwood Elem. /Dan McCarty	Central
City	Fort Pierce	Fort Pierce
Distance	2.0 mi	4.0 mi
Current Zoning Enrollment Demand	64	27
Proposed Zoning Enrollment Demand	53	22
Change in Demand	-11	-5

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	Eight 8 yard dumpsters = 64 yards
Proposed Zoning	Six 8 yard dumpsters = 48 yards
Change in Demand	REDUCTION OF Two 8 yard dumpsters = 16 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	All stormwater will meet the adopted LOS and City, as well as Regional and State requirements.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	3192	244 am peak, 292 pm peak
Proposed Zoning	2635	202 am peak, 241 pm peak
Change in Demand	Trips -557	Trips - 42 am peak, -51 pm peak
Impact to Capacity	decrease to current capacity based upon zoning	

12. Name of Owner(s): Please see the attached authorization letters from the owners stating legal names, addresses and authorization.
 Mailing Address: _____
 City _____ State Texas Zip 77081
 Phone # _____
 E-mail: _____

13. Name of Applicant: Jeremy Mears
 Mailing Address: 1000 Louisville Ave
 City Monroe State LA Zip 71201
 Phone # 318-855-5215 Fax # _____
 E-mail: jeremy@tbsg.com

14. Name of Representative: Rebecca Grohall, AICP
 Mailing Address: 1835 20th Street
 City Vero Beach State FL Zip 34960
 Phone # 772-569-0035 Fax # _____
 E-mail: rebeccag@mbveng.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.

 JEREMY MEARS
Applicant's Signature

Date 7-12-22

6517 Mapleridge, Houston

State Texas 77081 Zip

Address

210-669-3081

jeremy@tbsg.com

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(s) 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.

Please see the attached letters

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 identification.

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: _____	



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11. CAPACITY ANALYSIS

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School Name	Lawnwood Elem/Dan McCarty	Central
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Impact	All stormwater will meet the adopted LOS and City, as well as Regional and State requirements.
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
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Proposed Zoning	2635	202 am peak, 241 pm peak
Change in Demand	Trips - 557	Trips - 42 am peak, -51 pm peak
Impact to Capacity	decrease to current capacity based upon zoning	

12. Name of Owner(s): Please see the attached authorization letters from the owners stating legal names, addresses and authorization
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: Jeremy Mears
 Mailing Address: 1000 Louisville Ave
 City Monroe State LA Zip 71201
 Phone # 318-855-521 Fax # _____
 E-mail: jeremy@tbsg.com

14. Name of Representative: Rebecca Grohall, AICP
 Mailing Address: 1835 20th Street
 City Vero Beach State FL Zip 34960
 Phone # 772-569-0035 Fax # _____
 E-mail: rebeccag@mbveng.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 JEREMY MEARS Date 7/12/22

6517 Mapleridge, Houston Texas 77081

Address 210-669-3081 State jeremy@tbsg.com 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.

Please see the attached owner authorizations

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 ide

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: _____

**11765663 CANADA, INC., a Canadian corporation,
136681 CANADA, INC., a Canadian corporation,
and 135058 CANADA, INC., a Canadian corporation
5593 Crois Chamberland
Cote Saint-Luc, QC H4W 1W5
Canada**

July 6, 2022

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

Re: The Brownstone Group/Virginia Avenue Cottages

Ladies and Gentlemen:

This letter will confirm that 11765663 CANADA, INC., a Canadian corporation, 136681 CANADA, INC., a Canadian corporation, and 135058 CANADA, INC., a Canadian corporation (collectively referred to as “**Owner**”) are the owners of record of that certain property described in **Exhibit “A”**, attached hereto and made a part hereof (the “**Property**”).

Owner hereby authorizes MBV ENGINEERING, INC., a Florida corporation to act as it’s agent for the purpose of filing applications for a future land use amendment, zoning change and site plan approval for the Property, and any related land use applications, allowing for the development of multifamily residential units on the Property, and the processing of such applications to final approval by the City of Fort Pierce.

Sincerely,

(SIGNATURE PAGES FOLLOW)

11765663 CANADA, INC., a Canadian corporation

By: *Renee Greenberg*
Renee Greenberg, its Authorized Director

STATE OF PROVINCE OF QUEBEC
COUNTY OF CANADA

The foregoing instrument was acknowledged before me this 11 day of JULY, 2022, by RENEE GREENBERG, as the authorized director of 11765663 CANADA, INC., a Canada corporation. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

OVIDIO ADRIAN BELEI

Print Name: _____

Notary Public, ~~State of Florida~~ PROVINCE OF QUEBEC

Commission No.: 238386

My Commission Expires: June 09, 2022



135058 CANADA, INC., a Canadian corporation
By: *J. Greenberg*
Jeffrey Greenberg, its Authorized
Representative

PROVINCE
STATE OF QUEBEC
COUNTY OF CANADA
COUNTRY

The foregoing instrument was acknowledged before me this 11 day of
JULY, 2022, by JEFFREY GREENBERG, as the authorized representative of 135058
CANADA, INC., a Canada corporation. Said person (check one) is personally known to me,
 produced a driver's license (issued by a state of the United States within the last five (5) years)
as identification, or produced other identification, to wit: NA.

COMMISSIONER OF OATH

Diane Gregoire
Print Name: Diane Gregoire
Notary Public, State of Florida
Commission No.: 155492
My Commission Expires: Nov. 12, 2022



136681 CANADA, INC., a Canadian corporation

By: *J. Greenberg*
Jeffrey Greenberg, its Authorized
Representative

PROVINCE
STATE OF QUEBEC
COUNTY OF CANADA
COUNTRY

The foregoing instrument was acknowledged before me this 11 day of JULY, 2022, by JEFFREY GREENBERG, as the authorized representative of 136681 CANADA, INC., a Canada corporation. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: N/A.

COMMISSIONER
OF OATH

Diane Grégoire
Print Name: Diane Grégoire
~~Notary Public, State of Florida~~
Commission No.: 155492
My Commission Expires: Nov. 12, 2022



Exhibit "A"

That part of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida; lying South of North St. Lucie River Drainage District Canal No. 7 and East of North St. Lucie River Drainage District Canal No. 29, A.K.A. Five Mile Creek, and that part of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, lying Southerly of North St. Lucie River Drainage District Canal No. 7 and South of Virginia Avenue, being more particularly described as follows:

Commencing at the Northeast corner of said Section 19, thence South 2°08'11" East along the East line of said Section 19 a distance of 149.60 feet to the South right-of-way line of Virginia Avenue (100.00 feet right-of-way) thence South 89°58'49" West along said South right-of-way line a distance of 15.00 feet to the West right-of-way line of "Hartman Road" and the Point of Beginning of this description, thence continue South 89°58'49" West along said South right-of-way line of Virginia Avenue a distance of 333.61 feet to the Southerly right-of-way line of Canal No. 7 of the North St. Lucie River Drainage District as depicted on Sheet 1 of 4 of the Florida State Turnpike Authority Right-of-Way Map for State Road No. 70, thence South 52°36'39" West along said Southerly right-of-way line a distance of 1354.68 feet to the Easterly right-of-way line of North St. Lucie River Drainage District Canal No. 29 (Five Mile Creek) as shown on that Right-of-Way Map on file with the St. Lucie County Mapping Division, thence South 57°53'56" East along said Easterly right-of-way line a distance of 162.93 feet to a point of curve, thence Southerly along said right-of-way line along the arc of a circular curve to the right (concave Southwesterly) having a radius of 357.48 feet, a central angle of 1°03'46", an arc distance of 6.63 feet to the East line of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 1°40'25" West along said East a distance of 61.89 feet to the South line of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 88°48'53" East along said South line a distance of 1299.16 feet to the said West right-of-way line of Hartman Road, thence North 2°08'11" West along said West right-of-way line, lying 15.00 feet West of and parallel with the East line of said Section 19, a distance of 824.70 feet to the Point of Beginning.

LESS AND EXCEPT: The Order of Taking recorded in Official Records Book 787, Page 76 and Stipulated Final Judgment recorded in Official Records Book 808, Page 184, Public Records of St. Lucie County, Florida.

**Fort Pierce Hartman LLC
100 SW Albany Avenue, Second Floor
Stuart, FL 34994**

July 6, 2022

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

Re: The Brownstone Group/Virginia Avenue Cottages

Ladies and Gentlemen:

This letter will confirm that FORT PIERCE HARTMAN, LLC., a Florida limited liability company, (“**Owner**”) is the owner of record of that certain property described in **Exhibit “A”**, attached hereto and made a part hereof (the “**Property**”).

Owner hereby authorizes MBV ENGINEERING, INC., a Florida corporation to act as it’s agent for the purpose of filing applications for a future land use amendment, zoning change and site plan approval for the Property, and any related land use applications, allowing for the development of multifamily residential units on the Property, and the processing of such applications to final approval by the City of Fort Pierce.

Sincerely,

(SIGNATURE PAGES FOLLOW)

FORT PIERCE HARTMAN LLC, a Florida limited liability company

By: 
Boyd Bradfield, its Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 7 day of July, 2022, by BOYD BRADFIELD, as Manager of FORT PIERCE HARTMAN LLC, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

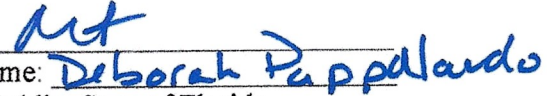

Print Name: Deborah Pappalardo
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



Exhibit "A"

Legal Description

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S02°08'11"E ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 245.70 FEET; THENCE S87°51'49"W A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RELOCATED CANAL NO. 7 WITH THE WEST RIGHT-OF-WAY LINE OF 41ST STREET, ALSO KNOWN AS "HARTMAN ROAD"; THENCE S02°08'11"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 727.50 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 OF MODEL LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE S02°08'11"E ALONG THE WEST RIGHT OF WAY LINE OF 41ST STREET A DISTANCE OF 326.54 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 8 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S88°42'44"W ALONG SAID LINE A DISTANCE OF 628.42 FEET TO THE NORTHWEST CORNER OF SAID LAZY HAMMOCK SUBDIVISION AND THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE NORTHEAST CORNER OF LOT 10 OF SAID MODEL LAND COMPANY SUBDIVISION; THENCE S01°54'15"E ALONG THE WEST LINE OF SAID LAZY HAMMOCK SUBDIVISION AND THE EAST LINE OF SAID LOT 10 A DISTANCE OF 651.20 FEET TO THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION; THENCE S88°30'25"W ALONG SAID LINE A DISTANCE OF A DISTANCE OF 97.12 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 643.96 FEET, A CENTRAL ANGLE OF 00°11'03", A CHORD BEARING OF N41°34'10"W AND A CHORD LENGTH OF 2.07 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST RIGHT OF WAY LINE, (1) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 2.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (2) N41°39'41"W A DISTANCE OF 455.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 501.96 FEET, A CENTRAL ANGLE OF 24°59'55", A CHORD BEARING OF N29°09'44"W AND A CHORD LENGTH OF 217.28 FEET; THENCE (3) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 219.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (4) N16°39'46"W A DISTANCE OF 180.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 36°40'26", A CHORD BEARING OF N34°59'59"W AND A CHORD LENGTH OF 224.93 FEET; THENCE (5) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 228.82 FEET TO THE WEST LINE OF LOT 7 OF SAID MODEL LAND COMPANY SUBDIVISION, ALSO BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N01°40'25"W ALONG SAID WEST LINE A DISTANCE OF 77.82 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF AFOREMENTIONED LOT 7, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N89°46'57"E ALONG THE SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF AFOREMENTIONED LOT 8 A DISTANCE OF 1284.80 FEET TO THE POINT OF BEGINNING. CONTAINS 14.35 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

January 12, 2022

Jeremy Mears
The Brownstone Group
6517 Maple Ridge
Houston, TX 77081
(210)-669-3081

Via email: jeremy@tbsg.com

**Reference: Phase I Environmental Site Assessment
3000 Virginia Avenue
Fort Pierce, St. Lucie County, Florida**

EDC, Inc. has completed this Phase I Environmental Site Assessment (ESA) Report in compliance with the American Society for Testing and Materials (ASTM) format E 1527-13 for the above-referenced property. The purpose of this evaluation was to identify recognized environmental conditions as defined in ASTM E 1527-13.

Based on the results of the Phase I ESA conducted at the subject property, no unresolved recognized environmental conditions have been identified in connection with the subject property, and no further assessment is warranted at this time.

Further, please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

EDC, Inc. appreciates this opportunity to provide environmental services to you. Please contact me if you have any questions regarding this report.

Respectfully submitted,
EDC Inc.



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



ENGINEERS • SURVEYORS • ENVIRONMENTAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Date: January 12, 2022
Project #: 22-102

Prepared For:

Prepared By:
EDC, Inc.

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1.0 SUMMARY

The subject property evaluated as part of this Phase I Environmental Site Assessment (ESA) consists of one (1) tax parcels (Parcel IDs: 2419-111-0002-000-7) comprised of 17.83 acres of general commercial land according to the St. Lucie County Property Appraiser. The subject parcel is located at 3000 Virginia Avenue, Fort Pierce, St. Lucie County, FL. The subject parcel maintains the following Section/Township/Range description: Section 19, Township 35 South and Range 40 East. Please refer to the Site Location Map presented in **Appendix A** for a visual explanation of the subject property.

[NOTE: Please review this report in its entirety for a full description of our evaluation, procedures, and findings.]

Based on the findings of this Phase I ESA conducted in accordance with American Society for Testing and Materials (ASTM) format E1527-13, we conclude the following:

1. We found no evidence of recognized environmental conditions with respect to past uses of the subject property based on our field observations, historical research, and public records review.
2. We found no evidence of obvious surface discharges such as stained soil or pavement, no indications of solid or liquid waste dumping or disposal, underground storage tanks (USTs), septic systems, seeps, unusual odors, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products at the subject property.
3. Adjoining properties that formerly or currently generate(d) hazardous waste or use(d) hazardous materials were identified based on our regulatory database review.
4. We identified eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. The facility was found to be closed and in compliance. Please refer to **Table 3** for more information.
5. We identified one (1) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by the ASTM-E standards. The facility is located on the target property and was found to be in compliance. Please refer to **Table 3** for more information.

Based on the conclusions of the Phase I ESA conducted at the referenced site, EDC, Inc. did not find evidence of unresolved recognized environmental conditions and further assessment is not warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc immediately for further evaluation and we will run the environmental liens search.

It is important to note that in order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing

obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this assessment is to conduct an evaluation of the past and current uses of the subject property and surrounding properties to identify recognized environmental conditions in connection with the subject property.

The term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater, or surface water of the subject property. This environmental assessment was conducted in accordance with the guidelines of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E 1527-13.

2.2 DETAILED SCOPE OF SERVICES

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E 1527-13. The purpose of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products.

The scope of work does not include soil or groundwater sampling; contamination assessment/delineation; an evaluation of asbestos, lead-based paint, radon, wetlands, lead in drinking water, environmental compliance, threatened & endangered species, cultural resources, industrial hygiene, health and safety, ecological resources, indoor air quality; site geotechnics (soils, foundations, site retention, etc.) or construction materials testing. If necessary, EDC, Inc. can provide these additional services.

2.3 SIGNIFICANT ASSUMPTIONS

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a Phase I ESA in conformance with ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. This assessment is site-specific, and all appropriate inquiry does not mean an exhaustive assessment of a clean property.

2.4 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within this report.

The following limitations were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs as early as 1944 and in five-year intervals as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.
- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

2.5 SPECIAL TERMS AND CONDITIONS

Any special terms and conditions associated with this Phase I ESA are included in the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and The Brownstone Group.

In addition, EDC shall not be held liable for any incorrect advice, judgment or decision based on any inaccurate information supplied by the user, current owner, or their designees.

2.6 USER RELIANCE

This report is intended for the sole use of EDC Inc. and The Brownstone Group. Its contents may not be relied upon by other parties without the explicit written consent of EDC, Inc.

In accepting this report, all parties herein mentioned agree to the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and The Brownstone Group.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located within Section 19, Township 35 South and Range 40 East at 3000 Virginia Avenue in Fort Pierce, Florida. More specifically, the subject property consists of 17.83 acres of vacant general commercial property. The legal description for the tax parcel is as follows;

2419-111-0002-000-7: 19 35 40 THAT PART OF N 3/4 OF NE 1/4 OF NE 1/4 LYG S OF CANAL 7-LESS VIRGINIA AV AND HARTMAN RD R/W- AND THAT PART OF SE 1/4 OF NW1/4 OF NE 1/4 LYG S OF CANAL 7 ANDE OF CANAL 29 (17.83 AC).

This location is vacant commercial according to the St. Lucie County Property Appraisers in Fort Pierce, St. Lucie County, Florida. The subject property is currently vacant general commercial land (Land Use Code 1000). Visual representation of the property boundary, aerial photographs, and property appraiser cards are presented in **Appendix A**.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of this assessment, the subject property consisted of 17.83 acres of vacant commercial land. The property vicinity is characterized primarily by agricultural and residential properties. Please refer to the Site Location Map in **Appendix A**.

3.3 CURRENT USE OF THE PROPERTY

At the time of the site reconnaissance, the subject property consisted of 17.83 acres of vacant commercial land, it is unused for agricultural production at this time.

3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE PROPERTY

The subject property shows evidence of use as an old citrus grove, which has since been abandoned and re-zoned for commercial use. A large canal surrounds the property along the northwest property boundary. A billboard does exist on the subject property.

3.5 CURRENT USE OF ADJOINING PARCELS

Currently, the parcels adjoining the site are used as follows:

TABLE 1 Description of Adjoining Parcels	
Direction From Site	Description of Current Use
North	Orange Blossom Business Center; Commercial Retail
East	Residential Use; Single-Family Homes
South	Vacant General Commercial
West	Commercial Retail

None of the current uses of the adjoining properties appear likely to indicate the presence of recognized environmental conditions in connection with the subject property.

4.0 USER PROVIDED INFORMATION

The User did not provide EDC with information pertaining to the following sections. This information was collected by EDC, Inc.

4.1 TITLE RECORDS

According to the St. Lucie County Property Appraiser's Report, the current owner of the parcel located at 3000 Virginia Avenue is 11765663 Canada, Inc. They are located in Mount Royal, Quebec Canada H4N 2P7. The Deed is dated November 27th, 2020. Previous ownership data is not listed. This is the last known sale of the subject parcel.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcels comprising the subject property, which typically contains information regarding historical site ownership.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User did not provide information on any environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state, or local laws.

Please note that an environmental liens or activity and use limitations search report was not acquired by EDC, Inc. for the parcel comprising the subject property. In order to qualify for due diligence, the User of this report may be required to contact a title company to confirm that there are no environmental liens or activity and use limitations filed for the parcel comprising the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

4.3 SPECIALIZED KNOWLEDGE

The User did not provide any specialized knowledge or experience that may pertain to recognized environmental conditions in connection with the subject property.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Information pertaining to the assessed value of the subject property is included in the St. Lucie County Property Appraiser's Report presented in **Appendix A**.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the St. Lucie County Property Appraiser's Report, the current owners of the subject property is 11765663 Canada, Inc. They are located in Mount Royal, Quebec Canada H4N 2P7. Please refer to the St. Lucie County Property Appraiser's Report included in **Appendix A**. The subject property consists of one tax parcel that is comprised of 17.83 acres of general commercial land.

4.6 REASON FOR PERFORMING PHASE I ESA

The User stated the reason for requesting this Phase I ESA was for Due Diligence associated with purchasing of the property. Therefore, the User contracted EDC, Inc. to perform this Phase I ESA in conjunction with a real estate transaction for the prospective owner to satisfy one of the requirements to qualify for the innocent purchaser defense, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability.

4.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User did not provide any information regarding any specific chemicals that are present or were once present at the subject property, spills or other chemical releases that have taken place at the subject property, or any environmental cleanups that have taken place at the subject property.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by EDC, Inc. for this Phase I ESA.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the site. EDC, Inc. obtained an ASTM radius map report through Environmental Data Resources, Inc. (EDR). A copy of the EDR report is contained in **Appendix B**. EDC, Inc. also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed. The following state, county, and federal sources were consulted during this record review:

State, County, and Tribal Database Review (FDEP and MCHD)

- FDEP, Leaking Underground Storage Tanks (LUST)
- FDEP, Leaking Aboveground Storage Tanks (LAST)
- FDEP, Registered Underground Storage Tanks (UST)
- FDEP, Registered Aboveground Storage Tanks (AST)
- FDEP, State Hazardous Waste Sites (SHWS)
- FDEP, Solid Waste Facility/Landfill Sites (SWL/LF)
- FDEP, State Brownfield Areas (BROWNFIELDS)
- FDEP, Voluntary Cleanup Sites (VCP)
- FDEP, Institutional Controls & Engineering Controls Registry (IC & EC)

Federal Database Review [United States Environmental Protection Agency (EPA)]

- EPA, National Priorities List (NPL), including Delisted and Proposed NPL Sites and Federal Superfund Liens
- EPA, Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS)
- EPA, CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP)
- EPA, RCRA Treatment, Storage, and Disposal Facilities (RCRA-TSDF)
- EPA, RCRA Corrective Action Report Facilities (CORRACTS)
- EPA, RCRA Generators List (RCRA), including Large Quantity Generators (LQG), Small Quantity Generators (SQG) and Conditionally Exempt Small Quantity Generators (CESQG)
- EPA, Institutional Controls & Engineering Controls Registry (US IC & US EC)
- EPA, Emergency Response Notification System List (ERNS)

Table 2 lists the approximate minimum search distances used during this assessment as set forth in ASTM E 1527-05.

