CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, November 14, 2022 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the October 10, 2022 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. Future Land Use Map Amendment - Viva West - 3037 South Jenkins Road

   b. Future Land Use Map Amendment - Allegra at Fort Pierce - Parcel IDs: 2419-111-0002-000-7 and 2419-113-0001-000-6

7. **NEW BUSINESS**

   a. Annexation - 7-Brew Drive-Thru - 2605 Kerr Street

   b. Zoning Text Amendment - Edgartown Settlement Zoning District

c. Zoning Text Amendment - Code of Ordinances, Chapter 121 - Subdivisions Sec. 121-8, 121-9 and 121-10. Plat specification.

d. Zoning Atlas Map Amendment - Viva West - 3037 South Jenkins Road

e. Zoning Atlas Map Amendment - Allegra at Fort Pierce - Parcel IDs: 2419-111-0002-000-7 and 2419-113-0001-000-6

f. Zoning Atlas Map Amendment - 805 Office Plaza - 805 Virginia Avenue

g. Major Amendment to Planned Development - Red Hawk Rebar - 4280 Bandy Boulevard

h. Conditional Use - Brighter Care Adult Daycare - 415 Avenue A

i. Conditional Use - Longman Garage & Guest House - 1506 Thumb Point Drive

j. Site Plan, Design Review and Conditional Use - Ballarena Multi-Family - 4701 Regina Drive

8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. **DIRECTOR'S REPORT**

10. **BOARD COMMENTS**

11. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 11/14/2022

Re: Minutes - October 10, 2022

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Minutes from the October 10, 2022 meeting

Attachments

Planning Board Minutes 10/10/22

Form Review

Form Started By: Alicia Rosenthal Started On: 10/26/2022 02:41 PM

Final Approval Date: 10/27/2022

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, OCTOBER 10, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Anton Kreisl; Harold Albury; Bob Burdge; Nichelle Clemons; Michael Broderick; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Assistant Planning Director
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the September 12, 2022 meeting

Motion was made by Bob Burdge, and seconded by Anton Kreisl to approve the minutes from the September 12, 2022, meeting with a change to the first paragraph under Roll Call.

AYE: Bob Burdge, Nichelle Clemons, Michael Broderick, Alexander Edwards, Anton Kreisl, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

Prior to new business Chairman Creyaufmiller informed the Board of Mr. Gilmore's promotion to Assistant Planning Director and Ms. Clemons being appointed to Vice-Chair of the Planning Board.

a. **Annexations - Woods Family Annexations - 8 Parcels - 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8**

Mr. Gilmore said the applicant is requesting a voluntary annexation of eight (8) parcels plus or minus 35.79 acres at or near the southeast and southwest corners of S. US Highway 1 and Midway Road in Fort Pierce. Mr. Gilmore explained that the applicant is requesting Future Land Use designations of High-Density Residential (RH) with a Zoning designation of High-Density Residential Zone (R-5) for six (6) parcels and the applicant is requesting Future Land Use designations of General Commercial (GC) with a Zoning designation of General Commercial Zone (C-3) for two (2) parcels. Mr. Gilmore noted the total impact of Future Land Use re-designation for commercial use is a maximum reduction of 2,371,842 square feet and, a maximum increase of 521 dwelling units for residential use.

Mr. Gilmore answered questions from the board on the surrounding property jurisdiction, FPUA annexation agreements, approving annexations independent of zoning request, like for like zoning, and if a unity of title will be needed.

Chairman Creyaufmiller expressed concern with the width and the condition of Melville Road in handling a high density residential project.

Mr. Freeman explained to the Board that the Future Land Use (FLU) is already in place and will allow development whether the property is in the city or county. He said you have to look at the intensity the development will create. Mr. Freeman highlighted the annexation will reduce commercial development by almost two (2) billion square feet and create far less traffic. He noted that there will be control over the site planning.

Chairman Creyaufmiller suggested that the city look at signage notification for residential properties at the annexation stage instead of waiting until the planning stages. He also said better communication is needed with St. Lucie County regarding the road concerns.

Don Cuozzo, Applicant Representative, from Cuozzo Planning Solutions, stated they have not started any planning for the properties and the roads can be addressed at the site plan stage. Mr. Cuozzo said they will be signing the FPUA utilities agreement once the parcels are annexed. Mr. Cuozzo explained that the zoning has changed from over 30 years ago and the area and market has seen significant changes in housing request. Mr. Cuozzo answered questions from the Board on drainage, justification and impacts for more residential units and ownership of property to the west.

Mr. Freeman explained to the Board that staff has to look at the overall impacts on roadways and communities surrounding the eight parcels. He stated that commercial use is more intense and could possibly increase the potential of 30,000 vehicular movements per day. Mr. Freeman noted that the consideration of higher density will add more units on the property and hopefully lower the cost and provide lower rental rates.

Mr. Albury suggested creating a buffer between the high density residential and the single family residential by not only buffering with trees, but also building from two stories to four stories to avoid overcasting.

Mr. Broderick stressed that there is a short fall of work force housing in the city, and the annexations are a prudent move to convert commercial use to R-5 zoning because like for like zoning would not accomplish this.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to approve the proposed four (4) annexations along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone for parcels: 3403-312-0000-000-4, 3403-311-0005-010-9, 3403-311-0005-050-1, and 3403-312-0001-010-4.

AYE: Harold Albury, Bob Burdge, Nichelle Clemons, Michael Broderick, Alexander Edwards, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to approve the proposed annexation along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone for 3403-502-0075-000-3.

AYE: Nichelle Clemons, Michael Broderick, Alexander Edwards, Anton Kreisl, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Harold Albury to approve the proposed the annexation along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone for 3403-502-0070-000-8.

AYE: Michael Broderick, Alexander Edwards, Anton Kreisl, Harold Albury, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the proposed two (2) annexations along with the Future Land Use designations of GC, General Commercial and the Zoning designation of C-3, General Commercial Zone for 3403-804-0043-000-7 and 3403-502-0069-000-8.

AYE: Alexander Edwards, Anton Kreisl, Harold Albury, Bob Burdge, Nichelle Clemons, Michael Broderick, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman said the City Attorney was not available for a Sunshine presentation for the October 2022 meeting. Depending on the November 2022 Planning Board agenda, the Sunshine Presentation may be added.

Mr. Freeman stated that staff is working with the City Attorney on the Edgartown code, and he hopes to present it at the November Planning Board meeting.

Mr. Freeman said that the staff is working with port stakeholders in developing a new Future Land Use for the port.

Mr. Freeman said the city is working internally with the Planning, Engineering and City Manager's office to come up with a strategy to analyze annexations, and traffic impacts specifically around Jenkins Road, and to look at stormwater as a whole. Mr. Freeman highlighted that once the strategy is in place there will be discussion with St. Lucie County to address the issues being seen.

Mr. Freeman noted that staff is also looking at workforce housing and creating a balance with commercial and residential use so that Fort Pierce is a viable community. Mr. Broderick asked what the city can do to functionally create workforce housing on the number of vacant FPUA infill lots. Chairman Creyaufmiller suggested increasing the density on infill lots owned by the city. Mr. Broderick said there are many older non-conforming lots on Delaware Avenue, Orange Avenue and Avenue D that don't meet the code requirements, and it needs to be addressed.

9. BOARD COMMENTS

Chairman Creyaufmiller asked staff who makes the decision on the colors for the City's painting program. Mr. Albury suggested a diverse look in the community that meets certain criteria. Mr. Freeman stated the program is being handled by the Community Redevelopment Agency and the Planning staff is working on a color palette to present to the Historic Preservation Board for approval, in order to fast track the process.

Chairman Creyaufmiller reminded the Board and the citizens to vote at the November 8, 2022 election.

Chairman Creyaufmiller asked for a phone list of the Planning Board members, Planning Staff and Commissioners.

Mr. Broderick congratulated Mr. Gilmore on his well deserved promotion to Assistant Planning Director.

10. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 11/14/2022

Re: Future Land Use Map Amendment - Viva West - 3037 South Jenkins Road

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Future Land Use Map Amendment - Viva West - 3037 South Jenkins Road

SUMMARY:

Approval of Future Land Use Map Amendments (FLUMA) of one parcel (1) from GC, General Commercial to RM, Medium Density Residential.

RECOMMENDATION:

The requested Applications for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 11/01/2022 03:37 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Assistant Planning Director
RE:	**Application for a Future Land Use Map Amendment (1 Parcel)** **Application for Zoning Atlas Map Amendment (1 Parcel)** **3037 South Jenkins Road**
BOARD DATE:	November 14, 2022

STAFF REPORT

Owner(s):	Kiva Development, LLC 2239 Abrams Road Eustis, FL 32726
Representative:	Matthew H. Scott, Esq. of Dunay, Miskel, & Blackman, LLP 14 SE 4th Street, Suite 36 Boca Raton, FL 33432
Applicant's Request:	Approval of Future Land Use Map Amendments (FLUMA) of one parcel (1) from GC, General Commercial to RM, Medium Density Residential. Approval of a Zoning Atlas Map Amendment (Rezoning) of one (1) parcel from C-3, General Commercial Zone to R-4, Medium Density Residential Zone
Location:	3037 South Jenkins Road
Parcel ID:	2325-111-0001-000-2
Existing Use:	Vacant
Site Size:	27.89 Acres (more or less)
Current Future Land Use:	General Commercial (GC)
Proposed Future Land Use:	Medium Density Residential (RM)
Current Zoning:	General Commercial Zone (C-3)
Proposed Zoning:	Medium Density Residential Zone (R-4)

Surrounding FLU/Zoning:

North	East	South	West
GC/C-3	BC/PD	RL/R-2	GC/CP-1

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Future Land Use Map Amendment from GC, General Commercial to RM, Medium Density Residential for one (1) parcel of land. The applicant is also requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone to R-4, Medium Density Residential Zone.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use & Zoning Designation Comparison

The subject site currently has one (1) parcel with a FLU designation of GC, General Commercial. The proposed Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This category

combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The subject site is seeking a Future Land Use designation of RM, Medium Density Residential for the parcel to be consistent with the applicant's proposed multi-family site plan.

When comparing both designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code on the project. This request is an appropriate measure to ensure that the proposed development can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Medium Density Residential Future Land Use, especially considering the size and scale of the proposed future development.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Future Land Use Map Amendment and Zoning Atlas Map Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation Future Land Use Map Amendment

The requested Applications for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for a Zoning Atlas Map Amendment meets the criteria specified in 125-207 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

Okeechobee Rd
Okeechobee Rd
Darter Ct
Metal Dr
Reynolds Dr
SB Interstate 95
NB Interstate 95
Crossroads Pkwy
S Jenkins Rd
Clementine Rd
Persimmon Pl
Raspberry Rd
Briargate Ln
S Jenkins Rd
Hickory

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 21, 2022

Matthew H. Scott/Dunay Miskel & Backman, LLP
14 SE 4th St, Suite 36
Boca Raton, FL 33432

Subject: Viva West Multi-Family Development – 2325-111-0001-000-2 (W. Side of S. Jenkins Road)- TRC Comments for April 21, 2022 meeting

Fort Pierce Planning Department

1. **Please submit a detailed narrative/project description and a detailed narrative for Design Review. A detailed project description was checked off on the back of the Development Review Application but not submitted.**

2. Per City Code Section 125-314. – Design Review; provide color elevations and a color board of all angles of the proposed development. **Please provide color elevations and color elevations of the street-views as well.**

3. **Please remove all monument signs from the site plan. Signs will be reviewed during the Building Permit process.**

4. Per City Code Section 125-315. – Off-Street Parking and Loading (j) Lighting. (1)(b): For multi-structure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, **a minimum average of one footcandle is required.**

5. **A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.**

6. Will there be any additional dumpster areas or trash compactors?

7. Is this a complete rental community?

Fort Pierce Engineering Department

See attached document.

Fort Pierce Building Department

Comments may be forthcoming

St. Lucie County Planning Department

- St. Lucie County Planning requests the City to initiate a third-party review of the presented Traffic Impact Report.
- Encourage preservation of native trees/habitat where feasible – exploring natural buffering from I-95 & larger lot SF abutting the site.
- Encourage future pedestrian and vehicular interconnectivity, where feasible, to future commercial development to the north
- Project is on the West* Side of Jenkins

St. Lucie County PW/Engineering

The following comments are offered by SLC PW – Engineering:

1. The traffic report will be required to be reviewed by the County's 3rd party consultant at the cost of the applicant.
2. Dimension the gate setback from the ultimate ROW line.
3. A Site Development Permit from the County will be required for the driveway connection to Jenkins Road. Please coordinate application submittals with Grant Chambers at Chambersg@stlucieco.org
4. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Police Department

Comments may be forthcoming

Fort Pierce Utilities Authority

See attached documents

St. Lucie County Fire District

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5)

6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

8. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.

9. Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). NFPA 1.18.2.3.2.1.1.

10. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

11. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

12. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

13. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

14. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

15. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

16. Minimum Size of Water Mains
a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

17. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

Captain Wayne Boyer, M.S., FM, FO, MIFireE, CFEI
Fire Marshal
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

St Lucie County School Board

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. Are there any provision being proposed for a school bus stop at this location? As a best practice we do not want to place a bus stop on the arterial roadways where we have alternative. Can a proper location for school bus pull into the complex to pick up students incorporating a good location student to stand/wait for bus at the bus stop.
2. The closest K-8 school is Samuel Gaines Academy is in proximity or walking distance to the project. Please address how a safe route to the school will be developed understanding that there are long term plans to widen Jenkins Roads. How can that safe passage be provided until the road is widened? The aerial photograph below shows the sidewalk just north of the site on the east right-of-way.
3. The LDR required sidewalks on the adjacent roadways, they are not shown on the plans.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

office 772.429.7547
cell 772.216.5755

Florida Department of Transportation

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Planning Department

FROM : Selena Griffett, P.E. – Project Engineer

THRU : John Andrews, P.E. – City Engineer

RE : Viva West (West side of Jenkins)
Rezone, FLUMA, and Site Plan
22-07000006

DATE : April 11, 2022

This is to advise you that we have completed the review of the following documents as received by this office on April 1, 2022:

☐ Development Permit Compliance Review ☒ Site Plan

☐ Construction Drawings ☐ Test Reports & Related Documents

☐ Executed Construction Contract ☐ Record Drawings

☐ Permits

Based on our reviews and appropriate site final inspection, we

☐ Recommend ☒ Do Not Recommend

☐ Variance Approval ☒ Site Plan Approval ☐ DPCR Approval ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for Engineering Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

1. Jenkins Road is a St. Lucie County owned and maintained roadway; please coordinate with the County for Right-of-Way dedications, and driveway connections.

2. The owner/engineer is responsible for obtaining all required permits (SFWMD, NSLRWCD, DFW, etc).

3. Survey calls out Jenkins Road with FDOT Right-of-way; please show the existing Right-of-Way width

4. Please label the NSLRWCD Right-of-Way width.

Traffic Study (O'Rourke):
Page 1 states site is located EAST of Jenkins, this site is located WEST of Jenkins Road.

Site Plan:

1. Plan shows 40' Right-of-Way dedication; how will this impact the entrance layout?
2. How is mitigation handled for Wetland 3?
3. Per Section 125-313 of the Land Development Code, the following items are required for a site plan submittal:

14. A storm drainage plan which indicates the techniques used to control drainage. The plan shall include:

(i) Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions;

(ii) Retention areas and exfiltration systems;

(iii) Length, width, depth and direction of flow for all canals and ditches;

(iv) Storm sewers and appurtenances;

(v) Contour lines at one-foot intervals; and

(vi) A note indicating that all storm drainage facilities shall conform to chapters 32 and 121 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended.

15. A design review plan which meets the requirements of Section 125-314.

Resubmittal Process: Paper copies of the resubmittal shall be submitted directly to the Engineering Department while electronic copies shall be routed through the Building Department. All electronic copies shall be identical to the hard copy submittal, i.e. signed and sealed plans, calculations, etc.

JRA/sdg

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

April 21, 2022

TECHNICAL REVIEW PROJECT # 22-07000006
Rezone, FLUMA & Site Plan-Viva West

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

Note:
FPUA does not accept 10" diameter mains.

FPUA Electric & Gas Engineering: Approved.

Electric service is available to the site (from S. Jenkins Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
Office: (772)466-1600 Ext. 6957
sscimeca@fpua.com

Gas service is available to the site (from Okeechobee Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705
Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached copies of the FPUA GIS maps (Electric and Gas).

If the developer should have any questions, please have them contact the individual listed above.

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

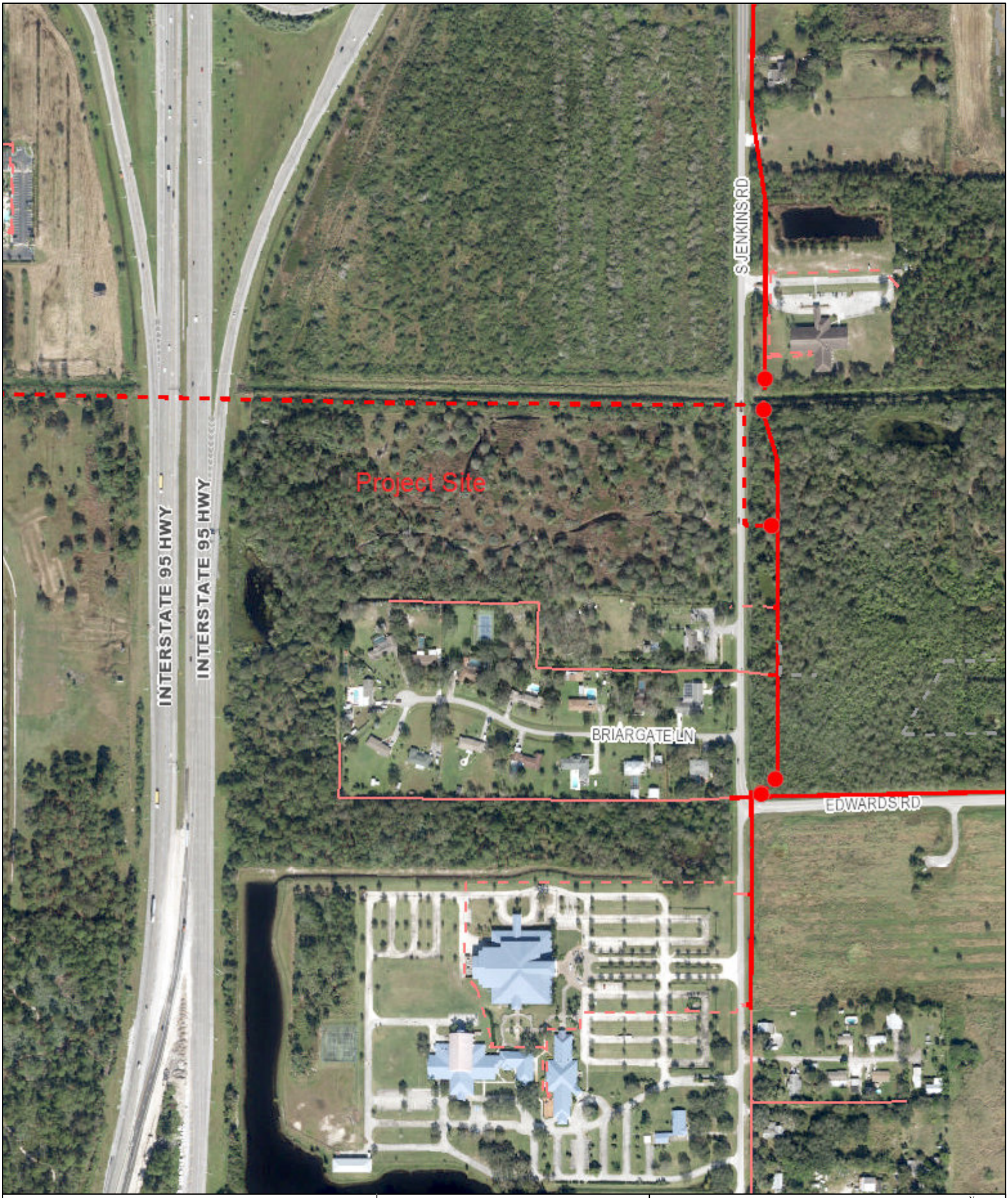
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 12/10/2020

FPUA COMMUNITY PROUD

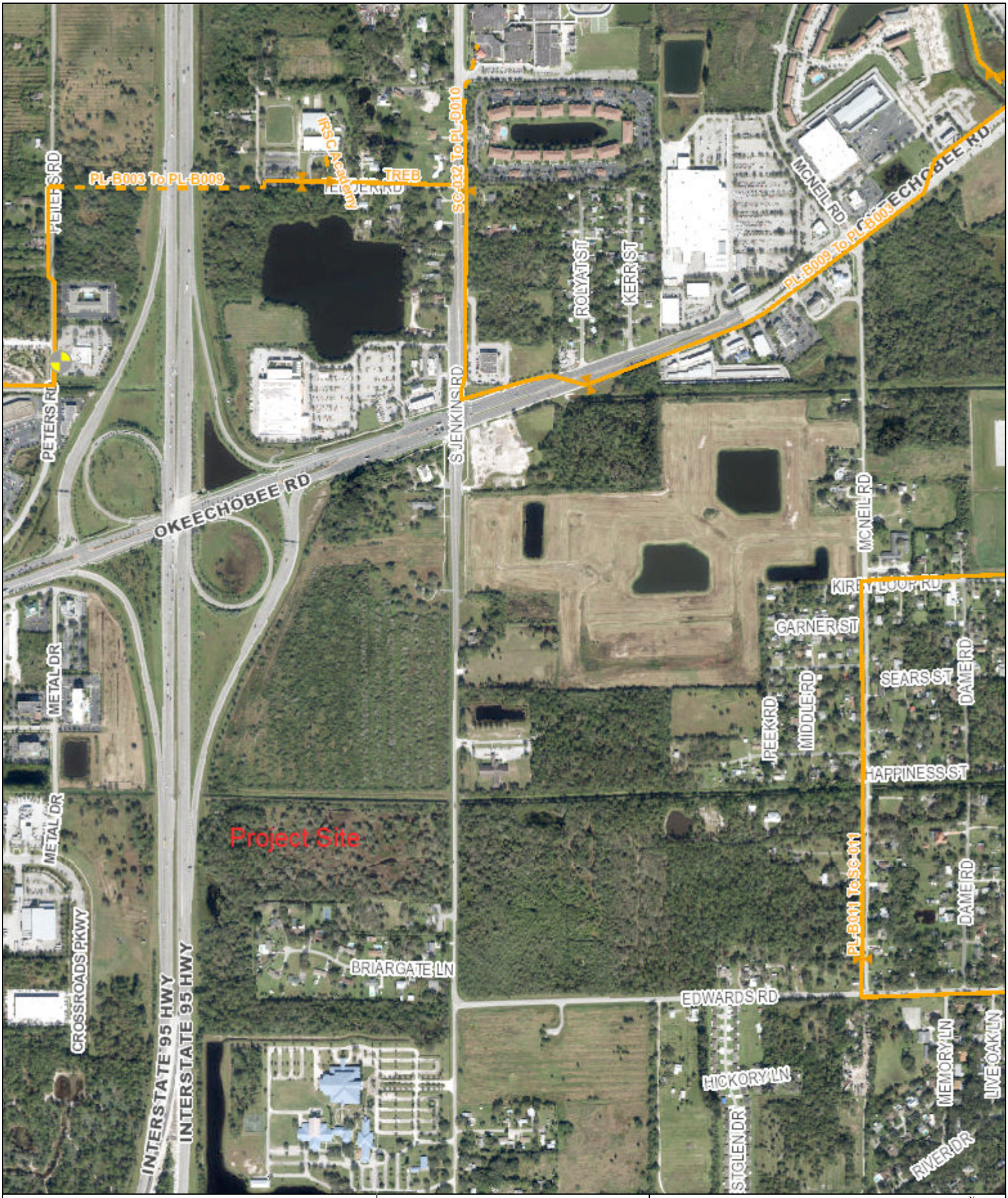
N

1 inch = 455 feet

FPUA Web Map

Created By:
FPUA

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
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811 Know what's below. Call before you dig.

Date: 12/10/2020

FPUA COMMUNITY PROUD

N

1 inch = 911 feet

FPUA Web Map

Created By:
FPUA

(772) 466-1600
FAX (772) 461-1938

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

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

☐ Future Land Use Map Amendment – Small Scale (<10 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 aces ("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: east side of S. Jenkins Rd. between Edwards Rd. & Okeechobee Rd.
2. Property Tax ID(s): 2325-111-0001-000-2
3. Total Acreage: 27.89
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-4 Medium Density Residential
7. Other applications being submitted concurrent with this application, if any: Rezoning application to change the zoning designation from C-3 to R-4
8. Describe the existing uses, improvements and structures on the amendment lands: The property is unimproved
9. Are there any identified or possible historical structures on the amendment lands? no
10. The reason for making this request: The land use and zoning amendment requests will allow the property to be developed with a residential development containing 140 cottage style apartment units.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Land	GC	C-3
South	Single-family Residential	RL	R-2
East	KOA Campground	BC	PD
West	I-95	GC	CP-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1,214,888 sq. ft.	27.89	X
Proposed	RM	R-4	334	27.89	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 334 du x 2.6 = 868 persons
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning	Total gallons per day 0.125 x 1,214,888 = 151,861 pgd
Proposed Zoning	Total gallons per day 86,800 gpd
Change in Demand	**Total gallons per day** 151,861 - 86,800 = 65,061 gpd decrease

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 334 du x 2.6 = 868 persons
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning	Total gallons per day 0.1 x 1,214,888 = 121,488 gpd
Proposed Zoning	Total gallons per day 86,800 gpd
Change in Demand	**Total gallons per day** 121,488 - 86,800 = 34,688 gpd decrease

C. Parks and Recreation (Residential Classifications Only): 334 du x 2.6 = 868 persons + 44,227 = 45,095
(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	0	45.09/20 = 2.25	2.25 acres
Urban District	5 acres per 1,000 people	0	45.09/5 = 9.01	9.01 acres
Community	2.5 acres per 1,000 people	0	45.09/2.5 = 18.03	18.03 acres
Neighborhood	1.36 acres per 1,000 people	0	45.09/1.36 = 33.15	33.15 acres

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) 344 du x 0.405 = 139 students 70% = 97 students; 30% = 42 students
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Chester A. Moore Elementary	Dan McCarthy Middle/Ft. Pierce Central High
City	Ft. Pierce	Ft. Pierce
Distance	5.4 miles	4.4 miles/3.7 miles
Current Zoning Enrollment Demand	0	o
Proposed Zoning Enrollment Demand	97	42
Change in Demand	97	42

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	None
Proposed Zoning	334 units = 5(8 yard unit); 1 (6 yard unit)
Change in Demand	increase in 46 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	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	18,792	AM-850 PM-3,407
Proposed Zoning	1,108	AM-126 PM-164
Change in Demand	Trips (17,684)	Trips AM-(724) PM-(3,243)
Impact to Capacity	No impact to capacity as the trips for the proposed zoning & land use are less than the trips under the existing zoning & land use.	

12. Name of Owner(s): Kiva Development, LLC
Mailing Address: 2239 Abrams Rd.
City Eustis State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: Marshall Property Services, LLC
Mailing Address: 4400 East 100 North
City Shelbyville State IN Zip 46176
Phone # 813-853-3077 Fax # _____
E-mail: frivera@mpropertyservicesllc.com

14. Name of Representative: Matthew H. Scott, Esq./Dunay Miskel & Backman, LLP
Mailing Address: 14 SE 4th St. Suite 36
City Boca Raton State FL Zip 33432
Phone # 561-405-3350 Fax # _____
E-mail: mscott@dmbblaw.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 Charles Marshall Date 2/18/22

Address 4400 E 100 N, Shelbyville, IN State IN Zip 46176

317-800-0385 cmarshall@mypropertyservicesllc.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.

Kiva Development LLC 407 921 6991

Property Owner's Name (Please Print) Phone

2239 Abrams Rd. FL 32726

Address State Zip

Antonio Huerta 2/16/2022

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 16th day of February, 2022, by Antonio Huerta who is personally known to me or has produced _____ as identification.

Jesse Wilton
Signature of Notary (seal)

JESSE DAVID WILTON
Notary Public - State of Florida
Commission # HH 132637
My Comm. Expires May 22, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved:_____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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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_____

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2. Property Tax ID(s): 2325-111-0001-000-2
3. Total Acreage: 27.89
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-4 Medium Density Residential
7. Other applications being submitted concurrent with this application, if any: Land Use Plan Map Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The property is unimproved

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

10. The reason for making this request: he land use and zoning amendment requests will allow the property to be developed with a residential development containing 140 cottage style apartment units.

11. CAPACITY ANALYSIS

I. Site Data:

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Neighborhood	1.36 acres per 1,000 people	0	45.09/1.36 = 33.15	33.15 acres

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Multi-family: (du x 0.207 = students/70% K-8/30% High) 344 du x 0.405 = 139 students 70% = 97 students; 30% = 42 students

	K-8	High
School Name	Chester A. Moore Elementary	Dan McCarthy Middle/Ft. Pierce Central High
City	Ft. Pierce	Ft. Pierce
Distance	5.4 miles	4.4 miles/3.7 miles
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	97	42
Change in Demand	97	42

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	None
Proposed Zoning	334 units = 5(8 yard unit); 1 (6 yard unit)
Change in Demand	increase in 46 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	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	18,792	AM-850 PM-3,407
Proposed Zoning	1,108	AM-126 PM-164
Change in Demand	Trips (17,684)	Trips AM-(724) PM-(3,243)
Impact to Capacity	No impact to capacity as the trips for the proposed zoning & land use are less than the trips under the existing zoning & land use.	

12. Name of Owner(s): Kiva Development, LLC
Mailing Address: 2239 Abrams Rd.
City Eustis State FL Zip 32726
Phone #
E-mail:

13. Name of Applicant: Marshall Property Services, LLC
Mailing Address: 4400 East 100 North
City Shelbyville State IN Zip 46176
Phone # 813-853-3077 Fax #
E-mail: frivera@mpropertyservicesllc.com

14. Name of Representative: Matthew H. Scott, Esq./Dunay Miskel & Backman, LLP
Mailing Address: 14 SE 4th St. Suite 36
City Boca Raton State FL Zip 33432
Phone # 561-405-3350 Fax #
E-mail: mscott@dmbblaw.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.

[signature] Charles Marshall 2/18/22 2/16/2022
Applicant's Signature Applicant Date
Owner

1400 East 100 North Shelbyville	IN	46176
Address	State	Zip

317-800-0385		Cmarshall@mypropertyservicesllc.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 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.

Kiva Development, LLC	407-921-6991
Property Owner's Name (Please Print)	Phone

2239 Abrams Rd. Eustis	FL	32726
Address	State	Zip

Property Owner's Signature — Date: 2/16/2022

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 16th day of Feb, 2022, by Antonio Huerta who is personally known to me or has produced _____ as ident

Jesse Wilton
Signature of Notary (seal)

JESSE DAVID WILTON
Notary Public - State of Florida
Commission # HH 132637
My Comm. Expires May 22, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4597230 OR BOOK 4299 PAGE 1642, Recorded 07/24/2019 10:30:24 AM Doc
Tax: $6475.00

PREPARED BY AND RETURN TO:
Kenneth R. Uncapher
Uncapher Law, P.A.
2869 Delaney Avenue
Orlando, Florida 32806

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 16th day of July, 2019, by **LAND HOLDING, LLC**, with an address of The Tower at PNC Plaza, 300 Fifth Avenue, Pittsburgh, PA 15222-2401 (hereinafter referred to as "Grantor"), to **KIVA DEVELOPMENT, LLC,** a Florida limited liability company, with an address of 2239 Abrams Road, Eustis, Florida 32726 (hereinafter referred to as "Grantee").

Witnesseth, that the said Grantor, for and in consideration of the sum of $10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all of that certain real property situate in the **County of St. Lucie, State of Florida**, *to wit*:

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

Together with all tenements, hereditaments, and appurtenances thereon.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Deed, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of any partnership, corporation, or limited liability company. The singular shall be deemed to include the plural, and vice versa, where the context so permits or requires.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; that Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but no other; and that said real property is free of all encumbrances, except taxes accruing subsequent to December 31, 2018, and except the matters and restrictions of record.

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

Signed, Sealed and Delivered
In the Presence of:

Witness #1

Lexie A. Isaac
(Please Print or Type Name)

Witness #2

Hema Rodriguez
(Please Print or Type Name)

LAND HOLDING, LLC

By: John R. Gassie
JOHN R. GASSIE, Vice President

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

Property Identification

Site Address: JENKINS RD
Sec/Town/Range: 25/35S/39E
Parcel ID: 2325-111-0001-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 14297
Map ID: 23/25N
Zoning: General Co

Ownership

Kiva Development LLC

2239 Abrams RD
Eustis, FL 32726

Legal Description

25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)

Current Values

Just/Market Value:	$651,000
Assessed Value:	$651,000
Exemptions:	$0
Taxable Value:	$651,000

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	27.89
Land Size (SF):	1,214,888

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 16, 2019	4299 / 1642	0002	SP	Land Holding LLC	$925,000
Feb 3, 2017	3960 / 0630	0118	CT	Jenkins Property Holdings LLC	$275,100
May 3, 2005	2233 / 1811	XX01	WD	West Side Baptist Church of FP	$3,000,000
Oct 18, 2001	1450 / 1971	XX03	WD	Pugliese Paulette	$1,350,000
Aug 4, 1995	0970 / 2605	XX02	DE	Henderson Paulette	$100
May 8, 1989	0638 / 0364	XX00	WD	Herman Glazer	$589,200
Sep 1, 1986	0513 / 2045	XX01	CV		$537,000
Apr 1, 1981	0354 / 0527	XX00	CV		$500,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
Roof Cover:
Roof Structure:
Building Type:
Year Built: N/A
Frame:

Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$651,000
Just/Market:	$651,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$651,000
Exemption(s):	$0
Taxable:	$651,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	79.6	Fort Pierce Stormwater Charge	$5,492.40

Start Year	AssessCode	Units	Description	Amount
2013	0054	27.88999	North St. Lucie Water Management District	$571.74

This does not necessarily represent the total Special Assessements 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	$651,000	$651,000	$0	$651,000
2020	$651,000	$651,000	$0	$651,000
2019	$1,001,500	$1,001,500	$0	$1,001,500
2018	$1,822,300	$1,822,300	$0	$1,822,300

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Land	GC	C-3
South	Single-family Residential	RL	R-2
East	KOA Campground	BC	PD
West	I-95	GC	CP-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1,214,888 sq. ft.	27.89	X
****Proposed**	RM	R-4	334	27.89	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 334 du x 2.6 = 868 persons
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning/FLU	Total gallons per day 0.125 x 1,214,888 = 151,861 pgd
**Proposed Zoning/FLU	Total gallons per day 86,800 gpd
**Change in Demand	Total gallons per day 151,861 - 86,800 = 65,061 gpd decrease

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 334 du x 2.6 = 868 persons
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning/FLU	Total gallons per day 0.1 x 1,214,888 = 121,488 gpd
**Proposed Zoning/FLU	Total gallons per day 86,800 gpd
**Change in Demand	Total gallons per day 121,488 - 86,800 = 34,688 gpd decrease

C. Parks and Recreation (Residential Classifications Only): 334 du x 2.6 = 868 persons + 44,227 = 45,095
(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	0	45.09/20 = 2.25	2.25 acres
Urban District	5 acres per 1,000 people	0	45.09/5 = 9.01	9.01 acres
Community	2.5 acres per 1,000 people	0	45.09/2.5 = 18.03	18.03 acres
Neighborhood	1.36 acres per 1,000 people	0	45.09/1.36 = 33.15	33.15 acres

D. Public Schools (Residential Classifications Only): 344 du x 0.405 = 139 students
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 70% = 97 students; 30% = 42 students

	K-8	High
School Name	Chester A. Moore Elementary	Dan McCarthy Middle/Ft. Pierce Central High
City	Ft. Pierce	Ft. Pierce
Distance	5.4 miles	4.4 miles/3.7 miles
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	97	42
****Change in Demand**	97	42

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	None
****Proposed Zoning/FLU**	334 units = 5(8 yard unit); 1 (6 yard unit)
***Change in Demand**	increase in 46 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	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	18,792	AM-850 PM-3,407
****Proposed Zoning/FLU**	1,108	AM-126 PM-164
***Change in Demand**	Trips (17,684)	Trips AM-(724) PM-(3,243)
Impact to Capacity	No impact to capacity as the trips for the proposed zoning & land use are less than the trips under the existing zoning & land use.	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 140	Single Family: N/A	Multifamily: 140	
Non-residential (square footage): None			
Mixed-use (describe use): None			
(If this is a single phase project, name it Phase I – Total) Phase I-total 140			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	I	140	27.89		
Single-family, attached					
Multi-family					
Other (specify)					

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? N/A

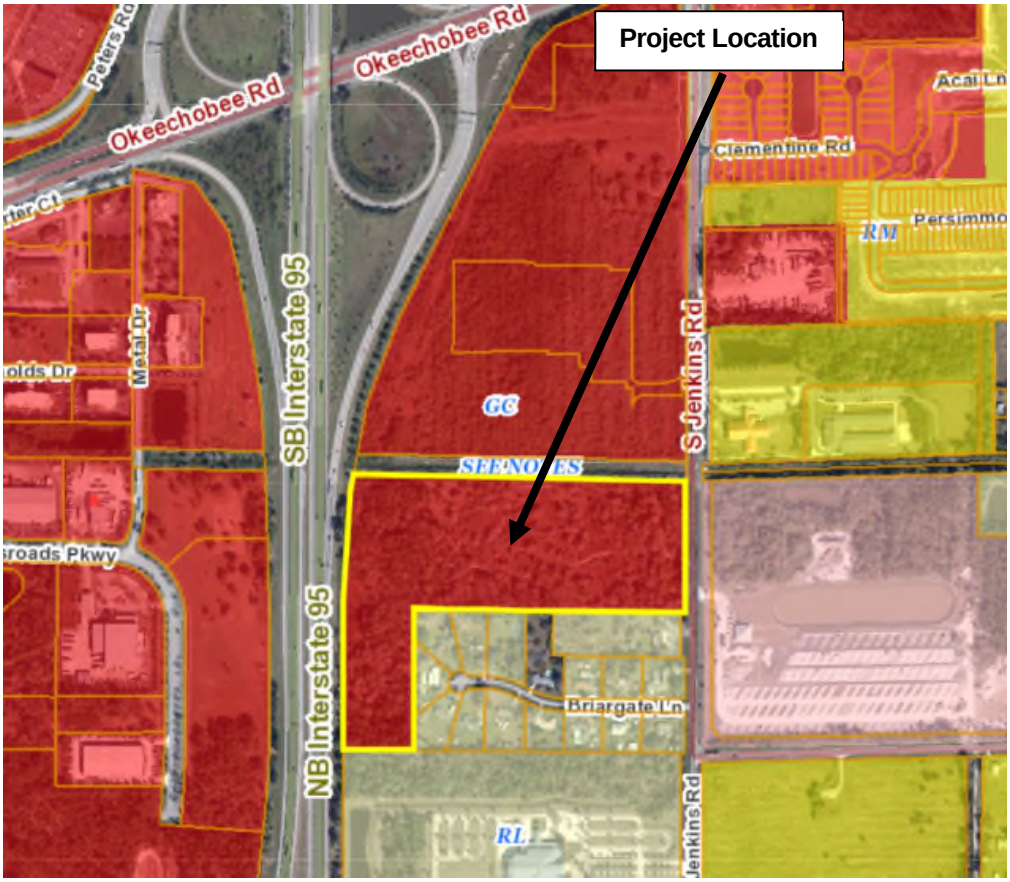
2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

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

Marshall Property Services, LLC
Jenkins Road Cottage Style Apartments
Locational Map



Detail by Entity Name

Florida Limited Liability Company
KIVA DEVELOPMENT, LLC

Filing Information

Document Number	L06000043117
FEI/EIN Number	20-4760222
Date Filed	04/25/2006
State	FL
Status	ACTIVE

Principal Address

2239 ABRAMS ROAD
EUSTIS, FL 32726

Changed: 04/24/2017

Mailing Address

P.O. BOX 370
EUSTIS, FL 32727

Changed: 01/30/2017

Registered Agent Name & Address

Lifeboat Registered Agents, LLC
3700 S CONWAY ROAD
ORLANDO, FL 32812

Name Changed: 02/05/2021

Address Changed: 01/29/2010

Authorized Person(s) Detail

Name & Address

Title MGR

HUERTA, ANTONIO A
380 CREEKSTONE COURT
LONGWOOD, FL 32779

Title MGR

MOSLER, MICHAEL HSR
2239 ABRAMS RD
EUSTIS, FL 32736

Annual Reports

Report Year	Filed Date
2020	02/03/2020
2021	02/05/2021
2022	01/21/2022

Document Images

01/21/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
01/29/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
04/25/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Foreign Limited Liability Company
MARSHALL PROPERTY SERVICES, LLC

Filing Information

Document Number	M18000000628
FEI/EIN Number	81-3722967
Date Filed	01/19/2018
State	IN
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/19/2019

Principal Address

4400 EAST 100 NORTH
SHELBYVILLE, IN 46176

Mailing Address

4400 EAST 100 NORTH
SHELBYVILLE, IN 46176

Registered Agent Name & Address

INCORP SERVICES, INC.
17888 67TH COURT NORTH
LOXAHATCHEE, FL 33470

Name Changed: 12/19/2019

Authorized Person(s) Detail

Name & Address

Title MBR

WILNER, YSHIA DAVID
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Title President

Marshall, Charles
365 Route 59, Suite 110
Airmont, NY 10952

Annual Reports

Report Year	Filed Date
2019	12/19/2019
2020	03/11/2020
2021	03/11/2021

Document Images

03/11/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
12/19/2019 -- REINSTATEMENT	View image in PDF format
01/19/2018 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Matthew Kwasman
Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

Marshall Property Services, LLC
Jenkins Road Cottage-Style Homes
Land Use Plan Amendment
& Zoning Atlas Map Amendment
Statement of Need

Marshall Property Services, LLC ("Petitioner") proposes developing a new residential project comprised of 140 dwelling units with associated amenities ("Project"), thereby making a substantial investment in the Jenkins Road area and creating a new housing opportunity for the community. Petitioner proposes naming the new development "Viva Treasure Coast West." To allow for the Project, Petitioner hereby requests approval of a Land Use Plan Amendment, Rezoning, Site Plan and Design Review.

Kiva Development, LLC ("Owner") is the current owner of the subject property located on the east side of South Jenkins Road between Edwards Road and Okeechobee Road (PCN # 2325-111-0001-000-2) (the "Property"). Petitioner has placed the Property under contract and as such Owner has authorized the submission of the aforementioned applications. The Property is a +/- 27.89 acre site, located in the City of Fort Pierce ("City"), St. Lucie County ("County"). The Property has a future land use designation ("FLUM") of GC, General Commercial. The Property's zoning designation is C-3, General Commercial.

For the Land Use Plan Amendment, Petitioner respectfully requests approval to amend the Property's land use from GC to RM, Medium Density Residential, which is the same land use as the property at the intersection of South Jenkins Road and Edwards Road, approximately 728 feet south of the Property. Concurrently, Petitioner requests a Rezoning of the Property from C-3 to R-4, Medium Density Residential, which is also the same zoning district as the property at the intersection of South Jenkins Road and Edwards Road. Per Section 125-187(g) of the City Code, detached residences, townhomes, duplexes, and multi-dwelling buildings are permitted by right in the R-4 zoning district with the ideal density of 10 -12 units per acre. The Project is proposed at 5.1 units per acre for a total of 140 units.

Per the City's Future Land Use Map Amendment and Zoning Atlas Map Amendment, Petitioner must demonstrate compliance with the criteria listed below for approval of future land use or zoning map amendment:

1. **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.**

   The proposed changes in land use and zoning are necessary to allow for residential development on the Property and will result in an orderly and logical development pattern, as the surrounding area has residential development and gets gradually more commercial/intense along Jenkins Road as it approaches the intersection with Okeechobee Road to the north.

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

The Property currently has a future land use designation of GC (General Commercial). A canal abuts the Property directly to the north. The parcel to the north of this canal also contains a GC land use designation and is undeveloped. The parcel directly south of the Property contains a RL (Low Density Residential) land use designation and is developed with single-family homes while the parcel to the east has a BC (Boundary Commercial) land use designation and is developed with a KOA campground. Abutting the Property to the west is I-95. Some years ago, the subject Property had a residential land use designation.

Amending the future land use designation on the Property from GC to RM (Medium Density Residential) will result in an orderly and logical development pattern as it will amend the land use designation to be compatible with the surrounding land use designations and residential uses. The amendment will allow the Property to be developed with a maximum of 334 dwelling units. While the RM land use designation will allow this many units, the Applicant is proposing to develop 140 cottage-style homes. This proposed use is less intense than any uses permitted under the existing GC land use designation. The residential use will not generate any loud noises onto the adjacent residential uses that would be caused by trash pick-up and loading areas from permitted commercial uses. Furthermore, the residential uses will generate less traffic than a commercial development permitted under the existing CG land use designation. The traffic report included with this amendment shows a daily decrease of 17,684 trips with the proposed RM land use designation.

2. Statements on how the amendment(s) are consistent with Comprehensive Plan.

This amendment is consistent with the following policies in the City of Ft. Pierce Comprehensive Plan:

FLU 1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

As stated above, the Property currently has a future land use designation of GC. Abutting the Property to north is a canal. The parcel to the north of this canal also contains a GC land use designation and is undeveloped. The parcel directly south of the Property contains a RL land use designation and is developed with single-family homes while the parcel to the east has a BC land use designation and is developed with a KOA campground. Abutting the Property to the west is I-95.

This amendment will change the land use designation on the Property to be more compatible with the surrounding residential uses than the existing GC land use designation. The proposed residential use will be less impactful on the surrounding neighborhood than the commercial uses permitted under the GC land use category.

1.6.1Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

The attached capacity analysis included with this request show that adequate public service facilities are available for the proposed amendment. The amendment will have a significant decrease on the demand for public facility uses.

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

TE 2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

Included with this application is a traffic report showing that the existing GC land use designation will generate 18,792 daily trips, while the proposed RM land use designation will generate 1,108 daily trips. This is a decrease of 17,684 trips. In addition to the decrease in daily trips, the amendment will result in a decrease of 724 AM peak hour trips and 3,243 PM peak hour trips. Therefore, this amendment will not increase the volume of trips or decrease the level of service standards on the surrounding roadways.

3. Statements on how the 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.

The Property currently has a future land use designation of GC. Abutting the Property to the north is a canal. The parcel to the north of this canal also contains a GC land use designation and is undeveloped. The parcel directly south of the Property contains a RL land use designation and is developed with single-family homes while the parcel to the east has a BC land use designation and is developed with a KOA campground. Abutting the Property to the west is I-95.

The proposed RM land use designation is compatible with the surrounding land use designations to the south and east of the Property. Other than the adjacent KOA campground, the surrounding parcels to the south and east contain RM and RL future land use designations. All of these parcels are currently developed with residential units, are currently under construction for the development of residential units or will be developed with residential units in the future. Amending the land use designation on the Property from GC to RM will ensure the Property is compatible with the character of the existing surrounding residential land uses.

While the parcels to the west and north contain a GC land use designation, the Property is bifurcated from the parcels to the west by I-95. Heading north from the Property, the parcels are located on Okeechobee Road, a major commercial corridor. The GC land use designation is appropriate for these parcels as they are located along a high traffic commercial corridor. While the Property is within ½ mile radius of these parcels, the less intense RM land use designation is appropriate for the Property as it is not located along Okeechobee Road and is directly adjacent to existing single-family homes. In essence, the proposed land use and zoning change will create an appropriate and gradual transition in intensity going south to north on the west side of Jenkins Road.

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INTEGRATING SUCCESSFUL DEVELOPMENT AND ENVIRONMENTAL INTEGRITY

P.O. BOX 500407, MALABAR, FLORIDA, 32950
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July 1, 2021

Mr. Donald Smith
Marshall Property Services, LLC
4400 East 100 North
Shelbyville, Indiana 46176

Re: Parcel No. 2325-111-0001-000-2, Jenkins Road, Fort Pierce, Florida
ACES File No. 21126

Dear Mr. Smith,

Andrew Conklin Environmental Services, LLC (ACES) has completed a review of environmental issues associated with the above-referenced ±27.89-acre property, located on the west side of Jenkins Road in Fort Pierce, Florida. Figure 1 depicts the location of the subject site, and Figure 2 is a recent aerial photograph of the site depicting current conditions thereon. On June 30, 2021, ACES inspected the property for the presence of wetlands, surface waters, protected species, and indications of protected species habitat. The purpose of our study was to estimate the current extent of wetlands and protected species habitat on the site. To assess the presence and extent of wetlands, we implemented the jurisdictional wetland identification methodologies of the South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (ACOE), which incorporate an analysis of on-site vegetation, soils, and hydrology to determine the presence or absence of state-jurisdictional wetlands. Where jurisdictional wetlands were found to exist, ACES marked their landward extent by tying sequentially-numbered surveyor's flagging tape to vegetation at each change in the contour of the wetland, and identified their boundaries on a recent aerial photograph of the site. The likelihood of protected species habitation was determined by identifying the various vegetative communities, habitat types, and species indicators currently present on the site, and referencing these against standards and indicators used by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS). Following is a presentation of our findings.

Soil Types

The USDA Natural Resource Conservation Service (NRCS) identifies two different soil types on the property (see Figure 3). Soil maps are used by the environmental regulatory agencies as a general guideline to determine the likelihood of wetland and upland conditions on reviewed properties; soils more commonly associated with wetland conditions potentially indicate areas of lower elevation and greater surface hydrology, whereas soil types that are more commonly associated with uplands are expected to exhibit fewer or no wetland characteristics. Potentially hydric (i.e., wetland) soil types are listed in the *Hydric Soils of Florida Handbook* (Victor W. Carlisle, et al., 2000). ACES sampled soil types throughout the subject property by excavating 6-inch diameter, 12-inch deep cylindrical plugs from the surface, and assessing the soil profiles and characteristics of each plug. Following are brief descriptions of the soil types that are mapped on the subject site, compared to our observations of current soil conditions.

Ankona and Farmton Sands – NRCS Code No. 2: This is a nearly level, poorly drained sandy soil formed from sandy and loamy marine deposits, found on flats of mesic or hydric lowlands. The water table is typically 6 to 18 inches below the surface in most years. This soil is not listed in the *Hydric Soils of Florida Handbook*

This non-hydric soil type is mapped within the majority of the site. Soils in the mapped area mostly consist of non-hydric sand. However, two slightly depressional areas exist where soils qualify as hydric, either containing mucky-textured sand or sand exhibiting mineral stripping within the upper six inches.

Nettles and Oldsmar Sands – NRCE Code No. 25: This is a nearly level, poorly drained sandy soil formed from sandy and loamy marine deposits, found on flats of mesic or hydric lowlands. The water table is typically 6 to 18 inches below the surface in most years. The *Hydric Soils of Florida Handbook* lists this soil type as a hydric soil in only 8 percent of the areas in which it is mapped.

This typically non-hydric soil type is mapped over the east end of the site and in a lobe that extends onto the northern boundary of the property. Most of the soils in these areas are composed of non-hydric sand. However, one area near the east end of the site contains hydric sandy soils exhibiting mineral stripping within the upper six inches.

The NRCS shows a general correspondence to existing conditions, except that three areas of hydric soil exist on the site. The current extent of hydric soils on the site generally corresponds to the location of wetlands as shown on Figure 4.

Community Types

Using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as a guideline, ACES categorized the different natural communities and land uses on the subject site according to FLUCFCS designations and code numbers. Figure 4 depicts the different FLUCFCS communities on the property. The major FLUCFCS categories on the site are:

Mixed Rangeland – FLUCFCS Code No. 630: This category describes the community that dominates the east half of the site, covering a total of approximately 9.04 acres. It contains a widely spaced canopy of Darlington's oak, slash pine, Brazilian pepper, and cabbage palm over scattered patches of saw palmetto and gallberry, with a ground cover of Bahia grass, St. Augustine grass, Spanish needles, smutgrass, Johnson grass, southern fox grape, caesarweed, low panicum, and carpet grass. Underlying soils are composed of non-hydric sand imbedded with small sandy organic bodies. No wetland hydrologic indicators were observed.

Pine Flatwoods – FLUCFCS Code No. 411: This forested upland community exists over most of the western part of the site, covering a total of about 9.47 acres. It contains a mixed canopy of slash pine, Darlington's oak, and cabbage palm over a patchy midstory of saw palmetto, gallberry, holly, and guava, and a sparse ground cover of southern fox grape, caesarweed, and shiny blueberry. Soils are composed of non-hydric sand imbedded with small sandy organic bodies. No wetland hydrologic indicators were observed.

Temperate Hardwoods – FLUCFCS Code No. 425: This forested upland community is located along the part of the southern site boundary, the east end of the site, and along the northern property boundary. The total area occupied by this community is estimated at 6.28 acres. It

contains a canopy of Darlington's oak, Brazilian pepper, cabbage palm, and scattered slash pine over a ground cover of herbaceous species similar to those noted for the Mixed Rangeland community. The southern area also contains patches of saw palmetto, gallberry, and winged sumac, with some wiregrass and shiny blueberry in the ground cover. Underlying soils are composed of non-hydric loamy sand imbedded with small sandy organic bodies. An extensive subsurface layer of compacted gravel is also present near the site entrance. No wetland hydrologic indicators were noted in this community.

Freshwater Marsh – FLUCFCS Code No. 641: This non-forested wetland is located along part of the western site boundary, where it covers approximately 0.95 acres. It is vegetated with a variety of herbaceous wetland species, including flat sedge, torpedo grass, buttonweed, smartweed, swamp fern, duck potato, cattails, and three-square. Brazilian pepper, cabbage palm, and wax myrtle are present on the landward edges. Soils are hydric, consisting of mucky-textured sand and sand imbedded with large mucky organic bodies. Hydrologic indicators suggest that this community is saturated to the surface or inundated virtually year-round. This wetland is identified as Wetland 1 on Figure 4.

Wet Prairie – FLUCFCS Code No. 643: This non-forested wetland community is in two areas in the east half of the site. Wetland 2 is approximately 0.70 acres and Wetland 3 is about 1.45 acres (see Figure 4). Both wetlands are dominated by herbaceous wetland species, including Virginia chain fern, swamp fern, redroot, yellow-eyed grass, and American cupscale. Some Darlington oak and cabbage palm are also scattered in this community. Underlying soils are mildly hydric, being composed of sand exhibiting mineral stripping in the upper six inches. Hydrologic indicators include the presence of sphagnum moss on the ground. This community is saturated to the surface during most of the rainy season, with extended periods of standing water following heavy rains.

Thus, the entire property contains approximately 24.79 acres of uplands and 3.1 acres of wetlands. All of the wetlands fall under the jurisdiction of SFWMD. If impacts are proposed to any of the wetlands, permits to do so must be obtained from this agency. Following is a discussion of potential wetland permitting and mitigation issues for this site.

Wetland Considerations

In general, SFWMD requires that all proposed wetland impacts be justified by the permittee, who is responsible for demonstrating that all reasonable efforts have been made to design the project in a way that avoids or minimizes wetland impacts. Simply put, in most cases, all proposed wetland impacts must clearly be demonstrated as unavoidable. An exception is made when wetland mitigation is provided that is regionally significant, such as the purchase of credits at a wetland mitigation bank that includes the project site within its service area; in such cases, an applicant is not required to avoid or minimize wetland impacts.

In addition to direct wetland impacts (dredging or filling within wetlands), SFWMD usually requires an applicant to also consider the extent of secondary wetland impacts. Secondary wetland impacts are those potentially adverse effects to wetlands that occur due to the proximity of human activities (i.e., noise, traffic, pollution, lighting, human intrusion, pets, yard waste, etc.). To protect against secondary impacts, SFWMD encourages applicants to preserve a naturally-vegetated upland buffer around all portions of wetlands that are to remain undisturbed. The buffer must be at least 15 feet wide, with a minimum average width of at least 25 feet, and needs to be in natural vegetation (supplemental

planting may be required). In all areas where the minimum buffer cannot be provided, SFWMD will assess secondary impacts extending into the adjacent wetlands. The extent of secondary impacts is determined on a case-by-case basis, but is typically determined by extending a 100 to 200 foot radius into the affected wetland from each point where an adequate upland buffer cannot be provided. Although this may result in a large area of assessed secondary wetland impacts, such impacts are considered to be significantly less adverse than direct impacts. Thus, although secondary wetland impacts do add to the amount of mitigation that an applicant must provide to satisfy SFWMD (if they are assessed), they are typically only a small percentage of the whole. Since SFWMD recognizes the long-term value of on-site wetland preservation and enhancement, the secondary wetland impact issue can frequently be addressed by the placement of a conservation easement over remaining on-site wetlands and their adjacent upland buffers (as applicable).

For this site, the purchase of wetland mitigation credits appears to be an option, since the site falls within the service area of at least one SFWMD-permitted mitigation bank. The purchase of mitigation bank credits is often the most cost-effective and expedient option, and provides the greatest amount of flexibility when it comes to site design. The quality of the wetlands on this site are expected to be evaluated as low to moderate, due to their proximity to development and highways, degradation by off-road traffic, historical disturbances, and the presence of nuisance species (i.e., Brazilian pepper, torpedo grass, cattails, etc.). The Uniform Mitigation Assessment Method (UMAM) is used by SFWMD to assess and calculate environmental losses (Functional Loss, or FL) associated with wetland impacts, and environmental gains (Functional Gain, or FG) associated with wetland mitigation. Based on our UMAM analysis of the site, we expect that on-site wetlands would be scored between 47 and 70 percent value and function. Thus, each acre of wetlands approved for impact on this site by SFWMD is expected to result in an FL of between 0.47 and 0.70. To provide sufficient mitigation, an FG of 0.47 to 0.70 per acre of impact would need to be provided. The corresponding cost of wetland mitigation is expected to be between $35,250 and $52,500 per acre of wetland impacts. The specific cost will depend on a variety of factors, including wetland confirmation by state personnel, the findings of a detailed state -approved UMAM evaluation, and the extent of wetland impacts proposed by the applicant.

The time associated with wetland permitting is expected to be between three to five months for SFWMD. In addition to the cost of wetland mitigation, there are other consulting costs associated with quantification, qualification, and permitting of wetlands on the site. Wetland permit application development (±$2,500), on-site jurisdictional confirmation with SFWMD staff (±$600), and other related ancillary costs and fees are expected to amount to between $4,000 and $5,000. Surveying and engineering costs will also apply, although it is not in our purview to estimate these.

Protected Species

On the date of our site assessment, ACES examined the property for any indications of habitation by protected wildlife species. This included inspecting the property for direct visual and auditory evidence of protected species themselves, as well as assessing the site for the presence of secondary indicators, such as burrows, nests, nesting cavities, scat, tracks, trails, rookeries, etc. Following is a discussion identifying the extent to which protected species are thought to be using the site, and the procedures by which such concerns can be addressed during the project permitting process.

> Gopher Tortoises (*Gopherus polyphemus*): Gopher tortoises are protected as a Threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). Gopher tortoises require habitat that includes well-drained sandy soils for burrowing, open sunlit areas for

nesting, and adequate herbaceous forage. Tortoise burrows are classified as "Abandoned" (burrow collapsed, filled with debris, or otherwise obviously not used for quite some time) or "Potentially Occupied" (any burrow that does not meet the definition of Abandoned). On this property, the relatively shallow depth to the seasonal high-water table may preclude suitable tortoise burrowing conditions. However, we did observe some evidence of tortoise occupation on the site. One Potentially-Occupied burrow and one Abandoned burrow were found in the vicinity of Wetland 3 (see Figure 4). This confirms that at least some tortoises occupy the property. Based on the habitat conditions we observed, our preliminary estimate is that there is a relatively low number of tortoises on the site, probably no more than five, using up to 10 burrows.

FWC requires that all tortoises that are likely to be displaced by proposed development be identified through a formal survey, and safely relocated under an off-site gopher tortoise conservation permit from FWC prior to site clearing. In order to determine the number of tortoises that will be affected by site development, it will be necessary to complete a formal tortoise survey over all potentially suitable habitat that is proposed for development on this site. We estimate there is a total of about 15 to 20 acres of sparsely-populated tortoise habitat on the site. Costs associated with tortoise permitting include the 100% survey and mapping of all tortoise habitat (approx. $4,000), developing and submitting the tortoise relocation application to FWC ($650.00), and excavating all potentially-occupied burrows on the site with a backhoe (assuming 10 burrows, the projected cost is $3,500). In addition, FWC will charge an application fee of $220, and the property receiving the relocated tortoises charges $2,200 per tortoise to cover long-term management costs (assuming 5 tortoises, that cost would be $11,000). So, under a hypothetical 10 burrows excavated and 5 tortoises relocated, the total cost (including the tortoise survey) would be approximately $19,370 (actual cost could be more or less depending on the results of the tortoise survey and relocation).

Timing of the tortoise permitting process is linked to the expected project start date. FWC requires that the survey data be no more than 90 days old prior to excavating tortoises under the authority of a permit. Furthermore, FWC requires that an applicant provide documentation from local government confirming that the proposed project that will necessitate tortoise relocation is imminent; without this documentation, the permit is unlikely to be issued. Therefore, the tortoise survey is recommended to take place no more than two months prior to the anticipated project start date. Once the application is submitted, most tortoise permits can be acquired within two to three weeks (assuming all required documentation is provided). After the permit is issued, relocation can occur as long as predicted weather temperatures do not drop below 50 degrees Fahrenheit for 72 hours after the relocation is completed.

Eastern Indigo Snake (*Drymarchon corais couperi*): This federally-listed threatened species can occupy virtually all native Florida habitats, including flatwoods, upland scrub, and wetlands, typically ranging over very large areas and frequently utilizing gopher tortoise burrows for shelter. No signs of this species were observed during our site inspection. Barring the direct sighting of this species, no special permit for potential impacts to it is expected to be necessary to acquire.

Wading Birds: Protected wading birds may occasionally be present within the wetland communities for foraging purposes, including tricolored heron and sandhill crane. There is no

rookery habitat on the site to support nesting of these species, and none of these species were observed on the site during our inspection. Although it is possible that these species may be present from time to time in on-site wetlands on a transitory foraging basis, such behavior is opportunistic, and not indicative of critical reliance on any on-site natural resources. Therefore, no special permits for potential impacts to these species are expected to be required.

Wood Stork (*Mycteria americana*): Wood stork nesting habitat is not present on the site. However, the on-site wetland community does provide foraging habitat for this federally-listed endangered species. Direct impacts to wood storks are not an issue for this site, just potential impacts to wood stork Suitable Foraging Habitat (SFH). However, even if potential impacts to wood stork SFH are assessed, any wetland mitigation proposed for this project should also suffice to meet any wood stork mitigation requirements that might apply.

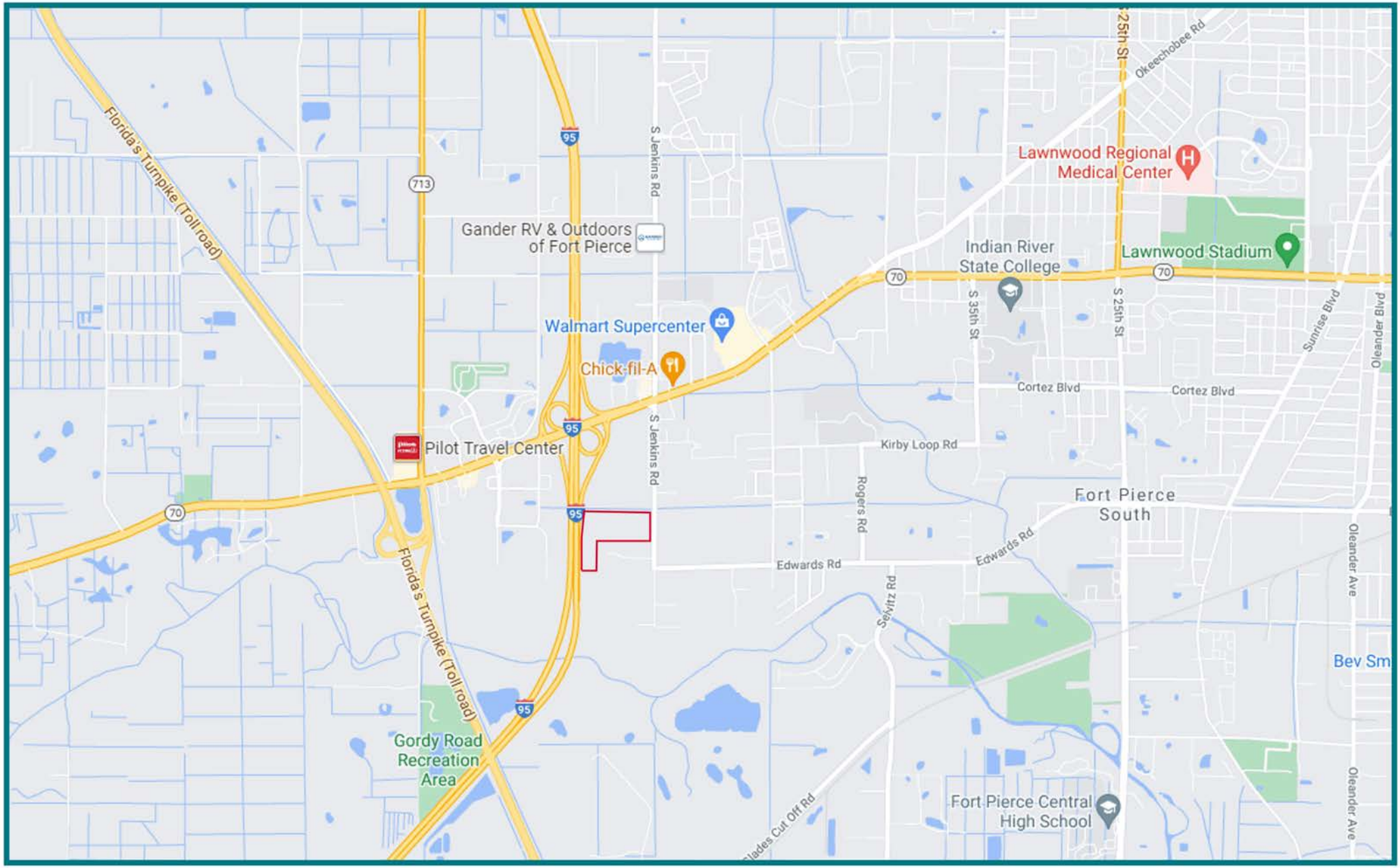
Bald Eagle (*Haliaeetus leucocephalus*): No recorded bald eagle nests exist on or near the subject site, and no eagle nests or eagle activity were observed on the site. The nearest recorded eagle nest is approximately 0.75 miles south of the site. Therefore, it is not expected that potential impacts to this species will need to be addressed prior to site development.

Summary and Conclusion

ACES has completed an environmental assessment of Parcel No. 2325-111-0001-000-2, Jenkins Road, Fort Pierce, Florida. It is our determination that approximately 24.79 acres of uplands and 3.1 acres of SFWMD-jurisdictional wetlands are present on the site. If impacts are proposed to wetlands, then a permit will be needed from SFWMD, and mitigation will be required to compensate for direct and secondary wetland impacts. Although permitting for impacts to wood stork SFH is not expected to be required, the mitigation provided for wetland impacts (if applicable) should also be sufficient to compensate for any wood stork impacts that might be assessed. A small population of protected gopher tortoises are present on the site; a formal gopher tortoise survey will need to be completed prior to site development to determine the number of tortoises that will need to be permitted for relocation. ACES is committed to working with you through all aspects of the environmental permitting and mitigation processes for this project and will provide a proposal for any and all services upon request. Upon your review of this report, should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

Andrew Conklin – President, ACES, LLC



Source: Google Maps

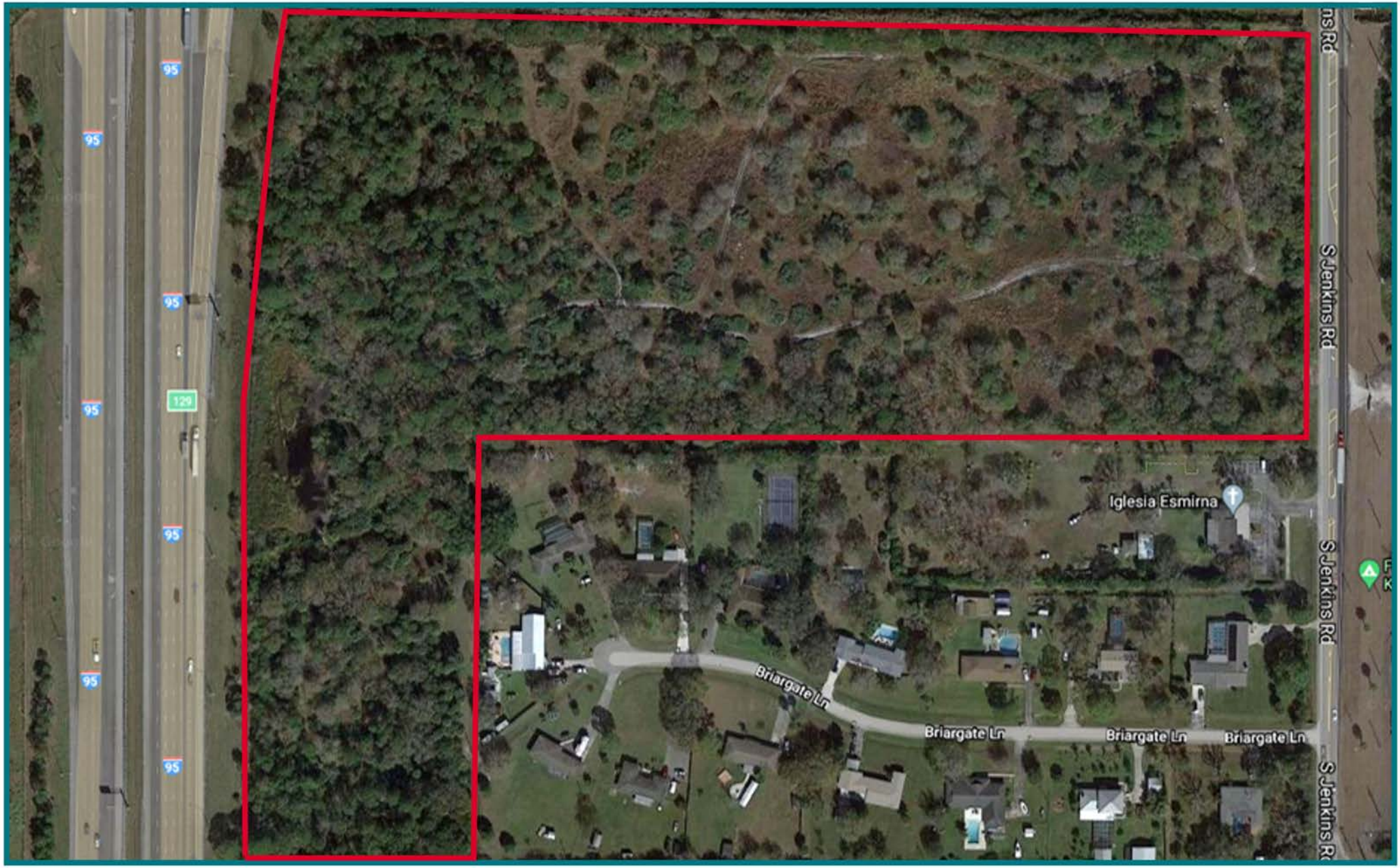
ACES, LLC

Fig. 1 - Location Map

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site

ACES, LLC PO Box 500407, Malabar, FL 32950 Phone: (321) 848-1143 Email: acesllc7@gmail.com



Source: Google Maps

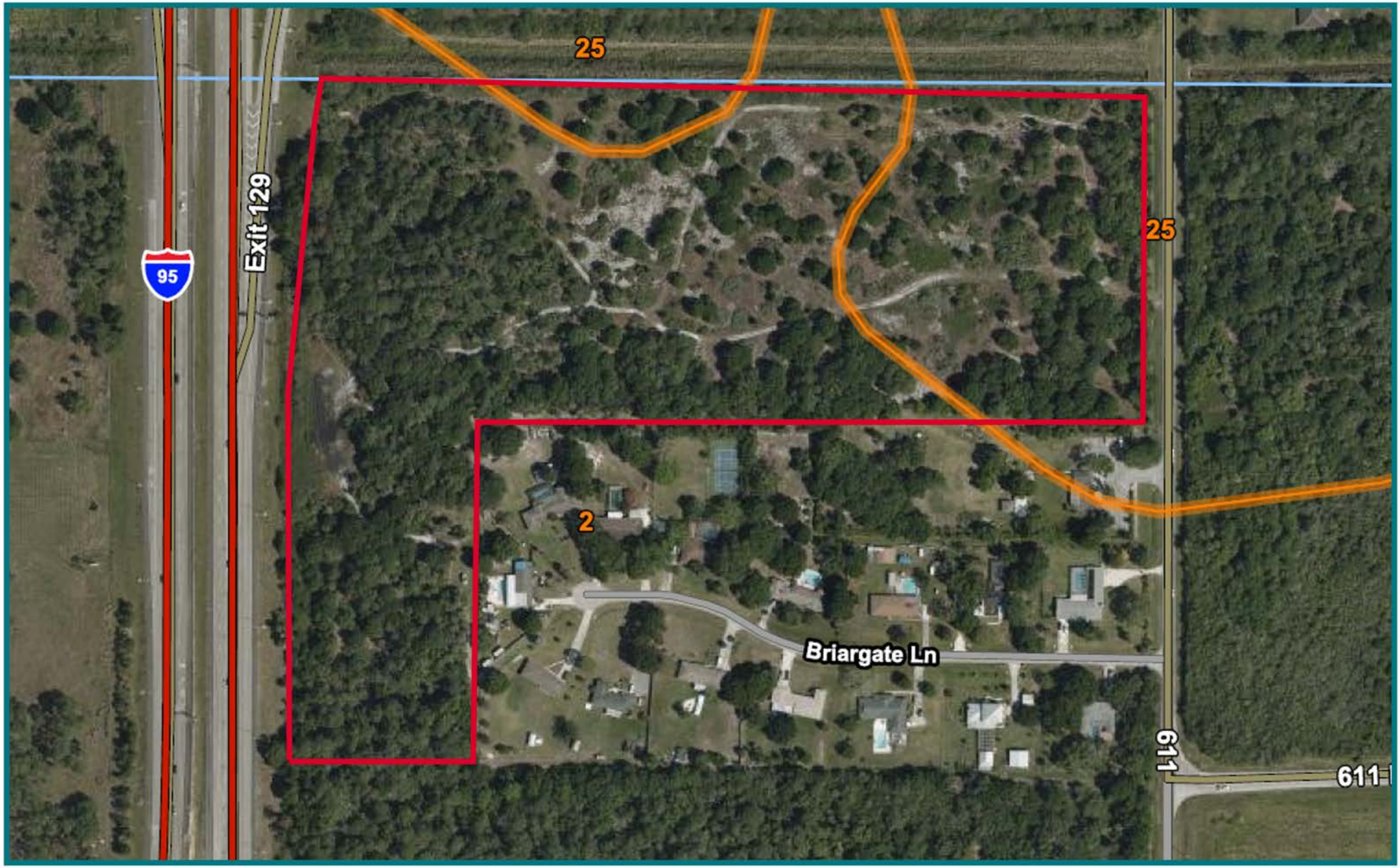
ACES, LLC

Fig. 2 - Aerial Site Photograph

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site

ACES, LLC PO Box 500407, Malabar, FL 32950 Phone: (321) 848-1143 Email: acesllc7@gmail.com



Source: USDA Natural Resources Conservation Service (NRCS)

ACES, LLC

Fig. 3 - NRCS Soils Map

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site
- NRCS Soil Type Boundaries

2 - Ankona and Farmton Sands
25 - Nettles and Oldsmar Sands

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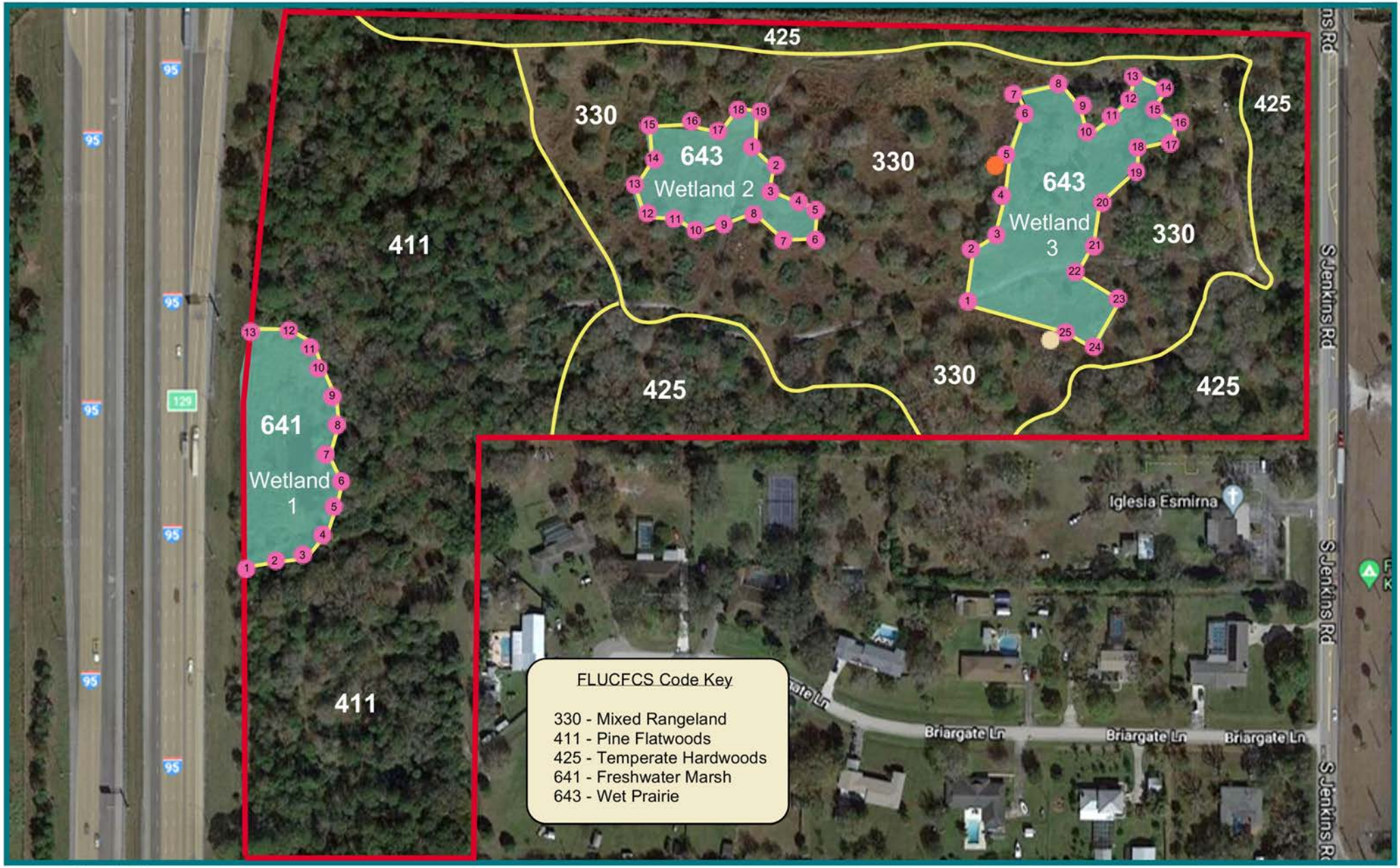

Source: Google Maps

Codes referenced to the Florida Land Use Cover and Forms Classification System (FLUCFCS); wetland flags are pink, marked "ACES," and tied to vegetation

ACES, LLC

Fig. 4 - Environmental Survey Map

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site
- FLUCFCS Community Boundaries
- On-Site Wetlands, +/-3.1 Acres Total
- Wetland Flag Point
- Potentially-Occupied Gopher Tortoise Burrow
- Abandoned Gopher Tortoise Burrow

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Phase I Environmental Site Assessment

27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, Florida 34981
PCN: 2325-111-0001-000-2

Prepared for:
Marshall Property Services, LLC
4400 East 100 North
Shelbyville, Indiana 46176

Project No. 3340.2100065.0000
July 15, 2021

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Our Specialties
Environmental Consulting | Geotechnical Engineering | Construction Materials Testing
Threshold & Special Inspections | Private Provider & Code Compliance

SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Phase I Environmental Site Assessment

27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, Florida 34981
PCN: 2325-111-0001-000-2

Project No. 3340.2100065.0000
July 15, 2021

REPORT PREPARED BY:

Robert P. Crowell, P.G.
Environmental Department Manager

7/15/21

ROBERT P. CROWELL LICENSE No. 1748 STATE OF FLORIDA PROFESSIONAL GEOLOGIST

REPORT REVIEWED BY:

Frederick G. Kaub, P.G.
Managing Partner

UNIVERSAL ENGINEERING SCIENCES

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APPENDICES

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1.0 EXECUTIVE SUMMARY

At the request of Marshall Property Services LLC, GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida; herein referred to as the "subject property" or "site." Accordingly, Marshall Property Services LLC, and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

This Phase I ESA Update was performed in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) and was conducted following the scope of work and any limitations as outlined in **Sections 2.4 and 2.5** and our proposal letter to dated June 7, 2021. This Phase I ESA. The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions* (*RECs*) and *vapor encroachment conditions* (*VECs*) in connection with the property. The purpose and objective of the Phase I ESA was met through the performance of four components: records and site history review, site reconnaissance, interviews, and preparation of the Phase I ESA report. UES performed the Phase I ESA per ASTM Practice E 1527-13, which is equivalent to the U.S. Environmental Protection Agency (EPA) final rule for All Appropriate Inquiry (AAI) and may be used to comply with the provisions of the Federal AAI Rule as set forth in 40 CFR 312. Non-scope considerations, as defined in our proposal letter, as well as in the standard practice, were not addressed.

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between July 6, 2021 and July 14, 2021 by Robert Crowell, P.G., Senior Geologist.

Robert Crowell, P.G., of UES performed a walk-through site reconnaissance of accessible areas of the subject property on July 12, 2021. In addition, observations were made of the immediately adjacent properties. Any limiting conditions encountered during the course of this assessment are included in **Section 2.4**.

According to site information and data supplied by the client and the St. Lucie County Property Appraiser's office, the subject property is an approximate 27.89-acre "L-shaped" vacant parcel containing woodlands and clearings. No current building structures are located on the property.

Based on historical sources reviewed, a review of regulatory agency files, and interviews, the subject property contained undeveloped pastureland. No evidence was identified of previous active agricultural activity on the subject property.

UES reviewed a series of historical aerial photographs between 1944 and 2017 depicting the subject property. The site and vicinity within each aerial photograph were examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject property and vicinity. The subject property appeared to be used as pastureland until approximately the 1990s when the property became primarily dense woodlands. No evidence of previous active agricultural use on the subject property was identified. No building structures (except for possible livestock feeders) were noted on the subject property in any of the aerial photographs reviewed.

A search of available environmental records was conducted by Environmental Data Resources, Inc.® (EDR); this report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. The subject property was not listed in any of the databases searched. Several sites of concern were identified by EDR within the ASTM search radius. Detailed discussions regarding these facilities are provided in **Section 5.1**. Based on the distance, direction, topographic relations and/or estimated groundwater flow, absence of releases, and/or remediation actions to date or ongoing, the identified sites do not appear to pose a threat to the subject property.

A Vapor Encroachment Screening (VES) was performed to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). As specified in ASTM E2600-15 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation to determine the likely presence of *Vapor Encroachment Conditions* (*VECs*). No VECs were identified.

This assessment has revealed no evidence of *VECs* in connection with the subject property.

This assessment has revealed no *RECs* in connection with the subject property.

This assessment revealed no controlled *RECs* in connection with the subject property.

This assessment revealed no historical *RECs* in connection with the subject property.

Discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

2.0 INTRODUCTION

Universal Engineering Sciences (UES) was retained by Marshall Property Services, LLC (Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida; herein referred to as the "subject property" or "site". The Site location is shown in **Figure 1**. A Site Sketch showing the subject property and surrounding areas is included as **Figure 2**. Accordingly, Marshall Property Services LLC and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

2.1 Purpose

As outlined in UES' proposal letter[1], the purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the American Standard for Testing and Materials (ASTM) E 1527-13, *recognized environmental conditions* (*RECs)*[2] *controlled environmental conditions*[3], *historical environmental conditions*[4] , *business environmental risks (BERs)*[5], and *Vapor Encroachment Conditions (VECs)*[6] in connection with the property. UES performed the Phase I ESA scope of work in conformance with the standard practice, as outlined in ASTM E 1527-13 and as set forth in

[1] The use of the ASTM E 1527-13 practice was strictly limited to the scope set forth in our proposal dated June 7, 2021 to Marshall Property Services, LLC, and, authorized and returned to our offices on July 6, 2021.

[2] The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not considered as *recognized environmental conditions*.

[3] The term *controlled environmental conditions* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[4] The term *historical environmental conditions* means a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[5] The term *business environmental risk* means a condition that can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

[6] The term *vapor encroachment conditions* means the presence or likely presence of contaminants of concern vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

40 CFR Part 312. The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

2.2 Detailed Scope of Services and Non-Scope Considerations

The purpose of the Phase I ESA was met through the performance of four primary components: a site history and records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within UES' Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

2.3 Significant Assumptions

For the purpose of this Phase I Environmental Site Assessment, UES has made the following assumptions concerning the assessment of on-site and off-site *RECs*:

- Facilities, which use, generate, store, transport or dispose of hazardous wastes or petroleum products maintain the proper licenses with local, state and/or federal agencies.

- All discharges, releases, or violations related to the use, generation, storage, transportation or disposal, of hazardous substances or petroleum products are reported to appropriate agencies as soon as possible, and all reported discharges have been listed in regulatory files.

- UES has assumed that the information sources utilized for this assessment provided complete and accurate information. Evaluations presented in this report are based exclusively on information provided by available public records, and observations made during the site visit.

2.4 Limitations and Exceptions

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the ASTM Practice E 1527-13 were established for the purpose of this Phase I ESA.

No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment. UES has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, UES accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property. Problematic environmental conditions that were not identifiable through the scope of this investigation may still exist on the property. The results of the Phase I ESA are not, and cannot, be interpreted as a representation or guarantee that no environmental conditions may exist on or beneath or around the property. This study was not intended to be a definitive assessment of contamination at the subject property. It must also be understood that changing circumstances in the environment and in the use of the property can substantially alter the conclusions and information contained in this report. The consultant accepts no liability for the property. It is the sole responsibility of the client and/or user of this report.

It is further understood by the client that a complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this Phase I ESA. Certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA and the practice by which this Phase I ESA was completed in conformance with but may warrant consideration by parties to a commercial real estate transaction. The appropriateness of including an investigation of any such conditions should be evaluated by the client, based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk).

An Environmental Information Questionnaire (EIQ) is utilized by UES to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. The EIQ is completed by the lead assessor. The completed EIQ is included in **Appendix A**.

2.5 Special Terms and Conditions

No special terms and conditions were established for the purpose of the Phase I ESA.

2.6 Reliance

Marshall Property Services LLC and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject to any qualifications stated herein. UES offers no use or rights to this report to any other party regardless of the circumstance. Reliance of this report to any other party is strictly prohibited without the written consent from Marshall Property Services LLC, and UES.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is approximately 27.89 acres in size consists of one "L-shaped" parcel located west of South Jenkins in Fort Pierce, St. Lucie County, Florida. South Jenkins Road borders a portion of the subject property to the east. The right of way to Interstate 95 (I-95) borders the subject property to the west. The legal description for the subject property, as reported by the St. Lucie County Property Appraiser website are attached in **Appendix B**.

3.2 Site and Vicinity General Characteristics

The subject property is "L-shaped" and occupies approximately 27.89 acres. The property is vacant consisting of dense woodland and open unmaintained grassy areas. The topography of the subject property is relatively flat. Several unpaved paths were noted on the subject property.

3.3 Current Use of the Property

The subject property is vacant consisting of maintained grass and clustered trees and dense woodlands/scrub brush.

3.4 Structures, Roads and Other Improvements

No building structures are located on the subject property.

3.5 Current Uses of the Adjoining Properties

Abutters to the subject property include the following:

To the North: A drainage ditch (NSLRWCD Canal 39) borders the subject property to the north. Vacant property containing dense woodlands/scrub brush is located south of the ditch. This property was historically agricultural (citrus and row crops), pastureland and a grass aircraft runway.

To the East: The right of way to South Jenkins Road borders the subject property to the east followed by a vacant property containing woodlands and a Recreational Vehicle (RV) Park/Campground (KOA). Single-family residences along the terminus of Briargate Road are located to the east of the southern "panhandle" portion of the subject property.

To the South: A church (Iglesia Esmirna) borders the eastern portion of the subject property to the south. Single-family residences along Briargate Road are located to the south of the central portion of the subject property. A church (Westside Church) is located to the south of the southern "panhandle" portion of the subject property.

To the West: the right of way to I-95 borders the subject property to the west.

4.0 USER PROVIDED INFORMATION

A completed User Questionnaire is included in **Appendix A**.

4.1 Title Records

According to title information available online from the St. Lucie County Clerk of the Court Records Department, the title to the property was granted to Kiva Development, LLC.

4.2 Environmental Liens or Activity and Use Limitations

At the request of GFA, an Environmental Lien Search (ELS) Report was prepared by Security First Title Resource, Inc. The ELS report is included as **Appendix C**. No environmental liens or Activity and Use Limitations (AULs) were recorded for the subject property.

4.3 Specialized Knowledge

The user communicated no specialized knowledge or experience that is material to *RECs* in connection with the property.

4.4 Commonly Known or Reasonably Ascertainable Knowledge

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *RECs* in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The user communicated no valuation reduction of the purchase price of the subject property due to environmental issues.

4.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is listed in St. Lucie County records as Kiva Development, LLC. The property is currently vacant land.