TABLE 2 Approximate Minimum Search Distances – ASTM E 1527-05	
Source	Search Distance
Federal NPL Site List	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List	0.5 mile
Federal CERCLIS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS Facilities List	1.0 mile
Federal RCRA non-CORRACRS TSD Facilities List	0.5 mile
Federal RCRA Generators List	Site and adjoining properties
Federal Institutional Control/Engineering Control Registries	Site only
Federal ERNS List	Site Only
State and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation: State- and Tribal- equivalent NPL	1.0 mile
State- and Tribal- equivalent CERCLIS	0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tank Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	Site and adjoining properties
State and Tribal Institutional Control/Engineering Control Registries	Site only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

5.1.1 FEDERAL, FLORIDA STATE, AND ST. LUCIE COUNTY RECORDS REVIEW

According to information provided by EDR and/or the FDEP Web-Based Map Application for Waste Management Division Facilities, the subject property is not listed in the federal, state or county databases. Please refer to **Table 3** for a summary of information regarding these facilities. Please refer to the FDEP and groundwater flow maps in **Appendix A**, EDR report in **Appendix B**, and supplemental documents in **Appendix C** for details.\

State/Federal Database Descriptions for Table 3	
Database Abbreviation	Description
AST	Registered Aboveground Storage Tanks.
DWM CONTAM	A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and dry cleaning).
ECHO	ECHO (Enforcement & Compliance History Information) provides integrated compliance

	and enforcement information for about 800,000 regulated facilities nationwide.
FINDS	Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
FL FINANCIAL ASSURANCE	A listing of financial assurance information for underground storage tank facilities and/or a list of hazardous waste facilities required to provide financial assurance under RCRA.
HW GEN	Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.
INST CONTROL	The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.
LUST	Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these

	records, and the information stored varies by state.
NPDES	General information regarding NPDES (National Pollutant Discharge Elimination System) permits.
RCRA-VSQQ	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
RCRA NONGEN / NLR	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.
RESP PARTY	Open, inactive and closed responsible party sites.
UST	Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

TABLE 3
State/Federal Database Facility Identified Within Minimum Search Distance

Facility	Location	Database	File Review Summary
<p>EDS Fort Pierce Texaco 4101 Okeechobee Road Fort Pierce, FL 33450</p> <p>EDR ID: 1020451313</p> <p>Beverage Station 4101 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: U001373122</p>	<p>0.045 miles N</p>	<p>EDR HIST AUTO LUST UST CLEANUP SITES DWM CONTAIN FINANCIAL ASSURANCE NPDES</p>	<p>According to the EDR report, the facility is a former fuel facility, with records stopping 1993.</p> <p>According to the EDR report, the DEP monitors all wastewater that is being discharged into the environment. A fuel spill consisting of leaded and unleaded gas occurred in 1988 when a UST was overfilled and left unmaintained. In Aug. of 2020, a Compliance Assistance letter was issued, stating the facility was potentially non-compliant. On June 11, 2021 a Remedial Action Plan was reviewed and approved, establishing a strategy to achieve cleanup objectives. The site is currently undergoing Remedial Action and in compliance with associated requirements.</p> <p>Based on this, the likelihood of the subject property being affected by this facility appears low. Please refer to Appendix C for supporting documentation.</p>
<p>Firestone Store 4160 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: 1000881247</p> <p>Firestone #1857-004324-B 4160 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: U001373008</p>	<p>0.049 miles NW</p>	<p>RCRA-VSQQ FINDS ECHO LUST UST AST</p>	<p>According to the EDR and ECHO report, this facility had no record of violations and tanks were removed and the facility was closed in February of 1993. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.</p>
<p>Hess Corporation #09386 4696 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: 1004684404</p> <p>Shell-Okeechobee 4696 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: 1000843296</p>	<p>0.102 miles W</p>	<p>RCRA-VSQQ FINDS ECHO LUST UST SPILLS FINANCIAL ASSURANCE</p>	<p>According to the EDR and Oculus Reports, a Site Rehabilitation Completion Order was issued on May 9, 2019 for a discharge that occurred on September 25, 1997. However, a Compliance Assistance Offer was issued due to a potential non-compliance after an inspection on March 25, 2021. Violations were minor and did not involve the movement of contaminants off-site.</p>

			However, due to the proximity to the site, EDC recommends the user monitor the continued compliance of the site. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.
Becker Indian River Fruit Co. Inc. 4710 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373065	0.124 miles W	UST	According to the EDR report, an underground storage tank was registered in 1987. There was free product discovered in test well, after a test well installer incidentally damaged the storage tank. This was resolved in 1993 after the damaged tank was removed and virgin fill replaced the area impacted by the free product leak, and the area no longer tested positive for product in the soil. Due this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.
Sears Roebuck & Co. 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1015741349 Sears Roebuck & Co. #2005 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001372937 Sears Roebuck & Co. 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1014468984	0.158 miles NW	RCRA NONGEN / NLR LUST UST RCRA-VSQQ	According to the EDR and Oculus reports, on December 3, 2004 a Site Rehabilitation Completion Order (SRCO) was issued by the FDEP for a discharge on Dec 29, 1998. Monitoring wells were then abandoned. Due this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.
Belk Lindsey Co Inc 4100 Okeechobee Road Fort Pierce, FL 33450 EDR ID: U001373091	0.205 miles NW	UST	According to the EDR and Oculus reports, historical records of an underground storage tank are present. There was no documentation available of any spills or violations. This tank has been removed. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.

<p>Tractor Supply Company #505 4888 Okeechobee Road Fort Pierce, FL 33450</p> <p>EDR ID: 1016955841</p>	0.211 miles SW	RCRA-VSQG	According to the EDR report, a Conditionally Exempt Small Quantity Generator was permitted for this parcel. This property did store Hazardous Materials; but no spills or contamination records were found. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.
<p>Indian River Oil Co. 3700 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: S120043074</p>	0.323 miles NE	LUST UST FINANCIAL ASSURANCE	According to the EDR and Oculus reports, a Compliance Assistance Offer was issued on May 31, 2018 for storage tanks on this parcel. However, it was for failure to pay fees and display placards, not failure of structural integrity and discharge of contaminants. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.
<p>Ft Pierce Contacting Corp. 1819 Totten Road Fort Pierce, FL 34947</p> <p>EDR ID: U100373016</p>	0.336 miles N	LUST UST AST	According to the EDR and Oculus reports, a Site Rehabilitation Completion Order was issued on August 30, 2013. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.
<p>ABCA McClinton Property Walmart #973 5100 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: S107938607</p> <p>Walmart #973 McClinton Property Okeechobee Rd & McNeil Rd Fort Pierce, FL 34947</p> <p>EDR ID: S117361413</p>	0.387 mi W	INST CONTROL DWM CONTAM FINANCIAL ASSURANCE HW GEN RESP PARTY	According to the EDR and Oculus reports, a site inspection occurred on December 6, 2016 and was determined to be in compliance. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.
<p>Circle K #7506 2301 S 35th Street & Virginia Ave. Fort Pierce, FL 34981</p> <p>EDR ID: 1000822408</p>	0.398 mi NE	LUST UST FINANCIAL ASSURANCE	According to the EDR and Oculus reports, on March 16, 2021 this facility received and In Compliance Letter from the DEP. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please

			refer to Appendix C for supporting documentation.
Murphy USA #5709 5110 Okeechobee Road Fort Pierce, FL 34950 EDR ID: U003699249	0.417 mi SW	LUST UST FINANCIAL ASSURANCE	According to the EDR and Oculus reports, a Compliance Assistance Offer was issued on April 9, 2019. Minor components were identified as needing replacement. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to Appendix C for supporting documentation.

In addition to reviewing the EDR report, EDC, Inc. performed reconnaissance of the property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. No facilities of concern were observed within the vicinity of the subject property during field reconnaissance performed by EDC, Inc.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS

The following is a list of some of the additional environmental records that were searched as part of the EDR Radius Map Report: Priority Ranking List (PRIORITYCLEANERS), Formerly Used Defense Sites (FUDS), Records of Decision (ROD), Mines Master Index File (US MINES), Toxic Chemical Release Inventory System (TRIS), Risk Management Plans (RMP), Underground Injection Wells Database Listing (UIC), Drycleaning Facilities (DRYCLEANERS), and PCB Transformer Registration Database (PCB TRANSFORMER).

EDC searched the FDEP Consolidated Web-Based Map Application for Waste Management Division facilities (e.g., solid waste facilities, storage tanks, dry cleaning sites, hazardous waste generators, etc.) located on the subject property and adjoining properties. The map is available for review in **Appendix A**. The search included the Storage Tank Regulation, Solid Waste, Site investigation, Hazardous Waste Program, and the Waste Cleanup database, among others. The database did not reveal any new findings on the property.

EDC reviewed the Florida Department of Community Affairs (DCA) Florida Radon Protection Map for Large Buildings and New Single Family Homes and Duplexes. More than 5% of new large buildings in St. Lucie County are expected to have annual average radon levels above the EPA action level and fewer than 5% new homes are expected to have elevated radon levels. The map indicated that the general area where the site is located (St. Lucie County) is designated as Federal EPA Radon Zone 3. This criteria states that the counties within this zone are those with a predicted radon level less than 2 pCi/L or otherwise known as low risk.

5.3 PHYSICAL SETTING SOURCES

According to the EDR report, USGS topographic quadrangle map, soil survey, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

Based on our site reconnaissance, review of USGS maps, aerial photographs, the location of the subject property, and the present environmental related conditions of adjacent and nearby properties, there is little to no potential for migration of petroleum product or hazardous waste contamination from off-site sources.

5.3.1 TOPOGRAPHY

The USGS topographic quadrangle map titled "Fort Pierce" was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located at an elevation of approximately 19 feet above sea level.

According to the EDR Report, the groundwater within the minimum search distances is flowing southwest away from the property. A copy of the USGS Quadrangle Map is provided as **Appendix B**.

5.3.2 SOILS/GEOLOGY

The general geology of St. Lucie County is characterized by the Caloosahatchee Marl which underlies the entire area, is of Pliocene age, and consists mainly of sand and varying amounts of shell. The Fort Thompson Formation rests uncomfortably on the Caloosahatchee Marl; dips from west to east; is of Pleistocene age; and consists of a series of alternating beds of limestone, shells, sand, and marl. The Anastasia Formation which is of Pleistocene age and rests uncomfortably on the Fort Thompson Formation forms the backbone of the coastal ridge, is exposed in several places along the ocean shoreline, and consists of sand and shell beds and thin, discontinuous layers of sandy limestone and sandstone. Pamlico Sand of the late Pleistocene age mantles the entire area and is the basic material in which most of the mineral soils have formed.

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, surficial soils at the subject property are classified as the following:

Chobee loamy fine sand - depressional is a nearly level, very poorly drained soil with a thick black surface layer. It is found in marshy depressions and on flood plains along streams. In most years the water table is within a depth of 10 inches for 6 to 9 months and between 10 to 40 inches for 3 to 6 months. This soil is continuously flooded for 1 to 6 months in many places. Natural vegetation includes sand cordgrass and swamp hardwoods. If drainage and water control are adequate, this soil is well suited to vegetables and improved pasture grasses.

Riviera fine sand - This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Winder loamy sand - This poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10

to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

5.3.3 HYDROGEOLOGY

The general hydrogeology of St. Lucie County includes two aquifer systems, the surficial and the Floridan aquifer systems. Both aquifer systems are multilayered and are variable in physical and chemical properties. The surficial aquifer system is the most widely used source of drinking water in St. Lucie County. In most parts of the county, the aquifer system contains freshwater that is easily obtainable for low-cost domestic supply. The surficial aquifer system within St. Lucie County consists of undifferentiated sediments that overlie the greenish-gray clayey sands of the intermediate confining unit (Hawthorn Formation). The surficial aquifer system consists of a relatively thin unit of undifferentiated sand, silt, and shell of Pleistocene to Holocene age overlying more permeable zones composed of thin layers of sand, silt, and clay inter-bedded with layers of limestone, coarse sand, and shell of Pliocene age. In some places, the permeable beds are absent and wells are drilled into the deeper sand, shell, and silt layers of Late Miocene age. These deeper wells also are classified as surficial aquifer system wells.

According to the Hydrological Gradient map in the EDR report, the direction of groundwater flow in the vicinity of the subject property appears to flow southwest.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

According to the earliest available aerial photograph (1944), the 17.83 acres that make up the subject property were developed as, what appears to be, a citrus grove. In addition, a canal and Okeechobee road are tangent with the subject parcel's northwest boundary. The surrounding area slowly become developed with residential and commercial activity, as seen in aerials from years 1958 and 1970. The subject parcel remains used for agriculture until the mid-1990s, when a noticeable lack of management can be observed. From this point, the parcel remains as is, with no improvements or development.

Reasonably ascertainable aerial photographs are available for the time period back to 1944 until the present, but not necessarily or consistently in five-year intervals or as early as 1940 as preferred by ASTM E standards. The lack of aerial photographs from as early as 1940 and in consistent five-year intervals is noted as a data gap. Based on the review of available aerial photographs and other standard historical sources, the use of the subject property during the timeframe of the data gap has been adequately ascertained. Therefore, the data gap does not materially impact the performance of this Phase I ESA and is not regarded as a data failure.

5.4.1 AERIAL PHOTOGRAPHY REVIEW

In order to evaluate the previous land uses of the subject property and surrounding area, reasonably ascertainable aerial photographs were reviewed. The aerial photographs provide a progressive overview of the subject property and surrounding properties. We reviewed the 1944 to 2017 aerial photographs obtained from the Florida Department of Transportation, the State University System of Florida, EDR aerial report, the St. Lucie County Property Appraiser's Website, and Google Earth. Please note that copies of the aerial photographs reviewed during completion of this Phase I ESA are included within this report and can be found in **Appendix B**. Descriptions of EDC, Inc. observations are outlined in **Table 4**.

TABLE 4 Summary of Aerial Photograph Observations		
Photograph Date	Photograph Quality	Remarks
1944	Poor	The entire property is developed as, what appears to be, a citrus grove. The surrounding area was developed with agricultural activity. Okeechobee Road is present.
1958	Poor	No significant changes to the subject property. To the east, residential structures can be observed.
1969	Poor	No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1970	Very Poor	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1980	Poor	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1992	Fair	No significant changes to the subject property. Neighboring parcels to the North and Northwest now show evidence of commercial and retail development.
1994	Fair	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1999	Fair	Vegetation on the subject property is beginning to recruit and overgrow the former agriculture fields. No significant changes to the vicinity of the subject property were observed since the previous aerial.
2007	Good	The subject property shows further evidence agriculture activities have been abandoned. Residential construction is beginning to the northwest on the parcel across Okeechobee Road.
2010	Good	No significant changes to the subject property – the residential construction to the northwest is complete.
2013	Very Good	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
2017	Very Good	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.

5.4.2 PROPERTY OWNERSHIP RECORDS

The current Owners of the subject property are 11765663 Canada Inc. This is confirmed by the St. Lucie County Property Appraiser's Report, which is presented in **Appendix A**.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcel comprising the subject property, which typically contains information regarding historical site ownership.

5.4.3 SANBORN FIRE INSURANCE MAP REVIEW

According to information provided by EDR, fire insurance maps generated by the Sanborn Map Company are not available for review for the subject property. The Certified Sanborn Map Report is provided in **Appendix B** following the EDR database report.

5.4.4 CITY DIRECTORY REVIEW

Historical street directories listing the former businesses at the street addresses of the subject property and adjoining properties were reviewed by EDC, Inc. during completion of this Phase I ESA. Business names listed in the directories were reviewed to try to determine if businesses generated, used, stored, or disposed of hazardous waste materials. The review did not produce any properties that represented an environmental concern.

5.4.5 LAND USE RECORDS

According to the St. Lucie County Property Appraiser’s Report, the Future Land Use for the subject property is commercial. The subject property is located near government owned and another vacant commercial parcels. The table below (**Table 5**) details the structures that are located on the adjoining parcels that surround the subject property according to the St. Lucie County Property Appraiser’s Report:

TABLE 5 Description of Adjoining Parcels				
Parcel ID #	No. of Structures	Type of Structure	Size (Ac)	Year Built
2419-113-0001-000-6	0	Vacant Commercial	14.19	N/A
2419-111-0004-000-1	0	Vacant Gov’t – R.O.W.	1.61	N/A
2419-111-0003-000-4	0	Vacant Gov’t – Canal	6.51	N/A

5.4.6 OTHER HISTORICAL SOURCES

A Historical Topographic Map Report was obtained from EDR during completion of this Phase I ESA. The USGS topographic quadrangle map titled “Fort Pierce”, which includes the subject property, was available for the following years: 1949, 1950, 1970, 1972, 1983, 2012, 2015 and 2018 descriptions of our review of the historical topographic maps are outlined in **Table 6**. The Historical Topographic Map Report is provided in **Appendix B** following the EDR database report.

TABLE 6 Summary of Historical Topographic Map Observations	
Map Date	Remarks
1949	The 17.83 acres that make up the subject property is developed as, what appears to be, a grove. Okeechobee Road is present
1950	There are no significant changes since the previous topographical image.
1970	The subject property is still designated for agriculture, residential development can be observed.
1972	The surrounding areas all remain in use as agriculture.
1983	Residential and commercial development has significantly increased.

2012	Roads have been widened and improved to fit the area's needs.
2015	There are no significant changes since the previous topographical image.
2018	There are no significant changes since the previous topographical image.

No other historical sources were reviewed during this assessment.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS

None of the past uses of the parcels adjoining the subject property appear likely to indicate recognized environmental conditions in connection with the subject property.

6.0 INFORMATION FROM SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. On a visit to the subject property, the property shall be visually and/or physically observed, and any structure(s) located on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed.

On January 14, 2022, a site reconnaissance of the subject property was completed by a representative of EDC, Inc. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance included visually and/or physically observing the periphery of the subject property and the periphery of the structures located on the subject property. Aerial photographs are included in **Appendix B**. Site photographs are included in **Appendix D**.

6.2 GENERAL SITE SETTING

The subject property consists of one tax parcel that is comprised of 17.83 acres of vacant commercial land located within an area of commercial and residential properties in Fort Pierce, FL. The Parcel ID is 2419-111-0002-000-7.

6.3 EXTERIOR OBSERVATIONS

During our site reconnaissance, the subject property was vacant commercial, formerly used for agricultural purposes. There are two frontage billboard towers on site. No dipping vats or any other recognized environmental concerns were identified on the property. No structures were observed on the property.

We found no evidence of obvious surface discharges such as stained soil or pavement, no indication of solid or liquid waste dumping or disposal, no evidence of USTs, unusual odors, pits, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. Please refer to **Appendix D** to review the site photographs.

6.4 INTERIOR OBSERVATIONS

During our site reconnaissance, no enclosed structures were found onsite.

7 INTERVIEWS

7.1 INTERVIEW WITH SITE OWNER

EDC, Inc. has not received any communication response from the current site owner.

7.2 INTERVIEW WITH SITE MANAGER

Please refer Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E**.

7.3 INTERVIEW WITH OCCUPANTS

Please refer Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E**.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

No local government officials were interviewed during the completion of this Phase I ESA.

7.5 INTERVIEW WITH USER

Please refer Section 7.1 for information regarding the Owner/User Interview.

7.6 INTERVIEW WITH OTHERS

No other individuals were interviewed during the completion of this Phase I ESA.

8 FINDINGS

Based on our field observations, historical research, public records review, and interviews conducted in accordance with ASTM-E, the findings of this Phase I ESA are as follows:

- We identified eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. The facility was found to be closed and in compliance. Please refer to **Table 3** for more information.
- We identified one (1) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by the ASTM-E standards. The facility is located on the target property and was found to be in compliance. Please refer to **Table 3** for more information.

9 OPINION

The following is our opinion pertaining to the findings referenced above:

- We found no evidence indicating the subject property being adversely affected by any facilities in the vicinity of the subject property.

10 CONCLUSIONS

We have performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. The subject property consists of one tax parcels that is comprised of approximately 17.83 acres of vacant commercial land. The subject property is located at 3000 Virginia Avenue, in Fort Pierce, St. Lucie County, Florida and is located within the following Section/Township/Range; Section 09, Township 35 South and Range 40 East (Parcel ID: 2419-111-0002-000-7). Any exception to or deletions from this practice are described in Sections 2.2, 2.3, and 2.4 of this report. This assessment has revealed no evidence of unresolved recognized environmental conditions in connection with the subject property and no further assessment is warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

In order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

11 DEVIATIONS

EDC, Inc. prepared this Phase I ESA in compliance with ASTM E 1527-13.

The following data gaps were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs as early as 1940 and in five-year intervals as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.
- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

12 ADDITIONAL SERVICES

Under the terms of the agreement between EDC, Inc. and The Brownstone Group, no additional services are being provided in association with this Phase I ESA.

13 REFERENCES

References reviewed during the Phase I ESA are documented in **Appendix F**.

14 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Please refer to the title page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

15 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Anthony A. Adams, BS, Senior Biologist, and reviewed by Tobin R. Overdorf, MS, MBA, Vice President, both employees of EDC, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices outlined in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in **Appendix G**.

April 12, 2022

Jeremy Mears
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**Reference: Phase I Environmental Site Assessment
Hartman Road – 14 acres
Fort Pierce, Florida**

EDC, Inc. has completed this Phase I Environmental Site Assessment (ESA) Report in compliance with the American Society for Testing and Materials (ASTM) format E 1527-13 for the above-referenced property. The purpose of this evaluation was to identify recognized environmental conditions as defined in ASTM E 1527-13.

Based on the results of the Phase I ESA conducted at the subject property, no unresolved recognized environmental conditions have been identified in connection with the subject property, and no further assessment is warranted at this time.

Further, please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

EDC, Inc. appreciates this opportunity to provide environmental services to you. Please contact me if you have any questions regarding this report.

Respectfully submitted,
EDC Inc.



Madison Quinones, BS, AWB®
Project Scientist



ENGINEERS • SURVEYORS • ENVIRONMENTAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Date: April 12, 2022
Project #: 22-152

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1.0 SUMMARY

The subject property evaluated as part of this Phase I Environmental Site Assessment (ESA) consists of one (1) tax parcel (Parcel ID: 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 19, Township 35 South and Range 40 East. Please refer to the Site Location Map presented in **Appendix A** for a visual explanation of the subject property.

[NOTE: Please review this report in its entirety for a full description of our evaluation, procedures, and findings.]

Based on the findings of this Phase I ESA conducted in accordance with American Society for Testing and Materials (ASTM) format E1527-13, we conclude the following:

1. We found no evidence of unresolved recognized environmental conditions with respect to past uses of the subject property based on our field observations, historical research, and public records review.
2. We found no indications of hazardous waste dumping or disposal, underground storage tanks (USTs), septic systems, seeps, unusual odors, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products at the subject property.
3. We found nine (9) Underground Storage Tank (UST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.
4. We found two (2) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by ASTM-E standards. One of the facilities was found to be out of compliance. Please refer to **Table 3** for further details.
5. We found eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.
6. We found four (4) Very small quantity generator (VSQG) facilities within the minimum search distance as specified by ASTM-E standards. All facilities were found to be in compliance. Please refer to **Table 3** for further details.
7. We found three (3) Department of Waste Management Contamination (DWM CONTAM) facilities within the minimum search distance as specified by ASTM-E standards. Two of the facilities were found to be out of compliance. Please refer to **Table 3** for further details.

Based on the conclusions of the Phase I ESA conducted at the referenced site, EDC, Inc. did not find evidence of unresolved recognized environmental conditions and further assessment is not warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc immediately for further evaluation and we will run the environmental liens search.

It is important to note that in order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this assessment is to conduct an evaluation of the past and current uses of the subject property and surrounding properties to identify recognized environmental conditions in connection with the subject property.

The term “recognized environmental conditions” means the presence of likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater, or surface water of the subject property. This environmental assessment was conducted in accordance with the guidelines of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E 1527-13.

2.2 DETAILED SCOPE OF SERVICES

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E 1527-13. The purpose of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products.

The scope of work does not include soil or groundwater sampling; contamination assessment/delineation; an evaluation of asbestos, lead-based paint, radon, wetlands, lead in drinking water, environmental compliance, threatened & endangered species, cultural resources, industrial hygiene, health and safety, ecological resources, indoor air quality; site geotechnics (soils, foundations, site retention, etc.) or construction materials testing. If necessary, EDC, Inc. can provide these additional services.

2.3 SIGNIFICANT ASSUMPTIONS

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a Phase I ESA in conformance with ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. This assessment is site-specific, and all appropriate inquiry does not mean an exhaustive assessment of a clean property.

2.4 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within this report.

The following limitations were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs in five-year intervals as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.
- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

2.5 SPECIAL TERMS AND CONDITIONS

Any special terms and conditions associated with this Phase I ESA are included in the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and Brownstone Group.

In addition, EDC shall not be held liable for any incorrect advice, judgment or decision based on any inaccurate information supplied by the user, current owner, or their designees.

2.6 USER RELIANCE

This report is intended for the sole use of EDC Inc. and Brownstone Group. Its contents may not be relied upon by other parties without the explicit written consent of EDC, Inc.

In accepting this report, all parties herein mentioned agree to the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and Brownstone Group.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located within Section 19, Township 35 South and Range 40 East on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida. More specifically, the subject property consists of one tax parcel comprised of 14.17 acres of vacant commercial. The legal description for the tax parcels is as follows, 19 35 40 S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4-LESS HARTMAN RD R/W- AND NW 1/4 OF SE 1/4 OF NE 1/4 LYG N AND E OF FIVE MILE CREEK(14.17 AC) (OR 3631-594).

Visual representation of the property boundary, aerial photographs, and property appraiser cards are presented in **Appendix A**.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of this assessment, the subject property consisted of 14.17 acres of vacant commercial property. The property vicinity is characterized primarily by residential, commercial, and vacant commercial properties. Please refer to the Site Location Map in **Appendix A**.

3.3 CURRENT USE OF THE PROPERTY

At the time of the site reconnaissance, the subject property consisted of 14.17 acres of vacant commercial property comprised of urban open forest and temperate hammock.

3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE PROPERTY

The subject property is undeveloped and does not consist of any improvements.

3.5 CURRENT USE OF ADJOINING PARCELS

Currently, the parcels adjoining the site are used as follows:

TABLE 1 Description of Adjoining Parcels	
Direction From Site	Description of Current Use
North	Vacant commercial
East	S 41 st Street and residential properties
South	Residential properties and NSLRWCD canal
West	NSLRWCD canal

None of the current uses of the adjoining properties appear likely to indicate the presence of recognized environmental conditions in connection with the subject property.

4.0 USER PROVIDED INFORMATION

The User did not provide EDC with information pertaining to the following sections. This information was collected by EDC, Inc.

4.1 TITLE RECORDS

According to the St. Lucie County Property Appraiser's Report, the current owner of the subject property is Fort Pierce Hartman LLC.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcels comprising the subject property, which typically contains information regarding historical site ownership. The last known sale of the property was on May 9, 2014 by Stream Asset Holdings LLC.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User did not provide information on any environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state, or local laws.

Please note that an environmental liens or activity and use limitations search report was not acquired by EDC, Inc. for the parcel comprising the subject property. In order to qualify for due diligence, the User of this report may be required to contact a title company to confirm that there are no environmental liens or activity and use limitations filed for the parcel comprising the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

4.3 SPECIALIZED KNOWLEDGE

The User did not provide any specialized knowledge or experience that may pertain to recognized environmental conditions in connection with the subject property.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not provide any information on the purchase price being paid for the subject property. Information pertaining to the assessed value of the subject property is included in the Saint County Property Appraiser's Report presented in **Appendix A**.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the St. Lucie County Property Appraiser's Report, the current owner of the subject property is Fort Pierce Hartman LLC. Please refer to the St. Lucie County Property Appraiser's Report included in **Appendix A**.

4.6 REASON FOR PERFORMING PHASE I ESA

The User stated the reason for requesting this Phase I ESA was for Due Diligence associated with purchasing of the property. Therefore, the User contracted EDC, Inc. to perform this Phase I ESA in conjunction with a real estate transaction for the prospective owner to satisfy one of the requirements to qualify for the innocent purchaser defense, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability.

4.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User did not provide any information regarding any specific chemicals that are present or were once present at the subject property, spills or other chemical releases that have taken place at the subject property, or any environmental cleanups that have taken place at the subject property.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by EDC, Inc. for this Phase I ESA.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the site. EDC, Inc. obtained an ASTM-E radius map report through Environmental Data Resources, Inc. (EDR). A copy of the EDR report is contained in **Appendix B**. EDC, Inc. also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed. The following state, county, and federal sources were consulted during this record review:

State, County, and Tribal Database Review (FDEP and MCHD)

- FDEP, Leaking Underground Storage Tanks (LUST)
- FDEP, Leaking Aboveground Storage Tanks (LAST)
- FDEP, Registered Underground Storage Tanks (UST)
- FDEP, Registered Aboveground Storage Tanks (AST)
- FDEP, State Hazardous Waste Sites (SHWS)
- FDEP, Solid Waste Facility/Landfill Sites (SWL/LF)
- FDEP, State Brownfield Areas (BROWNFIELDS)
- FDEP, Voluntary Cleanup Sites (VCP)
- FDEP, Institutional Controls & Engineering Controls Registry (IC & EC)

Federal Database Review [United States Environmental Protection Agency (EPA)]

- EPA, National Priorities List (NPL), including Delisted and Proposed NPL Sites and Federal Superfund Liens
- EPA, Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS)
- EPA, CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP)
- EPA, RCRA Treatment, Storage, and Disposal Facilities (RCRA-TSDF)
- EPA, RCRA Corrective Action Report Facilities (CORRACTS)
- EPA, RCRA Generators List (RCRA), including Large Quantity Generators (LQG), Small Quantity Generators (SQG) and Conditionally Exempt Small Quantity Generators (CESQG)

- EPA, Institutional Controls & Engineering Controls Registry (US IC & US EC)
- EPA, Emergency Response Notification System List (ERNS)

Table 2 lists the approximate minimum search distances used during this assessment as set forth in ASTM E 1527-05.

TABLE 2	
Approximate Minimum Search Distances – ASTM E 1527-05	
Source	Search Distance
Federal NPL Site List	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List	0.5 mile
Federal CERCLIS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS Facilities List	1.0 mile
Federal RCRA non-CORRACRS TSD Facilities List	0.5 mile
Federal RCRA Generators List	Site and adjoining properties
Federal Institutional Control/Engineering Control Registries	Site only
Federal ERNS List	Site Only
State and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation: State- and Tribal- equivalent NPL	1.0 mile
State- and Tribal- equivalent CERCLIS	0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tank Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	Site and adjoining properties
State and Tribal Institutional Control/Engineering Control Registries	Site only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

5.1.1 FEDERAL, FLORIDA STATE, AND ST. LUCIE COUNTY RECORDS REVIEW

According to information provided by EDR and/or the FDEP Web-Based Map Application for Waste Management Division Facilities, the subject property is not listed in the federal, state or county databases. Please refer to **Table 3** for a summary of information regarding these facilities. Please refer to the FDEP and groundwater flow maps in **Appendix A**, EDR report in **Appendix B**, and supplemental documents in **Appendix C** for supporting documentation.

State/Federal Database Descriptions for Table 3	
Database Abbreviation	Description
AST	Registered aboveground storage tank locations.
CLEANUP SITES	
DWM CONTAM	
ECHO	ECHO (Enforcement & Compliance History Information) provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.
FDEP	Florida Department of Environmental Protection is the state's lead agency for environmental management and stewardship, protecting our air, water and land.
FINDS	Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
FINANCIAL ASSURANCE	A list of hazardous waste facilities required to provide financial assurance under RCRA.
HW GEN	Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.

INST CONTROL	
LUST	
NEXUS	Nexus is a user-friendly search interface to retrieve documents from DEP's OCULUS archival database which houses permits and other publicly available documents.
NPDES	General information regarding NPDES(National Pollutant Discharge Elimination System) permits.
PFAS	
RCRA NONGEN/NLR	
RCRA-SQG	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.
RCRA-VSQG	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
SITE INV SITES	
SPILLS	
UST	Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

**TABLE 3
State/Federal Database Facility Identified Within Minimum Search Distance**

Facility	Location	Database	File Review Summary
Firestone Store 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000881247 EDR ID: U001373008 EPA ID: FLD982138836	Approximately 0.096 miles northwest of the subject property	RCRA-VSQQ FINDS ECHO LUST UST AST	According to the EDR Report and Oculus documents, this facility is open and is described as a fuel user/non-retail facility. This facility submitted a discharge reporting form on December 22, 1988 and no cleanup was required. According to the ECHO report, the date of last compliance monitoring for RCRA was on February 1, 1990 and no violations were identified. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to Appendix C for supporting documentation.
HESS Corporation #09386 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1004684404 EPA ID: FLD984261610	Approximately 0.132 miles west of the subject property	RCRA-VSQQ FINDS ECHO	According to the EDR Report, no violations have been identified for this facility. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to Appendix C for supporting documentation.
Shell-Okeechobee 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000843296	Approximately 0.132 miles west of the subject property	LUST UST SPILLS FL FINANCIAL ASSURANCE 3	According to the EDR Report and Oculus documents, this facility is open is described as a retail station facility. The facility submitted a discharge reporting form on September 25, 1997 and cleanup was completed on May 16, 2019. Another discharge reporting form was submitted September 25, 1997 and No Further Action was approved on May 9, 2019. According to the most recent FDEP inspection report, the facility was found to be in major out of compliance on March 23, 2021. The violations included failure to perform annual tests on equipment, water/regulated substances not timely removed, and failure to conduct visual inspections. The likelihood of the subject property being adversely affected by the facility appears low due to there being no reports of contamination. Please refer to Appendix C for supporting documentation.
Becker Indian River Fruit CO 4710 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373065	Approximately 0.150 miles west of the subject property	UST	According to the EDR Report and Oculus documents, this facility is closed and is described as an agricultural facility. The site has had two USTs removed on June 30, 1987. There was potential petroleum contamination during the removal of the

			tanks. No further action was approved in 2003 according to a letter to FDEP. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to Appendix C for supporting documentation.
Beverage Station 4101 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373122	Approximately 0.202 miles north/northeast of the subject property	LUST UST CLEANUP SITE DWM CONTAM FL FINANCIAL ASSURANCE 3 WASTEWATER	According to the EDR Report and Oculus documents, this facility is open and is described as a retail station facility. The subject property submitted a discharge reporting form on July 19, 1988. Remedial action is ongoing. According to the Natural Attenuation Monitoring Report from March 23, 2022, contaminants such as dissolved benzene concentrations have been detected above State Groundwater Cleanup Target Levels (GCTLs) for eight consecutive sampling events dating back to July 2018. Based on the recent samplings from 2020-2022, the contamination plume is confined to the site. According to a FDEP letter issued on April 5, 2022, the Natural Attenuation Monitoring Report was approved and remedial action should begin soon. The likelihood of the subject property being adversely affected by the facility appears low due to the contamination being confined onsite and the site planned to undergo remedial action. Please refer to Appendix C for supporting documentation.
Sears Roebucks & CO #2005 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001372937 EDR ID: 1015741349 EDR ID: 1014468984 EPA ID: FLD984251082 EPA ID: FLTMP8901794	Approximately 0.203 miles north/northwest of the subject property	LUST UST RCRA NONGEN/NLR RCRA-VSQQ	According to the EDR Report and Oculus documents, this facility is closed and is described as a fuel user/non-retail facility. The facility submitted a discharge reporting form on December 29, 1998 and cleanup was completed on December 3, 2004. No violations were identified at this facility. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being closed and in compliance. Please refer to Appendix C for supporting documentation.
Tractor Supply CO #505 4888 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1016955841 EPA ID: FLR000210914	Approximately 0.232 miles west of the subject property	RCRA-VSQQ	According to the EDR and Nexus documents, FDEP conducted a Hazardous Waste Inspection on February 4, 2019 and the facility was found to be in compliance. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please

			refer to Appendix C for supporting documentation.
<p>Indian River State College – Training Area 4600 Kirby Loop Fort Pierce, FL 34981</p> <p>EDR ID: S125296659</p>	<p>Approximately 0.387 miles south/southwest of the subject property</p>	<p>CLEANUP SITE DWM CONTAM SITE INV SITES PFAS</p>	<p>According to the EDR Report and Oculus documents, a Preliminary Assessment was conducted at the facility in June 2019 where concentrations of per- and polyfluoroalkyl substances (PFAS) were detected above FDEP’s CTLs in soil and groundwater. The PFAS are believed to have come from the use of aqueous film forming foam (AFFF) used by firefighting or in this case, fire-training facilities to extinguish hydrocarbon fires. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being located at a down gradient from the subject property as well as located outside of the subject property’s vector encroachment area of concern. Please refer to Appendix C for supporting documentation.</p>
<p>WAL-MART Supercenter #973 5100 Okeechobee Road Fort Pierce, FL 34947</p> <p>EDR ID: S107938607</p>	<p>Approximately 0.417 miles west of the subject property</p>	<p>INST CONTROL DWM CONTAM FL FINANCIAL ASSURANCE 3 HW GEN RESP PARTY</p>	<p>According to the EDR Report and Nexus documents, FDEP conducted a Hazardous Waste Inspection on December 6, 2016 and the facility was found to be in compliance. According to a letter from FDEP dated June 26, 2020, the facility is currently permitted as No Active Hazardous Waste Treatment, Storage, or Disposal Permit. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to Appendix C for supporting documentation.</p>
<p>Murphy USA #5709 5110 Okeechobee Road Fort Pierce, FL 34950</p> <p>EDR ID: U003699249</p>	<p>Approximately 0.435 miles west/southwest of the subject property</p>	<p>LUST UST FL FINANCIAL ASSURANCE 3</p>	<p>According to the EDR Report and Oculus documents, this facility is open and is described as a retail station. The facility submitted a discharge reporting form on August 11, 2010 and cleanup was completed on June 15, 2017. According to the FDEP inspection conducted on March 15, 2022, the facility was found to be in major out of compliance. The facility consisted of the following violations, failure to provide documentation, equipment repair needed, improper maintenance of records, and inaccessible areas for inspection. The likelihood of the subject property being adversely affected by the facility appears low due to there being no reports of contamination and the facility being located at a down gradient from the subject property.</p>

			Please refer to Appendix C for supporting documentation.
Indian River Oil CO 3700 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S120043074	Approximately 0.445 miles northeast of the subject property	LUST AST FL FINANCIAL ASSURANCE 3	According to the EDR Report and Oculus documents, this facility is closed and is described as a bulk storage facility. The facility submitted a discharge reporting form on September 26, 1988 and cleanup was completed on May 24, 2013. FDEP conducted an inspection on July 19, 2018 and the facility was found to be in minor out of compliance. The violations included over due financial responsibility. The likelihood of the subject property being adversely affected by the facility appears low due to there being no reports of contamination. Please refer to Appendix C for supporting documentation.
WALMART #973 McClinton Property Okeechobee Rd & McNeil Rd Fort Pierce, FL 34947 EDR ID: S117361413	Approximately 0.452 miles west of the subject property	RESP PARTY	According to the EDR report, there are no reports of violations for this facility. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to Appendix C for supporting documentation.
Circle K #7506 2301 S 35 th St & Virginia Ave Fort Pierce, FL 34981 EDR ID: 1000822408	Approximately 0.470 miles east/northeast of the subject property	LUST UST FL FINANCIAL ASSURANCE 3	According to the EDR Report and Oculus documents, this facility is open and is described as a fuel user/non-retail facility. The facility submitted a discharge reporting form on January 22, 1997 and cleanup was completed on February 19, 2001. FDEP conducted an inspection on March 4, 2021 and the facility was found to be in compliance. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to Appendix C for supporting documentation.
Fort Pierce Contracting Corp 1819 Totten Road Fort Pierce, FL 34947 EDR ID: U001373016	Approximately 0.483 miles north/northeast of the subject property	LUST UST AST	According to the EDR Report and Oculus documents, this facility is closed and is described as a fuel user/non-retail facility. The facility submitted a discharge reporting form on August 22, 1991 and cleanup was completed on August 30, 2013. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to Appendix C for supporting documentation.

In addition to reviewing the EDR report, EDC, Inc. performed reconnaissance of the property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address

information and to look for unregistered facilities. No facilities of concern were observed within the vicinity of the subject property during field reconnaissance performed by EDC, Inc.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS

The following is a list of some of the additional environmental records that were searched as part of the EDR Radius Map Report: Priority Ranking List (PRIORITYCLEANERS), Formerly Used Defense Sites (FUDS), Records of Decision (ROD), Mines Master Index File (US MINES), Toxic Chemical Release Inventory System (TRIS), Risk Management Plans (RMP), Underground Injection Wells Database Listing (UIC), Drycleaning Facilities (DRYCLEANERS), and PCB Transformer Registration Database (PCB TRANSFORMER).

EDC searched the FDEP Consolidated Web-Based Map Application for Waste Management Division facilities (e.g., solid waste facilities, storage tanks, dry cleaning sites, hazardous waste generators, etc.) located on the subject property and adjoining properties. The map is available for review in **Appendix A**. The search included the Storage Tank Regulation, Solid Waste, Site investigation, Hazardous Waste Program, and the Waste Cleanup database, among others. Any new findings revealed on the database are included in **Table 3**.

EDC reviewed the Florida Department of Community Affairs (DCA) Florida Radon Protection Map for Large Buildings and New Single Family Homes and Duplexes. More than 5% of new large buildings in St. Lucie County are expected to have annual average radon levels above the EPA action level and fewer than 5% new homes are expected to have elevated radon levels. The map indicated that the general area where the site is located (St. Lucie County) is designated as Federal EPA Radon Zone 3. This criteria states that the counties within this zone are those with a predicted radon level less than 2 pCi/L or otherwise known as low risk

5.3 PHYSICAL SETTING SOURCES

According to the EDR report, USGS topographic quadrangle map, soil survey, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

Based on our site reconnaissance, review of USGS maps, aerial photographs, the location of the subject property, and the present environmental related conditions of adjacent and nearby properties, there is little to no potential for migration of petroleum product or hazardous waste contamination from off-site sources.

5.3.1 TOPOGRAPHY

The USGS topographic quadrangle maps titled "Fort Pierce" and "Fort Pierce NW" was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located at an elevation of approximately 10.25 feet above sea level.

According to the EDR Report, the groundwater within the minimum search distances is flowing south. A copy of the USGS Quadrangle Map is provided as **Appendix B**.