4.7 Reason for Performing Phase I ESA

The Client is considering purchasing or refinancing the subject property. The Phase I ESA was performed as part of the due diligence associated with the potential property financial transaction. The ASTM E 1527 practice defines good commercial and customary practices for conducting an environmental site assessment with respect to the range of contaminants within the scope of the CERCLA, including petroleum. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability (“appropriate inquiry into previous ownership and uses of the property consistent with good commercial and customary practice”) as defined in 42 USC § 9601(35)(B).

4.8 Other

This Phase I ESA was performed for Marshall Property Services, LLC and is required for financing of the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As part of this Environmental Site Assessment, a review of applicable Federal and state environmental regulatory databases was conducted. This entailed a review of facility listings available through the appropriate agency databases. As specified in ASTM E1527-13 criteria, a records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property. The databases were obtained through Environmental Data Resources, Inc.® (EDR). A copy of the regulatory database search report from EDR is provided in **Appendix D**.

EDR's regulatory information inquiries and reviews were conducted using currently available Regional U.S. Environmental Protection Agency (EPA), the State of Florida Department of Environmental Protection (FDEP), and St. Lucie County records as needed. A search of available environmental records was conducted by EDR. This EDR database search review meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

The following table provides a summary of nearby facilities listed on searched regulatory databases, as reported in the EDR report:

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
FEDERAL RECORDS						
NPL	0	0	0	0	0	NR
Proposed NPL	0	0	0	0	0	NR
NPL LIENS	0	0	0	NR	NR	NR
Delisted NPL	0	0	0	0	0	NR
SEMS (CERCLIS)	0	0	0	0	NR	NR
SEMS Archive	0	0	0	0	NR	NR
CORRACTS	0	0	0	0	0	NR
RCRA-TSDF	0	0	0	0	NR	NR
RCRA-LQG	0	0	0	NR	NR	NR
RCRA-SQG	0	0	0	NR	NR	NR
RCRA-VSQG	0	0	0	NR	NR	NR
US ENG Controls	0	0	0	0	NR	NR
US INST Controls	0	0	0	0	NR	NR
ERNS	0	0	0	NR	NR	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
STATE RECORDS						
State Haz. Waste	0	0	0	0	0	NR
State Landfill	0	0	**0**	0	0	NR
LUST	0	**1**	0	**4**	NR	NR
INDIAN LUST	0	0	0	0	NR	NR
UST	0	0	0	NR	NR	NR
AST	0	0	**2**	NR	NR	NR
INDIAN UST	0	0	0	NR	NR	NR
ENG CONTROLS	0	0	0	0	NR	NR
INST CONTROLS	0	0	0	0	NR	NR
VCP	0	0	0	0	NR	NR
INDIAN VCP	0	0	0	0	NR	NR
Brownfields	0	0	0	0	NR	NR
US BROWNFIELDS	0	0	0	0	NR	NR
DEBRIS REGION 9	0	0	0	0	NR	NR
ODI	0	0	0	0	NR	NR
SWRCY	0	0	0	0	NR	NR
US CDL	0	0	0	NR	NR	NR
DWM CONTAM	**0**	0	**1**	**1**	NR	NR
FL RESP PARTY	0	0	**1**	**1**	NR	NR
FL Sites	0	0	0	0	**0**	NR
PRIORITYCLEANERS	0	0	0	0	NR	NR
EDR US Hist Cleaners	0	0	0	NR	NR	NR
EDR US Hist Auto Stat	0	0	0	NR	NR	NR
US HIST CDL	0	0	0	NR	NR	NR
LIENS 2	0	0	0	NR	NR	NR
LUCIS	0	0	0	0	NR	NR
HMIRS	0	0	**1**	NR	NR	NR
SPILLS	0	0	0	NR	NR	NR
RCRA Non-Gen	0	0	0	NR	NR	NR
DOT OPS	0	0	0	NR	NR	NR
DOD	0	0	0	0	0	NR
FUDS	0	0	0	0	0	NR
CONSENT	0	0	0	0	0	NR
ROD	0	0	0	0	0	NR
UMTRA	0	0	0	0	NR	NR
MINES	0	0	0	NR	NR	NR
TRIS	0	0	0	NR	NR	NR
TSCA	0	0	0	NR	NR	NR
FTTS	0	0	0	NR	NR	NR
HIST FTTS	0	0	0	NR	NR	NR
SSTS	0	0	0	NR	NR	NR
ICIS	0	0	0	NR	NR	NR
PADS	0	0	0	NR	NR	NR
MLTS	0	0	0	NR	NR	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
RADINFO	0	0	0	NR	NR	NR
FINDS	0	**1**	**2**	NR	NR	NR
ECHO	0	**1**	**2**	NR	NR	NR
RAATS	0	0	0	NR	NR	NR
DRYCLEANERS	0	0	0	NR	NR	NR
DEDB	0	0	0	0	NR	NR
NPDES	0	**1**	**3**	NR	NR	NR
AIRS	0	0	0	NR	NR	NR
FL Cattle Dip Vats	0	0	0	0	NR	NR
TIER 2	0	0	**2**	NR	NR	NR
UIC	0	0	0	0	0	NR
INDIAN RESERV	0	0	0	0	0	NR
SCRD Dry Cleaners	0	0	0	0	NR	NR
Manufactured Gas Plants	0	0	0	0	0	NR

Notes: NR = Not Requested at this search distance

The subject property was not listed in any of the databases searched. The EDR database search identified facility within the ASTM search radius. UES reviewed pertinent files and documents in the Florida Department of Environmental Protection (FDEP) Oculus database.

1. Facility Name: **SMIRNA Pentecostal Church**
Facility Address: 3115 Jenkins Road
Location: Adjacent South
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This facility was listed in the Facility Index System (FINDS) database because it has a National Pollutant Discharge Elimination System (NPDES) permit. A Generic Storm-Water Discharge NPDES Permit for Storm-Water Discharge from Large and Small Construction Projects was approved on March 1, 2008. No inspection reports were found in the files. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

2. Facility Name: **Independent Classic**
Facility Address: 2900 Jenkins Road
Location: 200 feet Northeast (across South Jenkins Road)
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This address correlates with Grace Church. A Generic Storm-Water Discharge NPDES Permit for Storm-Water Discharge from Large and Small Construction Projects was approved on March 6, 2020 and terminated on August 14, 2020. This permit may be for an excavated pond on the Grace Church property(visible in the 2021 aerial photograph) that appears to be associated with the construction of the adjacent RV park/campground. No inspection reports were found in the files. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

3. Facility Name: **Diamond R. Fertilizer**
Facility Address: South Jenkins Road and Edwards Road
Location: 675 feet Southeast
Database Info: LUST, Responsible Party
Regulatory Info: A discharge of 74 gallons of diesel within the Edwards Road right of way (near the Jenkins Road intersection) occurred on May 4, 2016 when a tractor-trailer operated by Diamond R. Fertilizer jackknifed. Initial Remedial Actions included excavation and removal of 7.33 tons of impacted soil from three separate source areas within the Edwards Road right of way. The source removal activities were completed in June 2016. A Source Removal Report (SRR) was submitted to the FDEP in June 2017. The SSR indicated that soil impacts were limited to the upper 4 inches of soil. Confirmatory soil samples collected from each of the three source removal areas after the source removal did not indicate soil impacts above the State Soil Cleanup Target Levels (SCTLs). The SRR recommended "No Further Action". No Further Action was approved by the FDEP in a letter dated July 7, 2017. Based on the information reviewed and the initial remedial action efforts, the identified listed facility does not pose a *REC* to the subject property.

4. Facility Name: **KOA Jenkins Road**
Facility Address: No Address Information Provided
Location: 200 feet East-Southeast (across South Jenkins Road)
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This facility was listed in the FINDS database because it has a NPDES permit. A Generic Storm-Water Discharge NPDES Permit for Storm-Water Discharge from Large and Small Construction Projects was approved on February 27, 2020. An FDEP inspection report dated November 13, 2020 indicated the facility to be "in compliance". The permit was terminated on March 31, 2021. Based on the information reviewed, this facility does not pose a REC to the subject property.

5. Facility Name: **North St. Lucie River Control District**
Facility Address: 2721 South Jenkins Road
Location: 1,600 Feet North to Former AST Area
Database Info: LUST
Regulatory Info: This facility is located on the property to the north. Three (3) aboveground storage tanks (ASTs) were registered in 1987. A Discharge Reporting Form (DRF) was filed on January 30, 1992. The site was enrolled in the State-funded petroleum cleanup program. A limited assessment consisting of field-screening soils with an organic vapor analyzer (OVA) and installing/sampling one temporary monitoring well in the "worst case area" was conducted in 1993. No impacts to soil or groundwater were identified. The report recommended "No Further Action" stating that the source had

been abated and no impacts to soil or groundwater were identified. It appears that because of the site's low priority score, no additional assessment or remediation was conducted until 2019, when a Low Site Score Initiative (LSSI) assessment was conducted. A LSSI SAR was submitted in December 2019. A total of 22 soil borings and 4 monitoring wells were installed and sampled. No impacts to soil or groundwater were identified. The groundwater was sampled on two occasions (July 2019 and October 2019). A "LSSI No Further Action Order" was approved by the FDEP on January 17, 2020. The monitoring wells were subsequently abandoned. Based on the information reviewed, which includes the LSSI No Further Action Order, this facility does not pose a *REC* to the subject property.

6. Facility Name: **Bottling Group, Inc.**
Facility Address: 3620 Crossroads Parkway
Location: 1,000 feet West (across I-95)
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This facility was listed in the FINDS database because it has a NPDES permit. Two Generic Storm-Water Discharge NPDES Permits for Storm-Water Discharge from Large and Small Construction Projects were approved on August 15, 2019 and November 15, 2020, respectively. An inspection report dated March 16, 2020 indicated the facility to be in compliance. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

7. Facility Name: **Ryder Truck Rental**
Facility Address: 3711 Crossroads Parkway
Location: 1,000 feet West (across I-95)
Database Info: AST
Regulatory Info: In October 2019, two 12,000-gallon aboveground storage tanks (ASTs) were removed and replaced with one new 20,000-gallon AST. A Tank Closure Assessment Report (TCAR) was submitted on January 8, 2020. According to the TCAR, a small release of diesel occurred during piping removal. Visibly impacted soil was excavated using hand tools and containerized in drums for proper disposal. Confirmatory soil and groundwater samples did not exceed SCTLs or GCTLs. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

8. Facility Name: **Yellow Freight Trucking**
Facility Address: I-95/Okeechobee Road
Location: 2,000 feet North/Northwest
Database Info: Responsible Party
Regulatory Info: A discharge of 125 gallons of diesel occurred on June 11, 1994 as a result of a vehicle accident along the northbound lane of I-95 approximately 100

yards north of the interchange with Okeechobee Road Initial remedial actions included removal of 48.23 tons of impacted soil. No Further Action was approved by the FDEP on August 9, 1995. Based on the file review and distance, the identified listed facility does not pose a *REC* to the subject property.

5.2 Orphan Sites

Facilities that cannot be accurately mapped due to inaccurate or missing data in the address are identified by EDR as "Orphan Sites". As part of the EDR database report review, UES attempts to geographically locate orphan sites identified by EDR.UES examined the Orphan Sites list and did not identify any nearby sites to the subject property.

5.3 Vapor Encroachment Screening

A Tier 1 Vapor Encroachment Screening (VES) for the subject property consistent with ASTM E2600-15, "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions"* was completed to comply with ASTM E 1527-13. The E2600-15 standard provides guidance on identifying and evaluating vapor migration at contaminated properties. Two conclusions are possible as a result of the VES: 1) A Vapor Encroachment Condition *(VEC)* exists; or 2) a *VEC* does not exist.

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-13 Phase I ESA.

As specified in ASTM E2600-15 criteria, a records search was performed of federal and state, tribal environmental databases as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary.

The following table provides a summary of nearby facilities listed on searched regulatory databases to identify the area of concern as reported in the EDR report:

Standard Environmental Record Resource	Approximate Minimum Search Distance-Surrounding the site (miles)			
	Chemicals of Concern		Petroleum Hydrocarbon Chemicals of concern	
	Subject Property	Within 1/3 mile	On site	1/10 mile
FEDERAL RECORDS				
NPL	0	0	0	0
SEMS (CERCLIS)	0	0	0	0
RCRA CORRACTS	0	0	0	0
RCRA non-CORRACTS TSD	0	0	0	0
RCRA	0	0	0	0
Institutional/Engineering Control Registries	0	NR	0	NR
ERNS	0	NR	0	NR
STATE AND TRIBAL RECORDS				
NPL	0	0	0	0
Landfill and/or solid waste disposal sites	0	0	0	0
LUST	0	0	0	0
Registered storage tanks lists	0	NR	0	0
Institutional control/engineering control registries	0	NR	0	NR
Voluntary cleanup sites	0	0	0	0
Brownfields	0	0	0	0

Notes: NR = Not Requested at this search distance.

Based on a review of available data, a *VEC* in connection with the subject property does not or is not likely to exist.

5.4 Additional Environmental Record Sources

No previous environmental investigation reports for the subject property were provided by the client or found in the review of regulatory agency records.

Based on all the information obtained, and the standard record sources utilized during the course of this assessment, no additional record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

6.0 PHYSICAL SETTING SOURCES

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, and local well field protection maps of the subject area.

6.1 Review of USGS Topographic Map

A United States Geological Survey (USGS) 7.5-Minute Series Topographic Map FORT PIERCE NW, FL (1983) was examined to determine the geographical features at and around the subject property. The north portion of the subject property site is located at an approximate elevation of 18 feet above mean sea level (amsl). The east portion of property is depicted as cleared land. The west/southwest portions of property are depicted as vegetated. South Jenkins Road is depicted to the east. I-95 is depicted to the west. Ten Mile Creek is depicted approximately 2,000 feet to the south. No building structures, surface water bodies, marshy areas, mines, or borrow pits are depicted on the subject property.

6.2 Site Soils

The United States Department of Agriculture, Soil Conservation Service, "Soil Survey of St. Lucie County Area, Florida" (Watts and Stankey, 1980) was reviewed. Additionally, the Web Soil Survey (WSS) from the National Resource Conservation Service was reviewed. The Soil Survey identifies the predominant site soils as Ankona Sand (Map Unit 2) and Nettles Sand (Map Unit 25). Soils in these categories are described below:

Ankona Sand (Map Unit 2): This unit comprises approximately 75 percent of the subject property. This is a nearly-level, poorly drained soil on broad flatwoods. Typically, the surface layer is sand about 11 inches thick. It is black in the upper 3 inches and dark gray in the lower 8 inches. The subsurface layer contains light gray sand approximately 38 inches thick. The subsoil extends to a depth of 57 inches. It is black, moderately cemented sand in the upper 10 inches and grayish-brown sandy loam in the lower 9 inches. The substratum contains olive-gray loamy fine sand to a depth of 80 inches or more. The water table is within a depth of 10 inches for 1 to 4 months and within a depth of 10 to 40 inches for 6 to 9 months in most years. The water table recedes to a depth below 40 inches during dry periods. Permeability is rapid in the surface and subsurface layers, very slow to slow in the subsoil, and moderate to rapid in the substratum.

Nettles Sand (Map Unit 25): According to the soil survey, this unit comprises 25 percent of the subject property in the eastern one-quarter of the property. This is a nearly-level, poorly drained soil in broad flatwoods. Typically, the surface layer is 11 inches thick and contains black sand in the upper 5 inches, very dark gray sand in the next 3 inches, and dark fine-grained sand in the lower 3 inches. The subsurface layer is 22 inches thick and contains light gray sand. The subsoil extends to a depth of 90 inches or more. The upper 6 inches of the subsoil contains black to reddish brown fine sand and weakly-cemented organic matter. T next 16 inches contains dark reddish brown loamy sand. The lower part of the subsoil contains pale olive gray loamy sand. The permeability is rapid in the surface and subsurface layers and slow in the subsoil. In natural conditions, the water table is at a depth of 10 to 40 inches for 4 to 6 months. It is at a depth of less than 10 inches for 2 to 4 months.

6.3 Site Geology and Hydrogeology

Two major aquifers are located in Martin County; the non-artesian shallow aquifer and the artesian Floridan aquifer (Lichtler, 1960). The shallow aquifer is the principal source of water in Martin County. The aquifer extends from a few feet below land surface to a depth of approximately 150 feet at the coast and thins to the west. The shallow aquifer is composed of the recent Pamlico Sand formation, Pleistocene-age Anastasia Formation and the Upper-Miocene-age Tamiami Formation. The shallow aquifer is underlain by a thick section of less permeable sediments that are predominantly sandy clay, fine sand and marl, the Miocene-age Hawthorn Group. This formation forms the upper confining layer to the underlying Floridan aquifer, consisting of a thick sequence of permeable limestones of Miocene and pre-Miocene age. In Martin County, the Floridan aquifer yields brackish water and is used mainly for irrigation.

Based on previous assessment data collected in 2005 at the subject property, the average depth to the water table at the subject property is estimated to be less than 5 feet below land surface. Groundwater in the shallow water-table aquifer beneath the subject property is estimated to flow southeast. Groundwater in the shallow aquifer generally flows from areas of higher elevation towards the coast or streams where it can discharge as baseflow. Water infiltrates the aquifer from rainfall and discharges as baseflow to streams, to the coast, by evapotranspiration, and downward recharge to deeper aquifers. Local groundwater flow (flow direction and velocity) may be influenced by the proximity of water-supply wells and local surface-water management. The specific groundwater flow beneath the subject property can only be determined by field methods.

7.0 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the subject property, in order to help identify the likelihood of past uses having led to *RECs* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.

7.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the subject property.

7.2 City Directories

Because the property has been historically undeveloped with no known historical address, city directory listings for the subject property were not available.

7.3 Historical Topographic Maps

UES reviewed four available historical topographic maps (1950 1970, 1967, 1983, and 2012). Copies of topographic maps are provided in **Appendix E**. The following observations for the subject property are made:

The 1950 map depicts the subject property as undeveloped, mostly vegetated land. One circular-shaped low-lying wet area is depicted along the west property boundary. Another low-lying wet area is depicted just outside the northwest property corner. A landing strip (aircraft runway) for a private airport is depicted to the north. Ten Mile Creek is depicted approximately 2,000 feet to the south. The 1970 map depicts the subject property similar to the 1950 map. The 1983 map depicts the subject property similar to the previous maps. The landing strip and private airport are no longer depicted. I-95 is depicted under construction adjacent to the west. A residential development along Briargate Road is now depicted to the south/east. The 2012 map does not show individual features but does not depict significant changes. No building structures, marshy area symbols, mines, or borrow pits are depicted on the subject property in any of the topographic maps reviewed.

7.4 Historical Aerial Photograph Review

Aerial photographs dated 1944, 1950, 1958, 1969, 1980, 1992, 1994, 1999, 2007, 2010, 2013 and 2017 were obtained from EDR. An aerial photograph from 2021 was reviewed from the Google Earth website. The subject property is visible in all the photographs. Historical aerial photographs are provided in **Figures 4 through 14**. A general description of each photograph using current names and identifiers follows.

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1944: The subject property appears as pastureland with low-growth vegetation (grass) and scattered trees. One circular-shaped, low-lying wet area is visible along the west property boundary and extending offsite to the west. Jenkins Road is visible as an unpaved roadway at its current location along the east property boundary. A drainage ditch is visible along the north property boundary.

1950: The subject property appears to be essentially unchanged from the previous photograph.

1958: The subject property appears to be essentially unchanged from the previous photograph. Small paths (possibly livestock trails) are visible on the property. A small ditch is now visible along the south boundary and turning south at the

"panhandle" portion of the property. An unidentifiable object (possibly a livestock feeder) is noted near the center of the subject property.

1969: The subject property appears to be essentially unchanged from the previous photograph.

1980: The subject property no longer appears as active pastureland. The vegetation has increased in density, especially in the west portion of the site. A few small areas with unidentifiable objects (possibly discarded debris and/or disturbed soil) is noted in the south-central portion of the property.

1992: The vegetation on the subject property has again increased in density. An unpaved trail is now visible crossing through the center of the property. An area of disturbed soil is visible at the east end of this trail near South Jenkins Road.

1994: The subject property appears to be essentially unchanged from the previous photograph.

1999: The subject property appears to be essentially unchanged from the previous photograph.

2007: The subject property appears to be essentially unchanged from the previous photograph. The vegetation has increased in density.

2010: The subject property appears to be essentially unchanged from the previous photograph. A new unpaved trail is now visible in the south "panhandle" portion of the property.

2013: The subject property appears to be essentially unchanged from the previous photograph.

2017: The subject property appears to be essentially unchanged from the previous photograph. Dense vegetation is now reclaiming the previous visible unpaved trails.

2021: This photograph was viewed on the Google Earth website. Several unpaved trails are visible crossing through the subject property. Unidentifiable objects that appear to be discarded debris are now visible in the northeast portion of the property.

7.5 Previous Environmental Investigations

No previous environmental investigation reports for the subject property were provided by the

client or found in the review of regulatory agency records.

8.0 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

8.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the adjoining properties.

8.2 City Directories

City Directory listings for surrounding addresses in the 2900 to 3300 block of South Jenkins Road were reviewed in varying-year intervals from 1992 until 2017. St Peter Lutheran Church was identified at 2900 South Jenkins Road beginning in 2005. No listings that appear to be involved with petroleum, dry cleaning or other industrial business were reported within the address range reviewed.

8.3 Historical Topographic Maps

The 1950 map depicts the surrounding area as undeveloped, mostly vegetated land a low-lying wet area is depicted just outside the northwest property corner. A landing strip (aircraft runway) for a private airport is depicted to the north. An unpaved trail is depicted along the south property boundary. Ten Mile Creek is depicted approximately 2,000 feet to the south. The 1970 map depicts the surrounding areas similar to the 1950 map. The landing strip and private airport are no longer depicted in the 1983 map. I-95 is depicted under construction adjacent to the west. A residential development along Briargate Road is now depicted to the south/east. The 2012 map does not show individual features but does not depict significant changes. No marshy area symbols, mines, or borrow pits are depicted on the surrounding properties in any of the topographic maps reviewed.

8.4 Historical Aerial Photographs

1944: The adjacent properties to the south and west appear as pastureland with scattered trees similar to the subject property. South Jenkins Road is visible as an unpaved road at its current location along the east property boundary. The adjacent property east of South Jenkins Road appears as pastureland. A drainage ditch is visible along the north property boundary. The property north of the ditch appears as agricultural land (citrus). However, the citrus operation does not appear to be active. A semi-circular shaped low-lying area is noted adjacent to the northwest

property corner. A large area that has been cleared for row crops is noted to the north-northwest surrounding the wet area.

1950: The citrus trees to the north have been removed. East-to-west crowns and troughs are visible in the area of the former citrus trees. The row crops to the north-northwest are no longer visible. This area now appears as pastureland.

1958: A small building (possibly a house) and two tall cylindrical-shaped objects (possibly silos) are noted along South Jenkins Road adjacent to the southeast property corner. The adjacent properties still appear as pastureland, but some small ditches are now visible. A strip of grass (north-to-south) is visible on the adjacent property to the north. This was a former aircraft landing strip. It does not extend to the subject property.

1969: A road (Briargate Road) and 13 residential structures (houses) are now visible on the adjacent property to the south. The small building structure south of the southeast property corner is again visible. The two tall cylindrical-shaped objects are no longer seen. The adjacent property to the north appears as improved pastureland. The grass aircraft landing strip is no longer visible. A pond (elliptical in shape) has been constructed adjacent to the northwest property corner.

1980: Interstate 95 (I-95) and its interchange with Okeechobee Road are now visible and appear to be under construction to the west and northwest. The adjacent property to the north now appears as active row crops. Two additional houses (now a total of 15) are noted along Briargate Road to the south. South Jenkins Road now appears to be paved.

1992: The construction of I-95 and its interchange to the west and northwest appears to be completed. The adjacent property to the north again appears to be active agricultural row crops. The adjacent property to the east of South Jenkins Road now appears as woodlands. A building that appears to be a church is now visible approximately 700 feet to the southeast of the south property panhandle.

1994: The surrounding areas appear to be essentially unchanged from the previous photograph.

1999: The surrounding areas appear to be essentially unchanged from the previous photograph.

2007: The surrounding areas appear to be essentially unchanged from the previous photograph. Commercial development is noted to the west of I-95.

2010: The church to the south has expanded to the north with a new, larger building approximately 500 feet southeast of the south property panhandle. The parking lot for the church is within 150 feet of the south property panhandle. A new church

building (Grace Church) is now visible approximately 200 feet to the northeast (across South Jenkins Road).

2013: The agricultural row crop fields adjacent to the north no longer appear to be active. This area has become overgrown with dense vegetation. The remaining surrounding areas appear to be essentially unchanged.

2017: The surrounding areas appear to be essentially unchanged from the previous photograph.

2021: This photograph was viewed on the Google Earth website. A recreational vehicle (RV) park/campground (KOA) has been constructed and is now visible to the east/southeast across South Jenkins Road. A constructed large elliptical-shaped lake associated with the RV park/campground is now visible. The remaining surrounding areas appear to be essentially unchanged.

9.0 SITE RECONNAISSANCE INFORMATION

9.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *RECs* in connection with the property. UES personnel visually and physically observed the property not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-standing vegetation. Robert P. Crowell, P.G., Senior Geologist with UES performed a walk-through reconnaissance at the subject property on July 12, 2021. The subject property boundaries were based on the information provided by the Client. Photographs of the subject property taken during site reconnaissance are included as **Appendix F**.

9.2 General Site Setting

Within the scope of this Phase I ESA, UES noted the uses and conditions of the subject property, to the extent visually or physically observed during the site visit. The subject property was observed to be vacant land containing woodlands and clearings. Several unpaved trails were observed on the subject property.

9.3 Hazardous Substances in Connection with Identified Uses

No hazardous substances were observed on the subject property during site reconnaissance.

9.4 Storage Tanks

No evidence of petroleum underground storage tank systems (vent pipes, fill ports, pipelines, or access ways indicating underground storage tanks) were observed on the subject property during the site visit.

9.5 Odors

No noxious or unusual odors were detected on the property during the site reconnaissance.

9.6 Pools of Liquid

Several areas in the west part of the property containing standing surface water from recent rains were observed on the subject property.

9.7 Drums

No drums were observed on the subject property.

9.8 Hazardous Substance and Petroleum Products Containers

No hazardous waste or petroleum product containers were observed on the subject property.

9.9 Unidentified Substance Containers

No unidentified substance containers were observed on the property during the site visit.

9.10 Indications of Polychlorinated Biphenyls

No electrical transformers or other equipment that may contain polychlorinated biphenyls (PCBs) were observed on the subject property.

9.11 Indications of Pits, Ponds or Lagoons

No evidence of pits, ponds, or lagoons; stained soil or pavement; stressed vegetation; solid waste disposal, waste burial, wastewater discharges, septic systems; or potable or irrigation wells was observed on the subject property.

9.12 Indications of Solid Waste Disposal

Numerous areas of discarded trash and debris was observed on the subject property. The debris included tires, mattresses, scrap roofing materials (shingles) scrap metal, scrap concrete, wood scrap, asphalt chunks, one 250-gallon high density polyethylene (HDPE) chemical storage tank (empty with vegetation observed), several water-treatment cylinders, beverage containers and food wrappers. Some of the debris was covered by dense vegetation precluding precise inspection. This discarded trash is considered as *de minimis* but may be in violation of Florida Statues 403.413 ("Florida Litter Law").

9.13 Other Observations

A recreational vehicle (camper) and a boat on a trailer (possible squatter residence) was observed in the northwest corner of the property.

A tent (possible transient home) was observed on the subject property. Evidence of past transient resident activity was observed on the subject property.

10.0 INFORMATION FROM INTERVIEWS

10.1 Interview with Owner

No owner interviews were conducted.

10.2 Interview with Site Manager

The subject property is currently vacant.

10.3 Interviews with Local Government Officials

UES conducted a file review on the Florida Department of Environmental Protection's online OCULUS system regarding the subject property and surrounding properties identified during the records review. Information obtained during the interview is included in this report.

11.0 DATA GAPS AND FAILURE

11.1 Data Gaps

No owner interviews were conducted. Based on the historical data obtained in the records review, this data gap does not appear to be significant. Dense vegetation may have precluded precise inspection to some areas of the property. No significant data gaps were identified during the preparation of this Phase I ESA.

11.2 Data Failure

A data failure occurs when the review of historical information, does not identify the use of a property back to the first development or to 1940 (whichever is earlier). The earliest available record for the site dates back to a 1944 aerial photograph, which depicts the subject property and surrounding areas as pastureland. Based on visible observations made and a review of the available historical resources, this data failure does not pose a *REC* in connection with the subject property.

12.0 FINDINGS

UES was retained by Marshall Property Services, LLC to conduct a Phase I Environmental Site Assessment of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida. Any limitations, exceptions, or deletions from this practice are described in this report.

12.1 *VECs*

Based on our research and site reconnaissance, no *VECs* were identified in connection with the subject property.

12.2 RECs

Based on our research and site reconnaissance, no *RECs* were identified in connection with the subject property.

12.3 Controlled Environmental Conditions

Based on our research and site reconnaissance, no *controlled RECs* were identified in connection with the subject property.

12.4 Historical Environmental Conditions

Based on our research and site reconnaissance, no *historical RECs* were identified in connection with the subject property.

12.5 *De minimis* Conditions

De minimis conditions identified in relation to the subject property include numerous areas of discarded trash/debris that was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*.

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13.0 OPINION

It is the opinion of UES that no further assessment or investigation is necessary at this time. The discarded debris on the property should be removed for proper disposal.

14.0 CONCLUSIONS

UES has performed a Phase I Environmental Site Assessment (Phase I ESA) of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida. The assessment was performed in general conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in this report.

This assessment has revealed no evidence of *VECs* in connection with the subject property.

This assessment has revealed no *RECs* in connection with the subject property.

This assessment revealed no controlled *RECs* in connection with the subject property.

This assessment revealed no historical *RECs* in connection with the subject property.

Discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

15.0 DEVIATIONS

No deviations from the standard practices occurred during the Phase I ESA. No other deviations regarding budgets, due dates, or limitations were encountered during the course of this Phase I ESA.

16.0 ADDITIONAL SERVICES

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within UES' Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

16.1 Suspect Asbestos Containing Materials

No current building structures are located on the subject property. No suspected asbestos containing materials were observed on the subject property.

16.2 Lead-Based Paint

The property is vacant with no current building structures. No structures with painted surfaces were observed on the subject property.

16.3 Radon

Radon is a naturally-occurring radioactive gas generated from the decay of radium. It cannot be seen, smelled, or tasted. Indoor radon levels, which are dependent upon the construction of the building and the concentration of radon in the underlying soils, are more commonly a potential area of concern for buildings that have a basement. Based on the "Florida Statewide Radiation Study" prepared by Geomet Technologies, Inc., for the Florida Institute of Phosphate Research in November 1987, St. Lucie County has a low potential for radon. For that study, a total of 31 indoor radon samples were collected in St. Lucie County. Radon concentrations ranged from 0.2 picoCuries per liter (pCi/L) to 1.0 pCi/L. None of the 31 samples tested contained radon above the USEPA guidance concentration of 4.0 pCi/L.

The USEPA has designated St. Lucie County as a Zone 3, the lowest radon potential (EPA's Map of Radon Zones-Florida, United States Environmental Protection Agency, Office of Radiation and Indoor Air, September 1993). The predicted indoor radon concentration for Zone 3 is less than 2 pCi/L. Based on the referenced data, the potential for radon exposure, exceeding the USEPA guidance levels at the subject property is low.

16.3 Lead in Drinking Water

Fort Pierce Utilities Authority (FPUA) is anticipated for future potable water supply. According to the FPUA website, the 90th percentile lead concentration in 2019 (latest results available) was 0.7 parts per billion (ppb). This is below the Action Level (State Drinking Water Standard and Maximum Contaminant Level) of 15 ppb. Based on the referenced data, the potential for lead in drinking water exposure exceeding the Action Level at the subject property is low.

16.4 Wetlands

A wetlands determination was not performed as part of this assessment. The National Wetlands Inventory (NWI) map does not identify wetland areas on the subject property. A low-lying area was noted in historical aerial photographs and areas of standing water were noted in the west portion of the property. A wetlands determination may be prudent.

16.5 Wellfield Protection Zones

UES reviewed the City of Fort Pierce Comprehensive Plan, GOP Map 1-4 dated February 2011, "Well Locations and Wellfield Protection Zones". The subject property is not located within a wellfield protection zone.

17.0 REFERENCES

1. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13)*: 1916 Race Street, Philadelphia 19103.

2. Environmental Data Resources (EDR®), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

3. *Geologic Map of Florida*: U.S. Geologic Survey - State of Florida, Center for Environmental & Natural Resources. 1981.

4. Geomet Technologies, Inc., 1987. "Florida Statewide Radiation Study". prepared for the Florida Institute of Phosphate Research, November 1987.

5. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.

6. Google Earth. 2021. [Online] http://earth.google.com/download-earth.html.

7. Reese, R. S., 2004. "*Hydrogeology, Water-Quality, and Distribution and Source of Salinity in the Floridan Aquifer System, Martin and St. Lucie Counties, Florida*", United States Geological Survey, Water Resources Investigation Report 03-4242.

8. USEPA, 1993. "EPA's Map of Radon Zones-Florida", Office of Radiation and Indoor Air, September 1993.

9. Watts, F. C., and Stenkey, D., L., 1980. *Soil Survey of St. Lucie County Area Florida*: U.S. Department of Agriculture, Soil Conservation Service, March 1980.

18.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of individuals participating in this ESA are included in **Appendix G**.

FIGURES

Figure 1: Site Location Map
Figure 2: Site Sketch 1
Figure 3: Topographic Map
Figure 4: Aerial Photograph, 1944
Figure 5: Aerial Photograph, 1950
Figure 6: Aerial Photograph, 1958
Figure 7: Aerial Photograph, 1969
Figure 8: Aerial Photograph, 1980
Figure 9: Aerial Photograph, 1992
Figure 10: Aerial Photograph, 1999
Figure 11: Aerial Photograph, 2007
Figure 12: Aerial Photograph, 2010
Figure 13: Aerial Photograph, 2013
Figure 14: Aerial Photograph, 2017

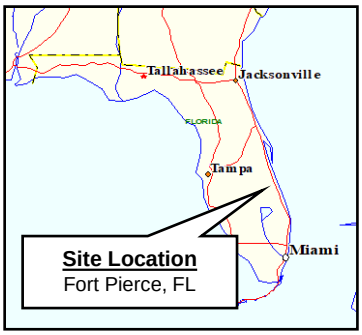

FIGURE 1
SITE LOCATION MAP
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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UNIVERSAL
ENGINEERING SCIENCES

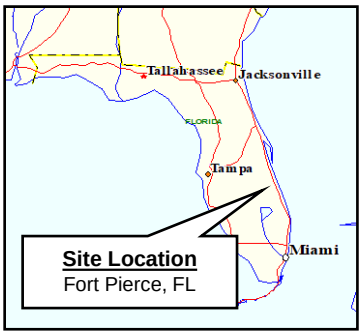

FIGURE 2
SITE SKETCH
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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ENGINEERING SCIENCES

Vacant Overgrown
Former Agriculture Area
Grace Church
Camper/Squatter
Drainage Ditch
95
Wet Area
I-95
S Jenkins Rd
KOA Campground
Iglesia Esmirna
Residential
Briargate Ln
Westside Church

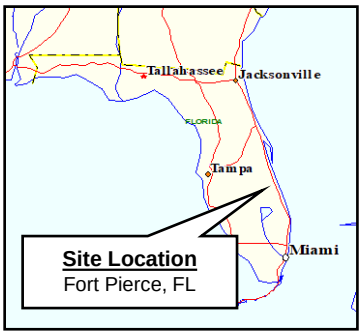

FIGURE 3
TOPOGRAPHIC MAP
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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UNIVERSAL
ENGINEERING SCIENCES

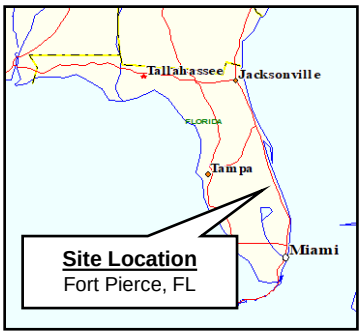

FIGURE 4
AERIAL PHOTOGRAPH 1944
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
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UNIVERSAL ENGINEERING SCIENCES

Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 1944
= 500'
N
EDR

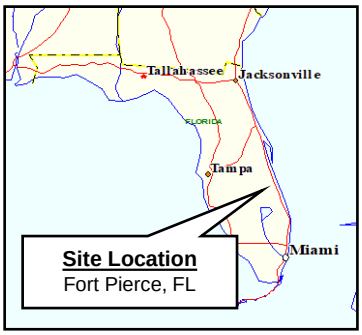

FIGURE 5
AERIAL PHOTOGRAPH 1950
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL ENGINEERING SCIENCES

Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 1950
= 500'
N
EDR

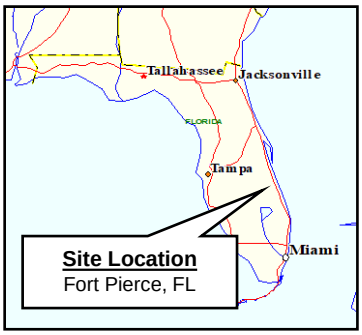

FIGURE 6
AERIAL PHOTOGRAPH 1958
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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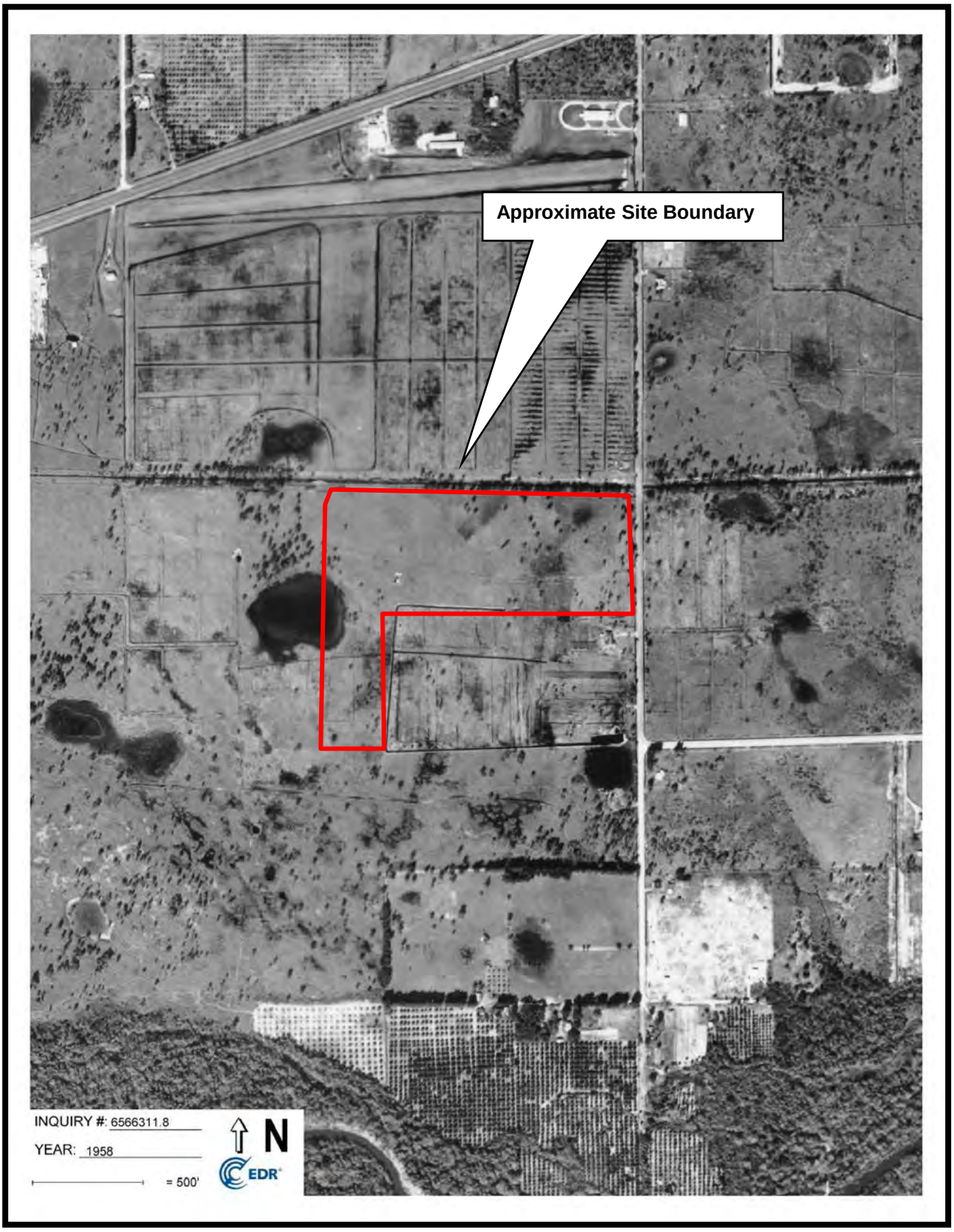
UNIVERSAL ENGINEERING SCIENCES



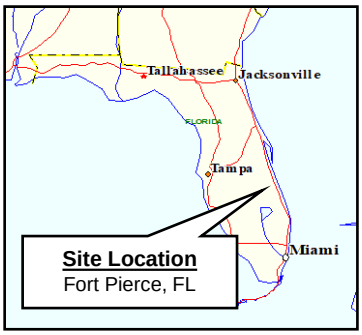


FIGURE 7
AERIAL PHOTOGRAPH 1969
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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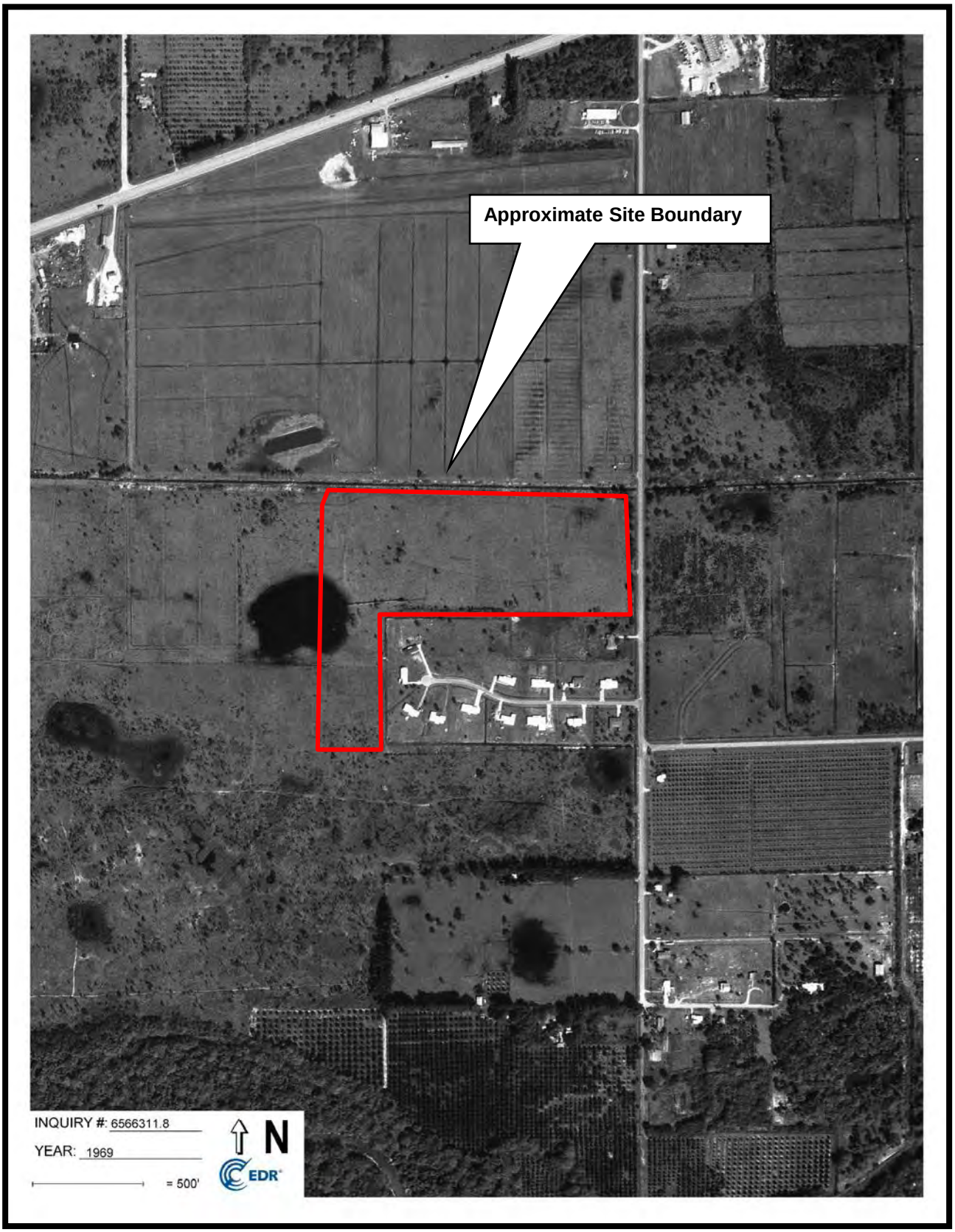

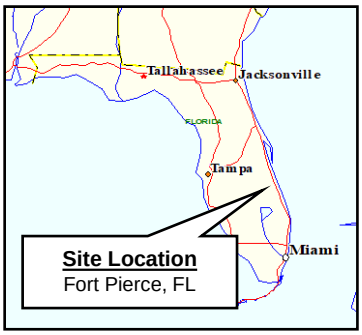

FIGURE 8
AERIAL PHOTOGRAPH 1980
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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ENGINEERING SCIENCES

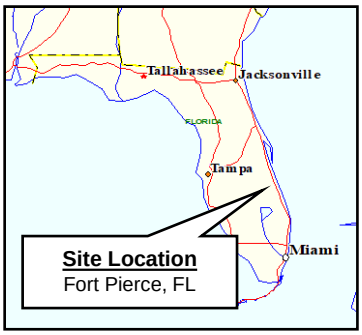

FIGURE 9
AERIAL PHOTOGRAPH 1992
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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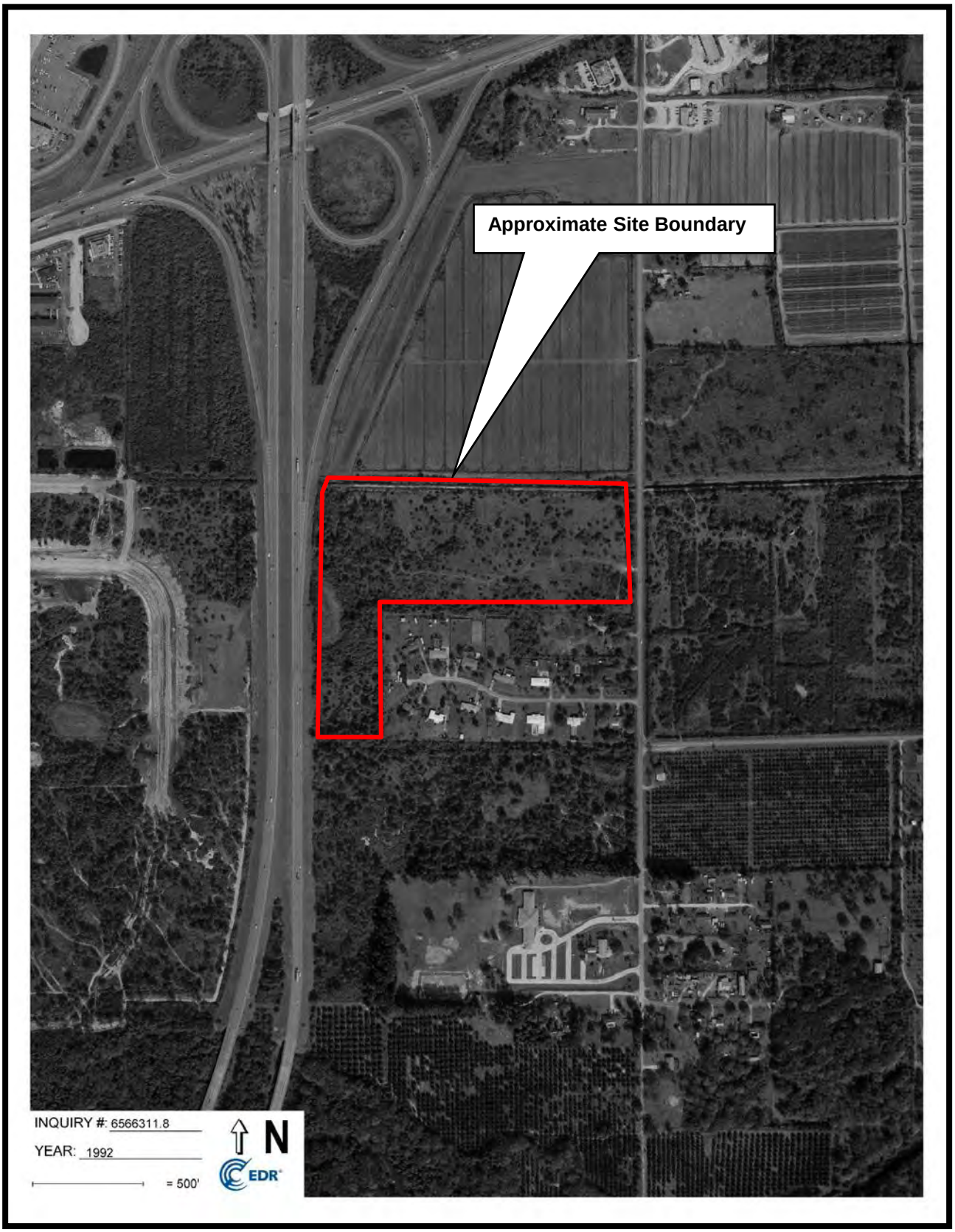

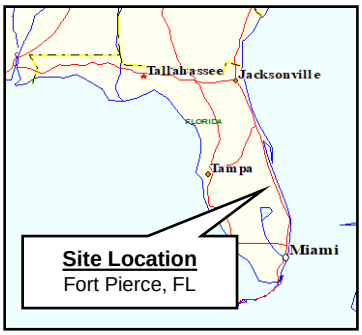

FIGURE 10
AERIAL PHOTOGRAPH 1999
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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UNIVERSAL
ENGINEERING SCIENCES

Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 1999
= 500'
N
EDR

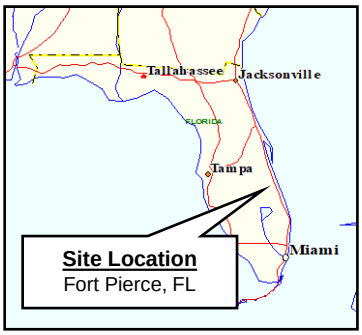

FIGURE 11
AERIAL PHOTOGRAPH 2007
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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UNIVERSAL ENGINEERING SCIENCES

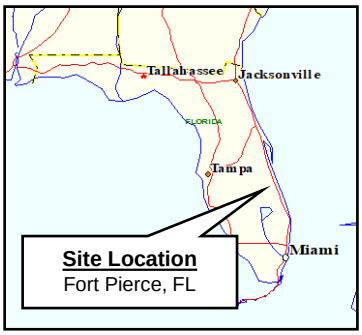

FIGURE 12
AERIAL PHOTOGRAPH 2010
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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UNIVERSAL ENGINEERING SCIENCES

Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 2010
= 500'
N
EDR

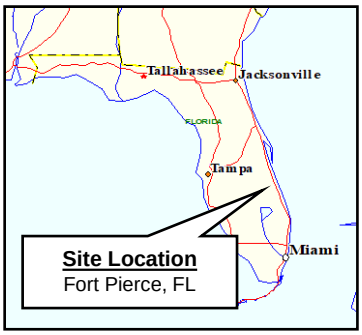

FIGURE 13
AERIAL PHOTOGRAPH 2013
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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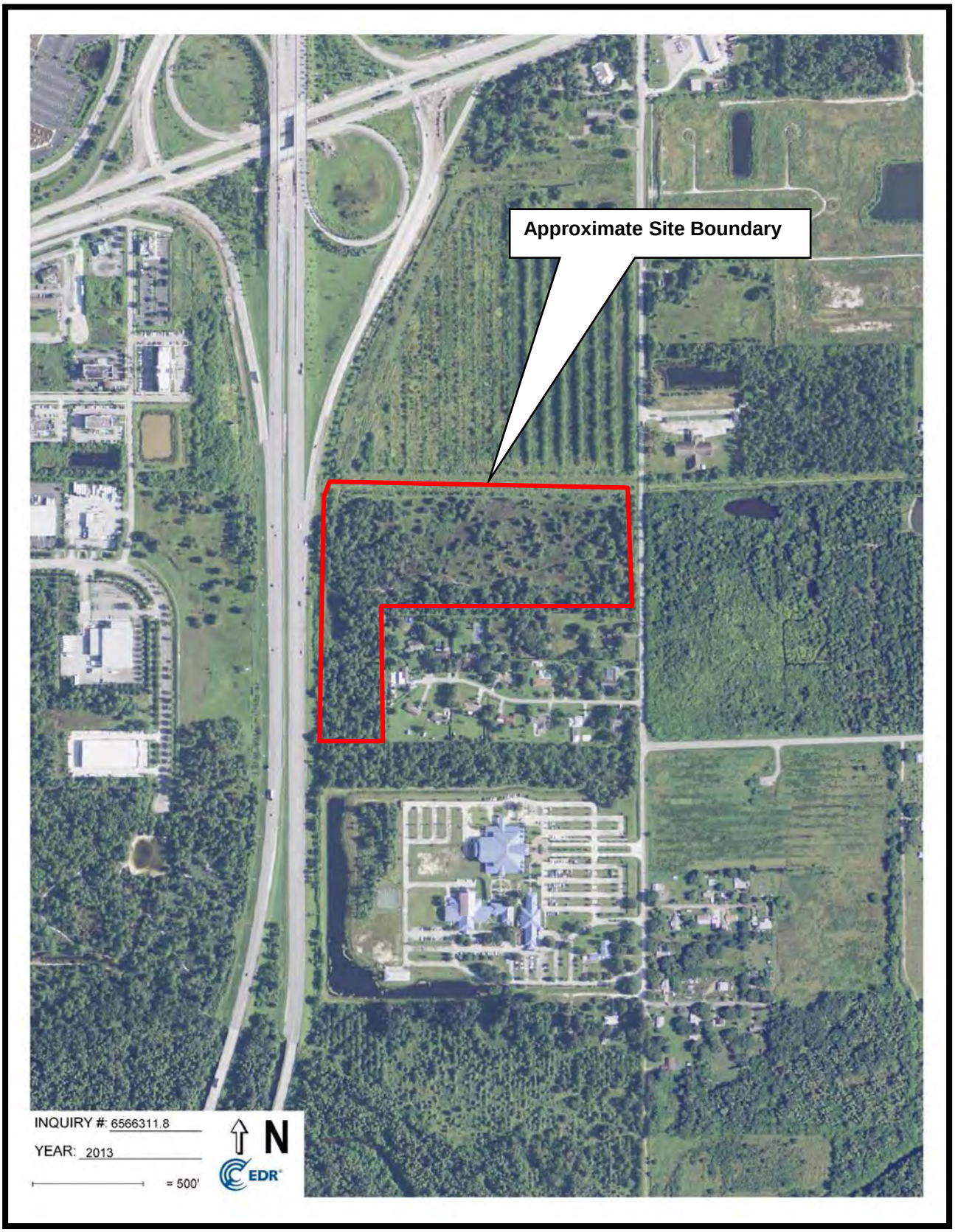

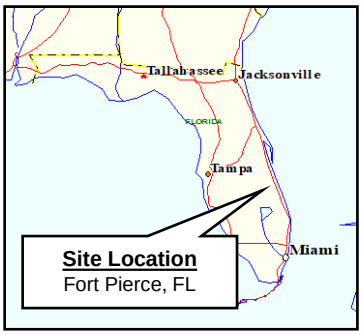

FIGURE 14
AERIAL PHOTOGRAPH 2017
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
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UNIVERSAL ENGINEERING SCIENCES

Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 2017
= 500'
N
EDR

APPENDIX A

Environmental Information and User Questionnaires

ENVIRONMENTAL INFORMATION QUESTIONNAIRE (EIQ)
(To be completed during site investigation activities)

DATE: Site Visit – July 12, 2021

PROJECT NAME: 3340.2100065.0000 – 27.89-Acre Vacant Property

PROJECT ADDRESS AND LOCATION: West Side of South Jenkins Road, Fort Pierce, St. Lucie, St. Lucie County, Florida

CLIENT: Marshall Property Services, LLC

CLIENT ADDRESS: 4400 East 100 North, Shelbyville, Indiana 46176

CLIENT PHONE NUMBER: (317) 800-0385

PROPERTY OWNERS: Kiva Development, LLC

Address:

PROPERTY MANAGER: N/A

Address:

Phone:

OCCUPANTS: N/A

Address:

Phone:

Question		Observed During Site Visit	
1a. Is the property used for an *industrial* use?	☐Yes)	☒ No	☐ Unk
1b. Is any *adjoining property* used for an industrial use.	☐Yes	☒ No	☐ Unk
2a. Did you observe evidence or do you have any prior knowledge the *property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐ Yes	☒ No	☐ Unk
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐ Yes	☒ No	☐ Unk
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility.	☐ Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	☐Yes	☒ No	☐ Unk
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums (*typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?	☐Yes	☒ No	☐

Question	Observed During Site Visit		
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?	☐Yes	☒ No	☐ Unk
8a. Are there currently any *pits*, *ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	☐Yes	☒ No	☐ Unk
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the property in connection with waste treatment or waste disposal.	☐Yes	☒ No	☐ Unk
9a. Is there currently any stained soil on the *property*.	☐Yes	☒ No	☐ Unk
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	☐Yes	☒ No	☐ Unk
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*.	☐Yes	☒ No	☐ Unk
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐Yes	☒ No	☐ Unk
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐Yes	☒ No	☐ Unk
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property.	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	☐ Yes	☒ No	☐ Unk
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminates have been identified in the well of system that exceed guidelines applicable to the water system?	☐ Yes	☒ No	☐ Unk
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental / health agency?	☐ Yes	☒ No	☐ Unk

Question			
14. Does the *owner* or *occupant* of the *property* have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15a. Has the owner or occupant of the property been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question			
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
16. Does the owner or *occupant* of the *property* or facility have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	☐Yes	☒ No	☐ Unk
17. Does the *owner* or *occupant* of the *property* know of the any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened of any *hazardous substance* or *petroleum products* involving the *property* by owner or occupant of the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question	Observed During Site Visit		
18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	☐Yes	☒ No	☐ Unk
18b.Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	☐Yes	☒ No	☐ Unk
19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products,* unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property?*	☐Yes	☒ No	☐ Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?	☐Yes	☒ No	☐ Unk

Government Records / Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Database	Approximate Minimum Search Distance, miles (kilometers)		
Federal NPL site list	1.0 (1.6)	☐Yes	☒No
Federal Delisted NPL site list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) NFRAP site list	0.5 (0.8)	☐Yes	☒No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	☐Yes	☒No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	☐Yes	☒No
Federal RCRA generators list	Property and adjoining properties	☐Yes	☒No
Federal institutional control/engineering control registries	Property only	☐Yes	☒No
Federal ERNS list	Property only	☐Yes	☒No

State and tribal lists of hazardous waste sites identified for investigation or remediation:

Database	Approximate Minimum Search Distance, miles (kilometers)		
State–and tribal equivalent NPL	1.0 (1.6)	☐Yes	☒No
State–and tribal equivalent CERCLIS	0.5 (0.8)	☐Yes	☒No
State-and tribal landfill and/or solid waste disposal site lists	0.5 (0.8)	☐Yes	☒No
State-and tribal leaking storage tanks lists	0.5 (0.8)	☒Yes	☐No
State-and tribal registered storage tanks lists	0.25 (0.4)	☒Yes	☐No
State and tribal institutional control/engineering control registries	0.25 (0.4)	☐Yes	☒No
State and tribal voluntary cleanup sites	0.5 (0.8)	☐Yes	☒No
State and tribal Brownfield sites	0.5 (0.8)	☐Yes	☒No

22.	Based upon a review of fire insurance maps 10.2.3 or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?	☐ Yes	☒ No	☐ Unk

The *Site Visit* and *Government Records* and *Historical Sources Inquiry* questionnaires were completed by:

Name	Robert P. Crowell, P.G.
Title	Senior Geologist/Environmental Department Manager
Firm	Universal Engineering Sciences
Address	607 NW Commodity Cove Port St. Lucie, Florida 34986
Phone number	(772) 924-3575
Date	July 12, 2021

Preparer's relationship to site: Environmental Professional/Assessor
Preparer's relationship to user: Consultant

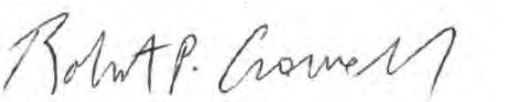
If the preparer(s) is different from the user, complete the following:

Name of User: Marshall Property Services, LLC

User's address: 4400 East 100 North, Shelbyville, Indiana 46176

User's phone number: (317) 800-0385

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature 

ASTM PRACTICE E 1527-13

USER/CLIENT QUESTIONNAIRE

(To be completed and returned to GFA International)

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability relief and Brownfields Revitalization Act of 2001 (*the "Brownfields Amendments),* the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry"* is not complete.

GENERAL INFORMATION

User/Client Name(s): Marshall Property Services, LLC

Property name / address: Parcel # 2325-111-0001-000-2; 27.89 acres, West side of Jenkins Road, Fort Pierce, Florida

Property Type: Unimproved Land

Type of Property Transaction: Purchase

Reason Phase I ESA is Required: Purchase

Site Contact(s): Charles Marshall P. E. 317-800-0385

(1.)Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state, or local law?

No

(2.)Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

(3.)Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this ESA do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the property or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

*(4.)*Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

*(5.)*Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user,*

a. Do you know the past uses of the *property*? No

b. Do you know of specific chemicals that are present or once were present at the *property*? No

c. Do you know of spills or other chemical releases that have taken place at the *property*? No

d. Do you know of any environmental cleanups that have taken place at the *property*? No

*(6.)*The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the *user* of this *ESA,* based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No

SIGNATURE

It is understood that the information presented in this form is an integral part of the Phase I ESA process. GFA International will evaluate and rely on this information in the development of the final Phase I ESA Report.

Questionnaire Completed By: Donald Smith

Print/Type Name: Donald Smith

Title: Project Coordinator

Company: Marshall Property Services, LLC

Address: 4400 East 100 North

Shelbyville, IN 46176

Phone Number: 317-800-0385 Email: cmarshall@mpropertyservicesllc.com

Date: July 8, 2021

APPENDIX B

Legal Description

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

Property Identification

Site Address: JENKINS RD
Sec/Town/Range: 25/35S/39E
Parcel ID: 2325-111-0001-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 14297
Map ID: 23/25N
Zoning: General Co

Ownership

Kiva Development LLC
2239 Abrams RD
Eustis, FL 32726

Legal Description

25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)

Current Values

Just/Market Value:	$651,000
Assessed Value:	$651,000
Exemptions:	$0
Taxable Value:	$651,000

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	27.89
Land Size (SF):	1,214,888

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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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APPENDIX C

Environmental Lien Search Report

Environmental Lien Search Report
E L S

Security First Title Resource
Residential - Commercial - Environmental

Prepared For
Universal Engineering Sciences, Inc.

Subject Property:
27.89 acre parcel – Jenkins Road, Fort Pierce, FL

July 14, 2021

Security First Title Resource
Residential - Commercial - Environmental

14115 Lincoln Street N.E., Suite 500 – Minneapolis, MN 55304
Tel.: (866) 288-0829 - Fax (866) 343-2388
Info@SecurityFirstTitleResource.com - www.securityfirsttitleresource.net

The Environmental Lien Search Report (ELS) provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering control and institutional controls.
Our in house professional abstractors / title examiners, following established procedure, use client supplied property data, such as property address, map, parcel number etc. to search for:

- parcel information and / or legal description
- search for ownership information
- research official recorded land title documents
- provide a copy of the deed
- search for environmental encumbering instrument (s) associated with the deed
- provide a copy of any environmental encumbrance (s) based upon a review of key words in the Instrument (s) (title, parties involved, and description).

Below is the property data information and Environmental Lien Search report of the subject property for a period ending July 02, 2021.

A copy of the current vesting deed is attached hereto and made a part hereof.

CLIENT PROJECT NO.: 3340.2100065.0000 REPORT DATE: July 14, 2021

SUBJECT PROPERTY: 27.89 acre parcel – Jenkins Road, Fort Pierce, FL

COUNTY / JURISDICTION: St. Lucie, Florida

PROPERTY IDENTIFIER: 3340.2100065.0000

CURRENT OWNER INFORMATION (legal owner)

Type of Deed:	Special Warranty Deed
Title Vested in:	KIVA Development, LLC
Deed dated:	7-16-2019
Deed Recorded:	7-24-2019
Book:	4299
Page:	1642

LEGAL DESCRIPTION: See Exhibit "A" in the current vesting deed attached hereto and made a part hereof.

Disclaimer

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"Celebrating 34 years in Business"
1987 - 2021

Environmental Lien Search

ENVIRONMENTAL LIEN

Environmental Lien: ☐ Found ☒ Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: ☐ Found ☒ Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4597230 OR BOOK 4299 PAGE 1642, Recorded 07/24/2019 10:30:24 AM Doc
Tax: $6475.00

PREPARED BY AND RETURN TO:
Kenneth R. Uncapher
Uncapher Law, P.A.
2869 Delaney Avenue
Orlando, Florida 32806

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 16th day of July, 2019, by **LAND HOLDING, LLC**, with an address of The Tower at PNC Plaza, 300 Fifth Avenue, Pittsburgh, PA 15222-2401 (hereinafter referred to as "Grantor"), to **KIVA DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 2239 Abrams Road, Eustis, Florida 32726 (hereinafter referred to as "Grantee").

Witnesseth, that the said Grantor, for and in consideration of the sum of $10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all of that certain real property situate in the **County of St. Lucie, State of Florida**, *to wit*:

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

Together with all tenements, hereditaments, and appurtenances thereon.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Deed, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of any partnership, corporation, or limited liability company. The singular shall be deemed to include the plural, and vice versa, where the context so permits or requires.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; that Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but no other; and that said real property is free of all encumbrances, except taxes accruing subsequent to December 31, 2018, and except the matters and restrictions of record.

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

Signed, Sealed and Delivered
In the Presence of:

Witness #1

Lexie A. Isaac
(Please Print or Type Name)

Witness #2

Hema Rodriguez
(Please Print or Type Name)

LAND HOLDING, LLC

By: John R. Gassie
JOHN R. GASSIE, Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of July, 2019, by JOHN R. GASSIE, as Vice President of LAND HOLDING, LLC, on behalf of the Company, who is personally known to me or has produced_____ as identification.

(SEAL)

LEXIE ANN ISAAC
MY COMMISSION # GG 065825
EXPIRES: April 14, 2021
Bonded Thru Notary Public Underwriters

(Signature of Notary Public-State of Florida)

Lexie A. Isaac

(Name of Notary Typed, Printed, or Stamped)

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the Northeast Quarter of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

From the Northeast corner of aforesaid Section 25, run South 00°14' 22" West, 40.5 feet; thence run North 88°24'08" West, 40 feet to the West right-of-way line for Jenkins Road and the Point of Beginning; thence continue North 88°24'08" West, 1,555.91 feet to the East right-of-way line for Interstate Highway 95; thence run South 10°04'59" West, along said right-of-way line, 88.84 feet; thence run South 04°26'59" West, along said right-of-way line, 518.75 feet; thence South 00°26'58" West, along said right-of-way line, 695.45 feet; thence run South 89°22'09" East, along the North line of the Southwest Quarter of the Northeast Quarter, a distance of 328.11 feet; thence run North 00°19'41" East, 669.97 feet to the Southwest corner of the North half of the Northeast Quarter of the Northeast Quarter; thence run South 88°37'18" East, 1,283.41 feet to the West right-of-way line of Jenkins Road; thence run North 00°14'22" East, along said right-of-way line, 624.56 feet to the Point of Beginning.

APPENDIX D

EDR® Environmental Database Search Report

27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, FL 34981

Inquiry Number: 06566311.2r
July 07, 2021

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

WEST OF SOUTH JENKINS ROAD
FORT PIERCE, FL 34981

COORDINATES

Latitude (North):	27.4100520 - 27° 24' 36.18''
Longitude (West):	80.3860120 - 80° 23' 9.64''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	560696.2
UTM Y (Meters):	3031834.2
Elevation:	14 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5656799 FORT PIERCE NW, FL
Version Date:	2012
Northeast Map:	5656797 FORT PIERCE, FL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150904
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
WEST OF SOUTH JENKINS ROAD
FORT PIERCE, FL 34981

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SMIRNA PETECOSTAL CH	3115 S JENKINS RD	NPDES	Higher	102, 0.019, ESE
A2	SMIRNA PETECOSTAL CH	3115 S JENKINS RD	FINDS, ECHO	Higher	102, 0.019, ESE
3	DIAMOND R FERTILIZER	SOUTH JENKINS RD & E	LUST, TANKS	Higher	656, 0.124, SE
B4	INDEPENDENT CLASSIC	2900 S JENKINS RD	FINDS	Higher	865, 0.164, ENE
B5	INDEPENDENT CLASSIC	2900 S JENKINS RD	NPDES	Higher	865, 0.164, ENE
B6	INDEPENDENT CLASSIC	2900 S JENKINS RD	ECHO	Higher	865, 0.164, ENE
7	TRIANGLE FARMS - THO	2801 SOUTH JENKINS R	TIER 2	Higher	882, 0.167, NE
8	KOA JENKINS ROAD		NPDES	Higher	1036, 0.196, ESE
C9	BOTTLING GROUP LLC	3620 CROSSROADS PARK	FINDS, ECHO	Higher	1093, 0.207, West
C10	BOTTLING GROUP LLC	3620 CROSSROADS PKWY	NPDES	Higher	1094, 0.207, West
D11	RYDER TRUCK RENTAL	3711 CROSSROADS PARK	AST	Higher	1188, 0.225, West
D12		3711 CROSSROADS PARK	HMIRS	Higher	1188, 0.225, West
D13	RYDER TRANSPORTATION	3711 CROSSROADS PARK	Financial Assurance, TIER 2	Higher	1188, 0.225, West
D14	RYDER TRUCK RENTAL #	3711 CROSSROADS PKY	AST	Higher	1188, 0.225, West
15	YELLOW FREIGHT TRUCK	INTERSTATE 95, APPRO	DWM CONTAM, RESP PARTY	Higher	1196, 0.227, NNW
16	NORTH ST LUCIE RIVER	2721 S JENKINS RD	LUST, Financial Assurance	Higher	1656, 0.314, NNE
17	DENNYS RESTAURANT	6501 DARTER CT	LUST, UST	Higher	1721, 0.326, NW
E18	WAWA FOOD MARKET #52	5575 OKEECHOBEE RD	LUST, UST, Financial Assurance, NPDES	Higher	2409, 0.456, NNE
E19	CLARK WILLIAMS TRANS	JENKINS ROAD & OKEEC	DWM CONTAM, RESP PARTY	Higher	2417, 0.458, NNE
20	RACETRAC #667	5870 OKEECHOBEE RD	LUST, UST, Financial Assurance	Higher	2601, 0.493, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

US ENG CONTROLS Engineering Controls Sites List
US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS Florida's State-Funded Action Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Solid Waste Facility Database

State and tribal leaking storage tank lists

LAST Leaking Aboveground Storage Tank Listing
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST Underground Storage Tank Listing
FF TANKS Federal Facilities Listing
UST Storage Tank Facility Information
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS Institutional Controls Registry
INST CONTROL Institutional Controls Registry

State and tribal voluntary cleanup sites

INDIAN VCP Voluntary Cleanup Priority Listing
VCP Voluntary Cleanup Sites

State and tribal Brownfields sites

BROWNFIELDS Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY Recycling Centers
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
PRIORITYCLEANERS	Priority Ranking List
Fl Sites	Sites List
US CDL	National Clandestine Laboratory Register
PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

Local Land Records

LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

SPILLS	Oil and Hazardous Materials Incidents
SPILLS 90	SPILLS 90 data from FirstSearch
SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
DOCKET HWC	Hazardous Waste Compliance Docket Listing

UXO ..... Unexploded Ordnance Sites
FUELS PROGRAM ..... EPA Fuels Program Registered Listing
AIRS ..... Permitted Facilities Listing
ASBESTOS ..... ASBESTOS
CLEANUP SITES ..... DEP Cleanup Sites - Contamination Locator Map Listing
DEDB ..... Ethylene Dibromide Database Results
DRYCLEANERS ..... Drycleaning Facilities
FL Cattle Dip. Vats ..... Cattle Dipping Vats
HW GEN ..... Hazardous Waste Generators
SITE INV SITES ..... Site Investigation Section Sites Listing
UIC ..... Underground Injection Wells Database Listing
MINES MRDS ..... Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ..... Recovered Government Archive Solid Waste Facilities List
RGA LUST ..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's PCTO1--Petroleum Contamination Detail Report.

A review of the LUST list, as provided by EDR, and dated 01/25/2021 has revealed that there are 5

LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DIAMOND R FERTILIZER	***SOUTH JENKINS RD & E***	***SE 0 - 1/8 (0.124 mi.)***	***3***	***9***
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Facility Status: CLOSED Facility-Site Id: 9815714				
NORTH ST LUCIE RIVER	***2721 S JENKINS RD***	***NNE 1/4 - 1/2 (0.314 mi.)***	***16***	***36***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: OPEN Facility-Site Id: 9102083				
DENNYS RESTAURANT	***6501 DARTER CT***	***NW 1/4 - 1/2 (0.326 mi.)***	***17***	***39***
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Facility Status: CLOSED Facility-Site Id: 8840568				
WAWA FOOD MARKET #52	***5575 OKEECHOBEE RD***	***NNE 1/4 - 1/2 (0.456 mi.)***	***E18***	***43***
Discharge Cleanup Status: NFA - NFA COMPLETE Facility Status: OPEN Facility-Site Id: 9802263				
RACETRAC #667	***5870 OKEECHOBEE RD***	***NNE 1/4 - 1/2 (0.493 mi.)***	***20***	***53***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: OPEN Facility-Site Id: 9802562				

State and tribal registered storage tank lists

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RYDER TRUCK RENTAL	3711 CROSSROADS PARK	W 1/8 - 1/4 (0.225 mi.)	D11	16
Database: AST, Date of Government Version: 01/26/2021 Facility-Site Id: 9601175 Facility Status: CLOSED Facility Status: CLOSED				
RYDER TRUCK RENTAL #	3711 CROSSROADS PKY	W 1/8 - 1/4 (0.225 mi.)	D14	31
Database: AST, Date of Government Version: 01/26/2021 Facility-Site Id: 9601149 Facility Status: OPEN Facility Status: OPEN				

TANKS: This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

A review of the TANKS list, as provided by EDR, and dated 01/26/2021 has revealed that there is 1 TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DIAMOND R FERTILIZER Facility Status: CLOSED Facility ID: 9815714	***SOUTH JENKINS RD & E***	***SE 0 - 1/8 (0.124 mi.)***	***3***	***9***

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

HMIRS: The Hazardous Materials Incident Report System contains hazardous material spill incidents reported to the Department of Transportation. The source of this database is the U.S. EPA.

A review of the HMIRS list, as provided by EDR, and dated 03/22/2021 has revealed that there is 1 HMIRS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	3711 CROSSROADS PARK	W 1/8 - 1/4 (0.225 mi.)	D12	17

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 02/03/2021 has revealed that there are 3 FINDS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SMIRNA PETECOSTAL CH Registry ID:: 110055624132	***3115 S JENKINS RD***	***ESE 0 - 1/8 (0.019 mi.)***	***A2***	***8***
INDEPENDENT CLASSIC	2900 S JENKINS RD	ENE 1/8 - 1/4 (0.164 mi.)	B4	11
BOTTLING GROUP LLC Registry ID:: 110020068308	***3620 CROSSROADS PARK***	***W 1/8 - 1/4 (0.207 mi.)***	***C9***	***14***

EXECUTIVE SUMMARY

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

A review of the ECHO list, as provided by EDR, and dated 04/04/2021 has revealed that there are 3 ECHO sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SMIRNA PETECOSTAL CH Registry ID: 110055624132	***3115 S JENKINS RD***	***ESE 0 - 1/8 (0.019 mi.)***	***A2***	***8***
INDEPENDENT CLASSIC Registry ID: 110070708342	2900 S JENKINS RD	ENE 1/8 - 1/4 (0.164 mi.)	B6	12
BOTTLING GROUP LLC Registry ID: 110020068308	***3620 CROSSROADS PARK***	***W 1/8 - 1/4 (0.207 mi.)***	***C9***	***14***

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 drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 11/13/2020 has revealed that there are 2 DWM CONTAM sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YELLOW FREIGHT TRUCK Program Site Id: ERIC_11992	***INTERSTATE 95, APPRO***	***NNW 1/8 - 1/4 (0.227 mi.)***	***15***	***34***
CLARK WILLIAMS TRANS Program Site Id: ERIC_12011	***JENKINS ROAD & OKEEC***	***NNE 1/4 - 1/2 (0.458 mi.)***	***E19***	***52***

A list of hazardous waste facilities required to provide financial assurance under RCRA.

A review of the Financial Assurance list, as provided by EDR, has revealed that there is 1 Financial Assurance site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RYDER TRANSPORTATION Database: Financial Assurance 3, Date of Government Version: 01/26/2021 Facility Status: OPEN Facility ID: 9601149	***3711 CROSSROADS PARK***	***W 1/8 - 1/4 (0.225 mi.)***	***D13***	***18***

RESP PARTY: Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 03/29/2021 has revealed that there are 2 RESP PARTY sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YELLOW FREIGHT TRUCK Site Status: CLOSED	***INTERSTATE 95, APPRO***	***NNW 1/8 - 1/4 (0.227 mi.)***	***15***	***34***
CLARK WILLIAMS TRANS	***JENKINS ROAD & OKEEC***	***NNE 1/4 - 1/2 (0.458 mi.)***	***E19***	***52***

Site Status: CLOSED

TIER 2: A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

A review of the TIER 2 list, as provided by EDR, and dated 12/31/2019 has revealed that there are 2 TIER 2 sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TRIANGLE FARMS - THO	2801 SOUTH JENKINS R	NE 1/8 - 1/4 (0.167 mi.)	7	12
RYDER TRANSPORTATION	***3711 CROSSROADS PARK***	***W 1/8 - 1/4 (0.225 mi.)***	***D13***	***18***
Facility Id: 4066639				
Facility Id: 5001480				
Facility Id: 5392405				
Facility Id: 6633568				
Facility Id: 6070677				
**Additional key fields are available in the Map Findings section*				

NPDES: Domestic and Industrial Wastewater Facilities

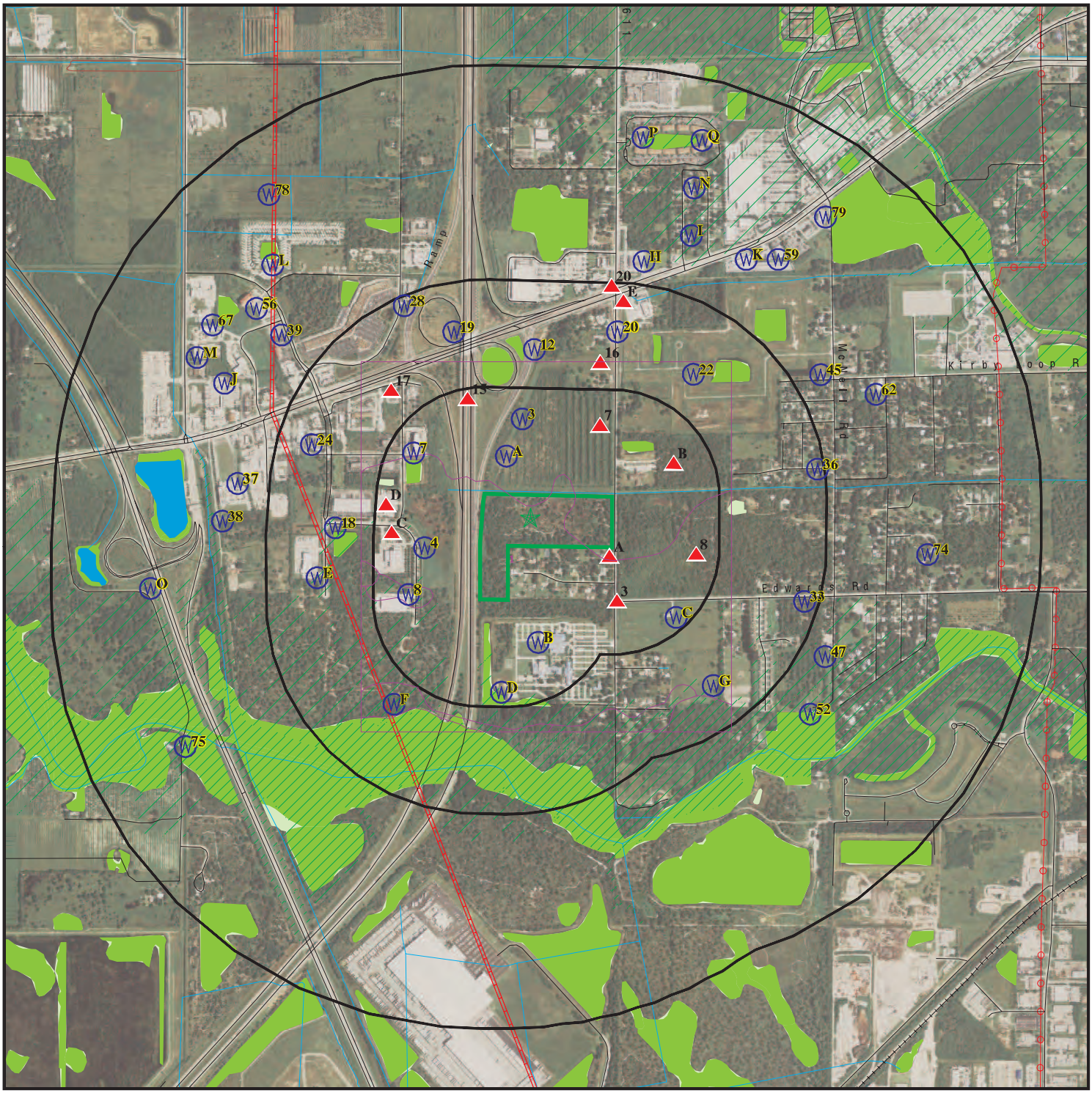
A review of the NPDES list, as provided by EDR, and dated 01/29/2021 has revealed that there are 4 NPDES sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SMIRNA PETECOSTAL CH	3115 S JENKINS RD	ESE 0 - 1/8 (0.019 mi.)	A1	8
Status: A				
Facility ID: FLR10MZ69				
INDEPENDENT CLASSIC	2900 S JENKINS RD	ENE 1/8 - 1/4 (0.164 mi.)	B5	11
Status: A				
Facility ID: FLR10TK20				
KOA JENKINS ROAD		ESE 1/8 - 1/4 (0.196 mi.)	8	13
Status: A				
Facility ID: FLR20DL94				
BOTTLING GROUP LLC	3620 CROSSROADS PKWY	W 1/8 - 1/4 (0.207 mi.)	C10	14
Status: A				
Facility ID: FLR05H715				
Facility ID: FLR05F895				

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 06566311.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	27.89-Acre Vacant Property	CLIENT:	GFA International
ADDRESS:	West of South Jenkins Road Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	06566311.2r
LAT/LONG:	27.410052 / 80.386012	DATE:	July 07, 2021 8:42 am

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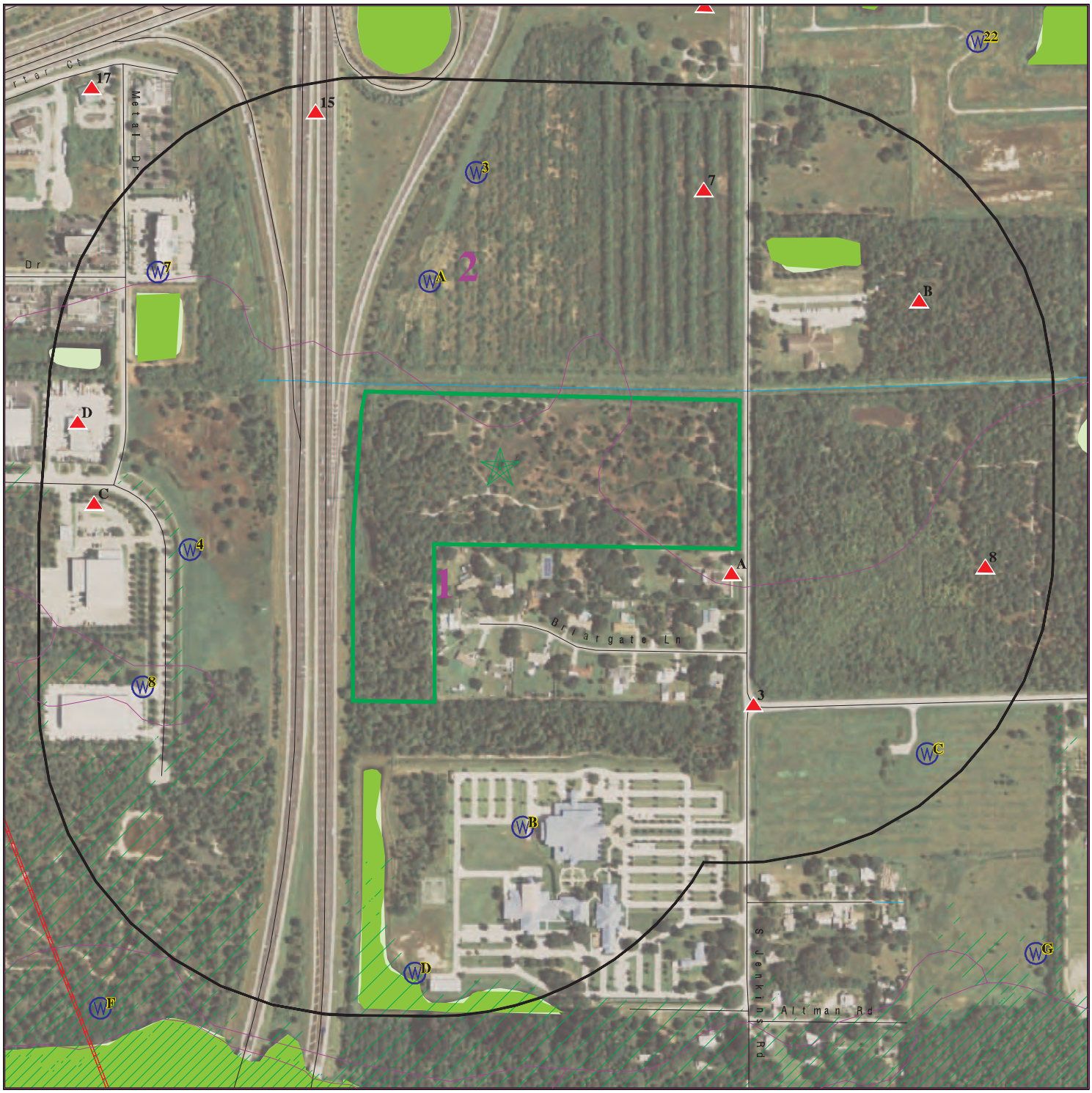
DETAIL MAP - 06566311.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 27.89-Acre Vacant Property ADDRESS: West of South Jenkins Road Fort Pierce FL 34981 LAT/LONG: 27.410052 / 80.386012	CLIENT: GFA International CONTACT: Rob Crowell INQUIRY #: 06566311.2r DATE: July 07, 2021 8:43 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.250		0	0	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LAST	0.500		0	0	0	NR	NR	0
LUST	0.500		1	0	4	NR	NR	5
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		1	0	NR	NR	NR	1
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.250		0	0	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.250		0	0	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	0.250		0	0	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.250		0	1	NR	NR	NR	1
SPILLS	0.250		0	0	NR	NR	NR	0
SPILLS 90	0.250		0	0	NR	NR	NR	0
SPILLS 80	0.250		0	0	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	0.250		0	0	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.250		0	0	NR	NR	NR	0
TRIS	0.250		0	0	NR	NR	NR	0
SSTS	0.250		0	0	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.250		0	0	NR	NR	NR	0
RAATS	0.250		0	0	NR	NR	NR	0
PRP	0.250		0	0	NR	NR	NR	0
PADS	0.250		0	0	NR	NR	NR	0
ICIS	0.250		0	0	NR	NR	NR	0
FTTS	0.250		0	0	NR	NR	NR	0
MLTS	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.250		0	0	NR	NR	NR	0
RADINFO	0.250		0	0	NR	NR	NR	0
HIST FTTS	0.250		0	0	NR	NR	NR	0
DOT OPS	0.250		0	0	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.250		0	0	NR	NR	NR	0
US AIRS	0.250		0	0	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.250		1	2	NR	NR	NR	3
ECHO	0.250		1	2	NR	NR	NR	3
DOCKET HWC	0.250		0	0	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.250		0	0	NR	NR	NR	0
ASBESTOS	0.250		0	0	NR	NR	NR	0
CLEANUP SITES	0.250		0	0	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	1	1	NR	NR	2
Financial Assurance	0.250		0	1	NR	NR	NR	1
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	1	1	NR	NR	2
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.250		0	2	NR	NR	NR	2
UIC	0.250		0	0	NR	NR	NR	0
NPDES	0.250		1	3	NR	NR	NR	4
MINES MRDS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.250		0	0	NR	NR	NR	0
RGA LF	0.250		0	0	NR	NR	NR	0
RGA LUST	0.250		0	0	NR	NR	NR	0
- Totals --		0	5	15	6	0	0	26

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **SMIRNA PETECOSTAL CHURCH** **NPDES** **S114019243**
ESE **3115 S JENKINS RD** **N/A**
< 1/8 **FORT PIERCE, FL**
0.019 mi.
102 ft. **Site 1 of 2 in cluster A**

Relative: **Higher**
Actual: **14 ft.**

WASTEWATER:

Name:	SMIRNA PETECOSTAL CHURCH
Address:	3115 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR10MZ69
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Jesus J Cruz, PMTE
Company Name:	Smirna Pentecostal Council of Churches
RP Address:	1403 Birch St
RP Address 2:	Not reported
RP City,Stat,Zip:	Fort Pierce FL 34950
Telephone:	7723185151
Email:	prosanmarcos1615@yahoo.com
Issue Date:	07/27/2013
Effective Date:	07/27/2013
Expiration Date:	07/26/2018
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	32
Longitude Degrees:	80
Longitude Minutes:	23
Longitude Seconds:	0.2
Treatment:	Not reported
Decode For Fstatus:	Active

A2 **SMIRNA PETECOSTAL CHURCH** **FINDS** **1016417055**
ESE **3115 S JENKINS RD** **ECHO** **N/A**
< 1/8 **FORT PIERCE, FL 34981**
0.019 mi.
102 ft. **Site 2 of 2 in cluster A**

Relative: **Higher**
Actual: **14 ft.**

FINDS:
Registry ID: 110055624132

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

SMIRNA PETECOSTAL CHURCH (Continued) **1016417055**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1016417055
Registry ID:	110055624132
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110055624132
Name:	SMIRNA PETECOSTAL CHURCH
Address:	3115 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL 34981

---

3 **DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244** **LUST** **S121163213**
SE **SOUTH JENKINS RD & EDWARDS RD** **TANKS** **N/A**
< 1/8 **FORT PIERCE, FL 34981**
0.124 mi.
656 ft.

Relative:
Higher

Actual:
14 ft.

LUST:

Name:	DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244
Address:	SOUTH JENKINS RD & EDWARDS RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	STATE
Facility Id:	9815714
Facility Status:	CLOSED
Facility Type:	Q - Emergency Response Spill Site
Facility Phone:	(772)464-9300
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 24 26.1432 / 80 22 58.152
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	Not reported
Datum:	Not reported
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	PAT HOOD
Name Update:	Not reported
Address Update:	Not reported

Discharge Cleanup Summary:

Discharge Date:	5/4/2016
PCT Discharge Combined:	Not reported
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	8/14/2017
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED

DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244 (Continued) **S121163213**

Facility ID:	9815714
Facility Status:	CLOSED
Facility Type:	Q - Emergency Response Spill Site -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	Not reported
Discharge Date:	05-04-2016
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	08-14-2017
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	Not reported
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	Not reported
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244 (Continued) **S121163213**

Click here for Florida Oculus:

TANKS:

Name:	DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244
Address:	SOUTH JENKINS RD & EDWARDS RD
City,State,Zip:	FORT PIERCE, FL 34981
Facility ID:	9815714
Facility Phone:	7724649300
Facility Status:	CLOSED
Facility Type:	Q
Type Description:	Emergency Response Spill Site
Dep Co:	P
Lat/Lon Deg Min Sec:	Not reported

B4 **INDEPENDENT CLASSIC ACADEMY** **FINDS** **1026401877**
ENE **2900 S JENKINS RD** **N/A**
1/8-1/4 **FORT PIERCE, FL 34981**
0.164 mi.
865 ft. **Site 1 of 3 in cluster B**

Relative:
Higher

Actual:
14 ft.

FINDS:
Registry ID: 110070708342

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

B5 **INDEPENDENT CLASSIC ACADEMY** **NPDES** **S126203399**
ENE **2900 S JENKINS RD** **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.164 mi.
865 ft. **Site 2 of 3 in cluster B**

Relative:
Higher

Actual:
14 ft.

WASTEWATER:

Name:	INDEPENDENT CLASSIC ACADEMY
Address:	2900 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR10TK20
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private

INDEPENDENT CLASSIC ACADEMY (Continued) **S126203399**

Permit Capacity:	Not reported
Party Name:	Michael Ezzard, COO
Company Name:	Southcrest Management, LLC
RP Address:	8600 Commidity Cir, #145
RP Address 2:	Not reported
RP City,Stat,Zip:	Orlando FL 32819
Telephone:	4075426080
Email:	michael@southcrest.us
Issue Date:	03/06/2020
Effective Date:	03/06/2020
Expiration Date:	03/05/2025
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	43.1
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	52.3
Treatment:	Not reported
Decode For Fstatus:	Active

B6 **INDEPENDENT CLASSIC ACADEMY** **ECHO** **1026138234**
ENE **2900 S JENKINS RD** **N/A**
1/8-1/4 **FORT PIERCE, FL 34981**
0.164 mi.
865 ft. **Site 3 of 3 in cluster B**

Relative:
Higher

Actual:
14 ft.

ECHO:

Envid:	1026138234
Registry ID:	110070708342
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110070708342
Name:	INDEPENDENT CLASSIC ACADEMY
Address:	2900 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL 34981

---

7 **TRIANGLE FARMS - THOMAS FIELD** **TIER 2** **S107724802**
NE **2801 SOUTH JENKINS ROAD** **N/A**
1/8-1/4 **FORT PIERCE, FL 34981**
0.167 mi.
882 ft.

Relative:
Higher

Actual:
14 ft.

Client Plot

TIER 2:

Name:	TRIANGLE FARMS - THOMAS FIELD
Address:	2801 SOUTH JENKINS ROAD
City,State,Zip:	FORT PIERCE, FL 349815354
Year:	Not reported
Facility Id:	Not reported
Active Date:	02/26/2001
Inactive Date:	01/01/2002
Sale Pending:	False
Original Date:	Not reported
PLOT Source:	Address
Latitude:	27.415000
Longitude:	-80.382850
LEPC District:	10
Counties:	St. Lucie,Palm Beach,Martin,Indian River,

TRIANGLE FARMS - THOMAS FIELD (Continued) **S107724802**

SERC:	29533
Program Level:	0
PRIME:	7370
SIC Code:	0161
SIC Code 2:	Not reported
NAICS Code:	111219

Company Info:

Company Name:	TRIANGLE FARMS
Company Address:	POST OFFICE BOX 2547
Company City,St,Zip:	FORT PIERCE, FL 34954-2547
Company Phone:	Not reported
Company Fax:	Not reported
Company Email:	Not reported
FEI Number:	650055332
Comany Contact Name:	DAVID NEILL
Cmpny Contact Phone:	772-464-2061
Reduced Fees:	False
Exempt Fees:	False
Electronic Filing:	False
Employee:	Not reported
Comments:	4-5-6: FACILITY CLOSED AS OF 6-1-05 PER NOTATION ON 2005 TIER TWO. DC

---

8 **KOA JENKINS ROAD** **NPDES** **S126203603**
ESE **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.196 mi.
1036 ft.

Relative: **Higher**

Actual: **14 ft.**

WASTEWATER:

Name:	KOA JENKINS ROAD
Address:	Not reported
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR20DL94
Facility Type:	Construction Generic Dewatering
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private
Permit Capacity:	Not reported
Party Name:	Brian Bacher, PMTE
Company Name:	SR Bacher Enterprises, LLC
RP Address:	1821 N Us Hwy 1
RP Address 2:	Not reported
RP City,Stat,Zip:	Fort Pierce FL 34946
Telephone:	5852699886
Email:	bbacher83@gmail.com
Issue Date:	02/27/2020
Effective Date:	02/27/2020
Expiration Date:	02/26/2025
DOC Description:	Generic Permit

KOA JENKINS ROAD (Continued) **S126203603**

Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	32
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	47
Treatment:	Not reported
Decode For Fstatus:	Active

C9 **BOTTLING GROUP LLC** **FINDS** **1007648945**
West **3620 CROSSROADS PARKWAY** **ECHO** **N/A**
1/8-1/4 **FORT PIERCE, FL 34945**
0.207 mi.
1093 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
15 ft.

Client Plot

FINDS:
Registry ID: 110020068308

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.
Florida Environmental System Today Application (FIESTA) Data Maintenance (FDM) system maintains entity, environmental interest and affiliation data for the State of Florida.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1007648945
Registry ID:	110020068308
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110020068308
Name:	BOTTLING GROUP LLC
Address:	3620 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

C10 **BOTTLING GROUP LLC** **NPDES** **S107799870**
West **3620 CROSSROADS PKWY** **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.207 mi.
1094 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
15 ft.

Client Plot

WASTEWATER:

Name:	BOTTLING GROUP LLC
Address:	3620 CROSSROADS PKWY
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR05H715
Facility Type:	Multi-Sector Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent,

BOTTLING GROUP LLC (Continued) **S107799870**

	reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private
Permit Capacity:	Not reported
Party Name:	Not reported
Company Name:	Not reported
RP Address:	Not reported
RP Address 2:	Not reported
RP City,Stat,Zip:	Not reported
Telephone:	Not reported
Email:	Not reported
Issue Date:	Not reported
Effective Date:	Not reported
Expiration Date:	Not reported
DOC Description:	Not reported
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	30
Longitude Degrees:	80
Longitude Minutes:	23
Longitude Seconds:	38
Treatment:	Not reported
Decode For Fstatus:	Active
Name:	BOTTLING GROUP LLC
Address:	3620 CROSSROADS PKWY
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR05F895
Facility Type:	Multi-Sector Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private
Permit Capacity:	Not reported
Party Name:	Michael A Henry, PMTE
Company Name:	Bottling Group, LLC
RP Address:	3620 Crossroads Pkwy
RP Address 2:	Not reported
RP City,Stat,Zip:	Fort Pierce FL 34945-2709
Telephone:	7724092971
Email:	michael.henry@pepsico.com
Issue Date:	11/15/2020
Effective Date:	11/15/2020
Expiration Date:	11/14/2025
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	31.80
Longitude Degrees:	80
Longitude Minutes:	23
Longitude Seconds:	29.34

BOTTLING GROUP LLC (Continued) **S107799870**

Treatment: Not reported
Decode For Fstatus: Active

D11 **RYDER TRUCK RENTAL** **AST** **A100379479**
West **3711 CROSSROADS PARKWAY** **N/A**
1/8-1/4 **FORT PIERCE, FL 34945**
0.225 mi.
1188 ft. **Site 1 of 4 in cluster D**

Relative:
Higher

Actual:
15 ft.

AST:
Name: RYDER TRUCK RENTAL
Address: 3711 CROSSROADS PARKWAY
Facility ID: 9601175
Facility Status: CLOSED
Type Description: Fuel user/Non-retail
Facility Phone: 7724645917
DEP Contractor Own: P
Region: STATE
Positioning Method: AGPS
Lat/Long (dms): 27 25 5 / 80 23 33

Owner:
Owner Id: 44564
Owner Name: TRUCK REPAIR CENTRAL
Owner Address: 2421 N FED HWY
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34952
Owner Contact: JOEL ROBINSON
Owner Phone: Not reported

Tank Id: 1
Status: Removed
Status Date: 04/01/1997
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 2
Status: Removed
Status Date: 04/01/1997
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 3
Status: Removed
Status Date: 04/01/1997
Install Date: 5/1/1995
Substance: New/lube oil
Content Description: New/Lube Oil
Gallons: 1000
Tank Location: ABOVEGROUND

RYDER TRUCK RENTAL (Continued) **A100379479**

Click here for Florida Oculus:

D12 **HMIRS** **9998100637**
West **3711 CROSSROADS PARKWAY** **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.225 mi.
1188 ft. **Site 2 of 4 in cluster D**

Relative:
Higher

Actual:
15 ft.

HMIRS:

Report #:	1998100637
Site location:	3711 CROSSROADS PARKWAY FORT PIERCE, FL
Place of origin:	Not reported FORT LAUDERDALE, FL
Destination:	RYDER 3711 CROSSROADS PARKWAY FORT PIERCE, FL
Carrier ID:	14857
Carrier reporting #:	MC124306
Carrier:	KENAN TRANSPORT CO INC
Carrier address:	P O BOX 2729 CHAPEL HILL, NC 275152729
Shipper ID:	15726
Shipper name:	MOBIL OIL CORP
Shipper address:	PO BOX 839 VALLEY FORGE, PA
Shipping paper number:	Not reported
Consignee ID:	80350
Consignee name:	RYDER
Consignee addess:	3711 CROSSROADS PARKWAY FORT PIERCE, FL
General cause:	10
Transportation mode:	Not reported
Date:	08/31/98
Commodity name:	FUEL OIL
Trade name:	DIESEL FUEL
Amount:	20.00 GAL
Result:	Spillage
Hazard Class:	20
ID Number:	NA1993
Hazardous:	False
R.Q. met:	False
Misc. info:	111 100
Vehicle Type:	Cargo
Trans. phase:	263
Land use:	272
Community:	282
Accident/Derailment:	False
Estimated speed:	F
Highway type:	999
number of lanes:	0
Number evacuated:	0
Major injuries:	0
Minor injuries:	0
Fatalities:	0
Product loss:	20
Carrier damage:	0

(Continued) **9998100637**

Pvt/Pub damage:	0
Cleanup cost:	0
Other damage:	0
Reported damage:	20
Incident damage:	0

Inner and Outer Container Information:

Container type:	TANK TRK
Container capacity:	9400.00
Number failed:	1
Number in shipment:	1
Container gauge:	Not reported
Manufacture's ID:	14196
Manuf. name:	Not reported UNKNOWN, XX
Tank serial #:	5HTAB4528T
Label:	Not reported
Registration #:	Not reported
Inspection date:	10/01/98
Exemption #:	Not reported
Contributing cause:	Overloaded/overfilled
Contributing Object:	Other freight
Contributing failure:	OTHER
Affected side:	Top
Other contributing cause:	OTHER
Capacity container code:	Not reported
Number failed code:	Not reported
Shipment code number:	Not reported

Remarks:

EMPLOYEE OVERFILLED THE TANK WITH APPROXIMATELY 20 GALLONS OF PRODUCT. SPILL WAS CLEANED UP BY CLIFF BERRY INC WITHOUT FURTHER INCIDENT.

D13
West
1/8-1/4
0.225 mi.
1188 ft.

RYDER TRANSPORTATION SERVICES - 0173B **Financial Assurance** **S107723135**
3711 CROSSROADS PARKWAY **TIER 2** **N/A**
FORT PIERCE, FL 34945

Site 3 of 4 in cluster D

Relative:
Higher

Actual:
15 ft.

FL Financial Assurance 3:

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2008
Expire Date:	10/01/2009
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2009
Expire Date:	10/01/2010
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2010
Expire Date:	10/01/2011
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2013
Expire Date:	10/01/2014
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2014
Expire Date:	10/01/2015
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2016
Expire Date:	10/01/2017
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Resp Party Phone: 2816478900

Name: RYDER TRUCK RENTAL #0173
Address: 3711 CROSSROADS PKY
City,State,Zip: PORT SAINT LUCIE, FL 34952
Region: 3
Facility ID: 9601149
Facility Phone: 7724645910
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: OLD REPUBLIC
Effective Date: 10/01/2017
Expire Date: 10/01/2018
Owner ID: 18939
Onwer Name: RYDER TRUCK RENTAL INC
Owner Address: 16155 PARK ROW #140
Owner Address2: C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip: HOUSTON, TX 77084
Contact: HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone: 2816478900

Name: RYDER TRUCK RENTAL #0173
Address: 3711 CROSSROADS PKY
City,State,Zip: PORT SAINT LUCIE, FL 34952
Region: 3
Facility ID: 9601149
Facility Phone: 7724645910
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: OLD REPUBLIC
Effective Date: 10/01/2018
Expire Date: 10/01/2019
Owner ID: 18939
Onwer Name: RYDER TRUCK RENTAL INC
Owner Address: 16155 PARK ROW #140
Owner Address2: C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip: HOUSTON, TX 77084
Contact: HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone: 2816478900

Name: RYDER TRUCK RENTAL #0173
Address: 3711 CROSSROADS PKY
City,State,Zip: PORT SAINT LUCIE, FL 34952
Region: 3
Facility ID: 9601149
Facility Phone: 7724645910
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Finaincial Responsibility: INSURANCE

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2019
Expire Date:	10/01/2020
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

TIER 2:

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945
Year:	2019
Facility Id:	6633568
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	Not reported
Longitude:	Not reported
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	Not reported
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	01/17/2020
First Submit Date:	01/17/2020
Data Submitted By:	Jenna Tucker, Ryder Fuel Services Complaince Coordinator
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2019
Facility Id:	6633568
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com
Contact ID:	Not reported
Year:	2019

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Facility Id:	6633568
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

Year:	2018
Facility Id:	6368734
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	Not reported
Longitude:	Not reported
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	Not reported
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	01/14/2019
First Submit Date:	01/14/2019
Data Submitted By:	Jenna Tucker, Complaince Coordinator
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2018
Facility Id:	6368734
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact ID:	Not reported
Year:	2018
Facility Id:	6368734
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

Year:	2017
Facility Id:	6070677
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	Not reported
Longitude:	Not reported
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	7513
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	02/21/2018
First Submit Date:	02/09/2018
Data Submitted By:	Jenna Tucker, TSA II
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2017
Facility Id:	6070677
Contact Type:	Emergency Contact
Contact Name:	Heather Melton
Contact Title:	Not reported
Contact Phone:	888-793-7865
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	281-647-8900
Contact Telephone 3:	Not reported
Contact Telephone 4:	(281) 647-8900
Contact Telephone 5:	800-215-4839
Contact Telephone 6:	Not reported

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact Email: compliancerfs@ryder.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2016
Facility Id: 5829500
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: Not reported
Longitude: Not reported
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: 7513
SIC Code 2: Not reported
NAICS Code: 532120
Last Modified Date: 01/26/2017
First Submit Date: 01/26/2017
Data Submitted By: Trudi Alford, Compliance Coordinator
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2016
Facility Id: 5829500
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 888-793-7865
Contact 24Hr Phone: Not reported
Contact Telephone 2: 281-647-8900
Contact Telephone 3: Not reported
Contact Telephone 4: (281) 647-8900
Contact Telephone 5: 800-215-4839
Contact Telephone 6: Not reported
Contact Email: compliancerfs@ryder.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2015
Facility Id: 5392405
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	27.4498
Longitude:	-80.480590
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	7513
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	02/04/2016
First Submit Date:	02/04/2016
Data Submitted By:	Amy White, Sr. Compliance Manager
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2015
Facility Id:	5392405
Contact Type:	Emergency Contact
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	888-793-7865
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	281-647-8900
Contact Telephone 3:	Not reported
Contact Telephone 4:	(281) 647-8900
Contact Telephone 5:	800-215-4839
Contact Telephone 6:	Not reported
Contact Email:	compliancerfs@ryder.com

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

Year:	2014
Facility Id:	5001480
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	27.4498
Longitude:	-80.480590
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	7513
SIC Code 2:	Not reported
NAICS Code:	53212
Last Modified Date:	02/09/2015

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

First Submit Date: 02/09/2015
Data Submitted By: Amy White, Sr. Compliance Manager
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2014
Facility Id: 5001480
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 888-793-7865
Contact 24Hr Phone: Not reported
Contact Telephone 2: 281-647-8900
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2013
Facility Id: 4513860
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: 27.4498
Longitude: -80.480590
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: 7513
SIC Code 2: Not reported
NAICS Code: 53212
Last Modified Date: 01/31/2014
First Submit Date: 01/31/2014
Data Submitted By: Amy White, Sr. Compliance Manager
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2013
Facility Id: 4513860
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 888-793-7865

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact 24Hr Phone: Not reported
Contact Telephone 2: 281-647-8900
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2012
Facility Id: 4066639
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: 27.4498
Longitude: -80.480590
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: Not reported
SIC Code 2: Not reported
NAICS Code: 53212
Last Modified Date: 05/01/2013
First Submit Date: 02/18/2013
Data Submitted By: Amy White, Sr. Compliance Manager
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2012
Facility Id: 4066639
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 281-647-8900
Contact 24Hr Phone: Not reported
Contact Telephone 2: 888-793-7865
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Contact ID: Not reported
Year: 2012
Facility Id: 4066639
Contact Type: Owner / Operator
Contact Name: Ryder Fuel Services

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact Title: Not reported
Contact Phone: 800-215-4839
Contact 24Hr Phone: Not reported
Contact Telephone 2: Not reported
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2011
Facility Id: 3993184
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: 27.4498
Longitude: -80.480590
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: Not reported
SIC Code 2: Not reported
NAICS Code: Not reported
Last Modified Date: 11/12/2012
First Submit Date: 11/09/2012
Data Submitted By: Florida Division of Emergency Management
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2011
Facility Id: 3993184
Contact Type: 313 Public 24 Hour Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 8002154839
Contact 24Hr Phone: Not reported
Contact Telephone 2: Not reported
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Contact ID: Not reported
Year: 2011
Facility Id: 3993184

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact Type:	112(r) Representative
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Contact ID:	Not reported
Year:	2011
Facility Id:	3993184
Contact Type:	313 Public Contact
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Contact ID:	Not reported
Year:	2011
Facility Id:	3993184
Contact Type:	313 Technical 24 Hour Contact
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Contact ID:	Not reported
Year:	2011
Facility Id:	3993184
Contact Type:	112(r) 24 Hour Representative
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PKWY
City,State,Zip:	FORT PIERCE, FL 34945
Year:	2010
Facility Id:	Not reported
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	27.4498
Longitude:	-80.48
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	Not reported
SIC Code 2:	Not reported
NAICS Code:	Not reported
Last Modified Date:	Not reported
First Submit Date:	Not reported
Data Submitted By:	Not reported
Company Name:	Not reported
Comments:	Not reported
Chemical Code:	68476346
Chemical Name:	Diesel Fuel Oil (low sulfur)
Chemical State:	LIQUID
Location Name:	Entire Facility
Container Code:	A
Pressure Code:	1
Temperature Code:	4
Average Quantity:	177600
Maximum Quantity:	177600
Days On Site:	365

Click this hyperlink while viewing on your computer to access
1 additional FL_TIER2: record(s) in the EDR Site Report.

D14 **RYDER TRUCK RENTAL #0173** **AST** **A100162867**
West **3711 CROSSROADS PKY** **N/A**
1/8-1/4 **PORT SAINT LUCIE, FL 34952**
0.225 mi.
1188 ft. **Site 4 of 4 in cluster D**

Relative:
Higher

Actual:
15 ft.

AST:

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
Facility ID:	9601149
Facility Status:	OPEN
Type Description:	Fuel user/Non-retail
Facility Phone:	7724645910
DEP Contractor Own:	P
Region:	STATE
Positioning Method:	AGPS

RYDER TRUCK RENTAL #0173 (Continued) **A100162867**

Lat/Long (dms): 27 25 5 / 80 23 33

Owner:
Owner Id: 18939
Owner Name: RYDER TRUCK RENTAL INC
Owner Address: 16155 PARK ROW #140
Owner Address 2: C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip: HOUSTON, TX 77084
Owner Contact: HEATHER MELTON/ BRIAN W KEEL
Owner Phone: 2816478900

Tank Id: 2
Status: Removed
Status Date: 09/01/2019
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 3
Status: In service
Status Date: 05/01/1994
Install Date: 5/1/1995
Substance: New/lube oil
Content Description: New/Lube Oil
Gallons: 1000
Tank Location: ABOVEGROUND

Construction:
Tank Id: 3
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Monitoring:
Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 3
Monitoring Description: Visual inspection of ASTs

Piping:
Tank ID: 3
Piping Category: Primary Construction

RYDER TRUCK RENTAL #0173 (Continued) **A100162867**

Piping Description: Fiberglass

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Secondary Containment
Piping Description: Double wall

Tank Id: 1
Status: Removed
Status Date: 09/01/2019
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 4
Status: In service
Status Date: 12/01/2019
Install Date: 12/1/2019
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 20000
Tank Location: ABOVEGROUND

Construction:
Tank Id: 4
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 4
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

RYDER TRUCK RENTAL #0173 (Continued) **A100162867**

Monitoring:
Tank ID: 4
Monitoring Description: Visual inspection of ASTs

Tank ID: 4
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 4
Monitoring Description: Monitor dbl wall tank space

Piping:
Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Abv, no soil contact

Tank ID: 4
Piping Category: Primary Construction
Piping Description: Steel/galvanized metal

Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: Corrosion Protection
Piping Description: External protective coating

Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Click here for Florida Oculus:

15
NNW
1/8-1/4
0.227 mi.
1196 ft.

Relative:
Higher

Actual:
15 ft.

Client Plot

YELLOW FREIGHT TRUCK ACCIDENT **DWM CONTAM** **S117361502**
INTERSTATE 95, APPROXIMATELY 100 YARDS **RESP PARTY** **N/A**
FORT PIERCE, FL

DWM CONTAM:
Name: YELLOW FREIGHT TRUCK ACCIDENT
Address: INTERSTATE 95, APPROXIMATELY 100 YARDS
City,State,Zip: FORT PIERCE, FL
Program Site Id: ERIC_11992
Lat DD: 27
Lat MM: 24
Lat SS: 39.9139
Long DD: 80
Long MM: 23
Long SS: 17.4146
Office/ District: SED
Program Area: RESPONSPARTY
Priority Score: Not reported

YELLOW FREIGHT TRUCK ACCIDENT (Continued) **S117361502**

Datum:	HARN
Method:	DPHO
Facility Status:	Closed
Facility Type:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Rank:	Not reported
Operator:	ADCOCK PETROLEUM
Phone:	Not reported
Name Changed:	Not reported
Addr Changed:	2011-09-06 00:00:00
Related Party ID:	Not reported
Primary RP Role:	Not reported
RP Begin Date:	Not reported
RP Name:	Not reported
RP Address1:	Not reported
RP Address2:	Not reported
RP City:	Not reported
RP State:	Not reported
RP Zip5:	Not reported
RP Zip4:	Not reported
Contact:	Not reported
RP Phone:	Not reported
RP Extension:	Not reported
Site Manager:	S Buwalda

RESP PARTY:

Name:	YELLOW FREIGHT TRUCK ACCIDENT
Address:	INTERSTATE 95, APPROXIMATELY 100 YARDS
City,State,Zip:	FORT PIERCE, FL
District:	Southeast District
Site Id:	78280
Project Id:	92744
Site Status:	CLOSED
Project Manager:	BUWALDA_S
OGC Case Number:	Not reported
Initial Date Received:	09/16/1994
Contaminants:	Not reported
Offsite Cont Impact:	Not reported
Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Emergency Response
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	VICIN
Collect Username:	STONE_H
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	05/09/2006
Map Series Used:	1999 doqs
Map Source Scale:	2030
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	STONE_H
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL

YELLOW FREIGHT TRUCK ACCIDENT (Continued) **S117361502**

Verification Date:	05/09/2006
Decode for District:	Southeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Not reported
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	27 24 / 80 23

---

16 **NORTH ST LUCIE RIVER WATER CONTROL DIST OFF** **LUST** **S103244386**
NNE **2721 S JENKINS RD** **Financial Assurance** **N/A**
1/4-1/2 **FORT PIERCE, FL 34981**
0.314 mi.
1656 ft.

Relative:
Higher

Actual:
15 ft.

Client Plot

LUST:

Name:	NORTH ST LUCIE RIVER WATER CONTROL DIST OFF
Address:	2721 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	STATE
Facility Id:	9102083
Facility Status:	OPEN
Facility Type:	H - Local Government
Facility Phone:	(772)461-5050
Facility Cleanup Rank:	14364
District:	Southeast District
Lat/Long (dms):	27 24 56.8369 / 80 23 1.9287
Section:	24
Township:	35
Range:	39
Feature:	Not reported
Method:	DGPS
Datum:	0
Score:	5
Score Effective Date:	2001-07-30 00:00:00
Score When Ranked:	5
Operator:	CAROL DONAHUE
Name Update:	2003-05-07 00:00:00
Address Update:	2003-08-18 00:00:00

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	CMPL - COMPLETED
Contact:	HAROLD F BROWN
Contact Company:	NORTH ST LUCIE RIVER WTR CNTRL DIST
Contact Address:	2721 S JENKINS RD
Contact City/State/Zip:	FORT PIERCE, FL 34952
Phone:	(772)461-5050
Bad Address Ind:	N
State:	FL
Zip:	34981
Score:	5
Score Effective Date:	2001-07-30 00:00:00
Related Party ID:	20882
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	1991-05-24
RP Zip:	Not reported
RP Extension:	Not reported

NORTH ST LUCIE RIVER WATER CONTROL DIST OFF (Continued) **S103244386**

Discharge Cleanup Summary:

Discharge Date:	1/30/1992
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/8/2020
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	E - ELIGIBLE
Site Manager:	TROMER_J
Site Mgr End Date:	3/23/2020
Tank Office:	PCTM5 - PETROLEUM CLEANUP TEAM 5

Petroleum Cleanup Program Eligibility:

Facility ID:	9102083
Discharge Date:	1/30/1992
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/8/2020
Cleanup Work Status:	COMPLETED
Information Source:	Not reported
Other Source Description:	Not reported
Application Received Date:	Not reported
Cleanup Program:	C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status:	Not reported
Elig Status Date:	Not reported
Letter Of Intent Date:	Not reported
Redetermined:	Not reported
Inspection Date:	Not reported
Site Manager:	TROMER_J
Site Mgr End Date:	3/23/2020
Tank Office:	PCTM5 - PETROLEUM CLEANUP TEAM 5
Deductible Amount:	Not reported
Deductible Paid To Date:	Not reported
Co-Pay Amount:	Not reported
Co-Pay Paid To Date:	Not reported
Cap Amount:	400000

Contaminated Media:

Discharge Date:	1/30/1992
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/8/2020
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Elig Indicator:	E - ELIGIBLE
Site Manager:	TROMER_J
Site Mgr End Date:	3/23/2020
Tank Office:	PCTM5 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells:	0
Contaminated Monitoring Well:	No
Contaminated Soil:	Yes
Contaminated Surface Water:	No
Contaminated Ground Water:	No

NORTH ST LUCIE RIVER WATER CONTROL DIST OFF (Continued) **S103244386**

Pollutant:	H - Generator/Pump Diesel
Pollutant Other Description:	Not reported
Gallons Discharged:	Not reported

Task Information:

District:	SED
Facility ID:	9102083
Facility Status:	OPEN
Facility Type:	H - Local Government -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	E
Source Effective Date:	Not reported
Discharge Date:	01-30-1992
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SA - SA ONGOING
Disch Cleanup Status Date:	08-17-1993
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	INACTIVE
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	40396
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	Not reported

NORTH ST LUCIE RIVER WATER CONTROL DIST OFF (Continued) **S103244386**

RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

FL Financial Assurance 3:
Name: NORTH ST LUCIE RIVER WATER CONTROL DIST OFF
Address: 2721 S JENKINS RD
City,State,Zip: FORT PIERCE, FL 34981
Region: 3
Facility ID: 9102083
Facility Phone: 7724615050
Facility Status: OPEN
Facility Type: H
Type Description: Local Government
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: COMMERCE & INDUSTRY
Effective Date: 05/10/2006
Expire Date: 05/10/2007
Owner ID: 20882
Onwer Name: NORTH ST LUCIE RIVER WTR CNTRL DIST
Owner Address: 2721 S JENKINS RD
Owner Address2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34952
Contact: HAROLD F BROWN
Resp Party Phone: 7724615050

---

17 **DENNYS RESTAURANT** **LUST U000130116**
NW **6501 DARTER CT** **UST N/A**
1/4-1/2 **FORT PIERCE, FL 34945**
0.326 mi.
1721 ft.

Relative:
Higher

Actual:
15 ft.

LUST:
Name: DENNYS RESTAURANT
Address: 6501 DARTER CT
City,State,Zip: FORT PIERCE, FL 34945
Region: STATE
Facility Id: 8840568
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail
Facility Phone: (407)466-0903
Facility Cleanup Rank: Not reported
District: Southeast District
Lat/Long (dms): 27 24 51.5911 / 80 23 28.6722
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: Not reported
Score Effective Date: Not reported
Score When Ranked: Not reported

DENNYS RESTAURANT (Continued) **U000130116**

Operator: SANDERS, T
Name Update: 2002-01-31 00:00:00
Address Update: Not reported

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: NREQ - NOT REQUIRED
Contact: J. BAKER/MCCULLAGAH
Contact Company: M & W ENTERPRISES
Contact Address: 800 VIRGINIA AVE
Contact City/State/Zip: FORT PIERCE, FL 34982
Phone: (704)692-9961
Bad Address Ind: N
State: FL
Zip: 34945, 2722
Score: Not reported
Score Effective Date: Not reported
Related Party ID: 15115
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 1988-05-18
RP Zip: 5892
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 8/28/1987
PCT Discharge Combined: Not reported
Cleanup Required: N - NO CLEANUP REQUIRED
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date: 5/29/2001
Cleanup Work Status: COMPLETED
Information Source: E - EDI
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -

Petroleum Cleanup Program Eligibility:
Facility ID: 8840568
Discharge Date: 8/28/1987
Pct Discharge Combined With: Not reported
Cleanup Required: N - NO CLEANUP REQUIRED
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date: 5/29/2001
Cleanup Work Status: COMPLETED
Information Source: Not reported
Other Source Description: Not reported
Application Received Date: Not reported
Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: Not reported
Elig Status Date: Not reported
Letter Of Intent Date: Not reported
Redetermined: Not reported
Inspection Date: Not reported
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -
Deductible Amount: Not reported
Deductible Paid To Date: Not reported

DENNYS RESTAURANT (Continued) **U000130116**

Co-Pay Amount:	Not reported
Co-Pay Paid To Date:	Not reported
Cap Amount:	0

Task Information:

District:	SED
Facility ID:	8840568
Facility Status:	CLOSED
Facility Type:	C - Fuel user/Non-retail -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	Not reported
Discharge Date:	08-28-1987
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	05-29-2001
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	40569
SR Cleanup Responsible:	ST - STATE
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	40570
SA Cleanup Responsible:	ST - STATE
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	40571
RAP Cleanup Responsible ID:	ST - STATE
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	40572

DENNYS RESTAURANT (Continued) **U000130116**

RA Cleanup Responsible: ST - STATE
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

UST:
Facility Id: 8840568
Facility Status: CLOSED
Type Description: Fuel user/Non-retail
Facility Phone: 4074660903
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 27 24 49 / 80 22 36

Owner:
Owner Id: 15115
Owner Name: M & W ENTERPRISES
Owner Address: 800 VIRGINIA AVE
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34982
Owner Contact: J. BAKER/MCCULLAGAH
Owner Phone: 7046929961

Tank Info:
Name: DENNYS RESTAURANT
Address: 6501 DARTER CT
City: FORT PIERCE
Zip: 34945
Tank Id: 1
Status: Removed
Status Date: Not reported
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: 888
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: DENNYS RESTAURANT
Address: 6501 DARTER CT
City: FORT PIERCE
Zip: 34945
Tank Id: 2
Status: Removed
Status Date: Not reported
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: 888
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

DENNYS RESTAURANT (Continued) **U000130116**

Click here for Florida Oculus:

E18 **WAWA FOOD MARKET #5254** **LUST** **U003714605**
NNE **5575 OKEECHOBEE RD** **UST** **N/A**
1/4-1/2 **FORT PIERCE, FL 34981** **Financial Assurance**
0.456 mi. **NPDES**
2409 ft. **Site 1 of 2 in cluster E**

Relative: Higher
Actual: 15 ft.

LUST:

Name:	WAWA FOOD MARKET #5254
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	STATE
Facility Id:	9802263
Facility Status:	OPEN
Facility Type:	A - Retail Station
Facility Phone:	(610)558-8521
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 25 2.1727 / 80 22 54.1249
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	AGPS
Datum:	Not reported
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	JOSH WORTH
Name Update:	2018-01-29 00:00:00
Address Update:	Not reported

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	CMPL - COMPLETED
Contact:	JOSH WORTH
Contact Company:	WAWA FLORIDA LLC
Contact Address:	7022 TPC DR #200
Contact City/State/Zip:	ORLANDO, FL 32822
Phone:	(610)361-3839
Bad Address Ind:	N
State:	FL
Zip:	34981
Score:	Not reported
Score Effective Date:	Not reported
Related Party ID:	68130
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	2018-01-29
RP Zip:	Not reported
RP Extension:	Not reported

Discharge Cleanup Summary:

Discharge Date:	10/13/1999
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	8/20/2001

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED
Facility ID:	9802263
Facility Status:	OPEN
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	07-25-2001
Discharge Date:	10-13-1999
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	08-20-2001
SRC Action Type:	NFA - NO FURTHER ACTION
SRC Submit Date:	06-08-2001
SRC Review Date:	07-25-2001
SRC Completion Status:	A - APPROVED
SRC Issue Date:	08-20-2001
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	66861
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported

WAWA FOOD MARKET #5254 (Continued) **U003714605**

RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 63019
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

UST:
Facility Id: 9802263
Facility Status: OPEN
Type Description: Retail Station
Facility Phone: 6105588521
Region: STATE
Positioning Method: AGPS
Lat/Long (dms): 27 25 0 / 80 22 52

Owner:
Owner Id: 68130
Owner Name: WAWA FLORIDA LLC
Owner Address: 7022 TPC DR #200
Owner Address 2: ATTN: FUEL EQUIP & COMPLIANCE
Owner City,St,Zip: ORLANDO, FL 32822
Owner Contact: JOSH WORTH
Owner Phone: 6103613839

Tank Info:
Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 1
Status: Removed
Status Date: 11/29/1999
Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 3000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 2
Status: In service
Status Date: 12/01/2017
Install Date: 12/1/2017
Substance: I
Content Description: Ultra Low Sulfur Diesel
Gallons: 22000
Vessel Indicator: TANK

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 2
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 2
Construction Category: Miscellaneous Attributes
Construction Description: Compartmented

Monitoring:
Tank ID: 2
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 2
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 2
Monitoring Description: Continuous electronic sensing

Tank ID: 2
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 2
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 2
Monitoring Description: Mechanical line leak detector

Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Piping:
Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 2
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank ID: 2
Piping Category: Miscellaneous Attributes

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Piping Description: Pressurized piping system

Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall

Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 3
Status: In service
Status Date: 12/01/2017
Install Date: 12/1/2017
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 3
Construction Category: Primary Construction
Construction Description: Fiberglass

Monitoring:
Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 3
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 3
Monitoring Description: Mechanical line leak detector

Tank ID: 3
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 3
Monitoring Description: Continuous electronic sensing

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Tank ID: 3
Monitoring Description: Monitor dbl wall pipe space

Piping:
Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 3
Piping Category: Secondary Containment
Piping Description: Double wall

Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 4
Status: In service
Status Date: 12/01/2017
Install Date: 12/1/2017
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 4
Construction Category: Miscellaneous Attributes
Construction Description: Compartmented

Tank Id: 4
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 4
Construction Category: Secondary Containment
Construction Description: Double wall

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Monitoring:

Tank ID:	4
Monitoring Description:	Monitor dbl wall tank space
Tank ID:	4
Monitoring Description:	Electronic monitor pipe sumps
Tank ID:	4
Monitoring Description:	Monitor dbl wall pipe space
Tank ID:	4
Monitoring Description:	Automatic tank gauging - USTs
Tank ID:	4
Monitoring Description:	Continuous electronic sensing
Tank ID:	4
Monitoring Description:	Electronic monitor dispenser liners
Tank ID:	4
Monitoring Description:	Mechanical line leak detector

Piping:

Tank ID:	4
Piping Category:	Miscellaneous Attributes
Piping Description:	Pressurized piping system
Tank ID:	4
Piping Category:	Secondary Containment
Piping Description:	Double wall
Tank ID:	4
Piping Category:	Miscellaneous Attributes
Piping Description:	Dispenser liners
Tank ID:	4
Piping Category:	Primary Construction
Piping Description:	Approved synthetic material

Click here for Florida Oculus:

FL Financial Assurance 3:

Name:	WAWA FOOD MARKET #5254
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	3
Facility ID:	9802263
Facility Phone:	6105588521
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	GREAT AMERICAN

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Effective Date:	07/30/2018
Expire Date:	07/30/2019
Owner ID:	68130
Onwer Name:	WAWA FLORIDA LLC
Owner Address:	7022 TPC DR #200
Owner Address2:	ATTN: FUEL EQUIP & COMPLIANCE
Owner City,St,Zip:	ORLANDO, FL 32822
Contact:	JOSH WORTH
Resp Party Phone:	6103613839

WASTEWATER:

Name:	WAWA STORE 5254
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLG071989
Facility Type:	Dewatering GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	SED
NPDES Permitted Site:	Yes
Environmental Interest:	Industrial Wastewater Program
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Scott Kearney, PMTE
Company Name:	Wawa, Inc.
RP Address:	2631 Quarry Stone Ct
RP Address 2:	Not reported
RP City,Stat,Zip:	Oviedo FL 32765-9288
Telephone:	4074086177
Email:	Scott.Kearney@wawa.com
Issue Date:	12/08/2017
Effective Date:	12/08/2017
Expiration Date:	12/07/2022
DOC Description:	Generic Permit
Latitude Degrees:	Not reported
Latitude Minutes:	Not reported
Latitude Seconds:	Not reported
Longitude Degrees:	Not reported
Longitude Minutes:	Not reported
Longitude Seconds:	Not reported
Treatment:	Not reported
Decode For Fstatus:	Active

Name:	WAWA STORE 5254
Address:	5575 OKEECHOBEE ROAD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLG071981
Facility Type:	Dewatering GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	SED
NPDES Permitted Site:	Yes
Environmental Interest:	Industrial Wastewater Program
Owner Type:	Private
Permit Capacity:	Not reported

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Party Name:	Not reported
Company Name:	Not reported
RP Address:	Not reported
RP Address 2:	Not reported
RP City,Stat,Zip:	Not reported
Telephone:	Not reported
Email:	Not reported
Issue Date:	Not reported
Effective Date:	Not reported
Expiration Date:	Not reported
DOC Description:	Not reported
Latitude Degrees:	Not reported
Latitude Minutes:	Not reported
Latitude Seconds:	Not reported
Longitude Degrees:	Not reported
Longitude Minutes:	Not reported
Longitude Seconds:	Not reported
Treatment:	Not reported
Decode For Fstatus:	Active

Name:	WAWA - SR-70 & S JENKINS RD
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR10QL81
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Scott Kearney, PMTE
Company Name:	WaWa Inc
RP Address:	260 W Baltimore Pike
RP Address 2:	Not reported
RP City,Stat,Zip:	Wawa PA 19063
Telephone:	Not reported
Email:	scott.kearney@wawa.com
Issue Date:	09/19/2016
Effective Date:	09/19/2016
Expiration Date:	09/18/2021
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	25
Latitude Seconds:	2.496
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	54.35
Treatment:	Not reported
Decode For Fstatus:	Active

E19 **CLARK WILLIAMS TRANSPORT** **DWM CONTAM** **S117359571**
NNE **JENKINS ROAD & OKEECHOBEE ROAD** **RESP PARTY** **N/A**
1/4-1/2 **FORT PIERCE, FL**
0.458 mi.
2417 ft. **Site 2 of 2 in cluster E**

Relative:
Higher

Actual:
15 ft.

Client Plot

DWM CONTAM:

Name:	CLARK WILLIAMS TRANSPORT
Address:	JENKINS ROAD & OKEECHOBEE ROAD
City,State,Zip:	FORT PIERCE, FL
Program Site Id:	ERIC_12011
Lat DD:	27
Lat MM:	25
Lat SS:	2.2718
Long DD:	80
Long MM:	22
Long SS:	54.1947
Office/ District:	SED
Program Area:	RESPONSPARTY
Priority Score:	Not reported
Datum:	HARN
Method:	DPHO
Facility Status:	Closed
Facility Type:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Rank:	Not reported
Operator:	Not reported
Phone:	Not reported
Name Changed:	Not reported
Addr Changed:	Not reported
Related Party ID:	Not reported
Primary RP Role:	Not reported
RP Begin Date:	Not reported
RP Name:	Not reported
RP Address1:	Not reported
RP Address2:	Not reported
RP City:	Not reported
RP State:	Not reported
RP Zip5:	Not reported
RP Zip4:	Not reported
Contact:	Not reported
RP Phone:	Not reported
RP Extension:	Not reported
Site Manager:	G Selvendran

RESP PARTY:

Name:	CLARK WILLIAMS TRANSPORT
Address:	JENKINS ROAD & OKEECHOBEE ROAD
City,State,Zip:	FORT PIERCE, FL
District:	Southeast District
Site Id:	179905
Project Id:	245460
Site Status:	CLOSED
Project Manager:	SELVENDRAN_G
OGC Case Number:	Not reported
Initial Date Received:	01/19/2001
Contaminants:	During road expansion???
Offsite Cont Impact:	U

CLARK WILLIAMS TRANSPORT (Continued) **S117359571**

Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Not reported
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	APPRX
Collect Username:	STONE_H
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	03/21/2005
Map Series Used:	1999 doqs
Map Source Scale:	2852
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	STONE_H
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL
Verification Date:	03/21/2005
Decode for District:	Southeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Unknown, documentation does not exist, or exists but is inconclusive, as to whether contamination above applicable standards or criteria extends offsite
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	27 25 / 80 22

20
NNE
1/4-1/2
0.493 mi.
2601 ft.

RACETRAC #667
5870 OKEECHOBEE RD
FORT PIERCE, FL 34945

LUST **U003729612**
UST **N/A**
Financial Assurance

Relative:
Higher

Actual:
15 ft.

Client Plot

LUST:

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	STATE
Facility Id:	9802562
Facility Status:	OPEN
Facility Type:	A - Retail Station
Facility Phone:	(770)431-7600
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 25 5.2194 / 80 22 59.0245
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	AGPS
Datum:	Not reported
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	JORDAN WOODFIN
Name Update:	2000-12-07 00:00:00
Address Update:	Not reported

RACETRAC #667 (Continued) **U003729612**

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	CMPL - COMPLETED
Contact:	JORDAN WOODFIN
Contact Company:	RACETRAC PETROLEUM INC
Contact Address:	200 GALLERIA PKWY SE
Contact City/State/Zip:	ATLANTA, GA 30339
Phone:	(770)431-7600
Bad Address Ind:	N
State:	FL
Zip:	34945
Score:	Not reported
Score Effective Date:	Not reported
Related Party ID:	17748
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	2000-05-26
RP Zip:	5945
RP Extension:	1123

Discharge Cleanup Summary:

Discharge Date:	1/15/2018
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/30/2019
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED
Facility ID:	9802562
Facility Status:	OPEN
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	Not reported
Discharge Date:	01-15-2018
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED
Disch Cleanup Status Date:	02-05-2018
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	ACTIVE
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-

RACETRAC #667 (Continued) **U003729612**

SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	Not reported
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	Not reported
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	9802562
Facility Status:	OPEN
Type Description:	Retail Station
Facility Phone:	7704317600
Region:	STATE
Positioning Method:	AGPS
Lat/Long (dms):	27 25 11 / 80 23 38

Owner:

Owner Id:	17748
Owner Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address 2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Owner Contact:	JORDAN WOODFIN
Owner Phone:	7704317600

Tank Info:

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD

RACETRAC #667 (Continued) **U003729612**

City: FORT PIERCE
Zip: 34945
Tank Id: 1
Status: In service
Status Date: 02/01/2000
Install Date: 2/1/2000
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 15000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 1
Construction Category: Primary Construction
Construction Description: Fiberglass clad steel

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Monitoring:
Tank ID: 1
Monitoring Description: Monitor dbl wall tank space

Tank ID: 1
Monitoring Description: Electronic line leak detector

Tank ID: 1
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 1
Monitoring Description: Visual inspect pipe sumps

Tank ID: 1
Monitoring Description: Visual inspect dispenser liners

RACETRAC #667 (Continued) **U003729612**

Piping:

Tank ID:	1
Piping Category:	Miscellaneous Attributes
Piping Description:	Dispenser liners
Tank ID:	1
Piping Category:	Corrosion Protection
Piping Description:	External protective coating
Tank ID:	1
Piping Category:	Primary Construction
Piping Description:	Fiberglass
Tank ID:	1
Piping Category:	Miscellaneous Attributes
Piping Description:	Pressurized piping system
Tank ID:	1
Piping Category:	Secondary Containment
Piping Description:	Double wall

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City:	FORT PIERCE
Zip:	34945
Tank Id:	2
Status:	In service
Status Date:	02/01/2000
Install Date:	2/1/2000
Substance:	Vehicular diesel
Content Description:	Vehicular Diesel
Gallons:	12000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P

Construction:

Tank Id:	2
Construction Category:	Overfill/Spill
Construction Description:	Ball check valve
Tank Id:	2
Construction Category:	Primary Construction
Construction Description:	Fiberglass clad steel
Tank Id:	2
Construction Category:	Overfill/Spill
Construction Description:	Spill containment bucket
Tank Id:	2
Construction Category:	Secondary Containment
Construction Description:	Double wall
Tank Id:	2
Construction Category:	Overfill/Spill
Construction Description:	Tight fill

RACETRAC #667 (Continued) **U003729612**

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Monitoring:
Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Tank ID: 2
Monitoring Description: Electronic line leak detector

Tank ID: 2
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 2
Monitoring Description: Visual inspect pipe sumps

Tank ID: 2
Monitoring Description: Visual inspect dispenser liners

Piping:
Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 2
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 2
Piping Category: Corrosion Protection
Piping Description: External protective coating

Name: RACETRAC #667
Address: 5870 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34945
Tank Id: 3
Status: In service
Status Date: 02/01/2000
Install Date: 2/1/2000
Substance: Unleaded gas
Content Description: Unleaded Gas

RACETRAC #667 (Continued) **U003729612**

Gallons: 12000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 3
Construction Category: Primary Construction
Construction Description: Fiberglass clad steel

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Monitoring:
Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Electronic line leak detector

Tank ID: 3
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 3
Monitoring Description: Visual inspect pipe sumps

Tank ID: 3
Monitoring Description: Visual inspect dispenser liners

Piping:
Tank ID: 3
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 3
Piping Category: Miscellaneous Attributes

RACETRAC #667 (Continued) **U003729612**

Piping Description: Pressurized piping system

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Corrosion Protection
Piping Description: External protective coating

Tank ID: 3
Piping Category: Secondary Containment
Piping Description: Double wall

Click here for Florida Oculus:

FL Financial Assurance 3:
Name: RACETRAC #667
Address: 5870 OKEECHOBEE RD
City,State,Zip: FORT PIERCE, FL 34945
Region: 3
Facility ID: 9802562
Facility Phone: 7704317600
Facility Status: OPEN
Facility Type: A
Type Description: Retail Station
DEP CO: P
Finaincial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 01/21/2015
Expire Date: 01/21/2016
Owner ID: 17748
Onwer Name: RACETRAC PETROLEUM INC
Owner Address: 200 GALLERIA PKWY SE
Owner Address2: STE 900
Owner City,St,Zip: ATLANTA, GA 30339
Contact: JORDAN WOODFIN
Resp Party Phone: 7704317600

Name: RACETRAC #667
Address: 5870 OKEECHOBEE RD
City,State,Zip: FORT PIERCE, FL 34945
Region: 3
Facility ID: 9802562
Facility Phone: 7704317600
Facility Status: OPEN
Facility Type: A
Type Description: Retail Station
DEP CO: P
Finaincial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 01/22/2016
Expire Date: 01/22/2017
Owner ID: 17748
Onwer Name: RACETRAC PETROLEUM INC

RACETRAC #667 (Continued) **U003729612**

Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2009
Expire Date:	03/01/2010
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2010
Expire Date:	03/01/2011
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN

RACETRAC #667 (Continued) **U003729612**

Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2011
Expire Date:	03/01/2012
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2013
Expire Date:	03/01/2014
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	05/13/2019
Expire Date:	05/13/2020
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN

RACETRAC #667 (Continued) **U003729612**

Resp Party Phone:	7704317600
Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	12/23/2016
Expire Date:	12/23/2017
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600
Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	12/23/2017
Expire Date:	12/23/2018
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

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.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 39

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 85

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/13/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 04/28/2020
Number of Days to Update: 69

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 05/21/2020
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/12/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Petroleum Contamination Detail Report

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.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/27/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

UST: Storage Tank Facility Information
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.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/02/2021
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/02/2021
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/02/2021
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites
Listing of closed and active voluntary cleanup sites.

Date of Government Version: 12/13/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/29/2021
Number of Days to Update: 75

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 01/06/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans.
It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 09/29/2020
Date Made Active in Reports: 12/17/2020
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 12/28/2020
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/15/2021
Date Data Arrived at EDR: 03/16/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/14/2019
Number of Days to Update: 58

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/22/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/22/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 10/26/2020
Date Data Arrived at EDR: 11/10/2020
Date Made Active in Reports: 01/27/2021
Number of Days to Update: 78

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 10/26/2020
Date Data Arrived at EDR: 10/27/2020
Date Made Active in Reports: 11/06/2020
Number of Days to Update: 10

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 85

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents

Statewide oil and hazardous materials inland incidents.

Date of Government Version: 04/05/2021
Date Data Arrived at EDR: 04/06/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

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.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 47

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/17/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 60

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/22/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/27/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/23/2021
Date Data Arrived at EDR: 03/25/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 84

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/14/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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).

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 33

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/04/2021
Date Data Arrived at EDR: 04/06/2021
Date Made Active in Reports: 06/25/2021
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/03/2021
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/07/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 12/09/2020
Date Data Arrived at EDR: 12/10/2020
Date Made Active in Reports: 02/25/2021
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/09/2021
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

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 drycleaning).

Date of Government Version: 11/13/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 85
Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/27/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 04/26/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 01/07/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82
Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 04/26/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Semi-Annually

Financial Assurance 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/03/2021
Number of Days to Update: 6
Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 02/11/2020
Number of Days to Update: 32
Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: No Update Planned

HW GEN: Hazardous Waste Generators

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.

Date of Government Version: 03/23/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 78
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

RESP PARTY: Responsible Party Sites Listing
Open, inactive and closed responsible party sites

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/21/2021
Number of Days to Update: 83
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 06/28/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

SITE INV SITES: Site Investigation Section Sites Listing
Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/07/2021
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing
A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/05/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 75
Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 06/02/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 04/12/2021
Number of Days to Update: 81
Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 80
Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List

List of all regulated facilities in Alachua County.

Date of Government Version: 03/19/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/09/2021
Number of Days to Update: 78

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Annually

BROWARD COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 02/12/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 06/11/2021
Number of Days to Update: 1

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

EDIEAR BROWARD: Semi-Annual Inventory Report on Contaminated Locations
Early Detection Incentive/Environmental Assessment Remediation. This report monitors the status and remediation progress of known contaminated locations within Broward County. Sites listed by the US EPA, the Florida Department of Environmental Protection, and sites licensed for contamination assessment and cleanup by the Division of Pollution Prevention and Remediation Programs of the Department.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/13/2021
Number of Days to Update: 79

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

HAZMAT BROWARD: Hazardous Material Sites
HM sites use or store greater than 25 gallons of hazardous materials per month.

Date of Government Version: 02/12/2021
Date Data Arrived at EDR: 02/12/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 82

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Annually

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 02/12/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 06/11/2021
Number of Days to Update: 1

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 04/07/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 78

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit
What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement
The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DADE_IW2_4: Industrial Waste Type 2-4 Sites
IW2s are facilities having reclaim or recycling systems with no discharges, aboveground holding tanks or spill prevention and countermeasure plans. IW4s are facilities that discharge an effluent to the ground.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE_IW5: Industrial Waste Type 5 Sites
Generally these facilities fall under the category of "conditionally exempt small quantity generator" or "small quantity generator".

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE_IW6: Industrial Waste Type 6

Permits issued to those non-residential land uses located within the major drinking water wellfield protection areas that are not served by sanitary sewers. These facilities do not handle hazardous materials but are regulated because of the env. sensitivity of the areas where they are located.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE_IWP: Industrial Waste Permit Sites

Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites

Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 02/25/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases

DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks

A listing of aboveground and underground storage tank site locations.

Date of Government Version: 06/03/2019
Date Data Arrived at EDR: 11/19/2020
Date Made Active in Reports: 02/03/2021
Number of Days to Update: 76

Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF

Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20

Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 10/05/2020
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/13/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

27.89-ACRE VACANT PROPERTY
WEST OF SOUTH JENKINS ROAD
FORT PIERCE, FL 34981

TARGET PROPERTY COORDINATES

Latitude (North):	27.410052 - 27° 24' 36.19''
Longitude (West):	80.386012 - 80° 23' 9.64''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	560696.2
UTM Y (Meters):	3031834.2
Elevation:	14 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5656799 FORT PIERCE NW, FL
Version Date:	2012
Northeast Map:	5656797 FORT PIERCE, FL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

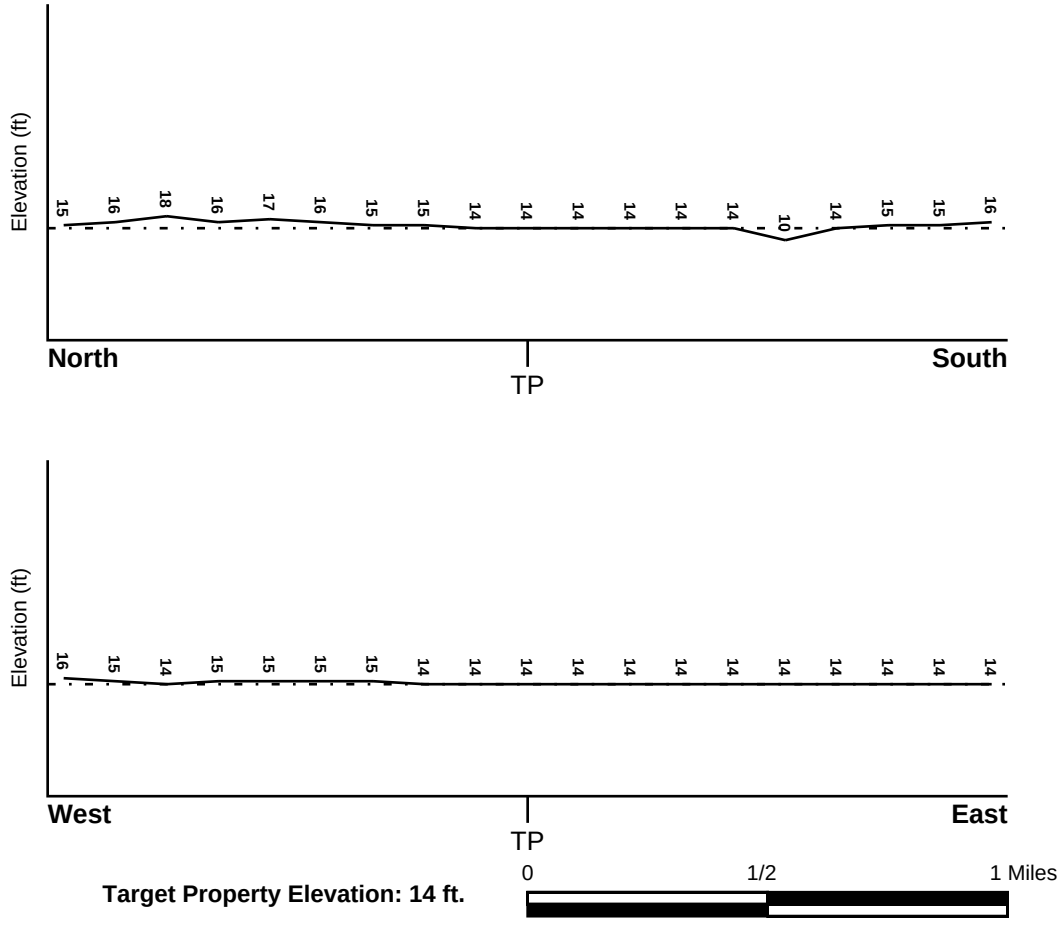
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 14 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12111C0167J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12111C0186J	FEMA FIRM Flood data
12111C0169J	FEMA FIRM Flood data
12111C0188J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
FORT PIERCE NW	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

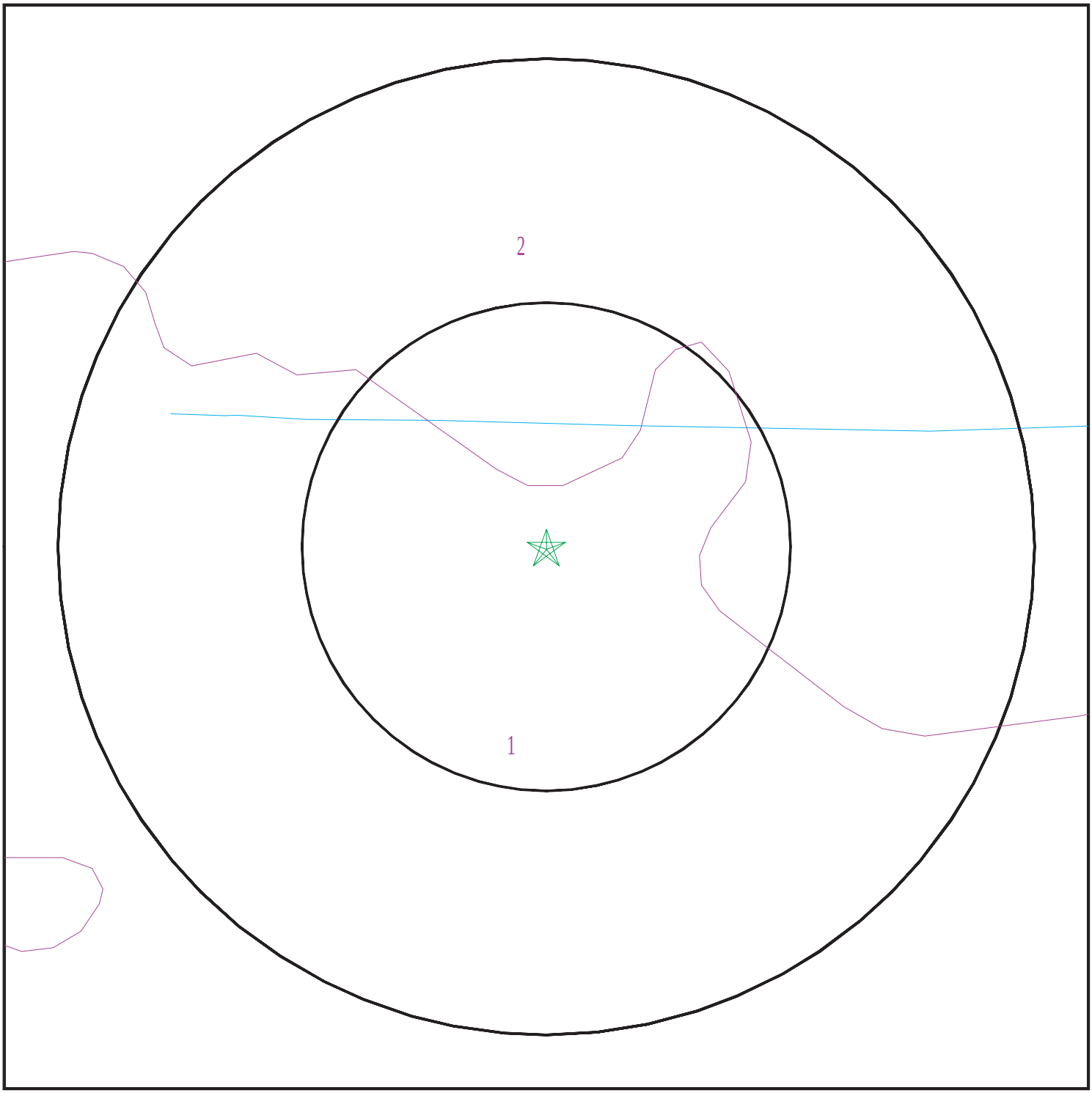
Era:	Cenozoic
System:	Quaternary
Series:	Holocene
Code:	Qh *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 06566311.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	27.89-Acre Vacant Property	CLIENT:	GFA International
ADDRESS:	West of South Jenkins Road Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	06566311.2r
LAT/LONG:	27.410052 / 80.386012	DATE:	July 07, 2021 8:43 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ankona

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	38 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
2	38 inches	48 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
3	48 inches	57 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	57 inches	79 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
5	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Nettles

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
2	7 inches	33 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
3	33 inches	38 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
4	38 inches	55 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
5	55 inches	79 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.250 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
33	USGS40000241269	1/2 - 1 Mile ESE
O70	USGS40000241271	1/2 - 1 Mile West
O71	USGS40000241270	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	FLSO11000015303	1/8 - 1/4 Mile NNW
A2	FLSO11000015301	1/8 - 1/4 Mile NNW
3	FLSO11000015302	1/8 - 1/4 Mile North
4	FLSO11000010133	1/4 - 1/2 Mile WSW
B5	FLSO11000011978	1/4 - 1/2 Mile South
B6	FLSO11000011979	1/4 - 1/2 Mile South
7	FLSO11000016384	1/4 - 1/2 Mile WNW
8	FLSO11000005225	1/4 - 1/2 Mile WSW
C9	FLSO11000011699	1/4 - 1/2 Mile SE
C10	FLSO11000011700	1/4 - 1/2 Mile SE
C11	FLSO11000011703	1/4 - 1/2 Mile SE
12	FLSO11000005342	1/4 - 1/2 Mile North
D13	FLSO11000011980	1/4 - 1/2 Mile South
D14	FLSO11000011981	1/4 - 1/2 Mile South
C15	FLSO11000011697	1/4 - 1/2 Mile ESE
C16	FLSO11000011698	1/4 - 1/2 Mile ESE
C17	FLSO11000011702	1/4 - 1/2 Mile ESE
18	FLSO11000009477	1/4 - 1/2 Mile West
19	FLSO11000005343	1/4 - 1/2 Mile NNW
20	FLSA11000063286	1/4 - 1/2 Mile NNE
E21	FLSO11000013896	1/4 - 1/2 Mile WSW
22	FLSO11000017877	1/2 - 1 Mile NE
F23	FLSO11000023283	1/2 - 1 Mile SW

STATE DATABASE WELL INFORMATION

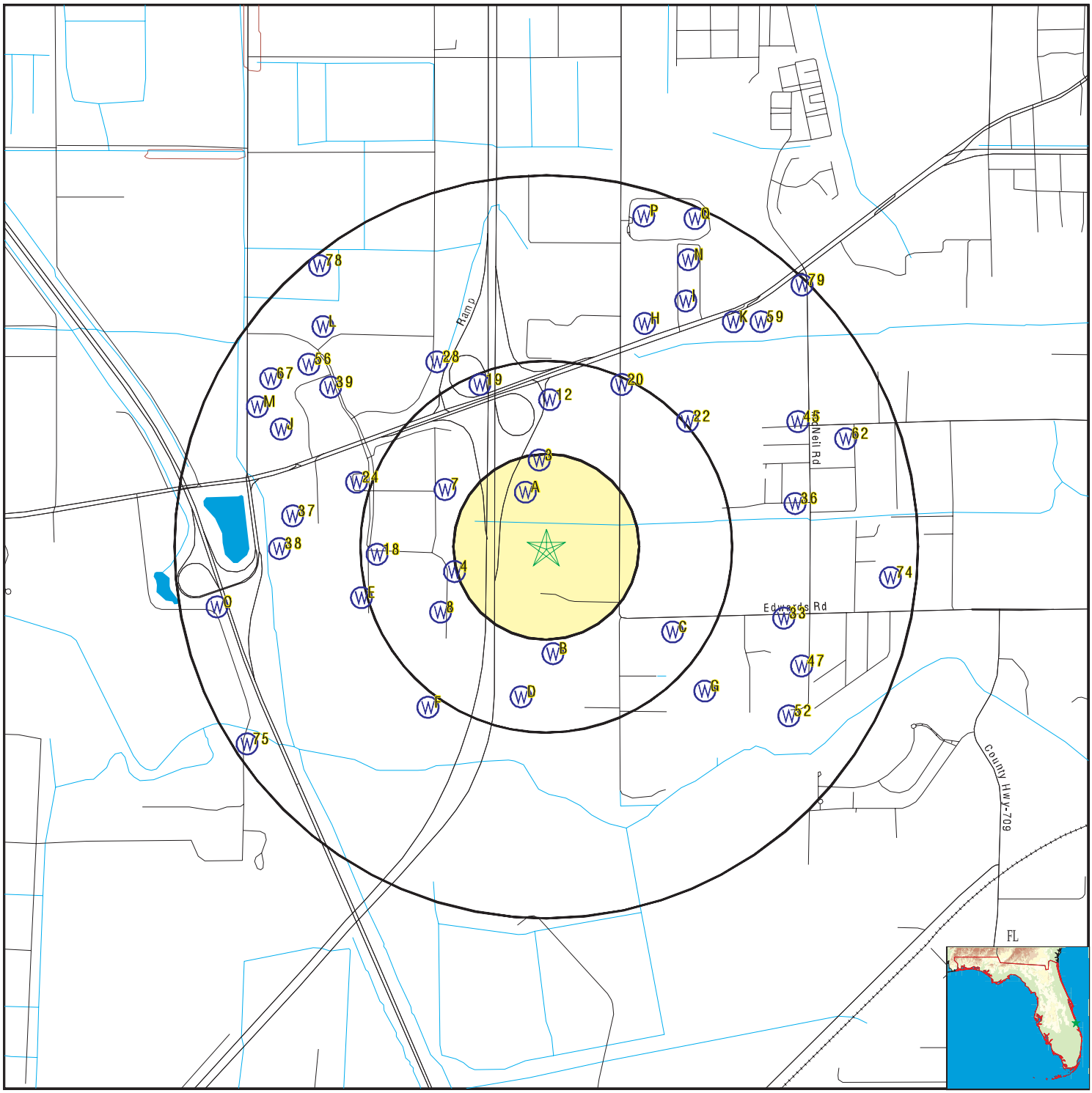
MAP ID	WELL ID	LOCATION FROM TP
24	FLSO11000007921	1/2 - 1 Mile WNW
F25	FLSO11000023282	1/2 - 1 Mile SW
E26	FLSO11000019753	1/2 - 1 Mile WSW
G27	FLSO11000011701	1/2 - 1 Mile SE
28	FLSO11000013207	1/2 - 1 Mile NNW
G29	FLSO11000011695	1/2 - 1 Mile SE
G30	FLSO11000011696	1/2 - 1 Mile SE
H31	FLSO11000055238	1/2 - 1 Mile NNE
H32	FLSO11000011309	1/2 - 1 Mile NNE
H34	FLSO11000011308	1/2 - 1 Mile NNE
H35	FLSO11000011307	1/2 - 1 Mile NNE
36	FLSA11000071714	1/2 - 1 Mile East
37	FLSO11000013525	1/2 - 1 Mile West
38	FLSO11000013524	1/2 - 1 Mile West
39	FLSO11000003717	1/2 - 1 Mile NW
I40	FLSA11000022044	1/2 - 1 Mile NNE
I41	FLSA11000022041	1/2 - 1 Mile NNE
I42	FLSA11000080078	1/2 - 1 Mile NNE
I43	FLSA11000022046	1/2 - 1 Mile NNE
J44	FLSO11000022803	1/2 - 1 Mile WNW
45	FLSO11000017876	1/2 - 1 Mile ENE
I46	FLSA11000022042	1/2 - 1 Mile NNE
47	FLSO11000005807	1/2 - 1 Mile ESE
K48	FLSO11000014337	1/2 - 1 Mile NE
I49	FLSA11000022043	1/2 - 1 Mile NNE
I50	FLSA11000080077	1/2 - 1 Mile NNE
I51	FLSA11000022047	1/2 - 1 Mile NNE
52	FLSO11000005806	1/2 - 1 Mile SE
K53	FLSO11000030947	1/2 - 1 Mile NE
L54	FLSA11000017327	1/2 - 1 Mile NW
K55	FLSO11000030949	1/2 - 1 Mile NE
56	FLSO11000014474	1/2 - 1 Mile NW
J57	FLSO11000001771	1/2 - 1 Mile WNW
I58	FLSA11000022048	1/2 - 1 Mile NNE
59	FLSO11000037958	1/2 - 1 Mile NE
M60	FLSA11000108388	1/2 - 1 Mile WNW
N61	FLSA11000022049	1/2 - 1 Mile NNE
62	FLSO11000041047	1/2 - 1 Mile ENE
N63	FLSA11000022050	1/2 - 1 Mile NNE
M64	FLSO11000054028	1/2 - 1 Mile WNW
L65	FLSO11000019404	1/2 - 1 Mile NW
L66	FLSO11000019403	1/2 - 1 Mile NW
67	FLSO11000022804	1/2 - 1 Mile WNW
N68	FLSA11000022045	1/2 - 1 Mile NNE
M69	FLSO11000009796	1/2 - 1 Mile WNW
P72	FLSO11000007042	1/2 - 1 Mile NNE
P73	FLSO11000007043	1/2 - 1 Mile NNE
74	FLSO11000020629	1/2 - 1 Mile East
75	FLSO11000013573	1/2 - 1 Mile WSW
Q76	FLSO11000010385	1/2 - 1 Mile NNE
Q77	FLSO11000010384	1/2 - 1 Mile NNE
78	FLSO11000010975	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
79	FLSO11000044656	1/2 - 1 Mile NE

PHYSICAL SETTING SOURCE MAP - 06566311.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

SITE NAME:	27.89-Acre Vacant Property	CLIENT:	GFA International
ADDRESS:	West of South Jenkins Road Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	06566311.2r
LAT/LONG:	27.410052 / 80.386012	DATE:	July 07, 2021 8:43 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
NNW
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO11000015303**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02911-W	Application #:	080626-15
Permit Type:	General	Project Name:	NEWBERRY FIELDS AT FORT PIERCE
Land Use:	Landscape	Acres Served:	5.3
Facility ID:	224053	Facility Type:	WELL
Facility Name:	Recharge Well	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	120	Intake Depth:	0
Intake Elevation:	0	Well Depth:	60
Casing Depth:	50	Well Use:	Recharge
Facility Status:	Proposed	Facility Type:	Irrigation Water Replacement
Source:	Surficial Aquifer System		

A2
NNW
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO11000015301**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02911-W	Application #:	080626-15
Permit Type:	General	Project Name:	NEWBERRY FIELDS AT FORT PIERCE
Land Use:	Landscape	Acres Served:	5.3
Facility ID:	224058	Facility Type:	PUMP
Facility Name:	Developer Pump	Pump Type:	Centrifugal
Pump Diameter:	6	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

3
North
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO11000015302**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02911-W	Application #:	080626-15
Permit Type:	General	Project Name:	NEWBERRY FIELDS AT FORT PIERCE
Land Use:	Landscape	Acres Served:	5.3
Facility ID:	224057	Facility Type:	PUMP
Facility Name:	Target Pump	Pump Type:	Centrifugal
Pump Diameter:	6	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

4
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000010133**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01719-W	Application #:	030410-4
Permit Type:	General	Project Name:	JAKE'S TRUCK SHOP INC
Land Use:	Landscape	Acres Served:	2.5
Facility ID:	134175	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	22	Intake Depth:	0
Intake Elevation:	0	Well Depth:	63
Casing Depth:	47	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

B5
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011978**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	229615	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	125	Intake Depth:	63
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

B6
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011979**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	217985	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	125	Intake Depth:	63
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

7
WNW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000016384**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02656-W	Application #:	071102-9
Permit Type:	General	Project Name:	FAIRFIELD INN AND SUITES
Land Use:	Landscape	Acres Served:	.46
Facility ID:	218062	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	40	Intake Depth:	0
Intake Elevation:	0	Well Depth:	160
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

8
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000005225**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01843-W	Application #:	031215-1
Permit Type:	General	Project Name:	CROSSROADS SEVENTEEN
Land Use:	Landscape	Acres Served:	.63
Facility ID:	145475	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	22	Intake Depth:	47
Intake Elevation:	0	Well Depth:	63
Casing Depth:	47	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

C9
SE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011699**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192035	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Water Table aquifer		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C10
SE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011700**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192035	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

C11
SE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011703**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192032	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	90	Well Use:	Secondary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

12
North
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000005342**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01458-W	Application #:	020226-18
Permit Type:	General		
Project Name:	SR 9/I95 MILLING AND RESURFACING SR 70 LANDSCAPING		
Land Use:	Landscape	Acres Served:	14.85
Facility ID:	116714	Facility Type:	PUMP
Facility Name:	Pump	Pump Type:	Centrifugal
Pump Diameter:	7.75	Well Diameter:	0
Pump Capacity:	120	Intake Depth:	0
Intake Elevation:	0	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	NSLRWCD Canal 38		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D13
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011980**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	107007	Facility Type:	WELL
Facility Name:	FAS well	Pump Type:	None
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	800
Casing Depth:	450	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Floridan Aquifer System		

D14
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011981**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	102952	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	3	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	2	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	On-site Lake(s)		

C15
ESE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011697**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192036	Facility Type:	PUMP
Facility Name:	Pump 2	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Water Table aquifer		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C16
ESE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011698**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192036	Facility Type:	PUMP
Facility Name:	Pump 2	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

C17
ESE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011702**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192033	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	90	Well Use:	Secondary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

18
West
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000009477**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01012-W	Application #:	040728-15
Permit Type:	Individual	Project Name:	CROSSROADS PARK OF COMMERCE
Land Use:	Landscape	Acres Served:	18
Facility ID:	172461	Facility Type:	PUMP
Facility Name:	1	Pump Type:	Suction
Pump Diameter:	4	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	0	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	On-site Lake(s)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

19
NNW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000005343**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01458-W	Application #:	020226-18
Permit Type:	General		
Project Name:	SR 9/I95 MILLING AND RESURFACING SR 70 LANDSCAPING		
Land Use:	Landscape	Acres Served:	14.85
Facility ID:	101346	Facility Type:	WELL
Facility Name:	1	Pump Type:	None
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	80
Casing Depth:	60	Well Use:	Abandoned
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

20
NNE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA11000063286**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	560004401	Well Type:	50
Status:	ACTIVE	Casing Material:	Not Reported
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	0	Permit #:	Not Reported
Sanitary Seal:	Not Reported	Well Name:	Not Reported
Large PWS Well:	0	WSRP ID:	560004401
WSRP Action:	CONNECTED TO PW	Potable Status:	NON-POTABLE
Resident Type:	Not Reported	PWS Design:	0

E21
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000013896**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02189-W	Application #:	050428-8
Permit Type:	General	Project Name:	BRONE CROSSROADS
Land Use:	Landscape	Acres Served:	.64
Facility ID:	172325	Facility Type:	WELL
Facility Name:	1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	22	Intake Depth:	47
Intake Elevation:	0	Well Depth:	63
Casing Depth:	47	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

22
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000017877**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02228-W	Application #:	070119-17
Permit Type:	General	Project Name:	NEILL FARMS
Land Use:	Landscape	Acres Served:	3.75
Facility ID:	175104	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	70	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	60	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

F23
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000023283**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02919-W	Application #:	080722-12
Permit Type:	General	Project Name:	I D I CROSSROADS
Land Use:	Landscape	Acres Served:	2.23
Facility ID:	224404	Facility Type:	WELL
Facility Name:	Recharge Well	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	120	Intake Depth:	60
Intake Elevation:	0	Well Depth:	60
Casing Depth:	50	Well Use:	Recharge
Facility Status:	Proposed	Facility Type:	Irrigation Water Replacement
Source:	Surficial Aquifer System		

24
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000007921**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01865-W	Application #:	040217-18
Permit Type:	General	Project Name:	OFFICE WAREHOUSE BUILDING
Land Use:	Industrial	Acres Served:	.2
Facility ID:	147310	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	85	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	95	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F25
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000023282**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02919-W	Application #:	080722-12
Permit Type:	General	Project Name:	I D I CROSSROADS
Land Use:	Landscape	Acres Served:	2.23
Facility ID:	224405	Facility Type:	PUMP
Facility Name:	Developer Pump	Pump Type:	Centrifugal
Pump Diameter:	6	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

E26
WSW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000019753**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02275-W	Application #:	090317-7
Permit Type:	General	Project Name:	JJ TAYLOR FT PIERCE TRANSFER FACILITY
Land Use:	Landscape	Acres Served:	5.94
Facility ID:	184832	Facility Type:	WELL
Facility Name:	WELL 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	100	Intake Depth:	5
Intake Elevation:	0	Well Depth:	60
Casing Depth:	40	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

G27
SE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011701**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192034	Facility Type:	WELL
Facility Name:	Well 3	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	90	Well Use:	Secondary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

28
NNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000013207**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02470-W	Application #:	060602-10
Permit Type:	General	Project Name:	PETERS COMMERCE CENTER
Land Use:	Landscape	Acres Served:	.6
Facility ID:	193045	Facility Type:	WELL
Facility Name:	No. 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	50	Intake Depth:	-42
Intake Elevation:	0	Well Depth:	135
Casing Depth:	105	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

G29
SE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011695**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192037	Facility Type:	PUMP
Facility Name:	Pump 3	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Water Table aquifer		

G30
SE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011696**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192037	Facility Type:	PUMP
Facility Name:	Pump 3	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H31
NNE
1/2 - 1 Mile
Lower

FL WELLS **FLSO11000055238**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03418-W	Application #:	150707-9
Permit Type:	General	Project Name:	F P I 428984-1-52-01 SR 70 / OKEECHOBEE RD.
Land Use:	Landscape	Acres Served:	.3
Facility ID:	271292	Facility Type:	WELL
Facility Name:	Well #1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	30	Intake Depth:	0
Intake Elevation:	0	Well Depth:	140
Casing Depth:	110	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

H32
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011309**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02813-W	Application #:	080513-4
Permit Type:	General	Project Name:	OKEECHOBEE CROSSINGS
Land Use:	Landscape	Acres Served:	.93
Facility ID:	218647	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

33
ESE
1/2 - 1 Mile
Higher

FED USGS **USGS40000241269**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 136	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Surficial aquifer system	Formation Type:	Surficial Aquifer System
Aquifer Type:	Not Reported	Construction Date:	19670101
Well Depth:	14	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	13	Level reading date:	1995-07-13
Feet below surface:	Not Reported	Feet to sea level:	10.61
Note:	Not Reported		

Level reading date:	1995-04-12	Feet below surface:	Not Reported
Feet to sea level:	11.94	Note:	Not Reported
Level reading date:	1995-01-25	Feet below surface:	Not Reported
Feet to sea level:	12.10	Note:	Not Reported
Level reading date:	1994-10-18	Feet below surface:	Not Reported
Feet to sea level:	11.47	Note:	Not Reported
Level reading date:	1994-04-20	Feet below surface:	Not Reported
Feet to sea level:	10.24	Note:	Not Reported
Level reading date:	1994-01-26	Feet below surface:	Not Reported
Feet to sea level:	11.04	Note:	Not Reported
Level reading date:	1993-05-05	Feet below surface:	Not Reported
Feet to sea level:	10.86	Note:	Not Reported
Level reading date:	1992-11-19	Feet below surface:	Not Reported
Feet to sea level:	10.31	Note:	Not Reported
Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	10.03	Note:	Not Reported
Level reading date:	1989-10-24	Feet below surface:	Not Reported
Feet to sea level:	6.13	Note:	Not Reported
Level reading date:	1989-05-03	Feet below surface:	Not Reported
Feet to sea level:	4.49	Note:	Not Reported
Level reading date:	1988-10-27	Feet below surface:	Not Reported
Feet to sea level:	4.50	Note:	Not Reported
Level reading date:	1988-05-23	Feet below surface:	Not Reported
Feet to sea level:	6.35	Note:	Not Reported

H34
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011308**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02813-W	Application #:	080513-4
Permit Type:	General	Project Name:	OKEECHOBEE CROSSINGS
Land Use:	Landscape	Acres Served:	.93
Facility ID:	223017	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H35
NNE
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSO11000011307**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02813-W	Application #:	080513-4
Permit Type:	General	Project Name:	OKEECHOBEE CROSSINGS
Land Use:	Landscape	Acres Served:	.93
Facility ID:	223018	Facility Type:	WELL
Facility Name:	Well 3	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

36
East
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSA11000071714**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAG3499	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	57	Casing Length:	0
Casing Diameter:	2	Permit #:	59-14545
Sanitary Seal:	Yes	Well Name:	CHILDS
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	0

37
West
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSO11000013525**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-00865-W	Application #:	090629-13
Permit Type:	General	Project Name:	FT PIERCE TRAVEL PLAZA
Land Use:	Landscape	Acres Served:	3.7
Facility ID:	8215	Facility Type:	WELL
Facility Name:	WELL 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	1000
Casing Depth:	0	Well Use:	Abandoned
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Floridan Aquifer System		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

38
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000013524**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-00865-W	Application #:	090629-13
Permit Type:	General	Project Name:	FT PIERCE TRAVEL PLAZA
Land Use:	Landscape	Acres Served:	3.7
Facility ID:	197296	Facility Type:	WELL
Facility Name:	WELL 1-R	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	63
Intake Elevation:	0	Well Depth:	123
Casing Depth:	80	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

39
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000003717**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01498-W	Application #:	010425-11
Permit Type:	General	Project Name:	SLEEP INN
Land Use:	Landscape	Acres Served:	1
Facility ID:	106492	Facility Type:	WELL
Facility Name:	1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	20	Intake Depth:	0
Intake Elevation:	0	Well Depth:	70
Casing Depth:	55	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

I40
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022044**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5054	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	BOBBY JOHNSON
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I41
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022041**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5051	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	RAMONA WILLIAMS
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

I42
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000080078**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAG3485	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	YES	Well Name:	GELETY
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

I43
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022046**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5056	Well Type:	42
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	YE OLD FAMILY BARBER SHOP
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

J44
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000022803**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01543-W	Application #:	071004-11
Permit Type:	General	Project Name:	CROSSROADS TRUCK LUBE AND OIL CHANGE
Land Use:	Landscape	Acres Served:	1.65

Facility ID:	217622	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	3
Pump Capacity:	40	Intake Depth:	42
Intake Elevation:	0	Well Depth:	150
Casing Depth:	60	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

45
ENE **FL WELLS** **FLSO11000017876**
1/2 - 1 Mile
Lower

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02228-W	Application #:	070119-17
Permit Type:	General	Project Name:	NEILL FARMS
Land Use:	Landscape	Acres Served:	3.75
Facility ID:	175105	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	70	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	60	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

I46
NNE **FL WELLS** **FLSA11000022042**
1/2 - 1 Mile
Higher

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5052	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	CAROLYN SESCO
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

47
ESE **FL WELLS** **FLSO11000005807**
1/2 - 1 Mile
Lower

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01949-W	Application #:	040519-5
Permit Type:	General	Project Name:	M & M FARMS
Land Use:	Agriculture	Acres Served:	8
Facility ID:	153204	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	None
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	200	Intake Depth:	0
Intake Elevation:	0	Well Depth:	900

Casing Depth:	0	Well Use:	Production
Facility Status:	Existing	Facility Type:	Irrigation Water Replacement
Source:	Floridan Aquifer System		

K48
NE **FL WELLS** **FLSO11000014337**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01997-W	Application #:	100319-5
Permit Type:	Not Reported	Project Name:	BUBBLES AUTO WASH
Land Use:	Landscape	Acres Served:	.17
Facility ID:	154364	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	140	Intake Depth:	0
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

I49
NNE **FL WELLS** **FLSA11000022043**
1/2 - 1 Mile
Higher

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5053	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	JANICE STEWART
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

I50
NNE **FL WELLS** **FLSA11000080077**
1/2 - 1 Mile
Higher

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAG3486	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	YES	Well Name:	PEREZ
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I51
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022047**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5057	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	GAHLAHUE
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

52
SE
1/2 - 1 Mile
Lower

FL WELLS **FLSO11000005806**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01949-W	Application #:	040519-5
Permit Type:	General	Project Name:	M & M FARMS
Land Use:	Agriculture	Acres Served:	8
Facility ID:	153206	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	17	Intake Depth:	0
Intake Elevation:	4	Well Depth:	0
Casing Depth:	0	Well Use:	Production
Facility Status:	Existing	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

K53
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000030947**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01532-W	Application #:	101123-5
Permit Type:	General	Project Name:	TWIN OIL COMPANY INC
Land Use:	Landscape	Acres Served:	.24
Facility ID:	258372	Facility Type:	WELL
Facility Name:	OKEECHOBEE (NW)	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	40	Intake Depth:	0
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L54
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000017327**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAE6113	Well Type:	50
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	MARIA LUNA
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	NON-POTABLE
Resident Type:	Not Reported	PWS Design:	0

K55
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000030949**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01532-W	Application #:	101123-5
Permit Type:	General	Project Name:	TWIN OIL COMPANY INC
Land Use:	Landscape	Acres Served:	.24
Facility ID:	112003	Facility Type:	WELL
Facility Name:	OKEECHOBEE	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	132
Casing Depth:	126	Well Use:	To be Plugged and Abandoned
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

56
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000014474**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02006-W	Application #:	070104-22
Permit Type:	General	Project Name:	DEVA MATHA HOTEL
Land Use:	Landscape	Acres Served:	.49
Facility ID:	154791	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	40	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	80	Well Use:	Production
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Floridan Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J57
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000001771**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01287-W	Application #:	960830-12
Permit Type:	General	Project Name:	HOME DEPOT (FORT PIERCE)
Land Use:	Landscape	Acres Served:	3
Facility ID:	39723	Facility Type:	PUMP
Facility Name:	1	Pump Type:	Jet
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	19.5	Well Depth:	0
Casing Depth:	0	Well Use:	Production
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

I58
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022048**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5058	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	CLYDE BRAZIL
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

59
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000037958**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03222-W	Application #:	120507-5
Permit Type:	General	Project Name:	WATERSEDGE DERMATOLOGY
Land Use:	Landscape	Acres Served:	.4
Facility ID:	262488	Facility Type:	WELL
Facility Name:	WELL	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	30	Intake Depth:	9
Intake Elevation:	0	Well Depth:	150
Casing Depth:	140	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M60
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000108388**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAK8089	Well Type:	42
Status:	INACTIVE	Casing Material:	Not Reported
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	Not Reported	Permit #:	Not Reported
Sanitary Seal:	Not Reported	Well Name:	Precision Paving
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	0

N61
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022049**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5059	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	KEVIN JOYNER
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

62
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000041047**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01153-W	Application #:	130510-4
Permit Type:	General	Project Name:	GINGERBREAD LANE NORTH PRE-SCHOOL
Land Use:	Landscape	Acres Served:	.76
Facility ID:	2545	Facility Type:	WELL
Facility Name:	1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	14	Intake Depth:	-10
Intake Elevation:	0	Well Depth:	70
Casing Depth:	65	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

N63
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022050**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5060	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	MS. AYALA
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

M64
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000054028**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03546-W	Application #:	170220-5
Permit Type:	General	Project Name:	PRECISION PAVING
Land Use:	Public Water Supply	Acres Served:	1
Facility ID:	276057	Facility Type:	WELL
Facility Name:	W-1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	50	Intake Depth:	50
Intake Elevation:	0	Well Depth:	115
Casing Depth:	110	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Public Water Supply
Source:	Surficial Aquifer System		