5.3.2 SOILS/GEOLOGY

The general geology of St. Lucie County is characterized by the Caloosahatchee Marl which underlies the entire area, is of Pliocene age, and consists mainly of sand and varying amounts of shell. The Fort Thompson Formation rests uncomfortably on the Caloosahatchee Marl; dips from west to east; is of Pleistocene age; and consists of a series of alternating beds of limestone, shells, sand, and marl. The Anastasia Formation which is of Pleistocene age and rests uncomfortably on the Fort Thompson Formation forms the backbone of the coastal ridge, is exposed in several places along the ocean shoreline, and consists of sand and shell beds and thin, discontinuous layers of sandy limestone and sandstone. Pamlico Sand of the late Pleistocene age mantles the entire area and is the basic material in which most of the mineral soils have formed.

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, surficial soils at the subject property are classified as the following:

Riviera fine sand, frequently ponded, 0 to 2% slopes – This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

5.3.3 HYDROGEOLOGY

The general hydrogeology of St. Lucie County includes two aquifer systems, the surficial and the Floridan aquifer systems. Both aquifer systems are multilayered and are variable in physical and chemical properties. The surficial aquifer system is the most widely used source of drinking water in St. Lucie County. In most parts of the county, the aquifer system contains freshwater that is easily obtainable for low-cost domestic supply. The surficial aquifer system within St. Lucie County consists of undifferentiated sediments that overlie the greenish-gray clayey sands of the intermediate confining unit (Hawthorn Formation). The surficial aquifer system consists of a relatively thin unit of undifferentiated sand, silt, and shell of Pleistocene to Holocene age overlying more permeable zones composed of thin layers of sand, silt, and clay inter-bedded with layers of limestone, coarse sand, and shell of Pliocene age. In some places, the permeable beds are absent and wells are drilled into the deeper sand, shell, and silt layers of Late Miocene age. These deeper wells also are classified as surficial aquifer system wells.

According to the Hydrological Gradient map in the EDR report, the direction of groundwater flow in the vicinity of the subject property appears to flow south.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

According to the earliest available aerial photograph (1944), the subject property consisted of an operational grove that appeared to be out of production sometime between 1970 and 1980. The vegetation located onsite has since then reclaimed the site and, in some areas, returned to a native temperate hammock.

Reasonably ascertainable aerial photographs are available for the time period back to 1940 until the present, but not necessarily or consistently in five-year intervals or as early as 1940 as preferred by ASTM E standards. The lack of aerial photographs in consistent five-year intervals or as early as 1940 is noted as a data gap. Based on the review of available aerial photographs and other standard historical sources, the use of the subject property during the timeframe of the data gap has been adequately ascertained. Therefore, the data gap does not materially impact the performance of this Phase I ESA and is not regarded as a data failure.

5.4.1 AERIAL PHOTOGRAPHY REVIEW

In order to evaluate the previous land uses of the subject property and surrounding area, reasonably ascertainable aerial photographs were reviewed. The aerial photographs provide a progressive overview of the subject property and surrounding properties. We reviewed the 1944 to 2017 aerial photographs obtained from the Florida Department of Transportation, the State University System of Florida, EDR aerial report, the St. Lucie County Property Appraiser's Website, and Google Earth. Please note that copies of the aerial photographs reviewed during completion of this Phase I ESA are included within this report and can be found in **Appendix A and B**. Descriptions of EDC, Inc. observations are outlined in **Table 4**.

TABLE 4 Summary of Aerial Photograph Observations		
Photograph Date	Photograph Quality	Remarks
1944	Fair (EDR)	The subject property consists of a grove with a vehicle path running east to west through the subject property. The adjoining properties and general vicinity consisted of groves and possible grazing land. A North St. Lucie River Water Control District (NSLRWCD) canal, a part of the Fivemile Creek, runs along the western property boundary of the subject property. Okeechobee Road is north/northeast of the subject property and S 41 st Street adjoins the eastern property boundary of the subject property.
1958	Fair (EDR)	Virginia Avenue has been developed and connects to Okeechobee Road, northeast of the subject property. Residential properties have been developed along Virginia Avenue. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1969	Fair (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1970	Poor (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.

1980	Poor (EDR)	The subject property grove appears to be inactive. A residential subdivision has been developed adjoining the southeast corner of the subject property. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1992	Fair (EDR)	The subject property vegetation has become dense. A commercial plaza has been developed north of Okeechobee Road. A mix store/office building and gas station have been developed west of the subject property. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1994	Poor (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1999	Poor (EDR)	The grove on the adjoining property to the north appears to be inactive and is becoming overgrown with vegetation. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
2007	Poor (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
2010	Fair (EDR)	The vegetation on the adjoining property to the north is becoming very dense. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
2013	Good (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
2017	Good (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.

5.4.2 PROPERTY OWNERSHIP RECORDS

The current Owner of the subject property is Fort Pierce Hartman LLC. This is confirmed by the St. Lucie County Property Appraiser's Report, which is presented in **Appendix A**.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcel comprising the subject property, which typically contains information regarding historical site ownership.

5.4.3 SANBORN FIRE INSURANCE MAP REVIEW

According to information provided by EDR, fire insurance maps generated by the Sanborn Map Company are not available for review for the subject property. The Certified Sanborn Map Report is provided in **Appendix B** following the EDR database report.

5.4.4 CITY DIRECTORY REVIEW

Historical street directories listing the former businesses at the street addresses of the subject property and adjoining properties were reviewed by EDC, Inc. during completion of this Phase I ESA. Business names listed in the directories were reviewed to try to determine if businesses generated, used, stored, or disposed of hazardous waste materials. The review did not produce any properties that represented an environmental concern that the EDR Report did not already produce.

5.4.5 LAND USE RECORDS

According to the St. Lucie County Property Appraiser’s Report, the Future Land Use for the subject property is General Commercial (GC). The subject property is located within a Commercial (C-3) zoning district. The table below (**Table 5**) details the structures that are located on the adjoining parcels that surround the subject property according to the St. Lucie County Property Appraiser’s Report:

TABLE 5 Description of Adjoining Parcels				
Parcel ID #	No. of Structures	Type of Structure	Size (Sq. Ft)	Year Built
2419-111-0002-000-7	0	Vacant Commercial	N/A	N/A
N/A	0	S 41 st Street	N/A	N/A
N/A	0	Lazy Hammock Lane	N/A	N/A
2419-501-0008-000-6	0	Vacant Residential	N/A	N/A
2419-501-0007-000-9	1	Single-Family Home	4,856	1978
2419-501-0006-000-2	1	Single-Family Home	4,492	1987
2419-501-0005-000-5	1	Single-Family Home	5,572	1977
2419-501-0004-000-8	1	Single-Family Home	7,296	1978
2419-111-0003-000-4	0	NSLRWCD Canal	N/A	N/A

5.4.6 OTHER HISTORICAL SOURCES

A Historical Topographic Map Report was obtained from EDR during completion of this Phase I ESA. The USGS topographic quadrangle maps titled “Fort Pierce” and “Fort Pierce NW”, which includes the subject property, was available for the following years: 1949, 1950, 1970, 1972, 1983, 2012, 2015, and 2018 descriptions of our review of the historical topographic maps are outlined in **Table 6**. The Historical Topographic Map Report is provided in **Appendix B** following the EDR database report.

TABLE 6 Summary of Historical Topographic Map Observations	
Map Date	Remarks
1949	The subject property, adjoining properties, and general vicinity consist of groves. The vehicle path is evident running east to west through the subject property. Fivemile creek runs along the western property boundary of the subject property. Okeechobee Road is north/northwest of the subject property. S 41 st Street adjoins the eastern property boundary of the subject property.
1950	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.
1970	Increased development is evident along Okeechobee Road, southwest and northeast of the subject property. There has also been an increase in development south of the subject property.
1972	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.
1983	The subject property appears to no longer be operating as a grove. I-95 has been developed west of the subject property and there is a general increase in development within the general vicinity of the subject property. Virginia Avenue connects to Okeechobee Road, northeast of the subject property.
2012	The subject property and adjoining property to the north have been reclaimed by dense vegetation.

2015	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.
2018	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.

No other historical sources were reviewed during this assessment.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS

None of the past uses of the parcels adjoining the subject property appear likely to indicate recognized environmental conditions in connection with the subject property.

6.0 INFORMATION FROM SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. On a visit to the subject property, the property shall be visually and/or physically observed, and any structure(s) located on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed.

On April 11, 2022 a site reconnaissance of the subject property was completed by a representative of EDC, Inc. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance included visually and/or physically observing the periphery of the subject property and the periphery of the structures located on the subject property. Aerial photographs are included in **Appendix A and B**. Site photographs are included in **Appendix D**.

6.2 GENERAL SITE SETTING

The subject property consists of one (1) tax parcel (Parcel ID: 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida.

6.3 EXTERIOR OBSERVATIONS

During our site reconnaissance, the subject property consisted of 14.17 acres of vacant commercial property comprised of approximately 4.70 acres of temperate hammock and 9.47 acres of urban open forest. The subject property adjoins the access easement for the North St. Lucie River Water Control District (NSLRWCD) canal which contains of the Fivemile Creek. In addition, there is a dirt road (labeled as Home Place Lane) running through the southern portion of the site, from Lazy Hammock Lane west to the canal.

We found no evidence of obvious surface discharges such as stained soil or pavement, no indication of solid or liquid waste dumping or disposal, no evidence of USTs, unusual odors, pits, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. Please refer to **Appendix D** to review the site photographs.

6.4 INTERIOR OBSERVATIONS

During our site reconnaissance, no structures were located onsite.

7 INTERVIEWS

7.1 INTERVIEW WITH SITE OWNER

EDC, Inc. provided the User with the Owner/User Questionnaire to provide to the land owner. The purpose of the questionnaire is to obtain information regarding the owner's knowledge of recognized environmental conditions in connection with the subject property. EDC has not yet received the completed questionnaire. A copy of the questionnaire is included in **Appendix E**.

7.2 INTERVIEW WITH SITE MANAGER

Please refer to Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E**.

7.3 INTERVIEW WITH OCCUPANTS

Please refer to Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E**.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

EDC, Inc. contacted Andy Jensen with Palm Beach County Environmental Resources Management (ERM) to obtain information on an inspection he conducted on a nearby facility that was found to be out of compliance. He stated that the facility has not yet returned to compliance. Please refer to **Table 3** and **Appendix C** for more information.

7.5 INTERVIEW WITH USER

EDC, Inc. provided the User with the Owner/User Questionnaire, to obtain information regarding their knowledge of recognized environmental conditions in connection with the subject property. EDC has not yet received the completed questionnaire. A copy of the questionnaire is included in **Appendix E**.

7.6 INTERVIEW WITH OTHERS

No other interviews were conducted during the completion of this report.

8 FINDINGS

Based on our field observations, historical research, public records review, and interviews conducted in accordance with ASTM-E, the findings of this Phase I ESA are as follows:

- We found nine (9) Underground Storage Tank (UST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.
- We found two (2) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by ASTM-E standards. One of the facilities was found to be out of compliance. Please refer to **Table 3** for further details.
- We found eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.
- We found four (4) Very small quantity generator (VSQG) facilities within the minimum search distance as specified by ASTM-E standards. All facilities were found to be in compliance. Please refer to **Table 3** for further details.
- We found three (3) Department of Waste Management Contamination (DWM CONTAM) facilities within the minimum search distance as specified by ASTM-E standards. Two of the facilities were found to be out of compliance. Please refer to **Table 3** for further details.

9 OPINION

The following is our opinion pertaining to the findings referenced above:

- We found no evidence indicating the subject property being adversely affected by any facilities in the vicinity of the subject property.

10 CONCLUSIONS

We have performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. The subject property consists of one (1) tax parcel (Parcel ID: 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida. The subject property is located within an area of commercial, vacant commercial and residential properties. Any exception to or deletions from this practice are described in Sections 2.2, 2.3, and 2.4 of this report. This assessment has revealed no evidence of unresolved recognized environmental conditions in connection with the subject property and no further assessment is warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

In order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

11 DEVIATIONS

EDC, Inc. prepared this Phase I ESA in compliance with ASTM E 1527-13.

The following data gaps were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs in five-year intervals or as early as 1940 as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.
- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

12 ADDITIONAL SERVICES

Under the terms of the agreement between EDC, Inc. and Brownstone Group, no additional services are being provided in association with this Phase I ESA.

13 REFERENCES

References reviewed during the Phase I ESA are documented in **Appendix F**.

14 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Please refer to the title page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

15 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Madison Quinones, BS, AWB®, Project Scientist, and reviewed by Tobin R. Overdorf, MS, MBA, Vice President, both employees of EDC, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices outlined in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in **Appendix G**.

Project Narrative

Allegra at Fort Pierce – Rezoning and Future Land Use Map Amendment

These two applications represent a request for a Rezoning and an Amendment to the Future Land Use for this project. Collectively, two parcels comprise this site and once the real estate transaction is closed, they will be brought into Unity of Title for this development. The northern parcel is not within the Municipal boundaries, and an Annexation Application has already been filed. We have previously met to discuss a multi-family residential project. The two parcels represent 29.13 acres, and we are currently seeking an R4 Zoning Designation as well as Multi-family RM land use classification.

This land has been vacant, and while commercial developments have been proposed and approved for this site, no commercial development has actually been built. Both parcels currently have a C-3 General Commercial zoning allowing for up to 15 du/acre as well as commercial development. The Land Use on both parcels is a corresponding GC -General Commercial.

In general, in applying for an R4/RM designation – the general intensity/density is lowered than existing C3/GC designations. This is reflected on the capacity analysis for both applications. The City, and surrounding area, finds itself in a deficit for quality housing and additional housing options. A multi-family development would serve the area and help with unmet housing needs for Lawnwood Regional, the Indian River State College, and local employers. Through the site plan process, we can demonstrate how the site will be compatible with the surrounding area. To the north is the Renaissance Business Park, itself a generator for employment. To the east is IRSC and a mix of Commercial and Residential, to the south it is residential, and to the west it is vacant. The compatibility to the single family residential homes are key to this project. To that end, the Applicant is reviewing and plans to utilize additional buffering on the east and southern edges through the use of landscaping, existing tree coverage and stormwater ponds. This will be formalized in the site plan application.

A site plan will be applied for, but in the meantime, the Applicant would like to start moving forward on the rezoning and change of land use. As backup materials, I have included the

- Warranty Deeds with legal descriptions
- St. Lucie Property Appraiser Record Cards
- This letter serves as the Statement of Need
- Current Survey
- Environmental Study
- Traffic Impact Report – the applications provide a trip generation for the project. A full Traffic Impact Report. The Traffic Impact analysis included utilizes the ITE generation rates for Multi Family Developments (ITE Code 220).

- Drainage and Historical Report: The Phase 1 and Environmental Reports both provide summaries of the history of the properties and their soils as it relates to drainage. As site design moves forward, geotechnical analysis can be provided to show the subsurface soils. Aerial imagery indicates both properties are historically vacant, with the more northern most parcel used for Agricultural purposes – either citrus or horticulture.

Property Identification

Site Address: 3000 VIRGINIA AVE
 Sec/Town/Range: 19/35S/40E
 Parcel ID: 2419-111-0002-000-7
 Jurisdiction: Saint Lucie County

Use Type: 1000
 Account #: 27312
 Map ID: 24/19N
 Zoning: Comm Genra

Ownership

135058 Canada Inc
 136681 Canada Inc
 11765663 Canada Inc
 5593 Crois Chamberland
 Cote Saint-Luc, QC H4W 1W5
 CANADA

Legal Description

19 35 40 THAT PART OF N 3/4 OF NE 1/4 OF NE 1/4 LYG S OF CANAL 7-
 LESS VIRGINIA AV AND HARTMAN RD R/W- AND THAT PART OF SE
 1/4 OF NW 1/4 OF NE 1/4 LYG S OF CANAL 7 AND E OF CANAL 29
 (17.83 AC)

Current Values

Just/Market Value: \$1,631,000
 Assessed Value: \$1,631,000
 Exemptions: \$0
 Taxable Value: \$1,631,000



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 17.83
 Land Size (SF): 776,674.8

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 27, 2020	4518 / 2084	0111	QC	136681 Canada Inc	\$100
Nov 27, 2020	4518 / 2084	0111	QC	135641 Canada Inc	\$100
Dec 1, 1986	0526 / 1171	XX01	CV		\$0
Oct 1, 1972	0207 / 0087	XX00	CV		\$200,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Image
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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$1,631,000
 Just/Market: \$1,631,000
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$1,631,000
 Exemption(s): \$0
 Taxable: \$1,631,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.83	North St. Lucie Water Management District	\$383.35

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$1,631,000	\$1,631,000	\$0	\$1,631,000
2020	\$1,631,000	\$1,631,000	\$0	\$1,631,000
2019	\$1,631,000	\$1,631,000	\$0	\$1,631,000
2018	\$1,631,000	\$1,631,000	\$0	\$1,631,000

Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

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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Property Identification

Site Address: Hartman RD Parcel ID: 2419-113-0001- Account #: 27316 Sec/Town/Range: 19/35S/40E
 Use Type: 1000 Jurisdiction: Fort Pierce Map ID: 24/19N Zoning: General Co

Ownership

Fort Pierce Hartman LLC
 2055 S Kanner Highway
 Stuart, FL 34994

Legal Description

19 35 40 S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4-LESS
 HARTMAN RD R/W- AND NW 1/4 OF SE 1/4 OF NE 1/4 LYG
 N AND E OF FIVE MILE CREEK(14.17 AC) (OR 3631-594)

Current Values

Just/Market: \$1,296,200 Assessed: \$599,109
 Exemptions: \$0 Taxable: \$599,109

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$1,296,200	\$599,109	\$0	\$599,109
2020	\$1,296,200	\$544,645	\$0	\$544,645
2019	\$1,296,200	\$495,132	\$0	\$495,132

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-09-2014	3631 / 0594	0112	SP	Stream Asset Holdings LLC	\$200,000
09-17-2009	3147 / 0824	0130	SP	Treasure Coast Communities Llc	\$0
05-27-2004	1981 / 2956	XX00	WD	Twenty Six Associates LLC	\$1,000,000

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:



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Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	14.17
Land Size (SF):	617,245.2
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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August 22, 2022

Via First Class Mail

RE: Notice of Community Informational Meeting on **Thursday, September 1, 2022 at 6pm**

Dear Neighbor:

The Brownstone Group has submitted an Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning application to the City of Ft. Pierce.

There are two properties included with this request, see below (parcels 2419-113-0001-000-6 and 2419-111-0002-000-7, aka 3000 Virginia Ave). One is within the city limits of Ft. Pierce and the other is in unincorporated county. Our first request is an annexation of the unincorporated property into the city limits of Ft. Pierce. Our second and third requests are to change the future land use and zoning on both properties from commercial to the following in the City of Ft. Pierce:

- Future Land Use: RM (medium density residential)
- Zoning: R-4 (medium density residential zone)



We will have a conceptual site plan available for review at the meeting. The proposed project consists of a medium density, gated 360-unit multi-family development comprised of three-story

buildings. The units are a mix of one- and two-bedrooms. The development includes large landscape buffers to the south and east, separating single-family from the development. Additionally, no balconies will face adjacent residential uses and all amenities will be located on internal portions of the site.

Please join us for an informational meeting to discuss the requests in more detail, answer your questions, and have a useful dialogue on how the proposed development may better meet the community's needs. We will then continue through the review and public hearing process for this request.

COMMUNITY INFORMATIONAL MEETING

DATE: September 1, 2022

TIME: 6:00pm to 7:00pm

PLACE: Havert L. Fenn Center
Multi-purpose Room
2000 Virginia Avenue
Fort Pierce, Florida 34982

If you have any questions prior to the community meeting or are unable to attend, please contact me at 210-669-3081 or via email at jeremy@tbsg.com.