L65
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000019404**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01861-W	Application #:	060921-23
Permit Type:	General	Project Name:	TREASURE COAST MOTOR COACH RESORT
Land Use:	Landscape	Acres Served:	7.39
Facility ID:	146669	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	800	Intake Depth:	0
Intake Elevation:	0	Well Depth:	160
Casing Depth:	110	Well Use:	Recharge
Facility Status:	Proposed	Facility Type:	Irrigation Water Replacement
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L66
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000019403**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01861-W	Application #:	060921-23
Permit Type:	General	Project Name:	TREASURE COAST MOTOR COACH RESORT
Land Use:	Landscape	Acres Served:	7.39
Facility ID:	146671	Facility Type:	PUMP
Facility Name:	SW Pump	Pump Type:	Centrifugal
Pump Diameter:	1.5	Well Diameter:	0
Pump Capacity:	55	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

67
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000022804**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01543-W	Application #:	071004-11
Permit Type:	General	Project Name:	CROSSROADS TRUCK LUBE AND OIL CHANGE
Land Use:	Landscape	Acres Served:	1.65
Facility ID:	112761	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	80	Well Use:	Abandoned
Facility Status:	Abandoned	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

N68
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022045**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5055	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	PATRICIA SMITH
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M69
WNW
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSO11000009796**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02434-W	Application #:	060510-1
Permit Type:	General	Project Name:	WILD WASH
Land Use:	Landscape	Acres Served:	.42
Facility ID:	192448	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	45	Intake Depth:	10
Intake Elevation:	0	Well Depth:	130
Casing Depth:	100	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

O70
West
1/2 - 1 Mile
Higher | **FED USGS** | **USGS40000241271**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 265	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	30	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	51	Level reading date:	1994-09-26
Feet below surface:	Not Reported	Feet to sea level:	15.73
Note:	Not Reported		
Level reading date:	1994-08-29	Feet below surface:	Not Reported
Feet to sea level:	13.06	Note:	Not Reported
Level reading date:	1994-07-19	Feet below surface:	Not Reported
Feet to sea level:	10.69	Note:	Not Reported
Level reading date:	1994-06-21	Feet below surface:	Not Reported
Feet to sea level:	12.61	Note:	Not Reported
Level reading date:	1994-05-24	Feet below surface:	Not Reported
Feet to sea level:	13.65	Note:	Not Reported
Level reading date:	1994-04-22	Feet below surface:	Not Reported
Feet to sea level:	12.32	Note:	Not Reported
Level reading date:	1994-03-22	Feet below surface:	Not Reported
Feet to sea level:	13.08	Note:	Not Reported
Level reading date:	1994-02-23	Feet below surface:	Not Reported
Feet to sea level:	14.79	Note:	Not Reported

Level reading date:	1994-01-26	Feet below surface:	Not Reported
Feet to sea level:	12.63	Note:	Not Reported
Level reading date:	1993-12-15	Feet below surface:	Not Reported
Feet to sea level:	13.15	Note:	Not Reported
Level reading date:	1993-11-17	Feet below surface:	Not Reported
Feet to sea level:	13.31	Note:	Not Reported
Level reading date:	1993-10-26	Feet below surface:	Not Reported
Feet to sea level:	14.76	Note:	Not Reported
Level reading date:	1993-08-25	Feet below surface:	Not Reported
Feet to sea level:	12.32	Note:	Not Reported
Level reading date:	1993-07-26	Feet below surface:	Not Reported
Feet to sea level:	10.50	Note:	Not Reported
Level reading date:	1993-06-28	Feet below surface:	Not Reported
Feet to sea level:	10.57	Note:	Not Reported
Level reading date:	1993-05-26	Feet below surface:	Not Reported
Feet to sea level:	10.93	Note:	Not Reported
Level reading date:	1993-04-30	Feet below surface:	Not Reported
Feet to sea level:	12.45	Note:	Not Reported
Level reading date:	1993-03-29	Feet below surface:	Not Reported
Feet to sea level:	15.05	Note:	Not Reported
Level reading date:	1993-02-23	Feet below surface:	Not Reported
Feet to sea level:	14.13	Note:	Not Reported
Level reading date:	1993-01-20	Feet below surface:	Not Reported
Feet to sea level:	14.19	Note:	Not Reported
Level reading date:	1992-12-30	Feet below surface:	Not Reported
Feet to sea level:	12.29	Note:	Not Reported
Level reading date:	1992-11-19	Feet below surface:	Not Reported
Feet to sea level:	13.52	Note:	Not Reported
Level reading date:	1992-10-23	Feet below surface:	Not Reported
Feet to sea level:	13.21	Note:	Not Reported
Level reading date:	1992-10-06	Feet below surface:	Not Reported
Feet to sea level:	14.37	Note:	Not Reported
Level reading date:	1992-08-20	Feet below surface:	Not Reported
Feet to sea level:	12.65	Note:	Not Reported
Level reading date:	1992-07-24	Feet below surface:	Not Reported
Feet to sea level:	13.38	Note:	Not Reported
Level reading date:	1992-06-18	Feet below surface:	Not Reported
Feet to sea level:	10.75	Note:	Not Reported
Level reading date:	1992-05-29	Feet below surface:	Not Reported
Feet to sea level:	10.13	Note:	Not Reported
Level reading date:	1992-04-29	Feet below surface:	Not Reported
Feet to sea level:	10.44	Note:	Not Reported

Level reading date:	1992-03-26	Feet below surface:	Not Reported
Feet to sea level:	10.47	Note:	Not Reported
Level reading date:	1992-02-25	Feet below surface:	Not Reported
Feet to sea level:	10.49	Note:	Not Reported
Level reading date:	1992-01-29	Feet below surface:	Not Reported
Feet to sea level:	10.57	Note:	Not Reported
Level reading date:	1991-12-31	Feet below surface:	Not Reported
Feet to sea level:	10.87	Note:	Not Reported
Level reading date:	1991-11-20	Feet below surface:	Not Reported
Feet to sea level:	15.06	Note:	Not Reported
Level reading date:	1991-10-24	Feet below surface:	Not Reported
Feet to sea level:	15.51	Note:	Not Reported
Level reading date:	1991-10-04	Feet below surface:	Not Reported
Feet to sea level:	15.47	Note:	Not Reported
Level reading date:	1991-08-21	Feet below surface:	Not Reported
Feet to sea level:	15.12	Note:	Not Reported
Level reading date:	1991-07-18	Feet below surface:	Not Reported
Feet to sea level:	13.63	Note:	Not Reported
Level reading date:	1991-06-19	Feet below surface:	Not Reported
Feet to sea level:	12.95	Note:	Not Reported
Level reading date:	1991-05-22	Feet below surface:	Not Reported
Feet to sea level:	12.23	Note:	Not Reported
Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	13.51	Note:	Not Reported
Level reading date:	1991-04-24	Feet below surface:	Not Reported
Feet to sea level:	13.58	Note:	Not Reported
Level reading date:	1991-03-20	Feet below surface:	Not Reported
Feet to sea level:	14.35	Note:	Not Reported
Level reading date:	1991-02-22	Feet below surface:	Not Reported
Feet to sea level:	14.25	Note:	Not Reported
Level reading date:	1991-01-30	Feet below surface:	Not Reported
Feet to sea level:	14.01	Note:	Not Reported
Level reading date:	1990-12-19	Feet below surface:	Not Reported
Feet to sea level:	13.57	Note:	Not Reported
Level reading date:	1990-11-28	Feet below surface:	Not Reported
Feet to sea level:	14.10	Note:	Not Reported
Level reading date:	1990-10-23	Feet below surface:	Not Reported
Feet to sea level:	14.81	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	Not Reported
Feet to sea level:	13.23	Note:	Not Reported
Level reading date:	1989-10-24	Feet below surface:	Not Reported
Feet to sea level:	9.38	Note:	Not Reported

Level reading date:	1988-05-23	Feet below surface:	Not Reported
Feet to sea level:	9.45	Note:	Not Reported

O71
West
1/2 - 1 Mile
Higher

FED USGS **USGS40000241270**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 213	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Surficial aquifer system	Formation Type:	Surficial Aquifer System
Aquifer Type:	Unconfined single aquifer	Construction Date:	19790522
Well Depth:	115	Well Depth Units:	ft
Well Hole Depth:	126	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	59	Level reading date:	1995-03-23
Feet below surface:	Not Reported	Feet to sea level:	12.11
Note:	Not Reported		

Level reading date:	1995-02-27	Feet below surface:	Not Reported
Feet to sea level:	12.80	Note:	Not Reported
Level reading date:	1995-01-25	Feet below surface:	Not Reported
Feet to sea level:	12.74	Note:	Not Reported
Level reading date:	1994-12-28	Feet below surface:	Not Reported
Feet to sea level:	13.87	Note:	Not Reported
Level reading date:	1994-11-23	Feet below surface:	Not Reported
Feet to sea level:	14.84	Note:	Not Reported
Level reading date:	1994-10-19	Feet below surface:	Not Reported
Feet to sea level:	12.95	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	Not Reported
Feet to sea level:	14.05	Note:	Not Reported
Level reading date:	1994-09-26	Feet below surface:	Not Reported
Feet to sea level:	15.76	Note:	Not Reported
Level reading date:	1994-08-29	Feet below surface:	Not Reported
Feet to sea level:	12.52	Note:	Not Reported
Level reading date:	1994-07-21	Feet below surface:	Not Reported
Feet to sea level:	11.94	Note:	Not Reported
Level reading date:	1994-06-21	Feet below surface:	Not Reported
Feet to sea level:	11.94	Note:	Not Reported
Level reading date:	1994-05-24	Feet below surface:	Not Reported
Feet to sea level:	11.56	Note:	Not Reported
Level reading date:	1994-04-22	Feet below surface:	Not Reported
Feet to sea level:	12.39	Note:	Not Reported
Level reading date:	1994-03-22	Feet below surface:	Not Reported
Feet to sea level:	12.81	Note:	Not Reported

Level reading date:	1994-02-23	Feet below surface:	Not Reported
Feet to sea level:	14.66	Note:	Not Reported
Level reading date:	1994-02-15	Feet below surface:	Not Reported
Feet to sea level:	13.74	Note:	Not Reported
Level reading date:	1993-10-26	Feet below surface:	Not Reported
Feet to sea level:	14.30	Note:	Not Reported
Level reading date:	1993-10-01	Feet below surface:	Not Reported
Feet to sea level:	13.82	Note:	Not Reported
Level reading date:	1993-08-25	Feet below surface:	Not Reported
Feet to sea level:	11.79	Note:	Not Reported
Level reading date:	1993-07-26	Feet below surface:	Not Reported
Feet to sea level:	10.56	Note:	Not Reported
Level reading date:	1993-06-22	Feet below surface:	Not Reported
Feet to sea level:	10.51	Note:	Not Reported
Level reading date:	1993-05-26	Feet below surface:	Not Reported
Feet to sea level:	10.81	Note:	Not Reported
Level reading date:	1993-04-30	Feet below surface:	Not Reported
Feet to sea level:	11.40	Note:	Not Reported
Level reading date:	1993-03-29	Feet below surface:	Not Reported
Feet to sea level:	15.13	Note:	Not Reported
Level reading date:	1993-02-23	Feet below surface:	Not Reported
Feet to sea level:	13.01	Note:	Not Reported
Level reading date:	1993-01-20	Feet below surface:	Not Reported
Feet to sea level:	13.06	Note:	Not Reported
Level reading date:	1993-01-13	Feet below surface:	Not Reported
Feet to sea level:	13.26	Note:	Not Reported
Level reading date:	1992-12-30	Feet below surface:	Not Reported
Feet to sea level:	11.01	Note:	Not Reported
Level reading date:	1992-11-19	Feet below surface:	Not Reported
Feet to sea level:	12.96	Note:	Not Reported
Level reading date:	1992-10-23	Feet below surface:	Not Reported
Feet to sea level:	12.39	Note:	Not Reported
Level reading date:	1992-10-06	Feet below surface:	Not Reported
Feet to sea level:	13.52	Note:	Not Reported
Level reading date:	1992-08-20	Feet below surface:	Not Reported
Feet to sea level:	16.03	Note:	Not Reported
Level reading date:	1992-07-24	Feet below surface:	Not Reported
Feet to sea level:	13.41	Note:	Not Reported
Level reading date:	1992-06-18	Feet below surface:	Not Reported
Feet to sea level:	10.92	Note:	Not Reported
Level reading date:	1992-05-29	Feet below surface:	Not Reported
Feet to sea level:	9.36	Note:	Not Reported

Level reading date:	1992-04-29	Feet below surface:	Not Reported
Feet to sea level:	9.79	Note:	Not Reported
Level reading date:	1992-03-26	Feet below surface:	Not Reported
Feet to sea level:	9.94	Note:	Not Reported
Level reading date:	1992-02-25	Feet below surface:	Not Reported
Feet to sea level:	10.23	Note:	Not Reported
Level reading date:	1992-01-29	Feet below surface:	Not Reported
Feet to sea level:	10.06	Note:	Not Reported
Level reading date:	1991-12-31	Feet below surface:	Not Reported
Feet to sea level:	10.34	Note:	Not Reported
Level reading date:	1991-11-20	Feet below surface:	Not Reported
Feet to sea level:	11.06	Note:	Not Reported
Level reading date:	1991-10-24	Feet below surface:	Not Reported
Feet to sea level:	12.54	Note:	Not Reported
Level reading date:	1991-10-04	Feet below surface:	Not Reported
Feet to sea level:	12.56	Note:	Not Reported
Level reading date:	1991-08-21	Feet below surface:	Not Reported
Feet to sea level:	12.31	Note:	Not Reported
Level reading date:	1991-07-18	Feet below surface:	Not Reported
Feet to sea level:	11.39	Note:	Not Reported
Level reading date:	1991-06-19	Feet below surface:	Not Reported
Feet to sea level:	12.44	Note:	Not Reported
Level reading date:	1991-05-22	Feet below surface:	Not Reported
Feet to sea level:	11.38	Note:	Not Reported
Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	11.56	Note:	Not Reported
Level reading date:	1991-04-24	Feet below surface:	Not Reported
Feet to sea level:	11.89	Note:	Not Reported
Level reading date:	1991-03-20	Feet below surface:	Not Reported
Feet to sea level:	12.59	Note:	Not Reported
Level reading date:	1991-02-22	Feet below surface:	Not Reported
Feet to sea level:	12.32	Note:	Not Reported
Level reading date:	1991-01-30	Feet below surface:	Not Reported
Feet to sea level:	12.42	Note:	Not Reported
Level reading date:	1990-12-19	Feet below surface:	Not Reported
Feet to sea level:	10.96	Note:	Not Reported
Level reading date:	1990-11-28	Feet below surface:	Not Reported
Feet to sea level:	11.64	Note:	Not Reported
Level reading date:	1990-10-23	Feet below surface:	Not Reported
Feet to sea level:	13.00	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	Not Reported
Feet to sea level:	12.15	Note:	Not Reported

Level reading date:	1989-10-24	Feet below surface:	Not Reported
Feet to sea level:	9.62	Note:	Not Reported
Level reading date:	1988-10-27	Feet below surface:	Not Reported
Feet to sea level:	8.91	Note:	Not Reported
Level reading date:	1988-05-23	Feet below surface:	Not Reported
Feet to sea level:	9.08	Note:	Not Reported

P72
NNE **FL WELLS** **FLSO11000007042**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149938	Facility Type:	WELL
Facility Name:	Well 3	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

P73
NNE **FL WELLS** **FLSO11000007043**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149937	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

74
East **FL WELLS** **FLSO11000020629**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02838-W	Application #:	080110-8
Permit Type:	General	Project Name:	PLANT HAVEN LANDSCAPE
Land Use:	Nursery	Acres Served:	1.5
Facility ID:	228647	Facility Type:	WELL
Facility Name:	well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2

Pump Capacity:	25	Intake Depth:	0
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

75
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSO11000013573**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02414-W	Application #:	060404-18
Permit Type:	General	Project Name:	GORDY ROAD RECREATION AREA
Land Use:	Public Water Supply	Acres Served:	1
Facility ID:	192127	Facility Type:	WELL
Facility Name:	1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	20	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	80	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Public Water Supply
Source:	Surficial Aquifer System		

Q76
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000010385**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149941	Facility Type:	WELL
Facility Name:	Well 4	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

Q77
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000010384**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149942	Facility Type:	WELL
Facility Name:	Well 5	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100

Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

78
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000010975**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02675-W	Application #:	060420-12
Permit Type:	General	Project Name:	KINGS LANDING
Land Use:	Landscape	Acres Served:	5.89
Facility ID:	213369	Facility Type:	PUMP
Facility Name:	P-1	Pump Type:	Centrifugal
Pump Diameter:	8	Well Diameter:	0
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	5	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

79
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000044656**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03350-W	Application #:	140508-13
Permit Type:	General	Project Name:	CENTERSTATE BANK - FORT PIERCE BRANCH
Land Use:	Landscape	Acres Served:	1
Facility ID:	268372	Facility Type:	WELL
Facility Name:	1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	30	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	100	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34981	2	0.0	Certified Residential Database
34981	2	0.0	Mandatory Non-Residential Database
34981	5	0.0	Mandatory Residential Database

Federal EPA Radon Zone for ST LUCIE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
Source: Department of Health
Telephone: 850-245-4250
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER STATE DATABASE INFORMATION

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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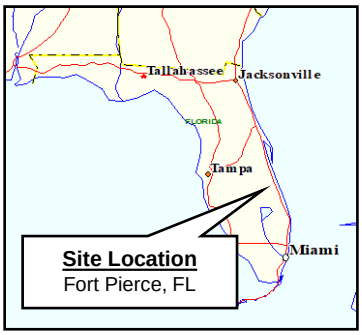
APPENDIX E

Historical Topographic Maps



TOPOGRAPHIC MAP 1950
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL
ENGINEERING SCIENCES

EDR

Historical Topo Map 1950

Site Location

This report includes information from the following map sheet(s).

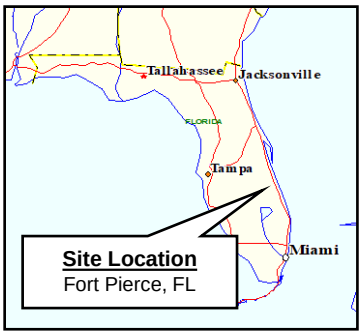
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Fort Pierce NW, 1950, 7.5-minute
NE, FORT PIERCE, 1950, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N



TOPOGRAPHIC MAP 1970
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL ENGINEERING SCIENCES

EDR

Historical Topo Map 1970

Site Location

Private Airport
Boufford(C)
HIGHWAY
KINGS
Creek
Tenmile
Fivemile
SE 8(E)
SE 7(E)
BM

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

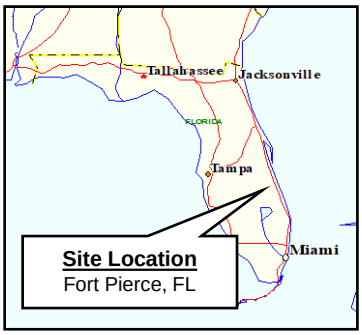
NW N NE
W E
SW S SE

TP, Fort Pierce NW, 1970, 7.5-minute
NE, Fort Pierce, 1970, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N

6566311 - 4 page 6



TOPOGRAPHIC MAP 1983
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL ENGINEERING SCIENCES

EDR

Historical Topo Map 1983

Site Location

INTERCHANGE 56

Fivemile Creek

Tenmile Creek

This report includes information from the following map sheet(s).

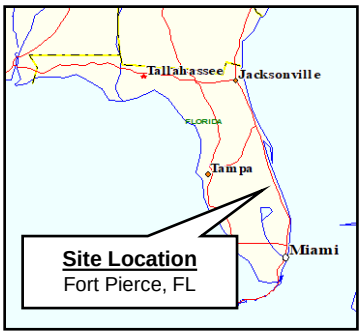
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Fort Pierce NW, 1983, 7.5-minute
NE, Fort Pierce, 1983, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N



TOPOGRAPHIC MAP 2012
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL ENGINEERING SCIENCES

EDR

Historical Topo Map

2012

Site Location

SAMBA ST
NOBLES RD
SWAIN RD
WHITEWAY DAIRY RD
HARTMAN RD
TOTTEN RD
PRUITT RESEARCH CENTER RD
WHITE RD
PETERS RD
S ROCK RD
TEDDER RD
BOLIVAR ST
CLOER RD
CROSSROADS PKWY
ANDREWS AVE
COOLIDGE RD
DARTER CT
KIRBY LOOP RD
YATES RD
ROGERS RD
MCNEIL RD
DAME RD
EDWARDS RD
WESTGLEN DR
RIVER DR
HATCHER ST
Tennile Cr
RALLS RD
GROVE CT
GLADES CUT OFF RD
SELVITZ RD
S JENKINS RD
PROSPERITY DR

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Fort Pierce NW, 2012, 7.5-minute
NE, Fort Pierce, 2012, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N

APPENDIX F

Site Reconnaissance Photographs

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

1. East View: Discarded Debris on the Subject Property

2. West View: Discarded Tires and Glass Panes on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

3. Northwest View: Discarded Mattresses on the Subject Property

4. West View: Discarded Debris on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

5. Northeast View: Discarded Debris on the Subject Property

6. South View: Discarded Fiberglass Panels (Possibly Cut-Up Portions of a Boat) on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

7. West View: 250-Gallon HDPE Chemical Storage Tote on the Subject Property Note: The HDPE Tote Appeared Empty and Damaged with Vegetation Growing inside

8. East View: Another View of the 250-Gallon HDPE Chemical Storage Tote on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

9. Southeast View: Discarded Debris at a Former Transient Camp Area on the Subject Property

10. Southwest View: Tent on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

11. West View: Camper near Northwest Corner of the Subject Property

12. West View: Discarded Tires on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

13. North View: Discarded Debris on the Subject Property

14. North View: Discarded Water-Treatment Cylinder on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

15. West View: Drainage Ditch along the North Boundary of the Subject Property

APPENDIX G

Qualifications of Environmental Professionals

Robert P. Crowell, P.G.

Environmental Department Manager, Port St. Lucie office

Mr. Crowell has over 30 years of experience in environmental consulting in South Florida. He has led and served as project manager for hundreds of environmental assessment and remediation projects. Mr. Crowell has performed Environmental Site Assessments (ESAs) in Florida, Georgia, Mississippi, Louisiana, California, Minnesota, Pennsylvania, West Virginia, South Carolina, and the U.S. Virgin Islands.

Education

- Bachelor of Science (B.S.) Geology, 1984, University of South Florida, Tampa, Florida

Experience

- Universal Engineering, Inc. (previously GFA International, Inc.) Port St. Lucie, FL, 2016-Present
- ARCADIS U.S., Inc. (previously Geraghty & Miller, Inc.), West Palm Beach, FL, 1991-2015.
- Roux Associates, Inc., Huntington, NY 1984-1991.

Licenses

- Professional Geologist (P.G.) , Florida (#1748) and Kentucky (#1215)
- AHERA Licensed Asbestos in Buildings Inspector
- OSHA HAZWOPER 40-Hour and Annual 8-Hour Refresher
- OSHA HAZWOPER Supervisor
- Transportation Worker Identification Credential (TWIC)

Key Project Experience:

- Served as lead Environmental Professional (EP) and Project Manager for Phase I and Phase II ESAs in accordance with ASTM E-1527 and All Appropriate Inquiry (AAI) for over five hundred (500) property transfers. Sites have included large and small manufacturing facilities, newspaper and other printing plants, citrus groves, agricultural land, oil and gas pipeline facilities, undeveloped land, automobile dealership and automotive repair facilities, airport facilities, aircraft manufacturing and aerospace facilities, marinas and boat dealerships, residential apartment and condominium complexes, commercial office buildings, medical facilities, nursing home and assisted living facilities, shopping centers, dry cleaning facilities, power generation facilities, agricultural research facilities, mining facilities, self-storage facilities, port and other maritime industry facilities, renewable energy (wind and solar) facilities, waste treatment facilities, railroad facilities, a 107-acre former County correctional facility (closed prison) and right of ways for roadway expansion. Many of the assessments were performed as part of a “portfolio” of multiple properties included in a single transaction.

- Served as Project Manager for an Underground Storage Tank (UST) Closure Assessment forremoval of two 10,000-gallon USTs at a former citrus grove in St. Lucie County, Florida in February 2016. The project consisted of field-screening of 53 soil samples for volatile organic vapors, collection and analysis of confirmatory soil samples, installation of a monitoring well and collection and collection of a groundwater sample. Mr. Crowell was involved with all aspects of the project and prepared a Tank Closure Assessment

Report, which was submitted to the Florida Department of Environmental Protection. The site achieved "No Further Action" status.

- Served as Project Manager and lead assessor for the investigation and remediation of a toluene release at a manufacturing facility in Pompano Beach, Florida. The assessment required the installation of multiple depth clustered monitoring wells for determination of the horizontal and vertical extent of groundwater impacts. A recovery well was utilized for contaminant extraction and the facility's existing air-stripping system (for its process water) was utilized for treatment of recovered groundwater. Use of the existing air-striping system resulted in significant cost savings to the Client. Coinciding with plant closing, the three toluene underground storage tanks and impacted soils in the vicinity of the tanks were excavated and removed. Hot-spot removal of groundwater using a series vacuum extraction events at one location was performed. The site achieved "No Further Action" status in following Post Active Remediation Monitoring (PARM). The monitor and recovery wells were properly abandoned.

- Served as Task Manager for the Contamination Evaluation and Screening (CSE) portion of a Project Development and Environmental (PD&E) study of the intersection of 20th Street (State Road 60) amd 43rd Avenue (County Road 611) in Vero Beach, Indian River County, Florida. The CSE evaluated every property within the proposed right of way expansion and assigned a risk ranking value to each property for its potential for contamination. The CSE was incorporated into a PD&E report which evaluated many components of the right of way improvements.

- Served as Project Manager and lead assessor for investigation and remediation of lead impacts to soil and groundwater at a former battery manufacturing facility in West Palm Beach, Florida. Remediation efforts included soil excavation and groundwater extraction-and-treatment from "hot spots". Groundwater monitoring showed that lead concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Served as Project Manager performing contamination assessment activities for arsenic impacts to soil and groundwater at a golf course maintenance facilityin Palm Beach Gardens, Florida. Soils in the vicinity of a former washdown area were excavated and removed as part of the source removal. Groundwater monitoring showed that arsenic concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Performed AHERA-compliant asbestos in buildings surveys at numerous sites in Florida.

- Served as Project Manager for a Site Inspection (SI) including soil and groundwater sampling of a former small-arms firing range at a former U.S. Army base in Hobe Sound, Florida. The project was completed under Formerly-Used Defense Site (FUDS) program. The project included preparing a Work Plan, Quality Assurance Plan, and Health and Safety Plan, conducting Technical Project Plan (TPP) meetings with project stakeholders, and preparing the SI report. The project was designed to utilize X-Ray Fluorescence (XRF) technology which allowed for evaluation of lead in soil samples with a sizable reduction of cost for laboratory analysis.

- Served as Project Manager for preparation and implementation of a Dewatering Plan for 100 feet of petroleum pipeline replacement in Port Everglades, Florida. The dewatering activities lasted for 24 days. A total of 589,602 gallons of water was removed for treatment and recycling. Prepared a technical report documenting the pipeline replacement and dewatering. The dewatering plan and technical reports were approved by the South Florida Water Management District and the Broward County Environmental Protection and Growth Management Department.

- Served as Project Manager for assessment and remediation of petroleum impacts at a former 4,000-acre agricultural property in St. Lucie County containing citrus groves. The initial assessment began as a Phase I and II ESA. Several Recognized Environmental Conditions (RECs) were identified and assessed as part of the Phase II ESA. Impacts to soil and groundwater were identified adjacent to two underground fuel tanks at the grove maintenance area. Served as Project Manager for implementation of a Tank Closure Assessment and a Site Assessment. The remediation was achieved by source removal/soil excavation and Post Active Remediation Monitoring (PARM). The site achieved "No Further Action" status following PARM.

- Served as Project Manager for assessment and remediation of petroleum and arsenic impacts at a former agricultural property. The initial assessment began as a Phase I and II ESA of a ±300-acre agricultural parcel for future residential development. Four separate impacted areas (three by petroleum in areas of former USTs and ASTs) and one by arsenic in the area of the former farm operations were identified. The three petroleum areas were remediated using source removal and monitoring. Each of these three areas achieved "No Further Action" status. The arsenic-impacted area was remediated by extraction of groundwater through a series of dewatering socks and soil excavation. Mr. Crowell was involved with preparation of the Dewatering Plan and permit approval, and negotiating with Palm Beach County Utilities Department for acceptance of the removed groundwater. The site achieved "No Further Action" status following PARM. The monitor wells were properly abandoned. The site has been redeveloped for residential use.

- Served as Project Manager for assessment and remediation for two separate petroleum releases at a mushroom growing facility in Zellwood, Orange County, Florida. The remediation systems for both areas consist of multi-phase extraction from recovery wells. The treated groundwater is discharged to separate on-site infiltration galleries. One of the releases was eligible for funding under the State Petroleum Cleanup Program. The second release was not eligible. Site work for both areas was scheduled to be performed during single mobilizations for cost saving purposes.

- Served as Project Manager for more than 80 wind energy projects in various states. Projects included due diligence assessments, wind farm site location, permitting, and construction. Responsibilities included conducting Phase I and II ESAs, coordinating with the Program Manager, tracking budgets, reviewing and approving client invoices.

- Served as Project Manager for closure assessment and removal of a 12,000-gallon aboveground kerosene tank and more than 4,000 linear feet of underground pipeline at

a former landscape nursery facility in Palm Beach County, Florida. The AST and underground pipeline provided fuel to heaters in numerous shadehouses located throughout the property. The assessment was designed to test soil at every location where the 20-foot lengths of pipeline connected, at every “T” or “L” connector, and every stub-up to a heater. Source removal activities were completed at each location where impacted soil was identified.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

October 25, 2021

Alexis Rosenberg
Land Planner
Dunay, Miskel & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

In response to your request on October 25, 2021, the Florida Master Site File lists no cultural resources recorded for a designated area located near I-95 and Jenkins Road; parcel control number of # 2325-111-0001-000-2., Florida

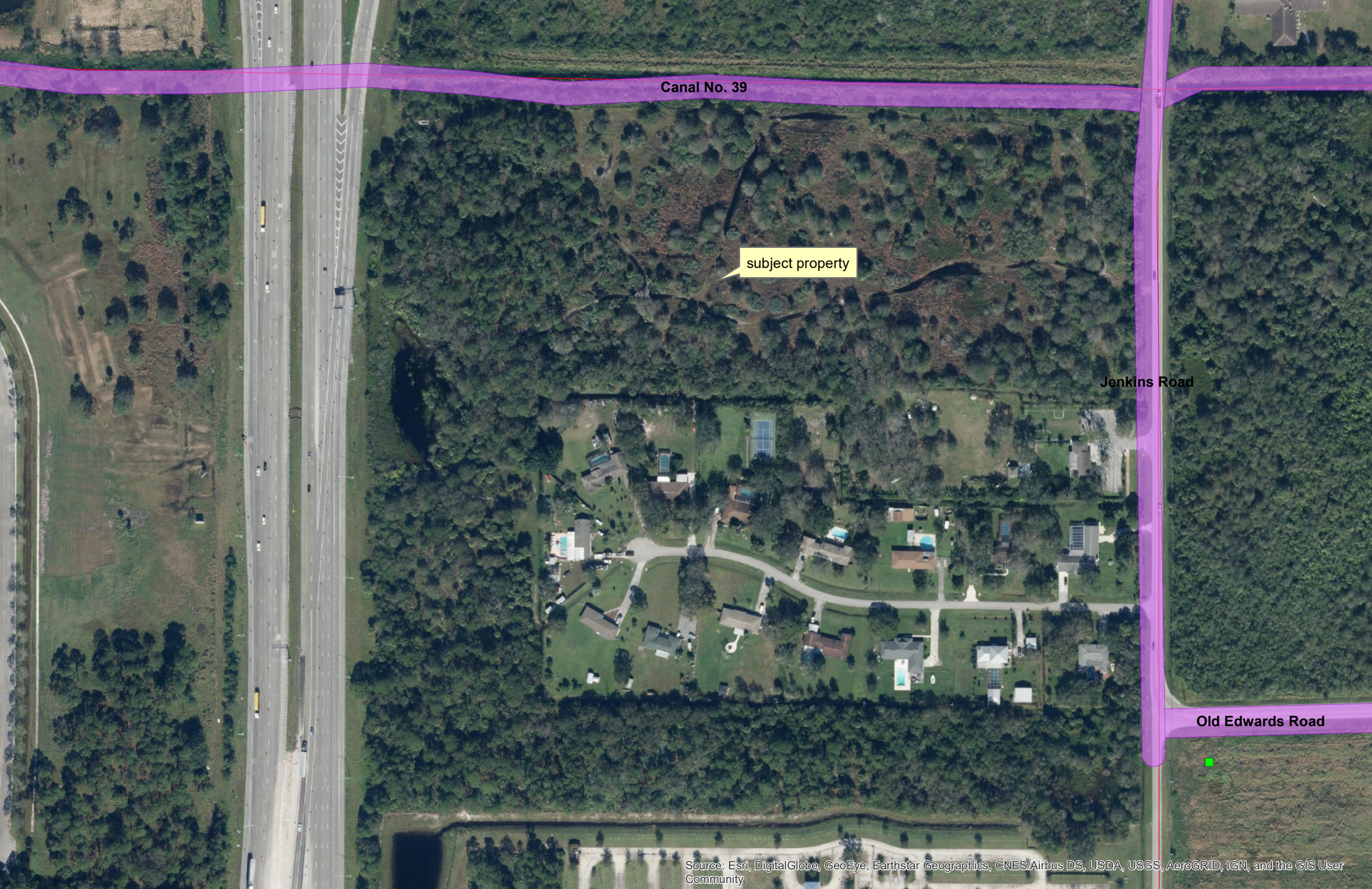
When interpreting the results of our search, please consider the following information:
#

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


Canal No. 39
subject property
Jenkins Road
Old Edwards Road
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Matthew Kwasman
Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

Jenkins Rd. Cottage Style Apartments
Pre-Application Meeting
Staff Comment Responses
February 18, 2022

Planning Department

1. Provide entry gate detail such as turning radii, elevation, detail, location, etc.
   Response: Please refer to the attached site plan. The proposed gate is shown, along with the provided stacking and turn-around.

2. Provide screening detail of the proposed trash compactor.
   Response: Based on staff comments, including coordination with Solid Waste, it was decided to proceed with curbside pickup.

3. Consider individual waste collection bins or multiple compactors rather than one compactor due to the number of residences and lot size. The City's Solid Waste Division will be providing comments next week.
   Response: Based on staff comments, including coordination with Solid Waste, it was decided to proceed with curbside pickup.

4. Provide service confirmation from Waste Management/Solid Waste pertaining to individual trash/recycle bins or various compactors.
   Response: Based on staff comments, including coordination with Solid Waste, it was decided to proceed with curbside pickup.

5. Revise site data to include the Proposed FLU designation.
   Response: Please refer to the proposed site plan.

6. Provide the proposed d.u of the proposed development.
   Response: Please refer to the proposed site plan.

7. Provide the proposed building to building setbacks (label as typical), setbacks from building to the property line, and setbacks from any accessory structures to the property line(s) on the site plan drawing.
   Response: Please refer to the proposed site plan.

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8. Confirm each of the proposed townhomes and other residential units comply with the required lot size set forth by Code Sec. 125-194 (b) (1).
   Response: The project is single ownership, therefore, not applicable.

9. Provide location of proposed mechanical equipment and pads. If the mechanical equipment is on the roof, provide roof detail.
   Response: Please refer to the proposed site plan.

10. Provide screening material/method of the proposed mechanical equipment.
    Response: Please refer to the proposed site plan.

11. Provide sidewalks throughout the entire development.
    Response: Please refer to the proposed site plan.

12. Confirm the proposed development will provide the necessary shrub and tree requirements.
    Response: Please refer to the proposed Landscape Plan.

13. Consider additional parking to accommodate potential guests/visitors.
    Response: Please refer to the proposed site plan.

14. Revise parking calculations to include parking space breakdowns such as driveway spaces and garage spaces.
    Response: Please refer to the proposed site plan, parking calcs are included.

15. Consider more amenities such as an amenity center, community pool, pocket parks at various locations, or other facilities.
    Response: Please refer to the proposed site plan. Playground, Dog Parks, Pool/Clubhouse all proposed at this time.

16. Provide elevations of a "typical" townhome, single family, and apartment.
    Response: Please refer to the architectural plans.

17. Label the proposed townhome units, single family, and apartment.
    Response: Entire facility is rental apartments and support structures.

18. As St. Lucie County does not have barrier walls with I-95, please consider moving all the units that are positioned next to the I-95 eastward and provide a landscape barrier to the west.
    Response: See the Proposed Site Plan and Landscape Plans. Additional buffering has been added.

19. Correct the zoning request on the site data. The one listed is a county designation. Additionally, provide the proposed Future Land Use amendment on the site data.
    Response: Please refer to the proposed site plan

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20. Please provide a detail of the 6-foot fence proposed. Please ensure it is decorative.
    Response: See attached fence detail

21. Please consider enhancing the public spaces and recreational areas by incorporating a community pool, and smaller pocket parks.
    Response: Please refer to the proposed site plan. Additional recreation and amenities have been added throughout the facility.

22. Are all of the Townhouses one-bedroom units?
    Response: Please refer to the proposed site plan. There are three different unit types (1, 2 and 3 bedrooms.)

23. What is the anticipated monthly rent?
    Response: That has not been determined, based on Market conditions at the time of opening.

24. School District may require a bus stop if this development is not age-restricted.
    Response: Acknowledged

25. Please complete an Address Request Form at the time of formal submittal. **https://www.cityoffortpierce.com/DocumentCenter/View/3281/Address-Request-**
    Response: Noted.

26. A landscape plan will be required at the time of formal submittal that includes a Tree Survey, Tree Disposition Plan, and Tree Mitigation. Please show littoral plantings for the proposed lake.
    Response: See the Proposed Landscape Plan

27. Additional comments may be provided at the Pre-Application meeting.
    Response: Acknowledged.

28. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*".
    Response: Acknowledged

Fort Pierce Engineering Department

1. While the 10' rear setback for the units at the west end of the project meets the minimum landscape buffer requirement, it is highly suggested that a minimum 20' landscape buffer be provided as originally permitted through St. Lucie County. This would provide a greater separation between the existing single-family subdivision and this development.
   Response: A 20' buffer is proposed. Please refer to the proposed site plan

2. Continue the sidewalk at the western roadway, south side of the road.
   Response: Sidewalks provide adequate connectivity, as requested. Please refer to the proposed site plan

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3. Add a "T" turnaround or other means for vehicles to turnaround at the dead end situation, north part of the project.
   Response: The site plan was revised to address the dead end

4. Is this development to be gated? If so, provide the vehicle queuing capabilities between the gate and the Jenkins Road R/W.
   Response: See the Proposed site plan. The project will, include an unmanned gated access with adequate stacking and turnaround feature.

5. Provide the dimensions of all drive aisles, parking stalls, and driveways.
   Response: Please refer to the proposed site plan

6. Provide the required 5' handicapped access aisle at the handicap parking stall situated at the mail kiosk. Also, know that this perpendicular parking stall shall have the associated minimum 26' driveway aisle per Section 125.
   Response: Please refer to the proposed site plan

7. Continue the sidewalk along the rear of the two parallel parking stalls located across from the mail kiosk.
   Response: Please refer to the proposed site plan

8. Is the trash compactor open for utilization by the residents? If so, continue the sidewalk along the north side of the driveway.
   Response: The Trash compactor has been eliminated with curbside pickup proposed.

9. Provide a sidewalk along Jenkins Road or proof of payment in lieu of to SLC if mandated by the County.
   Response: Acknowledged. Payment in lieu will be proposed.

10. The applicant shall contact SLC for information pertaining to required Jenkins Road improvements and possible R/W donation.
    Response: Please refer to the proposed site plan. The needed row dedication is shown and all setbacks based on the new row line.

Fort Pierce Building Department
No Comments Received (Please Contact)

St. Lucie County Planning Department
No Comments Received (Please Contact)

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St. Lucie County PW/Engineering

The following comments are offered by SLC PW – Engineering:

1. A traffic report will be required for review by the County's 3rd party consultant at the cost of the applicant.
   Response: Acknowledged.

2. Jenkins Road is identified on the County's Right-of-Way protection Plan. A ROW dedication will be required along Jenkins Road. Please provide a current boundary survey to confirm the existing ROW width in this location.
   Response: Acknowledged. Based on the needed row, the site plan is drawn.

3. Gated access shall comply with section 7.10.15 of the County's land development code or the City's code regarding gated access, whichever is more stringent.
   Response: Please refer to the proposed site plan. The proposed unmanned gated access was designed per the County's Code criteria.

4. A Site Development Permit from the County will be required for the driveway connection to Jenkins Road. Please coordinate application submittals with Grant Chambers at Chambersg@stlucieco.org
   Response: Acknowledged

5. Provide written response directly to the County for review. The city does not provide.
   Response: Acknowledged

6. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.
   Response: Acknowledged

Fort Pierce Solid Waste Division

1. This site location will need a minimum of four (4) 8 yard commercial dumpsters with enclosures to satisfy the needs of this community. Also as mentioned, SW does not think it is best to deliver resident carts to this community for several reasons:

   - Multi-Family rental community with over 100 units
   - Billing issues (every customer will be responsible to pay the ready to serve fee + the service fee which will change frequently with move in/move out residents
   - We will have to deliver multiple carts (green, blue and black carts)
   - Storage space for all residential carts
   - Concerns of multiple trucks entering the community daily which may causes an unnecessary risk to the community

Response: Acknowledged.

City Clerk Office

No Comments

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Code Enforcement
No Comments

Fort Pierce Utilities Authority

1. W/WW Eng: Concept Approved.
   Response: Noted.

2. Water and waste water services are available to serve the subject parcel. To connect to these services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and a commercial service application. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468
   Response: Noted.

3. Existing 12" water main and 6" force main are located on western side of S Jenkins Road.
   Response: Noted.

4. Electric & Gas Eng: The Electric & Gas Engineering Department has reviewed the application and recommends approval.
   Response: Noted.

5. Electric infrastructure is readily available. Gas infrastructure can be made available via main extension from Okeechobee Rd to feed the site.
   Response: Noted.

6. Electric: Please provide electric load information and AutoCAD drawings for all proposed structures. The customer will be responsible for all transformer pads, conduits, and secondary conductors. For project coordination, contact Thierry Sydné.

   Thierry Sydné, E.I.
   Mechanical Engineer
   Electric & Gas Engineering
   Fort Pierce Utilities Authority
   tsydne@fpua.com
   O: (772) 466-1600 ext. 6454
   C: (772) 302-0077

   Response: Acknowledged

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7. Gas: Please provide a copy of the gas riser diagrams with the anticipated load if the developer is interested in natural gas service to the building. For more information and incentives available, contact Ana Johnson.

   Ana Maria Johnson
   Business Development Officer
   Fort Pierce Utilities Authority
   206 S. 6th Street
   Fort Pierce, FL 34950
   772.466.1600 Ext. 3012
   772.467.3115 Fax
   anjohnson@fpua.com

   Response: Acknowledged

8. FPUA will require utility easements for all proposed FPUA facilities on the site. Attached are GIS maps of the existing electric and gas facilities.
   Response: Noted.

St. Lucie County Fire District
No Comments Received (Please Contact)

Florida Department of Transportation
Approval of the application would allow the location of residential development directly adjacent to Interstate 95 (less than 13 ft from the right of way line at its closest point). Truck traffic will generate additional noise as vehicles decelerate exiting I-95 at State Road 70. If not already required by existing City development regulations, the City should encourage the developer to protect residents from noise impacts. The closeness of the proposed development to a source of traffic-generated noise is a concern the developer should recognize when design and construction is undertaken. To eliminate the potential noise intrusion into new communities, proper distance relationships need to be applied between residential units and the roadway. For residences, the Department recommends a 400-foot setback from edge of pavement for a multi-lane Interstate roadway. Additionally, to minimize noise intrusion, enhancements such as double-glazed glass windows, sound absorptive insulation, and door treatments that meet HUD specifications should be encouraged.

Response: Acknowledged

St. Lucie County School Board
No Comments Received (Please Contact)

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O'ROURKE
ENGINEERING & PLANNING

October 10, 2022

Mr. Charles Marshall, P.E.
Marshall Property Services, LLC
4400 East 100 North
Shelbyville, IN 46176

Re: Jenkins Road Multifamily- LUPA

Dear Mr. Marshall:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from General Commercial to Multi -family medium density for the 27.89 acres on Jenkins Road 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 27.89 acres has an existing future land use of General Commercial. Under commercial land use, an FAR of 1.0 is allowed. Applying the 1.0 FAR to 27.89 acres yields 1,214,888 square feet. A worst- case scenario would be retail/commercial such as shopping center.

The proposed future land use is multi- family residential. Under multi-family medium density, a maximum of 12 units per acres is allowed. At 12 units per acre, the project would yield 334 dwelling units. The actual site plan reflects fewer dwelling units. However, the Analysis for comprehensive plans requires the highest allowable density to be considered.

The trip generation associated with each of the potential uses, was calculated using ITE Trip Generation, 11th Edition. **Table 1** summarizes the trip generation and the change in trip generation.

As shown, the change in land use would result in a decrease in 28,227 daily trips, 562 AM peak hour trips and 2,596 PM peak hour trips.

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

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

Conclusion

The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

Susan E. O'Rourke, P.E.
Civil Engineering - Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed:10/10/2022 License #: 42684

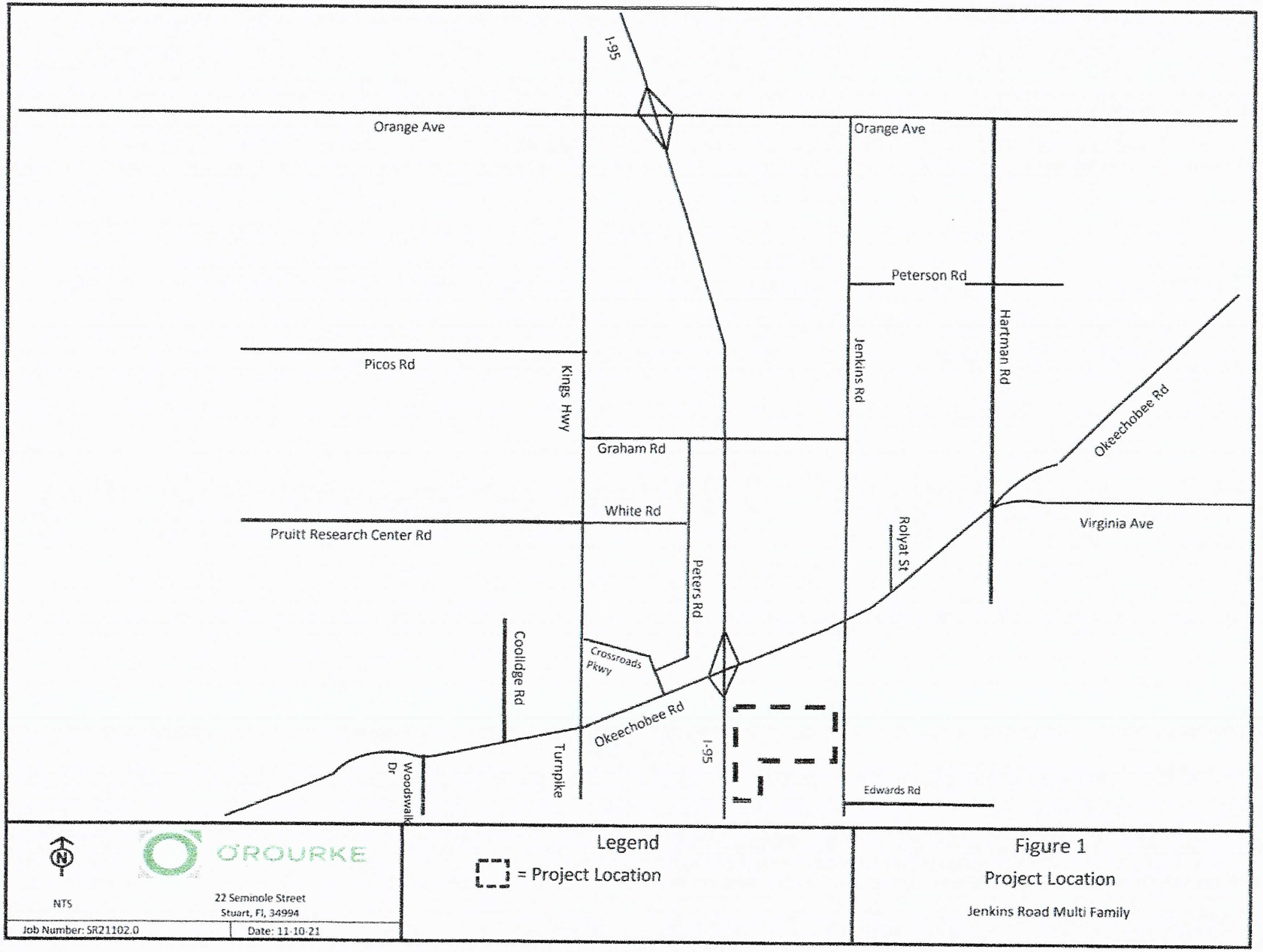

I-95
Orange Ave
Orange Ave
Peterson Rd
Picos Rd
Kings Hwy
Jenkins Rd
Hartman Rd
Graham Rd
Okeechobee Rd
White Rd
Pruitt Research Center Rd
Rolyat St
Virginia Ave
Peters Rd
Coolidge Rd
Crossroads Pkwy
Okeechobee Rd
Turnpike
I-95
Woodswalk Dr
Edwards Rd
NTS
O'ROURKE
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR21102.0
Date: 11-10-21
Legend
= Project Location
Figure 1
Project Location
Jenkins Road Multi Family

Table 1 - Trip Generation

Table 1a: Daily

Future Land Use (FLU)	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	Total
Proposed FLU	Multifamily Housing (Low-Rise)	220	334	DU	T = 6.41(X) + 75.31	50%	50%	1,108	1,108	2,216	-	-	-	0.0%	1,108	1,108	2,216
Existing FLU	Shopping Center	820	1,214,888	Sft	T = 26.11(X) + 5863.73	50%	50%	18,792	18,792	37,584	3,571	3,570	7,141	19.0%	15,221	15,222	30,443
DIFFERENCE								**(17,684)**	**(17,684)**	**(35,368)**	**3,571**	**3,570**	**7,141**	**0.0%**	**(14,113)**	**(14,114)**	**(28,227)**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Future Land Use (FLU)	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	Total
Proposed FLU	Multifamily Housing (Low-Rise)	220	334	DU	T = 0.31(X) + 22.85	24%	76%	30	96	126	-	-	-	0.0%	30	96	126
Existing FLU	Shopping Center	820	1,214,888	Sft	T = 0.59(X) + 133.55	62%	38%	527	323	850	81	81	162	19.0%	446	242	688
DIFFERENCE								**(497)**	**(227)**	**(724)**	**81**	**81**	**162**	**0.0%**	**(416)**	**(146)**	**(562)**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use (FLU)	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	Total
Proposed FLU	Multifamily Housing (Low-Rise)	220	334	DU	T = 0.43(X) + 20.55	63%	37%	103	61	164	-	-	-	0.0%	103	61	164
Existing FLU	Shopping Center	820	1,214,888	Sft	Ln(T) = 0.72Ln(X) + 3.02	48%	52%	1,635	1,772	3,407	323	324	647	19.0%	1,312	1,448	2,760
DIFFERENCE								**(1,532)**	**(1,711)**	**(3,243)**	**323**	**324**	**647**	**0.0%**	**(1,209)**	**(1,387)**	**(2,596)**

Source: ITE 11th Edition Trip Generation Rates

SEE DETAIL "A" ON SHEET 2

FOUND 5/8" IR&C
S0°18'08"E 40.51' (M)
S0°14'22"E 40.50' (D)

FND. PK NAIL IN CUTOUT, NO ID, N.E. CORNER SECTION 25-35-39

(REFERENCE BEARING) N88°55'59"W 1540.25'

CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

POINT OF BEGINING

N88°24'08"W 1555.91' (D)
N88°55'59"W 1555.98' (M)

FND. 4X4 CM (N 0.37', W 0.13')

FND. IRON ROD & CAP

FND. PK NAIL IN A CUT OUT N 0.17, E 0.01,

FND. IRON ROD & CAP "TRAV PT LB 959"

N88°55'59"W 40.01' (M)
N88°24'08"W 40.00' (D)

N09°32'56"E 248.89'

FOUND 5/8" IR

FND. 4X4 CM (BROKEN)

FND 5/8" IRON ROD

S10°04'59"W 88.84' (D)
S9°32'56"W 88.84' (M)

4' CHAIN LINK FENCE

INTERSTATE 95 (I-95)
(PER FDOT RIGHT OF WAY MAP SECTION 94001-2404, DATED 1-25-90)

S4°26'59"W 518.75' (D)
S3°54'52"W 518.75' (C)

SHEET 4

WETLAND 2

TOTAL AREA
1215767 SQ. FT.
27.89 ACRES

NE ¼ SECTION 25
TOWNSHIP 35 SOUTH
RANGE 39 EAST

MATCH LINE A

WETLAND 3

SHEET 3

N0°14'22"W 624.56' (D)
N0°18'08"W 624.75' (M)

JENKINS ROAD
(PER FDOT RIGHT OF WAY MAP SECTION 94631-2604, DATED 2-8-61)

CORNER NOT FOUND OR SET FALLING IN 3 FOOT DEEP WATER REF. CORNERS TO NORTH & SOUTH FOR LOCATION.

WETLAND 1

MATCHLINE B

S88°37'18"E 1283.41' (D)
S89°08'15"E 1283.17' (M)

LOT 9 LOT 10 LOT 11

FOUND 4X4 CM (S 0.27', E 0.08')

SET IRON ROD & CAP "BL LB 6852"

SET 5/8" IR&C "TRAV PT LB 6852"

SMIRNA PENTECOSTAL COUNCIL OF CHURCHES INC.
PARCEL NUMBER
2325-114-0000-000-4

4' HOG WIRE FENCE

BRIARGATE SUBDIVISION
PLAT BOOK 14, PAGE 19

SHEET 5

INTERSTATE 95 (I-95)

S0°26'58"W 695.45' (D)
S0°05'08"W 695.45' (C)

N0°19'41"E 669.97' (D)
N0°15'24"E 669.97' (M)

LOT 8

FND. MAG AND WASHER "G&O LB 3935"

N
W E
S

50 0 50 100
SCALE: 1" = 100'

LOT 7

WOODEN POWER POLE

FND. IRON ROD & CAP "PLS 5209" W 0.38'

S89°22'09"E 328.11' (D)
S89°20'31"E 328.11' (M)

FND. IRON ROD & CAP "CT 4286" (S 0.34', W 0.38')

SET IRON ROD & CAP "BL LB 6852"

WESTSIDE BAPTIST CHURCH FP
PARCEL NUMBER
2325-134-0000-000-6

NE ¼, NE ¼ SECTION LINE

FND. 5/8" IR&C "PLS 5209"

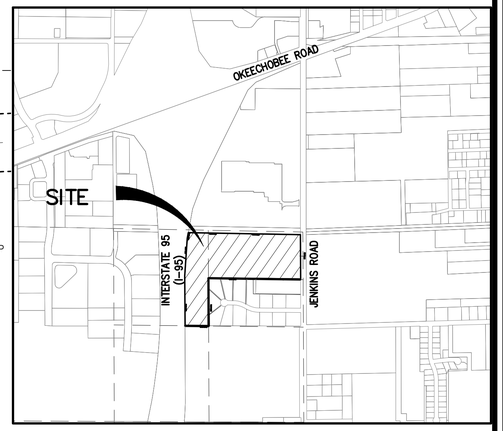
FND. R/R SPIKE IN CUT-OUT

FND. PK&W "PSM 2791"

FND. 5/8" IR&C "PLS 5209"

FND. BENCHMARK "JANE"

FND. 4X4 CM WITH 1/2" IRON ROD CORNER FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION CCR #070833



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF AFORESAID SECTION 25, RUN SOUTH 00°14'22" EAST, 40.50 FEET; THENCE RUN NORTH 88°24'08" WEST, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE FOR JENKINS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'08" WEST, 1,555.91 FEET TO THE EAST RIGHT-OF-WAY LINE FOR INTERSTATE HIGHWAY 95; THENCE RUN SOUTH 10°04'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 88.84 FEET; THENCE RUN SOUTH 04°26'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 518.75 FEET; THENCE SOUTH 00°26'58" WEST, ALONG SAID RIGHT-OF-WAY LINE, 695.45 FEET; THENCE RUN SOUTH 89°22'09" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 328.11 FEET; THENCE RUN NORTH 00°19'41" EAST, 669.97 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE RUN SOUTH 88°37'18" EAST, 1,283.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF JENKINS ROAD; THENCE RUN NORTH 00°14'22" WEST, ALONG SAID RIGHT-OF-WAY LINE, 624.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONSISTING OF 1,215,767 SQUARE FEET OR 27.89 ACRES MORE OR LESS

LINE TYPE LEGEND

- TOP OF BANK
- TOE OF SLOPE
- CLS CLS CLS CLS CENTERLINE OF SWALE
- STORM PIPE

ABBREVIATIONS

SEE SHEET 2 OF 9

SYMBOL LEGEND

- × 15.25 FIELD LOCATED POINT WITH ELEVATION
- 1516 LAUREL OAK TREE (BY OTHERS)
- 1516 LIVE OAK TREE (BY OTHERS)
- 1516 SLASH PINE TREE (BY OTHERS)
- 1516 WAX MYRTLE TREE (BY OTHERS)
- GUY ANCHOR AND WIRE
- WOOD POWER POLE
- 1516 DAHOON HOLLY TREE (BY OTHERS)

CERTIFICATION

- TEG ACQUISITIONS LLC
- SEAGULL TITLE COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- WILLIAM J. SEGAL PA

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (N.A.D. 83/11), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N88°55'59"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER SECTION OF SECTION 25.
2. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
3. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
4. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
5. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
7. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.). ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR AT "Z 525" IS 0.99998756.
8. ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D 88), REFERENCE NATIONAL GEODETIC SURVEY ST LUCIE COUNTY BENCHMARK "Z 525", ELEVATION = 17.78 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.1 FEET.
9. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0167, SUFFIX J, EFFECTIVE DATE FEBRUARY 16, 2012. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
10. ALL TREES AS ILLUSTRATED ON THIS SURVEY WERE SUPPLIED BY CLIENT. SEE SHEET 6 THROUGH 9 FOR DETAILED INFORMATION.
11. THIS SURVEY IS SUPPORTED BY A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. REFERENCE FILE NO. 1062-5405759 DATED MAY 19, 2021 @ 8:00 AM. REFERENCE THE FOLLOWING EXCEPTIONS IN SCHEDULE BII:

9. Ordinance No. I-267 by City of Fort Pierce, Florida recorded in Book 1971, Page 1301. APPLIES TO SUBJECT PARCEL; INCORPORATES PARCEL INTO CITY OF FORT PIERCE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON JULY 29, 2021 THROUGH AUGUST 11, 2021 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED

ELIZABETH A. LINDSAY CERTIFICATE NO. 4724 STATE OF FLORIDA REGISTERED LAND SURVEYOR

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=100'
FIELD BK. SLC 3/AP 20
DRAWN BY JLS/C.R.
CHECKED BY E.A.L.

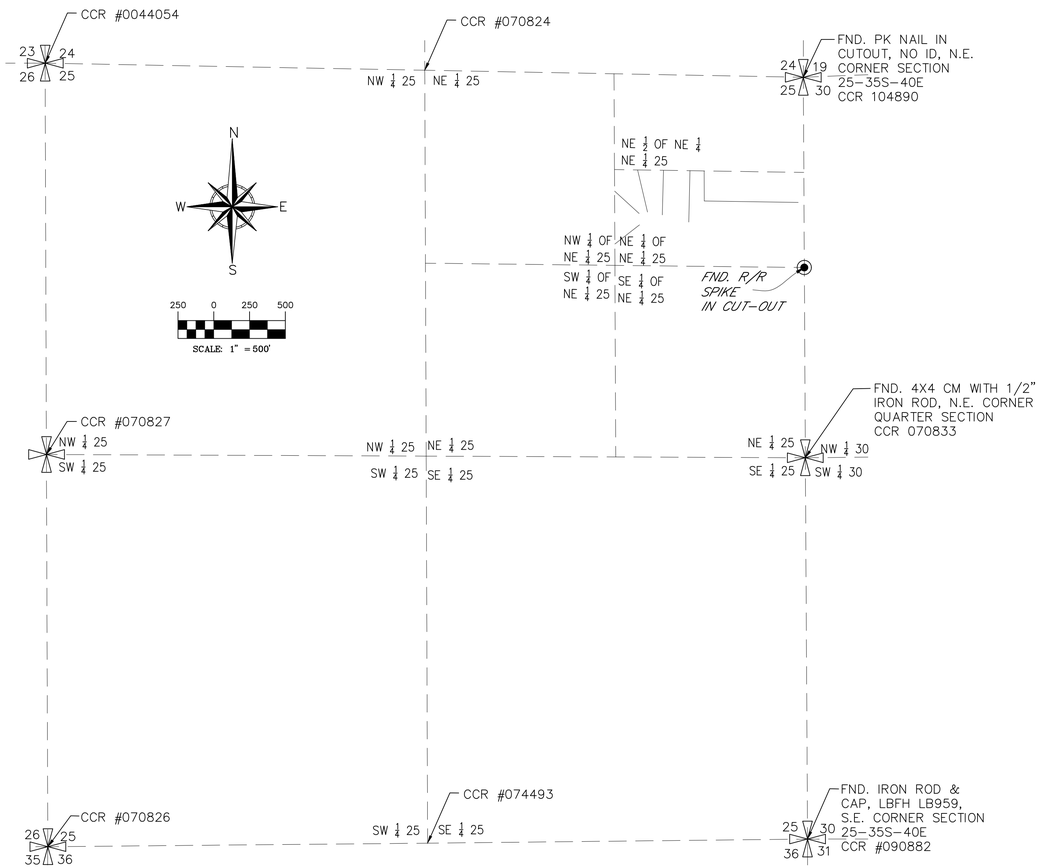
BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA.

SHEET NO. 1
OF 9 SHEETS
PROJECT NO. 21-92

©2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property.dwg 6/27/2022 4:47:56 PM, EWS.TH PDF pub, 1:1, Left JW.PW



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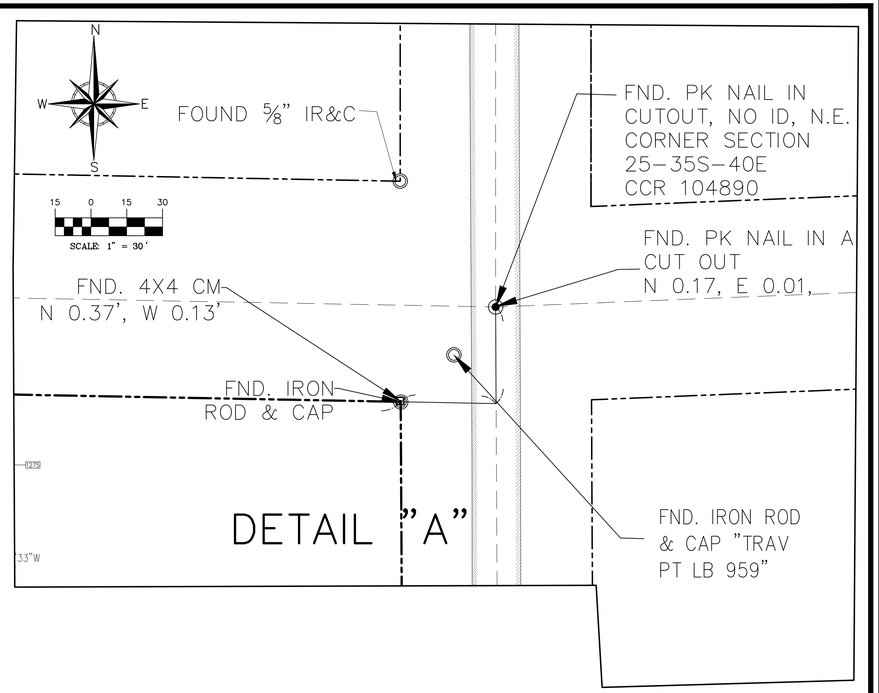

ABBREVIATIONS

BL	BETSY LINDSAY, INC
Δ	CENTRAL (DELTA) ANGLE
CBS	CONCRETE BLOCK STRUCTURE
CCR	CERTIFIED CORNER RECORDS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
EL.	ELEVATION
FND.	FOUND
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
IRC	IRON ROD & CAP
L	LENGTH
LB	LICENSED BUSINESS
MNW	MAG NAIL & WASHER
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
D	DEED
M	MEASURED
C	CALCULATED
FT.	FEET
SEC	SECTION
TWP	TOWNSHIP
RNG	RANGE
SQ. FT.	SQUARE FEET
TRAV	TRAVERSE
R/R	RAILROAD
PK&W	PARKER KALON NAIL & WASHER
ID	IDENTIFICATION

LINE TYPE LEGEND

- TOP OF BANK
- TOE OF SLOPE
- CLS CLS CLS CLS CENTERLINE OF SWALE
- STORM PIPE

SYMBOL LEGEND

- × 15.25 FIELD LOCATED POINT WITH ELEVATION
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BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 2
OF 9 SHEETS
PROJECT NO. 21–92

G:\2021\PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property REV 6-27-22.dwg, 6/27/2022 7:54:18 PM, RWL, 1=1, PDF.pc3, 1:1, CalFL2019V

(REFERENCE BEARING)
N88°55'59"W 1540.25'

FOUND 5/8" IR&C

FND. PK NAIL IN
CUTOUT, NO ID, N.E.
CORNER SECTION
25-35S-40E
CCR 104890

DISTRICT

24"CMP
NW END INV.=12.07'
SE END INV.=12.70'

HEADWALL

EXISTING CANAL

TOP OF BERM

FND. 4X4 CM
N 0.37', W 0.13'

24
25
19
30

FND. PK NAIL IN A
CUT OUT
N 0.17, E 0.01,

HEADWALL

N88°56'12"W 1555.98'(M)
N88°24'08"W, 1555.91'(D)

EXISTING BERM

FND. IRON
ROD & CAP

FND. IRON ROD
& CAP "TRAV
PT LB 959"

N1°04'01"E
777.18'

N78°15'35"E
68.90'

N45°08'22"W
25.55'

S37°01'46"E
60.77'

N27°13'40"E
58.35'

N51°36'25"E
34.49'

S7°40'33"W
21.99'

S39°24'43"E
42.99'

N4°22'
65.

S34°13'50"E
56.01'

S26°26'42"E
34.97'

N69°56'11"E
42.66'

S31°47'49"W
25.86'

N89°33'30"W
55.39'

S3°25'24"E
38.37'

WETLAND 3
62,862 SQ. FT
1.443 ACRES

N1°47'36"E
86.92'

N2°47'26"E
46.96'

S44°36'52"W
73.01'

S9°30'42"W
44.30'

N46°18'11"E
55.19'

S23°42'44"W
52.31'

N12°23'21"E
83.46'

S20°59'
72.61'

S39°10'15"W
78.51'

N69°06'27"W
130.13'

N39°33'47"W
41.93'

MATCH LINE A
SEE SHEET 4 OF 7

N0°18'08"W 624.75'(M)
N0°14'22"W, 624.56'(D)

24"CMP
N END INV.=12.69'
S END INV.=13.27'

JENKINS ROAD
(PER FDOT RIGHT OF WAY
MAP SECTION 94631-2604,
DATED 2-8-61)

40'

40'

S88°37'18"E 1283.41'(D)
S89°08'15"E 1283.17'(M)

SET IRON ROD & CAP
"BL LB 6852"

N
W E
S

20 0 20 40
SCALE: 1" = 40'

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
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BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 3
OF 9 SHEETS
PROJECT NO. 21-92

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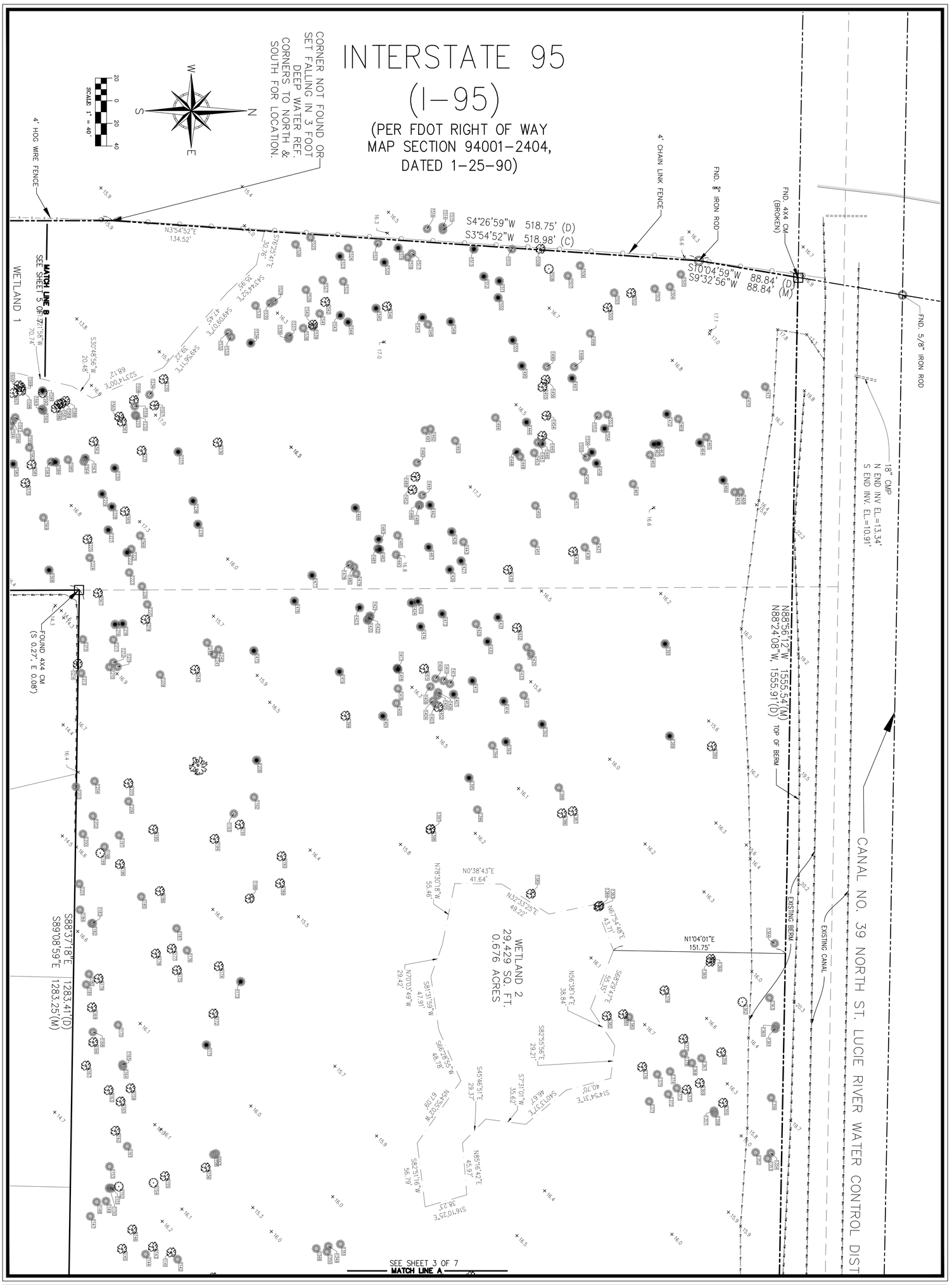
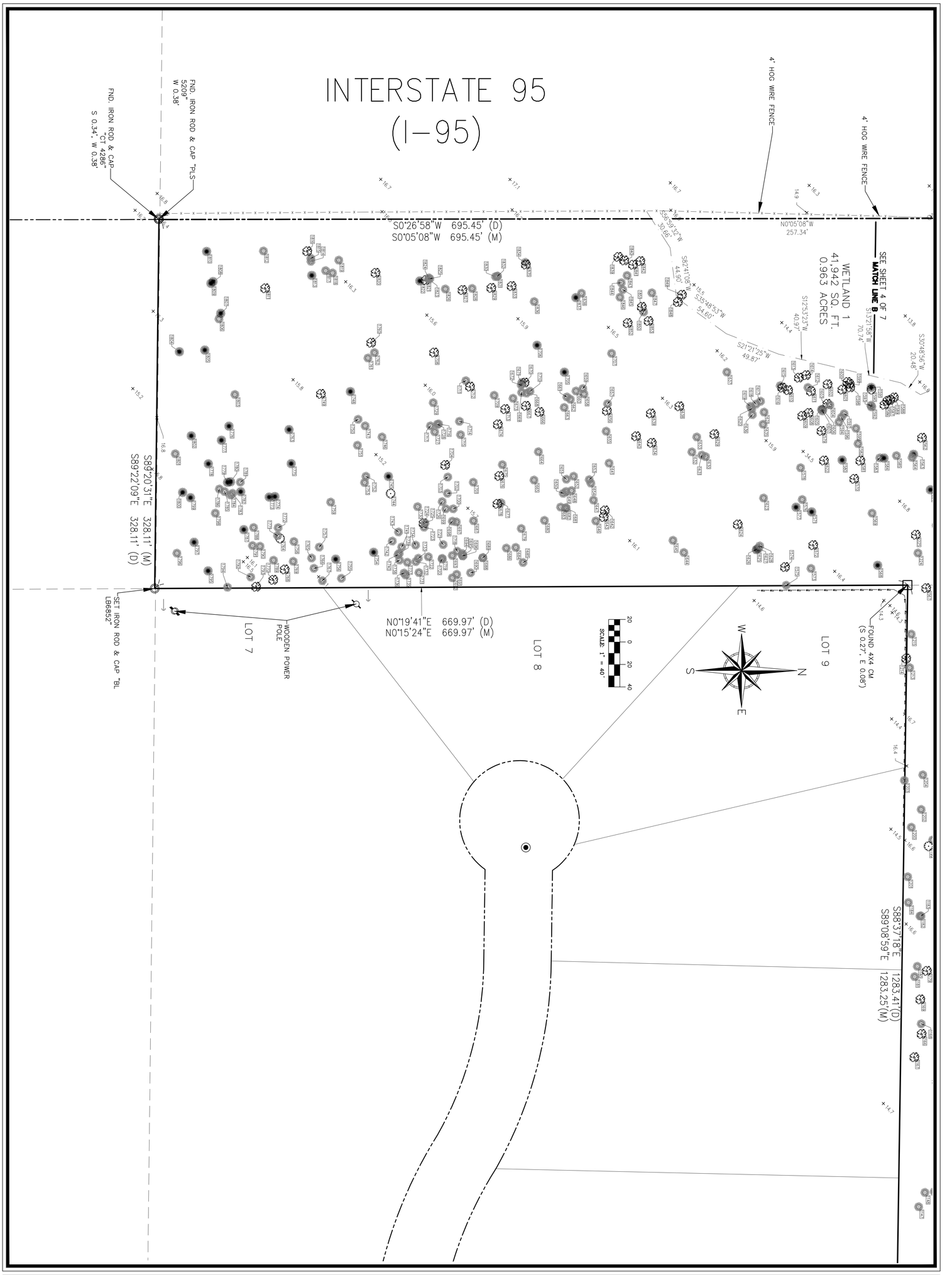


SHEET NO. 4 OF 9 SHEETS	A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,	DATE 08/16/2021	BETSY LINDSAY, INC. SURVEYING AND MAPPING
PROJECT NO. 21-92	BOUNDARY SURVEY MARSHALL PROPERTY SERVICES, LLC.	SCALE 1"=40'	7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
		FIELD BK. SLC3/16-17	(772)286-5753 (772)286-5933 FAX
		DRAWN BY J.L.S.C.R.	LICENSED BUSINESS NO. 6852
		CHECKED BY E.A.L.	

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

S:\2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property-REV 6-27-22.dwg, 6/27/2022 1:53:03 PM, DWG To PDF pc3, 1:1, CJR-2018V



A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 5 OF 9 SHEETS

PROJECT NO. 21-92

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SCDNR-17
DRAWN BY JLS/CJR
CHECKED BY EAL

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1090	1118451.134	855812.079	LAUREL OAK/6 in/5
1602	1118323.640	854903.521	LAUREL OAK/5 in/5
1266	1118770.401	856222.314	LAUREL OAK/21 in/5
1778	1117772.645	854974.366	SLASH PINE/15 in/5
1074	1118456.985	855882.506	LAUREL OAK/6 in/5
1586	1118374.233	854921.682	LAUREL OAK/11 in/5 three main
1458	1118839.899	854977.592	CABBAGE PALM/20 ft/4
1086	1118425.223	855850.212	SLASH PINE/16 in/3 lean
1598	1118343.788	854906.271	LAUREL OAK/10 in/5
1094	1118474.261	855832.685	LAUREL OAK/12 in/2 rot two main
1606	1118319.223	854926.033	SLASH PINE/14 in/3 trunk damage
1478	1118633.784	855059.595	CABBAGE PALM/14 ft/5
1084	1118431.931	855862.999	LIVE OAK/7 in/5
1596	1118335.865	854933.076	CABBAGE PALM/18 ft/5
1085	1118418.804	855851.253	LAUREL OAK/39 in/5 clump
1597	1118338.283	854929.890	CABBAGE PALM/14 ft/5
1215	1118398.032	855125.758	CABBAGE PALM/20 ft/5
1727	1117974.023	854945.901	CABBAGE PALM/20 ft/5
1087	1118417.864	855833.356	LAUREL OAK/4 in/5
1599	1118343.282	854903.184	LAUREL OAK/7 in/5
1152	1118429.822	855608.692	LIVE OAK/20 in/3 rot
1664	1118066.293	854963.589	CABBAGE PALM/18 ft/4
1088	1118411.084	855807.807	LAUREL OAK/8 in/5
1600	1118341.215	854901.497	LAUREL OAK/12 in/5
1089	1118435.088	855814.702	SLASH PINE/7 in/5
1601	1118336.751	854908.270	LAUREL OAK/5 in/5
1091	1118445.436	855823.720	LAUREL OAK/13 in/5 two main
1603	1118323.372	854920.907	LAUREL OAK/16 in/5
1092	1118457.611	855823.302	LAUREL OAK/10 in/5 two main
1604	1118325.659	854922.023	CABBAGE PALM/20 ft/5
1093	1118467.777	855834.546	LAUREL OAK/5 in/5
1605	1118318.153	854926.057	CABBAGE PALM/22 ft/5
1095	1118482.237	855821.642	LAUREL OAK/5 in/5
1607	1118318.938	854927.357	CABBAGE PALM/19 in/5
1160	1118431.366	855533.519	LAUREL OAK/13 in/5
1672	1118051.011	854904.337	CABBAGE PALM/20 ft/5
1096	1118482.540	855822.015	LAUREL OAK/5 in/5
1608	1118306.761	854928.980	LAUREL OAK/11 in/5
1161	1118437.168	855573.109	CABBAGE PALM/12 ft/5
1673	1118043.728	854916.104	CABBAGE PALM/18 ft/5
1097	1118472.440	855819.321	LAUREL OAK/8 in/5
1609	1118301.096	854931.599	LAUREL OAK/11 in/5
1098	1118466.216	855802.129	LAUREL OAK/8 in/4
1610	1118288.549	854908.753	LAUREL OAK/15 in/5
1227	1118420.419	855029.155	SLASH PINE/12 in/5
1739	1117942.499	855053.908	CABBAGE PALM/17 ft/5
1099	1118473.904	855800.376	LAUREL OAK/16 in/4
1611	1118308.887	854909.809	LAUREL OAK/8 in/5
1100	1118475.037	855805.057	LAUREL OAK/8 in/5
1612	1118306.067	854906.468	CABBAGE PALM/12 ft/5
1421	1118651.480	855105.222	SLASH PINE/14 in/5
1101	1118487.625	855800.874	LAUREL OAK/7 in/5
1613	1118298.074	854897.660	LAUREL OAK/6 in/5
1422	1118650.777	855107.170	CABBAGE PALM/20 ft/5
1102	1118510.815	855820.115	LAUREL OAK/8 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1614	1118304.512	854895.429	LAUREL OAK/4 in/5
1103	1118521.199	855821.739	LAUREL OAK/7 in/5
1615	1118281.423	854904.917	CABBAGE PALM/14 ft/5
1104	1118510.416	855827.216	LAUREL OAK/8 in/5 two main
1616	1118283.361	854906.557	LAUREL OAK/8 in/5
1105	1118503.599	855837.592	LAUREL OAK/11 in/5 two main
1617	1118263.965	854918.749	CABBAGE PALM/15 ft/5
1106	1118508.605	855844.120	LAUREL OAK/16 in/3 rot
1618	1118259.991	854921.240	CABBAGE PALM/15 ft/5
1107	1118541.181	855811.005	LAUREL OAK/16 in/5
1619	1118254.959	854923.280	CABBAGE PALM/16 ft/5
1108	1118549.662	855810.262	CABBAGE PALM/16 ft/5
1620	1118256.147	854925.481	CABBAGE PALM/13 ft/5
1328	1118727.387	855880.509	CABBAGE PALM/20 ft/5
1329	1118730.351	855887.900	CABBAGE PALM/20 ft/5
1331	1118724.258	855879.410	LAUREL OAK/15 in/5
1336	1118859.476	855805.381	SLASH PINE/13 in/5
1173	1118537.384	855427.814	SLASH PINE/14 in/5
1685	1118052.650	855062.101	CABBAGE PALM/20 ft/5
1109	1118555.184	855813.413	LAUREL OAK/6 in/5
1621	1118267.116	854928.394	CABBAGE PALM/12 ft/5
1180	1118403.425	855421.162	CABBAGE PALM/20 ft/5
1692	1117989.768	855075.682	CABBAGE PALM/23 ft/3 rot
1372	1118914.712	855527.128	CABBAGE PALM/16 ft/5
1398	1118705.125	855293.118	LAUREL OAK/12 in/5 two main
1178	1118462.530	855403.026	LAUREL OAK/40 in/3 rot clump
1690	1118005.962	855071.255	CABBAGE PALM/25 ft/5
1434	1118789.936	855132.608	CABBAGE PALM/16 ft/5
1119	1118446.141	855753.819	CABBAGE PALM/16 in/5
1631	1118211.783	854966.564	CABBAGE PALM/15 ft/5
1183	1118406.714	855376.354	CABBAGE PALM/20 ft/5
1695	1117999.017	855056.051	CABBAGE PALM/15 ft/5
1182	1118405.780	855376.464	CABBAGE PALM/20 ft/5
1694	1117998.722	855054.166	CABBAGE PALM/23 ft/4
1181	1118401.048	855430.314	CABBAGE PALM/25 ft/5
1693	1117989.716	855055.887	CABBAGE PALM/23 ft/4
1179	1118411.997	855425.072	LAUREL OAK/24 in/5
1691	1117993.609	855072.604	CABBAGE PALM/12 ft/5
1049	1118470.126	856077.392	CABBAGE PALM/18 ft/5
1561	1118432.497	854933.473	LAUREL OAK/4 in/5
1177	1118476.577	855398.643	LAUREL OAK/12 in/5
1689	1118016.900	855057.930	CABBAGE PALM/25 ft/5
1001	1118602.163	856361.870	LAUREL OAK/12 in/5
1513	1118743.227	854781.186	SLASH PINE/14 in/5
1133	1118466.605	855722.483	CABBAGE PALM/13 ft/5
1645	1118186.042	855042.386	CABBAGE PALM/15 ft/5
1005	1118571.662	856359.982	CABBAGE PALM/12 ft/5
1517	1118688.426	854785.129	CABBAGE PALM/20 ft/5
1175	1118481.117	855417.695	LAUREL OAK/41 in/3 rot clump
1687	1118008.600	855024.991	CABBAGE PALM/20 ft/5
1047	1118489.796	856075.953	LAUREL OAK/12 in/5
1559	1118443.726	854919.939	CABBAGE PALM/12 ft/5
1240	1118517.745	855134.673	CABBAGE PALM/16 ft/5
1752	1117912.844	854985.470	CABBAGE PALM/20 ft/5
1048	1118475.310	856097.721	LAUREL OAK/13 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1560	1118430.200	854929.040	LAUREL OAK/8 in/5
1134	1118470.707	855723.884	SLASH PINE/12 in/5
1646	1118117.365	855025.137	CABBAGE PALM/16 ft/5
1141	1118476.204	855666.723	LAUREL OAK/13 in/5
1653	1118111.531	854988.453	CABBAGE PALM/18 ft/5
1174	1118518.067	855414.143	LAUREL OAK/41 in/3 rot clump
1686	1118037.763	855049.267	CABBAGE PALM/15 ft/5
1204	1118408.320	855250.887	CABBAGE PALM/15 ft/5
1716	1117977.491	854938.901	CABBAGE PALM/18 ft/5
1308	1118847.263	855974.370	CABBAGE PALM/12 ft/5
1820	1117921.459	854804.464	LAUREL OAK/18 in/5
1309	1118833.361	855973.844	LAUREL OAK/15 in/5
1821	1117966.064	854810.872	LAUREL OAK/17 in/5
1323	1118781.343	855865.332	CABBAGE PALM/18 ft/5
1835	1118055.213	854797.082	LAUREL OAK/12 in/5
1002	1118588.837	856357.132	SLASH PINE/13 in/5
1003	1118590.825	856352.150	LAUREL OAK/12 in/5
1004	1118578.809	856356.601	SLASH PINE/12 in/5
1006	1118557.945	856358.198	SLASH PINE/13 in/5
1007	1118546.966	856356.644	SLASH PINE/12 in/5
1008	1118539.504	856358.663	SLASH PINE/13 in/5
1009	1118535.268	856360.430	SLASH PINE/13 in/5
1010	1118536.176	856360.114	SLASH PINE/12 in/5
1011	1118533.845	856343.635	CABBAGE PALM/15 ft/5
1012	1118478.973	856360.225	LAUREL OAK/12 in/5
1013	1118490.086	856363.467	LAUREL OAK/25 in/5 two main
1014	1118435.097	856356.327	LAUREL OAK/14 in/5
1015	1118426.414	856362.814	LAUREL OAK/12 in/5 two main
1016	1118440.862	856340.547	LAUREL OAK/14 in/5
1017	1118418.794	856299.216	LAUREL OAK/20 in/5
1018	1118487.157	856314.521	LAUREL OAK/25 in/5 two main
1019	1118522.012	856291.119	LAUREL OAK/18 in/5
1020	1118559.040	856265.131	LAUREL OAK/16 in/5
1021	1118573.853	856270.934	LAUREL OAK/14 in/5
1022	1118584.361	856279.824	LAUREL OAK/13 in/5
1023	1118606.887	856268.689	LAUREL OAK/27 in/3 rot clump
1024	1118621.153	856250.292	LAUREL OAK/16 in/5 two main
1025	1118619.475	856250.695	LAUREL OAK/13 in/5 two main
1026	1118627.306	856243.431	LAUREL OAK/13 in/5
1027	1118620.422	856221.301	CABBAGE PALM/14 ft/5
1028	1118578.250	856211.203	LAUREL OAK/14 in/5
1029	1118531.648	856200.595	LAUREL OAK/21 in/4
1030	1118483.553	856190.504	CABBAGE PALM/23 ft/5
1031	1118480.401	856198.568	CABBAGE PALM/21 ft/5
1032	1118472.110	856224.059	LAUREL OAK/19 in/5
1033	1118441.207	856251.419	LAUREL OAK/20 in/5
1034	1118415.603	856204.757	LAUREL OAK/20 in/5 two main
1035	1118394.043	856209.244	LAUREL OAK/14 in/5
1036	1118394.186	856196.081	LAUREL OAK/13 in/5
1037	1118414.399	856187.798	CABBAGE PALM/17 ft/5
1038	1118402.406	856165.694	LAUREL OAK/14 in/5
1039	1118423.019	856153.037	LAUREL OAK/12 in/4
1040	1118423.763	856157.232	LAUREL OAK/28 in/5 clump
1041	1118447.448	856171.826	LAUREL OAK/15 in/5
1042	1118481.289	856169.170	SLASH PINE/14 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1043	1118489.374	856159.631	LAUREL OAK/12 in/5
1044	1118537.093	856178.473	LAUREL OAK/13 in/5
1045	1118548.587	856141.696	CABBAGE PALM/12 ft/5
1046	1118540.658	856097.649	LAUREL OAK/15 in/5 three main
1050	1118458.825	856070.082	CABBAGE PALM/20 ft/3 rot
1051	1118449.423	856070.486	CABBAGE PALM/17 ft/5
1052	1118448.618	856069.884	CABBAGE PALM/22 ft/5
1053	1118418.326	856092.602	SLASH PINE/14 in/5
1054	1118407.055	856081.684	CABBAGE PALM/15 ft/5
1055	1118409.914	856076.245	LAUREL OAK/14 in/5 three main
1056	1118446.246	856036.009	LAUREL OAK/31 in/4
1057	1118416.770	855976.363	LAUREL OAK/16 in/5
1058	1118525.594	855936.601	SLASH PINE/13 in/5
1059	1118529.366	855914.561	LAUREL OAK/12 in/5 two main
1060	1118512.561	855885.456	LAUREL OAK/13 in/5
1061	1118515.135	855884.192	CABBAGE PALM/14 ft/5
1062	1118520.280	855877.638	CABBAGE PALM/16 ft/5
1063	1118514.756	855872.591	LAUREL OAK/12 in/5
1064	1118515.154	855870.341	CABBAGE PALM/17 ft/5
1065	1118506.054	855859.431	CABBAGE PALM/17 ft/5
1066	1118501.695	855867.401	LAUREL OAK/8 in/5
1067	1118494.379	855857.343	LAUREL OAK/6 in/5 two main
1068	1118489.865	855852.167	LAUREL OAK/8 in/5
1069	1118488.053	855879.603	SLASH PINE/10 in/5
1070	1118477.104	855889.160	LAUREL OAK/9 in/5
1071	1118469.979	855886.478	CABBAGE PALM/21 ft/5
1072	1118462.235	855881.921	CABBAGE PALM/19 ft/4
1073	1118457.996	855883.064	CABBAGE PALM/18 ft/5
1075	1118461.194	855886.463	CABBAGE PALM/20 ft/5
1076	1118463.723	855901.662	LAUREL OAK/6 in/5
1077	1118460.376	855896.947	CABBAGE PALM/20 ft/5
1078	1118459.946	855898.748	LIVE OAK/14 in/5
1079	1118459.270	855898.659	LIVE OAK/4 in/5
1080	1118459.473	855897.094	LIVE OAK/7 in/5
1081	1118455.023	855902.133	SLASH PINE/16 in/5
1082	1118449.317	855901.052	LAUREL OAK/4 in/5
1083	1118457.925	855881.131	LAUREL OAK/9 in/5
1110	1118562.590	855825.507	LAUREL OAK/15 in/5
1111	1118566.976	855783.391	LAUREL OAK/14 in/5
1112	1118552.358	855761.155	LAUREL OAK/12 in/5
1113	1118564.670	855731.616	CABBAGE PALM/13 ft/5
1114	1118545.043	855740.182	CABBAGE PALM/17 ft/5
1115	1118544.599	855741.270	CABBAGE PALM/15 ft/5
1116	1118544.249	855750.217	CABBAGE PALM/14 ft/5
1117	1118519.477	855773.181	LAUREL OAK/12 in/5
1118	1118512.422	855759.333	LAUREL OAK/14 in/5
1120	1118450.747	855764.265	LAUREL OAK/13 in/5
1121	1118432.592	855782.236	LAUREL OAK/25 in/3 rot
1122	1118412.638	855757.890	CABBAGE PALM/26 ft/5
1123	1118414.587	855756.800	CABBAGE PALM/22 ft/5
1124	1118407.852	855741.760	LAUREL OAK/14 in/5
1125	1118415.373	855736.687	CABBAGE PALM/14 ft/5
1126	1118402.815	855707.324	LAUREL OAK/16 in/5
1127	1118414.052	855710.548	CABBAGE PALM/25 ft/5
1128	1118414.892	855709.547	SLASH PINE/14 in/5

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 6
OF 9 SHEETS
PROJECT NO. 21-92

S:\2021 PROJECTS\21-92 Marshall Property\Aug22 ISE Marshall Property.dRV 6-27-22.dwg, 6/27/2022 4:49:50 PM, JOHNS 1to1PDF.pc3, 1:1, Cutfit (ISO A1)

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1129	1118438.185	855721.926	CABBAGE PALM/22 ft/5
1130	1118414.791	855728.703	CABBAGE PALM/17 ft/5
1131	1118408.432	855732.361	CABBAGE PALM/21 ft/5
1132	1118422.479	855728.442	CABBAGE PALM/26 ft/5
1135	1118471.179	855731.053	CABBAGE PALM/16 ft/5
1136	1118470.352	855742.384	LAUREL OAK/13 in/5
1137	1118503.366	855714.180	LAUREL OAK/24 in/2 rot standing water two main
1138	1118512.883	855688.883	LAUREL OAK/50 in/5 clump
1139	1118533.827	855697.280	LAUREL OAK/15 in/5
1140	1118653.349	856131.299	LAUREL OAK/12 in/5
1142	1118481.629	855672.910	CABBAGE PALM/14 ft/5
1143	1118459.952	855661.786	LAUREL OAK/15 in/5 two main
1144	1118453.381	855668.411	CABBAGE PALM/16 ft/5
1145	1118432.725	855663.540	LAUREL OAK/27 in/4 clump
1146	1118441.743	855646.546	LAUREL OAK/14 in/3 rot two main
1147	1118404.628	855634.927	CABBAGE PALM/25 ft/5
1148	1118410.208	855622.214	CABBAGE PALM/17 ft/4
1149	1118418.442	855621.565	CABBAGE PALM/20 ft/4
1150	1118421.532	855610.089	SLASH PINE/15 in/2 rot
1151	1118423.408	855610.160	CABBAGE PALM/12 ft/5
1153	1118421.624	855590.971	CABBAGE PALM/25 ft/5
1154	1118460.417	855605.427	LIVE OAK/33 in/5 clump
1155	1118470.465	855599.457	LAUREL OAK/22 in/4 clump
1156	1118506.480	855591.853	LAUREL OAK/59 in/3 rot standing water clump
1157	1118515.462	855579.540	CABBAGE PALM/16 ft/5
1158	1118513.339	855580.435	CABBAGE PALM/20 ft/5
1159	1118440.213	855521.869	LAUREL OAK/22 in/4
1162	1118426.888	855559.380	LAUREL OAK/24 in/4 three main
1163	1118420.893	855523.545	LAUREL OAK/14 in/5
1164	1118433.385	855502.731	CABBAGE PALM/20 ft/5
1165	1118433.045	855500.914	CABBAGE PALM/19 ft/5
1166	1118407.299	855481.147	LAUREL OAK/14 in/5
1167	1118400.862	855501.843	LAUREL OAK/15 in/5 two main
1168	1118406.917	855472.251	CABBAGE PALM/18 ft/5
1169	1118406.173	855450.457	LAUREL OAK/15 in/5
1170	1118429.118	855466.017	CABBAGE PALM/21 ft/5
1171	1118507.111	855483.737	SLASH PINE/13 in/5
1172	1118513.358	855455.960	LAUREL OAK/33 in/4 two main
1176	1118489.940	855400.206	CABBAGE PALM/17 ft/5
1184	1118395.493	855364.410	CABBAGE PALM/19 ft/5
1185	1118449.663	855352.849	CABBAGE PALM/21 ft/5
1186	1118466.098	855347.861	LAUREL OAK/12 in/5
1187	1118480.726	855380.820	CABBAGE PALM/19 ft/5
1188	1118545.357	855354.353	LAUREL OAK/13 in/5
1189	1118572.152	855340.989	LAUREL OAK/18 in/5 two main
1190	1118573.515	855317.048	LAUREL OAK/12 in/5
1191	1118536.570	855289.140	LAUREL OAK/26 in/5 two main
1192	1118549.137	855265.012	CABBAGE PALM/20 ft/5
1193	1118531.287	855279.559	CABBAGE PALM/14 ft/4
1194	1118514.361	855301.739	LAUREL OAK/42 in/3 rot standing water three main
1195	1118460.276	855293.427	LAUREL OAK/21 in/2 rot three main
1196	1118430.835	855324.029	LAUREL OAK/25 in/3 rot standing water
1197	1118429.994	855298.598	CABBAGE PALM/15 ft/5
1198	1118417.091	855308.837	CABBAGE PALM/15 ft/5
1199	1118413.458	855314.320	LIVE OAK/14 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1200	1118398.124	855297.500	CABBAGE PALM/18 ft/5
1201	1118394.870	855341.508	CABBAGE PALM/25 ft/1 rot
1202	1118406.867	855281.663	CABBAGE PALM/23 ft/5
1203	1118391.898	855255.793	CABBAGE PALM/14 ft/5
1205	1118438.317	855252.700	LAUREL OAK/25 in/5
1206	1118438.354	855268.687	CABBAGE PALM/13 ft/5
1207	1118499.878	855238.066	MAPLE/13 in/5 clump
1208	1118551.399	855232.440	SLASH PINE/15 in/5
1209	1118466.198	855156.873	CABBAGE PALM/20 ft/5
1210	1118421.516	855150.138	CABBAGE PALM/14 ft/5
1211	1118428.539	855150.000	CABBAGE PALM/14 ft/5
1212	1118424.918	855146.132	CABBAGE PALM/17 ft/5
1213	1118396.647	855155.574	CABBAGE PALM/13 ft/5
1214	1118393.617	855147.310	LAUREL OAK/18 in/5
1216	1118426.533	855112.494	SLASH PINE/15 in/5
1217	1118424.980	855126.013	CABBAGE PALM/20 ft/5
1218	1118433.193	855111.990	SLASH PINE/20 in/4
1219	1118453.353	855108.172	LAUREL OAK/36 in/5 clump
1220	1118454.875	855094.830	CABBAGE PALM/17 ft/5
1221	1118440.811	855046.009	CABBAGE PALM/21 ft/5
1222	1118437.111	855049.091	SLASH PINE/15 in/5
1223	1118438.950	855066.717	CABBAGE PALM/15 ft/5
1224	1118404.012	855053.661	CABBAGE PALM/14 ft/5
1225	1118402.183	855037.309	LAUREL OAK/20 in/4 clump
1226	1118450.221	855078.943	CABBAGE PALM/22 ft/5
1228	1118423.742	855008.763	SLASH PINE/14 in/5
1229	1118415.102	854997.409	SLASH PINE/13 in/5
1230	1118426.087	854974.574	SLASH PINE/13 in/5
1231	1118449.994	854959.016	LAUREL OAK/12 in/5
1232	1118444.981	854928.404	CABBAGE PALM/16 ft/5
1233	1118444.275	854927.701	CABBAGE PALM/15 ft/5
1234	1118456.963	854909.816	CABBAGE PALM/13 ft/5
1235	1118469.406	854895.999	LAUREL OAK/14 in/5
1236	1118517.110	854951.914	LAUREL OAK/13 in/5
1237	1118482.128	854960.262	SLASH PINE/31 in/5 two main
1238	1118495.286	855003.631	SLASH PINE/16 in/5 three main
1239	1118499.602	855024.201	SLASH PINE/13 in/5
1241	1118513.913	855139.112	CABBAGE PALM/14 ft/5
1242	1118507.658	855128.622	CABBAGE PALM/16 ft/5
1243	1118497.117	855152.451	LAUREL OAK/20 in/4
1244	1118634.707	856345.939	LAUREL OAK/15 in/5
1245	1118641.195	856346.615	SLASH PINE/12 in/4
1246	1118653.921	856332.665	CABBAGE PALM/20 ft/5
1247	1118661.255	856332.101	CABBAGE PALM/20 ft/5
1248	1118660.725	856333.388	CABBAGE PALM/17 ft/5
1249	1118663.986	856330.027	CABBAGE PALM/16 ft/5
1250	1118676.838	856330.418	CABBAGE PALM/25 ft/5
1251	1118719.318	856340.047	LAUREL OAK/53 in/4 three main
1252	1118724.286	856347.849	CABBAGE PALM/12 ft/5
1253	1118750.361	856322.851	LAUREL OAK/23 in/3 rot standing water
1254	1118753.004	856340.455	LIVE OAK/14 in/4
1255	1118800.940	856322.915	LAUREL OAK/26 in/3 rot two main
1256	1118800.679	856313.474	LAUREL OAK/20 in/5
1257	1118812.566	856326.083	LIVE OAK/33 in/5 two main
1258	1118818.423	856342.531	LAUREL OAK/20 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1259	1118834.153	856319.687	LIVE OAK/19 in/5
1260	1118849.406	856314.565	LAUREL OAK/21 in/5 two main
1261	1118875.256	856306.776	LAUREL OAK/13 in/5
1262	1118897.220	856292.541	CABBAGE PALM/20 ft/5
1263	1118837.308	856211.747	LAUREL OAK/20 in/5
1264	1118820.763	856194.104	LAUREL OAK/13 in/5
1265	1118775.618	856228.998	SLASH PINE/12 in/5
1267	1118768.136	856231.199	SLASH PINE/14 in/5
1268	1118729.672	856243.673	LAUREL OAK/12 in/5 two main
1269	1118721.431	856231.167	SLASH PINE/12 in/5
1270	1118743.358	856171.201	CABBAGE PALM/20 ft/5
1271	1118813.595	856175.755	SLASH PINE/14 in/5
1272	1118814.147	856184.155	SLASH PINE/18 in/5
1273	1118825.889	856188.151	SLASH PINE/13 in/5
1274	1118827.689	856190.728	SLASH PINE/13 in/5
1275	1118974.141	856193.033	CABBAGE PALM/25 ft/5
1276	1118935.746	856162.840	SLASH PINE/8 in/5
1277	1118914.379	856167.533	SLASH PINE/5 in/5
1278	1118905.180	856164.677	LAUREL OAK/8 in/5
1279	1118907.183	856163.567	LAUREL OAK/6 in/5
1280	1118921.835	856072.564	SLASH PINE/4 in/5
1281	1118906.381	856076.399	SLASH PINE/4 in/5
1282	1118901.090	856083.857	SLASH PINE/21 in/4
1283	1118889.267	856087.947	LAUREL OAK/6 in/5
1284	1118867.585	856108.328	LAUREL OAK/5 in/5
1285	1118873.451	856128.865	SLASH PINE/6 in/5
1286	1118873.696	856120.621	SLASH PINE/5 in/5
1287	1118858.046	856111.174	SLASH PINE/4 in/5
1288	1118852.402	856108.976	SLASH PINE/7 in/5
1289	1118822.694	856096.866	LAUREL OAK/10 in/5
1290	1118706.106	856050.552	LAUREL OAK/6 in/5
1291	1118702.209	856050.593	LAUREL OAK/8 in/5 two main
1292	1118707.473	856047.466	LAUREL OAK/6 in/4 two main
1293	1118701.755	856016.688	SLASH PINE/8 in/5
1294	1118737.334	855997.506	SLASH PINE/4 in/5
1295	1118742.256	855993.074	SLASH PINE/7 in/5
1296	1118752.453	856007.928	SLASH PINE/6 in/5
1297	1118784.131	855995.183	LAUREL OAK/14 in/5
1298	1118797.849	855999.655	CABBAGE PALM/20 ft/5
1299	1118813.998	855990.380	LAUREL OAK/14 in/5
1300	1118811.954	855988.384	CABBAGE PALM/20 ft/5
1301	1118817.453	855987.965	CABBAGE PALM/21 ft/5
1302	1118819.403	855984.894	CABBAGE PALM/20 ft/5
1303	1118820.618	855977.430	CABBAGE PALM/22 ft/1 rot
1304	1118844.573	855957.274	LAUREL OAK/20 in/4
1305	1118854.878	855968.448	CABBAGE PALM/13 ft/5
1306	1118853.124	855971.188	CABBAGE PALM/23 ft/5
1307	1118848.960	855975.385	LAUREL OAK/18 in/5
1310	1118857.291	855961.426	LAUREL OAK/13 in/5
1311	1118907.355	855931.147	DAHOON HOLLY/15 in/4 three main
1312	1118953.723	855840.324	LAUREL OAK/16 in/5
1313	1118962.801	855835.772	CABBAGE PALM/14 ft/5
1314	1118956.945	855789.877	CABBAGE PALM/16 ft/5
1315	1118932.281	855818.136	CABBAGE PALM/17 ft/5
1316	1118883.228	855832.145	CABBAGE PALM/17 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1317	1118873.312	855837.477	LAUREL OAK/12 in/5
1318	1118843.492	855853.968	LAUREL OAK/20 in/5 three main
1319	1118826.295	855850.450	LAUREL OAK/16 in/5
1320	1118797.739	855867.237	LAUREL OAK/17 in/4
1321	1118792.950	855857.792	CABBAGE PALM/18 ft/5
1322	1118773.703	855850.273	LAUREL OAK/21 in/3 rot bark inclusion two main
1324	1118767.037	855871.799	CABBAGE PALM/18 ft/5
1325	1118743.399	855888.665	LAUREL OAK/21 ft/4
1326	1118736.590	855879.819	CABBAGE PALM/15 ft/5
1327	1118734.261	855878.988	CABBAGE PALM/15 ft/5
1330	1118729.206	855880.956	CABBAGE PALM/19 ft/5
1332	1118723.549	855869.800	CABBAGE PALM/12 ft/5
1333	1118751.636	855839.495	LAUREL OAK/17 in/5
1334	1118776.512	855837.795	LAUREL OAK/12 in/5
1335	1118859.158	855803.716	LAUREL OAK/12 in/5
1337	1118868.000	855702.614	LAUREL OAK/17 in/5
1338	1118801.896	855695.330	LAUREL OAK/12 in/5
1339	1118740.592	855687.815	LAUREL OAK/16 in/5
1340	1118736.585	855705.898	LAUREL OAK/13 in/5
1341	1118748.867	855728.727	LAUREL OAK/12 in/5
1342	1118714.996	855689.211	CABBAGE PALM/16 ft/5
1343	1118672.702	855728.747	LAUREL OAK/20 in/5
1344	1118656.389	855779.513	LAUREL OAK/15 in/5
1345	1118649.513	855779.362	CABBAGE PALM/12 ft/5
1346	1118651.143	855780.118	CABBAGE PALM/18 ft/5
1347	1118650.555	855791.232	CABBAGE PALM/17 ft/5
1348	1118604.089	855663.415	CABBAGE PALM/18 ft/5
1349	1118614.710	855661.374	CABBAGE PALM/16 ft/5
1350	1118613.461	855666.099	CABBAGE PALM/16 ft/3 rot
1351	1118625.364	855659.491	CABBAGE PALM/12 ft/5
1352	1118991.904	855578.546	CABBAGE PALM/20 ft/5
1353	1119002.539	855583.922	CABBAGE PALM/20 ft/5
1354	1119005.247	855579.106	CABBAGE PALM/13 ft/5
1355	1118963.274	855534.698	LAUREL OAK/15 in/5
1356	1119005.640	855530.293	CABBAGE PALM/13 ft/5
1357	1118955.080	855541.828	CABBAGE PALM/13 ft/5
1358	1118955.662	855543.944	CABBAGE PALM/14 ft/5
1359	1118961.631	855490.107	LAUREL OAK/23 in/5
1360	1119009.724	855466.961	CABBAGE PALM/25 ft/5
1361	1119009.213	855469.432	CABBAGE PALM/14 ft/5
1362	1118980.272	855445.740	LIVE OAK/22 in/5
1363	1119004.058	855442.008	CABBAGE PALM/20 ft/5
1364	1119008.694	855394.117	CABBAGE PALM/15 ft/5
1365	1118952.199	855410.234	LAUREL OAK/14 in/5
1366	1118952.398	855407.682	LAUREL OAK/15 in/5
1367	1118944.036	855495.388	CABBAGE PALM/16 ft/5
1368	1118935.690	855499.660	CABBAGE PALM/21 ft/5
1369	1118942.651	855517.247	LAUREL OAK/12 in/5
1370	1118931.114	855523.081	LAUREL OAK/18 in/5
1371	1118897.933	855533.538	CABBAGE PALM/13 ft/5
1373	1118922.309	855521.800	CABBAGE PALM/21 ft/5
1374	1118916.390	855507.116	CABBAGE PALM/16 ft/5
1375	1118905.009	855509.634	CABBAGE PALM/15 ft/5
1376	1118891.873	855502.956	LAUREL OAK/35 in/4
1377	1118928.147	855478.247	LAUREL OAK/20 in/5

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA.

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 7
OF 9 SHEETS
PROJECT NO. 21-92

S:\2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property.REV 6-27-22.dwg, 6/27/2022 1:50:18 PM, DWG To PDF.pc3, 1:1, CARLSON BW

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1378	1118928.401	855491.494	CABBAGE PALM/20 ft/5
1379	1118911.471	855435.463	LAUREL OAK/20 in/5
1380	1118880.235	855459.096	CABBAGE PALM/12 ft/5
1381	1118874.963	855456.526	LAUREL OAK/22 in/5
1382	1118860.609	855458.116	LAUREL OAK/7 in/5
1383	1118853.157	855361.402	LAUREL OAK/4 in/5
1384	1118854.142	855360.789	LAUREL OAK/6 in/5
1385	1118793.645	855350.208	LAUREL OAK/4 in/5
1386	1118820.979	855279.196	LAUREL OAK/21 in/5
1387	1118830.474	855277.265	LAUREL OAK/23 in/5 two main
1388	1118818.132	855256.590	CABBAGE PALM/21 ft/4
1389	1118916.006	855211.047	SLASH PINE/14 in/5
1390	1118953.325	855220.090	LAUREL OAK/18 in/5
1391	1118911.944	855129.666	SLASH PINE/20 in/5
1392	1118803.447	855200.729	SLASH PINE/13 in/5
1393	1118771.443	855216.124	SLASH PINE/13 in/5
1394	1118759.450	855219.370	CABBAGE PALM/12 ft/5
1395	1118738.866	855248.020	SLASH PINE/12 in/5
1396	1118746.294	855276.033	CABBAGE PALM/14 ft/5
1397	1118704.950	855293.271	LAUREL OAK/10 in/5 two main
1399	1118629.906	855193.049	LAUREL OAK/13 in/5 two main
1400	1118674.817	855182.088	CABBAGE PALM/25 ft/5
1401	1118662.837	855193.458	SLASH PINE/12 in/5
1402	1118711.815	855185.430	LAUREL OAK/12 in/1 rot
1403	1118709.813	855183.203	CABBAGE PALM/25 ft/5
1404	1118707.163	855180.071	CABBAGE PALM/21 ft/5
1405	1118711.081	855175.250	CABBAGE PALM/18 ft/5
1406	1118711.564	855172.489	CABBAGE PALM/21 ft/5
1407	1118725.258	855174.221	SLASH PINE/16 in/5
1408	1118704.816	855167.452	CABBAGE PALM/22 ft/5
1409	1118709.420	855160.479	CABBAGE PALM/20 ft/5
1410	1118716.363	855162.219	CABBAGE PALM/18 ft/5
1411	1118722.060	855165.016	CABBAGE PALM/20 ft/5
1412	1118741.855	855162.324	SLASH PINE/13 in/5
1413	1118787.170	855175.131	CABBAGE PALM/12 ft/5
1414	1118769.484	855180.457	SLASH PINE/12 in/5
1415	1118699.285	855151.539	LAUREL OAK/15 in/1 rot
1416	1118676.187	855169.152	CABBAGE PALM/13 ft/5
1417	1118675.348	855151.096	CABBAGE PALM/14 ft/5
1418	1118676.155	855152.031	SLASH PINE/15 in/5
1419	1118624.479	855154.263	SLASH PINE/16 in/5
1420	1118649.324	855108.649	SLASH PINE/14 in/5
1423	1118642.383	855097.694	SLASH PINE/13 in/5
1424	1118688.111	855093.465	SLASH PINE/12 in/5
1425	1118693.826	855092.213	SLASH PINE/12 in/5
1426	1118721.898	855064.217	SLASH PINE/16 in/5
1427	1118731.856	855056.475	SLASH PINE/12 in/5
1428	1118723.549	855030.769	SLASH PINE/22 in/4 two main
1429	1118745.073	855112.111	CABBAGE PALM/22 ft/5
1430	1118755.215	855127.666	SLASH PINE/16 in/5
1431	1118764.421	855106.305	SLASH PINE/13 in/5
1432	1118781.275	855115.463	LAUREL OAK/15 in/5
1433	1118782.626	855150.626	CABBAGE PALM/14 ft/5
1435	1118793.573	855138.224	CABBAGE PALM/18 ft/5
1436	1118841.127	855044.456	CABBAGE PALM/18 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1437	1118850.613	855038.430	CABBAGE PALM/20 ft/5
1438	1118830.866	855048.192	LAUREL OAK/13 in/5 two main
1439	1118773.324	855064.202	LAUREL OAK/16 in/5
1440	1118674.582	855050.978	CABBAGE PALM/20 ft/5
1441	1118697.623	854998.494	CABBAGE PALM/18 ft/5
1442	1118704.457	855007.249	SLASH PINE/14 in/5
1443	1118733.967	855039.742	CABBAGE PALM/23 ft/5
1444	1118789.619	854934.049	SLASH PINE/15 in/5
1445	1118803.603	854946.097	LAUREL OAK/23 in/3 rot two main
1446	1118803.018	854952.838	SLASH PINE/13 in/5
1447	1118799.609	854951.812	CABBAGE PALM/20 ft/5
1448	1118781.069	854960.515	SLASH PINE/15 in/5
1449	1118783.989	854964.458	CABBAGE PALM/17 ft/5
1450	1118797.493	855007.669	CABBAGE PALM/20 ft/5
1451	1118796.333	855040.821	CABBAGE PALM/14 ft/5
1452	1118689.044	854993.645	LAUREL OAK/17 in/5
1453	1118796.429	854961.099	CABBAGE PALM/20 ft/5
1454	1118807.321	854928.187	LAUREL OAK/13 in/5
1455	1118803.814	854902.834	LAUREL OAK/15 in/4 two main
1456	1118806.609	854896.477	LAUREL OAK/16 in/5 three main
1457	1118831.015	854998.993	CABBAGE PALM/15 ft/5
1459	1118851.409	854970.340	SLASH PINE/13 in/5
1460	1118898.578	854962.881	CABBAGE PALM/19 ft/5
1461	1118883.677	854988.522	CABBAGE PALM/13 ft/5
1462	1118902.108	854953.462	SLASH PINE/14 in/5
1463	1118906.388	854953.001	SLASH PINE/14 in/5
1464	1118942.579	854952.091	SLASH PINE/14 in/5
1465	1118948.390	854947.210	CABBAGE PALM/18 ft/5
1466	1118963.073	854985.225	SLASH PINE/14 in/5
1467	1118973.395	854995.754	CABBAGE PALM/14 ft/5
1468	1118978.495	854995.551	CABBAGE PALM/23 ft/5
1469	1118923.536	854931.097	CABBAGE PALM/16 ft/5
1470	1118982.746	854909.626	CABBAGE PALM/22 ft/5
1471	1119000.317	854902.760	CABBAGE PALM/22 ft/5
1472	1118913.547	854926.878	SLASH PINE/14 in/5
1473	1118715.236	855103.204	SLASH PINE/13 in/5
1474	1118696.194	855114.524	SLASH PINE/14 in/3 trunk damage
1475	1118548.959	855135.827	SLASH PINE/12 in/5
1476	1118584.721	855091.930	SLASH PINE/15 in/5
1477	1118600.352	855069.271	SLASH PINE/13 in/5
1479	1118639.346	855067.811	CABBAGE PALM/18 ft/5
1480	1118637.440	855061.897	CABBAGE PALM/16 ft/5
1481	1118658.252	855045.560	CABBAGE PALM/22 ft/5
1482	1118660.014	855046.386	SLASH PINE/14 in/5
1483	1118659.102	855037.384	SLASH PINE/12 in/5
1484	1118638.540	855009.776	SLASH PINE/12 in/5
1485	1118675.793	855033.914	CABBAGE PALM/18 ft/5
1486	1118694.882	855006.992	CABBAGE PALM/20 ft/5
1487	1118703.248	855044.400	SLASH PINE/13 in/5
1488	1118695.335	855007.451	CABBAGE PALM/20 ft/5
1489	1118691.735	854982.191	LAUREL OAK/36 in/3 rot clump
1490	1118692.953	854969.866	CABBAGE PALM/21 ft/5
1491	1118700.061	854941.256	CABBAGE PALM/15 ft/5
1492	1118704.905	854939.994	CABBAGE PALM/20 ft/5
1493	1118726.717	854950.365	CABBAGE PALM/12 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1494	1118762.156	854930.057	CABBAGE PALM/15 ft/5
1495	1118785.536	854884.334	SLASH PINE/14 in/5
1496	1118807.464	854885.079	CABBAGE PALM/21 ft/4
1497	1118829.799	854895.295	SLASH PINE/22 in/5
1498	1118831.697	854885.135	CABBAGE PALM/18 ft/5
1499	1118845.900	854855.717	CABBAGE PALM/14 ft/5
1500	1118861.284	854832.859	LAUREL OAK/22 in/5
1501	1118867.014	854819.820	CABBAGE PALM/16 ft/5
1502	1118882.114	854819.956	LAUREL OAK/23 ft/3 lean
1503	1118902.789	854816.288	CABBAGE PALM/12 ft/5
1504	1118916.170	854814.537	CABBAGE PALM/12 ft/5
1505	1118925.845	854803.518	CABBAGE PALM/12 ft/5
1506	1118836.989	854795.791	CABBAGE PALM/15 ft/5
1507	1118826.126	854804.764	CABBAGE PALM/17 ft/5
1508	1118809.398	854798.742	LIVE OAK/26 in/5
1509	1118802.110	854780.995	LAUREL OAK/20 in/2 rot
1510	1118776.974	854781.297	CABBAGE PALM/22 ft/5
1511	1118765.618	854809.462	SLASH PINE/14 in/5
1512	1118751.887	854805.410	SLASH PINE/21 in/5 two main
1514	1118715.661	854761.750	CABBAGE PALM/23 ft/5
1515	1118715.841	854764.352	CABBAGE PALM/15 ft/5
1516	1118701.907	854763.406	CABBAGE PALM/21 ft/5
1518	1118684.771	854788.443	CABBAGE PALM/21 ft/5
1519	1118676.381	854780.277	SLASH PINE/15 in/5
1520	1118664.125	854792.956	SLASH PINE/20 in/5
1521	1118658.651	854775.922	CABBAGE PALM/14 ft/5
1522	1118627.840	854809.735	CABBAGE PALM/21 ft/5
1523	1118624.914	854787.634	SLASH PINE/31 in/4
1524	1118632.182	854780.376	CABBAGE PALM/20 ft/5
1525	1118598.959	854771.040	CABBAGE PALM/12 ft/5
1526	1118585.808	854777.136	CABBAGE PALM/12 ft/5
1527	1118609.808	854808.588	CABBAGE PALM/18 ft/5
1528	1118594.942	854817.121	CABBAGE PALM/15 ft/5
1529	1118566.461	854827.357	CABBAGE PALM/15 ft/5
1530	1118550.430	854831.112	CABBAGE PALM/14 ft/5
1531	1118607.946	856013.919	CABBAGE PALM/16 ft/5
1532	1118526.610	854855.010	CABBAGE PALM/17 ft/5
1533	1118528.923	854858.842	CABBAGE PALM/ 18 ft/5
1534	1118546.221	854864.114	SLASH PINE/15 in/5
1535	1118563.448	854828.944	CABBAGE PALM/14 ft/5
1536	1118579.519	854860.196	CABBAGE PALM/21 ft/5
1537	1118580.029	854858.162	CABBAGE PALM/14 ft/5
1538	1118592.549	854851.043	CABBAGE PALM/24 ft/5
1539	1118601.184	854849.854	CABBAGE PALM/24 ft/5
1540	1118601.267	854847.873	LAUREL OAK/17 in/5
1541	1118607.113	854838.147	CABBAGE PALM/12 ft/5
1542	1118612.117	854827.796	LAUREL OAK/13 in/5
1543	1118625.340	854839.768	SLASH PINE/12 in/5
1544	1118632.086	854845.707	SLASH PINE/12 in/5
1545	1118656.808	854833.509	SLASH PINE/14 in/5
1546	1118666.487	854831.777	LAUREL OAK/12 in/5 two main
1547	1118697.837	854841.690	SLASH PINE/16 in/5
1548	1118702.619	854847.626	CABBAGE PALM/16 ft/5
1549	1118722.692	854845.325	SLASH PINE/14 in/5
1550	1118764.591	854824.159	SLASH PINE/16 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1551	1118777.407	854861.753	SLASH PINE/20 in/5
1552	1118852.870	854928.272	CABBAGE PALM/18 ft/5
1553	1118861.204	854927.211	CABBAGE PALM/13 ft/5
1554	1118858.564	854939.663	SLASH PINE/19 in/5
1555	1118842.776	854964.958	CABBAGE PALM/12 ft/5
1556	1118847.459	854960.701	SLASH PINE/23 in/5
1557	1118461.294	854919.158	LAUREL OAK/11 in/5
1558	1118443.191	854914.529	LAUREL OAK/7 in/5
1562	1118407.637	854951.099	LAUREL OAK/20 in/5
1563	1118400.108	854965.913	SLASH PINE/14 in/5
1564	1118398.760	854968.660	CABBAGE PALM/21 ft/5
1565	1118435.211	855012.670	LAUREL OAK/12 in/5
1566	1118448.664	855034.132	CABBAGE PALM/25 ft/5
1567	1118411.380	855084.748	LAUREL OAK/13 in/5 two main
1568	1118368.171	855064.606	SLASH PINE/23 in/5
1569	1118363.214	855018.223	CABBAGE PALM/19 ft/5
1570	1118347.387	854987.614	LAUREL OAK/12 in/5 two main
1571	1118309.460	855017.096	SLASH PINE/16 in/5
1572	1118310.830	855046.536	LAUREL OAK/13 in/5
1573	1118308.816	855067.351	CABBAGE PALM/15 ft/5
1574	1118285.760	855066.037	LAUREL OAK/12 in/5
1575	1118286.809	855082.355	CABBAGE PALM/17 ft/5
1576	1118301.023	855006.119	CABBAGE PALM/22 ft/5
1577	1118295.527	855012.938	SLASH PINE/15 in/5
1578	1118299.579	854977.855	CABBAGE PALM/18 ft/5
1579	1118318.218	854944.979	LAUREL OAK/12 in/5
1580	1118336.542	854970.993	SLASH PINE/19 in/5 two main
1581	1118352.799	854971.464	LAUREL OAK/12 in/5
1582	1118350.691	854956.439	CABBAGE PALM/18 ft/5
1583	1118370.066	854969.073	CABBAGE PALM/20 ft/5
1584	1118373.826	854969.235	SLASH PINE/17 in/5
1585	1118384.846	854967.094	CABBAGE PALM/24 ft/5
1587	1118376.872	854918.188	LAUREL OAK/6 in/5 two main
1588	1118382.613	854915.239	LAUREL OAK/12 in/5 two main
1589	1118379.257	854917.417	LAUREL OAK/5 in/5
1590	1118362.642	854908.285	LIVE OAK/7 in/5
1591	1118362.434	854906.404	SLASH PINE/16 in/5
1592	1118362.777	854923.560	SLASH PINE/12 ft/5
1593	1118362.122	854922.338	CABBAGE PALM/27 ft/5
1594	1118333.665	854937.222	CABBAGE PALM/19 ft/5
1595	1118348.820	854942.788	CABBAGE PALM/18 ft/5
1622	1118320.402	854971.322	LAUREL OAK/22 in/5
1623	1118266.640	855004.759	CABBAGE PALM/17 ft/5
1624	1118243.749	855028.162	LAUREL OAK/20 in/5 two main
1625	1118260.139	855050.812	CABBAGE PALM/17 ft/5
1626	1118260.401	855050.358	CABBAGE PALM/18 ft/5
1627	1118261.822	855049.683	SLASH PINE/32 in/5
1628	1118263.197	855047.381	CABBAGE PALM/20 ft/5
1629	1118222.906	854947.887	LAUREL OAK/29 in/5
1630	1118215.021	854967.972	CABBAGE PALM/13 ft/5
1632	1118202.836	854963.755	CABBAGE PALM/12 ft/5
1633	1118207.192	854950.509	CABBAGE PALM/14 ft/5
1634	1118167.204	854955.598	LAUREL OAK/19 in/3 rot four main
1635	1118266.263	854939.201	CABBAGE PALM/14 ft/5
1636	1118256.717	854930.650	CABBAGE PALM/15 ft/5

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 8
OF 9 SHEETS
PROJECT NO. 21-92

5/2021 PROJECTS\21-92 Marshall Property\Proj21-92 Marshall Property.RTV 6/27/2022 1:59:33 PM, 20W3 To PDF.pc3, 1:1, CoRJ2018V

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1637	1118233.964	854892.788	CABBAGE PALM/13 ft/5
1638	1118191.709	854923.108	LAUREL OAK/24 in/5 two main
1639	1118166.339	854929.457	LAUREL OAK/12 in/5
1640	1118153.290	854949.751	LAUREL OAK/16 in/5
1641	1118129.156	854973.747	CABBAGE PALM/20 ft/5
1642	1118125.405	855015.672	LAUREL OAK/26 in/5
1643	1118124.462	855021.576	LAUREL OAK/14 in/3 rot
1644	1118195.743	855053.234	CABBAGE PALM/15 ft/5
1647	1118115.305	855006.630	CABBAGE PALM/22 ft/5
1648	1118095.753	854998.145	CABBAGE PALM/20 ft/5
1649	1118090.825	854998.965	CABBAGE PALM/25 ft/5
1650	1118088.458	855000.605	CABBAGE PALM/17 ft/5
1651	1118091.178	854988.072	CABBAGE PALM/14 ft/5
1652	1118097.653	854985.406	CABBAGE PALM/20 ft/5
1654	1118113.007	854991.570	CABBAGE PALM/18 ft/5
1655	1118126.586	854945.378	CABBAGE PALM/16 ft/5
1656	1118127.292	854927.006	LAUREL OAK/12 in/5
1657	1118127.830	854920.960	CABBAGE PALM/13 ft/5
1658	1118106.883	854912.220	CABBAGE PALM/20 ft/5
1659	1118105.833	854907.443	CABBAGE PALM/22 ft/5
1660	1118099.731	854909.594	CABBAGE PALM/21 ft/5
1661	1118091.632	854914.917	CABBAGE PALM/25 ft/5
1662	1118094.727	854916.987	CABBAGE PALM/25 ft/4
1663	1118089.250	854924.249	CABBAGE PALM/19 ft/4
1665	1118062.399	854988.783	CABBAGE PALM/21 ft/5
1666	1118067.393	854928.146	LAUREL OAK/14 in/5
1667	1118055.238	854922.714	LAUREL OAK/14 ft/5
1668	1118055.820	854911.488	CABBAGE PALM/21 ft/5
1669	1118051.371	854910.901	CABBAGE PALM/21 ft/5
1670	1118054.055	854902.061	LAUREL OAK/15 in/5
1671	1118051.694	854902.208	SLASH PINE/12 in/5
1674	1118030.239	854939.136	LAUREL OAK/12 in/5
1675	1118034.251	854975.092	CABBAGE PALM/20 ft/5
1676	1118031.552	854985.089	LAUREL OAK/12 in/5
1677	1118033.099	855009.078	CABBAGE PALM/17 ft/5
1678	1118029.898	855009.822	LAUREL OAK/14 in/5
1679	1118051.041	855031.882	CABBAGE PALM/25 ft/5
1680	1118071.672	855024.645	CABBAGE PALM/16 ft/5
1681	1118091.039	855013.727	CABBAGE PALM/20 ft/5
1682	1118090.501	855013.354	CABBAGE PALM/21 ft/5
1683	1118086.053	855012.817	CABBAGE PALM/13 ft/5
1684	1118046.100	855048.692	CABBAGE PALM/21 ft/5
1688	1118016.818	855057.751	CABBAGE PALM/25 ft/5
1696	1117999.025	855056.259	CABBAGE PALM/24 ft/5
1697	1117993.272	855025.957	CABBAGE PALM/21 ft/5
1698	1117989.735	855025.370	CABBAGE PALM/18 ft/5
1699	1117983.983	855014.350	CABBAGE PALM/21 ft/5
1700	1117990.528	855014.366	CABBAGE PALM/14 ft/5
1701	1118008.383	854990.732	CABBAGE PALM/16 ft/5
1702	1117985.345	855000.580	CABBAGE PALM/20 ft/5
1703	1117985.718	854986.084	CABBAGE PALM/24 ft/5
1704	1117983.442	854975.264	LAUREL OAK/13 in/5
1705	1118089.447	854892.875	SLASH PINE/26 in/5 two main
1706	1118065.114	854868.955	SLASH PINE/13 in/5
1707	1118131.421	854876.155	CABBAGE PALM/20 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1708	1117973.514	854875.304	LAUREL OAK/14 in/5
1709	1118026.943	854913.429	CABBAGE PALM/18 ft/5
1710	1118058.836	854909.802	CABBAGE PALM/14 ft/5
1711	1118001.755	854900.445	CABBAGE PALM/21 ft/5
1712	1118005.495	854905.635	LAUREL OAK/14 in/4
1713	1118036.787	854925.605	LAUREL OAK/16 in/4 two main
1714	1117996.043	854936.583	CABBAGE PALM/15 ft/5
1715	1117997.035	854948.448	CABBAGE PALM/13 ft/5
1717	1117970.274	854940.622	CABBAGE PALM/18 ft/5
1718	1117994.193	855052.143	CABBAGE PALM/20 ft/4
1719	1117980.701	855058.426	CABBAGE PALM/21 ft/5
1720	1117980.675	855059.082	CABBAGE PALM/25 ft/5
1721	1117981.584	855046.167	CABBAGE PALM/22 ft/5
1722	1117968.396	855057.032	CABBAGE PALM/23 ft/5
1723	1117964.633	855030.713	CABBAGE PALM/25 ft/5
1724	1117964.123	855027.032	LAUREL OAK/17 in/5
1725	1117965.449	855026.941	CABBAGE PALM/20 ft/5
1726	1117980.697	855007.980	CABBAGE PALM/21 ft/4
1728	1117976.399	854939.198	CABBAGE PALM/21 ft/5
1729	1117972.738	854919.992	CABBAGE PALM/14 ft/5
1730	1117958.783	855012.448	CABBAGE PALM/21 ft/5
1731	1117960.002	855071.039	CABBAGE PALM/20 ft/5
1732	1117957.287	855061.310	CABBAGE PALM/22 ft/5
1733	1117959.490	855058.334	CABBAGE PALM/27 ft/5
1734	1117957.061	855046.647	CABBAGE PALM/20 ft/5
1735	1117948.184	855073.225	CABBAGE PALM/21 ft/5
1736	1117946.809	855071.471	CABBAGE PALM/23 ft/5
1737	1117949.691	855061.903	CABBAGE PALM/20 ft/5
1738	1117942.733	855060.004	CABBAGE PALM/25 ft/5
1740	1117941.349	855055.173	CABBAGE PALM/26 ft/5
1741	1117944.699	855048.285	CABBAGE PALM/24 ft/5
1742	1117936.328	855043.073	CABBAGE PALM/18 ft/5
1743	1117941.857	855034.986	CABBAGE PALM/18 ft/5
1744	1117934.854	855000.807	LIVE OAK/40 in/4
1745	1117932.873	854985.570	SLASH PINE/13 in/5
1746	1117927.159	854950.481	CABBAGE PALM/20 ft/5
1747	1117912.168	854940.597	CABBAGE PALM/22 ft/5
1748	1117899.034	854910.110	SLASH PINE/13 in/5
1749	1117872.817	854912.077	LAUREL OAK/12 in/5 two main
1750	1117905.893	854934.812	CABBAGE PALM/19 ft/5
1751	1117905.302	854957.849	CABBAGE PALM/21 ft/5
1753	1117911.644	854991.014	CABBAGE PALM/22 ft/5
1754	1117919.671	855053.006	SLASH PINE/12 in/5
1755	1117891.033	855076.160	CABBAGE PALM/21 ft/5
1756	1117885.946	855059.126	SLASH PINE/16 in/5
1757	1117871.312	855048.422	CABBAGE PALM/21 ft/4
1758	1117848.777	855043.434	CABBAGE PALM/20 ft/5
1759	1117881.490	855008.390	CABBAGE PALM/16 ft/5
1760	1117917.603	854866.569	LAUREL OAK/12 in/5
1761	1117914.662	854880.281	CABBAGE PALM/17 ft/5
1762	1117920.422	854875.479	CABBAGE PALM/16 ft/5
1763	1117844.456	854943.938	SLASH PINE/22 in/5
1764	1117836.505	855040.754	LIVE OAK/20 in/5
1765	1117864.504	855058.125	CABBAGE PALM/22 ft/5
1766	1117866.623	855067.279	CABBAGE PALM/21 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1767	1117874.094	855078.304	CABBAGE PALM/21 ft/5
1768	1117840.595	855068.167	LAUREL OAK/14 in/5
1769	1117848.200	855061.067	CABBAGE PALM/23 ft/5
1770	1117830.433	855077.402	LAUREL OAK/13 in/5
1771	1117834.207	855038.191	CABBAGE PALM/13 ft/5
1772	1117834.740	855031.152	CABBAGE PALM/15 ft/5
1773	1117826.805	855003.919	SLASH PINE/15 in/5
1774	1117831.858	855003.446	SLASH PINE/15 in/5
1775	1117846.386	854974.190	SLASH PINE/14 in/5
1776	1117791.000	854940.889	SLASH PINE/15 in/5
1777	1117784.296	854953.395	SLASH PINE/14 in/5
1779	1117789.751	854990.821	SLASH PINE/12 in/5
1780	1117792.418	854990.321	SLASH PINE/13 in/5
1781	1117801.110	854990.699	CABBAGE PALM/14 ft/5
1782	1117801.456	854999.127	SLASH PINE/19 in/5 two main
1783	1117794.186	855000.586	CABBAGE PALM/18 ft/5
1784	1117792.445	855002.084	CABBAGE PALM/14 ft/5
1785	1117787.097	854999.027	CABBAGE PALM/16 ft/5
1786	1117782.465	854996.753	CABBAGE PALM/21 ft/5
1787	1117804.182	855032.881	SLASH PINE/13 in/5
1788	1117812.910	855031.006	CABBAGE PALM/19 ft/5
1789	1117830.658	855060.079	CABBAGE PALM/22 ft/5
1790	1117818.637	855047.643	CABBAGE PALM/22 ft/5
1791	1117811.913	855047.041	CABBAGE PALM/17 ft/5
1792	1117810.365	855075.031	CABBAGE PALM/20 ft/5
1793	1117815.200	855083.546	LAUREL OAK/12 in/5 two main
1794	1117789.654	855084.114	CABBAGE PALM/25 ft/5
1795	1117772.404	855069.513	SLASH PINE/21 in/5
1796	1117744.654	855053.836	CABBAGE PALM/21 ft/5
1797	1117759.945	855044.101	SLASH PINE/20 in/5
1798	1117778.855	855018.245	CABBAGE PALM/22 ft/5
1799	1117756.778	855004.454	SLASH PINE/15 in/5
1800	1117749.800	854999.751	SLASH PINE/14 in/5
1801	1117743.236	854965.433	CABBAGE PALM/19 ft/5
1802	1117757.448	854949.447	SLASH PINE/13 in/5
1803	1117796.282	854912.714	CABBAGE PALM/23 ft/3 rot
1804	1117746.895	854874.688	SLASH PINE/13 in/5
1805	1117769.488	854873.219	SLASH PINE/12 in/5
1806	1117782.104	854845.490	CABBAGE PALM/18 ft/5
1807	1117783.664	854840.537	SLASH PINE/14 in/5
1808	1117776.822	854812.322	SLASH PINE/15 in/5
1809	1117774.923	854813.904	SLASH PINE/14 in/5
1810	1117771.130	854785.554	SLASH PINE/23 in/5
1811	1117823.270	854818.176	LAUREL OAK/13 in/5
1812	1117821.652	854785.099	CABBAGE PALM/16 ft/5
1813	1117864.663	854806.848	SLASH PINE/16 in/5 two main
1814	1117863.933	854794.290	CABBAGE PALM/17 ft/5
1815	1117863.845	854791.558	CABBAGE PALM/19 ft/5
1816	1117860.690	854785.236	LAUREL OAK/16 in/5
1817	1117876.984	854802.604	CABBAGE PALM/18 ft/5
1818	1117883.103	854804.650	CABBAGE PALM/14 ft/5
1819	1117888.680	854793.263	CABBAGE PALM/19 ft/5
1822	1117960.785	854811.747	SLASH PINE/13 in/5
1823	1117968.521	854810.062	CABBAGE PALM/14 ft/5
1824	1117968.899	854809.021	CABBAGE PALM/13 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1825	1117969.691	854809.815	CABBAGE PALM/18 ft/5
1826	1117983.489	854818.903	CABBAGE PALM/13 ft/5
1827	1117998.816	854819.730	LAUREL OAK/13 in/5
1828	1118007.359	854818.437	CABBAGE PALM/13 in/5
1829	1118024.469	854817.860	LAUREL OAK/25 in/5
1830	1118028.193	854807.946	CABBAGE PALM/20 ft/5
1831	1118029.611	854807.623	CABBAGE PALM/17 ft/5
1832	1118029.924	854807.471	CABBAGE PALM/20 ft/5
1833	1118042.531	854816.213	LAUREL OAK/20 in/5
1834	1118054.751	854795.261	CABBAGE PALM/12 ft/5
1836	1118062.585	854830.102	CABBAGE PALM/14 ft/5
1837	1118099.659	854826.550	SLASH PINE/15 in/5
1838	1118104.639	854822.707	CABBAGE PALM/17 ft/5
1839	1118137.423	854790.271	LAUREL OAK/18 in/5
1840	1118142.749	854793.392	LAUREL OAK/22 in/5
1841	1118150.485	854797.232	LAUREL OAK/16 in/5
1842	1118157.052	854794.005	LAUREL OAK/5 in/5
1843	1118145.210	854806.887	CABBAGE PALM/22 ft/5
1844	1118140.038	854813.340	CABBAGE PALM/19 ft/4 rot
1845	1118141.355	854819.498	CABBAGE PALM/16 ft/5
1846	1118138.882	854826.200	CABBAGE PALM/14 ft/5
1847	1118167.251	854822.309	CABBAGE PALM/12 ft/5
1848	1118190.451	854830.419	LAUREL OAK/4 in/5
1849	1118194.039	854823.933	LAUREL OAK/7 in/5
1850	1118159.920	854839.364	CABBAGE PALM/22 ft/5
1851	1118158.358	854834.691	LAUREL OAK/13 in/1 rot and growing to ground
1852	1118145.804	854849.064	LAUREL OAK/15 in/5
1853	1118164.372	854847.277	LAUREL OAK/23 in/5

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 9
OF 9 SHEETS
PROJECT NO. 21-92

S:\2021 PROJECTS\21-92 Marshall Property\Dwg\21-92 Marshall Property.dwg, 6/27/2022 1:49:50 PM, DWG To PDF.pc3, 1:1, CARLSON BW

Planning Board **6. b.**

Meeting Date: 11/14/2022

Re: FLUMA - Allegra at Fort Pierce - Parcel IDs: 2419-111-0002-000-7 & 2419-113-0001-000-6

Information

SUBJECT:

Future Land Use Map Amendment - Allegra at Fort Pierce - Parcel IDs: 2419-111-0002-000-7 and 2419-113-0001-000-6

SUMMARY:

The applicant is requesting the review and approval of a FLUMA from GC, General Commercial, to RM, Medium Density Residential.

RECOMMENDATION:

The requested Application for a Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed FLUMA from GC, General Commercial, to RM, Medium Density Residential.

ALTERNATIVES:

- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 11/07/2022 12:48 PM

Final Approval Date: 11/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Allegra Residential- FLUMA- 22-06000004**
3000 Virginia Ave

BOARD DATE: November 14, 2022

STAFF REPORT

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

Representative: Rebecca Grohall, AICP; MBV Engineering
1835 20th Street
Vero Beach, FL 34960

Applicant's Request: Approval of a FLUMA from GC, General Commercial, to RM, Medium Density Residential.

Location(s): 3000 Virginia Ave (approx.)

Parcel ID: 2419-111-0002-000-7 & 2419-113-0001-000-6

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

Surrounding FLU:

North	East	South	West
GC (FP)	RU (SLC)	RU (SLC)	GC (FP)

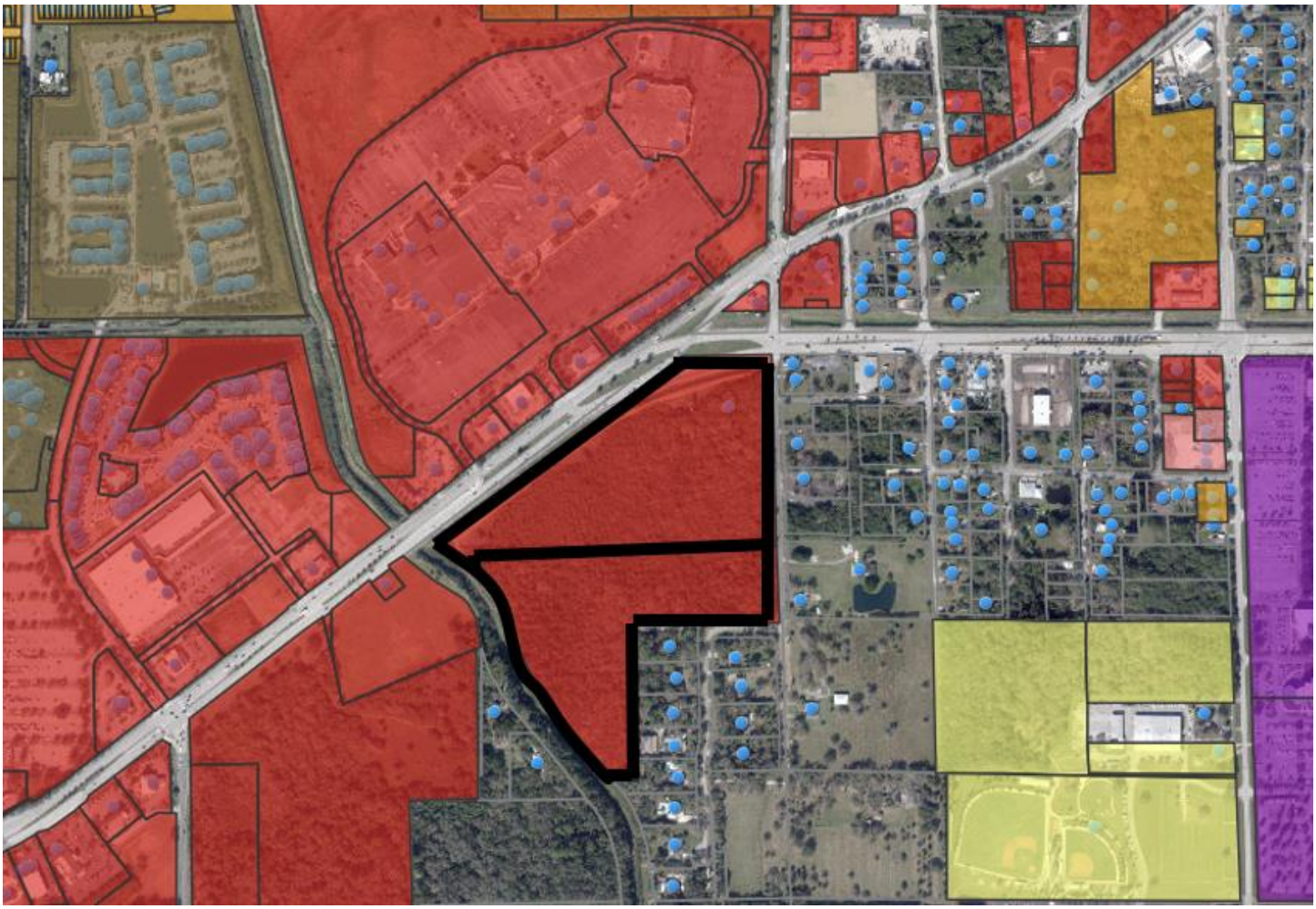
Utilities: FPUA

Staff Analysis:

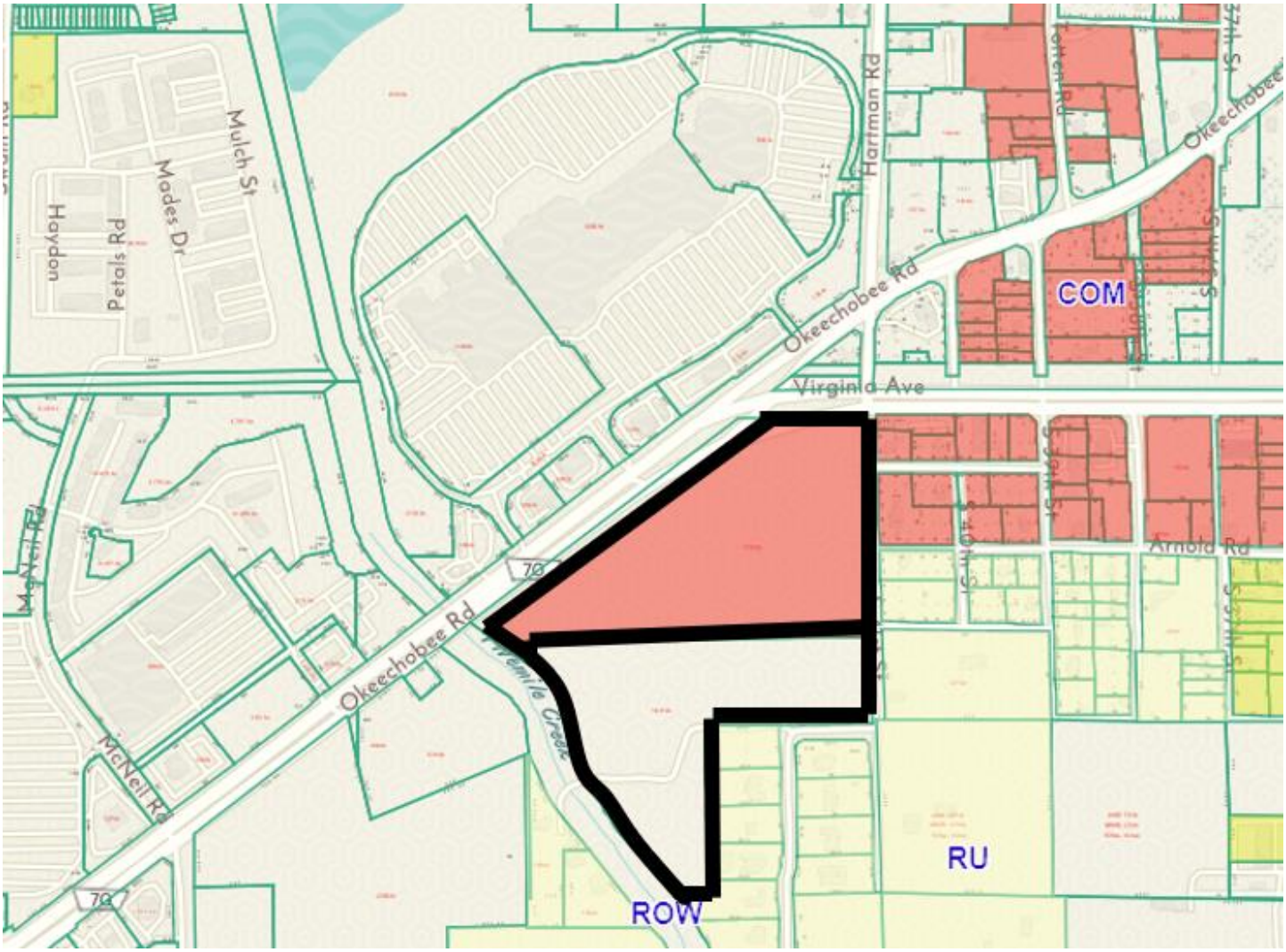
Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a FLUMA from GC, General Commercial, to RM, Medium Density Residential.

As displayed on the map below, the 32.93-acre subject property is surrounded by properties with the Future Land Use of General Commercial (GC) and Residential Urban (RU), in both the St. Lucie County and Fort Pierce jurisdictions.



Ft. Pierce Future Land Use Map



St. Lucie County Future Land Use Map

Future Land Use Comparison

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	32.93	1,434,430.8

		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	GENERAL COMMERCIAL (GC)	15	493	1.0	1,434,430.8 SQ.FT
PROPOSED	MEDIUM DENSITY RESIDENTIAL (RM)	12	395	0.0	0.0 SQ.FT
	INCREASE / (DECREASE)		(98)		(1,434,430.8) SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and there were no comments from the TRC.

Staff Recommendation Future Land Use Map Amendment

The requested Application for a Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed FLUMA from GC, General Commercial, to RM, Medium Density Residential.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 aces ("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

Address

State Texas 77081 Zip

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

7-12-22

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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
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Impact	All stormwater will meet the adopted LOS and City, as well as Regional and State requirements.

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
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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 7/12/22 Date

6517 Mapleridge, Houston	Texas	77081
Address	State	Zip
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 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, 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: _____.

OVIDIU ADRIAN BELEI
Print Name: _____
Notary Public, ~~State of Florida~~ PROVINCE OF QUEBEC
Commission No.: 238386
My Commission Expires: June 09, 2022

COMMISSAIRE À L'ASSERMENTATION
COMMISSIONER FOR OATHS
Ovidiu-Adrian Belei
238386
POUR LE QUÉBEC
FOR QUÉBEC

135058 CANADA, INC., a Canadian corporation

By: _____
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: N/A.

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

COMMISSIONER OF OATH

Commissaire à l'assermentation
155 492
Diane
Grégoire
pour le Québec

136681 CANADA, INC., a Canadian corporation

By: _____
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.

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

Commissaire à l'assermentation
155 492
Diane
Grégoire
pour le Québec

O3784557.v1

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: _____

Notary Public State of Florida
Deborah L Pappalardo
My Commission GG 357536
Expires 07/22/2023

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.

ENGINEERS SURVEYORS
ENVIRONMENTAL

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.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
(772) 462-2455

Prepared By:

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

Reviewed By:

Tobin R. Overdorf, MS, MBA
Vice President

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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 State- and Tribal- equivalent CERCLIS	 1.0 mile 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-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.
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**
EDS Fort Pierce Texaco 4101 Okeechobee Road Fort Pierce, FL 33450 EDR ID: 1020451313 Beverage Station 4101 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373122	0.045 miles N	EDR HIST AUTO LUST UST CLEANUP SITES DWM CONTAIN FINANCIAL ASSURANCE NPDES	According to the EDR report, the facility is a former fuel facility, with records stopping 1993. 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. Based on this, the likelihood of the subject property being affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Firestone Store 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000881247 Firestone #1857-004324-B 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373008	0.049 miles NW	RCRA-VSQG FINDS ECHO LUST UST AST	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.
Hess Corporation #09386 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1004684404 Shell-Okeechobee 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000843296	0.102 miles W	RCRA-VSQG FINDS ECHO LUST UST SPILLS FINANCIAL ASSURANCE	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.

			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-VSQG	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.

Tractor Supply Company #505 4888 Okeechobee Road Fort Pierce, FL 33450 EDR ID: 1016955841	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.
Indian River Oil Co. 3700 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S120043074	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.
Ft Pierce Contacting Corp. 1819 Totten Road Fort Pierce, FL 34947 EDR ID: U100373016	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.
ABCA McClinton Property Walmart #973 5100 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S107938607 Walmart #973 McClinton Property Okeechobee Rd & McNeil Rd Fort Pierce, FL 34947 EDR ID: S117361413	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.
Circle K #7506 2301 S 35th Street & Virginia Ave. Fort Pierce, FL 34981 EDR ID: 1000822408	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 ASTME, 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
Brownstone Group
6517 Mapleridge
Houston, TX 77081
210-669-3081
Jeremy@tbsg.com

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 41st 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 State- and Tribal- equivalent CERCLIS	 1.0 mile 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-VSQG 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-VSQG 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-VSQG	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-VSQG	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.
Indian River State College – Training Area 4600 Kirby Loop Fort Pierce, FL 34981 EDR ID: S125296659	Approximately 0.387 miles south/southwest of the subject property	CLEANUP SITE DWM CONTAM SITE INV SITES PFAS	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.
WAL-MART Supercenter #973 5100 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S107938607	Approximately 0.417 miles west of the subject property	INST CONTROL DWM CONTAM FL FINANCIAL ASSURANCE 3 HW GEN RESP PARTY	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.
Murphy USA #5709 5110 Okeechobee Road Fort Pierce, FL 34950 EDR ID: U003699249	Approximately 0.435 miles west/southwest 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 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.

			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 35th 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 41st 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 41st 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 41st 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 ASTME, 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.

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

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

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

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 Assessements 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

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

Property Identification

Site Address: Hartman RD	Parcel ID: 2419-113-0001-000-6	Account #: 27316	Sec/Town/Range: 19/35S/40E
		Map ID: 24/19N	Zoning: General Co
Use Type: 1000	Jurisdiction: Fort Pierce		

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:

Image or Sketch unavailable for display

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

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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LEGAL DESCRIPTION:

(ORB 4518, PG 2088)
THAT PART OF THE SOUTHEAST ONE–QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 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. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 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 (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 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 (N. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE QUARTER (N.E. 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.

EXCLUDING ADDITIONAL RIGHT OF WAY DESCRIBED AS PARCEL NUMBER 111 IN (ORB 787, PG, 57), (ORB 787, PG, 76) AND (ORB 808, PG 184) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS–OF–WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS–OF–WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 19 TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY BEARS S02°18'11"E PER DESCRIPTION.
7. LOT DIMENSIONS ARE PER LEGAL DESCRIPTION "(D)" UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 1013329–44593.00002, DATED 12/12/21 AT 8:00AM PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF ANNEXATION, ENGINEERING DESIGN AND PERMITTING. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 02/21/2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SITE LOCATION: PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19–35–40

SITE AREA: 15.08± ACRES

TYPE OF SURVEY: BOUNDARY/TOPOGRAPHIC (COMMERCIAL PROPERTY)

DATE OF DATA ACQUISITION: SEE FIELD DATE LISTED BELOW

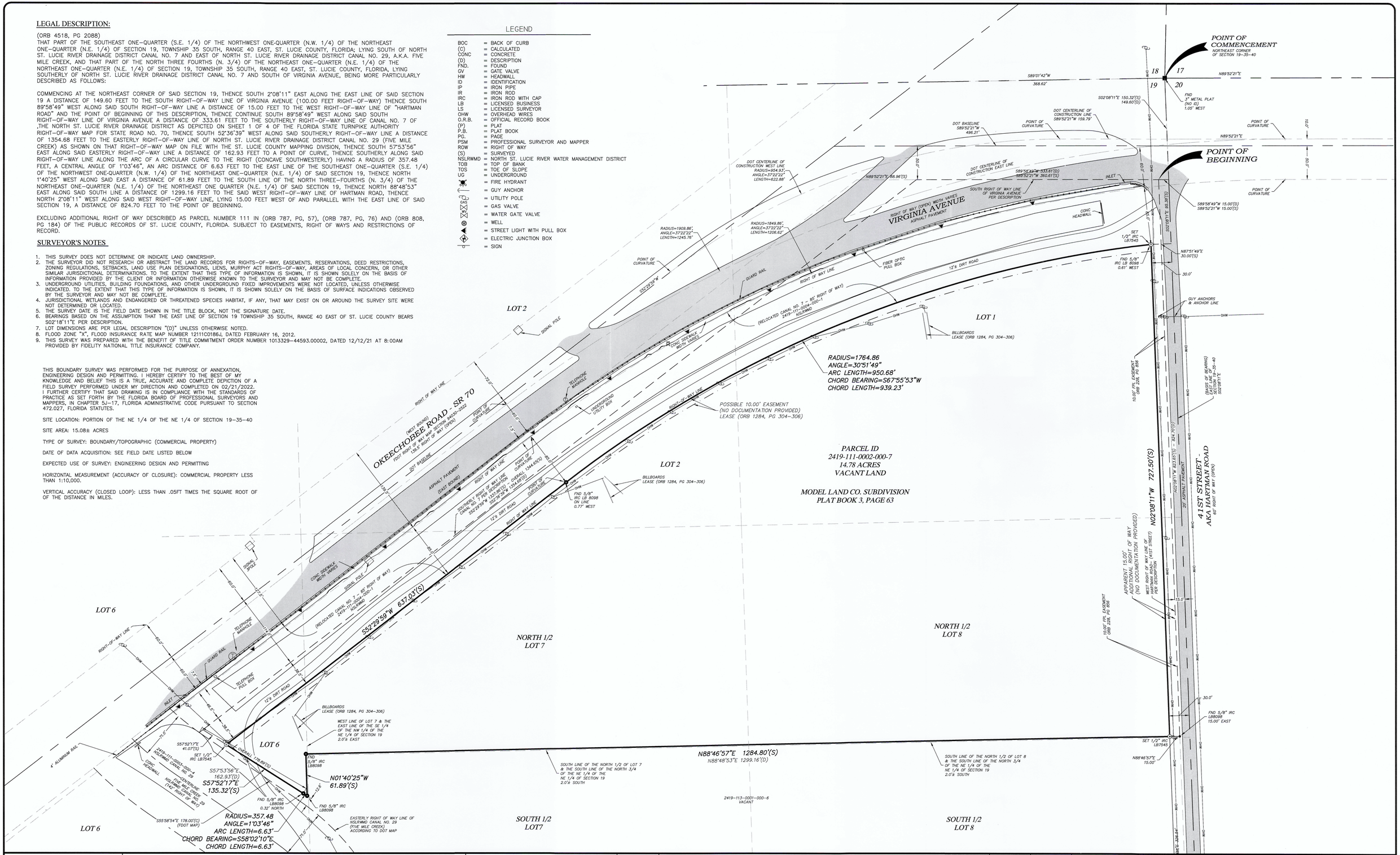
EXPECTED USE OF SURVEY: ENGINEERING DESIGN AND PERMITTING

HORIZONTAL MEASUREMENT (ACCURACY OF CLOSURE): COMMERCIAL PROPERTY LESS THAN 1:10,000.

VERTICAL ACCURACY (CLOSED LOOP): LESS THAN .05FT TIMES THE SQUARE ROOT OF OF THE DISTANCE IN MILES.

LEGEND

BOC	= BACK OF CURB
(C)	= CALCULATED
CONC	= CONCRETE
(D)	= DESCRIPTION
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ROW	= RIGHT OF WAY
(S)	= SURVEYED
NSLRWMD	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
UG	= UNDERGROUND
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
	= GAS VALVE
	= WATER GATE VALVE
	= WELL
	= STREET LIGHT WITH PULL BOX
	= ELECTRIC JUNCTION BOX
	= SIGN



G:\DATA\PROJECTS\PROJECTS\2021\21-100 - 3000 Virginia Ave (LAST)\PLOT\21-100-Virginia Ave (LAST).PLT 21-100-Virginia Ave (LAST).dwg, 4/19/2022 2:32:54 PM, jeremy (to DWG conversion)

MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0' 30' 60'
1" = 60'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
.	.

CERTIFIED TO:
JEREMY MEARS

FIELD BOOK	DRAWN
88	RJS
PAGE(S)	SCALE
3,8,9	1"=60'
FIELD DATE	JOB #
02/21/22	22-100

SHEET 1 OF 1

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

4/19/2022
DATE

August 22, 2022 ***Via First Class Mail***

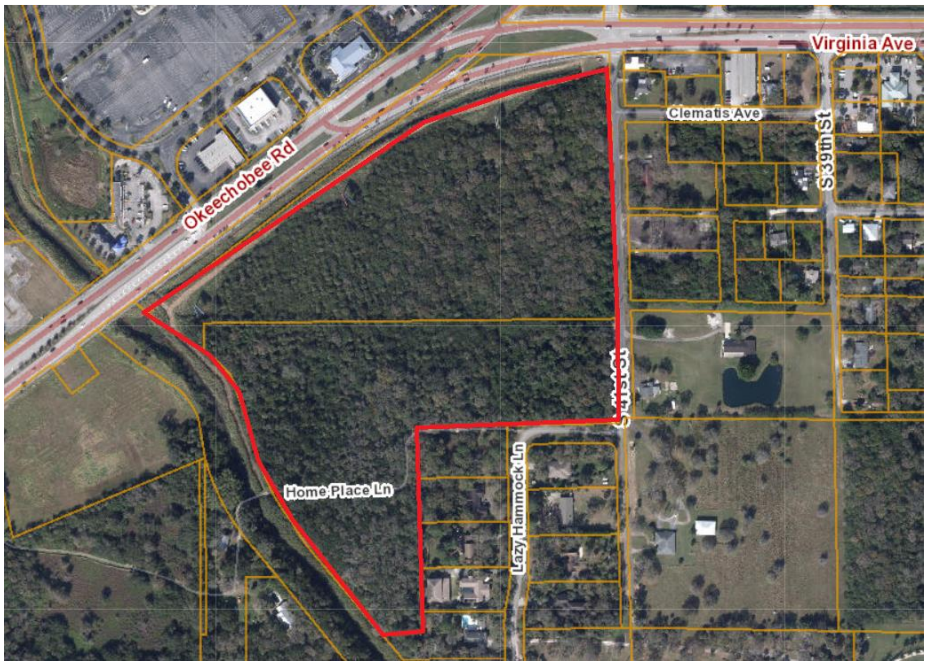
RE: Notice of Community Informational Meeting on **Thursday, September 1, 2022 at 6pm**

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 RUBY	2607 LAZY HAMMOCK LANE FORT PIERCE, FL 34981	772-216-3386
Deborah Fournier	2605 Lazy Hammock Ln Fort Pierce, FL 3498	
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*

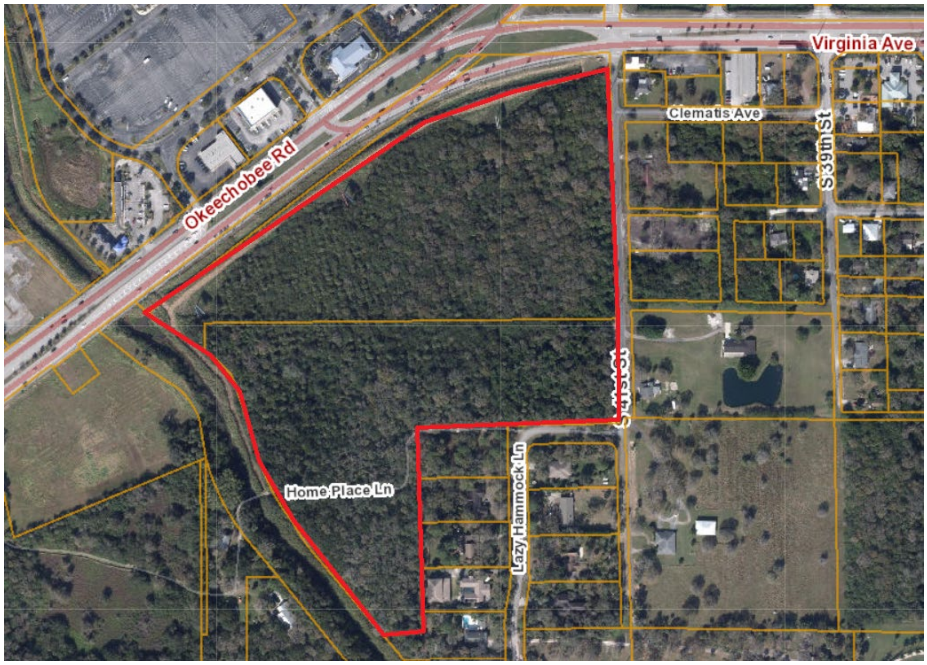
RE: Notice of Community Informational Meeting on **Thursday, September 1, 2022 at 6pm**

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

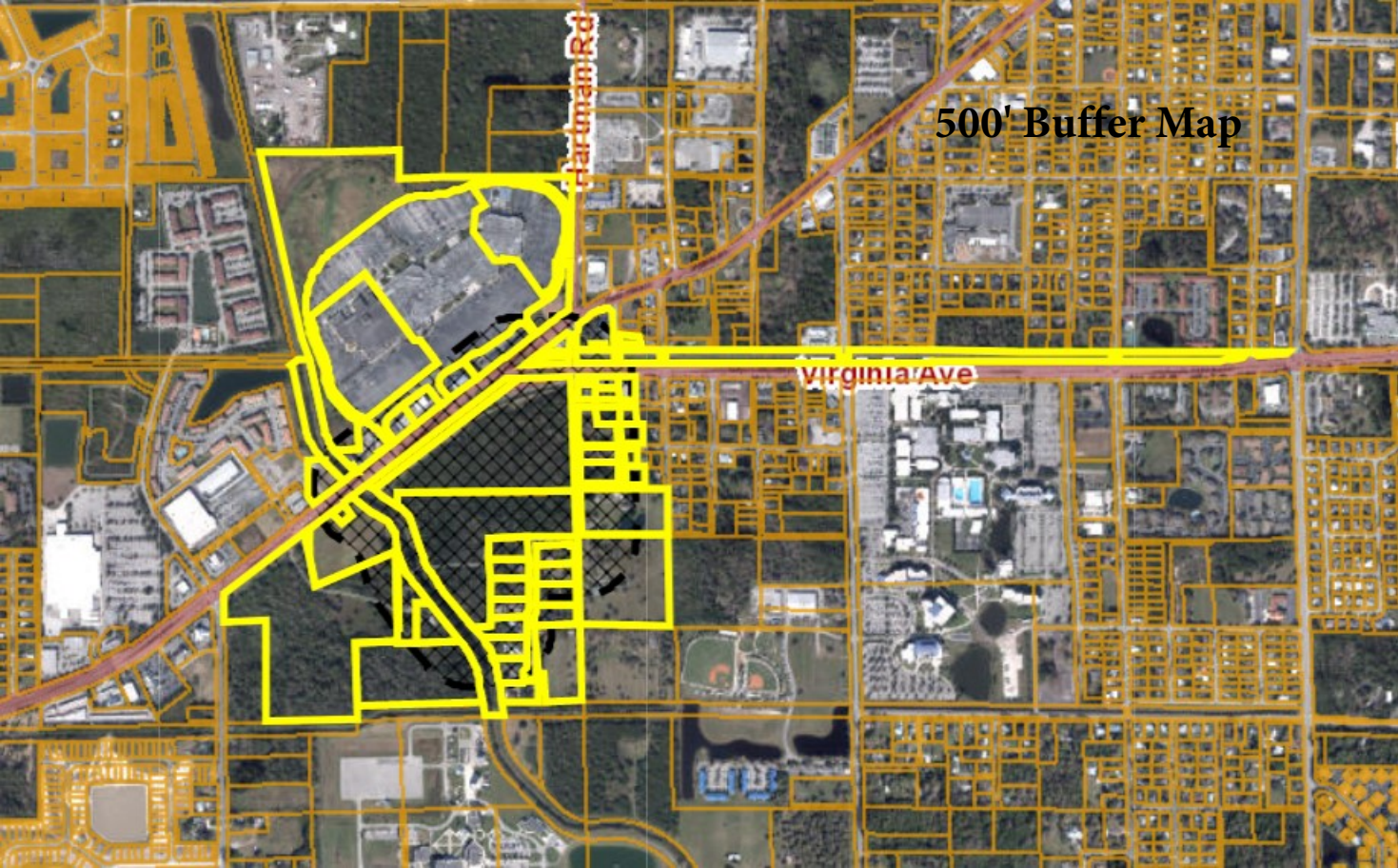
TIME: 6:00pm to 7:00pm

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

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.

Community Meeting Sign In Sheet

Allegra - Ft. Pierce

Date: 27-Oct-22 **Time:** 6:00 PM **Location:** Fenn Center

Name (Please Print)	Address	Phone #
Harry Kicliter	2650 Hartman Rd.	772-201-7926
Pat Ruby	2607 Lazy Hammock	772-216-3386
Ed Ruby	2607 Lazy Hammock	772-370-2806
Elaine Rauberson	2500 Hartman Road	772-464-0767
~~2502 Lazy Hammock~~ Nabil Kishk	2502 Lazy Hammock Lane	

Community Meeting Sign In Sheet

Allegra - Ft. Pierce

Date: 27-Oct-22 **Time:** 6:00 PM **Location:** Fenn Center

Name (Please Print)	Address	Phone #
GRAHAM P. KELLEY / DEBORAH KELLEY	2505 LAZY HAMMOCK LANE	(772) 359-6543
Eddie Gonzalez	2407 S 38th ST Fort Pierce FL 34981	(772)-475-8850
Debbie Fournier	2605 Lazy Hammock	772 985 7295
Dave Stephan	" "	

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

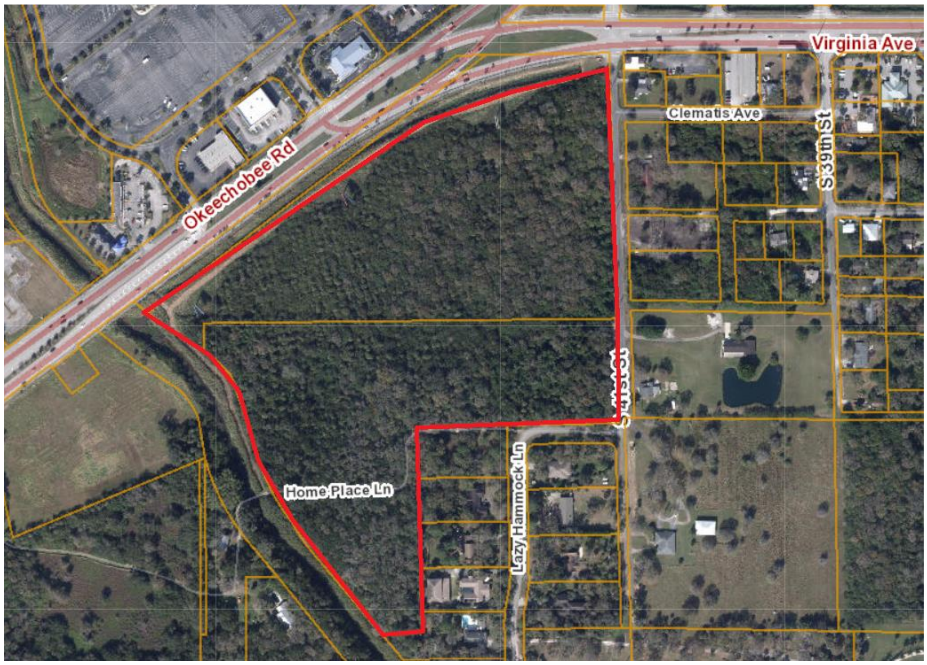
TIME: 6:00pm to 7:00pm

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)

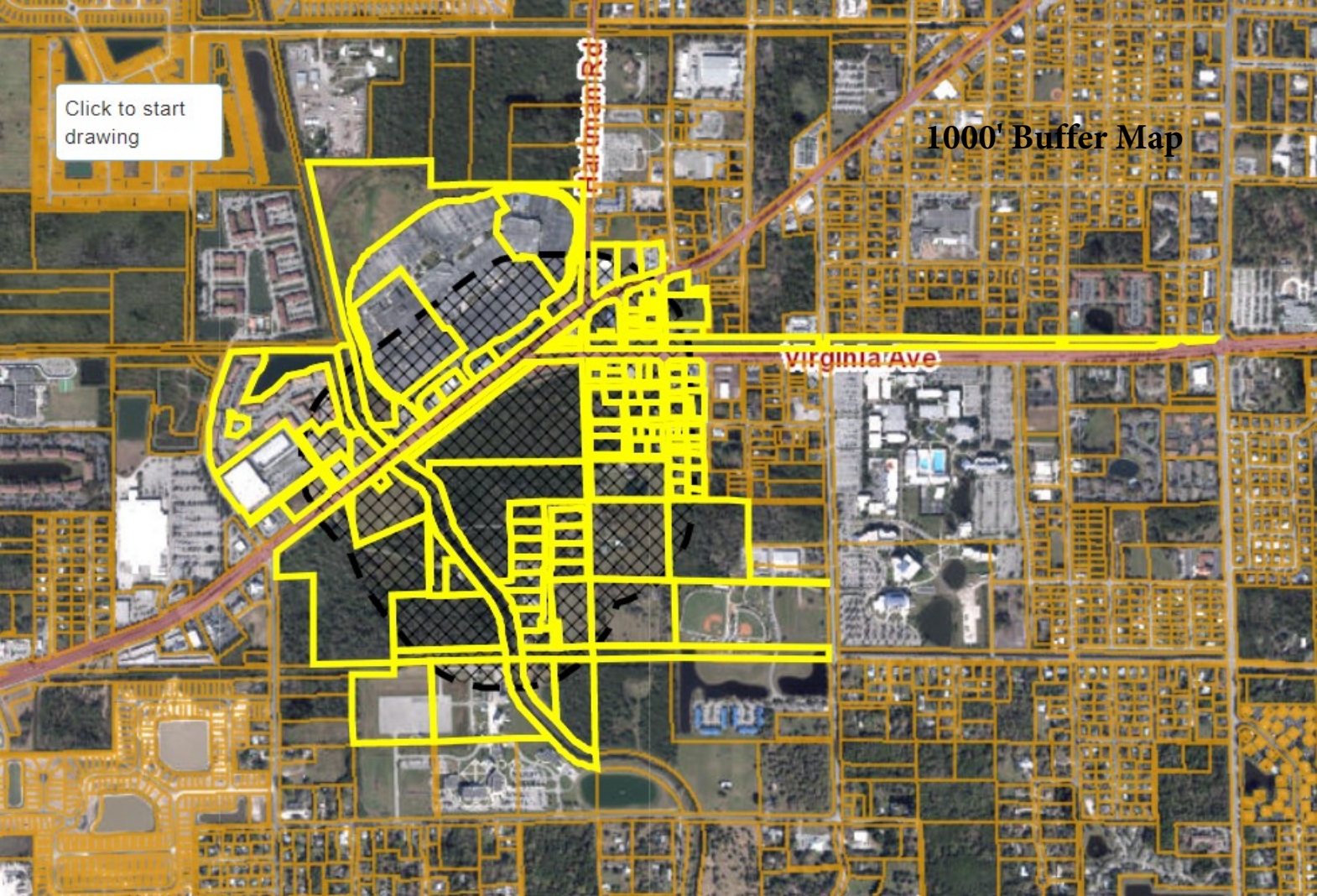
The proposed project consists of a medium density, gated 360-unit multi-family development comprised of three-story buildings. The units are a mix of one- and two-bedrooms. The development includes large landscape buffers to the south and east, separating single-family from the development. Additionally, 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



1000' Buffer Map

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4789078 OR BOOK 4518 PAGE 2084, Recorded 12/04/2020 03:43:52 PM Doc Tax: $0.70

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

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
Print Name of Witness 2

135641 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
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 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: _____
_____.

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

(SEAL)

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON ISSER,
(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 of Witness 1)

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

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

(SEAL)

Commissaire à l'assermentation / Commissioner for Oaths
KULDEEP
KHANNA
219379
For Quebec and outside of Quebec / Pour le Québec et l'extérieur du Québec

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) 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. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) 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 (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) 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 (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) 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.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3953905 OR BOOK 3631 PAGE 594, Recorded 05/13/2014 at 08:10 AM
Doc Tax: $1400.00

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.

DoubleTime®

Signed, sealed and delivered in our presence:

Dawn E. Dailey
Witness Name: Dawn E. Dailey

Stephanie A. Boyer
Witness Name: Stephanie A. Boyer

Stream Asset Holdings, LLC, a Florida limited liability company

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

By: B Brown
Ron Brown, Vice President

(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
COMMISSION NUMBER
DD1000324
EXPIRES
June 26, 2014
BONDED THRU ATLANTIC BONDING CO., INC.
Notary Public, State of Florida

Dawn E. Dailey
Notary Public

Printed Name: Dawn E. Dailey

My Commission Expires: 6-26-14

DoubleTime®

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*), Shoebutton 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.