Best Regards,

Jeremy Mears
Development Partner

Community Meeting Notes – Ft. Pierce

Details

Date: September 1, 2022 at 6pm

Location: Fenn Center

Attendance: 11 community residents, plus Jeremy Mears and Kelly Hyvonen (see attached sign-in sheet)

Invitations: Mailed to property owners within 500' of the subject properties

Attachments: Sign in sheet, meeting invitation, 500' buffer map

Discussion Points

The following concerns and topics were discussed:

- There is an existing driveway through the pond to the south that will need to be addressed
- Stormwater concerns, surrounding neighborhoods have preexisting issues from Five Mile Creek already, they say the mall across the street floods also
- Flooding of Five Mile Creek and concerns that the development will make the flooding worse
- The community wants water and sewer service
- Is there a need for this product?
- What is the design of the stormwater pond?
- One gentleman in the audience stated he was going to raise issues with further development until the County takes care of the Five Mile Creek flooding problems

Community Meeting Sign In Sheet

Allegra - Ft. Pierce

Date: 1-Sep-22 Time: 6:00 PM Location: Fenn Center

Name (Please Print)	Address	Phone #
PAT RUBA	2607 LAZY HAMMOCK LANE FORT PIERCE, FL 34981	772-216-3386
Nubral JOURNAL	2605 Lazy Hammock Ln Fort Pierce, FL 34981	
Jason & Amy Revels	2601 Lazy Hammock	812-606-4773
Elaine Raulerson	2500 Hartman Road	772-464-0767
Barrett + Ashley Dalton	2504 Lazy Hammock Ln	772-332-3337
Robert Anders	2603 Lazy Hammock Ln	772-285 0977

11 total in attendance



August 22, 2022

Via First Class Mail

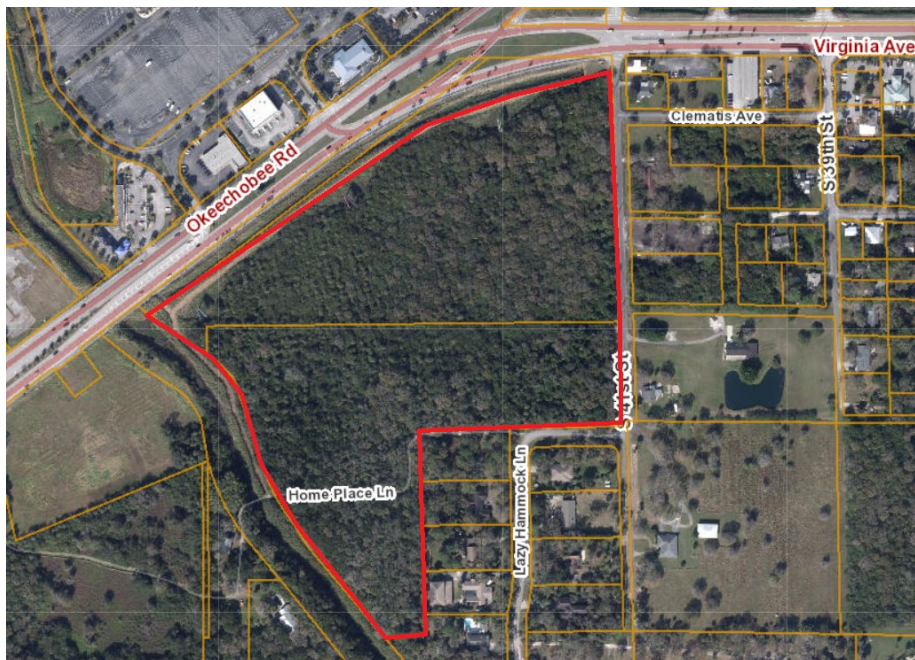
RE: Notice of Community Informational Meeting on **Thursday, September 1, 2022 at 6pm**

Dear Neighbor:

The Brownstone Group has submitted an Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning application to the City of Ft. Pierce.

There are two properties included with this request, see below (parcels 2419-113-0001-000-6 and 2419-111-0002-000-7, aka 3000 Virginia Ave). One is within the city limits of Ft. Pierce and the other is in unincorporated county. Our first request is an annexation of the unincorporated property into the city limits of Ft. Pierce. Our second and third requests are to change the future land use and zoning on both properties from commercial to the following in the City of Ft. Pierce:

- Future Land Use: RM (medium density residential)
- Zoning: R-4 (medium density residential zone)



We will have a conceptual site plan available for review at the meeting. The proposed project consists of a medium density, gated 360-unit multi-family development comprised of three-story

buildings. The units are a mix of one- and two-bedrooms. The development includes large landscape buffers to the south and east, separating single-family from the development. Additionally, no balconies will face adjacent residential uses and all amenities will be located on internal portions of the site.

Please join us for an informational meeting to discuss the requests in more detail, answer your questions, and have a useful dialogue on how the proposed development may better meet the community's needs. We will then continue through the review and public hearing process for this request.

COMMUNITY INFORMATIONAL MEETING

DATE: September 1, 2022

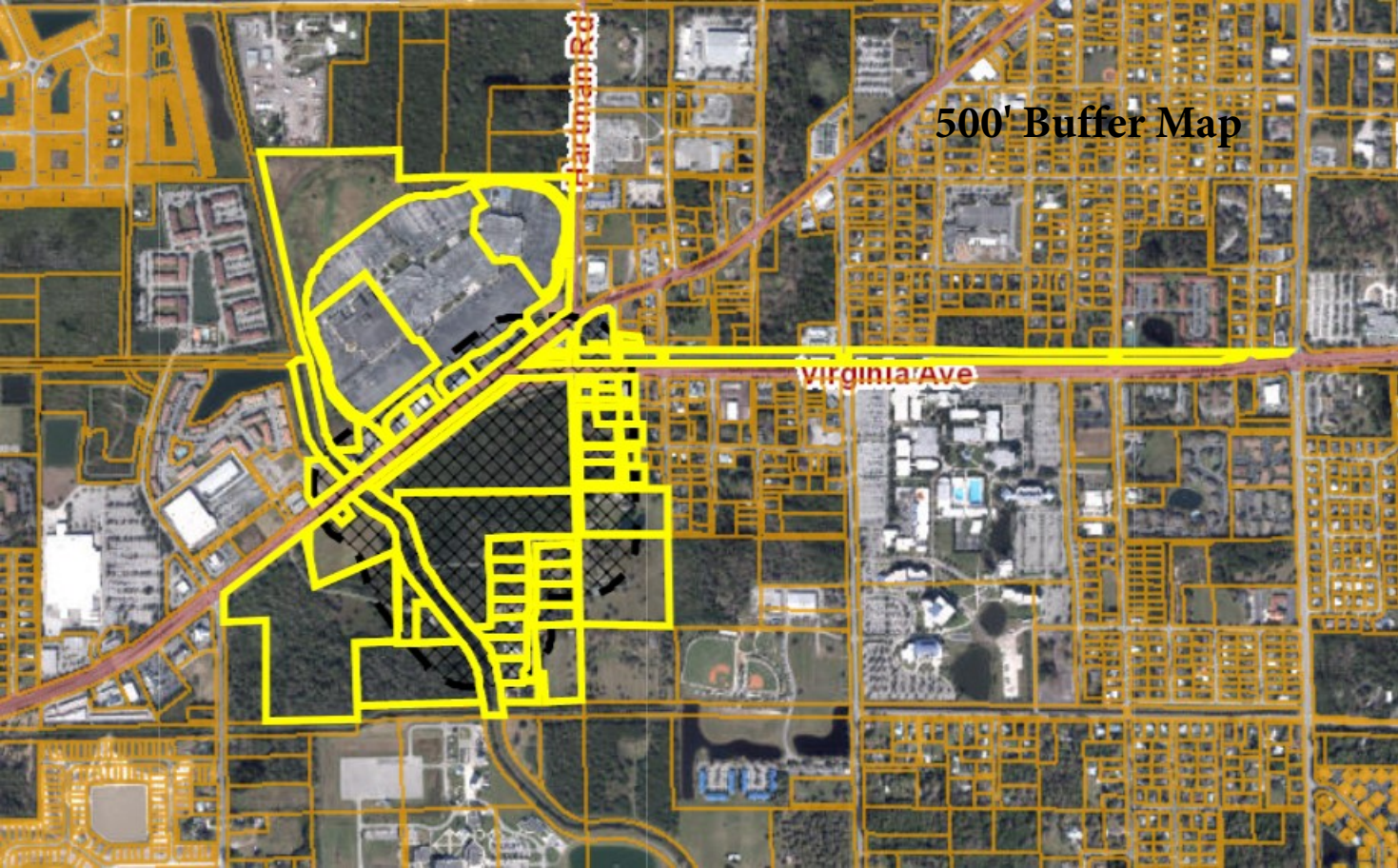
TIME: 6:00pm to 7:00pm

PLACE: Havert L. Fenn Center
Multi-purpose Room
2000 Virginia Avenue
Fort Pierce, Florida 34982

If you have any questions prior to the community meeting or are unable to attend, please contact me at 210-669-3081 or via email at jeremy@tbsg.com.

Best Regards,

Jeremy Mears
Development Partner



500' Buffer Map

Hartman Rd

Virginia Ave

Community Meeting Notes – Ft. Pierce

Details

- Date: October 27, 2022 at 6pm
- Location: Fenn Center
- Attendance: 10 community residents, plus Jeremy Mears and Kelly Hyvonen (see attached sign-in sheet). About half the participants attended the first community meeting as well.
- Invitations: Mailed to property owners within 1000' of the subject properties
- Attachments: Sign in sheet, meeting invitation, 1000' buffer map

Discussion Points

The following concerns and topics were discussed:

- Concerns with the intersection of 41st Street and Virginia Ave. Traffic backs up at the unsignalized intersection. Frequency of traffic incidents at this intersection. Some attendees thought connecting directly to Okeechobee Road would be better where traffic lights already exist.
 - Response: The necessary upgrades or proportionate fair share payment would be determined during the site plan process. Discussion about what FDOT will and won't allow for connection to the proposed multi-family use. At a previous conversation with FDOT staff, they asked that this proposed development connect to 41st Street and not Okeechobee which would require a crossing over the drainage canal.
- Crime and drug dealing and comparing nearby apartment developments.
 - Response: The proposed development would be a professionally managed and staffed rental apartment complex. Background checks are required for tenants. This is a market rate class A development that would be geared toward professionals and couples. The developer suggested that a couple apartments may be able to be rented to law enforcement or public safety for a reduced rate.
- Flooding of Five Mile Creek and overall stormwater concerns.
 - Response: The developer does not have control of the Five Mile Creek drainage, however, post-development, this site would retain all stormwater and reduce the runoff that currently flows unrestricted to the right-of-ways and Creek.
- Allowing more children in the area where there are also cows.
- Road noise from Okeechobee.
 - Response: Large areas of natural vegetation will be preserved along the east and south portions of the site that will not only continue to block road noise, but will reduce visibility of any development on the site. The three story buildings will also act to reduce road noise above and beyond what the vegetation on site does currently.
- Maintaining natural vegetative buffer between the homes on the west side of Lazy Hammock Lane and the southern retention pond indicated on the concept plan.

- Response: The participants in the meeting were appreciative of the 80-90' additional natural vegetative buffers between the proposed development and existing single-family residences to the east and south.



October 19, 2022

Via First Class Mail

RE: Notice of expanded follow-up Community Informational Meeting on
Thursday, October 27, 2022 at 6pm

Dear Neighbor:

The Brownstone Group has submitted an Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning application to the City of Ft. Pierce. The Annexation was recently approved, and the Map Amendment and Rezoning will be processed together.

We held a community meeting on September 1 and sent invitations to all property owners within 500' of the subject property, which is standard notification procedure. That meeting was well attended with useful dialogue. We explained the project and the steps that we would be taking in the future to secure the necessary zoning to change the property from commercial to residential for the purposes of a multi-family residential use. See the Project Summary on page 2.

We have received feedback from the City of Ft. Pierce that some members of the community are reaching out with concerns about not being informed about what is proposed with this project. It is important for us to be transparent and share our information with those impacted the most. Therefore, we are holding a second community meeting and doubling the property owner notification buffer to 1000'. Note that those who have decided to keep their mailing addresses out of public records will not be notified because their information is not available.

Please join us for an informational meeting to discuss the requests in more detail, answer your questions, and have a useful dialogue on how the proposed development may better meet the community's needs. We will then continue through the review and public hearing process. If your property is more than 500' from the subject properties, this will be the first notice you received.

COMMUNITY INFORMATIONAL MEETING

DATE: Thursday, October 27, 2022

TIME: 6:00pm to 7:00pm

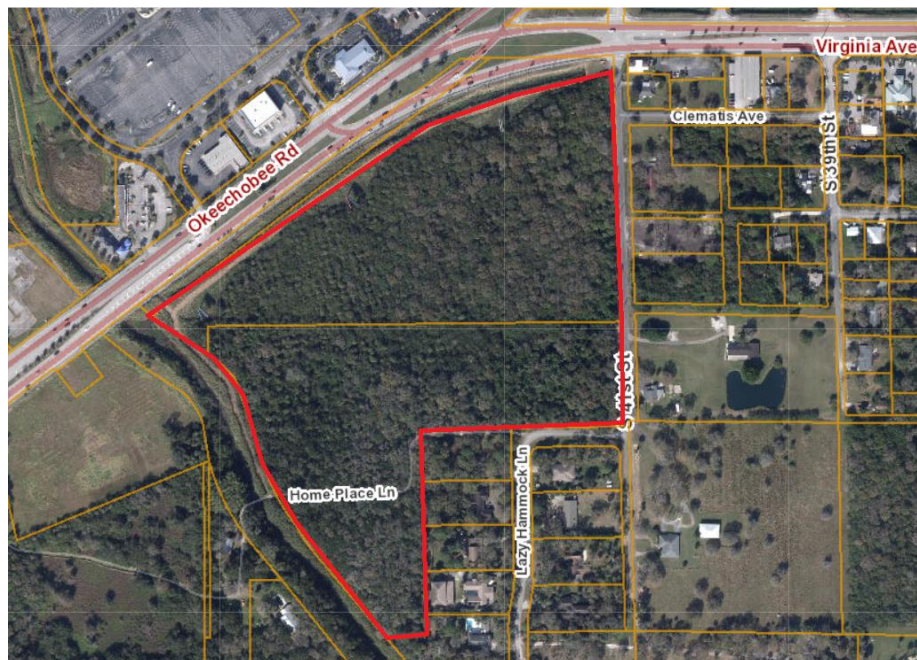
PLACE: Havert L. Fenn Center
Multi-purpose Room
2000 Virginia Avenue
Fort Pierce, Florida 34982

Project Summary

There are two properties included with this request shown on the map below (parcels 2419-113-0001-000-6 and 2419-111-0002-000-7, aka 3000 Virginia Ave). The remaining requests that will go before the City of Ft. Pierce are:

- Future Land Use: Change from commercial to RM (medium density residential)
- Zoning: Change from commercial to R-4 (medium density residential zone)

The proposed project consists of a medium density, gated 360-unit multi-family development comprised of three-story buildings. The units are a mix of one- and two-bedrooms. The development includes large landscape buffers to the south and east, separating single-family from the development. Additionally, no balconies will face adjacent residential uses and all amenities will be located on internal portions of the site. We will have a conceptual site plan available for review at the meeting or via email.



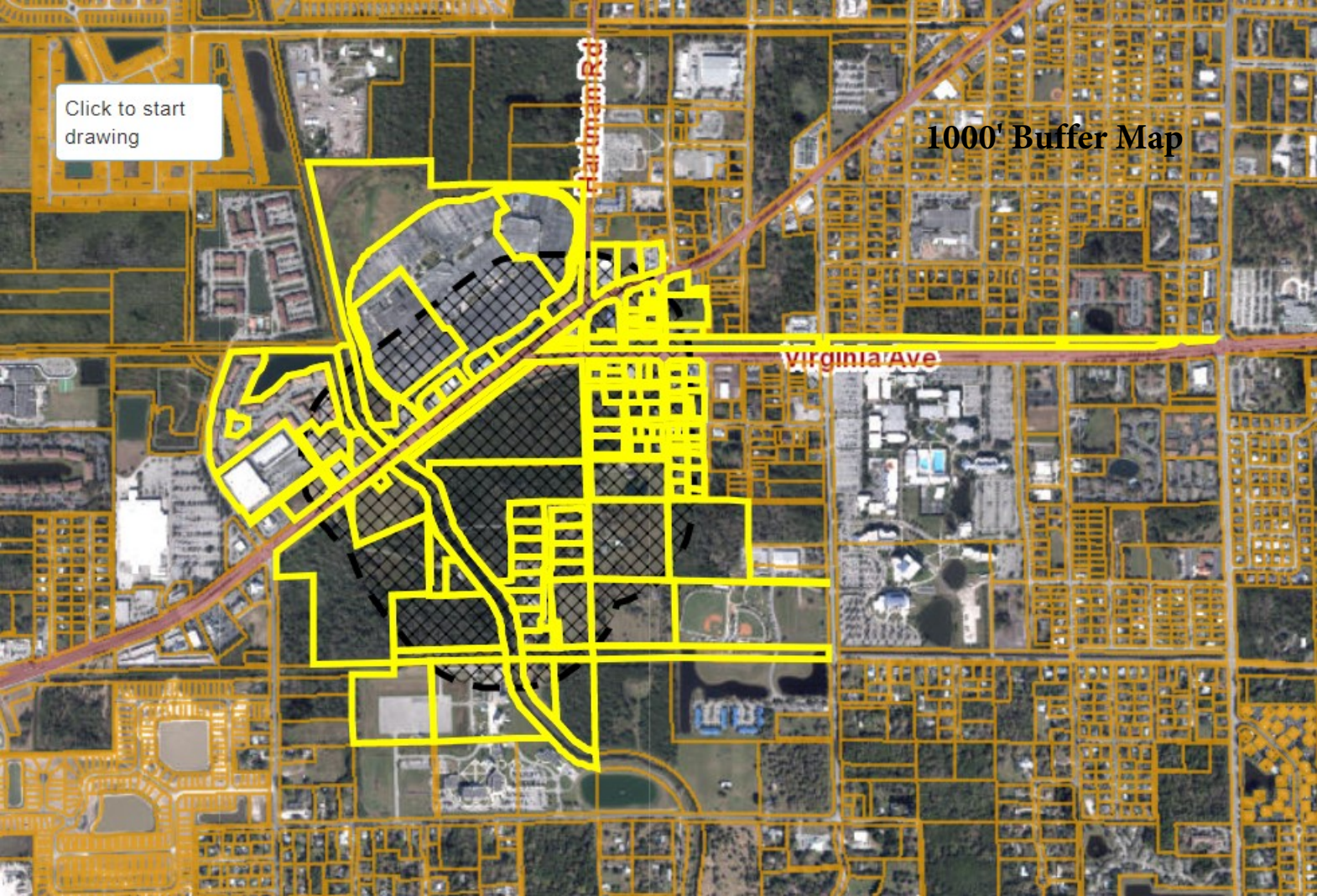
If you have any questions prior to the community meeting or are unable to attend, please contact me at 210-669-3081 or via email at jeremy@tbsg.com.

Best Regards,

Jeremy Mears
Development Partner

Click to start drawing

1000' Buffer Map



Prepared by and Return to:
Lawrence B. Steinberg, Esq.
Steinberg Garellek
200 East Palmetto Park Road Ste 200
Boca Raton FL 33432

THIS IS A TRANSFER BY GRANTOR OF UNENCUMBERED PROPERTY WITHOUT CONSIDERATION TO THE GRANTEE, ITS SOLE SHAREHOLDER IN CONNECTION WITH THE DISSOLUTION OF THE GRANTOR AND THEREFORE THIS DEED IS NOT SUBJECT TO DOCUMENTARY STAMPS PURSUANT TO CRESCENT MIAMI CENTER, LLC, V. FLORIDA DEPARTMENT OF REVENUE, CASE 903 SO. 2D 913 (FLA. 2005).

QUITCLAIM DEED

This Quitclaim Deed is executed this 27th day of November, 2020, by 135641 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest and 138252 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest (collectively, "Grantor") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7 to 11765663 Canada Inc., a Canadian corporation ("Grantee") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7

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

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

SEE ATTACHED EXHIBIT A


To Have and to Hold the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.


[signature page to follow]

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

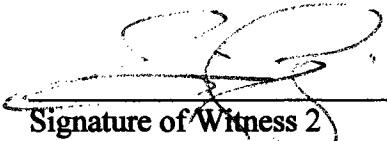
Signed, sealed and delivered as to all Grantors in the presence of:

138252 Canada Inc., a dissolved Canadian corporation

 (Seal)
Renee Greenberg, Sole Director

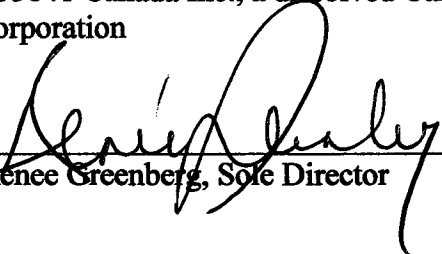

Signature of Witness 1


SHARON GISSER
Print Name of Witness 1


Signature of Witness 2


GIANNI CAPOZZI
Print Name of Witness 2

135641 Canada Inc., a dissolved Canadian corporation

 (Seal)
Renee Greenberg, Sole Director


Signature of Witness 1

SHARON GISSER
Print Name of Witness 1


Signature of Witness 2

GIANNI CAPOZZI
Print Name of Witness 2

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON GISSER
(Printed Name of Witness 1)

do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 138252 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed [Signature]
(Signature of Witness 1)

Solemnly declared before me this 21th day of November, 2020 by SHARON GISSER,
(Printed Name of Witness 1)
who is personally known to me or produced the following identification: _____

[Signature]
Notary Public/ Commissioner of Oaths
Printed Name: KULDEEP KHANNA
My Commission Expires: July 20, 2023

(SEAL)



PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON GISSER
(Printed Name of Witness 1)

do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 135641 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed [Signature]
(Signature of Witness 1)

Solemnly declared before me this 27th day of November, 2020 by SHARON GISSER
(Printed Name of Witness 1)
who is personally known to me or produced the following identification: _____
_____.

[Signature]
Notary Public/Commissioner of Oaths
Printed Name: KULDEEP KHANNA
My Commission Expires: July 30, 2023

(SEAL)



EXHIBIT A**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$) OF THE NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$) OF THE NORTHEAST ONE-QUARTER (N.E. $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N. $\frac{3}{4}$) OF THE NORTHEAST ONE-QUARTER (N.E. $\frac{1}{4}$) OF THE NORTHEAST ONE-QUARTER (N.E. $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH $2^{\circ} 08' 11''$ EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH $89^{\circ} 58' 49''$ WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH $89^{\circ} 58' 49''$ WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH $52^{\circ} 36' 39''$ WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH $57^{\circ} 53' 56''$ EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF $1^{\circ} 03' 46''$, AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$) OF THE NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$) OF THE NORTHEAST ONE-QUARTER (N.E. $\frac{1}{4}$) OF SAID SECTION 19, THENCE NORTH $1^{\circ} 40' 25''$ WEST ALONG SAID EAST A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N. $\frac{3}{4}$) OF THE NORTHEAST ONE-QUARTER (N.E. $\frac{1}{4}$) OF THE NORTHEAST ONE QUARTER (N.E. $\frac{1}{4}$) OF SAID SECTION 19, THENCE NORTH $88^{\circ} 48' 53''$ EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH $2^{\circ} 08' 11''$ WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
2300 SE Monterey Road Suite 100
Stuart, FL 34996
772-288-0048
File Number: 21481.17
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 9th day of May, 2014 between Stream Asset Holdings, LLC, a Florida limited liability company whose post office address is 2400 SE Monterey Road, Suite 100, Stuart, FL 34996, grantor, and Fort Pierce Hartman, LLC, a Florida limited liability company whose post office address is 2055 S. Kanner Highway, Stuart, FL 34994, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 2419-113-0001-000-6

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; 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 grantors.

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:

Stream Asset Holdings, LLC, a Florida limited liability company

By: CenterState Bank of Florida, N.A., its Managing Member

By: [Signature]
Ron Brown, Vice President

Dawn E. Dailey

Witness Name: Dawn E. Dailey

Stephanie A. Boyer

Witness Name: Stephanie A. Boyer

(Corporate Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 9th day of May, 2014 by Ron Brown, Vice President of CenterState Bank of Florida, N.A., as Managing Member of Stream Asset Holdings, LLC, a Florida limited liability company. He [X] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



Dawn E. Dailey
Notary Public

Printed Name: Dawn E. Dailey

My Commission Expires: 6-26-14

EXHIBIT A

Legal Description

The South 1/2 of Lot 8 of the Northeast 1/4, being the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 35 South, Range 40 East, and the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying North and East of the Five Mile Creek; all lying and being in Section 19, Township 35 South, Range 40 East, Public Records of St. Lucie County, Florida; Excepting therefrom rights-of-way for public road and drainage canals.



ENGINEERS • SURVEYORS • ENVIRONMENTAL

January 22, 2022

Jeremy Mears
The Brownstone Group
6517 Maple Ridge
Houston, TX 77081
(210)-669-3081

VIA Email: jeremy@tbsg.com

Reference: **Environmental Assessment**
3000 Virginia Ave.
Fort Pierce, St. Lucie County, FL
Parcel ID # 2419-111-0002-000-7

Dear Mr. Mears,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to Martin County regulations.

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

Respectfully submitted,
EDC, Inc.

Anthony A. Adams, BS
Senior Biologist | Certified Arborist

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com



ENGINEERS • SURVEYORS • ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-111-0002-000-7
3000 Virginia Avenue
Fort Pierce, FL

Date: January 22, 2022
Project #22-102

Prepared For:

Jeremy Mears
The Brownstone Group
6517 Maple Ridge
Houston, TX 77081
(210)-669-3081

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 an approximately 17.83 acre parcel (Parcel ID #2419-111-0002-000-7), located at 3000 Virginia Avenue, Fort Pierce, Florida. The parcel is currently undeveloped.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on January 21, 2022, 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, as it is overrun with Category I and II invasive plants as identified by Florida Exotic Pest Plant Council (FLEPPC). This site consists of the following vegetation; An upper-level canopy consisting of mainly Cabbage Palm (*Sabal palmetto*), Brazilian Pepper (*Schinus terebinthifolia*), and scattered Swamp White Oak (*Quercus bicolor*). A heavy presence of Arrowhead Vine (*Syngonium podophyllum*) should be noted climbing on mature trees. The understory was observed to be rife with invasives – Coral Ardisia (*Ardisia crenata*), Shoebuttan Ardisia (*Ardisia elliptica*), Surinam Cherry (*Eugenia uniflora*) and Caesar weed (*Urena lobata*) made up the vast majority. Native plants that should be noted, yet scattered sparingly throughout the property are Wild Coffee (*Psychotria nervosa*) and Dwarf Palmetto (*Sabal minor*).

The site is bordered to the north by a canal, with an access road that goes to power stations and a billboard. Along this road the following species are present: Guinea grass (*Megathyrsus maximus*), Cogon grass (*Imperata cylindrica*).

WETLAND DELINEATION:

According to aerial photographs, it appears that there are no wetlands on site. A site visit confirmed this observation. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. Not all three of these components were found during the field reconnaissance on the property. However, this property is under South Florida Water Management District (SFWMD) Permit No. 56-00658-S, due to the property including the canal.

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 or any other state or federally listed animal species were found on site.

SOIL COMPOSITION:

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

Chobby loamy fine sand (3.8%) - depressional is a nearly level, very poorly drained soil with a thick black surface layer. It is found in marshy depressions and on flood plains along streams. In most years the water table is within a depth of 10 inches for 6 to 9 months and between 10 to 40 inches for 3 to 6 months. This soil is continuously flooded for 1 to 6 months in many places. Natural vegetation includes sand cordgrass and swamp hardwoods. If drainage and water control are adequate, this soil is well suited to vegetables and improved pasture grasses.

Riviera fine sand (9.6%) - This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Winder loamy sand (86.6%) - This poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

ST LUCIE COUNTY REGULATIONS

According to the St Lucie County Property Appraiser's Report, the subject property has a land use code of 1000 Vacant Commercial.

Sec. 6.00.05 - Vegetation Removal Permit must be obtained in compliance with the Land Development Code (LDC).

Sec. 6.00.05.D.2 - Palm trees that are cleared must be mitigated for at a rate of 1:1.

Sec. 11.05.06.B - The individual locations of all native vegetation, that meets the minimum sizes outlined in Table 1 in [Section 6.00.05\(D\)](#), that are located within all areas of proposed improvement and within twenty (20) feet of all proposed improvement areas shall be shown on the illustrative plan. An official tree survey may be necessary to locate native hardwood trees that are protected by the LDC.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat on site. A former agricultural property that has been left unmaintained for years allowed a heavy presence of non-native and exotic plants to establish. This eliminated any chance at native habitat establishing itself. The density of invasive species present, combined with remnant agricultural impacts have made the land ideal for new development. Additionally, no gopher tortoises or any other listed animal species were found on site. Furthermore, while this property is under SFWMD Permit No. 56-00658-S, wetlands were not found on site. A tree survey will be required for development in St. Lucie County, as well as an Environmental Impact Report.



Environmental Site Assessment

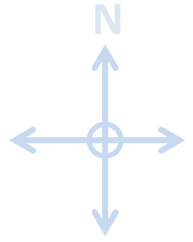
3000 Virginia Avenue
Fort Pierce, St. Lucie County, FL

Location Map

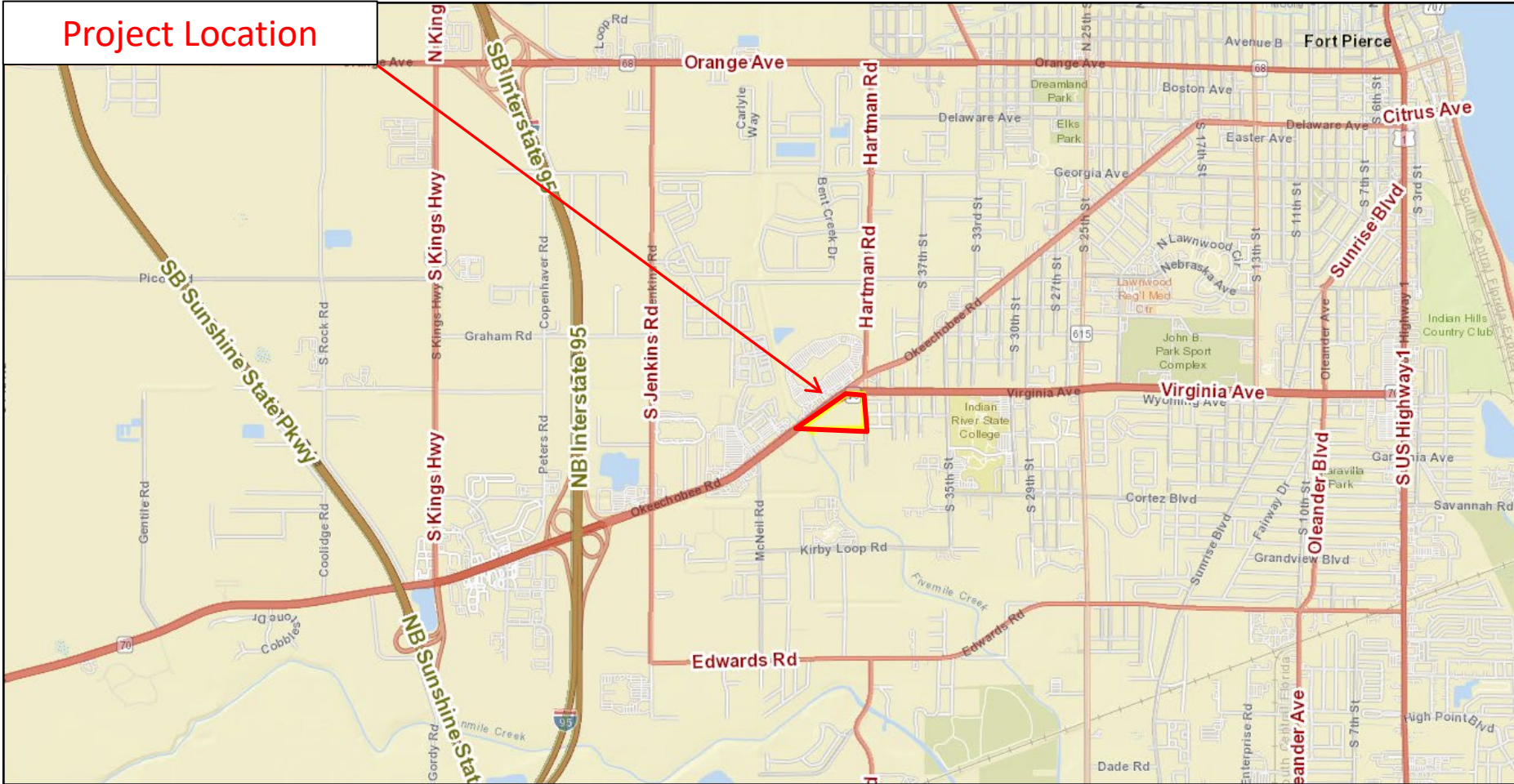
Project: 22-102

The Benchmark Group

01/18/2022



Project Location





Environmental Site Assessment

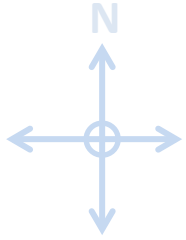
3000 Virginia Avenue
Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 22-102

The Brownstone Group

01/18/2022





Environmental Site Assessment

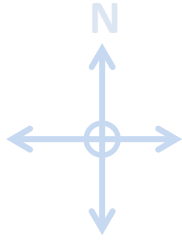
3000 Virginia Avenue
Fort Pierce, St. Lucie County, FL

Soil Map

Project: 22-102

The Brownstone Group

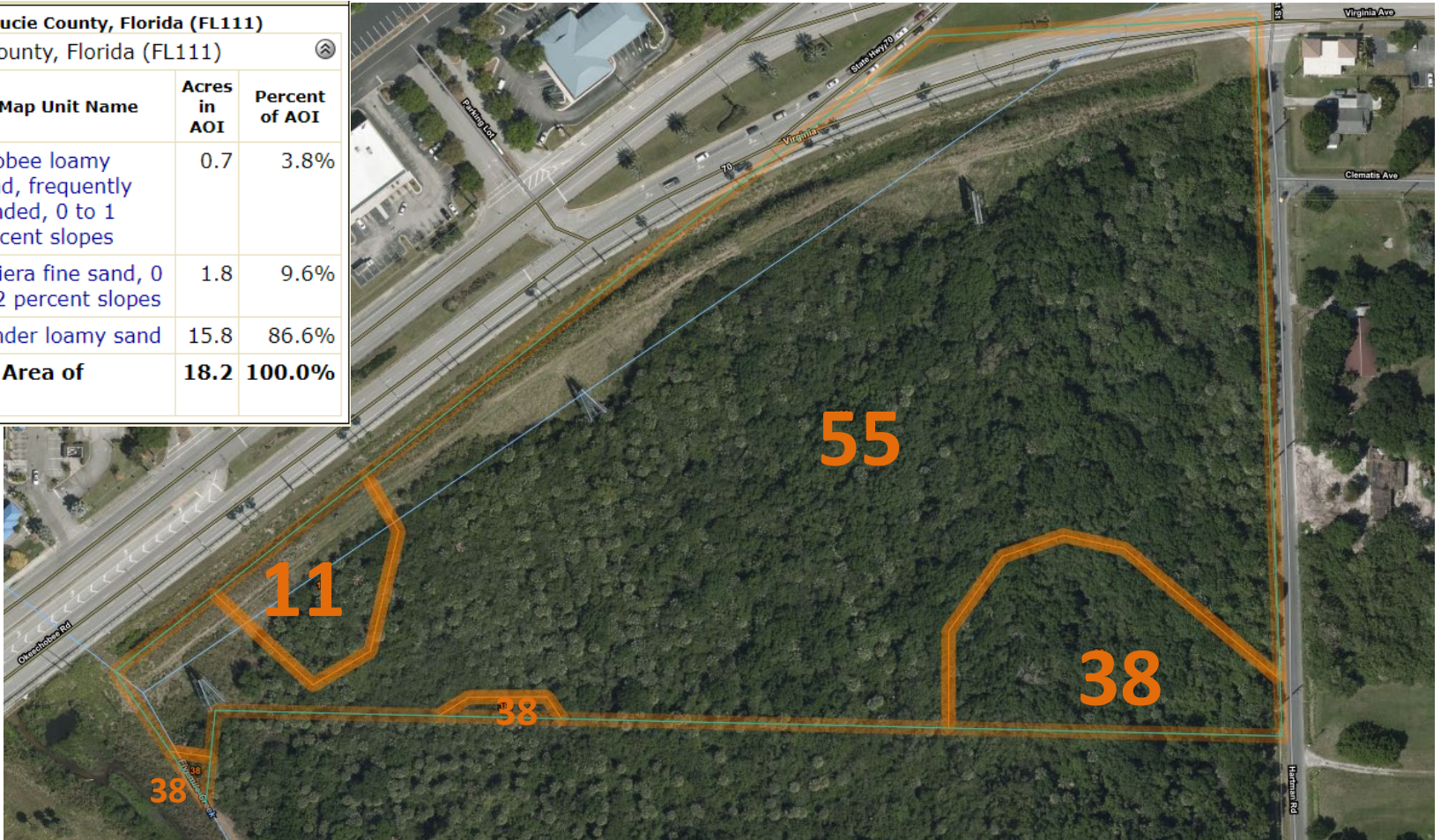
01/23/2022



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	0.7	3.8%
38	Riviera fine sand, 0 to 2 percent slopes	1.8	9.6%
55	Winder loamy sand	15.8	86.6%
Totals for Area of Interest		18.2	100.0%





Environmental Assessment

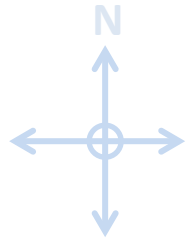
3000 Virginia Avenue
Fort Pierce, St. Lucie County, FL

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

Project: 22-102

The Brownstone Group

01/23/2021

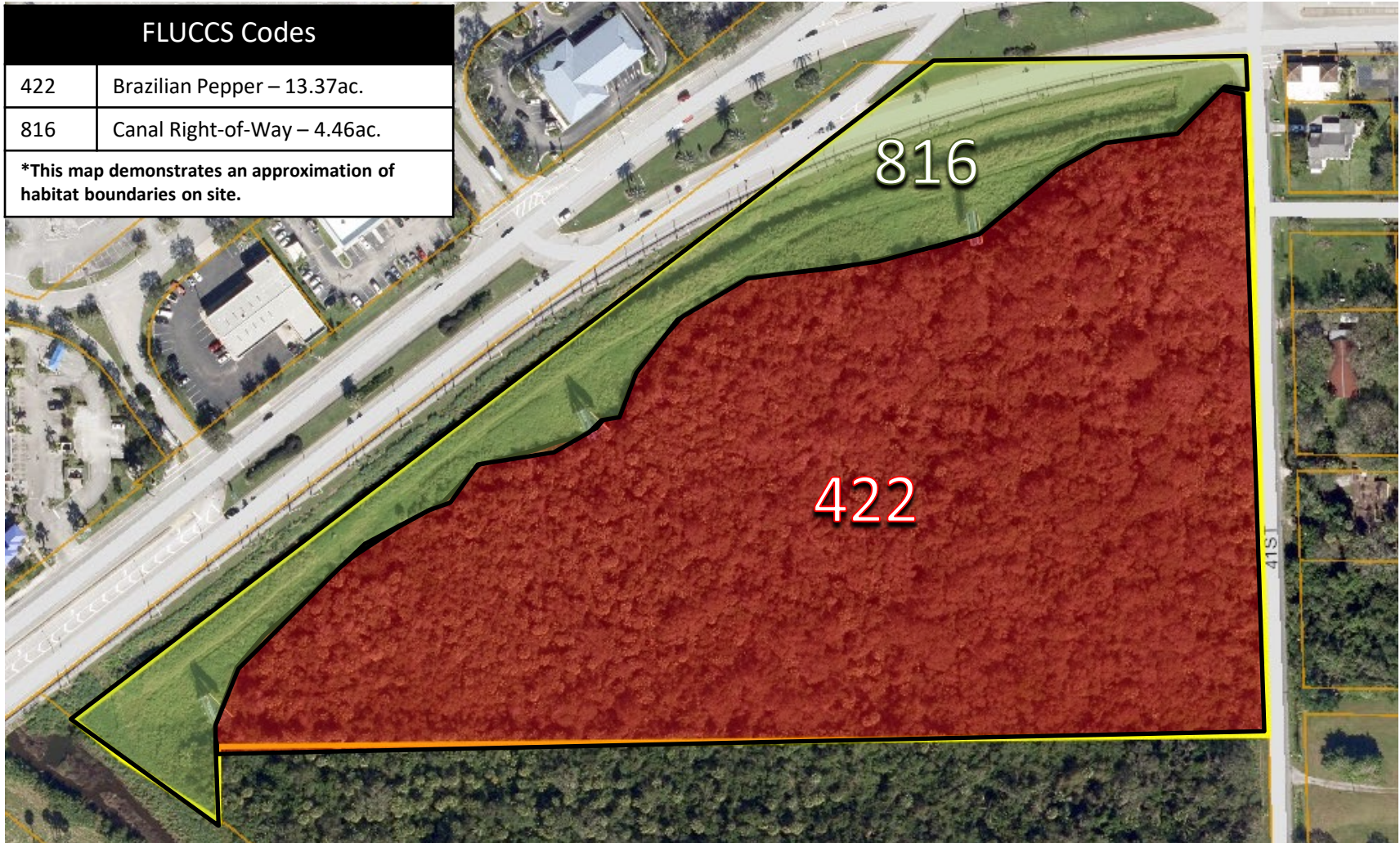


FLUCCS Codes

422	Brazilian Pepper – 13.37ac.
-----	-----------------------------

816	Canal Right-of-Way – 4.46ac.
-----	------------------------------

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



Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

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SEP 14 2022

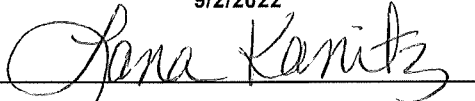
CITY OF FORT PIERCE
PLANNING & ZONING

CITY OF FORT PIERCE LEGALS
PO BOX 1490
FORT PIERCE, FL 34964
ATTN VENNIS GILMORE


STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

9/2/2022



Subscribed and sworn to before on the 2nd of September, 2022



Notary, State of WI, County of Brown
My commission expires: 5.15.23

Publication Cost: \$441.00
Ad No: GCI0937469
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

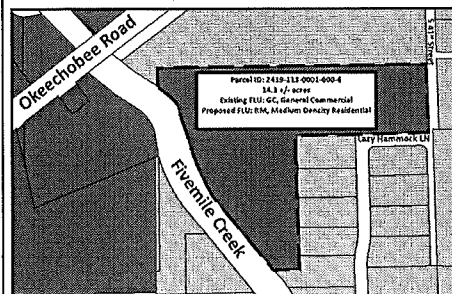
PUBLIC NOTICE CITY OF FORT PIERCE LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Monday, September 12th, 2022, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Rebecca Grohall, AICP (MBV Engineering), and applicant, Jeremy Mears for a Future Land Use Map Amendment for one (1) parcel of land to change the future land use designation from GC, General Commercial to RM, Medium Density Residential. Said parcel is generally located at or near the northwest corner of Lazy Hammock Lane and South 41st Street.

The legal description of the parcel is as follows:

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S02°08'11"E ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 245.70 FEET; THENCE S87°51'49"W A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RELOCATED CANAL NO. 7 WITH THE WEST RIGHT-OF-WAY LINE OF 41ST STREET, ALSO KNOWN AS "HARTMAN ROAD"; THENCE S02°08'11"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 727.60 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 OF MODEL LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE S02°08'11"E ALONG THE WEST RIGHT OF WAY LINE OF 41ST STREET A DISTANCE OF 326.64 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 8 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S88°42'44"W ALONG SAID LINE A DISTANCE OF 628.42 FEET TO THE NORTHWEST CORNER OF SAID LAZY HAMMOCK SUBDIVISION AND THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE NORTHEAST CORNER OF LOT 10 OF SAID MODEL LAND COMPANY SUBDIVISION; THENCE S01°54'15"E ALONG THE WEST LINE OF SAID LAZY HAMMOCK SUBDIVISION AND THE EAST LINE OF SAID LOT 10 A DISTANCE OF 651.20 FEET TO THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION; THENCE S88°30'25"W ALONG SAID LINE A DISTANCE OF A DISTANCE OF 97.12 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 643.96 FEET, A CENTRAL ANGLE OF 00°11'03", A CHORD BEARING OF N41°34'10"W AND A CHORD LENGTH OF 2.07 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST RIGHT OF WAY LINE, (1) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 2.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (2) N41°39'41"W A DISTANCE OF 455.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 501.96 FEET, A CENTRAL ANGLE OF 24°59'55", A CHORD BEARING OF N29°09'44"W AND A CHORD LENGTH OF 217.28 FEET; THENCE (3) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 219.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (4) N16°39'46"W A DISTANCE OF 180.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 36°40'26", A CHORD BEARING OF N34°59'59"W AND A CHORD LENGTH OF 224.93 FEET; THENCE (5) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 228.82 FEET TO THE WEST LINE OF LOT 7 OF SAID MODEL LAND COMPANY SUBDIVISION, ALSO BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N01°40'25"W ALONG SAID WEST LINE A DISTANCE OF 77.82 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF AFOREMENTIONED LOT 7, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N89°46'57"E ALONG THE SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF AFOREMENTIONED LOT 8 A DISTANCE OF 1284.80 FEET TO THE POINT OF BEGINNING. CONTAINS 14.35 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

Display Map of Subject Property



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 2nd day of September 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Senior Planner



August 22, 2022
Revised August 24, 2022

Ms. Rebecca Grohall, AICP
MBV Engineering
1835 20th Street
Vero Beach, FL 32960

Re: Allegra at Fort Pierce - LUPA

Dear Ms. Grohall:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from General Commercial to Medium Density Residential for the 29.13 acres on Virginia Avenue in Ft. Pierce, St. Lucie County. **Figure 1** illustrates the project location. The analysis is presented below.

Traffic Analysis

The proposed change in land use has to compare the trip generation associated with the worst-case traffic generator in the existing future land use to the worst-case traffic generator in the proposed future land use. The 29.13 acres has an existing future land use of General Commercial. The existing FLU could be commercial or a mix of commercial and residential. Commercial use would allow a floor are ratio of 1.0 allowing 1,268,903 square feet of building. Medical office and retail shopping would be two high trip generators. The proposed future land use is Medium Density Residential allowing 360 dwelling units. **Attachment A** provides the land use category details from the Fort Pierce Comprehensive Plan along with the ITE Trip Generation data.

Table 1 summarizes the trip generation of the worst case under the existing future land use for retail versus the 360 units. As shown, the change in land use would result in a decrease of 20,561 daily trips, 286 AM peak hour trips and 2,097 PM peak hour trips when considering the existing future land use as retail.

Table 2 summarizes the trip generation for the medical office versus the 360 units. As shown, the change in land use would result in a decrease of 30,349 daily trips, 1,181 AM peak hour trips and 2,587 PM peak hour trips when considering the existing future land use as medical office.

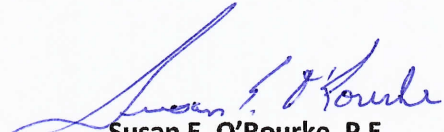
Because there is a decrease in trip generation land use, additional analyses are not required.

Conclusion

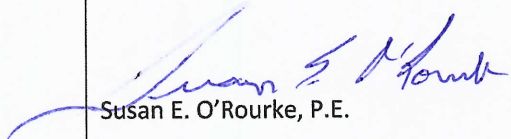
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development. Therefore, the proposed Land Use Plan Amendment will be supported by the existing Comprehensive Plan.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING



Susan E. O'Rourke, P.E.
Registered Civil Engineer - Traffic

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 8/24/2022 License #: 42684</p>
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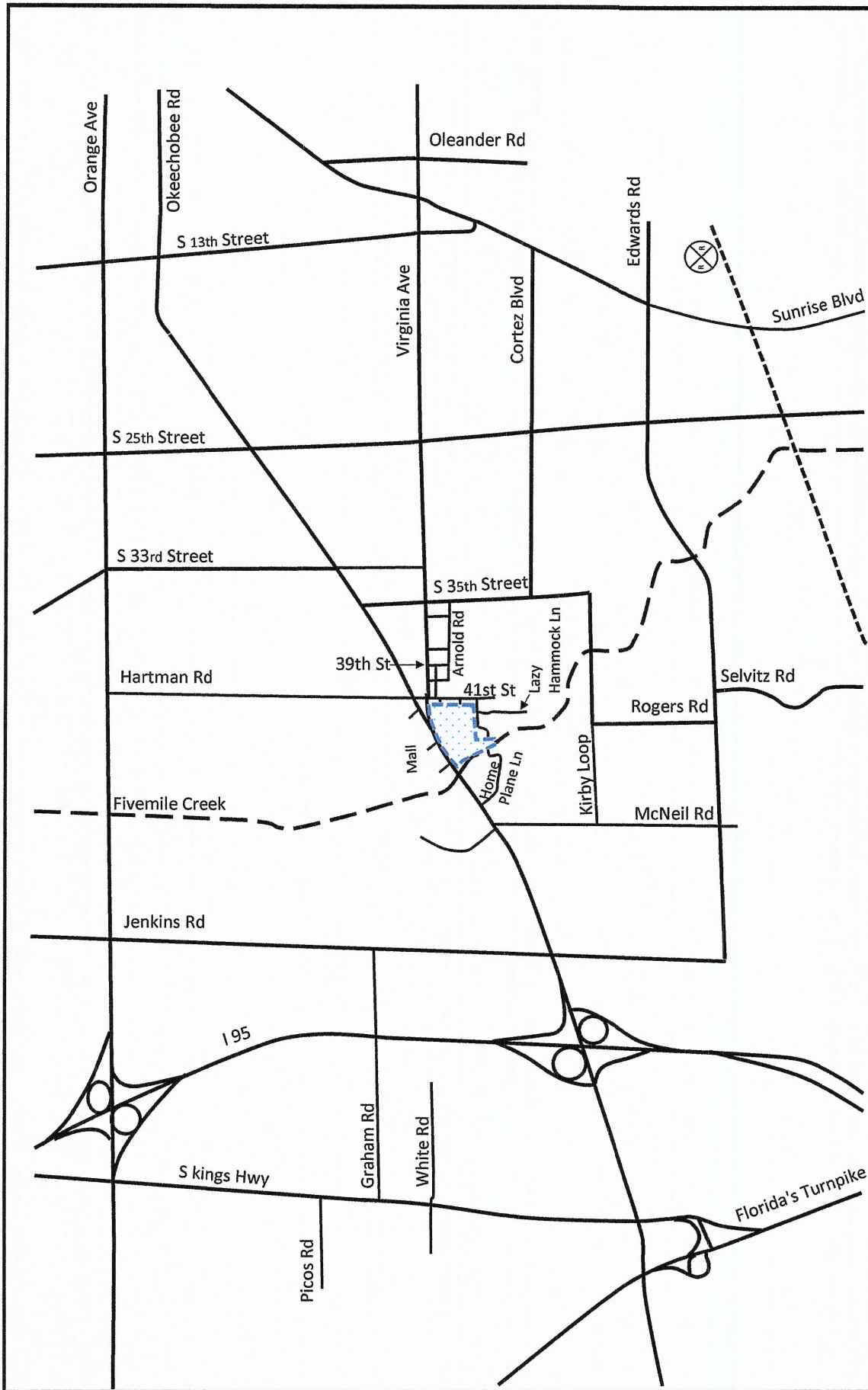


Figure 1
Project Location
 3000 Virginia Avenue

Legend

 = Project Site

 OROURKE ENGINEERING & PLANNING	22 SE Seminole Street Stuart, FL, 34994 Date: 02-15-22
	NTS Job Number: SR22011.0

Table 1 - Trip Generation - Comparison Using Shopping Center and EFLU

Scenario	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	$T = 6.41(X) + 75.31$	50%	50%	1,191	2,383	405	810	34.0%	405	(405)	1,573	
Existing Future Land Use	Shopping Center	820	1,268,903	SR	$T = 37.01(X)$	50%	50%	23,481	46,962	7,983	15,967	34.0%	7,984	(7,984)	30,995	
Net Change (Decrease in Trips)								(22,289)	(44,579)	(7,579)	(15,157)	-	(7,579)	7,579	(29,422)	

Source: ITE 11th Edition Trip Generation Rates

Scenario	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	$T = 0.31(s) + 22.85$	24%	76%	32	102	22	46	34.0%	22	10	88	
Existing Future Land Use	Shopping Center	820	1,268,903	SR	$T = 0.59(X) + 133.55$	62%	38%	547	882	150	300	34.0%	397	185	582	
Net Change (Decrease in Trips)								(515)	(748)	(128)	(254)	-	(387)	(107)	(494)	

Source: ITE 11th Edition Trip Generation Rates

Scenario	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	$T = 0.31(s) + 20.53$	63%	37%	110	65	30	60	34.0%	30	5	115	
Existing Future Land Use	Shopping Center	820	1,268,903	SR	$\ln(T) = 0.72 \ln(X) + 3.02$	48%	52%	1,688	1,828	598	1,195	34.0%	1,091	1,230	2,321	
Net Change (Decrease in Trips)								(1,578)	(3,341)	(567)	(1,135)	-	(1,011)	(1,195)	(2,206)	

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Trip Generation -Comparison Using Medical Office and EFLU

Table 2a: Daily

Scenario	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net External Trips			Pass-by Trips			Net New Trips				
						In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	$T = 6.41(X) + 75.31$	50%	50%	1,192	1,191	2,383	-	-	2,383	405	405	810	34.0%	34.0%	(405)	(405)	1,573
Existing Future Land Use	Medical Office	720	1,268,903	SF	$T = 42.97(X) - 108.01$	50%	50%	27,209	27,208	54,417	-	-	54,417	9,251	9,251	18,502	34.0%	34.0%	(9,251)	(9,251)	35,915
Net Change (Decrease in Trips)								(26,017)	(26,017)	(52,034)	-	-	(52,034)	(8,846)	(8,846)	(17,692)	-	-	8,846	8,846	(31,342)

Source: ITE 11th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Scenario	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net External Trips			Pass-by Trips			Net New Trips				
						In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	$T = 0.31(s) + 22.85$	24%	76%	32	102	134	32	102	134	22	24	46	34.0%	34.0%	10	78	88
Existing Future Land Use	Medical Office	720	1,268,903	SF	$Ln(D) = 0.90Ln(X) + 1.34$	79%	21%	1,874	498	2,372	1,874	498	2,372	403	403	806	34.0%	34.0%	1,471	95	1,566
Net Change (Decrease in Trips)								(1,842)	(396)	(2,238)	(1,842)	(396)	(2,238)	(381)	(379)	(760)	-	-	(1,461)	(17)	(1,478)

Source: ITE 11th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Scenario	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net External Trips			Pass-by Trips			Net New Trips				
						In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	$T = 0.43(s) + 20.53$	63%	37%	110	65	175	110	65	175	30	30	60	34.0%	34.0%	80	35	115
Existing Future Land Use	Medical Office	720	1,268,903	SF	$T = 4.07(X) + 3.17$	30%	70%	1,550	3,618	5,168	1,550	3,618	5,168	878	879	1,757	34.0%	34.0%	672	2,739	3,411
Net Change (Decrease in Trips)								(1,440)	(3,553)	(4,993)	(1,440)	(3,553)	(4,993)	(848)	(849)	(1,697)	-	-	(592)	(2,704)	(3,296)

Source: ITE 11th Edition Trip Generation Rates

Attachment A

- Land Use Category Info
- ITE Trip Generation Data

Land Use Category	Residential Density (dwelling units per gross acre)*(Also refer density bonus outlined in Policy 1.1.5)*	Non-Residential Floor Area Ratio (FAR)*	Land Use Breakdown
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	
Offices—Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

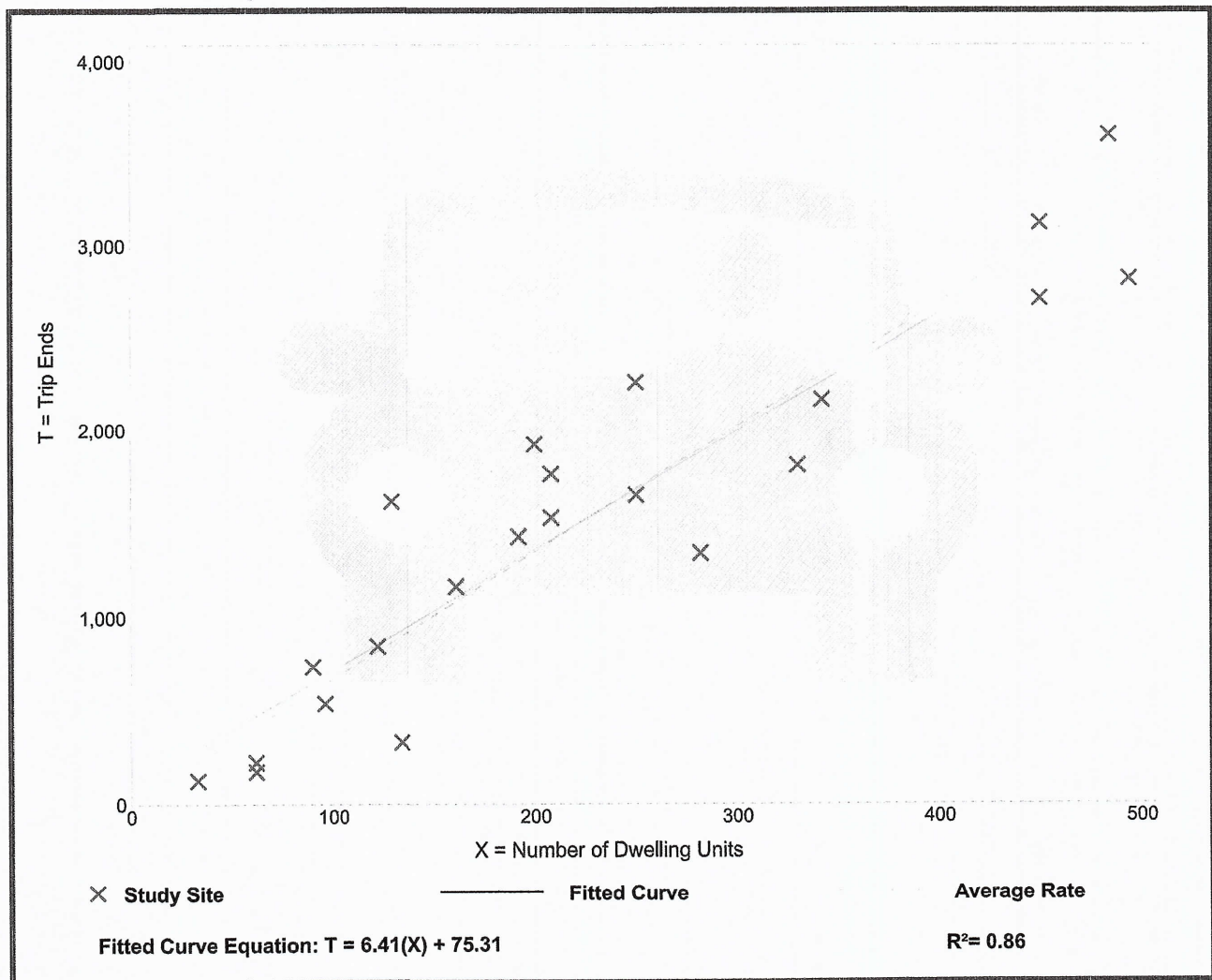
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

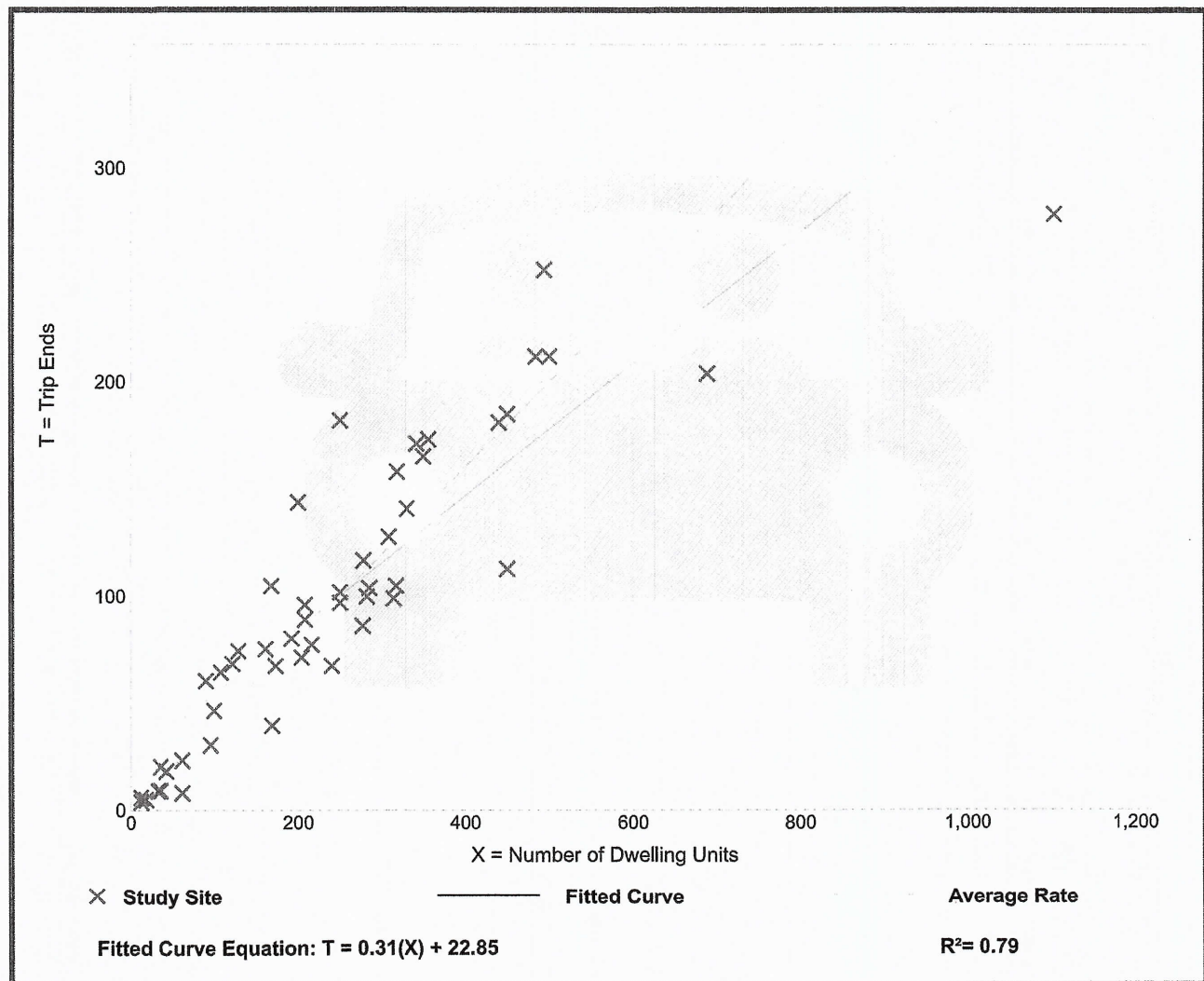
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 49
 Avg. Num. of Dwelling Units: 249
 Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

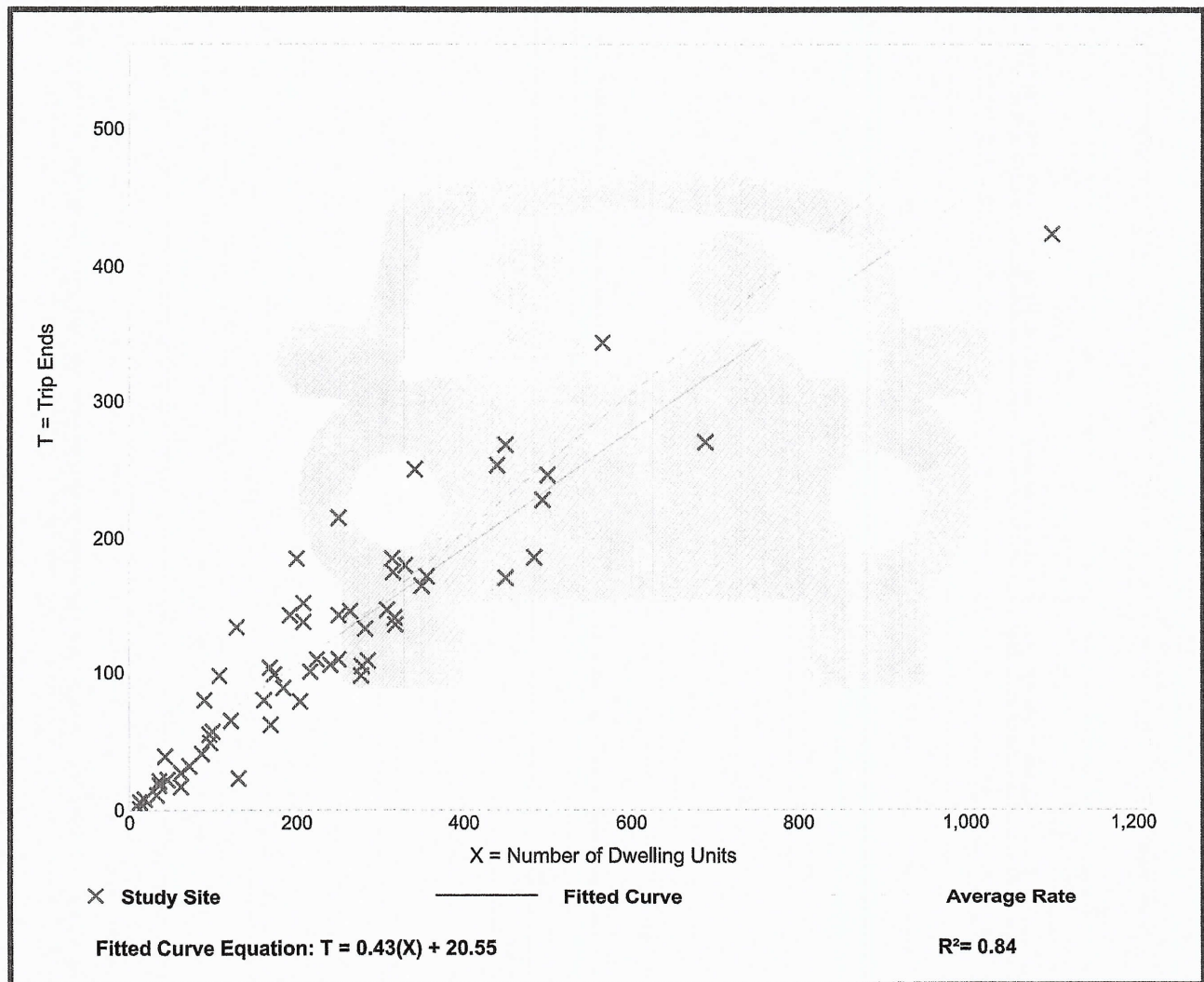
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 59
 Avg. Num. of Dwelling Units: 241
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

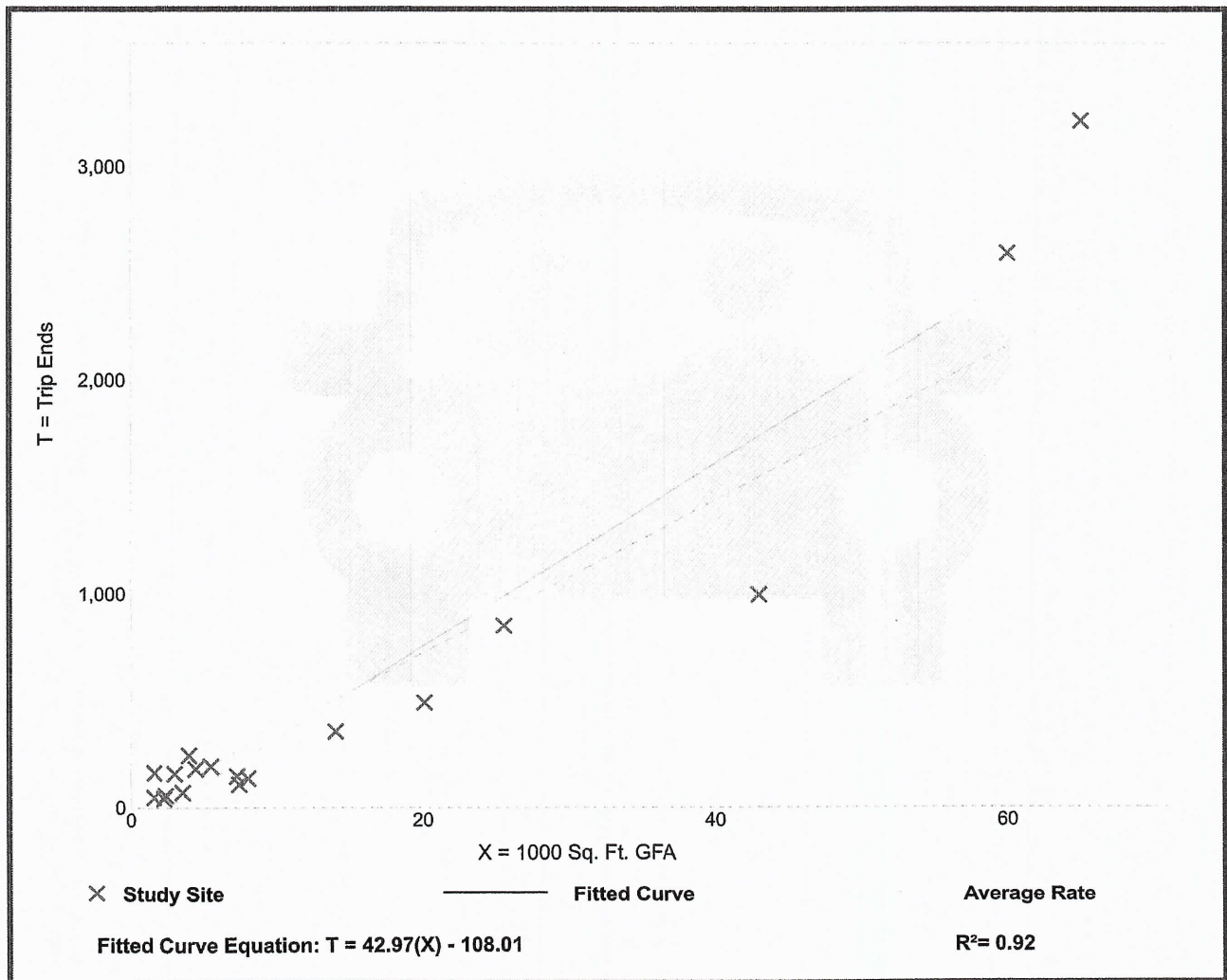
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



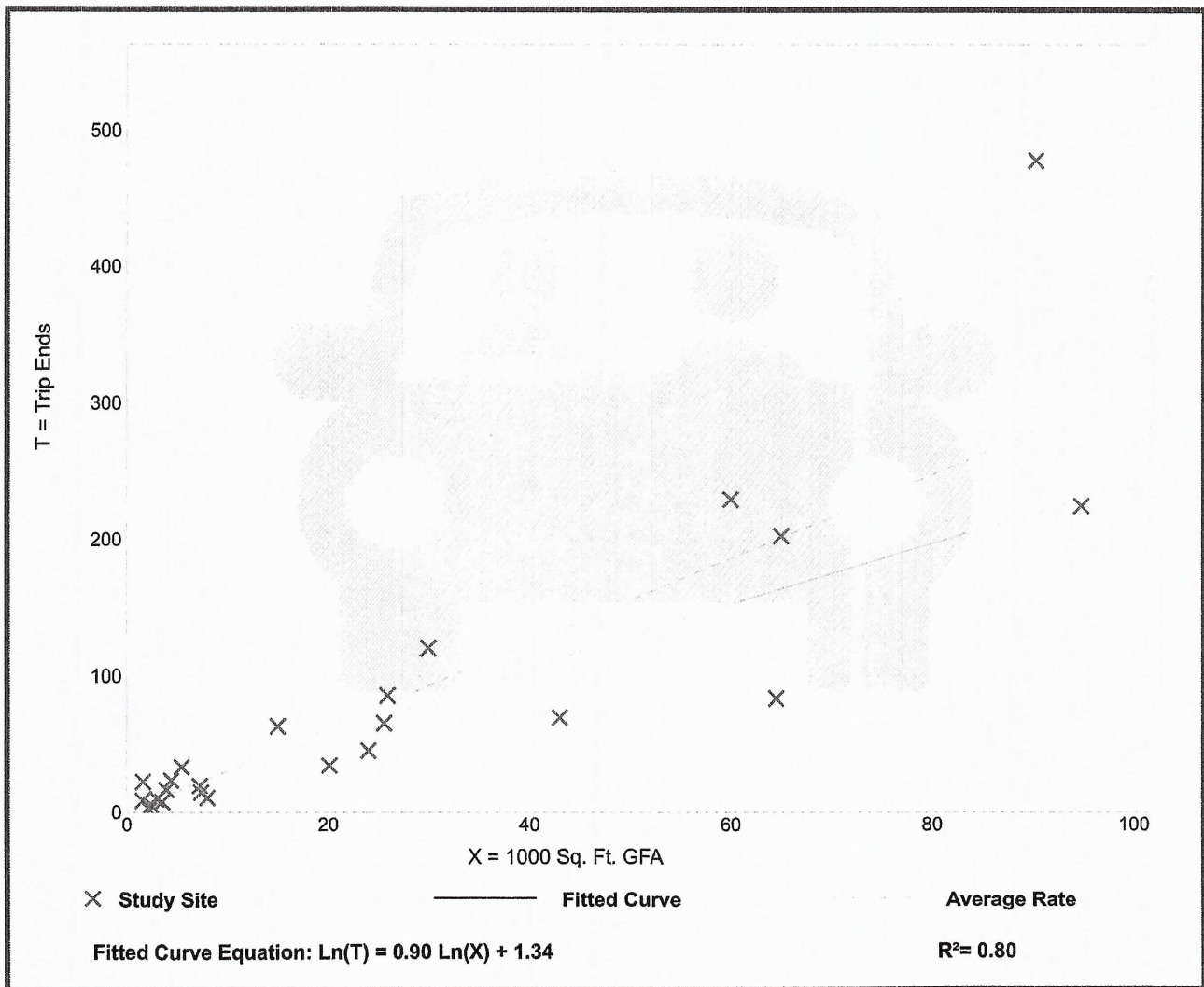
Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 24
 Avg. 1000 Sq. Ft. GFA: 25
 Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



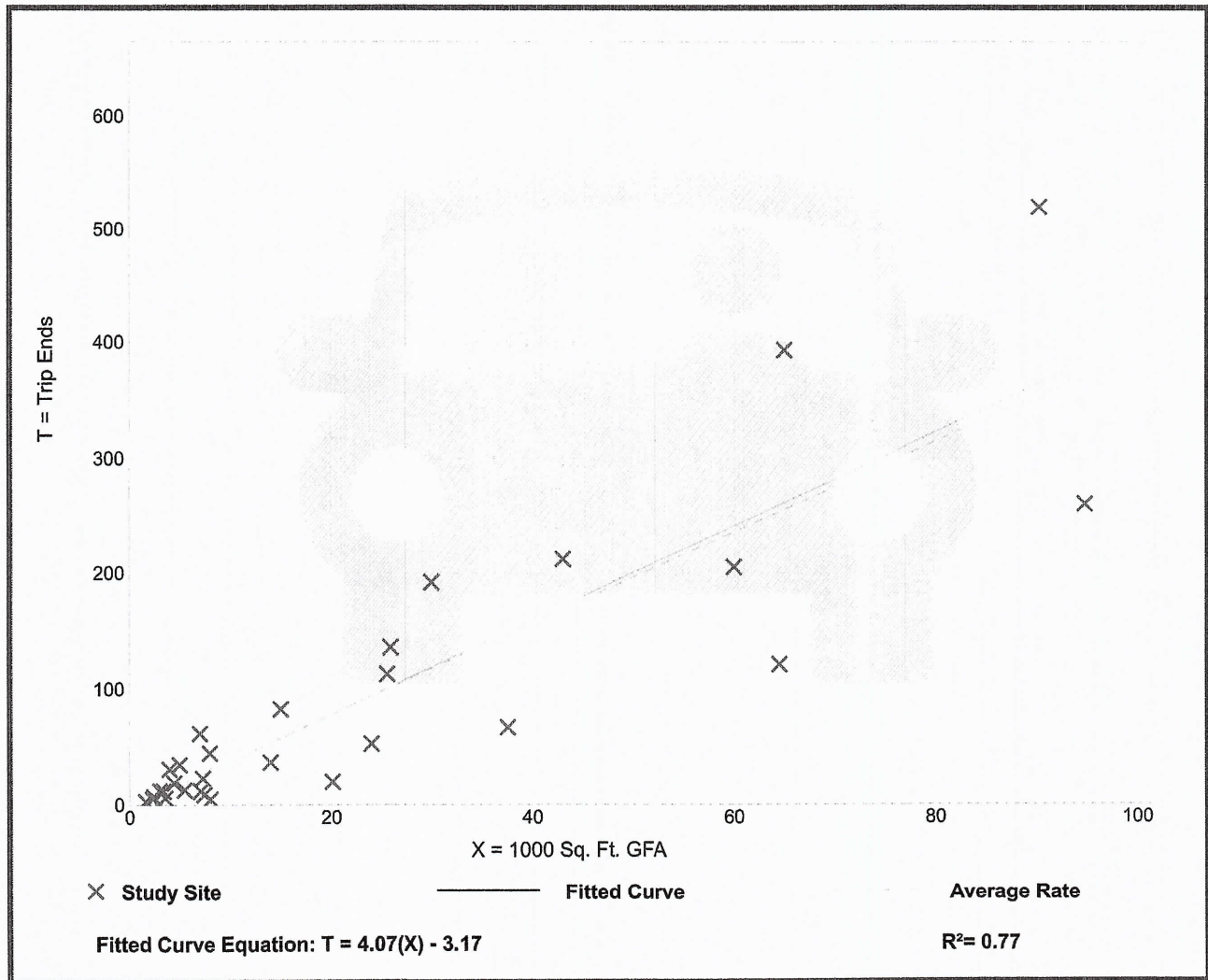
Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 30
 Avg. 1000 Sq. Ft. GFA: 23
 Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Shopping Center (>150k) (820)

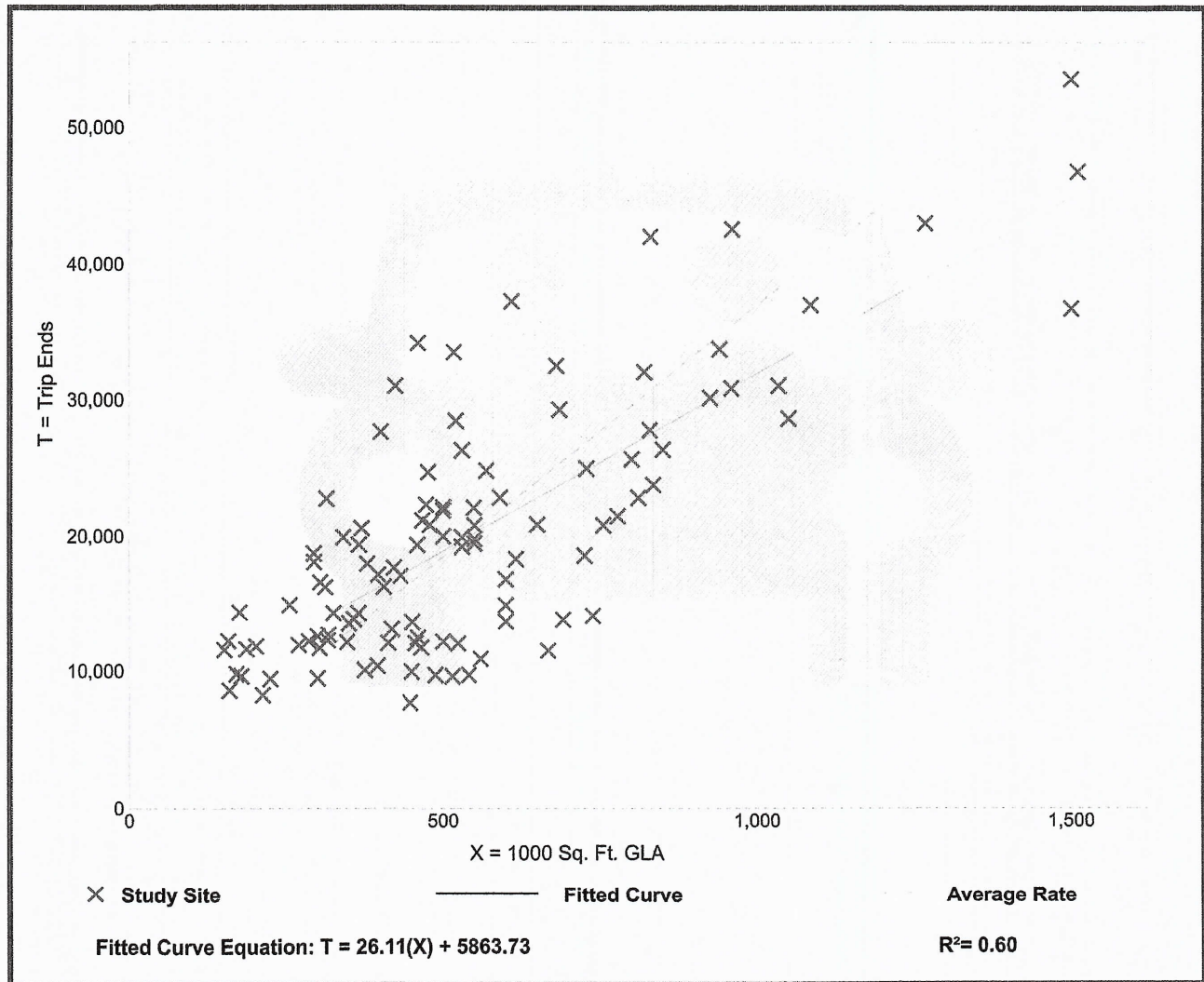
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



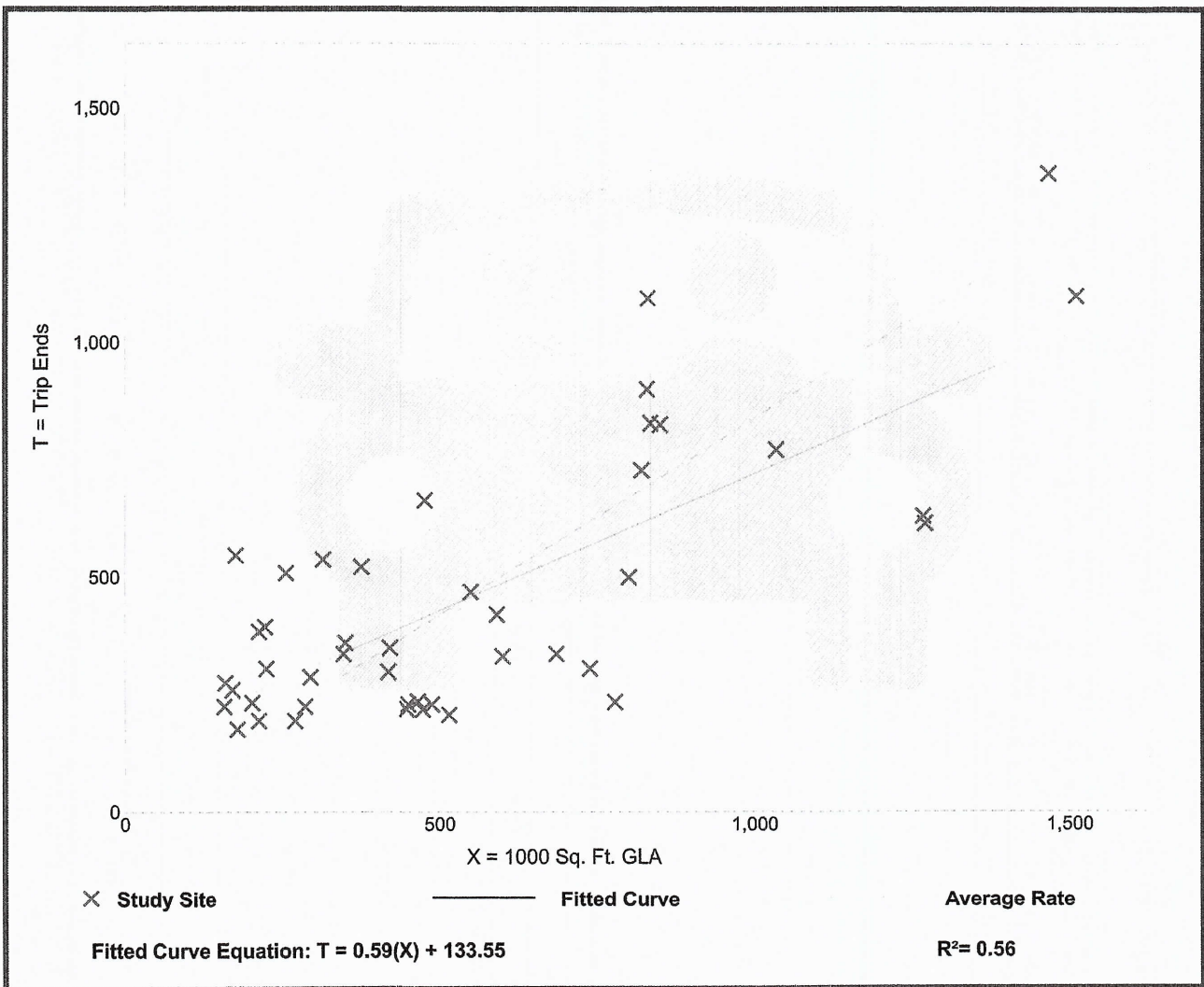
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GLA: 546
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 126
 Avg. 1000 Sq. Ft. GLA: 581
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation