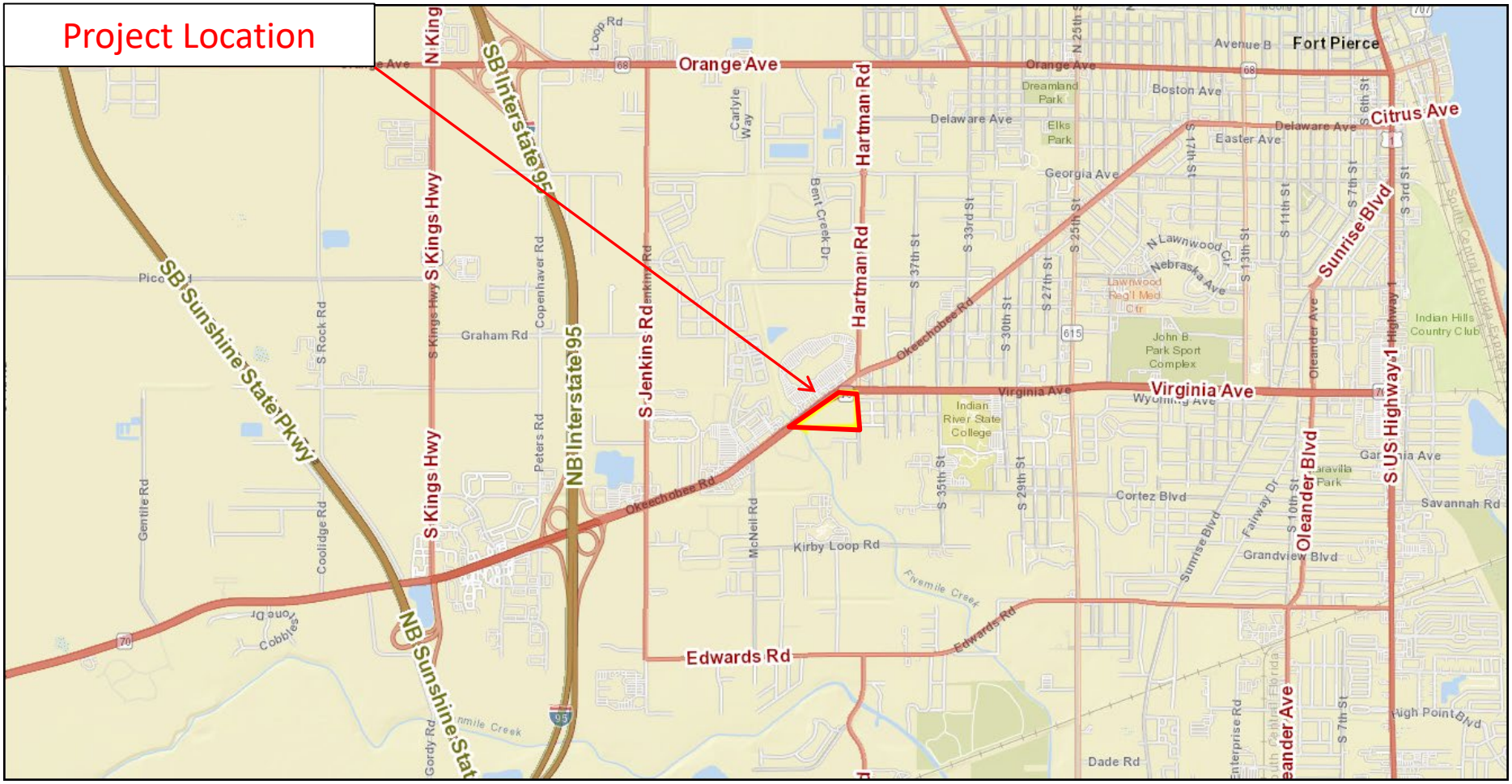
ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Site Assessment

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

Location Map

Project: 22-102	The Benchmark Group	01/18/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

3000 Virginia Avenue

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 22-102	The Brownstone Group	01/18/2022

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

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

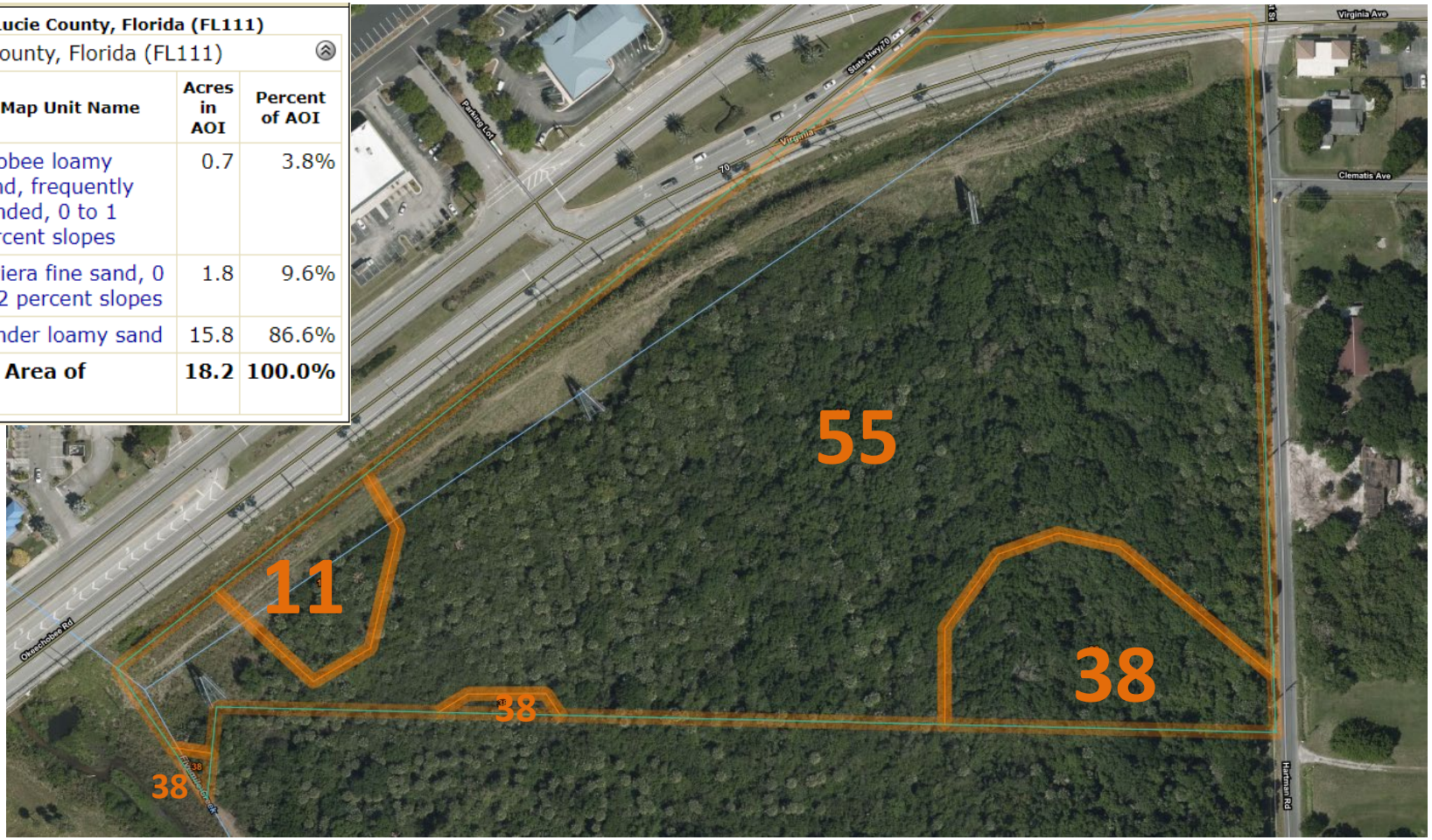
Soil Map

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%**



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

3000 Virginia Avenue

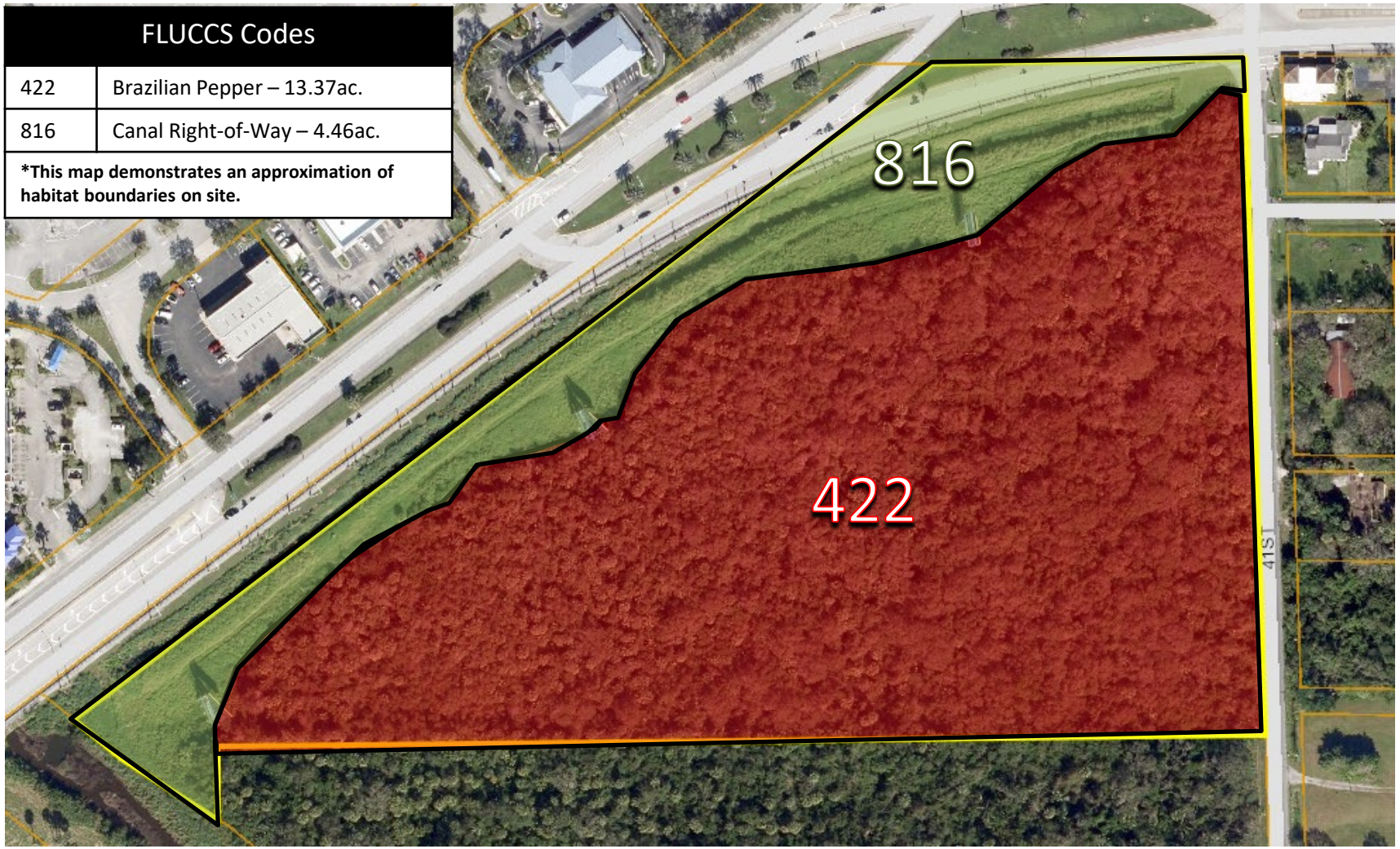
Fort Pierce, St. Lucie County, FL

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

RECEIVED
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

Dana Kanitz

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

Nancy Heyrman

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

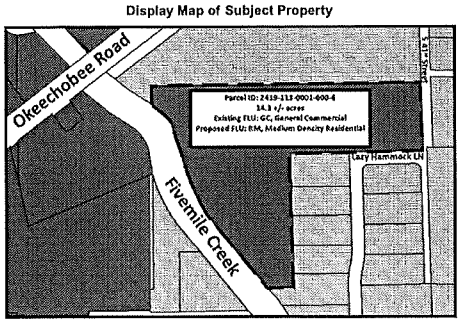
PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

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 727.50 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.

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

TR-GCI0937459-01

O'ROURKE
ENGINEERING & PLANNING

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.

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

Conclusion

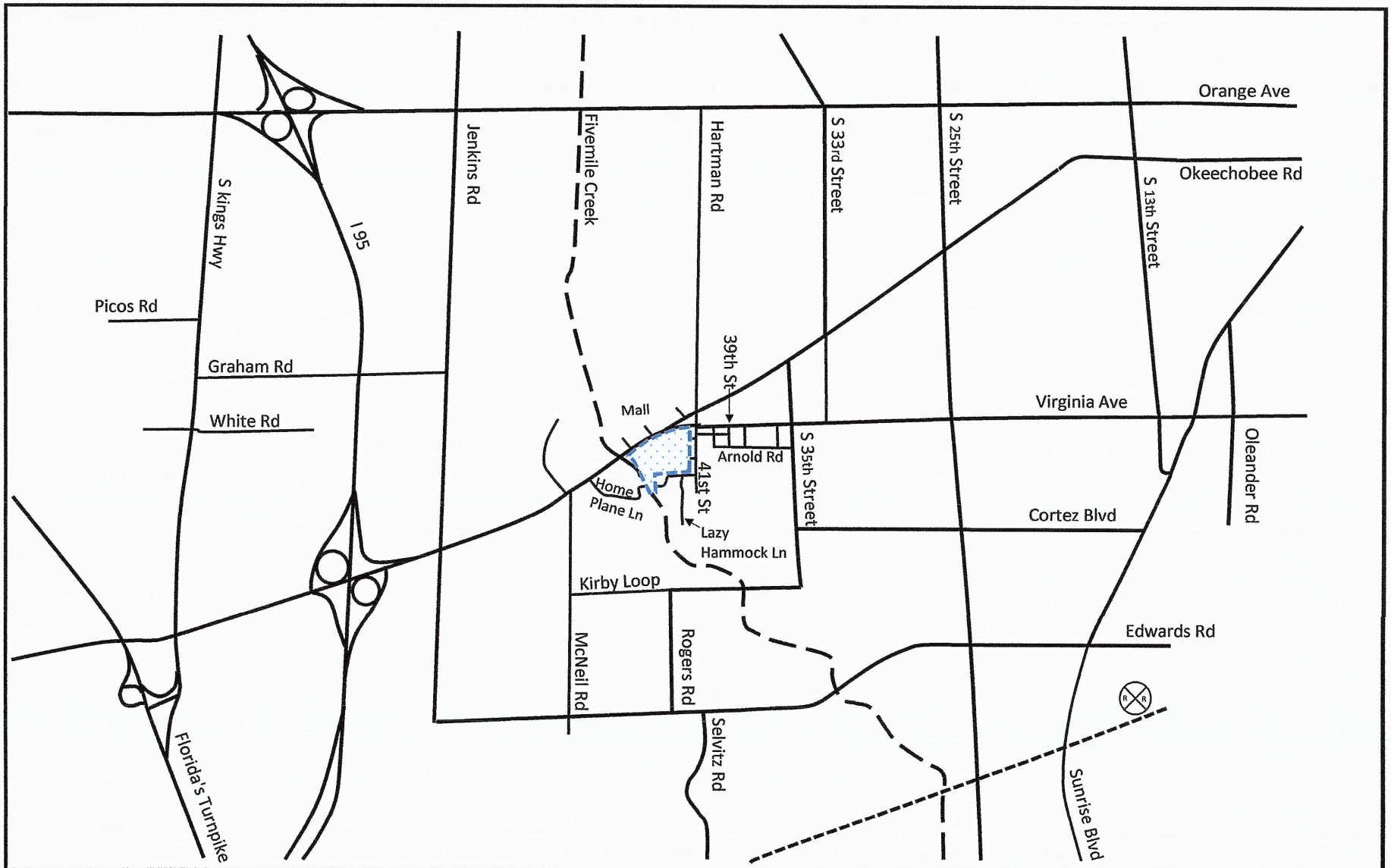
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development. Therefore, the proposed Land Use Plan Amendment will be supported by the existing Comprehensive Plan.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

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

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



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22011.0 | Date: 02-15-22

Legend

= Project Site

Figure 1

Project Location

3000 Virginia Avenue

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

Table 1a: Daily

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	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	405	405	810	34.0%	(405)	(405)	1,573
Existing Future Land Use	Shopping Center	820	1,268,903	Sft	T=37.01(x)	50%	50%	23,481	23,481	46,962	7,984	7,983	15,967	34.0%	(7,984)	(7,983)	30,995
	Net Change (Decrease in Trips)							(22,289)	(22,290)	(44,579)	(7,579)	(7,578)	(15,157)	-	7,579	7,578	(29,422)

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

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	Total
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	T=0.31(x)+22.85	24%	76%	32	102	134	22	24	46	34.0%	10	78	88
Existing Future Land Use	Shopping Center	820	1,268,903	Sft	T = 0.59(X)+133.55	62%	38%	547	335	882	150	150	300	34.0%	397	185	582
	Net Change (Decrease in Trips)							(515)	(233)	(748)	(128)	(126)	(254)	-	(387)	(107)	(494)

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

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	Total
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	T=0.43(x)+20.53	63%	37%	110	65	175	30	30	60	34.0%	80	35	115
Existing Future Land Use	Shopping Center	820	1,268,903	Sft	Ln(T) = 0.72Ln(X) + 3.02	48%	52%	1,688	1,828	3,516	597	598	1,195	34.0%	1,091	1,230	2,321
	Net Change (Decrease in Trips)							(1,578)	(1,763)	(3,341)	(567)	(568)	(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%	(405)	(405)	1,573
Existing Future Land Use	Medical Office	720	1,268,903	Sft	T = 42.97(X) - 108.01	50%	50%	27,209	27,208	54,417	-	-	54,417	9,251	9,251	18,502	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	(34,342)

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(x)+22.85	24%	76%	32	102	134	32	102	134	22	24	46	34.0%	10	78	88
Existing Future Land Use	Medical Office	720	1,268,903	Sft	Ln(T) = 0.90Ln(X) + 1.34	79%	21%	1,874	498	2,372	1,874	498	2,372	403	403	806	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(x)+20.53	63%	37%	110	65	175	110	65	175	30	30	60	34.0%	80	35	115
Existing Future Land Use	Medical Office	720	1,268,903	Sft	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%	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)

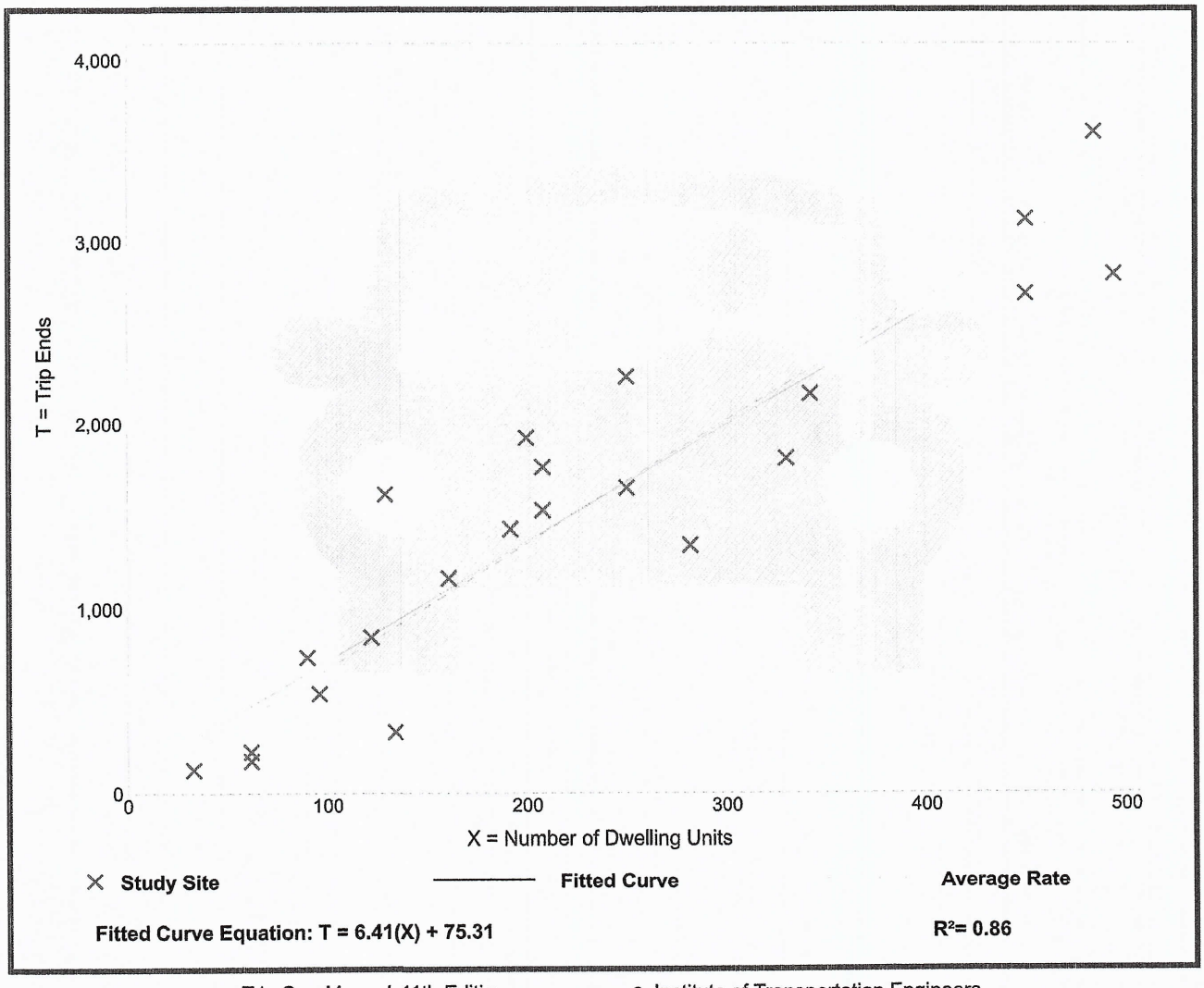
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



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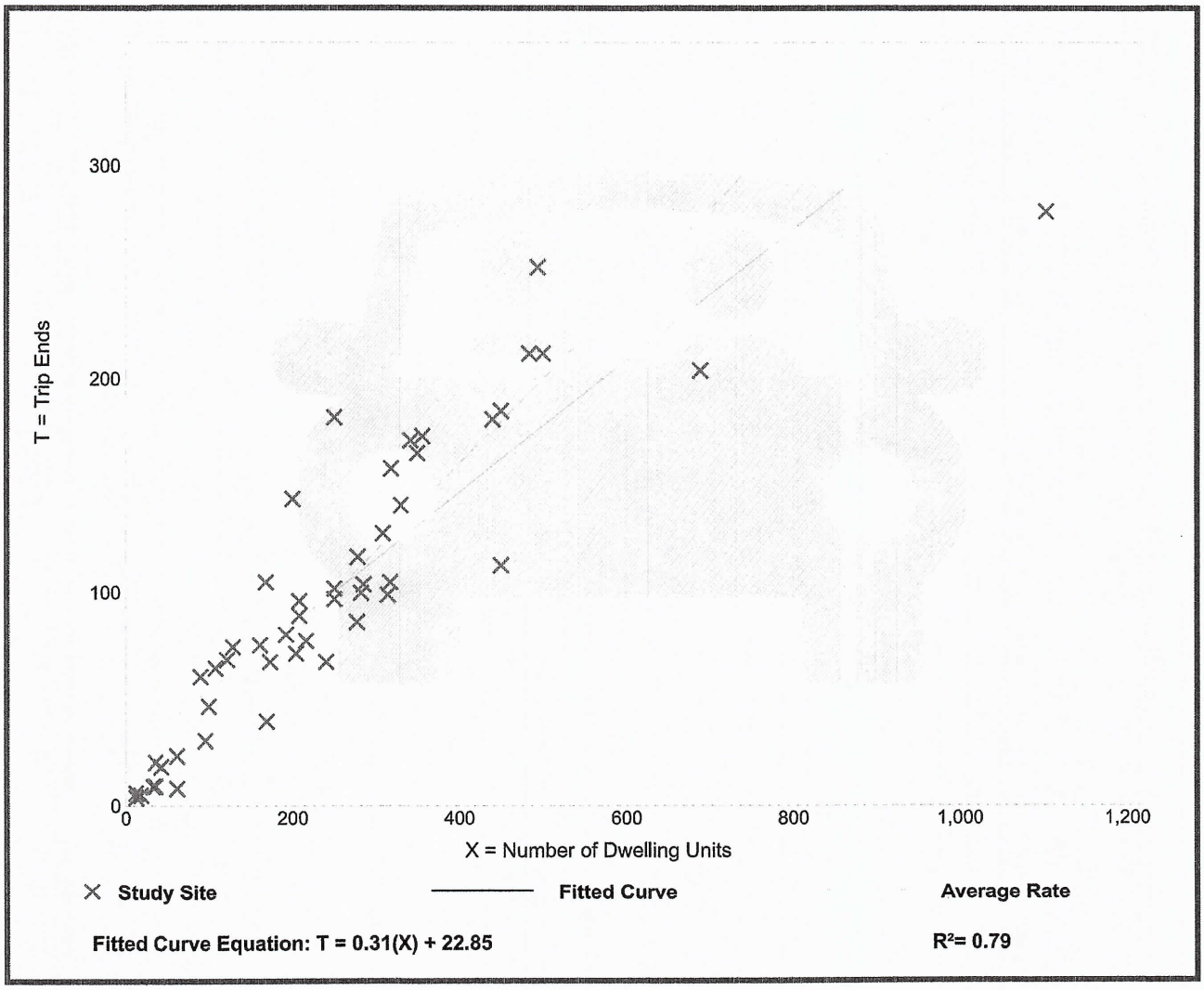
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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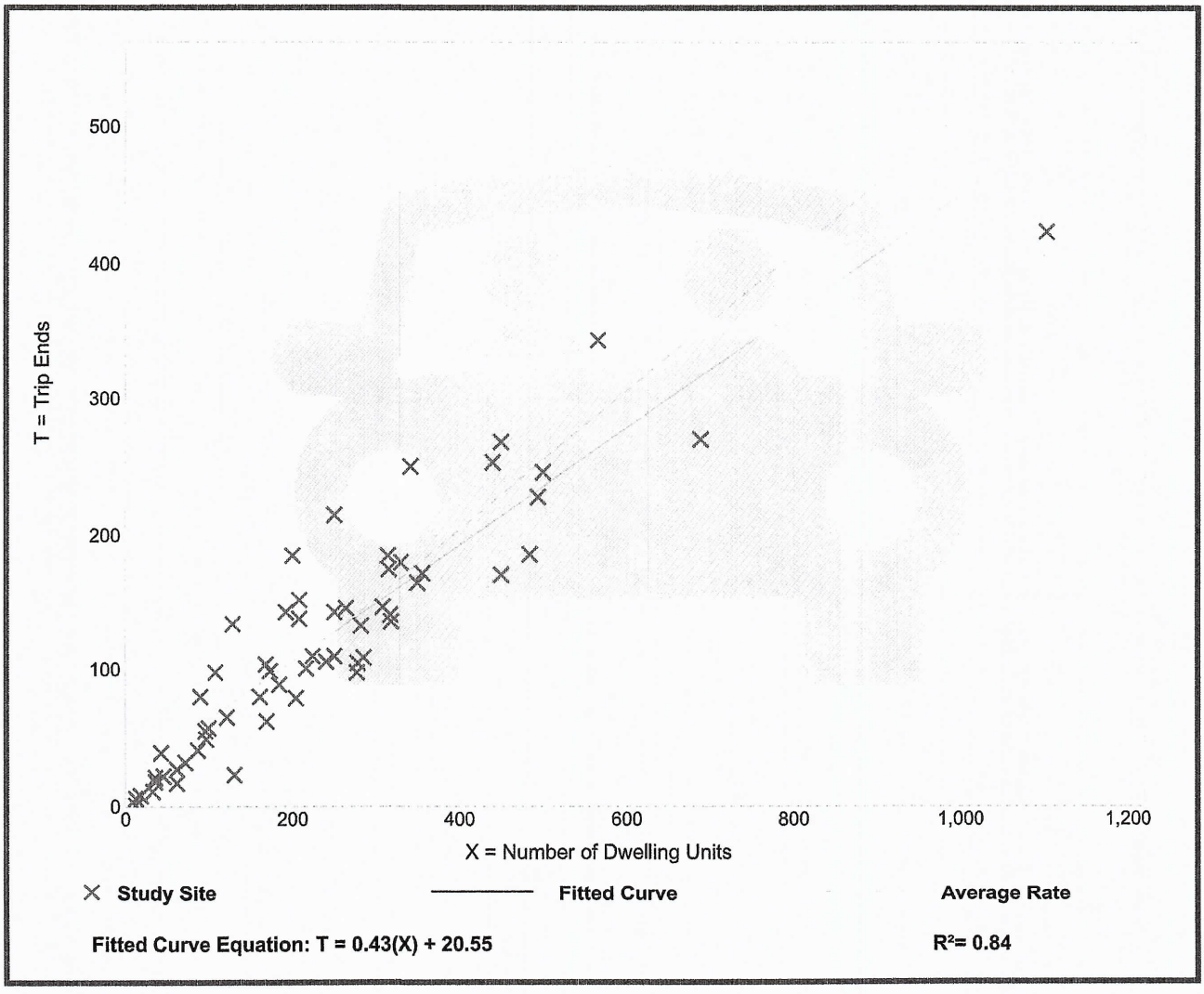
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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

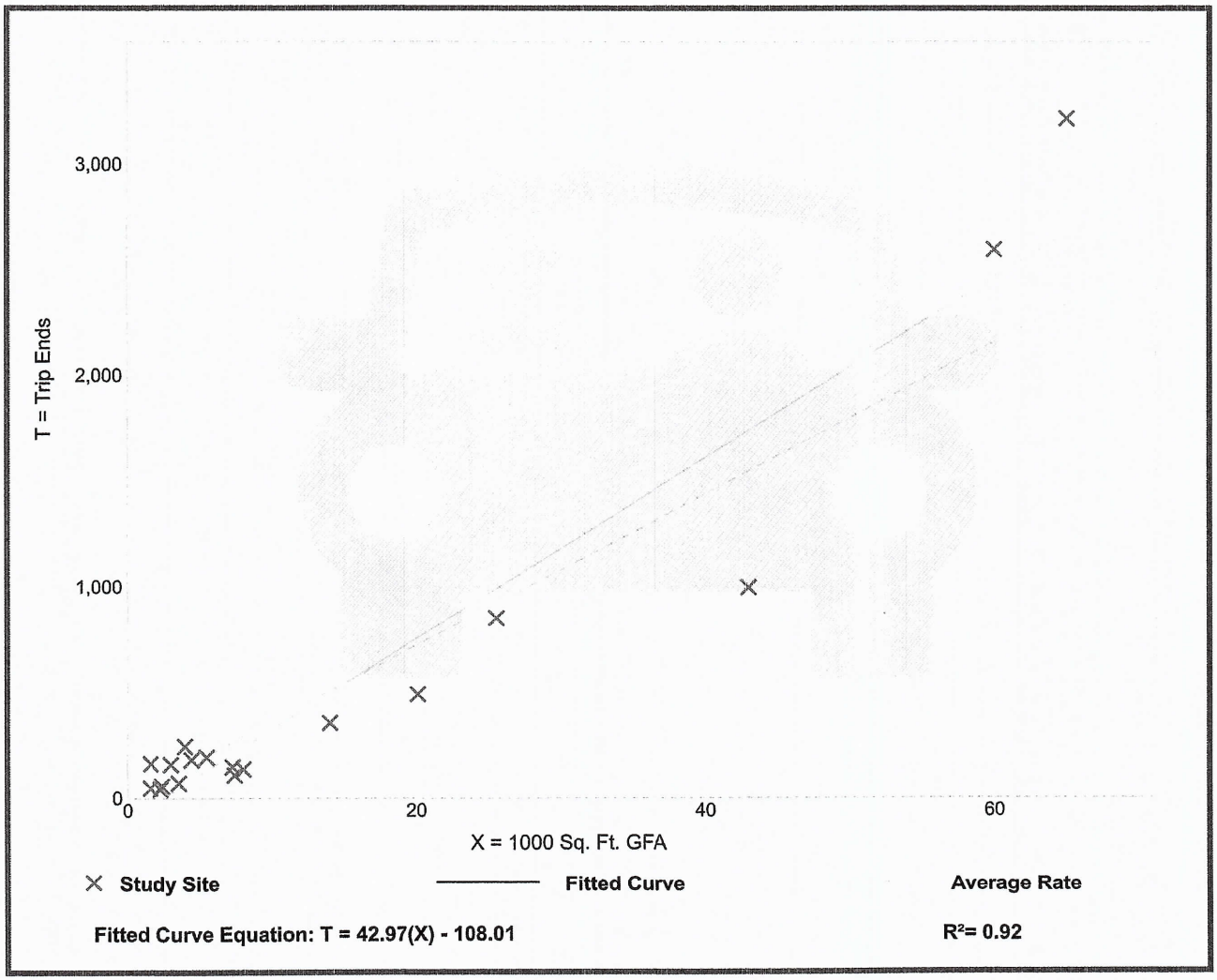
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



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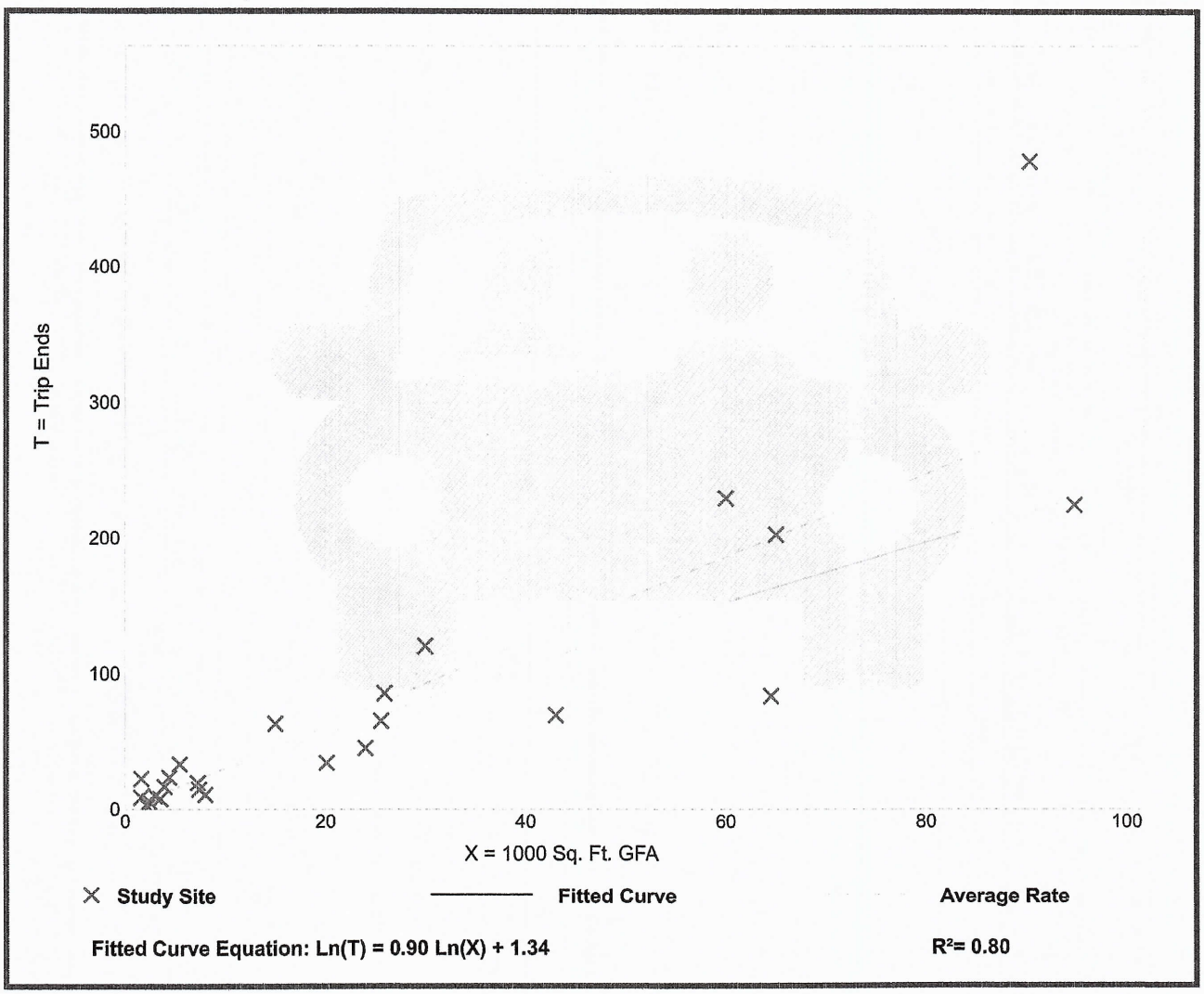
Medical-Dental Office Building - Stand-Alone
(720)

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



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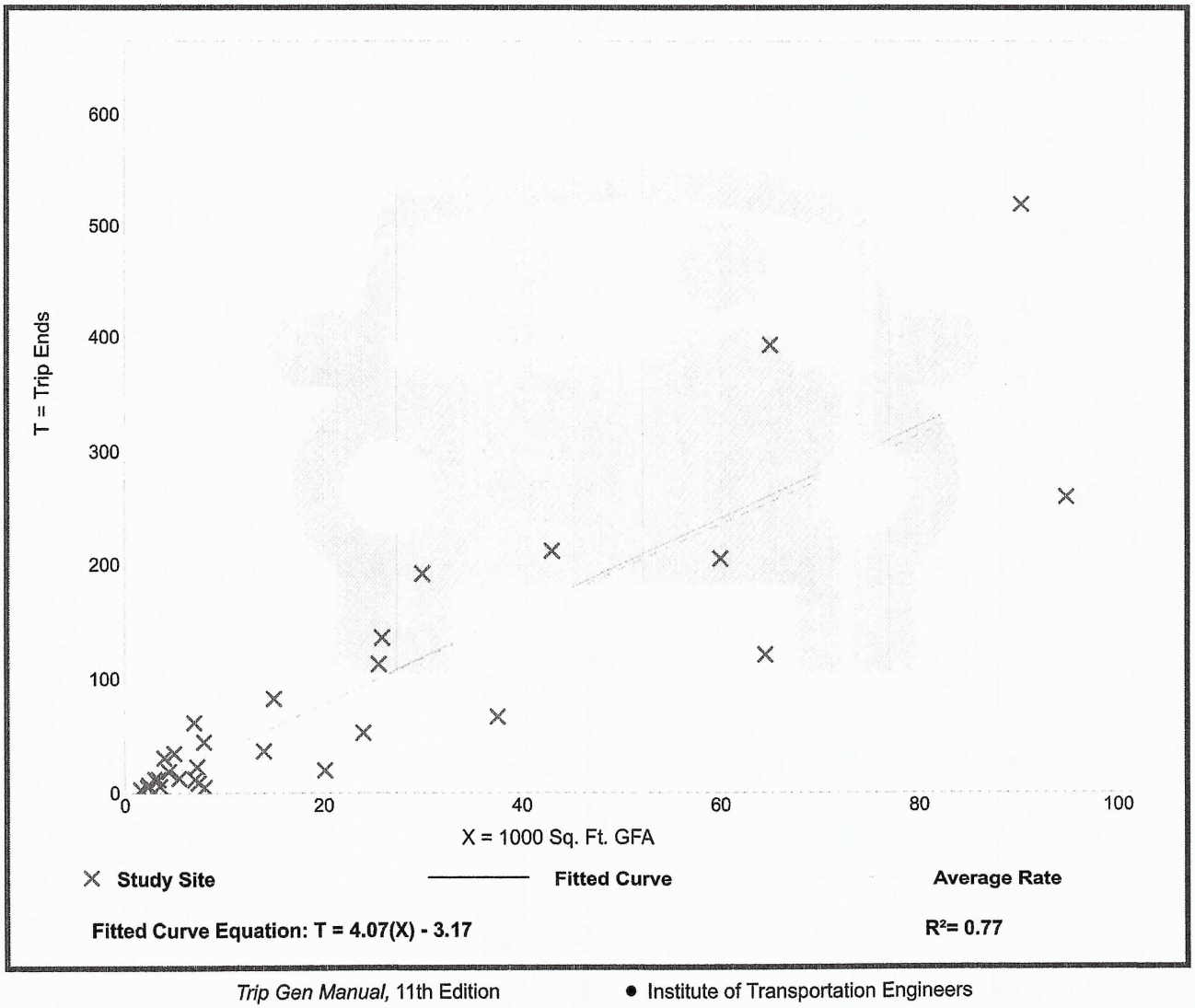
Medical-Dental Office Building - Stand-Alone
(720)

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



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Shopping Center (>150k)
(820)

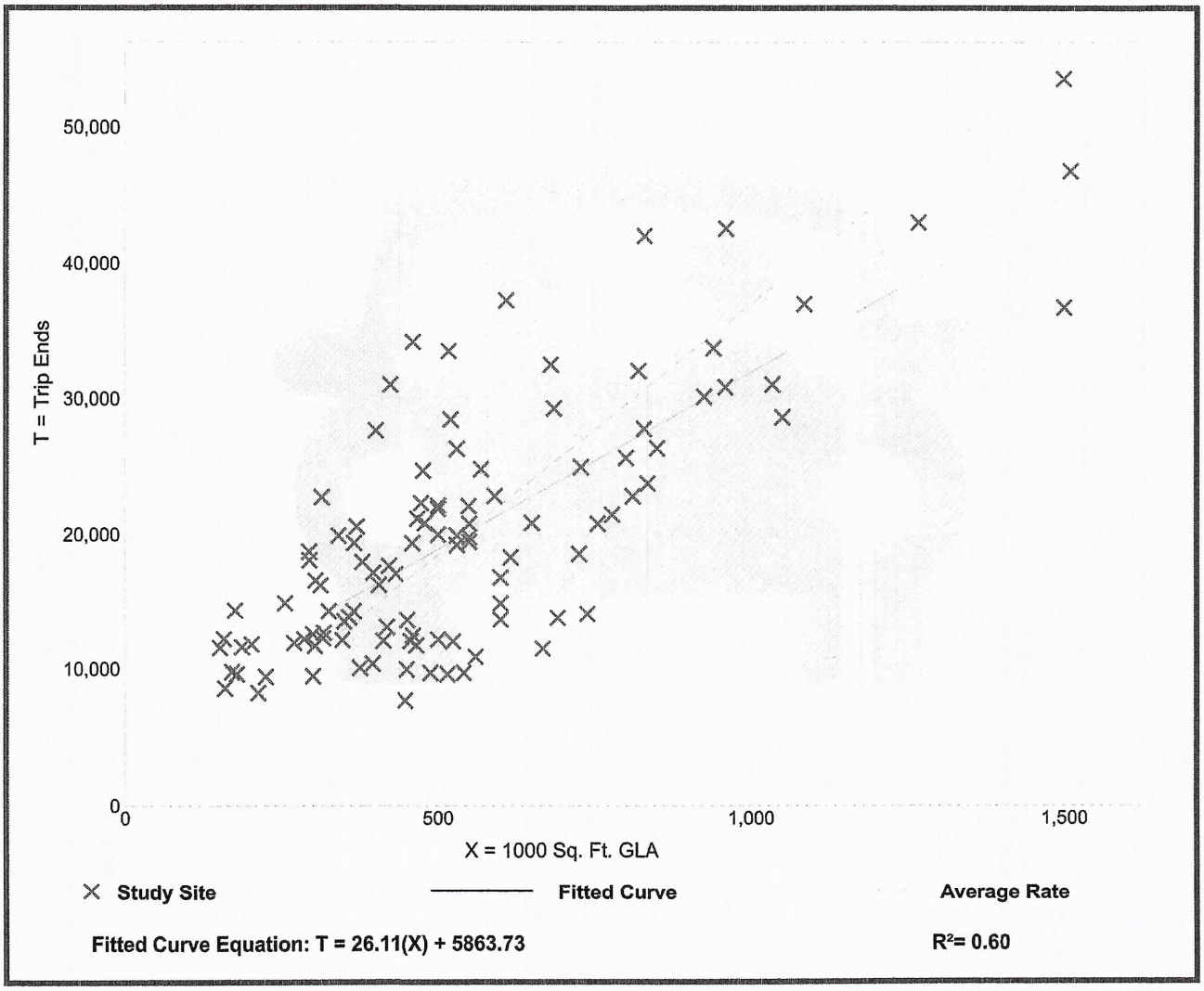
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

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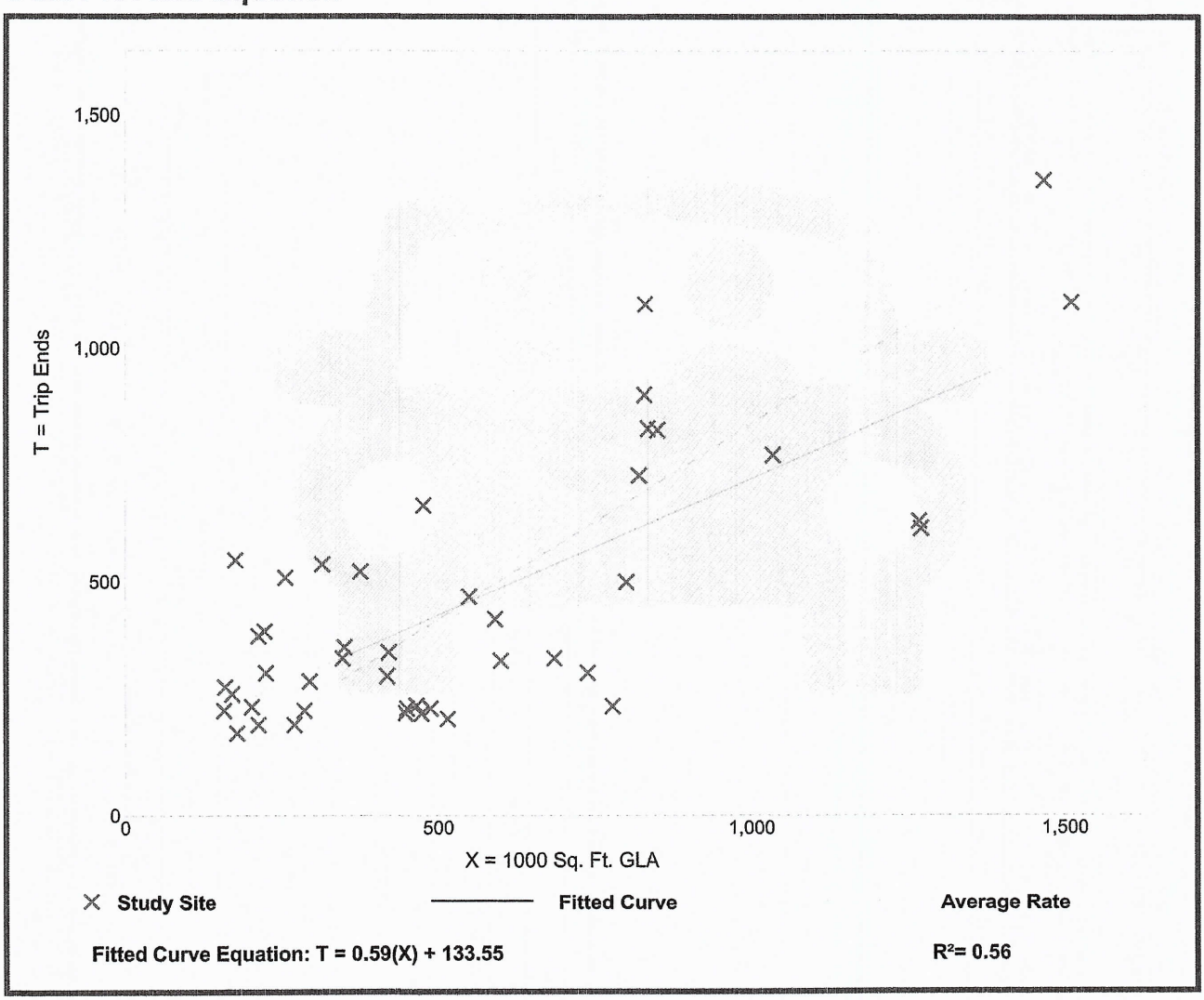
Shopping Center (>150k)
(820)

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



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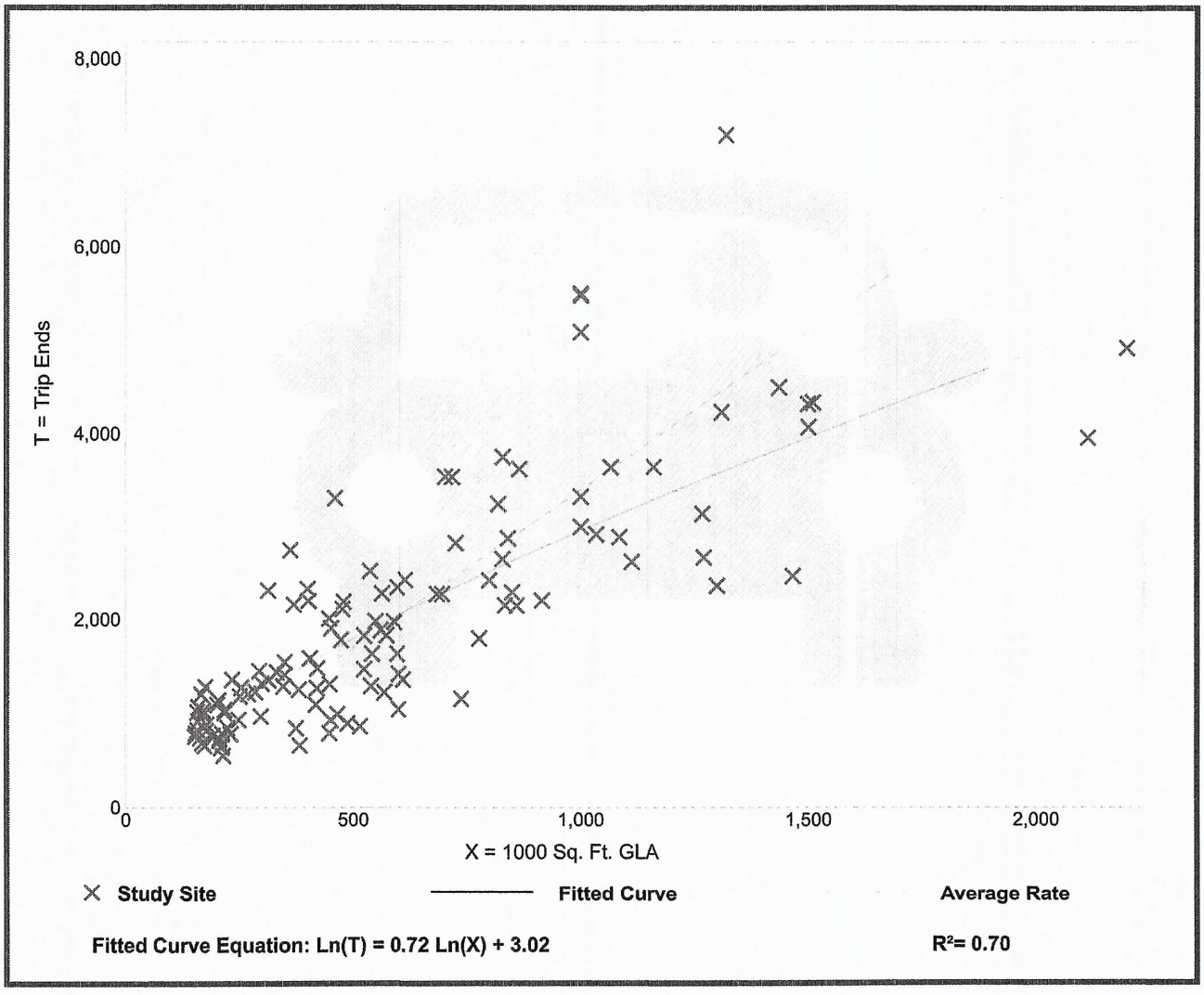
Shopping Center (>150k)
(820)

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



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Planning Board **7. a.**

Meeting Date: 11/14/2022

Re: Annexation - 7-Brew Drive-Thru - 2605 Kerr Street

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Annexation - 7-Brew Drive-Thru - 2605 Kerr Street

SUMMARY:

Approval of a Voluntary Application for Annexation for one (1) parcel of land

RECOMMENDATION:

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC, General Commercial and the Zoning designation of C-3, General Commercial Zone.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 11/01/2022 03:22 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Assistant Planning Director
RE:	**Application for Annexation** **7-Brew Drive Thru – 2605 Kerr Street**
BOARD DATE:	November 14, 2022

STAFF REPORT

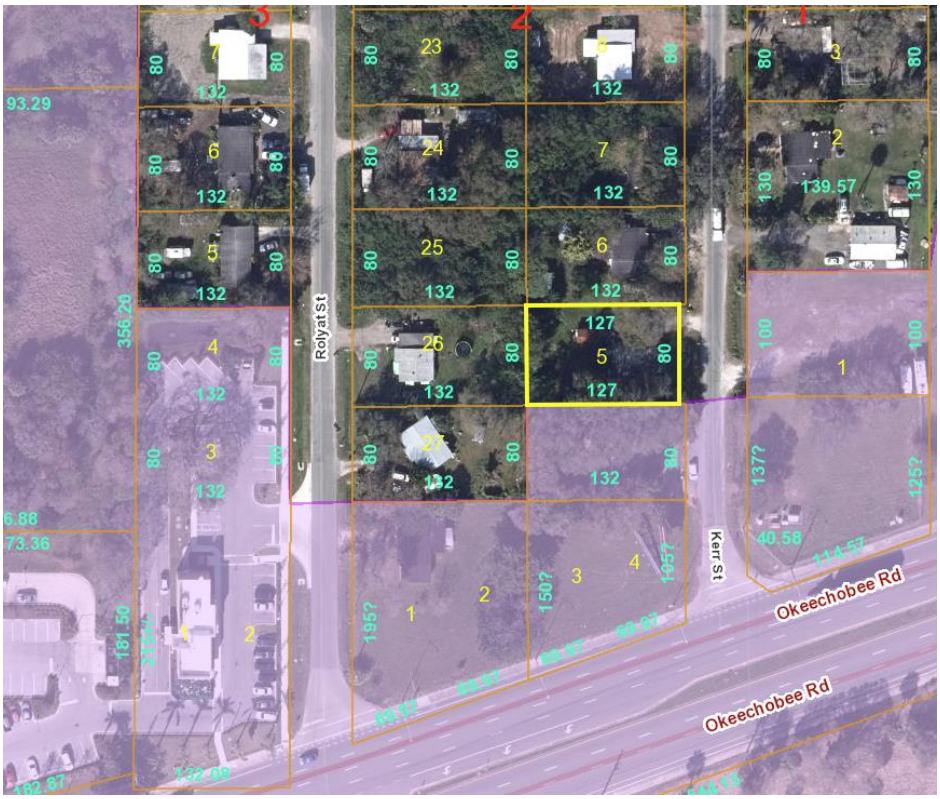
Property Owner:	St Joseph FTP LLC 402 Ipswich Street Altamonte Springs, FL 32701
Representative:	Chris Ossa, P.E. – Kimley-Horn & Associates, Inc. 7341 Office Park Place, Suite 102 Melbourne, FL 32940
Requested Action:	Approval of a Voluntary Application for Annexation for one (1) parcel of land
Site Location:	2605 Kerr Street
Parcel IDs:	2419-601-0016-000-2
Parcel Size:	0.23 Acres +/-
Current Future Land Use:	Commercial (COM) – SLC
Current Zoning:	Commercial Office (CO) – SLC
Proposed Future Land Use:	General Commercial (GC) – COFP
Proposed Zoning:	General Commercial Zone (C-3) - COFP
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	COM (SLC)	GC (COFP)	GC (COFP)	COM (SLC)
Surrounding Zoning:	CO (SLC)	C-3 (SLC)	C-3 (COFP)	CO (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of one (1) parcel at or near approximately 2605 Kerr Street in Fort Pierce, Florida. The parcel ID is 2419-601-0016-000-2.



The subject property has St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Commercial Office (CO). The applicant is proposing Future Land Use designation of General Commercial Zone (C-3).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current value of the properties is $84,200. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

The subject property is located within an area that lies within both St. Lucie County as well as the City of Fort Pierce jurisdictions. However, the subject parcels abut properties to the west that are currently within the city limits of the City of Fort Pierce. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC, General Commercial and the Zoning designation of C-3, General Commercial Zone.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Assistant Planning Director

FROM : John R. Andrews, P.E., City Engineer JRA

RE : 2605 Kerr Street Annexation
TRC No. 22-02000002

RECEIVED
OCT 18 2022
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : October 13, 2022

This is to advise you that we have completed the review of the following documents as received by this office on October 10, 2022:

- [x] Annexation Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] Approval of Annexation
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/jra

\\2500FS01\City Hall Share 01\Engineering\ENGINEERING\Site Development Projects\A\Annexations\2605 Kerr Street\Submittal No. 1 - 100722\Annexation Approval - 101322.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.20.22
Property Address: Annexation – 7 Brew Drive Thru – 2605 Kerr Street

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10/17/22

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22- 02000002
Annexation – 7 Brew Drive Thru – 2605 Kerr Street

Comments

FPUA W/WW Engineering: There is no objection to the annexation of 2605 Kerr Street, PCN 2419 601 0016 0002 annexation request from this department.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 2605 Kerr Street, Fort Pierce, FL 34947
2. Legal description of real property for which annexation is being requested:
   SEMINOLE PARK S/D BLK 2 LOT 5-LESS E 5 FT- (MAP 24/19N) (0.23 AC)

   Property Tax ID: 2419-601-0016-000-2
3. Size of described property: 0.23 acres
4. Project description: Development of new 7 Brew Drive-Thru Coffee, proposes to encompass 2610 Rolyat St. 2607 Kerr St, Unaddressed parcel (ID 136030) and 2605 Kerr St parcels. Parcel 2605 Kerr St is in St. Lucie County's jurisdiction, while the other 3 parcels are City of Fort Pierce. Request to annex 2605 Kerr St into City.
5. Current St. Lucie County Future Land Use Designation: COM (Commercial)
6. Current St. Lucie County Zoning: CO (Commercial Office)
7. Is this a Historic property? No
8. Appraised value: $84,200
9. Name of Owner(s): St Joseph FTP LLC

   Signature of Owner(s): David R. Taylor
   Mailing Address: 402 Ipswich St.
   City Altamonte Springs State FL Zip 32701
   Phone 407-331-0400 Fax

10. Name of Representative: Chris Ossa, P.E. - Kimley-Horn & Associates, Inc.

Signature of representative:

Mailing Address: 7341 Office Park Place, Suite 102

City) Melbourne State Florida Zip 32940

Phone 321-222-6925 Fax

E-mail: chris.ossa@kimley-horn.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

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

Property Identification

Site Address: 2605 KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0016-000-2
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 27488
Map ID: 24/19N
Zoning: Comm Offic

Ownership

St Joseph FTP LLC

966 Wildflower WAY
Longwood, FL 32750

Legal Description

SEMINOLE PARK S/D BLK 2 LOT 5-LESS E 5 FT- (MAP 24/19N) (0.23 AC)

Current Values

Just/Market Value:	$84,200
Assessed Value:	$84,200
Exemptions:	$0
Taxable Value:	$84,200

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	784
Gross Sketched Area (SF):	832
Land Size (acres):	0.23
Land Size (SF):	10,018.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 11, 2021	4610 / 2003	0001	WD	Blount (TR) Chris Q	$130,000
Mar 19, 1993	0832 / 2746	XX01	QC	Charles V Blount	$100
Oct 1, 1975	0245 / 0624	XX00	CV		$7,000

Building Information (1 of 1)

Finished Area: 784 SF

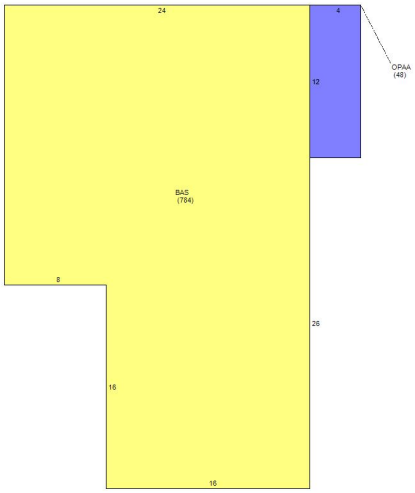
Gross Sketched Area: 832 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Gable
Building Type: HC-	Year Built: 1954	Frame:
Grade: C-	Effective Year: 1954	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Carpet
A/C %: 0%	Heated %: 0%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	784	784	124
OPAA	Open Porch Attached Average	48	0	32

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	96	1999

Current Year Values

Current Values Breakdown

Building:	$43,000
Land:	$41,200
Just/Market:	$84,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$84,200
Exemption(s):	$0
Taxable:	$84,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$279.96

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.23	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements 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
2022	$84,200	$84,200	$0	$84,200
2021	$47,300	$22,546	$0	$22,546
2020	$35,300	$20,497	$0	$20,497
2019	$39,400	$18,634	$0	$18,634

Permits

Number	Issue Date	Description	Amount	Fee

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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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4863664 OR BOOK 4610 PAGE 2003, Recorded 05/14/2021 10:46:00 AM Doc Tax: $910.00

PREPARED BY & RETURN TO:

Jeffrey A. Icardi, Esq.
ICARDI & ICARDI, P.A.
557 Wymore Road North, Suite 101
Maitland, FL 32751

Parcel Identification No. 2419-601-0016-000-2

[Space Above This Line for Recording Data]

Warranty Deed

THIS WARRANTY DEED made this 14 day of May, 2021, between **CHRIS Q. BLOUNT, as Trustee for C.V. BLOUNT and JEANETTE H. BLOUNT, and CHRIS Q. BLOUNT,** party of the first part, whose post office address is 778 Bent Creek Dr., Fort Pierce, FL 34947, and **ST. JOSEPH FTP, LLC, a Florida limited liability company,** party of the second part, whose post office address is 966 Wildflower Way, Longwood, FL 32750.

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, to wit:

Lot 5, less East 5 feet thereof, Block 2, Seminole Park Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 11, Public Records of St. Lucie County, Florida

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

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year. THIS PROPERTY IS NOT NOW THE HOMESTEAD REAL PROPERTY OF GRANTOR AND NEITHER GRANTOR NOR ANY MEMBERS OF GRANTOR'S HOUSEHOLD RESIDE THEREON.

And the said party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of said land in fee simple; that the party of the first part has good right and lawful authority to sell and convey said land; that the party of the first part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SIGNED, SEALED AND DELIVERED in the presence of:

WITNESSES:

Sign: Wayland Ashburn
Witness Print Name: Wayland Ashburn

Sign: Michael V King
Witness Print Name: Michael V King

C.V. BLOUNT and JEANETTE H. BLOUNT, and CHRIS Q. BLOUNT TRUST

By: Chris Q. Blount Trustee
Chris Q. Blount, Trustee

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me on May 11, 2021, by means of [X] physical presence or [ ] online notarization by CHRIS Q. BLOUNT, as Trustee of the C.V. Blount and Jeanette H. Blount, and Chris Q. Blount Trust, who is [ ] personally known to me or who [X] has produced FL DL as identification.

[Notary Seal]

MICHAEL V KING
Notary Public - State of Florida
Commission # GG 205106
My Comm. Expires Apr 9, 2022
Bonded through National Notary Assn.

Name Printed: Michael V King
NOTARY PUBLIC, State of Florida
My commission expires: Apr. 9, 2022

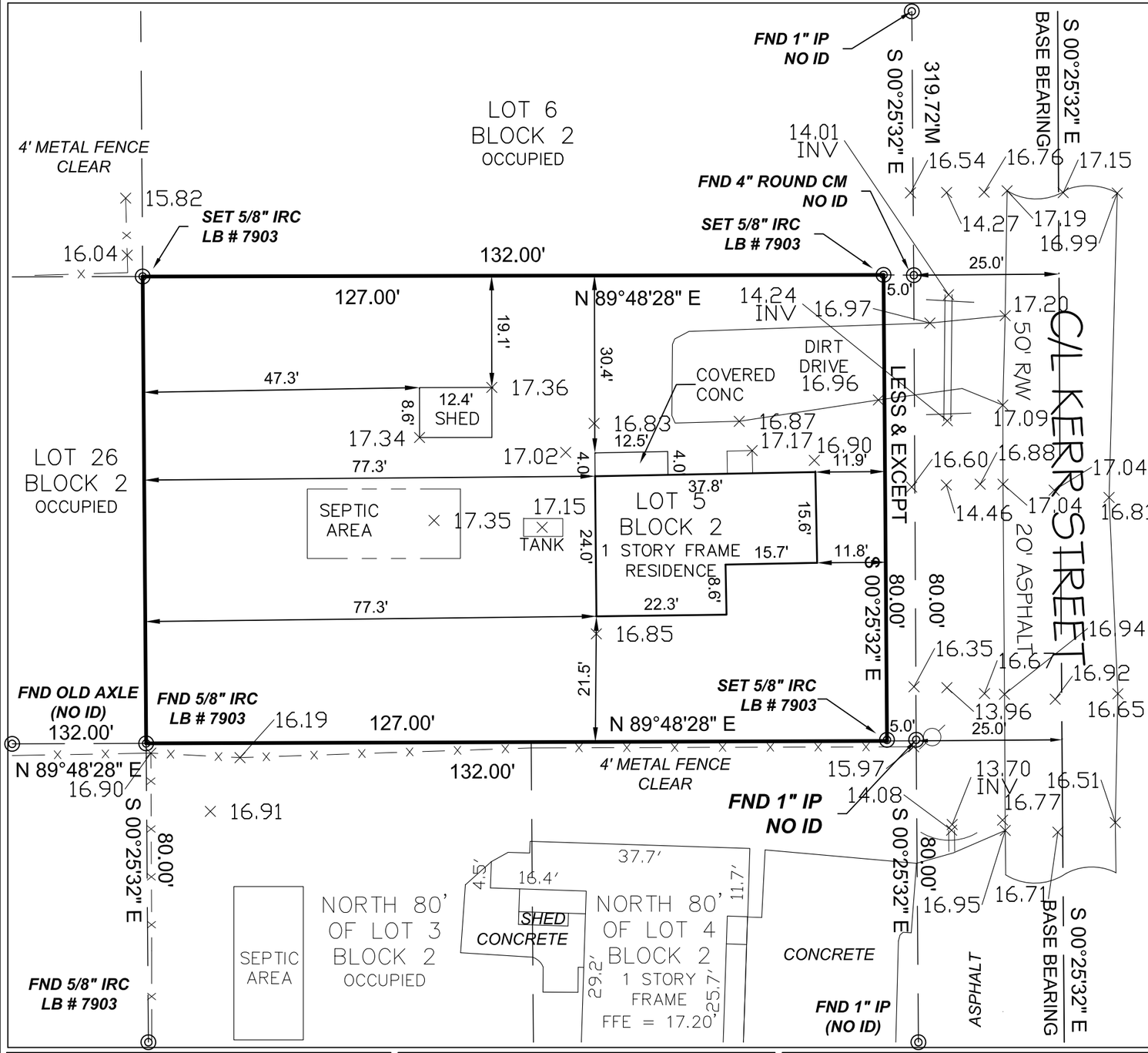
Boundary & Topographic Survey For:
David Taylor & Bob Isola

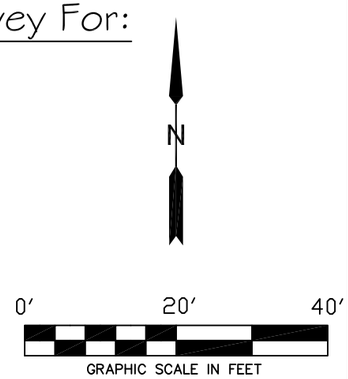
STREET ADDRESS:

2605 KERR STREET, FORT PIERCE, FL 34947

LEGAL DESCRIPTION:

LOTS 5, LESS EAST 5 FEET THEREOF, BLOCK 2, SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.





LEGEND & ABBREVIATIONS:

A	ARC LENGTH	OHP	OVERHEAD UTILITIES
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
BSL	BUILDING SETBACK LINE	P	PLAT DATA
C	CALCULATED FROM FIELD MEASUREMENTS	PB	PLAT BOOK
CBS	CONCRETE BLOCK STRUCTURE	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
C/L	CENTERLINE	POC	POINT OF COMMENCEMENT
D&UE	DRAINAGE & UTILITY EASEMENT	PSM	PROFESSIONAL SURVEYOR & MAPPER
ELEV	ELEVATION	R	RADIUS
FFE	FINISH FLOOR ELEVATION	R/W	RIGHT OF WAY
FND	FOUND	TOB	TOP OF BANK
ID	IDENTIFICATION NUMBER	TOS	TOE OF SLOPE
IP	IRON PIPE	UE	UTILITY EASEMENT
IR	IRON ROD		ELEVATION (TYPICAL)
IRC	IRON ROD & CAP	WM	WATER METER
LB	LICENSED BUSINESS	(S)	SEWER MANHOLE
LS	LICENSED SURVEYOR		UTILITY POLE
M	MEASURED DATA		DELTA
NAD	NORTH AMERICAN DATUM	(E)	ELECTRIC SERVICE BOX
NAVD	NORTH AMERICAN VERTICAL DATUM	(T)	TELEPHONE SERVICE BOX

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF KERR STREET, AS RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF S00°25'32"E. (ASSUMED DATUM)

2. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0167 J, EFFECTIVE DATE FEBRUARY 16, 2012.

3. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

5. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY, EXCEPT AS SHOWN.

6. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OR MURPHY ACT DEEDS.

7. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF AND BASED ON DEED AND FIELD MEASURED DATA.

10. THE LAST DATE OF FIELD WORK WAS MARCH 04, 2021.

11. ELEVATIONS SHOWN HEREON ARE IN ACCORDANCES WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988. BASE BENCHMARK, ST. LUCIE COUNTY, "W8".

12. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

CERTIFICATIONS

ST. JOSEPH FTP, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
AMERICAN LAND TITLE ASSOCIATION; 1022659

CHARLES ARNOLD — DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

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JOB NO. 21-802
DATE: 03/14/2021
SCALE: 1"=20'
DRAWN BY: CA
REVIEWED BY: CA

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
(772) 708-1819 SURVEY@ASI-SURVEY.COM

Planning Board **7. b.**

Meeting Date: 11/14/2022

Re: Proposed Zoning Text Amendment - Edgartown Settlement Zoning District

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Zoning Text Amendment - Edgartown Settlement Zoning District

SUMMARY:

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to the Code of Ordinances at Chapter 125-197, Edgartown Settlement (ES) Zoning District to reorganized Chart 1-1, Uses Allowed, Amending, reorganizing and clarifying use definitions, classifications and regulations regarding permissible noise and hours of indoor and outdoor entertainment amongst other amendments.

Edgartown Settlement (ES) Zoning District was adopted by Ordinance L-270 in 2012. Since that time the zoning regulations have been amended and also discussed in detail through Community Meetings. Various Staff proposed amendments to the zoning code in 2021 to a meeting of the Edgartown Community. Since that time the community has raised concerns regarding outdoor entertainment and noise. This item proposes text amendments to incorporate previous recommendations and to address issues of outdoor use and noise regulation. The proposed amendments seek to better arrange definitions and other sections, including Chart 1-1, uses allowed.

RECOMMENDATION:

Staff recommendation is for the Planning Board to recommend the proposed text amendment for approval to City Commission.

ALTERNATIVES:

The Planning Board may take the following actions:

1. Recommend Modified Approval.
2. Recommendation of Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Attorneys Office

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

No Fiscal impact

Attachments

Staff Presentation
Staff Report
Draft Ordinance
Chapter 26 - Noise

Form Review

Form Started By: Kev Freeman Started On: 10/25/2022 11:41 AM
Final Approval Date: 11/01/2022

CITY OF FORT PIERCE

PLANNING BOARD

NOVEMBER 14, 2022

TEXT AMENDMENT: EDGARTOWN SETTLEMENT ZONING DISTRICT

BACKGROUND

The existing code, adopted by Ordinance L-270 requires reorganization and clarification.

SUMMARY

Consideration of amendments to the Edgartown Settlement Zoning District (ES), which include;

- Reorganization of Purpose and Definitions (existing language relocated).
- Chart 1-1 (Uses allowed) reorganized.
- Code sections reorganized and language presented to Edgartown Community meeting May 12, 2021.
- New language relating to ‘Entertainment Indoor’ and ‘Entertainment Outdoor’ proposed based on existing City Noise Regulations contained in Chapter 26, Article II of the City’s Code of Ordinances.
- Hours of outdoor entertainment reiterated and ‘acoustic’ terminology removed.

LOCATION

EDGARTOWN SETTLEMENT ZONING DISTRICT (ES)

PROPOSED AMENDMENTS TO ENTERTAINMENT AND NOISE

(j) Brewpub, (k) Neighborhood Bistro, (l) Wine and Cigar Bar

Hours of Operation	Between 7.00 a.m. and 11.00 p.m. only
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.
Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.

CITY'S NOISE ORDINANCE Sec. 26 - 40

No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

(Extract from Table 1 below) (dBA, dBC and dBZ)

Receiving Residential Property **60** (7 a.m. – 11 p.m.)

Receiving Commercial Property **65**

Receiving Industrial Property **70**

Further limitations on Saturdays and Sundays (Residential Only).

RECOMMENDATION

Staff recommendation is for the Planning Board to recommend the proposed amendment to the Edgartown Settlement Zoning District for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH:

FROM: Kevin Freeman, Planning Director

RE: **TEXT AMENDMENT - EDGARTOWN STETTLEMENT ZONING DISTRICT**

BOARD DATE: November 14th, 2022

STAFF REPORT

Requested Action: Approval of text amendments to

Site Location: The Edgartown Settlement Historic District:

Parcel IDs: 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8

Current Future Land Use: High Density Residential

Current Zoning: Edgartown Settlement (ES)

Background: The Edgartown Settlement (ES) Zoning District was adopted by Ordinance L-270 in 2012. Since that time the zoning regulations have been amended and also discussed in detail through Community Meetings. Various Staff proposed amendments to the zoning code were proposed in 2021. Since that time the community has raised concerns regarding outdoor entertainment and noise. This item proposes text amendments to incorporate previous recommendations and to address issues of outdoor use and noise regulation. The proposed amendments seek to better arrange definitions and other sections, including Chart 1-1, uses allowed.

Staff Analysis:
Staff has reviewed the Comprehensive Plan and finds the proposed text amendments to the Code of Ordinances are consistent with the following Objectives and Policies:

1.1.6 Policy
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential
High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

1.2 Objective:
The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.9 *Objective:*
The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

1.15 *Objective:*
Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.15.7 Policy:
The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.5 *Objective:*
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

12.1.1 *Objective:*
The City shall ensure that private property rights are considered in local decision-making to the extent that they are protected through the legal system and the law and order of the government.

12.1.1.2 Policy:
The City shall consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

Procedure relating to Zoning Atlas amendments:

Sec. 125-133. - Zoning atlas amendment procedures.

The following procedure shall apply to amendment of the text of the zoning atlas:

(1) The department of planning and development shall refer the application to the city planning board together with a staff report which notes any inconsistency between the proposed amendment and the comprehensive plan or this chapter.
(2) The city planning board will review the proposed amendment within 45 days of the filing except that it may provide for a reasonable extension of time within which to consider the amendment upon a showing of good cause.
(3) The city planning board will recommend approval, modified approval or disapproval of the proposed amendment, and its recommendations with the proposed amendment shall then be submitted to the city commission. Prior to acting on the proposed amendment, the city commission will hold a public hearing in accordance with the provisions of section 125-37.
(4) In the event the city planning board recommends disapproval, such amendment shall not become effective except by a four-fifths vote by the city commission.

Staff Recommendation

Staff recommendation is for the Planning Board to recommend the proposed text amendment for approval to City Commission.

Alternative Actions

The Planning Board may take the following actions:
1. Recommend Modified Approval.
2. Recommendation of Disapproval.

ORDINANCE NO. 22-XXX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 125 – ZONING, ARTICLE IV, BASIC ZONING DISTRICTS, SECTION 125-197, EDGARTOWN SETTLEMENT (ES) ZONING DISTRICT; AMENDING SAID SECTION TO CLARIFY PURPOSE FOR THE ORDINANCE; AMENDING THE INTENSITY AND DIMENSIONAL STANDARDS; REORGANIZING CHART 1-1, USES ALLOWED; AMENDING USE DEFINTIONS, CLASSIFICATIONS, AND STANDARDS AS TO RESIDENTIAL USES, CHILDCARE, COMMERCIAL USES, AND OVERNIGHT ACCOMODATIONS; AMENDING REGULATIONS REGARDING PERMISSABLE NOISE AND HOURS OF INDOOR AND OUTDOOR ENTERTAINMENT AT EATING AND DRINKING ESTABLISHMENTS WITHIN THE DISTRICT; REORGANIZING EXISTING SUBSECTIONS AND CREATING SUBSECTIONS (g) THROUGH (o); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE**.**

WHEREAS, Section 125-197 has been amended from time to time since it was formally adopted by Ordinance L-270; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2022, meeting, voted _____ to recommend Approval of the request.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (a) is hereby amended as follows:

(a) *Purpose.* The Edgartown Settlement zoning district is intended to provide for a mix of uses integrating small scale, compatible commercial uses, public uses, and accessory dwelling units into an existing urban residential neighborhood with access to multi-modal transit options and adjacency to a mixed use downtown area. ; to create new housing units while respecting the scale of the neighborhood; to increase the housing stock in a manner that is less intense than alternatives; to allow more efficient use of existing housing stock and infrastructure; to provide a mix of housing that responds to changing family needs and smaller households; and to provide a broader range of accessible and more affordable housing.

SECTION 2. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (b) is hereby amended as follows:

~~(b) *Density calculations.* Density is calculated based on the ES boundaries, as defined on Map 1-1, per future land use density caps of the subject properties. A total of 137 dwelling units are permitted within the map area, regardless of lot configuration and size. Maximum density is not calculated based on each lot as it is subdivided.~~

DRAFT

(b) *Definitions.* The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this sub-section, except where the context clearly indicates a different meaning:

Accessory dwelling unit (ADU). A second dwelling subordinate in size to the principal dwelling unit on the lot, located in an accessory structure.

Accessory structure. A structure located on the same lot with the main building, detached or attached, and is subordinate and incidental to the primary or accessory uses of the site.

Artisan manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, on site-retail or storage, and occupying no more than 1,000 square feet of gross floor area.

Catering. An establishment that supplies food to be consumed off-premises.

Childcare. Day care home or day care center (as licensed by the state) which provides regular shelter, care, activity, and supervision for children. Academic instruction may or may not be included.

Community Garden. Vacant land used for vegetable, fruit or flower gardening by individuals or groups in order to strengthen the community food system.

Cultural/community. Uses of a public, nonprofit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis.

Detached dwelling. A principal residential building containing one dwelling unit.

Detached garage. An accessory structure detached from the primary structure onsite which is designed for the storage of vehicles.

Eating and drinking establishment; brewpub. A restaurant or pub which also brews beer on-site.

Eating and drinking establishment; neighborhood bistro. An eating establishment that may serve wine, beer, or other alcohol, but does not have a separate bar with seating.

Eating and drinking establishment; wine and cigar bar. A bar that serves only wine and beer and may or may not serve food.

Habitable space. An insulated, finished living space.

Microbrewery. A craft beer brewery with a production of less than 15,000 barrels per year.

Mixed use. A structure which contains a commercial or public use on the ground floor, with residential uses located above and/or to the rear of the commercial or public use on the ground floor.

Office. A location at which the affairs of a business, profession, service industry or government are conducted.

Overnight accommodations, bed and breakfast. Overnight accommodations, serving breakfast, and located in an owner-occupied residential structure, offering up to eight guest rooms.

Overnight accommodations, boutique hotel. Overnight accommodations which include an amenity such as a restaurant or spa, offering up to 18 rooms and located within a structure of residential building typology.

Overnight accommodations, vacation rental. Vacation rentals shall be as defined in Chapter 22, Article X – Short Term and Vacation Rental Regulations.

Park and open space. A public or private area of land, with or without buildings, opens to the public for outdoor active or passive recreational uses.

Pedicabs. Any vehicle with three or more wheels propelled solely by human power, which is used for transporting passengers for consideration.

Primary use. A permitted or conditional use of a property as defined by the ES use table, classifications, definitions, and standards.

Retail sales, service, and repair (light). Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal or repair services to the general public.

Rowhouse. A single dwelling unit in a rowhouse group.

Rowhouse group. At least three and no more than six contiguous rowhouses located on conforming rowhouse lots.

Two-unit residential. A structure used for two separate dwelling units, having the exterior appearance of a detached dwelling, each unit having private egress or a common stairwell egress.

Urban food production. The use of land for growing crops for sale off premises to support the community food system.

SECTION 3. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (d) is hereby amended as follows:

~~(d) *Intensity and dimensional standards.*~~

~~(1) *Lot types.*~~

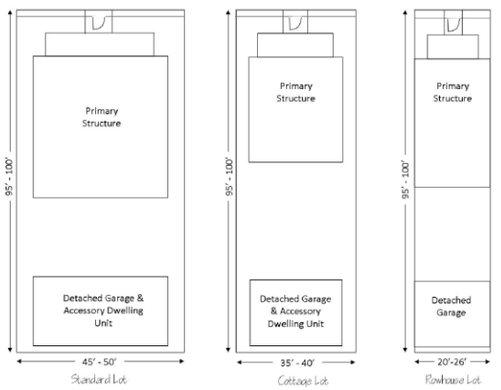
~~a. Standard lot: 45 feet to 50 feet wide lots reflective of the existing historic development pattern of the neighborhood. Standard lots are permitted fronting on any vehicular right-of-way and require rear alley access for new subdivision. Standard lots permit up to a 2½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to three separate primary uses are permitted: two uses in the primary structure, and one in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.~~

~~b. Cottage lot: 35 feet to 40 feet wide lots which permit a small scale, tightly knit pedestrian court type of housing. Cottage lots are permitted fronting a pedestrian-only right-of-way in groups of at least three contiguous lots. Rear access alley access is required for new subdivision. Cottage lots permit a 1½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to two separate primary uses are permitted: One use in the primary structure and one use in the~~

~~accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.~~

~~c. Rowhouse lot: 20 feet wide lot in a group of at least three but no more than ten contiguous lots (rowhouse group), with separate dwelling units attached horizontally in a linear arrangement to one or more rowhouse units. Rowhouse groups are permitted along any vehicular right-of-way and require rear alley access for new subdivision. Each lot permits a two-story connected rowhouse and a detached garage. Accessory dwelling units are not permitted. One use is permitted on a rowhouse lot in the primary structure. Accessory uses are permitted in addition to the primary use.~~

~~Edgartown Settlement (ES) Zoning District Lot Types~~



~~(2) *Dimensional standards.*~~

	~~Standard~~	~~Cottage~~	~~Rowhouse~~
~~Lot area, minimum~~	~~4,275 s.f.~~	~~3,325 s.f.~~	~~1,900 s.f.~~
~~Lot width, minimum~~	~~45′~~	~~35′~~	~~20′~~
~~Lot depth, minimum~~	~~95′~~	~~95′~~	~~95′~~
~~Lot coverage, maximum~~	~~60 percent~~	~~50 percent~~	~~70 percent~~
~~Build-to, front, including porch~~	~~6′~~	~~6′~~	~~6′~~
~~Build-to, side corner~~	~~8′~~	~~6′~~	~~6′~~
~~Build-to, side corner including porch~~	~~6′~~	~~6′~~	~~6′~~
~~Setback, side, minimum~~	~~5′~~	~~4′~~	~~0′~~
~~Setback, rear, primary structure, minimum~~	~~40′~~	~~40′~~	~~40′~~
~~Build-to, rear, detached garage~~	~~2′~~	~~2′~~	~~2′~~
~~Building height, maximum~~	~~2.5 stories~~	~~1.5 stories~~	~~2 stories~~
~~Accessory dwelling permitted~~	~~Yes~~	~~Yes~~	~~No~~
~~Uses allowed per lot (total)~~	~~3~~	~~2~~	~~1~~
~~Dwelling units per lot~~	~~2~~	~~2~~	~~1~~
~~Lot area per dwelling~~	~~2137~~	~~1662~~	~~1900~~
~~Fence/wall height, front yard~~	~~4′~~	~~4′~~	~~N/A~~

~~Fence/wall setback, front yard~~	~~2′~~	~~2′~~	~~N/A~~
~~Fence/wall height, rear yard~~	~~6′~~	~~6′~~	~~6′~~

~~a. *Additional dimensional standards and definitions.*~~

~~1. *Alleys.* Functional public-access alleys which connect a property to a public right-of-way are required prior to any subdivision of land, and when constructing a rear-access garage/accessory dwelling unit. If an alley does not yet exist, the applicant shall work with the planning department to secure required land, plat and construct said alley portion to city standards.~~

~~2. *Building height.* Measured from base flood elevation (BFE) to top of eave. First story may measure up to 12 feet in height; subsequent stories may measure up to nine feet in height. Roofs and incorporated architectural features such as cupolas and widows walks are not included in building height unless habitable space is incorporated within, such as a half-story. Half stories shall be incorporated into a sloped roof line with dormers and gables, and may exceed nine feet at the peak of roof. All new construction shall follow historic construction patterns of building the first floor elevation at least 1½ feet to two feet above grade on a stem wall or pillars even if BFE is lower. In such case, building height shall be measured from first floor elevation.~~

~~3. *Contextual build-to/setback.* When subject lot is adjacent to lots with existing structures, the director of planning may permit a contextual setback/build-to based on an average of the requirement and the adjacent properties.~~

~~4. *Porches.* All new construction shall incorporate an open, covered, eight feet deep front porch. On corner lots, open, covered side porches are encouraged but not required.~~

~~5. *Parking.* No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure, and served by an alley.~~

~~6. *Uses allowed per lot, total.* Indicates the total number of primary uses (does not include accessory uses) allowed on a specific lot type. For instance, a standard lot could have one commercial use, and two residential dwelling units, or two commercial uses and one residential dwelling unit. The combination of uses is limited only by dwelling units per lot, imposed by density constraints. Accessory uses, regulated by separate standards, are allowed in addition to primary uses.~~

~~7. *Variances.* The historic preservation board shall have the power to waive, with or without conditions, subdivision and general dimensional standards in the Edgartown Settlement zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts under the following standards for review. The proposed variance shall further the continued preservation of the historic site or historic district more appropriately than adherence to the subject regulation. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in division 3 of article II of this chapter.~~

(d) Uses allowed.

(1) *Permitted uses.* Uses identified with a "P" in Chart 1-1, use table are permitted as-of-right, subject to any listed use standards and all other applicable standards of this Code.

(2) *Conditional uses.* Uses identified with a "C" in Chart 1-1, use table may be allowed if reviewed and approved in accordance with conditional use criteria and

procedures of the land development regulations. Conditional uses are subject to compliance with any listed use standards and all other applicable standards of this Code.

(3) *Accessory uses.* Uses identified with an "A" in Chart 1-1, use table are subordinate to a primary use of the property, shall not be located within any front facade bay, and are subject to any listed use standard, and to all other applicable standards of this Code. All accessory uses shall be located either within the rear section of the primary structure, within the rear yard or within an accessory structure at the rear of the property. Few customers, especially the general public, come to the site to access the use. All accessory uses in total may occupy no more than 20 percent of the parcel's total lot area.

Chart 1-1 Uses Allowed P – Permitted Use; C – Conditional Use; A – Accessory Use	
RESIDENTIAL	
Detached dwelling	P
2—4 Units	P
Rowhouse	P
Vertical or horizontal mixed use	P
Accessory dwelling unit/detached garage	A
PUBLIC AND CIVIC	
Cultural/Community	P
Community garden	P
Childcare	P
Park and open space	P
COMMERCIAL/BUSINESS	
Adaptive re-use of historic structure	C
Artisan manufacturing	A
Catering	A
Office	P
Pedicabs	P
Retail sales	P
Retail service	P
Retail repair (light)	P
Urban food production	A
Brewpub	P

Neighborhood bistro	P
Wine/Cigar bar	P
ACCOMMODATION	
Bed and breakfast	P
Boutique hotel	P
Vacation rental	P

SECTION 4. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (e) is hereby amended as follows:

~~(e) *Uses allowed.*~~

~~(1) *Permitted uses.* Uses identified with a "P" in chart 1-1, use table are permitted as-of-right, subject to any listed use standards and all other applicable standards of this Code.~~

~~(2) *Conditional uses.* Uses identified with a "C" in chart 1-1, use table may be allowed if reviewed and approved in accordance with conditional use criteria and procedures of the land development regulations. Conditional uses are subject to compliance with any listed use standards and all other applicable standards of this Code.~~

~~(3) *Accessory uses.* Uses identified with an "A" in chart 1-1, use table are subordinate to a primary use of the property, shall not be located within any front facade bay, are subject to any listed use standards, and to all other applicable standards of this Code. All accessory uses shall be located either within the rear section of the primary structure, within the rear yard (subject to approval by the director of planning) or within an accessory structure at the rear of the property, accessible by an alley. Few customers, especially the general public, come to the site to access the use. All accessory uses in total may occupy no more than 20 percent of the parcel's total lot area.~~

~~Chart 1-1 Uses Allowed~~	
~~Residential~~	~~Permitted/Conditional/Accessory~~
~~Detached dwelling~~	~~P~~
~~2—4 Units~~	~~P~~
~~Rowhouse~~	~~P~~
~~Vertical mixed use~~	~~P~~
~~Accessory dwelling unit/detached garage~~	~~A~~
~~Public and Civic~~	~~Permitted/Conditional/Accessory~~
~~Cultural/Community~~	~~P~~
~~Community garden~~	~~P~~
~~Childcare~~	~~P~~
~~Park and open space~~	~~P~~
~~Commercial~~	~~Permitted/Conditional/Accessory~~
~~Adaptive re-use of historic structure~~	~~C~~
~~Artisan manufacturing~~	~~A~~
~~Catering~~	~~A~~
~~Eating and drinking establishments~~	~~Permitted/Conditional/Accessory~~
~~Brewpub~~	~~P~~
~~Neighborhood bistro~~	~~P~~

~~Wine/Cigar bar~~	~~P~~
~~Office~~	~~P~~
~~Overnight Accommodations~~	~~Permitted/Conditional/Accessory~~
~~Bed and breakfast~~	~~P~~
~~Boutique hotel~~	~~P~~
~~Vacation rental~~	~~P~~
~~Pedicabs~~	~~P~~
~~Retail sales~~	~~P~~
~~Retail service~~	~~P~~
~~Retail repair (light)~~	~~P~~
~~Urban food production~~	~~A~~

~~(4) *Use definitions, classifications and standards.*~~

~~a. *Residential uses.*~~

~~1. *Detached dwelling.* A principal residential building containing one dwelling unit.~~

~~2. *Two-unit residential.* A structure used for two separate dwelling units, having the exterior appearance of a detached dwelling, each unit having private egress or a common stairwell egress.~~

~~3. *Rowhouse.* A single dwelling unit in a rowhouse group.~~

~~(i) Use standards.~~

~~A. *Rowhouse group.* A rowhouse group must be comprised of at least three and no more than ten contiguous rowhouses located on conforming rowhouse lots.~~

~~B. *Site design.* Each unit's entrance is located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard and detached garage with access to a functioning alley.~~

~~4. *Vertical mixed use.* A structure which contains a commercial or public use on the ground floor, with residential uses located above and/or to the rear of the commercial or public use on the ground floor.~~

~~5. *Accessory dwelling unit (ADU).* A second dwelling subordinate in size to the principal dwelling unit on the lot, located in an accessory structure with access to a rear-access alley. Such structure shall be designed to respect the historic, small scale residential detached building typology in the Edgartown Settlement Preservation Area, as well as the architectural design of the primary structure on the site. Accessory dwelling units may or may not include a detached garage. A detached garage may be constructed without an incorporated accessory dwelling unit. Accessory dwelling units are encouraged in the ES zoning district to:~~

~~(i) Create new housing units while respecting the scale of the neighborhood;~~

~~(ii) Increase the housing stock in a manner that is less intense than alternatives;~~

~~(iii) Allow more efficient use of existing housing stock and infrastructure;~~

~~(iv) Provide a mix of housing that responds to changing family needs and smaller households;~~

~~(v) Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and~~

~~(vi) Provide a broader range of accessible and more affordable housing.~~

~~6. *Use standards.*~~

~~(i) Build-to line, rear: two feet.~~

(ii) Build-to, side corner: eight feet; or with porch: six feet.

(iii) Setback, side: five feet.

(iv) Building height. No greater than height of principal structure unless granted variance. Maximum height of proposed structure may not exceed the maximum height allowed on subject lot. The historic preservation board will act as the decision-making body for this variance.

(v) Massing. No greater than mass of principal structure unless granted variance. The historic preservation board will act as the decision-making body for this variance.

(vi) Parking. No additional parking is required for the ADU.

(vii) Architectural compatibility. Architectural style and building materials shall be compatible with the primary structure's architectural style. Architectural compatibility is not synonymous with an exact mimicking of the primary structure's design and materials.

(viii) Variance standards.

A. Only properties which contain contributing historic structures are eligible for building height or massing variances. Detached garages without ADUs incorporated may also be eligible for building height and massing variances if located on a site with a contributing historic structure.

B. Shall be sited, designed and landscaped in such a manner that size and/or height does not overwhelm the principal structure as viewed from the right-of-way.

b. *Public and civic uses.*

1. *Cultural/community.* Uses of a public, nonprofit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis.

2. *Community garden.* Vacant land used for vegetable, fruit or flower gardening by individuals or groups in order to strengthen the community food system.

3. *Use standards.*

(i) *Compatibility.* No adverse impacts to adjacent properties such as persistent odor, light, vibration, visual blight or chemical drift.

(ii) *Xeriscape.* Water source shall be reclaimed on-site of off-site water, i.e., rain barrel, sub-grade or landscape-screened cistern, etc.

(iii) *Top soil retention.* Site shall be configured in such a way that no exposed soil shall be prone to stormwater runoff.

(iv) *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with landscaping.

(v) *Ownership.* Owner of site shall provide a written agreement allowing the site to be used as a community garden.

c. *Childcare.* Day care home or day care center (as licensed by the state) which provides regular shelter, care, activity and supervision for children. Academic instruction may or may not be included.

1. Use standards.

(i) *Arrival and departure.* Site design must provide for the safe arrival and departure of children.

A. *Traffic.* Drop off areas must be arranged so that an adult can remove a child from the pedestrian side of the vehicle and proceed directly to the front entrance on a sidewalk.

~~B. *Security.* The entrance must be readily identifiable and accessible to emergency personnel. The location must allow for all entrances and exits to be secured, with a secured play yard perimeter and controlled access.~~

~~(ii) *Exterior play yards.* The site shall provide an outdoor play yard and amenities. Play yards should provide for a variety of developmentally appropriate activities and amenities per the below standards:~~

~~A. *Sunlight and shade.* Play yards should have exposure to both shade and sunlight. Additional shade trees or tree pruning may be required to create a balance of shade and sun in the play yard.~~

~~B. *Amenities.* Select three or more amenities below for the outdoor play yard:~~

~~1. *Open or screened porch.* Porches are highly desirable play elements as they provide for outdoor play in inclement or hot weather. Porches are a significant architectural symbol of a nurturing environment and provide a transition to the natural elements.~~

~~2. *Circulation.* Dedicated, hard surface, connected pathways for wheeled toys of at least five feet in width, allowing two tricycles to pass, as well as provision of wheeled toys to ride, and a wheeled-toy parking area off the paths.~~

~~3. *Shaded seating.* Provide seating in a shaded area with views to other areas of the play yard. Such seating may include benches, tables and chairs, picnic table, and/or chair and easel.~~

~~4. *Sand and water play.* Sand and/or water tables at children's height with areas for sand and/or water, flat surface building area, storage areas for spoons, shovels, toy vehicles, buckets. Sand tray area must be fitted with removable cover to protect from rodent or small animal intrusion.~~

~~5. *Dramatic play area.* Stage and/or shaded play house structure with seating, including props for dramatic play. Play house area should be adjacent to circulation paths to incorporate paths and parking areas into make believe play.~~

~~6. *Large motor play area.* Options include superstructure playground equipment with climbing obstacles, climb-through tunnels and slides, berms that create small hills, large rocks for climbing, or open, grassy yard area for running and games.~~

~~7. *Infant play area.* Separate space consisting of soft exterior paving materials that protect crawling children and provide a comfortable surface for seating, exposed to the natural element but shaded from direct sun. Appropriate activities within the area include crawling spaces with slight inclines or undulations; low barriers to climb over, pull up bars, low platforms, and low slope slides. A place hard enough to use wheeled and push toys may also be included.~~

~~8. *Children's garden.* Garden area for planting, tending and harvesting of fruits, vegetables and flowers.~~

~~9. *Quiet space.* Quieter space set apart from active area such as a labyrinth walking path, shaded or sunny seating niches for reading, or easels for art.~~

~~C. *Alternative compliance.* When play yard areas cannot be provided in compliance with these criteria due to site constraints, the center may propose access to alternate play areas for large motor skill development. These may include public parks with appropriate play equipment within one-fourth mile of the childcare center, provided safe pedestrian routes with adequate sidewalks and crosswalks are identified.~~

~~D. *Fencing.* Play yards must be enclosed by fences to define and secure the play yard. Chainlink is not an acceptable material. The material chosen must have no sharp exposed connections. When play yards are located adjacent to a street, raised planters should be incorporated into fencing design to create a more secure barrier between an errant vehicle and children in the play yard.~~

d. *Park and open space.* A public or private area of land, with or without buildings, opens to the public for outdoor active or passive recreational uses.

e. *Commercial uses.*

1. Use standards, applicable to all commercial uses, in addition to use standards for specific primary uses.

(i) *Size:* 2,000 square feet, max per tenant.

(ii) *Hours of operation:* No business may operate between the hours of 11:00 p.m. and 7:00 a.m.

(iii) *Parking, off-street; not required.* When provided, parking shall be located to the rear of the primary structure and accessed by a rear access alley.

(iv) *Parking, on-street.* If on-street parking is not present on all adjacent rights-of-way, the applicant shall be required to install adopted streetscape improvements for deficient street, including on-street parking, street trees, lighting and sidewalks.

(v) *Compatibility.* No adverse impacts to adjacent properties such as persistent light, odor, vibration, noise or visual blight.

2. Adaptive re-use of a historic structure. Provides for a wider variety of allowed uses than those allowed in the existing zoning district for structures designated as contributing or individually designated historic structures on the city register of historic places. A proposed use not listed as permitted or conditional in the ES zoning district may be applied for through this adaptive re-use conditional use process. The historic preservation board will act as the decision-making body for this conditional use.

(i) Use standards.

A. *Architectural character.* The proposed use and any subject alterations shall maintain the architectural character of the historic property and modifications shall be governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

B. *Historic character.* The proposed use shall promote the preservation of the historic character of the historic district or, if the structure is individually designated, shall benefit the character of the surrounding neighborhood.

C. Comprehensive plan. The proposed conditional use is consistent with the comprehensive plan.

D. *Concurrency.* The proposed conditional use will not cause the level of service of public facilities that are subject to concurrency requirements to drop below levels of service established by the comprehensive plan.

E. *Compatibility.* The proposed conditional use at the proposed location will not result in adverse impacts to adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may exist in the future.

Existing regulations are in place to mitigate potential adverse impacts of the proposed conditional use, or reasonable conditions can be imposed and enforced to mitigate potential adverse impacts.

3. Artisan manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations or storage, and occupying no more than 1,000 square feet of gross floor area.

(i) Use classifications (examples). Cabinetry; art fabrication; microbrewing without a retail or restaurant component; ceramics.

4. Catering. An establishment that supplies food to be consumed off-premises.

5. Eating and drinking establishment; brewpub. A restaurant or pub which also brews beer on-site.

(i) Use standards.

Table of Use Standards

Size, Restaurant/Pub	1,500 s.f. max interior; 800 s.f. max exterior
Size, Brewing facilities	2,000 s.f. max; up to 4,000 s.f. with Conditional Use
Location, Restaurant/Pub	Front facade bay
Location, Brewing facilities	Accessory to restaurant/pub and located to the rear of restaurant/pub. May be integrated into design of restaurant/pub area. Brewing facilities may also be located in an accessory structure to the rear of the site.
Hours of Operation	No later than 11:00 p.m.
Live Entertainment	Outside: Acoustic only and permitted no later than 9:00 p.m.
	Inside: No music audible outside establishment after 9:00 p.m.

6. *Eating and drinking establishment; neighborhood bistro.* An eating establishment that may serve wine, beer or other alcohol, but does not have a separate bar with seating.

(i) Use standards.

Size:	1,500 s.f. max interior; 800 s.f. max exterior
Hours of Operation:	7:00 a.m. to 11:00 p.m.
Live Entertainment:	Acoustic only, permitted outside until 9:00 p.m., permitted inside until 11:00 p.m.; no music of any kind may be audible outside establishment after 9:00 p.m.

7. *Eating and drinking establishment; wine and cigar bar.* A bar that serves only wine and beer, and may or may not serve food.

(i) Use standards.

Size:	1,500 s.f. max, interior; 800 s.f. max, exterior.
Hours of operation:	No later than 11:00 p.m.
Live entertainment:	Acoustic only, permitted outside until 9:00 p.m., permitted inside until 11:00 p.m.; no music of any kind may be audible outside establishment after 9:00 p.m.
Mixed Use:	If mixed use, premises shall be fitted with filtration system so as to not allow smoke odors to leave the premises and infiltrate surrounding or attached businesses or residences. Smoking is not permitted on outdoor areas if part of a mixed use site.

8. *Office.* A location at which the affairs of a business, profession, service industry or government are conducted.

9. *Overnight accommodations, bed and breakfast.* Overnight accommodations, serving breakfast, and located in an owner-occupied residential structure, offering up to eight guest rooms.

10. *Overnight accommodations, boutique hotel.* Overnight accommodations which include an amenity such as a restaurant or spa, offering up to 18 rooms and located within a structure of residential building typology.

11. *Overnight accommodations, vacation rental.* A detached dwelling or apartment within a building of residential building typology which is rented out for the purposes of providing accommodations for less than six months to tourists.

(i) Use standards.

A. A separate entrance shall be provided for each unit to the exterior or to an interior, secure common area.

B. A business license shall be required for each vacation rental unit.

C. Such units shall be managed by either a state-licensed property management agent or the owner-occupant residing in another unit, and shall collect and pay all applicable taxes.

D. Current contact information for the management agency or owner-occupant shall be displayed in an accessible location outside the vacation rental.

12. *Pedicabs.* Any vehicle with three or more wheels propelled solely by human power, which is used for transporting passengers for consideration, subject to the use standards found in section 125-157(2)c.1.B.

13. *Retail sales.* Companies or individuals involved in the sale, lease or rental of new or used products, or providing personal or repair services to the general public.

(i) Use classifications (examples):

A. *Sales oriented.* Examples of sales-oriented retail sales and service include stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; antiques; small appliances; art; art supplies; baked goods; bicycles; books; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods; electronic equipment; fabric; flowers; garden supplies; gifts; groceries; hardware; household products; jewelry; medical supplies; microbreweries with a retail off-premises sales component; musical instruments; neighborhood commercial sales; pet food and/or pets; pharmaceuticals; photo finishing; picture frames; plants; printed material; produce; sporting goods; seafood retailers and markets; stationery; tobacco and related products and videos.

B. *Personal service oriented.* Examples of personal service-oriented retail sales and service include animal grooming facilities; health clubs; business, driving, trade and other commercial schools; dance, art, fitness/wellness, gymnastic, yoga or music studios or classes; dry-cleaning and laundry drop-off establishments; hair, nail, tanning and personal care services; laundromats; massage therapy; funeral homes; neighborhood commercial services; photocopy, blueprint and quick-sign services; photographic studios; security services and small-scale catering.

C. *Repair oriented.* Examples of repair-oriented retail sales and service include locksmiths; small appliances and electronics, bicycles, canvas products, clocks, computers, jewelry, musical instruments, shoes, televisions and watches; and tailors, milliners and upholsterers.

D. *Uses not included.* Adult entertainment; large-scale catering; laundry and dry-cleaning plants; lumber yards and other building material sales that sell primarily to

~~contractors and do not have a retail orientation; repair and service of motor vehicles, motorcycles, recreational vehicles, boats, light and medium trucks; sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; tattoo or piercing services; exterior freestanding vending machines.~~

~~14. *Urban food production.* The use of land for growing crops or raising small livestock for sale off premises to support the community food system.~~

~~(i) Use classifications (examples).~~

~~A. Gardens to produce food, feed or fiber; raising small animals of less than 20 pounds; apiculture of one hive; aquaculture.~~

~~B. Uses not included. Community gardens, gardens or fruit trees for any animal which causes excessive noise or odor, such as roosters or peacocks.~~

~~(ii) Use standards.~~

~~A. *Size.* No more than ten percent of the site may be dedicated to the use.~~

~~B. *Compatibility.* No adverse impacts to adjacent properties such as persistent odor, light, vibration visual blight or chemical drift.~~

~~C. *Xeriscape.* Irrigation source shall be reclaimed on-site or off-site water, i.e., rain barrel, sub-grade or landscape-screened cistern, etc.~~

~~D. *Top soil retention.* Site shall be configured in such a way that no exposed soil shall be prone to erosion.~~

~~E. *Buffer.* Use shall be buffered from view from any adjacent right-of-way or property by appropriate fencing and/or landscaping.~~

~~F. *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with vegetation or enclosed within a bin.~~

(e) *Density calculations*. Density is calculated based on the ES boundaries, as defined on Figure 1-1, per future land use density caps of the subject properties. A total of 137 dwelling units are permitted within the map area, regardless of lot configuration and size. Maximum density is not calculated based on each lot as it is subdivided.

SECTION 5. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (f) is hereby amended as follows:

~~(f) *Ancillary definitions.*~~

~~*Accessory structure* means a structure located on the same lot with the main building, detached or attached, and is subordinate and incidental to the primary or accessory uses of the site.~~

~~*Apiculture* means beekeeping of one or more hives along with associated equipment for the extraction of honey.~~

~~*Aquaculture* means the farming of aquatic organisms such as fish, crustaceans, mollusks and aquatic plants. Aquaculture involves cultivating freshwater and saltwater populations under controlled conditions.~~

~~*Community food system* means a local or regional food system in which food production, processing, distribution and consumption are integrated to enhance the environmental, economic, social and nutritional health of a particular place. Four aspects distinguish community food systems from the globalized food systems: food security, proximity, self-reliance and sustainability.~~

~~(1) *Food security is a key goal of community food systems.* While food security traditionally focuses on individual and household food needs, community food security addresses food access within a community context, especially for low-income households. It has a simultaneous goal of developing local food systems.~~

~~(2) *Proximity refers to the distance between various components of the food system.* In community food systems such distances are generally shorter than those in the dominant or global food system. This proximity increases the likelihood that enduring relationships will form between different stakeholders in the food system; farmers, processors, retailers, restaurateurs, consumers, etc.~~

~~(3) *Self-reliance refers to the degree to which a community meets its own food needs.* While the aim of community food systems is not total self-sufficiency (where all food is produced, processed, marketed and consumed within a defined boundary), increasing the degree of self-reliance for food, to be determined by a community partnership, is an important aspect of a community food system.~~

~~(4) *Sustainability refers to following agricultural and food system practices that do not compromise the ability of future generations to meet their food needs.* Sustainability includes environmental protection, profitability, ethical treatment of food system workers, and community development. Sustainability of the food and agriculture system is increased when a diversified agriculture exists near strong and thriving markets, when non-renewable inputs required for every step in the food system are reduced, when farming systems rely less on agri-chemical fertilization and pest control, and when citizen participation in food system decision-making is enhanced.~~

~~*Detached garage* means an accessory structure detached from the primary structure onsite which is designed for the storage of vehicles, which has legal access to and is served by a rear-access alley.~~

~~*Habitable space* means insulated, finished living space.~~

~~*Microbrewery* means craft beer brewery with a production of less than 15,000 barrels per year, accessory to either a restaurant/pub (brewpub) or to a retail, off-premises sales establishment located on the front facade. Microbreweries may also be an accessory use to an alternate primary use if no retail or restaurant component is proposed, provided it meets the use standards of accessory use. Shall include a filtration system so as to not allow odors to leave the premises.~~

~~*Primary use* means a permitted or conditional use of a property as defined by the ES use table, classifications, definitions and standards.~~

(f) *Development standards.*

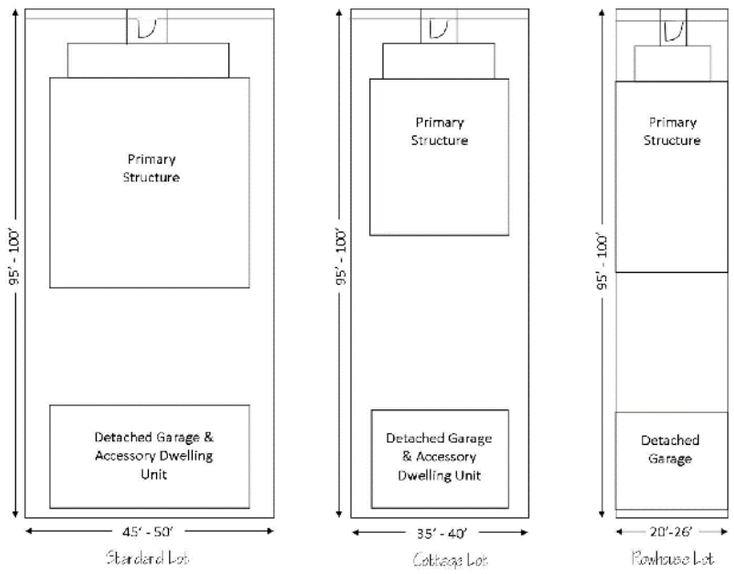
(1) Standard lot: 45 feet to 50 feet wide lots reflective of the existing historic development pattern of the neighborhood. Standard lots are permitted fronting on any vehicular right-of-way. Standard lots permit up to a 2½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to three separate primary uses are permitted: two uses in the primary structure, and one in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(2) Cottage lot: 35 feet to 40 feet wide lots which permit a small scale, tightly knit pedestrian court type of housing. Cottage lots are permitted fronting a pedestrian-only right-of-way in groups of at least three contiguous lots. Cottage lots permit a two-story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to two separate primary uses are permitted: One use in the primary structure and one use in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(3) Rowhouse lot: 20 feet wide lot in a group of at least three but no more than six contiguous lots (rowhouse group), with separate dwelling units attached horizontally in a linear arrangement. Rowhouse groups are permitted along any vehicular right-of-way Each lot permits a two-story connected rowhouse and a detached garage. Accessory dwelling units are not permitted. One primary use is permitted on a rowhouse lot in the primary structure. Accessory uses are permitted in addition to the primary use.

(4) Lot types:

Edgartown Settlement (ES) Zoning District Lot Types



(5) *Lot dimensional standards.*

	Standard	Cottage	Rowhouse
Lot area, minimum	4,275 s.f.	3,325 s.f.	1,900 s.f.
Lot width, minimum	45′	35′	20′
Lot depth, minimum	95′	95′	95′
Lot coverage, maximum	60 percent	60 percent	70 percent
Build-to, front, including porch	6′	6′	6′
Build-to, side corner including porch	6′	6′	6′
Setback, side, minimum	5′	4′	0′
Setback, rear, primary structure, minimum	6’	6’	6’
Build-to, rear, detached garage	2′	2′	2′
Building height, maximum	2.5 stories	1.5 stories	2 stories
Accessory dwelling permitted	Yes	Yes	No
Uses allowed per lot (total)	3	2	1
Dwelling units per lot	2	2	1
Fence/wall height, front yard	4′	4′	N/A
Fence/wall setback, front yard	2′	2′	N/A
Fence/wall height, rear and side yard	6′	6′	6′

(6) *Additional dimensional standards and definitions.*

a. *Building height.* Measured from first floor elevation to top of eave. Roofs and incorporated architectural features such as cupolas and widow's walks are not included in building height unless habitable space is incorporated within half stories shall be incorporated into a sloped roof line with dormers and gables. All new construction shall follow historic construction patterns of building the first-floor elevation at least 1½ feet to two feet above grade on a stem wall or pillars even if base floor is lower.

b. *Contextual build-to/setback.* When subject lot is adjacent to lots with existing structures, the planning director may permit a contextual setback/build-to based on an average of the requirement and the adjacent properties.

c. *Porches.* All new construction shall incorporate an open, covered, minimum eight feet deep front porch. On corner lots, open, covered side porches are encouraged but not required.

d. *Parking.* No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure.

e. *Uses allowed per lot, total.* Indicates the total number of primary uses (does not include accessory uses) allowed on a specific lot type. For instance, a standard lot could have one commercial use, and two residential dwelling units, or two commercial uses and one residential dwelling unit. The combination of uses is limited only by dwelling units per lot, imposed by density constraints. Accessory uses, regulated by separate standards, are allowed in addition to primary uses.

f. *Variances.* The historic preservation board shall have the power to waive, with or without conditions, subdivision, and dimensional standards in the Edgartown Settlement zoning district. The proposed variance shall further the continued preservation of the historic site and historic district more appropriately than adherence to the subject regulation. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation, or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in division 3 of article II of this chapter.

SECTION 6. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (g) is hereby created as follows:

(g) *Residential use standards.*

(1) *Rowhouse standards*. Each unit's entrance is located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard.

(2) *Accessory dwelling unit (ADU) use standards.* ADU should be designed to respect the historic, small scale residential detached building typology in the Edgartown Settlement zoning district, as well as the architectural design of the primary structure on the site. Accessory dwelling units may or may not include a detached garage. A detached garage may be constructed without an incorporated accessory dwelling unit.

(3) *ADU Development Standards.*

a. Build-to line, rear: two feet.

b. Build-to, side corner: eight feet; or with porch: six feet.

c. Setback, side: five feet.

d. *Building height*. No greater than height of principal structure unless granted variance. Maximum height of proposed structure may not exceed the maximum height allowed on subject lot. The historic preservation board will act as the decision-making body for this variance.

e. *Massing*. No greater than mass of principal structure unless granted variance. The historic preservation board will act as the decision-making body for this variance.

f. *Parking*. No additional parking is required for the ADU.

g. *Architectural compatibility*. Architectural style and building materials shall be compatible with the primary structure's architectural style.

SECTION 7. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (h) is hereby created as follows:

(h) *Public and Civic use standards.*

(1) *Community Garden standards*.

a. *Entrance.* Each unit's entrance located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard.

b. *Compatibility.* Community Gardens shall be subject to the compatibility standards for general commercial uses set forth in Section 125-197(i)(6).

c. *Xeriscape.* Water source shall be reclaimed on-site of off-site water, i.e., rain barrel, sub-grade, or landscape-screened cistern, etc.

d. *Topsoil retention.* Site shall be configured in such a way that no exposed soil shall be prone to stormwater runoff.

e. Outdoor storage. All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with landscaping.

f. Ownership. Owner of site shall provide a written agreement allowing the site to be used as a community garden.

(2) *Childcare. Day care home or day care center standards*

a. Arrival and departure. Site design must provide for the safe arrival and departure of children.

b. *Traffic.* Drop off areas must be arranged so that an adult can remove a child from the pedestrian side of the vehicle and proceed directly to the front entrance on a sidewalk.

c. *Security.* The entrance must be readily identifiable and accessible to emergency personnel. The location must allow for all entrances and exits to be secured, with a secured play yard perimeter and controlled access.

d. *Exterior play yards.* The site shall provide an outdoor play yard and amenities. Play yards should provide for a variety of developmentally appropriate activities and amenities.

e. *Fencing.* Play yards must be enclosed by fences to define and secure the play yard. Chain-link is not an acceptable material. The material chosen must have no sharp exposed connections. When play yards are located adjacent to a street, raised planters should be incorporated into fencing design to create a more secure barrier between an errant vehicle and children in the play yard.

f. *Alternative compliance*. When play yard areas cannot be provided in compliance with these criteria due to site constraints, the center may propose access to alternate play areas for large motor skill development. These may include public parks with appropriate play equipment within one-fourth mile of the childcare center, provided safe pedestrian routes with adequate sidewalks and crosswalks are identified.

SECTION 8. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (i) is hereby created as follows:

(i) *Commercial general use standards.*

(1) *Applicability*. These standards are applicable to all commercial uses, except as modified by applicable standards for specific primary uses.

(2) *Floor Area:* 2,000 square feet, maximum per tenant.

(3) *Hours of operation:* No business may operate between the hours of 11:00 p.m. and 7:00 a.m.

(4) *Parking, off-street; not required.* When provided, parking shall be located to the rear of the primary structure.

(5) *Parking, on-street.* If on-street parking is not present on all adjacent rights-of-way, the applicant shall be required to install adopted streetscape improvements for deficient street, including on-street parking, street trees, lighting, and sidewalks.

(6) *Compatibility.* No business may operate in such a manner that it generates persistent light, odor, vibration, noise, or visual blight of such a nature that it adversely affects the comfort, repose, health, or safety of persons occupying an adjacent property, as deemed by a reasonable person. Compliance with Chapter 26, Article II of this Code shall meet this compatibility requirement regarding the generation of noise.

(7) *Adaptive re-use of a historic structure*. Provides for a wider variety of allowed uses than those allowed in the existing zoning district for structures

designated as contributing or individually designated historic structures on the city register of historic places. A proposed use not listed as permitted or conditional in the ES zoning district may be applied for through this adaptive re-use conditional use process. The historic preservation board will act as the decision-making body for this conditional use based on the following criteria:

a. *Architectural character.* The proposed use and any subject alterations shall maintain the architectural character of the historic property and modifications shall be governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

b. *Historic character.* The proposed use shall promote the preservation of the historic character of the historic district or, if the structure is individually designated, shall benefit the character of the surrounding neighborhood.

c. *Comprehensive plan.* The proposed conditional use is consistent with the comprehensive plan.

d. *Concurrency.* The proposed conditional use will not cause the level of service of public facilities that are subject to concurrency requirements to drop below levels of service established by the comprehensive plan.

e. *Compatibility.* The proposed conditional use at the proposed location will not result in adverse impacts to adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may exist in the future.

f. *Impact.* Existing regulations are in place to mitigate potential adverse impacts of the proposed conditional use, or reasonable conditions can be imposed and enforced to mitigate potential adverse impacts.

SECTION 9. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (j) is hereby created as follows:

(j) *Eating and drinking establishment; brewpub, use standards.*

Size, Restaurant/Pub	1,500 s.f. max interior; 800 s.f. max exterior
Size, Brewing facilities	2,000 s.f. max; up to 4,000 s.f. with Conditional Use
Location, Restaurant/Pub	Front facade bay
Location, Brewing facilities	Accessory to restaurant/pub and located to the rear of restaurant/pub. May be integrated into design of restaurant/pub area. Brewing facilities may also be located in an accessory structure to the rear of the site.
Hours of Operation	Between 7.00 a.m. and 11.00 p.m. only
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.

Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.

SECTION 10. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (k) is hereby created as follows:

(k) *Eating and drinking establishment; neighborhood bistro, use standards.*

Size:	1,500 s.f. max interior; 800 s.f. max exterior
Hours of Operation:	Between 7:00 a.m. to 11:00 p.m. only.
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.
Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.

SECTION 11. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (l) is hereby created as follows:

(l) *Eating and drinking establishment; wine and cigar bar, use standards.*

Size:	1,500 s.f. max, interior; 800 s.f. max, exterior.
Hours of operation:	Between 7:00 a.m. to 11:00 p.m. only.
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.
Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.
Mixed Use:	If mixed use, premises shall be fitted with filtration system so as to not allow smoke odors to leave the premises and infiltrate surrounding or attached businesses or residences. Smoking is not permitted on outdoor areas if part of a mixed-use site.

SECTION 12. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (m) is hereby created as follows:

(m) *Vacation rental use standards*. Vacation rentals shall be subject to the standards in Chapter 22, Article X – Short Term and Vacation Rental Regulations.

SECTION 13. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (n) is hereby created as follows:

(n) *Retail sales, service, and repair (light) use standards.*

Use classifications (examples, similar and not limited to):

(1) *Sales Oriented.* Examples of sales-oriented retail sales and service include stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; antiques; small appliances; art; art supplies; baked goods; bicycles; books; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods; electronic equipment; fabric; flowers; garden supplies; gifts; groceries; hardware; household products; jewelry; medical supplies; microbreweries with a retail off-premises sales component; musical instruments; neighborhood commercial sales; pet food and/or pets; pharmaceuticals; photo finishing; picture frames; plants; printed material; produce; sporting goods; seafood retailers and markets; stationery; tobacco; and related products and videos.

(2) *Personal service oriented.* Examples of personal service-oriented retail sales and service include animal grooming facilities; health clubs; business, driving, trade and other commercial schools; dance, art, fitness/wellness, gymnastic, yoga or music studios or classes; dry-cleaning and laundry drop-off establishments; hair, nail, tanning and personal care services; laundromats; massage therapy; funeral homes; neighborhood commercial services; photocopy, blueprint and quick-sign services; photographic studios; security services; and small-scale catering.

(3) *Repair oriented.* Examples of repair-oriented retail sales and service include locksmiths; small appliances and electronics, bicycles, canvas products, clocks, computers, jewelry, musical instruments, shoes, televisions, and watches; and tailors, milliners, and upholsterers.

(4) *Uses not included.* Adult entertainment; large-scale catering; laundry and dry-cleaning plants; lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation; repair and service of motor vehicles, motorcycles, recreational vehicles, boats, light and medium trucks; sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; tattoo or piercing services; and exterior freestanding vending machines.

SECTION 14. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (o) is hereby created as follows:

(o) *Urban food production use standards.*

(1) *Size.* No more than ten percent of the site may be dedicated to the use.

(2) *Compatibility.* Urban food production shall be subject to the compatibility standards for general commercial uses set forth in Section 125-197(i)(6).

(3) *Xeriscape.* Irrigation source shall be reclaimed on-site or off-site water, i.e., rain barrel, sub-grade, or landscape-screened cistern, etc.

(4) *Topsoil retention.* Site shall be configured in such a way that no exposed soil shall be prone to erosion.

(5) *Buffer.* Use shall be buffered from view from any adjacent right-of-way or property by appropriate fencing and/or landscaping.

(6) *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with vegetation or enclosed within a bin.

(7) *Uses not included.* Gardens or fruit trees for any animal which causes excessive noise or odor, such as roosters or peacocks.

SECTION 15. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 16. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 17. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-033 was duly advertised by title only in the St. Lucie News Tribune on _____, 2022; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2022; and was duly introduced, read by title only, and passed on second and final reading on _____, 2022, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2022.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

ARTICLE II. NOISE

Sec. 26-37. Purpose.

(a) Excessive, unnecessary or unusually loud noise is a detriment to the public health, comfort, convenience, safety, welfare and prosperity of city residents.

(b) It is in the public interest that the regulations contained in this article be adopted as public policy to promote the public health, comfort, safety, welfare and repose of the city and its inhabitants.

(Code 1983, § 11-52.1; Ord. No. 14-033, § 1, 12-1-2014)

Sec. 26-38. Terminology, standards, and definitions.

(a) *Definitions.* All technical definitions are in accordance with American National Standards Institute Standard S1.1-1960 or in successor publication entitled Acoustical; Terminology, as reaffirmed. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A-weighting means the electronic filtering in sound level meters that models human hearing frequency sensitivity.

Ambient noise means the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources, near and far, independent of any single, identifiable noise source.

Background sound level means the total sound pressure level in the area of interest excluding the noise source of interest.

Bel means a unit of level when the base of logarithm is ten. Use of the bel is restricted to levels of quantities proportional to power.

C-weighted scale is often used to characterize low frequency sounds capable of inducing vibrations in buildings or other structures.

Commercial property means any property zoned for commercial purposes that is used primarily for the sale of merchandise or goods, or for the performance of service, or for office or clerical work.

Construction means any site preparation, assembly, erection, repair, alteration or similar action, or demolition of buildings or structures.

Decibel (dB) means the unit of measurement for sound pressure level at a specified location.

dBA means the A-weighted unit of sound pressure level. C-weighted measurements are expressed as dBC. Z-weighted measurements are expressed as dBZ.

Emergency means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage that demands immediate action.

Emergency work means any work or action performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency or delivering essential services.

Frequency of a function periodic in time means the reciprocal of the primitive period. The unit is the cycle per unit time and must be specified.

Impulsive sound means a sound having a duration of less than one second with an abrupt onset and rapid decay.

Industrial property means any property that is used primarily for manufacturing or processing.

Legal holiday means and includes the following: New Year's Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Christmas Eve and Christmas Day.

Mixed use building means a building in which both residential and commercial uses are permitted.

Muffler means a sound-dissipative device or system for attenuating the sound of escaping gases of an internal combustion engine.

Multifamily dwelling means any building or other shelter that has been divided into separate units to house more than one family.

Noise means any sound that annoys or disturbs humans or causes or tends to cause an adverse psychological or physiological effect on humans or that would unreasonably interfere with the enjoyment of life or property.

Octave band means all of the components in a sound spectrum whose frequencies are separated by an octave.

Real property line means the line, including its vertical extension that separates one parcel of real property from another.

Residential property means any property on which people live and sleep.

Sound level means the weighted sound pressure level obtained by the use of a metering characteristic and weighting A, B, C or Z as specified in American National Standards Institute specifications for sound level meters, ANSI S1.4-1971, or in successor publications. If the weighting employed is not indicated, the A-weighting shall apply.

Sound level meter (SLM) means an instrument used to measure sound pressure levels conforming to Type 1 or Type 2 standards as specified in the ANSI Standard S1.4-1983 or the latest version thereof.

Sound pressure level (SPL) is 20 multiplied by the logarithm, to the base of ten, of the measured sound pressure divided by the sound pressure associated with the threshold of human hearing, in units of decibels.

Weekday means any day, Monday through Friday that is not a legal holiday.

Z-weighting means the true absolute unweighted dB sound levels. Unweighted decibel measurements are used for refined analyses that require data on the frequency spectrum of a sound (e.g., when determining the sound absorption or sound transmission properties of materials). As a direct measure of the pressure fluctuations associated with sound, unweighted decibel measurements also have considerable usefulness in evaluating noise-induced vibrations.

(b) *Classification of use occupancy.* For purposes of defining the use occupancy, all premises containing habitually occupied sleeping quarters shall be considered residential use. All premises containing transient commercial sleeping quarters shall be considered commercial use. All premises containing businesses where sales, professional or other commercial uses are legally permitted shall be considered commercial use. All premises where manufacturing is legally permitted shall be considered industrial use. In cases of multiple use, the more restrictive use category shall prevail. Hospitals, nursing homes, schools, libraries, churches and all institutional uses shall be considered residential uses. Any area not otherwise classified shall conform to commercial standards.

(c) *Maximum permissible sound levels by use occupancy.* It shall be unlawful to project a sound or noise, from one property into another property within the boundary of the use occupancy, which exceeds either the limiting noise spectra set forth in Table I below or exceeds the ambient noise level by more than three

decibels when measured as specified under the noise enforcement practices as adopted by the city commission by ordinance.

(1) Sound or noise projecting from one use occupancy into another use occupancy with a different noise level limit shall not exceed the limits of the use occupancy into which the noise is projected.

(2) The limits hereinabove referred to shall be in accordance with Table 1 in section 26-40.

(Code 1983, § 11-52.16; Ord. No. 14-033, § 1, 12-1-2014)

Sec. 26-39. Classification of use districts.

For purposes of defining the use occupancy, all premises containing habitually occupied sleeping quarters shall be considered in residential use. All premises containing transient commercial sleeping quarters shall be considered commercial use. All premises containing businesses where sales, professional or other commercial use is legally permitted shall be considered commercial use. All premises where manufacturing is legally permitted shall be considered industrial use. In cases of multiple use, the more restrictive use category shall prevail. Hospitals, nursing homes, schools, libraries, churches and all institutional uses shall be considered residential uses. Any area not otherwise classified shall conform to commercial standards.

(Code 1983, § 11-52.17; Ord. No. 14-033, § 1, 12-1-2014)

Sec. 26-40. Sound level limitations.

No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

Table 1. Sound Level Limits by Receiving Property

Receiving Property Category	*Time*	*Sound Level Limit (dBA)*	*Sound Level Limit (dBC)*	*Sound Level Limit (dBZ)*
Residential	Monday through Saturday, 7:00 a.m.—11:00 p.m.	60	60	60
Residential	Sunday, 7:00 a.m.—1:00 p.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Residential	Sunday through Saturday, 11:00 p.m.—7:00 a.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Commercial	At all times	65	65	65
Industrial	At all times	70	70	70

(1) It shall be unlawful for any person to make, continue or cause to be made or continued within that portion of the city which has been designated as a residential or mixed use area of the city, between the hours of 11:00 p.m. and 7:00 a.m. of each day, and on Sunday from 7:00 a.m. to 1:00 p.m. any unreasonably loud, excessive, unnecessary, or unusual noise in such manner that noise produced, or the vibration made, by the same would be obvious, or cause discomfort and annoyance to an ordinary, reasonable prudent person at a distance greater than 50 feet from the real property line of the nearest

receiving property. A sound level meter or sound level reading shall not be necessary for the enforcement of this subsection.

(2) If the noise is an impulsive sound, the fast response setting shall be used and the daytime (7:00 a.m. to 11:00 p.m.) limits of Table 1 shall be increased by ten dBA, dBC, or dBZ.

(3) In a multifamily dwelling, it shall be unlawful to create or permit to be created any noise that exceeds the daytime (7:00 a.m. to 11:00 p.m.) limit of 50 dBA, dBC, or dBZ and the nighttime (11:00 p.m. to 7:00 a.m.) limit of 40 dBA, dBC, or dBZ as measured from a neighbor's dwelling.

(4) In a mixed use building, it shall be unlawful to create or permit to be created any noise that exceeds the daytime (7:00 a.m. to 11:00 p.m.) limit of 55 dBA, dBC, or dBZ and the nighttime (11:00 p.m. to 7:00 a.m.) limit of 45 dBA, dBC, or dBZ as measured within the residential use portion of the building.

(5) In addition to the limits of Table 1, for any sound source which impacts residential property, the maximum allowable sound level limits for the individual octave bands whose centers are 31.5, 63 and 125 Hertz shall not exceed 65 dBA, dBC, or dBZ.

(Code 1983, § 11-52.18; Ord. No. 14-033, § 1, 12-1-2014)

Sec. 26-41. Exemptions.

(a) The following uses and activities shall be exempt from noise level regulations:

(1) Noise of safety signals, warning devices, and emergency pressure relief valves.

(2) Noise resulting from any authorized emergency vehicles, when responding to an emergency call or acting in time of emergency.

(3) Noise resulting from emergency work.

(4) Noise resulting from the operation of any type of aircraft, not including scale model aircraft.

(5) Noise resulting from the operation of any motor vehicle as specified in F.S. chs. 316 and 403.

(6) Noise resulting from the operation of the following facilities existing and in operation on the effective date of the ordinance from which this article:

a. Electricity regulating substations.

b. Electric generation plants.

c. Other electric utilities.

d. Gas pressure control stations.

e. Gas production plants.

f. Natural or manufactured gas storage and distribution points.

g. Other gas utilities.

h. Pipeline pressure control stations.

i. Railroad, rapid rail transit, and street railway transportation.

j. Industrial wastewater disposal.

k. Sewage disposal.

l. Sewage pressure control stations.

m. Sewage treatment plants.

n. Sewage sludge drying beds.

o. Water utilities and irrigation.

p. Solid waste disposal.

(7) Air conditioners are exempt from provisions of Table I when this equipment is functioning in accord with the manufacturer's specifications and with all manufacturers' standard mufflers and noise-reducing equipment in use and in proper operating condition according to standards promulgated by the American Refrigeration Institute. The same exception shall apply to lawn mowers and agricultural equipment during daylight hours.

(8) Non-amplified crowd noises resulting from the activities such as those planned by student, governmental or community groups.

(9) Construction operations for which building permits have been issued, or construction operations not requiring permits due to ownership of the project by an agency of government, provided that all equipment is operated in accord with the manufacturer's specifications and with all standard equipment, manufacturers' mufflers and noise-reducing equipment in use and in proper operating condition.

(10) Noises made by persons having obtained a special events permit to use the streets as provided for in chapter 28, article IV.

(11) Noises resulting from any authorized law enforcement and firefighting training activities, including, but not limited to, police department shooting range exercises.

(12) Noise resulting from the activities of any permitted use, conditional use or accessory use permitted in districts zoned industrial, light or industrial, heavy.

(13) Noise resulting from the temporary operation of equipment or activities relating to normal maintenance of residential or commercial uses, between the hours of 7:00 a.m. and 10:00 p.m., including, but not limited to, the following activities: lawn mowing, maintenance of trees, hedges and gardens; refuse collection; soil cultivation; and pavement sweeping and cleaning.

(14) Noise resulting from the operation of railways and shipping activities.

(15) Noise resulting from construction activities occurring between 7:00 a.m. and sundown. The exemption shall be effective upon obtaining a building permit and shall pertain to any construction activity directly related to the construction authorized under the permit. A special permit issued pursuant to section 26-42 shall be required for the generation of noise resulting from construction activities between sundown and 7:00 a.m. For any violation of the terms of the special permit, the permit holders shall be jointly and severally liable.

(16) Any other noise resulting from activities of a temporary duration permitted by law and for which a license or permit therefor has been granted by the city manager, or his designated appointee.

(b) Where an industrial or commercial use is established on property not adjacent to a residential use district and the adjacent property subsequently becomes residential, the noise resulting from the operation of the preexisting industrial or commercial use which is projected into the residential use district shall be subject to the permissible noise levels for industrial or commercial use districts, as appropriate.

(c) Where the noise levels for a preexisting use are more restrictive than those for a subsequent use established adjacent to the preexisting use, the noise level for the preexisting use shall apply.

(Code 1983, § 11-52.19; Ord. No. 14-033, § 1, 12-1-2014)

Sec. 26-42. Application for special permit.

Application for a permit for relief from the noise levels designated in this section on the basis of undue hardship may be made to the city manager, or his designated appointee. Any permit granted by the city manager, or his designated appointee hereunder, shall be in writing and contain all conditions upon which the permit has been granted and shall specify a reasonable time that the permit shall be effective. The city manager, or his designated appointee, may grant the relief as applied for under the following conditions:

(1) The city manager, or his designated appointee, may prescribe any reasonable conditions or requirements as he deems necessary to minimize adverse effects upon the community or the surrounding neighborhood, including use of mufflers, screens or other sound-attenuating devices.

(2) Permits for entertainment. Special event permits are covered under chapter 28, article IV. Permits for noise generated by and related to public events held on public property may be obtained as provided for in chapter 28, article IV.

(3) Other. Special permits for noise generated by non-entertainment special purposes may be issued under the following conditions:

a. 1. If the special purpose relates to the operation of a trade or business, that the special purpose not be in the ordinary course of that trade or business; or

2. If the special purpose does not relate to the operation of a trade or business, that the special purpose not be an ordinary event in the affairs of the applicant.

b. If the special purpose be a recurring purpose, that it not recurs more often than four times each calendar year.

c. 1. That the special purpose be absolutely necessary to the operation of the applicant's trade or business; or

2. If the special purpose does not relate to the operation of the trade or business, that the special purpose be compatible with the ordinary activities of the neighborhood in which the special purpose is to occur.

d. Except in emergency situations, as determined by the city manager, or his designated appointee, the special permit may be issued for only four hours between 7:00 a.m. and 11:00 p.m. on weekdays; and

e. Special permits may be issued for no longer than 15 consecutive days, renewable by further application to the city manager or his designated appointee.

(4) No permit may be issued to permit the use of any loudspeaker or sound-amplifying device on the exterior of any building which at any time exceeds the sound level limits in Table I except those used for emergency warnings.

(Code 1983, § 11-52.20; Ord. No. 14-033, § 1, 12-1-2014 ; Ord. No. 15-011, § 1, 6-15-2015)

Sec. 26-43. Noises prohibited, unnecessary noise standard, required.

(a) Sounds may be such that they may be excessive, unnatural, prolonged, unusual and are a detriment to the public health, comfort, convenience, safety, welfare and prosperity of the residents of the city as deemed by a reasonable person are prohibited.

(b) With the exception of those exemptions provided by state law, noises prohibited by this section are unlawful notwithstanding the fact that no violation of this article is involved and notwithstanding the fact that the activity complained about is exempted in this article.

(c) A sound level meter or sound level reading shall not be necessary for the enforcement of this section.

(Code 1983, § 11-52.21; Ord. No. 14-033, § 1, 12-1-2014)

Sec. 26-44. Penalties for each violation.

Violations of this article shall be punishable as provided in section 1-7:

(1) Upon receipt of a first complaint of violation at the subject location, the violator shall be given a warning;

(2) Upon receipt of a second complaint of violation at the same location, within the same 24-hour period of time, the violator shall be issued a citation pursuant to section 1-100 with such violation to be deemed a civil infraction;

(3) Upon receipt of a third complaint of violation within the same 24-hour period of time, at the same location, the violation shall be deemed a misdemeanor and the violator will be issued a summons to appear in court;

(4) Upon receipt of a fourth complaint of violation within the same 24-hour of time, at the same location, the violation shall be deemed a misdemeanor as above provided and the violator shall be taken under physical arrest.

(Code 1983, § 11-52.22; Ord. No. 14-033, § 1, 12-1-2014)

Secs. 26-45—26-61. Reserved.

Planning Board **7. c.**

Meeting Date: 11/14/2022

Re: Text Amendment to the Code of Ordinances at Chapter 121 - Plat specification

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Zoning Text Amendment - Code of Ordinances, Chapter 121 - Subdivisions Sec. 121-8, 121-9 and 121-10. Plat specification.

SUMMARY:

The City of Fort Pierce Planning Department is proposing a Text Amendment to the Code of Ordinances, Chapter 121 - Subdivisions Sec. 121-8, 121-9 and 121-10. Plat specification. The proposed amendments are based on the recommendations made in 2016 by the St. Lucie County Development Review Task Force.

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed amendment of the plat process to the City Commission with a recommendation of approval.

ALTERNATIVES:

The Planning Board may take the following alternative actions:

1. Recommend Modified Approval.
2. Recommend Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

John Andrews, City Engineer, Engineering Department.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

No Fiscal Impact.

Attachments

Staff Presentation

Staff Report

Draft Ordinance

State Statute 177 - Plats

Form Review

Form Started By: Kev Freeman Started On: 10/25/2022 02:07 PM
Final Approval Date: 10/31/2022

CITY OF FORT PIERCE

PLANNING BOARD

NOVEMBER 14, 2022

TEXT AMENDMENT: PLAT PROCESS

SUMMARY

Approval of text amendments to City Code Sec. 121-8, 121-9 and 121-10; Plat Process

BACKGROUND

Proposed amendments are based on the recommendations of the St. Lucie County Development Review Task Force (2016). The task force comprised the St. Lucie Economic Development Council, the St. Lucie County Chamber of Commerce, and the Treasure Coast Builders Association (TCBA).

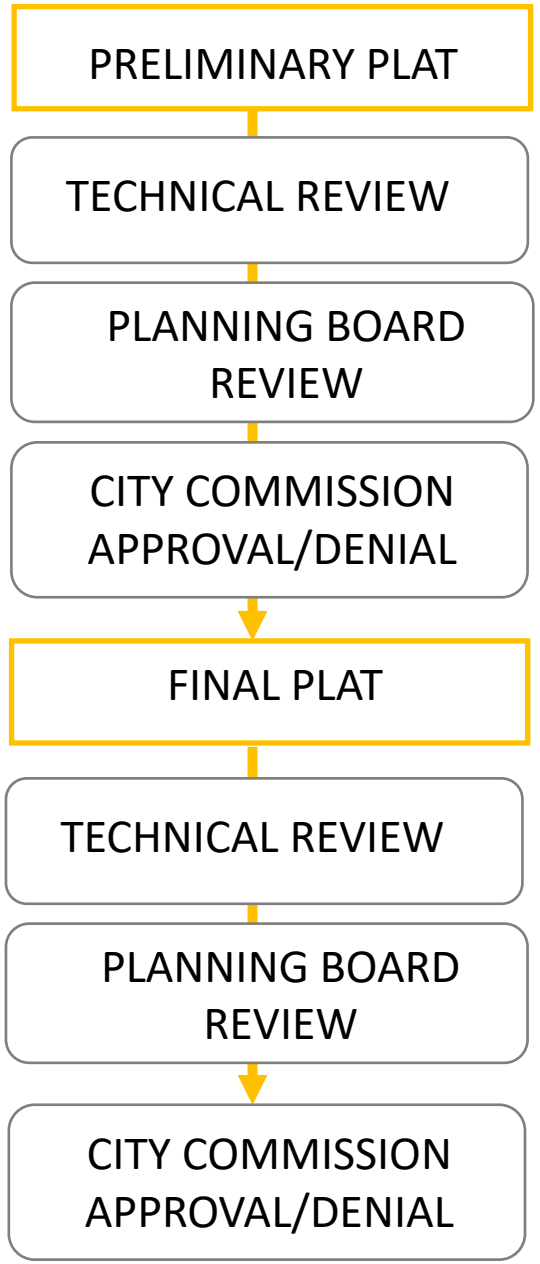
1. Preliminary Plat approval should be optional.
2. Final Plat should follow state statute (local requirements eliminated).

PROPOSED AMENDMENTS

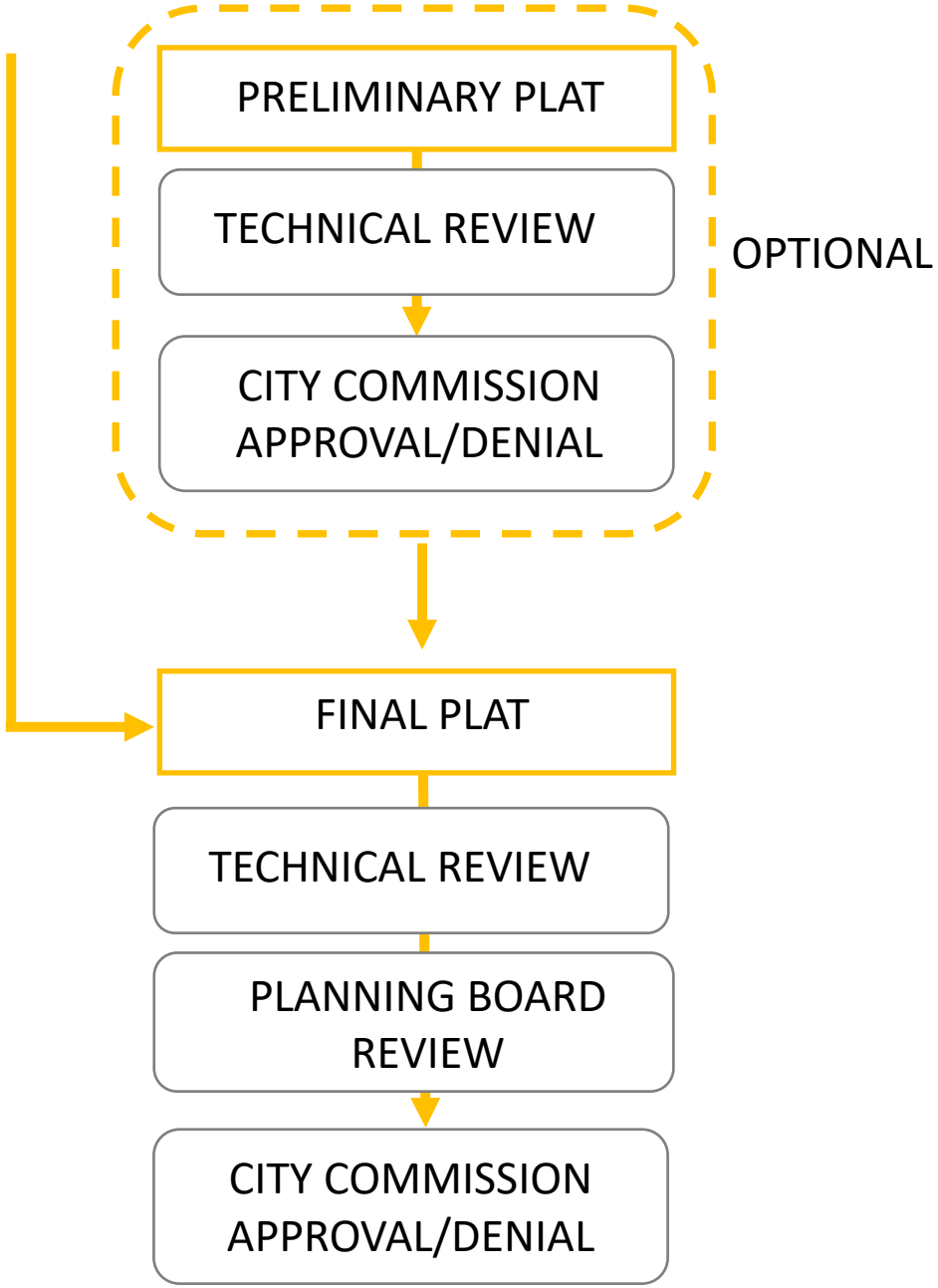
Sections 121-8, 121-9, and 121-10 of the City Code of Ordinances

- Streamline the Preliminary Plat Process.
- Allow the Preliminary Plat Process to be optional.
- Require that Final Plat meet State Statute requirements.

EXISTING PROCESS



AMENDED PROCESS



RECOMMENDATION

Staff recommendation is for the Planning Board to recommend the proposed amendment to the plat process for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

FROM: Kev Freeman, Planning Director

RE: **CODE OF ORDINANCE TEXT AMENDMENT – PLAT PROCESS**

BOARD DATE: November 14th, 2022

STAFF REPORT

Requested Action: Approval of text amendments to City Code Sec. 121-8, 121-9 and 121-10; Plat Process

Site Location: City wide

Background: In August 2016, the St. Lucie County Development Review Task Force, comprising the St. Lucie Economic Development Council, the St. Lucie County Chamber of Commerce, and the Treasure Coast Builders Association (TCBA) made certain recommendations with regard to improving the governmental processes of City of Fort Pierce. Two of these recommendations related to Planning and Zoning, specifically the plat process, in that:

1. The preliminary plat approval should be optional.
2. Platting requirements should follow state statute and local requirements be eliminated.

Summary of Request:

The proposed amendments to Sections 121-8, 121-9, and 121-10, address the recommendations of the Development Review Task Force and make application for a Preliminary Plat optional, and also make submittal and review of a Final Plat the subject of State Statute requirements.

The amendments will ensure that all Final Plat approvals will go through the Planning Board.

A Preliminary Plat will be structured to enable addressing and building permits application, providing that the plat is in accordance with approved site plans.

Staff Analysis:
The proposed amendments are consistent with existing definitions contained in Sec. 121-4:

Plat, final, means a drawing of a subdivision showing completely and accurately all legal and engineering information and certification necessary for recording.

Plat, preliminary, means a drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its workability in accordance with sections 121-9 and 121-10, but is not in final form for recording and the details are not completely computed.

Staff has reviewed the Comprehensive Plan and finds the proposed text amendments to the Code of Ordinances are consistent with the following Objectives and Policies:

12.1.1 *Objective*:
The City shall ensure that private property rights are considered in local decision-making to the extent that they are protected through the legal system and the law and order of the government.

12.1.1.2 Policy:
The City shall consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

Staff Recommendation

Staff recommendation is for the Planning Board to recommend the proposed amendment to the plat process for approval to City Commission.

Alternative Actions

The Planning Board may take the following actions:
1. Recommend Approval.
2. Recommend Modified Approval.
3. Recommend Disapproval.

ORDINANCE NO. 22-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS, SECTION 121-8.- GENERAL PROVISIONS APPLICABLE TO SUBDIVISION OF LAND, SECTION 121-9. - PLAT PROCEDURE; CITY PLANNING BOARD REVIEW, AND SECTION 121-10. - PLAT SPECIFICATION; AMENDING THE PRELIMINARY PLAT SUBMITTAL REQUIREMENTS; STREAMLINING THE PRELIMINARY PLAT PROCESS; PROVIDING FOR AN OPTIONAL PRELIMINARY PLAT; AND SPECIFYING A FINAL PLAT BE CONSISTENT WITH STATE STATUE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in August 2016, the St. Lucie County Development Review Task Force, comprising the St. Lucie Economic Development Council, the St. Lucie County Chamber of Commerce, and the Treasure Coast Builders Association (TCBA) made certain recommendations with regard to improving the governmental processes of City of Fort Pierce, and

WHEREAS, the recommendations of the St. Lucie County Development Review Task Force included suggested amendments to the City's plat process such that the preliminary plat be optional, and that final plat standards and requirements follow state statute, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2022, meeting, voted _____ to recommend _____ of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. That upon this ordinance becoming effective, the Code attached at **Exhibit "A"** be amended as provided.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-NNN was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, _____, 2022 and Sunday, _____, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2022; and was duly introduced, read by title only, and passed on second and final reading _____, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____, 2022.

_____
Linda Hudson
MAYOR
COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A

CHAPTER 121 - SUBDIVISIONS

*****

Sec. 121-8. General provisions applicable to subdivision of land.

It is the intent in the application of this chapter that the following shall apply to:

(1) Any person proposing to subdivide land within the city into lots proposed for development or sale shall submit to the planning director a plat or plats of the proposed subdivision which shall conform to all requirements set forth in this chapter.

(2) Any construction work undertaken on the proposed subdivision site prior to the receipt of final ~~preliminary~~ plat approval from the city commission shall be at the sole risk of the developer.

(3) No plats or plat of a proposed subdivision shall be recorded in the office of the clerk of the circuit court of the county until such plat or plats shall have received final approval, as certified herein, from the city commission.

(4) No land dedicated as a public street shall be accepted, opened, or improved nor shall any utilities or other facilities be installed therein, unless such streets shall have been accepted or opened as, or otherwise shall have received the legal status of, a public street prior to the adoption of this chapter, or unless such street corresponds in its location and lines with a street shown on a plan approved by the city commission or on a plan made and adopted by said commission; provided, however, that the city commission may locate or construct or may accept for construction any other streets.

(5) No building permit shall be issued for, and no building or other structure shall be erected on, any lot unless such lot has legal description and access to a street which shall have been accepted or opened as, or shall have otherwise received the legal status of a public street.

(Code 1983, § 18-8; Ord. No. J-04, § 1, 2-18-1992)

Sec. 121-9. Plat procedure; ~~city planning board review.~~

(a) Preliminary plat approval. The subdivider may choose to proceed to Final Plat Review notwithstanding a submittal of a preliminary plat.

(1) The subdivider shall submit five copies of the preliminary plat to the planning director.

(2) The planning director will distribute the preliminary plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department and utilities director. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the preliminary plat will be forwarded to the city commission ~~planning board~~ for determination~~review~~.

~~(3) The city planning board shall review the proposed plat and make a recommendation to the city commission. If the board recommends disapproval, the reason shall be stated.~~

~~(4)~~(3) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the preliminary plat.

~~(5)~~(4) Prior to submittal of the final plat, ~~M~~minor revisions to the preliminary plat may be approved by the planning director provided that such amendments do not involve an increase in the land area to be subdivided or an increase in the total number of lots to be created.

(b) Final plat approval.

(1) The subdivider shall submit five copies of the final plat to the planning director for approval of compliance with subdivision regulations.

(2) The planning director will distribute the final plat to affected departments and agencies, including, but not limited to, the engineering department, public works department and utilities director prior to forwarding the final plat to the city commission. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the final plat will be forwarded to the city planning board for review.

(c) The city planning board shall consider whether the following standards have been met in its review of the application:

(1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

(2) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

(3) That other applicable comprehensive plan policies are addressed by the proposed plat.

(d) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the final plat.

(Code 1983, § 18-9; Ord. No. J-04, § 1, 2-18-1992)

Sec. 121-10. Plat specification.

(a) Preliminary plat specifications.

(1) The preliminary plat shall represent the entire area which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development.

(2) Five copies of the preliminary plat shall be submitted along with the application for preliminary plat approval to the planning director.

(3) The preliminary plat shall be prepared by a land surveyor registered in the state and shall contain the following information:

a. Proposed name of the subdivision.

b. Name and address of owner of record.

c. Name~~,~~ and address ~~and telephone number~~ of subdivider.

d. Scale, north arrow, and the date plat was drawn.

e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.

f. Boundary lines of Lots, the a~~A~~pproximate number of lots, and typical lot sizes. ~~g. Divisions or state development, if any, proposed by the subdivider.~~

~~h. Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.~~

~~i. Contour lines, having a one-foot interval.~~

~~j.~~g. Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose.

~~k~~h. Names of adjacent platted subdivisions.

~~l. Names of adjacent unplatted property owners.~~

~~m. Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision.~~

~~n. Certificate of preliminary plat preparation.~~

~~o. Vicinity sketch showing the relation of the proposed subdivision to adjoining property and the city.~~

~~p. Name and address of the engineer and/or surveyor who prepared the plat and design improvements be listed on the preliminary plat.~~

~~q. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.~~

~~(4) After the preliminary plat has been approved by city commission, and before~~ Prior to the submission of a ~~the~~ final plat, the following detailed plans prepared by an engineer registered in the state, shall be submitted to the planning director for review and distribution to affected departments and/or agencies:

a. Two sets of construction plans of the proposed streets, including storm sewer and sanitary sewer and will show the following:

1. All lateral widths.
2. Centerline profile grade relative to elevations of adjacent properties at the right-of-way line.
3. Elevations at points of grade (tangent).
4. Curve data for horizontal and vertical curves.
5. Pipe size, grade and location of manholes, and inlets.
6. Stationing at intervals of 100 feet, minimum, and all of new construction.

b. Two sets of construction plans of the proposed water system that will serve the subdivision showing the size and location of mains and services.

c. Construction plans be drawn on profile paper having sheet size of 24 inches by 36 inches. Also, that plans be drawn at as large a scale as practicable.

d. Two sets of drainage plans, which may be part of the construction plans, and which shall conform to drainage requirements found in the South Florida Water Management District Permit Information Manual, Volume IV.

(5) Approval of the plans specified in subsection (a)(4) of this section must be received before construction commences.

(6) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.

(7) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.

(b) Final plat specifications.

(1) If a preliminary plat has been approved, then ~~T~~the final plat shall substantially conform to the preliminary plat; it may, however, represent only that portion of the approved preliminary plat which the subdivider proposes to develop and record at any one time, provided that such portion conforms to the requirements of this chapter.

(2) The submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the planning director.

(3) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.

(4) In all other respects t~~T~~he final plat shall conform to the requirements of Florida Statutes Chapter 177 – Plats made for recording,~~contain the following information:~~ and include the certificate, as specified in subsection (c)(2) of this section.

~~a. Name of subdivision.~~

~~b. Name of subdivider.~~

~~c. Date of survey, date of plat drawing, graphic scale, north arrow.~~

~~d. Indication of reference bearings.~~

~~e. Location of tract (township, range, section) and acreage.~~

~~f. Index map, if more than one sheet is required to present map.~~

~~g. Boundaries of the tract with distances measured to the nearest ⅒0 foot and angles to the nearest second. Tract boundaries shall be determined by accurate survey in the field.~~

~~h. Location of right-of-way widths, and names of all streets within and immediately adjoining the plat. Street name duplications shall be avoided, and all street names approved by the city commission.~~

~~i. Lot lines with dimensions to the nearest 1/100foot.~~

~~j. Location of all permanent tract boundary monuments.~~

~~k. Blocks lettered alphabetically or numbered numerically; within each block, lots or sites numbered in numerical order.~~

~~l. Location dimensions and purposes of: Easements; public service utility right-of-way lines, areas (other than streets) to be reserved, donated, or dedicated to public use; sites for other than residential use with notes stating their purpose and limitations; and any areas to be reserved by deed covenant for common uses of all property owners within the subdivision.~~

~~m. Certificates, as specified in subsection (c)(2) of this section.~~

(c) Plat certificates.

(1) The following certificates are required for a preliminary plat:

a. Appropriate space shall be provided on the preliminary plat for the following certificate:

CITY COMMISSION CERTIFICATE:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 20___.

_____

City Clerk"

(2) The following certificates are required for final plat approval:

a. Before a final plat is submitted the subdivider shall have stamped or printed thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20___.

_____

Registered Land Surveyor"

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 20___.

_____

City Clerk"

OWNER'S ACKNOWLEDGMENT:

(i) Must follow F.S. § 177.081.

(ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

BACKGROUND – STATE STATUE 177

177.091 Plats made for recording.—Every plat of a subdivision offered for recording shall conform to the following:

(1) It must be:

(a) An original drawing made with black permanent drawing ink; or

(b) A nonadhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency.

Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

(2) The size of each sheet shall be determined by the local governing body and shall be drawn with a marginal line, or printed when permitted by local ordinance, completely around each sheet and placed so as to leave at least a 1/2-inch margin on each of three sides and a 3-inch margin on the left side of the plat for binding purposes.

(3) When more than one sheet must be used to accurately portray the lands subdivided, an index or key map must be included and each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled matchlines to show where other sheets match or adjoin.

(4) In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.

(5) The name of the plat shall be shown in bold legible letters, as stated in s. 177.051. The name of the subdivision shall be shown on each sheet included. The name of the professional surveyor and mapper or legal entity, along with the street and mailing address, must be shown on each sheet included.

(6) A prominent “north arrow” shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well established and monumented line.

(7) Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, “P.R.M.s” shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to

coincide with a previously set “P.R.M.,” the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set “P.R.M.” shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The “P.R.M.s” shall be shown on the plat by an appropriate symbol or designation.

(8) Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart. Such “P.C.P.s” shall be shown on the plat by an appropriate symbol or designation. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, “P.C.P.s” may be set prior to the recording of the plat and must be set within 1 year of the date the plat was recorded. In the counties or municipalities that require subdivision improvements and have the means of insuring the construction of said improvements, such as bonding requirements, “P.C.P.s” must be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing to place the “P.C.P.s” within the time allotted.

(9) Monuments shall be set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a “P.R.M.” or a “P.C.P.”; however, a monument need not be set if a monument already exists at such corner, point, or change of direction or when a monument cannot be set due to a physical obstruction. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, monuments may be set prior to the recording of the plat and must be set at the lot corners before the transfer of the lot. In those counties or municipalities that require subdivision improvements and have the means of ensuring the construction of those improvements, such as bonding requirements, monuments shall be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing who shall be allowed to place the monuments within the time allotted.

(10) The section, township, and range shall appear immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.

(11) Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The description must be so complete that from it, without reference to the plat, the starting point and boundary can be determined.

(12) The dedications and approvals required by ss. 177.071 and 177.081 must be shown.

(13) The circuit court clerk's certificate and the professional surveyor and mapper's seal and statement required by s. 177.061 shall be shown.

(14) All section lines and quarter section lines occurring within the subdivision shall be indicated by lines drawn upon the map or plat, with appropriate words and figures. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning, shall be indicated. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.

(15) Location, width, and names of all streets, waterways, or other rights-of-way shall be shown, as applicable.

(16) Location and width of proposed easements and existing easements identified in the title opinion or certification required by s. 177.041(2) shall be shown on the plat or in the notes or legend, and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.

(17) All contiguous properties shall be identified by subdivision title, plat book, and page, or, if unplatted, land shall be so designated. If the subdivision platted is a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made; the fact of its being a replat shall be stated as a subtitle under the name of the plat on each sheet included. The subtitle must state the name of the subdivision being replatted and the appropriate recording reference.

(18) All lots shall be numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.

(19) Sufficient survey data shall be shown to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat. When any lot or portion of the

subdivision is bounded by an irregular line, the major portion of that lot or subdivision shall be enclosed by a witness line showing complete data, with distances along all lines extended beyond the enclosure to the irregular boundary shown with as much certainty as can be determined or as “more or less,” if variable. Lot, block, street, and all other dimensions except to irregular boundaries, shall be shown to a minimum of hundredths of feet. All measurements shall refer to horizontal plane and in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the 39.37/12=3.28083333333 equation for conversion from a U.S. foot to meters.

(20) Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of nonradial lines shall be indicated.

(21) Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.

(22) The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

(23) Park and recreation parcels as applicable shall be so designated.

(24) All interior excepted parcels as described in the description of the lands being subdivided shall be clearly indicated and labeled “Not a part of this plat.”

(25) The purpose of all areas dedicated must be clearly indicated or stated on the plat.

(26) When it is not possible to show line or curve data information on the map, a tabular form may be used. The tabular data must appear on the sheet to which it applies.

(27) The plat shall include in a prominent place the following statements: “NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.”

(28) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility.

Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

(29) A legend of all symbols and abbreviations shall be shown.

History.—s. 1, ch. 71-339; s. 51, ch. 73-333; s. 1, ch. 87-266; s. 3, ch. 87-349; s. 1, ch. 90-320; s. 104, ch. 94-119; s. 1454, ch. 95-147; s. 8, ch. 98-20; s. 6, ch. 99-259; s. 3, ch. 99-288.

Planning Board **7. d.**

Meeting Date: 11/14/2022

Re: Zoning Atlas Map Amendment - Viva West - 3037 South Jenkins Road

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Zoning Atlas Map Amendment - Viva West - 3037 South Jenkins Road

SUMMARY:

Approval of a Zoning Atlas Map Amendment (Rezoning) of one (1) parcel from C-3, General Commercial Zone to R-4, Medium Density Residential Zone

RECOMMENDATION:

The requested Application for a Zoning Atlas Map Amendment meets the criteria specified in 125-207 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 11/01/2022 03:40 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Assistant Planning Director
RE:	**Application for a Future Land Use Map Amendment (1 Parcel)** **Application for Zoning Atlas Map Amendment (1 Parcel)** **3037 South Jenkins Road**
BOARD DATE:	November 14, 2022

STAFF REPORT

Owner(s):	Kiva Development, LLC 2239 Abrams Road Eustis, FL 32726
Representative:	Matthew H. Scott, Esq. of Dunay, Miskel, & Blackman, LLP 14 SE 4th Street, Suite 36 Boca Raton, FL 33432
Applicant's Request:	Approval of Future Land Use Map Amendments (FLUMA) of one parcel (1) from GC, General Commercial to RM, Medium Density Residential. Approval of a Zoning Atlas Map Amendment (Rezoning) of one (1) parcel from C-3, General Commercial Zone to R-4, Medium Density Residential Zone
Location:	3037 South Jenkins Road
Parcel ID:	2325-111-0001-000-2
Existing Use:	Vacant
Site Size:	27.89 Acres (more or less)
Current Future Land Use:	General Commercial (GC)
Proposed Future Land Use:	Medium Density Residential (RM)
Current Zoning:	General Commercial Zone (C-3)
Proposed Zoning:	Medium Density Residential Zone (R-4)

Surrounding FLU/Zoning:

North	East	South	West
GC/C-3	BC/PD	RL/R-2	GC/CP-1

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Future Land Use Map Amendment from GC, General Commercial to RM, Medium Density Residential for one (1) parcel of land. The applicant is also requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone to R-4, Medium Density Residential Zone.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use & Zoning Designation Comparison

The subject site currently has one (1) parcel with a FLU designation of GC, General Commercial. The proposed Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This category

combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The subject site is seeking a Future Land Use designation of RM, Medium Density Residential for the parcel to be consistent with the applicant's proposed multi-family site plan.

When comparing both designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code on the project. This request is an appropriate measure to ensure that the proposed development can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Medium Density Residential Future Land Use, especially considering the size and scale of the proposed future development.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Future Land Use Map Amendment and Zoning Atlas Map Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation Future Land Use Map Amendment

The requested Applications for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for a Zoning Atlas Map Amendment meets the criteria specified in 125-207 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

Okeechobee Rd
Okeechobee Rd
Darter Ct
Metal Dr
Reynolds Dr
SB Interstate 95
NB Interstate 95
Crossroads Pkwy
S Jenkins Rd
Clementine Rd
Persimmon Pl
Raspberry Rd
Briargate Ln
S Jenkins Rd
Hickory

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 21, 2022

Matthew H. Scott/Dunay Miskel & Backman, LLP
14 SE 4th St, Suite 36
Boca Raton, FL 33432

Subject: Viva West Multi-Family Development – 2325-111-0001-000-2 (W. Side of S. Jenkins Road)- TRC Comments for April 21, 2022 meeting

Fort Pierce Planning Department

1. **Please submit a detailed narrative/project description and a detailed narrative for Design Review. A detailed project description was checked off on the back of the Development Review Application but not submitted.**

2. Per City Code Section 125-314. – Design Review; provide color elevations and a color board of all angles of the proposed development. **Please provide color elevations and color elevations of the street-views as well.**

3. **Please remove all monument signs from the site plan. Signs will be reviewed during the Building Permit process.**

4. Per City Code Section 125-315. – Off-Street Parking and Loading (j) Lighting. (1)(b): For multi-structure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, **a minimum average of one footcandle is required.**

5. **A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.**

6. Will there be any additional dumpster areas or trash compactors?

7. Is this a complete rental community?

Fort Pierce Engineering Department

See attached document.

Fort Pierce Building Department

Comments may be forthcoming

St. Lucie County Planning Department

- St. Lucie County Planning requests the City to initiate a third-party review of the presented Traffic Impact Report.
- Encourage preservation of native trees/habitat where feasible – exploring natural buffering from I-95 & larger lot SF abutting the site.
- Encourage future pedestrian and vehicular interconnectivity, where feasible, to future commercial development to the north
- Project is on the West* Side of Jenkins

St. Lucie County PW/Engineering

The following comments are offered by SLC PW – Engineering:

1. The traffic report will be required to be reviewed by the County's 3rd party consultant at the cost of the applicant.
2. Dimension the gate setback from the ultimate ROW line.
3. A Site Development Permit from the County will be required for the driveway connection to Jenkins Road. Please coordinate application submittals with Grant Chambers at Chambersg@stlucieco.org
4. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Police Department

Comments may be forthcoming

Fort Pierce Utilities Authority

See attached documents

St. Lucie County Fire District

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5)

6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

8. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.

9. Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). NFPA 1.18.2.3.2.1.1.

10. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

11. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

12. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

13. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

14. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

15. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

16. Minimum Size of Water Mains
a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

17. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

Captain Wayne Boyer, M.S., FM, FO, MIFireE, CFEI
Fire Marshal
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

St Lucie County School Board

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. Are there any provision being proposed for a school bus stop at this location? As a best practice we do not want to place a bus stop on the arterial roadways where we have alternative. Can a proper location for school bus pull into the complex to pick up students incorporating a good location student to stand/wait for bus at the bus stop.
2. The closest K-8 school is Samuel Gaines Academy is in proximity or walking distance to the project. Please address how a safe route to the school will be developed understanding that there are long term plans to widen Jenkins Roads. How can that safe passage be provided until the road is widened? The aerial photograph below shows the sidewalk just north of the site on the east right-of-way.
3. The LDR required sidewalks on the adjacent roadways, they are not shown on the plans.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

office 772.429.7547
cell 772.216.5755

Florida Department of Transportation

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Planning Department

FROM : Selena Griffett, P.E. – Project Engineer

THRU : John Andrews, P.E. – City Engineer

RE : Viva West (West side of Jenkins)
Rezone, FLUMA, and Site Plan
22-07000006

DATE : April 11, 2022

This is to advise you that we have completed the review of the following documents as received by this office on April 1, 2022:

☐ Development Permit Compliance Review ☒ Site Plan

☐ Construction Drawings ☐ Test Reports & Related Documents

☐ Executed Construction Contract ☐ Record Drawings

☐ Permits

Based on our reviews and appropriate site final inspection, we

☐ Recommend ☒ Do Not Recommend

☐ Variance Approval ☒ Site Plan Approval ☐ DPCR Approval ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for Engineering Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

1. Jenkins Road is a St. Lucie County owned and maintained roadway; please coordinate with the County for Right-of-Way dedications, and driveway connections.

2. The owner/engineer is responsible for obtaining all required permits (SFWMD, NSLRWCD, DFW, etc).

3. Survey calls out Jenkins Road with FDOT Right-of-way; please show the existing Right-of-Way width

4. Please label the NSLRWCD Right-of-Way width.

Traffic Study (O'Rourke):
Page 1 states site is located EAST of Jenkins, this site is located WEST of Jenkins Road.

Site Plan:

1. Plan shows 40' Right-of-Way dedication; how will this impact the entrance layout?
2. How is mitigation handled for Wetland 3?
3. Per Section 125-313 of the Land Development Code, the following items are required for a site plan submittal:

14. A storm drainage plan which indicates the techniques used to control drainage. The plan shall include:

(i) Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions;

(ii) Retention areas and exfiltration systems;

(iii) Length, width, depth and direction of flow for all canals and ditches;

(iv) Storm sewers and appurtenances;

(v) Contour lines at one-foot intervals; and

(vi) A note indicating that all storm drainage facilities shall conform to chapters 32 and 121 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended.

15. A design review plan which meets the requirements of Section 125-314.

Resubmittal Process: Paper copies of the resubmittal shall be submitted directly to the Engineering Department while electronic copies shall be routed through the Building Department. All electronic copies shall be identical to the hard copy submittal, i.e. signed and sealed plans, calculations, etc.

JRA/sdg

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

April 21, 2022

TECHNICAL REVIEW PROJECT # 22-07000006
Rezone, FLUMA & Site Plan-Viva West

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

Note:
FPUA does not accept 10" diameter mains.

FPUA Electric & Gas Engineering: Approved.

Electric service is available to the site (from S. Jenkins Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
Office: (772)466-1600 Ext. 6957
sscimeca@fpua.com

Gas service is available to the site (from Okeechobee Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705
Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached copies of the FPUA GIS maps (Electric and Gas).

If the developer should have any questions, please have them contact the individual listed above.

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

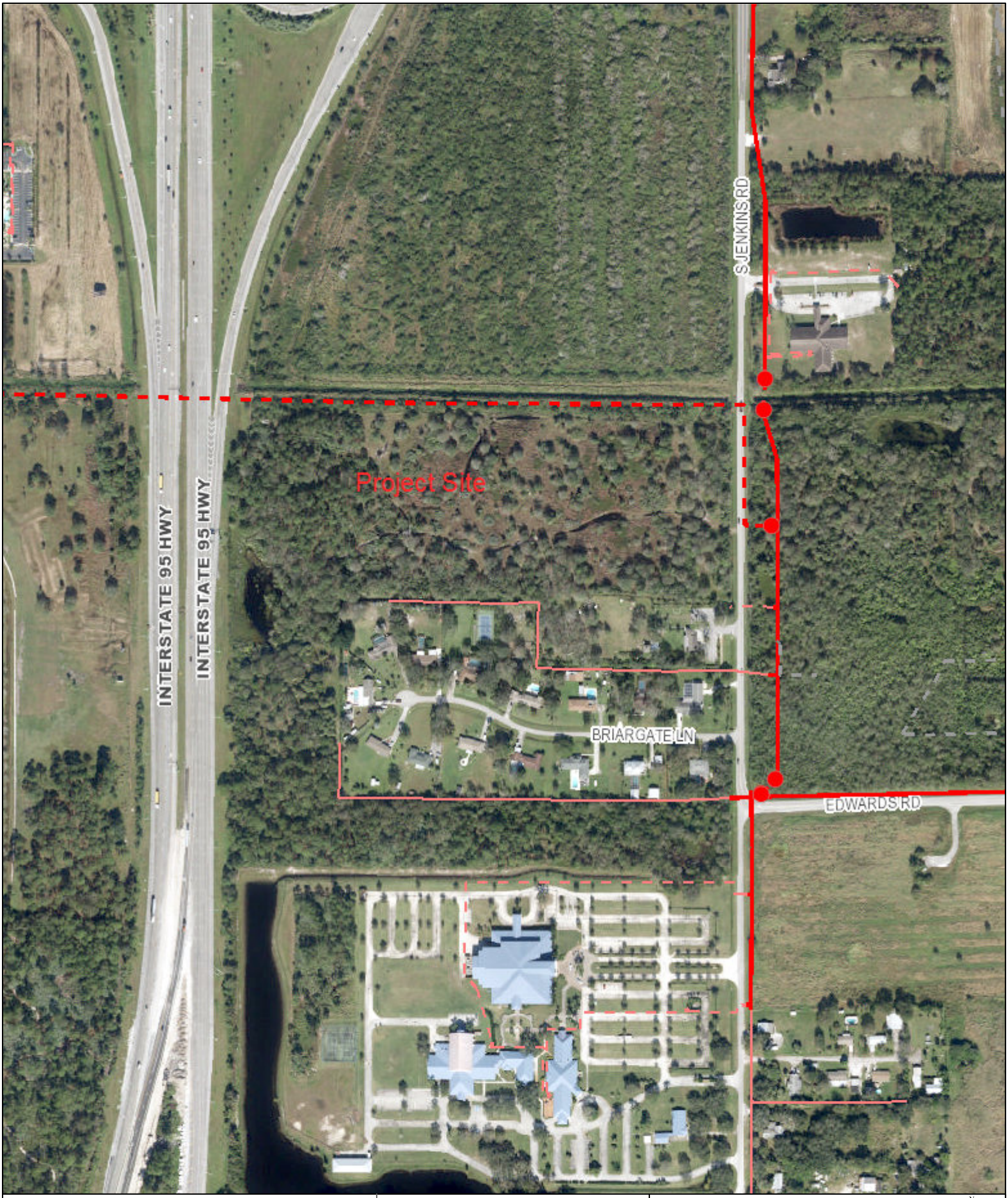
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 12/10/2020

FPUA COMMUNITY PROUD

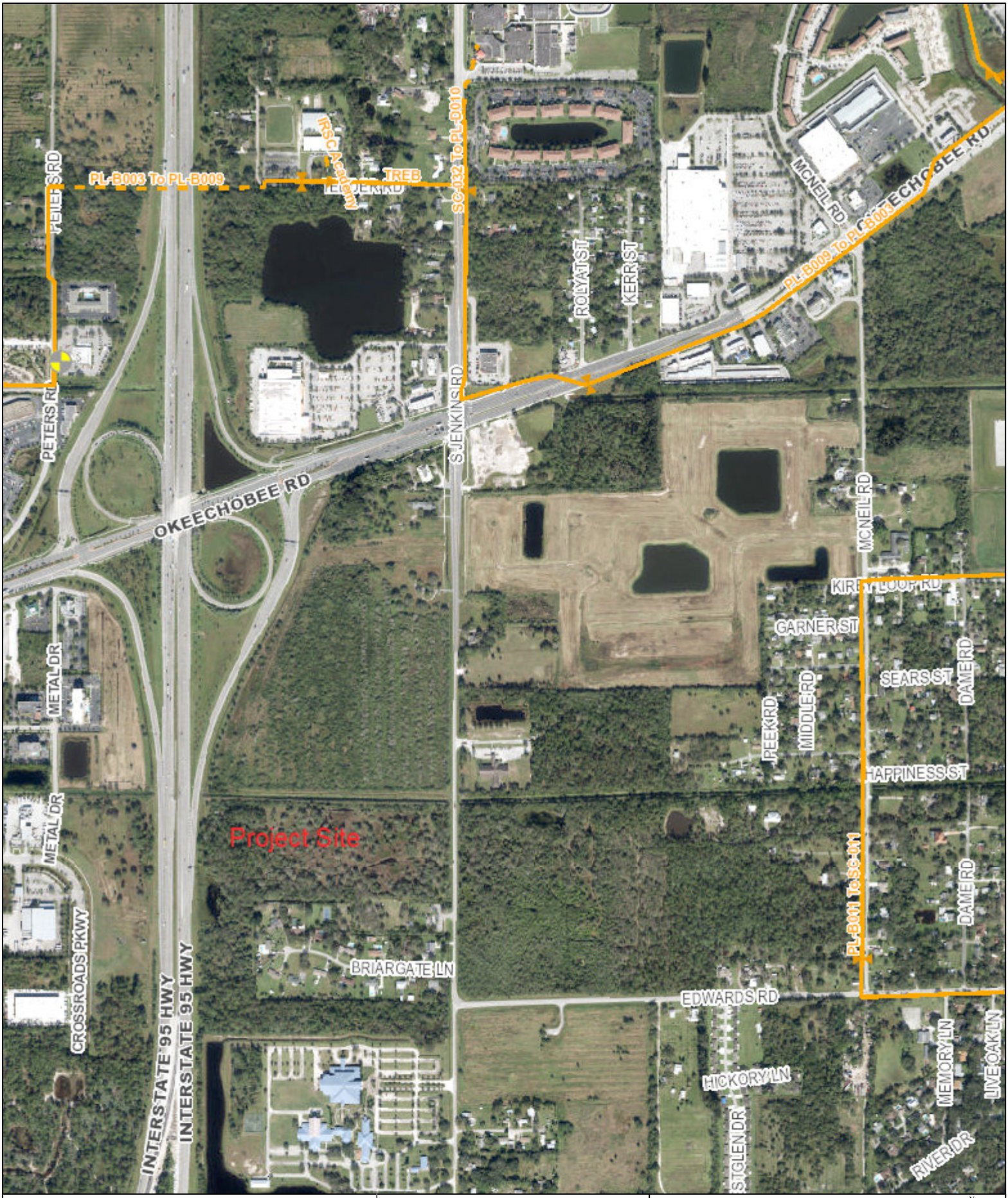
N

1 inch = 455 feet

FPUA Web Map

Created By:
FPUA

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
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  - Raw Water
  - Waste Water
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811 Know what's below. Call before you dig.

Date: 12/10/2020

FPUA COMMUNITY PROUD

N

1 inch = 911 feet

FPUA Web Map

Created By:
FPUA

(772) 466-1600
FAX (772) 461-1938

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

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

☐ Future Land Use Map Amendment – Small Scale (<10 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 aces ("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: east side of S. Jenkins Rd. between Edwards Rd. & Okeechobee Rd.
2. Property Tax ID(s): 2325-111-0001-000-2
3. Total Acreage: 27.89
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-4 Medium Density Residential
7. Other applications being submitted concurrent with this application, if any: Rezoning application to change the zoning designation from C-3 to R-4
8. Describe the existing uses, improvements and structures on the amendment lands: The property is unimproved
9. Are there any identified or possible historical structures on the amendment lands? no
10. The reason for making this request: The land use and zoning amendment requests will allow the property to be developed with a residential development containing 140 cottage style apartment units.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Land	GC	C-3
South	Single-family Residential	RL	R-2
East	KOA Campground	BC	PD
West	I-95	GC	CP-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1,214,888 sq. ft.	27.89	X
Proposed	RM	R-4	334	27.89	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 334 du x 2.6 = 868 persons
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning	Total gallons per day 0.125 x 1,214,888 = 151,861 pgd
Proposed Zoning	Total gallons per day 86,800 gpd
Change in Demand	**Total gallons per day** 151,861 - 86,800 = 65,061 gpd decrease

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 334 du x 2.6 = 868 persons
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning	Total gallons per day 0.1 x 1,214,888 = 121,488 gpd
Proposed Zoning	Total gallons per day 86,800 gpd
Change in Demand	**Total gallons per day** 121,488 - 86,800 = 34,688 gpd decrease

C. Parks and Recreation (Residential Classifications Only): 334 du x 2.6 = 868 persons + 44,227 = 45,095
(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	0	45.09/20 = 2.25	2.25 acres
Urban District	5 acres per 1,000 people	0	45.09/5 = 9.01	9.01 acres
Community	2.5 acres per 1,000 people	0	45.09/2.5 = 18.03	18.03 acres
Neighborhood	1.36 acres per 1,000 people	0	45.09/1.36 = 33.15	33.15 acres

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) 344 du x 0.405 = 139 students 70% = 97 students; 30% = 42 students
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Chester A. Moore Elementary	Dan McCarthy Middle/Ft. Pierce Central High
City	Ft. Pierce	Ft. Pierce
Distance	5.4 miles	4.4 miles/3.7 miles
Current Zoning Enrollment Demand	0	o
Proposed Zoning Enrollment Demand	97	42
Change in Demand	97	42

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	None
Proposed Zoning	334 units = 5(8 yard unit); 1 (6 yard unit)
Change in Demand	increase in 46 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	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	18,792	AM-850 PM-3,407
Proposed Zoning	1,108	AM-126 PM-164
Change in Demand	Trips (17,684)	Trips AM-(724) PM-(3,243)
Impact to Capacity	No impact to capacity as the trips for the proposed zoning & land use are less than the trips under the existing zoning & land use.	

12. Name of Owner(s): Kiva Development, LLC
Mailing Address: 2239 Abrams Rd.
City Eustis State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: Marshall Property Services, LLC
Mailing Address: 4400 East 100 North
City Shelbyville State IN Zip 46176
Phone # 813-853-3077 Fax # _____
E-mail: frivera@mpropertyservicesllc.com

14. Name of Representative: Matthew H. Scott, Esq./Dunay Miskel & Backman, LLP
Mailing Address: 14 SE 4th St. Suite 36
City Boca Raton State FL Zip 33432
Phone # 561-405-3350 Fax # _____
E-mail: mscott@dmbblaw.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 Charles Marshall Date 2/18/22

Address 4400 E 100 N, Shelbyville, IN State IN Zip 46176

317-800-0385 cmarshall@mypropertyservicesllc.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.

Kiva Development LLC 407 921 6991

Property Owner's Name (Please Print) Phone

2239 Abrams Rd. FL 32726

Address State Zip

Antonio Huerta 2/16/2022

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 16th day of February, 2022, by Antonio Huerta who is personally known to me or has produced _____ as identification.

Jesse Wilton
Signature of Notary (seal)

JESSE DAVID WILTON
Notary Public - State of Florida
Commission # HH 132637
My Comm. Expires May 22, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved:_____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: east side of S. Jenkins Rd. between Edwards Rd. & Okeechobee Rd.
2. Property Tax ID(s): 2325-111-0001-000-2
3. Total Acreage: 27.89
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-4 Medium Density Residential
7. Other applications being submitted concurrent with this application, if any: Land Use Plan Map Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The property is unimproved

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

10. The reason for making this request: he land use and zoning amendment requests will allow the property to be developed with a residential development containing 140 cottage style apartment units.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Land	GC	C-3
South	Single-family Residential	RL	R-2
East	KOA Campground	BC	PD
West	I-95	GC	CP-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1,214,888 sq. ft.	27.89	X
Proposed	RM	R-4	334	27.89	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 334 du x 2.6 = 868 persons
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning	Total gallons per day 0.125 x 1,214,888 = 151,861 pgd
Proposed Zoning	Total gallons per day 86,800 gpd
Change in Demand	**Total gallons per day** 151,861 - 86,800 = 65,061 gpd decrease

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person 334 du x 2.6 = 868 persons (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 868 x 100 = 86,800 gpd
Current Zoning	Total gallons per day 0.1 x 1,214,888 = 121,488 gpd
Proposed Zoning	Total gallons per day 86,800 gpd
Change in Demand	**Total gallons per day** 121,488 - 86,800 = 34,688 gpd decrease

C. Parks and Recreation (Residential Classifications Only): 334 du x 2.6 = 868 persons + 44,227 = 45,095
(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	0	45.09/20 = 2.25	2.25 acres
Urban District	5 acres per 1,000 people	0	45.09/5 = 9.01	9.01 acres
Community	2.5 acres per 1,000 people	0	45.09/2.5 = 18.03	18.03 acres
Neighborhood	1.36 acres per 1,000 people	0	45.09/1.36 = 33.15	33.15 acres

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 344 du x 0.405 = 139 students 70% = 97 students; 30% = 42 students

	K-8	High
School Name	Chester A. Moore Elementary	Dan McCarthy Middle/Ft. Pierce Central High
City	Ft. Pierce	Ft. Pierce
Distance	5.4 miles	4.4 miles/3.7 miles
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	97	42
Change in Demand	97	42

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	None
Proposed Zoning	334 units = 5(8 yard unit); 1 (6 yard unit)
Change in Demand	increase in 46 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	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	18,792	AM-850 PM-3,407
Proposed Zoning	1,108	AM-126 PM-164
Change in Demand	Trips (17,684)	Trips AM-(724) PM-(3,243)
Impact to Capacity	No impact to capacity as the trips for the proposed zoning & land use are less than the trips under the existing zoning & land use.	

12. Name of Owner(s): Kiva Development, LLC
Mailing Address: 2239 Abrams Rd.
City Eustis State FL Zip 32726
Phone #
E-mail:

13. Name of Applicant: Marshall Property Services, LLC
Mailing Address: 4400 East 100 North
City Shelbyville State IN Zip 46176
Phone # 813-853-3077 Fax #
E-mail: frivera@mpropertyservicesllc.com

14. Name of Representative: Matthew H. Scott, Esq./Dunay Miskel & Backman, LLP
Mailing Address: 14 SE 4th St. Suite 36
City Boca Raton State FL Zip 33432
Phone # 561-405-3350 Fax #
E-mail: mscott@dmbblaw.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.

[signature] Charles Marshall 2/18/22 2/16/2022
Applicant's Signature Applicant Date
Owner

1400 East 100 North Shelbyville	IN	46176
Address	State	Zip

317-800-0385		Cmarshall@mypropertyservicesllc.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 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.

Kiva Development, LLC	407-921-6991
Property Owner's Name (Please Print)	Phone

2239 Abrams Rd. Eustis	FL	32726
Address	State	Zip

Property Owner's Signature — Date: 2/16/2022

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 16th day of Feb, 2022, by Antonio Huerta who is personally known to me or has produced _____ as ident

Jesse Wilton
Signature of Notary (seal)

JESSE DAVID WILTON
Notary Public - State of Florida
Commission # HH 132637
My Comm. Expires May 22, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4597230 OR BOOK 4299 PAGE 1642, Recorded 07/24/2019 10:30:24 AM Doc
Tax: $6475.00

PREPARED BY AND RETURN TO:
Kenneth R. Uncapher
Uncapher Law, P.A.
2869 Delaney Avenue
Orlando, Florida 32806

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 16th day of July, 2019, by **LAND HOLDING, LLC**, with an address of The Tower at PNC Plaza, 300 Fifth Avenue, Pittsburgh, PA 15222-2401 (hereinafter referred to as "Grantor"), to **KIVA DEVELOPMENT, LLC,** a Florida limited liability company, with an address of 2239 Abrams Road, Eustis, Florida 32726 (hereinafter referred to as "Grantee").

Witnesseth, that the said Grantor, for and in consideration of the sum of $10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all of that certain real property situate in the **County of St. Lucie, State of Florida**, *to wit*:

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

Together with all tenements, hereditaments, and appurtenances thereon.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Deed, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of any partnership, corporation, or limited liability company. The singular shall be deemed to include the plural, and vice versa, where the context so permits or requires.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; that Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but no other; and that said real property is free of all encumbrances, except taxes accruing subsequent to December 31, 2018, and except the matters and restrictions of record.

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

Signed, Sealed and Delivered
In the Presence of:

Witness #1

Lexie A. Isaac
(Please Print or Type Name)

Witness #2

Hema Rodriguez
(Please Print or Type Name)

LAND HOLDING, LLC

By: John R. Gassie
JOHN R. GASSIE, Vice President

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

Property Identification

Site Address: JENKINS RD
Sec/Town/Range: 25/35S/39E
Parcel ID: 2325-111-0001-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 14297
Map ID: 23/25N
Zoning: General Co

Ownership

Kiva Development LLC

2239 Abrams RD
Eustis, FL 32726

Legal Description

25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)

Current Values

Just/Market Value:	$651,000
Assessed Value:	$651,000
Exemptions:	$0
Taxable Value:	$651,000

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	27.89
Land Size (SF):	1,214,888

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 16, 2019	4299 / 1642	0002	SP	Land Holding LLC	$925,000
Feb 3, 2017	3960 / 0630	0118	CT	Jenkins Property Holdings LLC	$275,100
May 3, 2005	2233 / 1811	XX01	WD	West Side Baptist Church of FP	$3,000,000
Oct 18, 2001	1450 / 1971	XX03	WD	Pugliese Paulette	$1,350,000
Aug 4, 1995	0970 / 2605	XX02	DE	Henderson Paulette	$100
May 8, 1989	0638 / 0364	XX00	WD	Herman Glazer	$589,200
Sep 1, 1986	0513 / 2045	XX01	CV		$537,000
Apr 1, 1981	0354 / 0527	XX00	CV		$500,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
Roof Cover:
Roof Structure:
Building Type:
Year Built: N/A
Frame:

Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$651,000
Just/Market:	$651,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$651,000
Exemption(s):	$0
Taxable:	$651,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	79.6	Fort Pierce Stormwater Charge	$5,492.40

Start Year	AssessCode	Units	Description	Amount
2013	0054	27.88999	North St. Lucie Water Management District	$571.74

This does not necessarily represent the total Special Assessements 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	$651,000	$651,000	$0	$651,000
2020	$651,000	$651,000	$0	$651,000
2019	$1,001,500	$1,001,500	$0	$1,001,500
2018	$1,822,300	$1,822,300	$0	$1,822,300

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Land	GC	C-3
South	Single-family Residential	RL	R-2
East	KOA Campground	BC	PD
West	I-95	GC	CP-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1,214,888 sq. ft.	27.89	X
****Proposed**	RM	R-4	334	27.89	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 334 du x 2.6 = 868 persons
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C. Parks and Recreation (Residential Classifications Only): 334 du x 2.6 = 868 persons + 44,227 = 45,095
(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	0	45.09/20 = 2.25	2.25 acres
Urban District	5 acres per 1,000 people	0	45.09/5 = 9.01	9.01 acres
Community	2.5 acres per 1,000 people	0	45.09/2.5 = 18.03	18.03 acres
Neighborhood	1.36 acres per 1,000 people	0	45.09/1.36 = 33.15	33.15 acres

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Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 70% = 97 students; 30% = 42 students

	K-8	High
School Name	Chester A. Moore Elementary	Dan McCarthy Middle/Ft. Pierce Central High
City	Ft. Pierce	Ft. Pierce
Distance	5.4 miles	4.4 miles/3.7 miles
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	97	42
****Change in Demand**	97	42

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	None
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F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	18,792	AM-850 PM-3,407
****Proposed Zoning/FLU**	1,108	AM-126 PM-164
***Change in Demand**	Trips (17,684)	Trips AM-(724) PM-(3,243)
Impact to Capacity	No impact to capacity as the trips for the proposed zoning & land use are less than the trips under the existing zoning & land use.	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 140	Single Family: N/A	Multifamily: 140	
Non-residential (square footage): None			
Mixed-use (describe use): None			
(If this is a single phase project, name it Phase I – Total) Phase I-total 140			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	I	140	27.89		
Single-family, attached					
Multi-family					
Other (specify)					

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? N/A

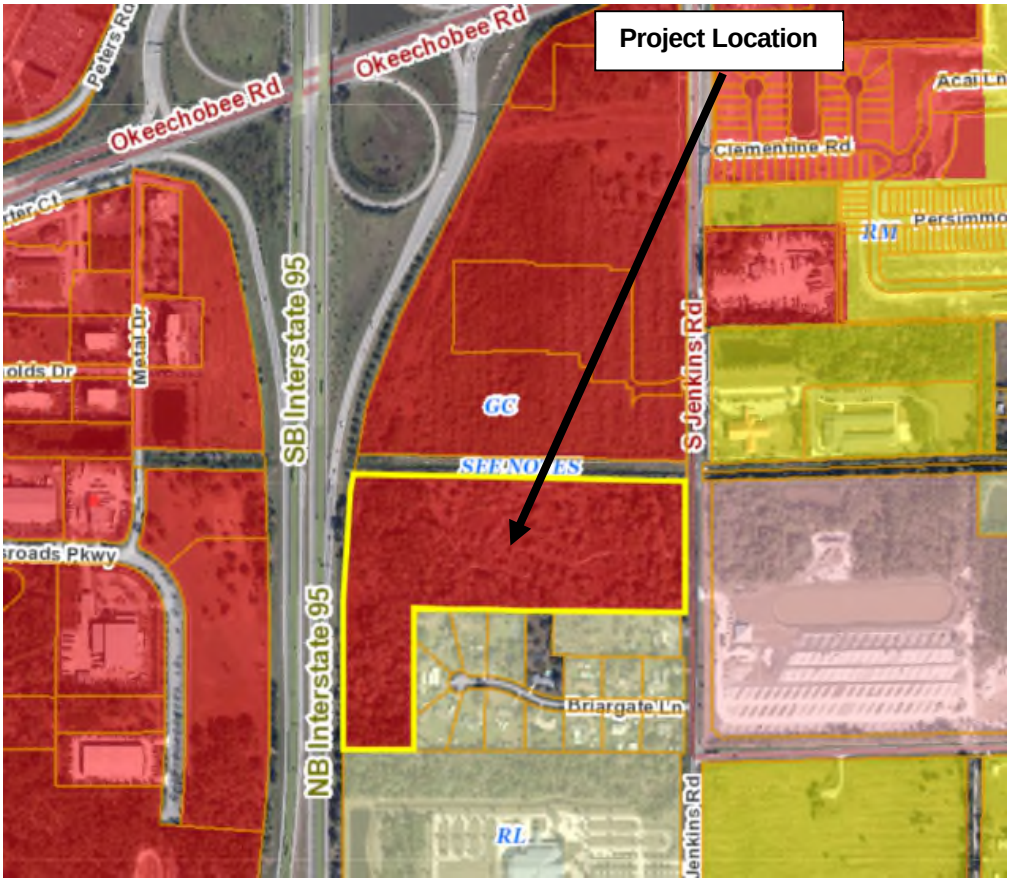
2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

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

Marshall Property Services, LLC
Jenkins Road Cottage Style Apartments
Locational Map



Detail by Entity Name

Florida Limited Liability Company
KIVA DEVELOPMENT, LLC

Filing Information

Document Number	L06000043117
FEI/EIN Number	20-4760222
Date Filed	04/25/2006
State	FL
Status	ACTIVE

Principal Address

2239 ABRAMS ROAD
EUSTIS, FL 32726

Changed: 04/24/2017

Mailing Address

P.O. BOX 370
EUSTIS, FL 32727

Changed: 01/30/2017

Registered Agent Name & Address

Lifeboat Registered Agents, LLC
3700 S CONWAY ROAD
ORLANDO, FL 32812

Name Changed: 02/05/2021

Address Changed: 01/29/2010

Authorized Person(s) Detail

Name & Address

Title MGR

HUERTA, ANTONIO A
380 CREEKSTONE COURT
LONGWOOD, FL 32779

Title MGR

MOSLER, MICHAEL HSR
2239 ABRAMS RD
EUSTIS, FL 32736

Annual Reports

Report Year	Filed Date
2020	02/03/2020
2021	02/05/2021
2022	01/21/2022

Document Images

01/21/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
01/29/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
04/25/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Foreign Limited Liability Company
MARSHALL PROPERTY SERVICES, LLC

Filing Information

Document Number	M18000000628
FEI/EIN Number	81-3722967
Date Filed	01/19/2018
State	IN
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/19/2019

Principal Address

4400 EAST 100 NORTH
SHELBYVILLE, IN 46176

Mailing Address

4400 EAST 100 NORTH
SHELBYVILLE, IN 46176

Registered Agent Name & Address

INCORP SERVICES, INC.
17888 67TH COURT NORTH
LOXAHATCHEE, FL 33470

Name Changed: 12/19/2019

Authorized Person(s) Detail

Name & Address

Title MBR

WILNER, YSHIA DAVID
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Title President

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Annual Reports

Report Year	Filed Date
2019	12/19/2019
2020	03/11/2020
2021	03/11/2021

Document Images

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Marshall Property Services, LLC
Jenkins Road Cottage-Style Homes
Land Use Plan Amendment
& Zoning Atlas Map Amendment
Statement of Need

Marshall Property Services, LLC ("Petitioner") proposes developing a new residential project comprised of 140 dwelling units with associated amenities ("Project"), thereby making a substantial investment in the Jenkins Road area and creating a new housing opportunity for the community. Petitioner proposes naming the new development "Viva Treasure Coast West." To allow for the Project, Petitioner hereby requests approval of a Land Use Plan Amendment, Rezoning, Site Plan and Design Review.

Kiva Development, LLC ("Owner") is the current owner of the subject property located on the east side of South Jenkins Road between Edwards Road and Okeechobee Road (PCN # 2325-111-0001-000-2) (the "Property"). Petitioner has placed the Property under contract and as such Owner has authorized the submission of the aforementioned applications. The Property is a +/- 27.89 acre site, located in the City of Fort Pierce ("City"), St. Lucie County ("County"). The Property has a future land use designation ("FLUM") of GC, General Commercial. The Property's zoning designation is C-3, General Commercial.

For the Land Use Plan Amendment, Petitioner respectfully requests approval to amend the Property's land use from GC to RM, Medium Density Residential, which is the same land use as the property at the intersection of South Jenkins Road and Edwards Road, approximately 728 feet south of the Property. Concurrently, Petitioner requests a Rezoning of the Property from C-3 to R-4, Medium Density Residential, which is also the same zoning district as the property at the intersection of South Jenkins Road and Edwards Road. Per Section 125-187(g) of the City Code, detached residences, townhomes, duplexes, and multi-dwelling buildings are permitted by right in the R-4 zoning district with the ideal density of 10 -12 units per acre. The Project is proposed at 5.1 units per acre for a total of 140 units.

Per the City's Future Land Use Map Amendment and Zoning Atlas Map Amendment, Petitioner must demonstrate compliance with the criteria listed below for approval of future land use or zoning map amendment:

1. **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.**

   The proposed changes in land use and zoning are necessary to allow for residential development on the Property and will result in an orderly and logical development pattern, as the surrounding area has residential development and gets gradually more commercial/intense along Jenkins Road as it approaches the intersection with Okeechobee Road to the north.

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The Property currently has a future land use designation of GC (General Commercial). A canal abuts the Property directly to the north. The parcel to the north of this canal also contains a GC land use designation and is undeveloped. The parcel directly south of the Property contains a RL (Low Density Residential) land use designation and is developed with single-family homes while the parcel to the east has a BC (Boundary Commercial) land use designation and is developed with a KOA campground. Abutting the Property to the west is I-95. Some years ago, the subject Property had a residential land use designation.

Amending the future land use designation on the Property from GC to RM (Medium Density Residential) will result in an orderly and logical development pattern as it will amend the land use designation to be compatible with the surrounding land use designations and residential uses. The amendment will allow the Property to be developed with a maximum of 334 dwelling units. While the RM land use designation will allow this many units, the Applicant is proposing to develop 140 cottage-style homes. This proposed use is less intense than any uses permitted under the existing GC land use designation. The residential use will not generate any loud noises onto the adjacent residential uses that would be caused by trash pick-up and loading areas from permitted commercial uses. Furthermore, the residential uses will generate less traffic than a commercial development permitted under the existing CG land use designation. The traffic report included with this amendment shows a daily decrease of 17,684 trips with the proposed RM land use designation.

2. Statements on how the amendment(s) are consistent with Comprehensive Plan.

This amendment is consistent with the following policies in the City of Ft. Pierce Comprehensive Plan:

FLU 1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

As stated above, the Property currently has a future land use designation of GC. Abutting the Property to north is a canal. The parcel to the north of this canal also contains a GC land use designation and is undeveloped. The parcel directly south of the Property contains a RL land use designation and is developed with single-family homes while the parcel to the east has a BC land use designation and is developed with a KOA campground. Abutting the Property to the west is I-95.

This amendment will change the land use designation on the Property to be more compatible with the surrounding residential uses than the existing GC land use designation. The proposed residential use will be less impactful on the surrounding neighborhood than the commercial uses permitted under the GC land use category.

1.6.1Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

The attached capacity analysis included with this request show that adequate public service facilities are available for the proposed amendment. The amendment will have a significant decrease on the demand for public facility uses.

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TE 2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

Included with this application is a traffic report showing that the existing GC land use designation will generate 18,792 daily trips, while the proposed RM land use designation will generate 1,108 daily trips. This is a decrease of 17,684 trips. In addition to the decrease in daily trips, the amendment will result in a decrease of 724 AM peak hour trips and 3,243 PM peak hour trips. Therefore, this amendment will not increase the volume of trips or decrease the level of service standards on the surrounding roadways.

3. Statements on how the 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.

The Property currently has a future land use designation of GC. Abutting the Property to the north is a canal. The parcel to the north of this canal also contains a GC land use designation and is undeveloped. The parcel directly south of the Property contains a RL land use designation and is developed with single-family homes while the parcel to the east has a BC land use designation and is developed with a KOA campground. Abutting the Property to the west is I-95.

The proposed RM land use designation is compatible with the surrounding land use designations to the south and east of the Property. Other than the adjacent KOA campground, the surrounding parcels to the south and east contain RM and RL future land use designations. All of these parcels are currently developed with residential units, are currently under construction for the development of residential units or will be developed with residential units in the future. Amending the land use designation on the Property from GC to RM will ensure the Property is compatible with the character of the existing surrounding residential land uses.

While the parcels to the west and north contain a GC land use designation, the Property is bifurcated from the parcels to the west by I-95. Heading north from the Property, the parcels are located on Okeechobee Road, a major commercial corridor. The GC land use designation is appropriate for these parcels as they are located along a high traffic commercial corridor. While the Property is within ½ mile radius of these parcels, the less intense RM land use designation is appropriate for the Property as it is not located along Okeechobee Road and is directly adjacent to existing single-family homes. In essence, the proposed land use and zoning change will create an appropriate and gradual transition in intensity going south to north on the west side of Jenkins Road.

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ANDREW CONKLIN ENVIRONMENTAL SERVICES, LLC
INTEGRATING SUCCESSFUL DEVELOPMENT AND ENVIRONMENTAL INTEGRITY

P.O. BOX 500407, MALABAR, FLORIDA, 32950
PHONE: (321)848-1143 EMAIL: ACESLLC7@GMAIL.COM

July 1, 2021

Mr. Donald Smith
Marshall Property Services, LLC
4400 East 100 North
Shelbyville, Indiana 46176

Re: Parcel No. 2325-111-0001-000-2, Jenkins Road, Fort Pierce, Florida
ACES File No. 21126

Dear Mr. Smith,

Andrew Conklin Environmental Services, LLC (ACES) has completed a review of environmental issues associated with the above-referenced ±27.89-acre property, located on the west side of Jenkins Road in Fort Pierce, Florida. Figure 1 depicts the location of the subject site, and Figure 2 is a recent aerial photograph of the site depicting current conditions thereon. On June 30, 2021, ACES inspected the property for the presence of wetlands, surface waters, protected species, and indications of protected species habitat. The purpose of our study was to estimate the current extent of wetlands and protected species habitat on the site. To assess the presence and extent of wetlands, we implemented the jurisdictional wetland identification methodologies of the South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (ACOE), which incorporate an analysis of on-site vegetation, soils, and hydrology to determine the presence or absence of state-jurisdictional wetlands. Where jurisdictional wetlands were found to exist, ACES marked their landward extent by tying sequentially-numbered surveyor's flagging tape to vegetation at each change in the contour of the wetland, and identified their boundaries on a recent aerial photograph of the site. The likelihood of protected species habitation was determined by identifying the various vegetative communities, habitat types, and species indicators currently present on the site, and referencing these against standards and indicators used by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS). Following is a presentation of our findings.

Soil Types

The USDA Natural Resource Conservation Service (NRCS) identifies two different soil types on the property (see Figure 3). Soil maps are used by the environmental regulatory agencies as a general guideline to determine the likelihood of wetland and upland conditions on reviewed properties; soils more commonly associated with wetland conditions potentially indicate areas of lower elevation and greater surface hydrology, whereas soil types that are more commonly associated with uplands are expected to exhibit fewer or no wetland characteristics. Potentially hydric (i.e., wetland) soil types are listed in the *Hydric Soils of Florida Handbook* (Victor W. Carlisle, et al., 2000). ACES sampled soil types throughout the subject property by excavating 6-inch diameter, 12-inch deep cylindrical plugs from the surface, and assessing the soil profiles and characteristics of each plug. Following are brief descriptions of the soil types that are mapped on the subject site, compared to our observations of current soil conditions.

Ankona and Farmton Sands – NRCS Code No. 2: This is a nearly level, poorly drained sandy soil formed from sandy and loamy marine deposits, found on flats of mesic or hydric lowlands. The water table is typically 6 to 18 inches below the surface in most years. This soil is not listed in the *Hydric Soils of Florida Handbook*

This non-hydric soil type is mapped within the majority of the site. Soils in the mapped area mostly consist of non-hydric sand. However, two slightly depressional areas exist where soils qualify as hydric, either containing mucky-textured sand or sand exhibiting mineral stripping within the upper six inches.

Nettles and Oldsmar Sands – NRCE Code No. 25: This is a nearly level, poorly drained sandy soil formed from sandy and loamy marine deposits, found on flats of mesic or hydric lowlands. The water table is typically 6 to 18 inches below the surface in most years. The *Hydric Soils of Florida Handbook* lists this soil type as a hydric soil in only 8 percent of the areas in which it is mapped.

This typically non-hydric soil type is mapped over the east end of the site and in a lobe that extends onto the northern boundary of the property. Most of the soils in these areas are composed of non-hydric sand. However, one area near the east end of the site contains hydric sandy soils exhibiting mineral stripping within the upper six inches.

The NRCS shows a general correspondence to existing conditions, except that three areas of hydric soil exist on the site. The current extent of hydric soils on the site generally corresponds to the location of wetlands as shown on Figure 4.

Community Types

Using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as a guideline, ACES categorized the different natural communities and land uses on the subject site according to FLUCFCS designations and code numbers. Figure 4 depicts the different FLUCFCS communities on the property. The major FLUCFCS categories on the site are:

Mixed Rangeland – FLUCFCS Code No. 630: This category describes the community that dominates the east half of the site, covering a total of approximately 9.04 acres. It contains a widely spaced canopy of Darlington's oak, slash pine, Brazilian pepper, and cabbage palm over scattered patches of saw palmetto and gallberry, with a ground cover of Bahia grass, St. Augustine grass, Spanish needles, smutgrass, Johnson grass, southern fox grape, caesarweed, low panicum, and carpet grass. Underlying soils are composed of non-hydric sand imbedded with small sandy organic bodies. No wetland hydrologic indicators were observed.

Pine Flatwoods – FLUCFCS Code No. 411: This forested upland community exists over most of the western part of the site, covering a total of about 9.47 acres. It contains a mixed canopy of slash pine, Darlington's oak, and cabbage palm over a patchy midstory of saw palmetto, gallberry, holly, and guava, and a sparse ground cover of southern fox grape, caesarweed, and shiny blueberry. Soils are composed of non-hydric sand imbedded with small sandy organic bodies. No wetland hydrologic indicators were observed.

Temperate Hardwoods – FLUCFCS Code No. 425: This forested upland community is located along the part of the southern site boundary, the east end of the site, and along the northern property boundary. The total area occupied by this community is estimated at 6.28 acres. It

contains a canopy of Darlington's oak, Brazilian pepper, cabbage palm, and scattered slash pine over a ground cover of herbaceous species similar to those noted for the Mixed Rangeland community. The southern area also contains patches of saw palmetto, gallberry, and winged sumac, with some wiregrass and shiny blueberry in the ground cover. Underlying soils are composed of non-hydric loamy sand imbedded with small sandy organic bodies. An extensive subsurface layer of compacted gravel is also present near the site entrance. No wetland hydrologic indicators were noted in this community.

Freshwater Marsh – FLUCFCS Code No. 641: This non-forested wetland is located along part of the western site boundary, where it covers approximately 0.95 acres. It is vegetated with a variety of herbaceous wetland species, including flat sedge, torpedo grass, buttonweed, smartweed, swamp fern, duck potato, cattails, and three-square. Brazilian pepper, cabbage palm, and wax myrtle are present on the landward edges. Soils are hydric, consisting of mucky-textured sand and sand imbedded with large mucky organic bodies. Hydrologic indicators suggest that this community is saturated to the surface or inundated virtually year-round. This wetland is identified as Wetland 1 on Figure 4.

Wet Prairie – FLUCFCS Code No. 643: This non-forested wetland community is in two areas in the east half of the site. Wetland 2 is approximately 0.70 acres and Wetland 3 is about 1.45 acres (see Figure 4). Both wetlands are dominated by herbaceous wetland species, including Virginia chain fern, swamp fern, redroot, yellow-eyed grass, and American cupscale. Some Darlington oak and cabbage palm are also scattered in this community. Underlying soils are mildly hydric, being composed of sand exhibiting mineral stripping in the upper six inches. Hydrologic indicators include the presence of sphagnum moss on the ground. This community is saturated to the surface during most of the rainy season, with extended periods of standing water following heavy rains.

Thus, the entire property contains approximately 24.79 acres of uplands and 3.1 acres of wetlands. All of the wetlands fall under the jurisdiction of SFWMD. If impacts are proposed to any of the wetlands, permits to do so must be obtained from this agency. Following is a discussion of potential wetland permitting and mitigation issues for this site.

Wetland Considerations

In general, SFWMD requires that all proposed wetland impacts be justified by the permittee, who is responsible for demonstrating that all reasonable efforts have been made to design the project in a way that avoids or minimizes wetland impacts. Simply put, in most cases, all proposed wetland impacts must clearly be demonstrated as unavoidable. An exception is made when wetland mitigation is provided that is regionally significant, such as the purchase of credits at a wetland mitigation bank that includes the project site within its service area; in such cases, an applicant is not required to avoid or minimize wetland impacts.

In addition to direct wetland impacts (dredging or filling within wetlands), SFWMD usually requires an applicant to also consider the extent of secondary wetland impacts. Secondary wetland impacts are those potentially adverse effects to wetlands that occur due to the proximity of human activities (i.e., noise, traffic, pollution, lighting, human intrusion, pets, yard waste, etc.). To protect against secondary impacts, SFWMD encourages applicants to preserve a naturally-vegetated upland buffer around all portions of wetlands that are to remain undisturbed. The buffer must be at least 15 feet wide, with a minimum average width of at least 25 feet, and needs to be in natural vegetation (supplemental

planting may be required). In all areas where the minimum buffer cannot be provided, SFWMD will assess secondary impacts extending into the adjacent wetlands. The extent of secondary impacts is determined on a case-by-case basis, but is typically determined by extending a 100 to 200 foot radius into the affected wetland from each point where an adequate upland buffer cannot be provided. Although this may result in a large area of assessed secondary wetland impacts, such impacts are considered to be significantly less adverse than direct impacts. Thus, although secondary wetland impacts do add to the amount of mitigation that an applicant must provide to satisfy SFWMD (if they are assessed), they are typically only a small percentage of the whole. Since SFWMD recognizes the long-term value of on-site wetland preservation and enhancement, the secondary wetland impact issue can frequently be addressed by the placement of a conservation easement over remaining on-site wetlands and their adjacent upland buffers (as applicable).

For this site, the purchase of wetland mitigation credits appears to be an option, since the site falls within the service area of at least one SFWMD-permitted mitigation bank. The purchase of mitigation bank credits is often the most cost-effective and expedient option, and provides the greatest amount of flexibility when it comes to site design. The quality of the wetlands on this site are expected to be evaluated as low to moderate, due to their proximity to development and highways, degradation by off-road traffic, historical disturbances, and the presence of nuisance species (i.e., Brazilian pepper, torpedo grass, cattails, etc.). The Uniform Mitigation Assessment Method (UMAM) is used by SFWMD to assess and calculate environmental losses (Functional Loss, or FL) associated with wetland impacts, and environmental gains (Functional Gain, or FG) associated with wetland mitigation. Based on our UMAM analysis of the site, we expect that on-site wetlands would be scored between 47 and 70 percent value and function. Thus, each acre of wetlands approved for impact on this site by SFWMD is expected to result in an FL of between 0.47 and 0.70. To provide sufficient mitigation, an FG of 0.47 to 0.70 per acre of impact would need to be provided. The corresponding cost of wetland mitigation is expected to be between $35,250 and $52,500 per acre of wetland impacts. The specific cost will depend on a variety of factors, including wetland confirmation by state personnel, the findings of a detailed state -approved UMAM evaluation, and the extent of wetland impacts proposed by the applicant.

The time associated with wetland permitting is expected to be between three to five months for SFWMD. In addition to the cost of wetland mitigation, there are other consulting costs associated with quantification, qualification, and permitting of wetlands on the site. Wetland permit application development (±$2,500), on-site jurisdictional confirmation with SFWMD staff (±$600), and other related ancillary costs and fees are expected to amount to between $4,000 and $5,000. Surveying and engineering costs will also apply, although it is not in our purview to estimate these.

Protected Species

On the date of our site assessment, ACES examined the property for any indications of habitation by protected wildlife species. This included inspecting the property for direct visual and auditory evidence of protected species themselves, as well as assessing the site for the presence of secondary indicators, such as burrows, nests, nesting cavities, scat, tracks, trails, rookeries, etc. Following is a discussion identifying the extent to which protected species are thought to be using the site, and the procedures by which such concerns can be addressed during the project permitting process.

> Gopher Tortoises (*Gopherus polyphemus*): Gopher tortoises are protected as a Threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). Gopher tortoises require habitat that includes well-drained sandy soils for burrowing, open sunlit areas for

nesting, and adequate herbaceous forage. Tortoise burrows are classified as "Abandoned" (burrow collapsed, filled with debris, or otherwise obviously not used for quite some time) or "Potentially Occupied" (any burrow that does not meet the definition of Abandoned). On this property, the relatively shallow depth to the seasonal high-water table may preclude suitable tortoise burrowing conditions. However, we did observe some evidence of tortoise occupation on the site. One Potentially-Occupied burrow and one Abandoned burrow were found in the vicinity of Wetland 3 (see Figure 4). This confirms that at least some tortoises occupy the property. Based on the habitat conditions we observed, our preliminary estimate is that there is a relatively low number of tortoises on the site, probably no more than five, using up to 10 burrows.

FWC requires that all tortoises that are likely to be displaced by proposed development be identified through a formal survey, and safely relocated under an off-site gopher tortoise conservation permit from FWC prior to site clearing. In order to determine the number of tortoises that will be affected by site development, it will be necessary to complete a formal tortoise survey over all potentially suitable habitat that is proposed for development on this site. We estimate there is a total of about 15 to 20 acres of sparsely-populated tortoise habitat on the site. Costs associated with tortoise permitting include the 100% survey and mapping of all tortoise habitat (approx. $4,000), developing and submitting the tortoise relocation application to FWC ($650.00), and excavating all potentially-occupied burrows on the site with a backhoe (assuming 10 burrows, the projected cost is $3,500). In addition, FWC will charge an application fee of $220, and the property receiving the relocated tortoises charges $2,200 per tortoise to cover long-term management costs (assuming 5 tortoises, that cost would be $11,000). So, under a hypothetical 10 burrows excavated and 5 tortoises relocated, the total cost (including the tortoise survey) would be approximately $19,370 (actual cost could be more or less depending on the results of the tortoise survey and relocation).

Timing of the tortoise permitting process is linked to the expected project start date. FWC requires that the survey data be no more than 90 days old prior to excavating tortoises under the authority of a permit. Furthermore, FWC requires that an applicant provide documentation from local government confirming that the proposed project that will necessitate tortoise relocation is imminent; without this documentation, the permit is unlikely to be issued. Therefore, the tortoise survey is recommended to take place no more than two months prior to the anticipated project start date. Once the application is submitted, most tortoise permits can be acquired within two to three weeks (assuming all required documentation is provided). After the permit is issued, relocation can occur as long as predicted weather temperatures do not drop below 50 degrees Fahrenheit for 72 hours after the relocation is completed.

Eastern Indigo Snake (*Drymarchon corais couperi*): This federally-listed threatened species can occupy virtually all native Florida habitats, including flatwoods, upland scrub, and wetlands, typically ranging over very large areas and frequently utilizing gopher tortoise burrows for shelter. No signs of this species were observed during our site inspection. Barring the direct sighting of this species, no special permit for potential impacts to it is expected to be necessary to acquire.

Wading Birds: Protected wading birds may occasionally be present within the wetland communities for foraging purposes, including tricolored heron and sandhill crane. There is no

rookery habitat on the site to support nesting of these species, and none of these species were observed on the site during our inspection. Although it is possible that these species may be present from time to time in on-site wetlands on a transitory foraging basis, such behavior is opportunistic, and not indicative of critical reliance on any on-site natural resources. Therefore, no special permits for potential impacts to these species are expected to be required.

Wood Stork (*Mycteria americana*): Wood stork nesting habitat is not present on the site. However, the on-site wetland community does provide foraging habitat for this federally-listed endangered species. Direct impacts to wood storks are not an issue for this site, just potential impacts to wood stork Suitable Foraging Habitat (SFH). However, even if potential impacts to wood stork SFH are assessed, any wetland mitigation proposed for this project should also suffice to meet any wood stork mitigation requirements that might apply.

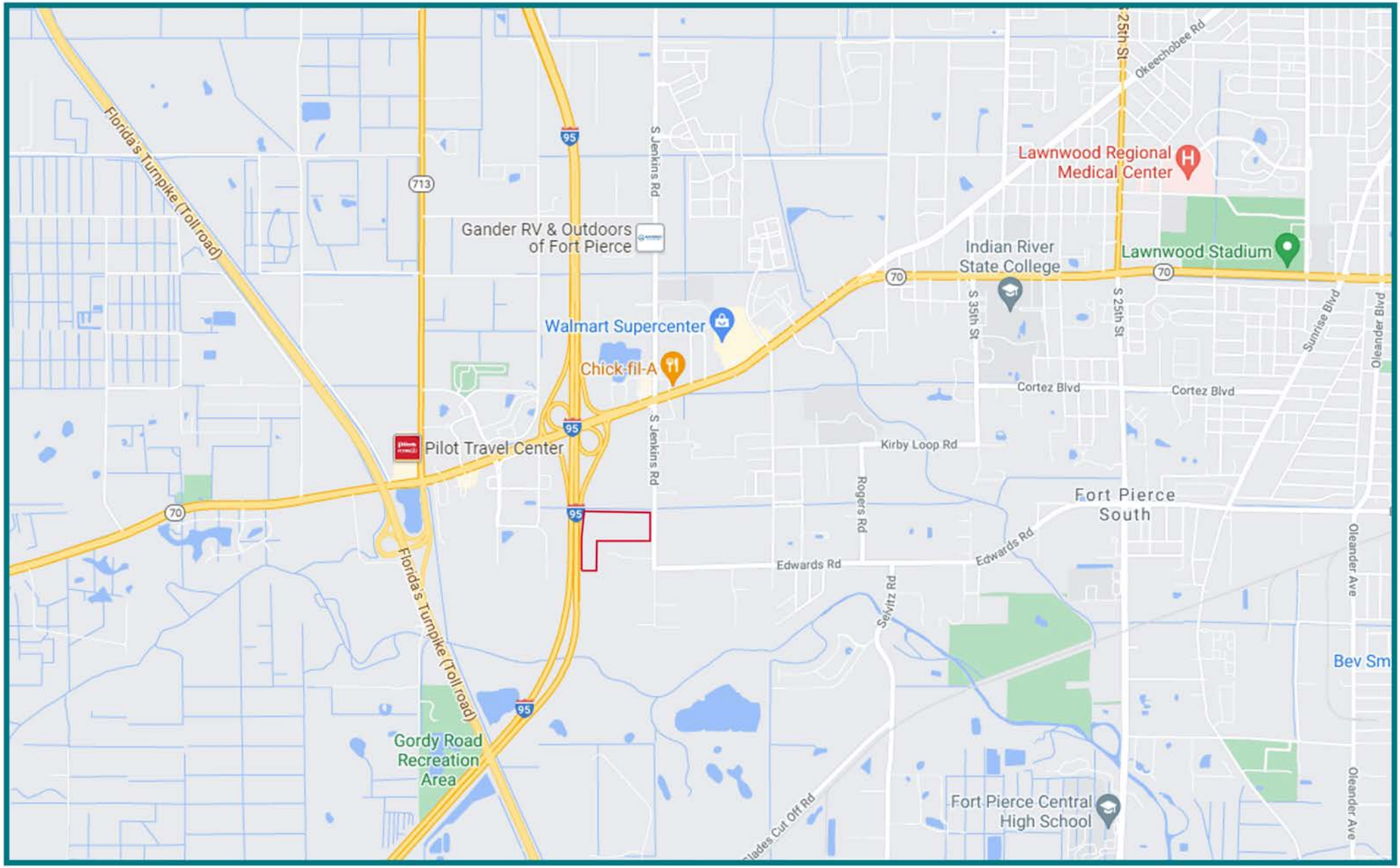
Bald Eagle (*Haliaeetus leucocephalus*): No recorded bald eagle nests exist on or near the subject site, and no eagle nests or eagle activity were observed on the site. The nearest recorded eagle nest is approximately 0.75 miles south of the site. Therefore, it is not expected that potential impacts to this species will need to be addressed prior to site development.

Summary and Conclusion

ACES has completed an environmental assessment of Parcel No. 2325-111-0001-000-2, Jenkins Road, Fort Pierce, Florida. It is our determination that approximately 24.79 acres of uplands and 3.1 acres of SFWMD-jurisdictional wetlands are present on the site. If impacts are proposed to wetlands, then a permit will be needed from SFWMD, and mitigation will be required to compensate for direct and secondary wetland impacts. Although permitting for impacts to wood stork SFH is not expected to be required, the mitigation provided for wetland impacts (if applicable) should also be sufficient to compensate for any wood stork impacts that might be assessed. A small population of protected gopher tortoises are present on the site; a formal gopher tortoise survey will need to be completed prior to site development to determine the number of tortoises that will need to be permitted for relocation. ACES is committed to working with you through all aspects of the environmental permitting and mitigation processes for this project and will provide a proposal for any and all services upon request. Upon your review of this report, should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

Andrew Conklin – President, ACES, LLC



Source: Google Maps

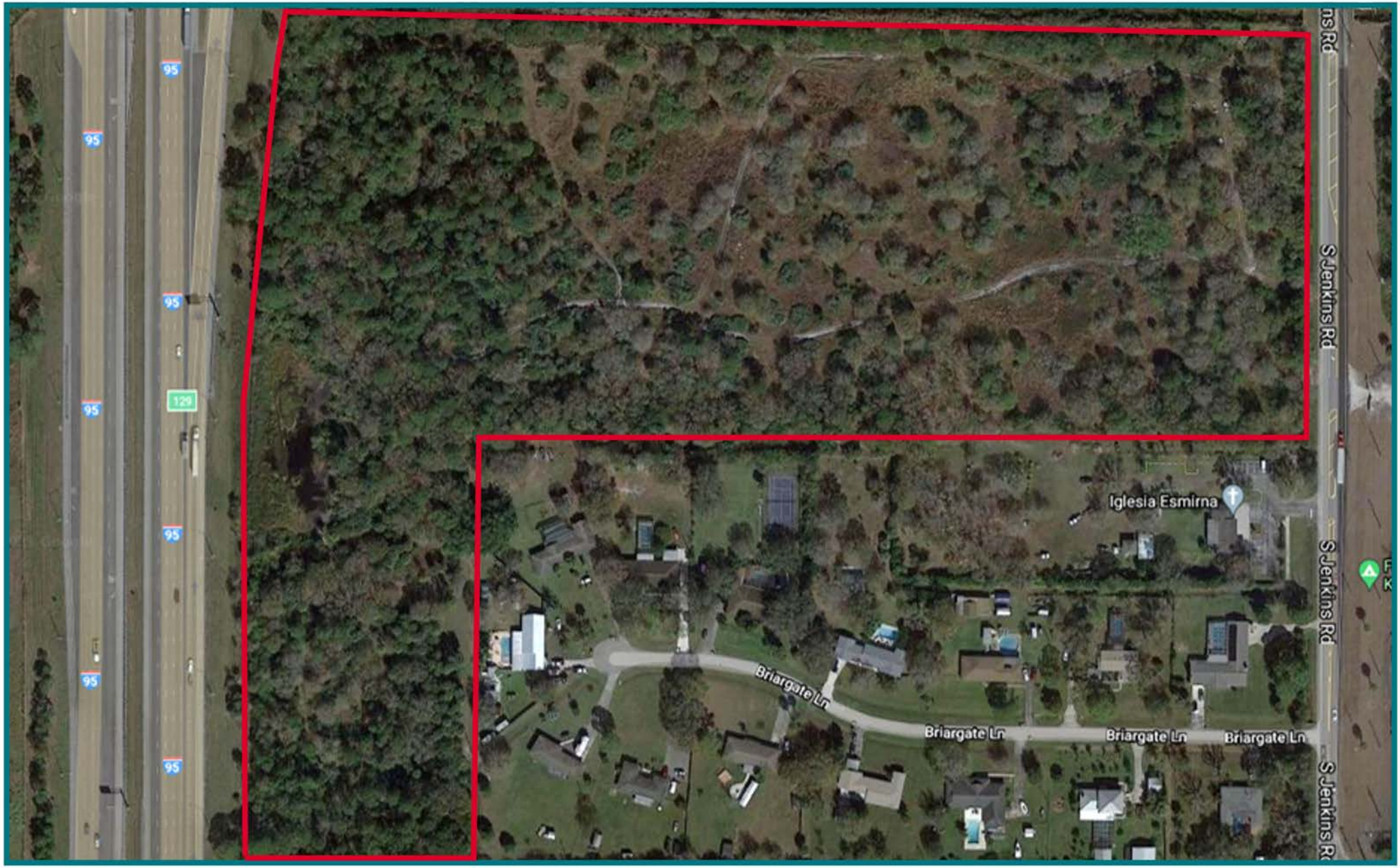
ACES, LLC

Fig. 1 - Location Map

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site

ACES, LLC PO Box 500407, Malabar, FL 32950 Phone: (321) 848-1143 Email: acesllc7@gmail.com



Source: Google Maps

ACES, LLC

Fig. 2 - Aerial Site Photograph

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site

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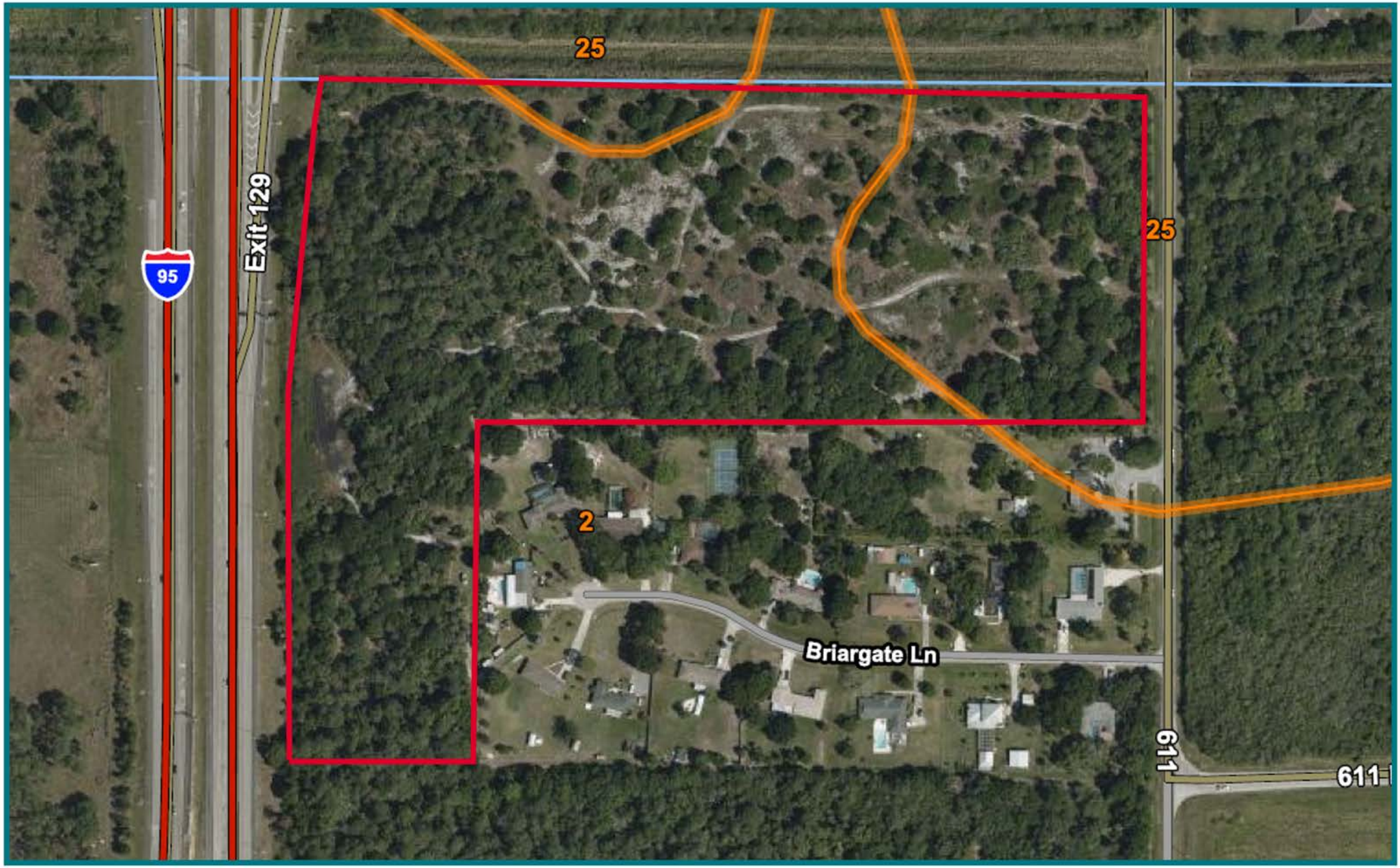

Source: USDA Natural Resources Conservation Service (NRCS)

ACES, LLC

Fig. 3 - NRCS Soils Map

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site
- NRCS Soil Type Boundaries

2 - Ankona and Farmton Sands
25 - Nettles and Oldsmar Sands

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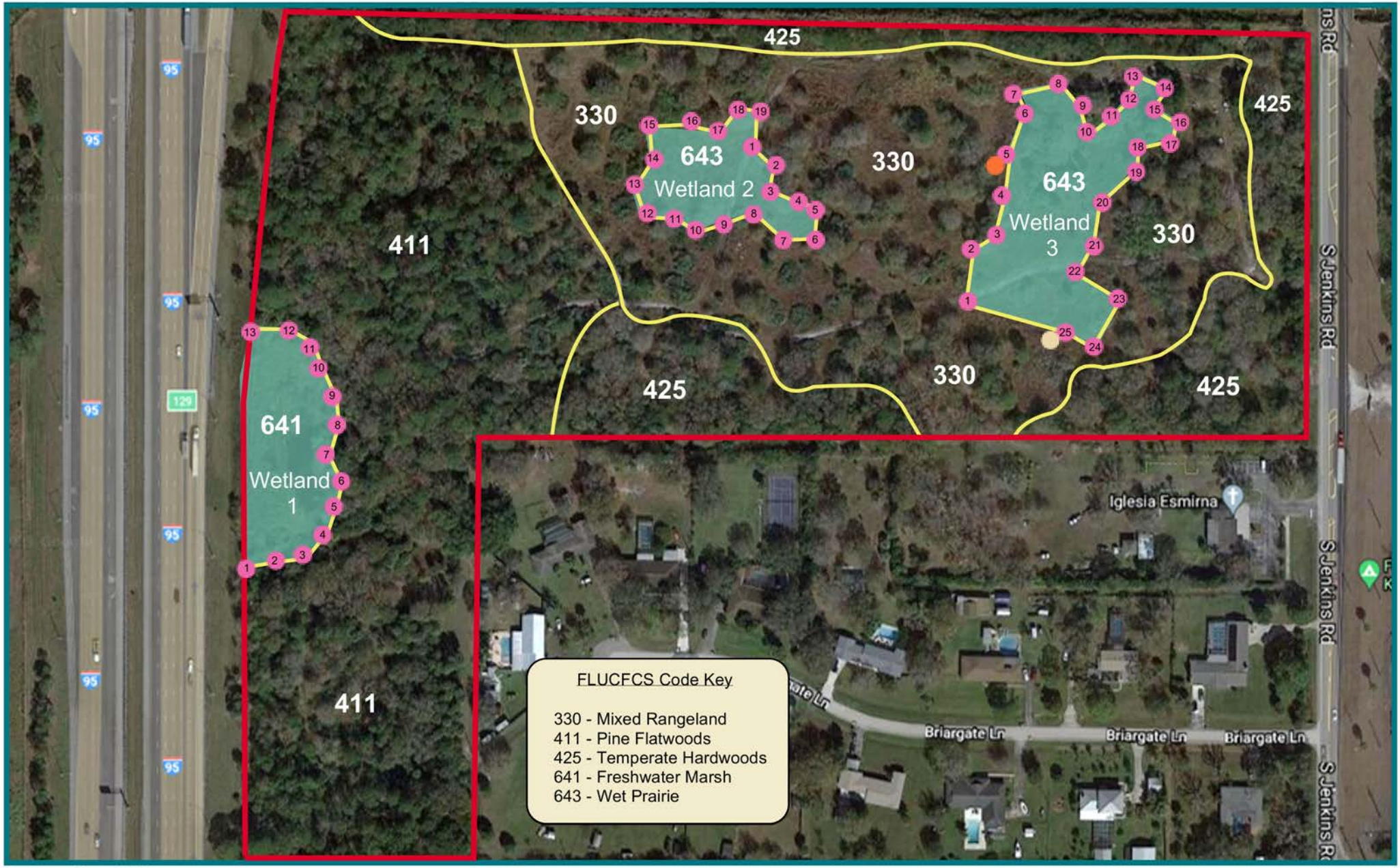

Source: Google Maps

Codes referenced to the Florida Land Use Cover and Forms Classification System (FLUCFCS); wetland flags are pink, marked "ACES," and tied to vegetation

ACES, LLC

Fig. 4 - Environmental Survey Map

ACES File No. 21126 - Jenkins Road 28-Acre Site

- Subject Site
- FLUCFCS Community Boundaries
- On-Site Wetlands, +/-3.1 Acres Total
- Wetland Flag Point
- Potentially-Occupied Gopher Tortoise Burrow
- Abandoned Gopher Tortoise Burrow

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Phase I Environmental Site Assessment

27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, Florida 34981
PCN: 2325-111-0001-000-2

Prepared for:
Marshall Property Services, LLC
4400 East 100 North
Shelbyville, Indiana 46176

Project No. 3340.2100065.0000
July 15, 2021

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Our Specialties
Environmental Consulting | Geotechnical Engineering | Construction Materials Testing
Threshold & Special Inspections | Private Provider & Code Compliance

SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Phase I Environmental Site Assessment

27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, Florida 34981
PCN: 2325-111-0001-000-2

Project No. 3340.2100065.0000
July 15, 2021

REPORT PREPARED BY:

Robert P. Crowell, P.G.
Environmental Department Manager

7/15/21

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UNIVERSAL ENGINEERING SCIENCES

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1.0 EXECUTIVE SUMMARY

At the request of Marshall Property Services LLC, GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida; herein referred to as the "subject property" or "site." Accordingly, Marshall Property Services LLC, and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

This Phase I ESA Update was performed in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) and was conducted following the scope of work and any limitations as outlined in **Sections 2.4 and 2.5** and our proposal letter to dated June 7, 2021. This Phase I ESA. The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions* (*RECs*) and *vapor encroachment conditions* (*VECs*) in connection with the property. The purpose and objective of the Phase I ESA was met through the performance of four components: records and site history review, site reconnaissance, interviews, and preparation of the Phase I ESA report. UES performed the Phase I ESA per ASTM Practice E 1527-13, which is equivalent to the U.S. Environmental Protection Agency (EPA) final rule for All Appropriate Inquiry (AAI) and may be used to comply with the provisions of the Federal AAI Rule as set forth in 40 CFR 312. Non-scope considerations, as defined in our proposal letter, as well as in the standard practice, were not addressed.

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between July 6, 2021 and July 14, 2021 by Robert Crowell, P.G., Senior Geologist.

Robert Crowell, P.G., of UES performed a walk-through site reconnaissance of accessible areas of the subject property on July 12, 2021. In addition, observations were made of the immediately adjacent properties. Any limiting conditions encountered during the course of this assessment are included in **Section 2.4**.

According to site information and data supplied by the client and the St. Lucie County Property Appraiser's office, the subject property is an approximate 27.89-acre "L-shaped" vacant parcel containing woodlands and clearings. No current building structures are located on the property.

Based on historical sources reviewed, a review of regulatory agency files, and interviews, the subject property contained undeveloped pastureland. No evidence was identified of previous active agricultural activity on the subject property.

UES reviewed a series of historical aerial photographs between 1944 and 2017 depicting the subject property. The site and vicinity within each aerial photograph were examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject property and vicinity. The subject property appeared to be used as pastureland until approximately the 1990s when the property became primarily dense woodlands. No evidence of previous active agricultural use on the subject property was identified. No building structures (except for possible livestock feeders) were noted on the subject property in any of the aerial photographs reviewed.

A search of available environmental records was conducted by Environmental Data Resources, Inc.® (EDR); this report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. The subject property was not listed in any of the databases searched. Several sites of concern were identified by EDR within the ASTM search radius. Detailed discussions regarding these facilities are provided in **Section 5.1**. Based on the distance, direction, topographic relations and/or estimated groundwater flow, absence of releases, and/or remediation actions to date or ongoing, the identified sites do not appear to pose a threat to the subject property.

A Vapor Encroachment Screening (VES) was performed to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). As specified in ASTM E2600-15 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation to determine the likely presence of *Vapor Encroachment Conditions* (*VECs*). No VECs were identified.

This assessment has revealed no evidence of *VECs* in connection with the subject property.

This assessment has revealed no *RECs* in connection with the subject property.

This assessment revealed no controlled *RECs* in connection with the subject property.

This assessment revealed no historical *RECs* in connection with the subject property.

Discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

2.0 INTRODUCTION

Universal Engineering Sciences (UES) was retained by Marshall Property Services, LLC (Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida; herein referred to as the "subject property" or "site". The Site location is shown in **Figure 1**. A Site Sketch showing the subject property and surrounding areas is included as **Figure 2**. Accordingly, Marshall Property Services LLC and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

2.1 Purpose

As outlined in UES' proposal letter[1], the purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the American Standard for Testing and Materials (ASTM) E 1527-13, *recognized environmental conditions* (*RECs)*[2] *controlled environmental conditions*[3], *historical environmental conditions*[4] , *business environmental risks (BERs)*[5], and *Vapor Encroachment Conditions (VECs)*[6] in connection with the property. UES performed the Phase I ESA scope of work in conformance with the standard practice, as outlined in ASTM E 1527-13 and as set forth in

[1] The use of the ASTM E 1527-13 practice was strictly limited to the scope set forth in our proposal dated June 7, 2021 to Marshall Property Services, LLC, and, authorized and returned to our offices on July 6, 2021.

[2] The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not considered as *recognized environmental conditions*.

[3] The term *controlled environmental conditions* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[4] The term *historical environmental conditions* means a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[5] The term *business environmental risk* means a condition that can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

[6] The term *vapor encroachment conditions* means the presence or likely presence of contaminants of concern vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

40 CFR Part 312. The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

2.2 Detailed Scope of Services and Non-Scope Considerations

The purpose of the Phase I ESA was met through the performance of four primary components: a site history and records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within UES' Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

2.3 Significant Assumptions

For the purpose of this Phase I Environmental Site Assessment, UES has made the following assumptions concerning the assessment of on-site and off-site *RECs*:

- Facilities, which use, generate, store, transport or dispose of hazardous wastes or petroleum products maintain the proper licenses with local, state and/or federal agencies.

- All discharges, releases, or violations related to the use, generation, storage, transportation or disposal, of hazardous substances or petroleum products are reported to appropriate agencies as soon as possible, and all reported discharges have been listed in regulatory files.

- UES has assumed that the information sources utilized for this assessment provided complete and accurate information. Evaluations presented in this report are based exclusively on information provided by available public records, and observations made during the site visit.

2.4 Limitations and Exceptions

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the ASTM Practice E 1527-13 were established for the purpose of this Phase I ESA.

No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment. UES has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, UES accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property. Problematic environmental conditions that were not identifiable through the scope of this investigation may still exist on the property. The results of the Phase I ESA are not, and cannot, be interpreted as a representation or guarantee that no environmental conditions may exist on or beneath or around the property. This study was not intended to be a definitive assessment of contamination at the subject property. It must also be understood that changing circumstances in the environment and in the use of the property can substantially alter the conclusions and information contained in this report. The consultant accepts no liability for the property. It is the sole responsibility of the client and/or user of this report.

It is further understood by the client that a complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this Phase I ESA. Certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA and the practice by which this Phase I ESA was completed in conformance with but may warrant consideration by parties to a commercial real estate transaction. The appropriateness of including an investigation of any such conditions should be evaluated by the client, based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk).

An Environmental Information Questionnaire (EIQ) is utilized by UES to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. The EIQ is completed by the lead assessor. The completed EIQ is included in **Appendix A**.

2.5 Special Terms and Conditions

No special terms and conditions were established for the purpose of the Phase I ESA.

2.6 Reliance

Marshall Property Services LLC and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject to any qualifications stated herein. UES offers no use or rights to this report to any other party regardless of the circumstance. Reliance of this report to any other party is strictly prohibited without the written consent from Marshall Property Services LLC, and UES.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is approximately 27.89 acres in size consists of one "L-shaped" parcel located west of South Jenkins in Fort Pierce, St. Lucie County, Florida. South Jenkins Road borders a portion of the subject property to the east. The right of way to Interstate 95 (I-95) borders the subject property to the west. The legal description for the subject property, as reported by the St. Lucie County Property Appraiser website are attached in **Appendix B**.

3.2 Site and Vicinity General Characteristics

The subject property is "L-shaped" and occupies approximately 27.89 acres. The property is vacant consisting of dense woodland and open unmaintained grassy areas. The topography of the subject property is relatively flat. Several unpaved paths were noted on the subject property.

3.3 Current Use of the Property

The subject property is vacant consisting of maintained grass and clustered trees and dense woodlands/scrub brush.

3.4 Structures, Roads and Other Improvements

No building structures are located on the subject property.

3.5 Current Uses of the Adjoining Properties

Abutters to the subject property include the following:

To the North: A drainage ditch (NSLRWCD Canal 39) borders the subject property to the north. Vacant property containing dense woodlands/scrub brush is located south of the ditch. This property was historically agricultural (citrus and row crops), pastureland and a grass aircraft runway.

To the East: The right of way to South Jenkins Road borders the subject property to the east followed by a vacant property containing woodlands and a Recreational Vehicle (RV) Park/Campground (KOA). Single-family residences along the terminus of Briargate Road are located to the east of the southern "panhandle" portion of the subject property.

To the South: A church (Iglesia Esmirna) borders the eastern portion of the subject property to the south. Single-family residences along Briargate Road are located to the south of the central portion of the subject property. A church (Westside Church) is located to the south of the southern "panhandle" portion of the subject property.

To the West: the right of way to I-95 borders the subject property to the west.

4.0 USER PROVIDED INFORMATION

A completed User Questionnaire is included in **Appendix A**.

4.1 Title Records

According to title information available online from the St. Lucie County Clerk of the Court Records Department, the title to the property was granted to Kiva Development, LLC.

4.2 Environmental Liens or Activity and Use Limitations

At the request of GFA, an Environmental Lien Search (ELS) Report was prepared by Security First Title Resource, Inc. The ELS report is included as **Appendix C**. No environmental liens or Activity and Use Limitations (AULs) were recorded for the subject property.

4.3 Specialized Knowledge

The user communicated no specialized knowledge or experience that is material to *RECs* in connection with the property.

4.4 Commonly Known or Reasonably Ascertainable Knowledge

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *RECs* in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The user communicated no valuation reduction of the purchase price of the subject property due to environmental issues.

4.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is listed in St. Lucie County records as Kiva Development, LLC. The property is currently vacant land.

4.7 Reason for Performing Phase I ESA

The Client is considering purchasing or refinancing the subject property. The Phase I ESA was performed as part of the due diligence associated with the potential property financial transaction. The ASTM E 1527 practice defines good commercial and customary practices for conducting an environmental site assessment with respect to the range of contaminants within the scope of the CERCLA, including petroleum. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability (“appropriate inquiry into previous ownership and uses of the property consistent with good commercial and customary practice”) as defined in 42 USC § 9601(35)(B).

4.8 Other

This Phase I ESA was performed for Marshall Property Services, LLC and is required for financing of the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As part of this Environmental Site Assessment, a review of applicable Federal and state environmental regulatory databases was conducted. This entailed a review of facility listings available through the appropriate agency databases. As specified in ASTM E1527-13 criteria, a records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property. The databases were obtained through Environmental Data Resources, Inc.® (EDR). A copy of the regulatory database search report from EDR is provided in **Appendix D**.

EDR's regulatory information inquiries and reviews were conducted using currently available Regional U.S. Environmental Protection Agency (EPA), the State of Florida Department of Environmental Protection (FDEP), and St. Lucie County records as needed. A search of available environmental records was conducted by EDR. This EDR database search review meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

The following table provides a summary of nearby facilities listed on searched regulatory databases, as reported in the EDR report:

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
FEDERAL RECORDS						
NPL	0	0	0	0	0	NR
Proposed NPL	0	0	0	0	0	NR
NPL LIENS	0	0	0	NR	NR	NR
Delisted NPL	0	0	0	0	0	NR
SEMS (CERCLIS)	0	0	0	0	NR	NR
SEMS Archive	0	0	0	0	NR	NR
CORRACTS	0	0	0	0	0	NR
RCRA-TSDF	0	0	0	0	NR	NR
RCRA-LQG	0	0	0	NR	NR	NR
RCRA-SQG	0	0	0	NR	NR	NR
RCRA-VSQG	0	0	0	NR	NR	NR
US ENG Controls	0	0	0	0	NR	NR
US INST Controls	0	0	0	0	NR	NR
ERNS	0	0	0	NR	NR	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
STATE RECORDS						
State Haz. Waste	0	0	0	0	0	NR
State Landfill	0	0	**0**	0	0	NR
LUST	0	**1**	0	**4**	NR	NR
INDIAN LUST	0	0	0	0	NR	NR
UST	0	0	0	NR	NR	NR
AST	0	0	**2**	NR	NR	NR
INDIAN UST	0	0	0	NR	NR	NR
ENG CONTROLS	0	0	0	0	NR	NR
INST CONTROLS	0	0	0	0	NR	NR
VCP	0	0	0	0	NR	NR
INDIAN VCP	0	0	0	0	NR	NR
Brownfields	0	0	0	0	NR	NR
US BROWNFIELDS	0	0	0	0	NR	NR
DEBRIS REGION 9	0	0	0	0	NR	NR
ODI	0	0	0	0	NR	NR
SWRCY	0	0	0	0	NR	NR
US CDL	0	0	0	NR	NR	NR
DWM CONTAM	**0**	0	**1**	**1**	NR	NR
FL RESP PARTY	0	0	**1**	**1**	NR	NR
FL Sites	0	0	0	0	**0**	NR
PRIORITYCLEANERS	0	0	0	0	NR	NR
EDR US Hist Cleaners	0	0	0	NR	NR	NR
EDR US Hist Auto Stat	0	0	0	NR	NR	NR
US HIST CDL	0	0	0	NR	NR	NR
LIENS 2	0	0	0	NR	NR	NR
LUCIS	0	0	0	0	NR	NR
HMIRS	0	0	**1**	NR	NR	NR
SPILLS	0	0	0	NR	NR	NR
RCRA Non-Gen	0	0	0	NR	NR	NR
DOT OPS	0	0	0	NR	NR	NR
DOD	0	0	0	0	0	NR
FUDS	0	0	0	0	0	NR
CONSENT	0	0	0	0	0	NR
ROD	0	0	0	0	0	NR
UMTRA	0	0	0	0	NR	NR
MINES	0	0	0	NR	NR	NR
TRIS	0	0	0	NR	NR	NR
TSCA	0	0	0	NR	NR	NR
FTTS	0	0	0	NR	NR	NR
HIST FTTS	0	0	0	NR	NR	NR
SSTS	0	0	0	NR	NR	NR
ICIS	0	0	0	NR	NR	NR
PADS	0	0	0	NR	NR	NR
MLTS	0	0	0	NR	NR	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
RADINFO	0	0	0	NR	NR	NR
FINDS	0	**1**	**2**	NR	NR	NR
ECHO	0	**1**	**2**	NR	NR	NR
RAATS	0	0	0	NR	NR	NR
DRYCLEANERS	0	0	0	NR	NR	NR
DEDB	0	0	0	0	NR	NR
NPDES	0	**1**	**3**	NR	NR	NR
AIRS	0	0	0	NR	NR	NR
FL Cattle Dip Vats	0	0	0	0	NR	NR
TIER 2	0	0	**2**	NR	NR	NR
UIC	0	0	0	0	0	NR
INDIAN RESERV	0	0	0	0	0	NR
SCRD Dry Cleaners	0	0	0	0	NR	NR
Manufactured Gas Plants	0	0	0	0	0	NR

Notes: NR = Not Requested at this search distance

The subject property was not listed in any of the databases searched. The EDR database search identified facility within the ASTM search radius. UES reviewed pertinent files and documents in the Florida Department of Environmental Protection (FDEP) Oculus database.

1. Facility Name: **SMIRNA Pentecostal Church**
Facility Address: 3115 Jenkins Road
Location: Adjacent South
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This facility was listed in the Facility Index System (FINDS) database because it has a National Pollutant Discharge Elimination System (NPDES) permit. A Generic Storm-Water Discharge NPDES Permit for Storm-Water Discharge from Large and Small Construction Projects was approved on March 1, 2008. No inspection reports were found in the files. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

2. Facility Name: **Independent Classic**
Facility Address: 2900 Jenkins Road
Location: 200 feet Northeast (across South Jenkins Road)
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This address correlates with Grace Church. A Generic Storm-Water Discharge NPDES Permit for Storm-Water Discharge from Large and Small Construction Projects was approved on March 6, 2020 and terminated on August 14, 2020. This permit may be for an excavated pond on the Grace Church property(visible in the 2021 aerial photograph) that appears to be associated with the construction of the adjacent RV park/campground. No inspection reports were found in the files. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

3. Facility Name: **Diamond R. Fertilizer**
Facility Address: South Jenkins Road and Edwards Road
Location: 675 feet Southeast
Database Info: LUST, Responsible Party
Regulatory Info: A discharge of 74 gallons of diesel within the Edwards Road right of way (near the Jenkins Road intersection) occurred on May 4, 2016 when a tractor-trailer operated by Diamond R. Fertilizer jackknifed. Initial Remedial Actions included excavation and removal of 7.33 tons of impacted soil from three separate source areas within the Edwards Road right of way. The source removal activities were completed in June 2016. A Source Removal Report (SRR) was submitted to the FDEP in June 2017. The SSR indicated that soil impacts were limited to the upper 4 inches of soil. Confirmatory soil samples collected from each of the three source removal areas after the source removal did not indicate soil impacts above the State Soil Cleanup Target Levels (SCTLs). The SRR recommended "No Further Action". No Further Action was approved by the FDEP in a letter dated July 7, 2017. Based on the information reviewed and the initial remedial action efforts, the identified listed facility does not pose a *REC* to the subject property.

4. Facility Name: **KOA Jenkins Road**
Facility Address: No Address Information Provided
Location: 200 feet East-Southeast (across South Jenkins Road)
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This facility was listed in the FINDS database because it has a NPDES permit. A Generic Storm-Water Discharge NPDES Permit for Storm-Water Discharge from Large and Small Construction Projects was approved on February 27, 2020. An FDEP inspection report dated November 13, 2020 indicated the facility to be "in compliance". The permit was terminated on March 31, 2021. Based on the information reviewed, this facility does not pose a REC to the subject property.

5. Facility Name: **North St. Lucie River Control District**
Facility Address: 2721 South Jenkins Road
Location: 1,600 Feet North to Former AST Area
Database Info: LUST
Regulatory Info: This facility is located on the property to the north. Three (3) aboveground storage tanks (ASTs) were registered in 1987. A Discharge Reporting Form (DRF) was filed on January 30, 1992. The site was enrolled in the State-funded petroleum cleanup program. A limited assessment consisting of field-screening soils with an organic vapor analyzer (OVA) and installing/sampling one temporary monitoring well in the "worst case area" was conducted in 1993. No impacts to soil or groundwater were identified. The report recommended "No Further Action" stating that the source had

been abated and no impacts to soil or groundwater were identified. It appears that because of the site's low priority score, no additional assessment or remediation was conducted until 2019, when a Low Site Score Initiative (LSSI) assessment was conducted. A LSSI SAR was submitted in December 2019. A total of 22 soil borings and 4 monitoring wells were installed and sampled. No impacts to soil or groundwater were identified. The groundwater was sampled on two occasions (July 2019 and October 2019). A "LSSI No Further Action Order" was approved by the FDEP on January 17, 2020. The monitoring wells were subsequently abandoned. Based on the information reviewed, which includes the LSSI No Further Action Order, this facility does not pose a *REC* to the subject property.

6. Facility Name: **Bottling Group, Inc.**
Facility Address: 3620 Crossroads Parkway
Location: 1,000 feet West (across I-95)
Database Info: FINDS, ECHO, NPDES
Regulatory Info: This facility was listed in the FINDS database because it has a NPDES permit. Two Generic Storm-Water Discharge NPDES Permits for Storm-Water Discharge from Large and Small Construction Projects were approved on August 15, 2019 and November 15, 2020, respectively. An inspection report dated March 16, 2020 indicated the facility to be in compliance. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

7. Facility Name: **Ryder Truck Rental**
Facility Address: 3711 Crossroads Parkway
Location: 1,000 feet West (across I-95)
Database Info: AST
Regulatory Info: In October 2019, two 12,000-gallon aboveground storage tanks (ASTs) were removed and replaced with one new 20,000-gallon AST. A Tank Closure Assessment Report (TCAR) was submitted on January 8, 2020. According to the TCAR, a small release of diesel occurred during piping removal. Visibly impacted soil was excavated using hand tools and containerized in drums for proper disposal. Confirmatory soil and groundwater samples did not exceed SCTLs or GCTLs. Based on the information reviewed, this facility does not pose a *REC* to the subject property.

8. Facility Name: **Yellow Freight Trucking**
Facility Address: I-95/Okeechobee Road
Location: 2,000 feet North/Northwest
Database Info: Responsible Party
Regulatory Info: A discharge of 125 gallons of diesel occurred on June 11, 1994 as a result of a vehicle accident along the northbound lane of I-95 approximately 100

yards north of the interchange with Okeechobee Road Initial remedial actions included removal of 48.23 tons of impacted soil. No Further Action was approved by the FDEP on August 9, 1995. Based on the file review and distance, the identified listed facility does not pose a *REC* to the subject property.

5.2 Orphan Sites

Facilities that cannot be accurately mapped due to inaccurate or missing data in the address are identified by EDR as "Orphan Sites". As part of the EDR database report review, UES attempts to geographically locate orphan sites identified by EDR.UES examined the Orphan Sites list and did not identify any nearby sites to the subject property.

5.3 Vapor Encroachment Screening

A Tier 1 Vapor Encroachment Screening (VES) for the subject property consistent with ASTM E2600-15, "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions"* was completed to comply with ASTM E 1527-13. The E2600-15 standard provides guidance on identifying and evaluating vapor migration at contaminated properties. Two conclusions are possible as a result of the VES: 1) A Vapor Encroachment Condition *(VEC)* exists; or 2) a *VEC* does not exist.

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-13 Phase I ESA.

As specified in ASTM E2600-15 criteria, a records search was performed of federal and state, tribal environmental databases as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary.

The following table provides a summary of nearby facilities listed on searched regulatory databases to identify the area of concern as reported in the EDR report:

Standard Environmental Record Resource	Approximate Minimum Search Distance-Surrounding the site (miles)			
	Chemicals of Concern		Petroleum Hydrocarbon Chemicals of concern	
	Subject Property	Within 1/3 mile	On site	1/10 mile
FEDERAL RECORDS				
NPL	0	0	0	0
SEMS (CERCLIS)	0	0	0	0
RCRA CORRACTS	0	0	0	0
RCRA non-CORRACTS TSD	0	0	0	0
RCRA	0	0	0	0
Institutional/Engineering Control Registries	0	NR	0	NR
ERNS	0	NR	0	NR
STATE AND TRIBAL RECORDS				
NPL	0	0	0	0
Landfill and/or solid waste disposal sites	0	0	0	0
LUST	0	0	0	0
Registered storage tanks lists	0	NR	0	0
Institutional control/engineering control registries	0	NR	0	NR
Voluntary cleanup sites	0	0	0	0
Brownfields	0	0	0	0

Notes: NR = Not Requested at this search distance.

Based on a review of available data, a *VEC* in connection with the subject property does not or is not likely to exist.

5.4 Additional Environmental Record Sources

No previous environmental investigation reports for the subject property were provided by the client or found in the review of regulatory agency records.

Based on all the information obtained, and the standard record sources utilized during the course of this assessment, no additional record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

6.0 PHYSICAL SETTING SOURCES

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, and local well field protection maps of the subject area.

6.1 Review of USGS Topographic Map

A United States Geological Survey (USGS) 7.5-Minute Series Topographic Map FORT PIERCE NW, FL (1983) was examined to determine the geographical features at and around the subject property. The north portion of the subject property site is located at an approximate elevation of 18 feet above mean sea level (amsl). The east portion of property is depicted as cleared land. The west/southwest portions of property are depicted as vegetated. South Jenkins Road is depicted to the east. I-95 is depicted to the west. Ten Mile Creek is depicted approximately 2,000 feet to the south. No building structures, surface water bodies, marshy areas, mines, or borrow pits are depicted on the subject property.

6.2 Site Soils

The United States Department of Agriculture, Soil Conservation Service, "Soil Survey of St. Lucie County Area, Florida" (Watts and Stankey, 1980) was reviewed. Additionally, the Web Soil Survey (WSS) from the National Resource Conservation Service was reviewed. The Soil Survey identifies the predominant site soils as Ankona Sand (Map Unit 2) and Nettles Sand (Map Unit 25). Soils in these categories are described below:

Ankona Sand (Map Unit 2): This unit comprises approximately 75 percent of the subject property. This is a nearly-level, poorly drained soil on broad flatwoods. Typically, the surface layer is sand about 11 inches thick. It is black in the upper 3 inches and dark gray in the lower 8 inches. The subsurface layer contains light gray sand approximately 38 inches thick. The subsoil extends to a depth of 57 inches. It is black, moderately cemented sand in the upper 10 inches and grayish-brown sandy loam in the lower 9 inches. The substratum contains olive-gray loamy fine sand to a depth of 80 inches or more. The water table is within a depth of 10 inches for 1 to 4 months and within a depth of 10 to 40 inches for 6 to 9 months in most years. The water table recedes to a depth below 40 inches during dry periods. Permeability is rapid in the surface and subsurface layers, very slow to slow in the subsoil, and moderate to rapid in the substratum.

Nettles Sand (Map Unit 25): According to the soil survey, this unit comprises 25 percent of the subject property in the eastern one-quarter of the property. This is a nearly-level, poorly drained soil in broad flatwoods. Typically, the surface layer is 11 inches thick and contains black sand in the upper 5 inches, very dark gray sand in the next 3 inches, and dark fine-grained sand in the lower 3 inches. The subsurface layer is 22 inches thick and contains light gray sand. The subsoil extends to a depth of 90 inches or more. The upper 6 inches of the subsoil contains black to reddish brown fine sand and weakly-cemented organic matter. T next 16 inches contains dark reddish brown loamy sand. The lower part of the subsoil contains pale olive gray loamy sand. The permeability is rapid in the surface and subsurface layers and slow in the subsoil. In natural conditions, the water table is at a depth of 10 to 40 inches for 4 to 6 months. It is at a depth of less than 10 inches for 2 to 4 months.

6.3 Site Geology and Hydrogeology

Two major aquifers are located in Martin County; the non-artesian shallow aquifer and the artesian Floridan aquifer (Lichtler, 1960). The shallow aquifer is the principal source of water in Martin County. The aquifer extends from a few feet below land surface to a depth of approximately 150 feet at the coast and thins to the west. The shallow aquifer is composed of the recent Pamlico Sand formation, Pleistocene-age Anastasia Formation and the Upper-Miocene-age Tamiami Formation. The shallow aquifer is underlain by a thick section of less permeable sediments that are predominantly sandy clay, fine sand and marl, the Miocene-age Hawthorn Group. This formation forms the upper confining layer to the underlying Floridan aquifer, consisting of a thick sequence of permeable limestones of Miocene and pre-Miocene age. In Martin County, the Floridan aquifer yields brackish water and is used mainly for irrigation.

Based on previous assessment data collected in 2005 at the subject property, the average depth to the water table at the subject property is estimated to be less than 5 feet below land surface. Groundwater in the shallow water-table aquifer beneath the subject property is estimated to flow southeast. Groundwater in the shallow aquifer generally flows from areas of higher elevation towards the coast or streams where it can discharge as baseflow. Water infiltrates the aquifer from rainfall and discharges as baseflow to streams, to the coast, by evapotranspiration, and downward recharge to deeper aquifers. Local groundwater flow (flow direction and velocity) may be influenced by the proximity of water-supply wells and local surface-water management. The specific groundwater flow beneath the subject property can only be determined by field methods.

7.0 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the subject property, in order to help identify the likelihood of past uses having led to *RECs* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.

7.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the subject property.

7.2 City Directories

Because the property has been historically undeveloped with no known historical address, city directory listings for the subject property were not available.

7.3 Historical Topographic Maps

UES reviewed four available historical topographic maps (1950 1970, 1967, 1983, and 2012). Copies of topographic maps are provided in **Appendix E**. The following observations for the subject property are made:

The 1950 map depicts the subject property as undeveloped, mostly vegetated land. One circular-shaped low-lying wet area is depicted along the west property boundary. Another low-lying wet area is depicted just outside the northwest property corner. A landing strip (aircraft runway) for a private airport is depicted to the north. Ten Mile Creek is depicted approximately 2,000 feet to the south. The 1970 map depicts the subject property similar to the 1950 map. The 1983 map depicts the subject property similar to the previous maps. The landing strip and private airport are no longer depicted. I-95 is depicted under construction adjacent to the west. A residential development along Briargate Road is now depicted to the south/east. The 2012 map does not show individual features but does not depict significant changes. No building structures, marshy area symbols, mines, or borrow pits are depicted on the subject property in any of the topographic maps reviewed.

7.4 Historical Aerial Photograph Review

Aerial photographs dated 1944, 1950, 1958, 1969, 1980, 1992, 1994, 1999, 2007, 2010, 2013 and 2017 were obtained from EDR. An aerial photograph from 2021 was reviewed from the Google Earth website. The subject property is visible in all the photographs. Historical aerial photographs are provided in **Figures 4 through 14**. A general description of each photograph using current names and identifiers follows.

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1944: The subject property appears as pastureland with low-growth vegetation (grass) and scattered trees. One circular-shaped, low-lying wet area is visible along the west property boundary and extending offsite to the west. Jenkins Road is visible as an unpaved roadway at its current location along the east property boundary. A drainage ditch is visible along the north property boundary.

1950: The subject property appears to be essentially unchanged from the previous photograph.

1958: The subject property appears to be essentially unchanged from the previous photograph. Small paths (possibly livestock trails) are visible on the property. A small ditch is now visible along the south boundary and turning south at the

"panhandle" portion of the property. An unidentifiable object (possibly a livestock feeder) is noted near the center of the subject property.

1969: The subject property appears to be essentially unchanged from the previous photograph.

1980: The subject property no longer appears as active pastureland. The vegetation has increased in density, especially in the west portion of the site. A few small areas with unidentifiable objects (possibly discarded debris and/or disturbed soil) is noted in the south-central portion of the property.

1992: The vegetation on the subject property has again increased in density. An unpaved trail is now visible crossing through the center of the property. An area of disturbed soil is visible at the east end of this trail near South Jenkins Road.

1994: The subject property appears to be essentially unchanged from the previous photograph.

1999: The subject property appears to be essentially unchanged from the previous photograph.

2007: The subject property appears to be essentially unchanged from the previous photograph. The vegetation has increased in density.

2010: The subject property appears to be essentially unchanged from the previous photograph. A new unpaved trail is now visible in the south "panhandle" portion of the property.

2013: The subject property appears to be essentially unchanged from the previous photograph.

2017: The subject property appears to be essentially unchanged from the previous photograph. Dense vegetation is now reclaiming the previous visible unpaved trails.

2021: This photograph was viewed on the Google Earth website. Several unpaved trails are visible crossing through the subject property. Unidentifiable objects that appear to be discarded debris are now visible in the northeast portion of the property.

7.5 Previous Environmental Investigations

No previous environmental investigation reports for the subject property were provided by the

client or found in the review of regulatory agency records.

8.0 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

8.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the adjoining properties.

8.2 City Directories

City Directory listings for surrounding addresses in the 2900 to 3300 block of South Jenkins Road were reviewed in varying-year intervals from 1992 until 2017. St Peter Lutheran Church was identified at 2900 South Jenkins Road beginning in 2005. No listings that appear to be involved with petroleum, dry cleaning or other industrial business were reported within the address range reviewed.

8.3 Historical Topographic Maps

The 1950 map depicts the surrounding area as undeveloped, mostly vegetated land a low-lying wet area is depicted just outside the northwest property corner. A landing strip (aircraft runway) for a private airport is depicted to the north. An unpaved trail is depicted along the south property boundary. Ten Mile Creek is depicted approximately 2,000 feet to the south. The 1970 map depicts the surrounding areas similar to the 1950 map. The landing strip and private airport are no longer depicted in the 1983 map. I-95 is depicted under construction adjacent to the west. A residential development along Briargate Road is now depicted to the south/east. The 2012 map does not show individual features but does not depict significant changes. No marshy area symbols, mines, or borrow pits are depicted on the surrounding properties in any of the topographic maps reviewed.

8.4 Historical Aerial Photographs

1944: The adjacent properties to the south and west appear as pastureland with scattered trees similar to the subject property. South Jenkins Road is visible as an unpaved road at its current location along the east property boundary. The adjacent property east of South Jenkins Road appears as pastureland. A drainage ditch is visible along the north property boundary. The property north of the ditch appears as agricultural land (citrus). However, the citrus operation does not appear to be active. A semi-circular shaped low-lying area is noted adjacent to the northwest

property corner. A large area that has been cleared for row crops is noted to the north-northwest surrounding the wet area.

1950: The citrus trees to the north have been removed. East-to-west crowns and troughs are visible in the area of the former citrus trees. The row crops to the north-northwest are no longer visible. This area now appears as pastureland.

1958: A small building (possibly a house) and two tall cylindrical-shaped objects (possibly silos) are noted along South Jenkins Road adjacent to the southeast property corner. The adjacent properties still appear as pastureland, but some small ditches are now visible. A strip of grass (north-to-south) is visible on the adjacent property to the north. This was a former aircraft landing strip. It does not extend to the subject property.

1969: A road (Briargate Road) and 13 residential structures (houses) are now visible on the adjacent property to the south. The small building structure south of the southeast property corner is again visible. The two tall cylindrical-shaped objects are no longer seen. The adjacent property to the north appears as improved pastureland. The grass aircraft landing strip is no longer visible. A pond (elliptical in shape) has been constructed adjacent to the northwest property corner.

1980: Interstate 95 (I-95) and its interchange with Okeechobee Road are now visible and appear to be under construction to the west and northwest. The adjacent property to the north now appears as active row crops. Two additional houses (now a total of 15) are noted along Briargate Road to the south. South Jenkins Road now appears to be paved.

1992: The construction of I-95 and its interchange to the west and northwest appears to be completed. The adjacent property to the north again appears to be active agricultural row crops. The adjacent property to the east of South Jenkins Road now appears as woodlands. A building that appears to be a church is now visible approximately 700 feet to the southeast of the south property panhandle.

1994: The surrounding areas appear to be essentially unchanged from the previous photograph.

1999: The surrounding areas appear to be essentially unchanged from the previous photograph.

2007: The surrounding areas appear to be essentially unchanged from the previous photograph. Commercial development is noted to the west of I-95.

2010: The church to the south has expanded to the north with a new, larger building approximately 500 feet southeast of the south property panhandle. The parking lot for the church is within 150 feet of the south property panhandle. A new church

building (Grace Church) is now visible approximately 200 feet to the northeast (across South Jenkins Road).

2013: The agricultural row crop fields adjacent to the north no longer appear to be active. This area has become overgrown with dense vegetation. The remaining surrounding areas appear to be essentially unchanged.

2017: The surrounding areas appear to be essentially unchanged from the previous photograph.

2021: This photograph was viewed on the Google Earth website. A recreational vehicle (RV) park/campground (KOA) has been constructed and is now visible to the east/southeast across South Jenkins Road. A constructed large elliptical-shaped lake associated with the RV park/campground is now visible. The remaining surrounding areas appear to be essentially unchanged.

9.0 SITE RECONNAISSANCE INFORMATION

9.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *RECs* in connection with the property. UES personnel visually and physically observed the property not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-standing vegetation. Robert P. Crowell, P.G., Senior Geologist with UES performed a walk-through reconnaissance at the subject property on July 12, 2021. The subject property boundaries were based on the information provided by the Client. Photographs of the subject property taken during site reconnaissance are included as **Appendix F**.

9.2 General Site Setting

Within the scope of this Phase I ESA, UES noted the uses and conditions of the subject property, to the extent visually or physically observed during the site visit. The subject property was observed to be vacant land containing woodlands and clearings. Several unpaved trails were observed on the subject property.

9.3 Hazardous Substances in Connection with Identified Uses

No hazardous substances were observed on the subject property during site reconnaissance.

9.4 Storage Tanks

No evidence of petroleum underground storage tank systems (vent pipes, fill ports, pipelines, or access ways indicating underground storage tanks) were observed on the subject property during the site visit.

9.5 Odors

No noxious or unusual odors were detected on the property during the site reconnaissance.

9.6 Pools of Liquid

Several areas in the west part of the property containing standing surface water from recent rains were observed on the subject property.

9.7 Drums

No drums were observed on the subject property.

9.8 Hazardous Substance and Petroleum Products Containers

No hazardous waste or petroleum product containers were observed on the subject property.

9.9 Unidentified Substance Containers

No unidentified substance containers were observed on the property during the site visit.

9.10 Indications of Polychlorinated Biphenyls

No electrical transformers or other equipment that may contain polychlorinated biphenyls (PCBs) were observed on the subject property.

9.11 Indications of Pits, Ponds or Lagoons

No evidence of pits, ponds, or lagoons; stained soil or pavement; stressed vegetation; solid waste disposal, waste burial, wastewater discharges, septic systems; or potable or irrigation wells was observed on the subject property.

9.12 Indications of Solid Waste Disposal

Numerous areas of discarded trash and debris was observed on the subject property. The debris included tires, mattresses, scrap roofing materials (shingles) scrap metal, scrap concrete, wood scrap, asphalt chunks, one 250-gallon high density polyethylene (HDPE) chemical storage tank (empty with vegetation observed), several water-treatment cylinders, beverage containers and food wrappers. Some of the debris was covered by dense vegetation precluding precise inspection. This discarded trash is considered as *de minimis* but may be in violation of Florida Statues 403.413 ("Florida Litter Law").

9.13 Other Observations

A recreational vehicle (camper) and a boat on a trailer (possible squatter residence) was observed in the northwest corner of the property.

A tent (possible transient home) was observed on the subject property. Evidence of past transient resident activity was observed on the subject property.

10.0 INFORMATION FROM INTERVIEWS

10.1 Interview with Owner

No owner interviews were conducted.

10.2 Interview with Site Manager

The subject property is currently vacant.

10.3 Interviews with Local Government Officials

UES conducted a file review on the Florida Department of Environmental Protection's online OCULUS system regarding the subject property and surrounding properties identified during the records review. Information obtained during the interview is included in this report.

11.0 DATA GAPS AND FAILURE

11.1 Data Gaps

No owner interviews were conducted. Based on the historical data obtained in the records review, this data gap does not appear to be significant. Dense vegetation may have precluded precise inspection to some areas of the property. No significant data gaps were identified during the preparation of this Phase I ESA.

11.2 Data Failure

A data failure occurs when the review of historical information, does not identify the use of a property back to the first development or to 1940 (whichever is earlier). The earliest available record for the site dates back to a 1944 aerial photograph, which depicts the subject property and surrounding areas as pastureland. Based on visible observations made and a review of the available historical resources, this data failure does not pose a *REC* in connection with the subject property.

12.0 FINDINGS

UES was retained by Marshall Property Services, LLC to conduct a Phase I Environmental Site Assessment of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida. Any limitations, exceptions, or deletions from this practice are described in this report.

12.1 *VECs*

Based on our research and site reconnaissance, no *VECs* were identified in connection with the subject property.

12.2 RECs

Based on our research and site reconnaissance, no *RECs* were identified in connection with the subject property.

12.3 Controlled Environmental Conditions

Based on our research and site reconnaissance, no *controlled RECs* were identified in connection with the subject property.

12.4 Historical Environmental Conditions

Based on our research and site reconnaissance, no *historical RECs* were identified in connection with the subject property.

12.5 *De minimis* Conditions

De minimis conditions identified in relation to the subject property include numerous areas of discarded trash/debris that was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*.

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13.0 OPINION

It is the opinion of UES that no further assessment or investigation is necessary at this time. The discarded debris on the property should be removed for proper disposal.

14.0 CONCLUSIONS

UES has performed a Phase I Environmental Site Assessment (Phase I ESA) of a 27.89-acre vacant property (Parcel Number 2325-231-0001-000-4) located west of South Jenkins Road in Fort Pierce, St. Lucie County, Florida. The assessment was performed in general conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in this report.

This assessment has revealed no evidence of *VECs* in connection with the subject property.

This assessment has revealed no *RECs* in connection with the subject property.

This assessment revealed no controlled *RECs* in connection with the subject property.

This assessment revealed no historical *RECs* in connection with the subject property.

Discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

15.0 DEVIATIONS

No deviations from the standard practices occurred during the Phase I ESA. No other deviations regarding budgets, due dates, or limitations were encountered during the course of this Phase I ESA.

16.0 ADDITIONAL SERVICES

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within UES' Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

16.1 Suspect Asbestos Containing Materials

No current building structures are located on the subject property. No suspected asbestos containing materials were observed on the subject property.

16.2 Lead-Based Paint

The property is vacant with no current building structures. No structures with painted surfaces were observed on the subject property.

16.3 Radon

Radon is a naturally-occurring radioactive gas generated from the decay of radium. It cannot be seen, smelled, or tasted. Indoor radon levels, which are dependent upon the construction of the building and the concentration of radon in the underlying soils, are more commonly a potential area of concern for buildings that have a basement. Based on the "Florida Statewide Radiation Study" prepared by Geomet Technologies, Inc., for the Florida Institute of Phosphate Research in November 1987, St. Lucie County has a low potential for radon. For that study, a total of 31 indoor radon samples were collected in St. Lucie County. Radon concentrations ranged from 0.2 picoCuries per liter (pCi/L) to 1.0 pCi/L. None of the 31 samples tested contained radon above the USEPA guidance concentration of 4.0 pCi/L.

The USEPA has designated St. Lucie County as a Zone 3, the lowest radon potential (EPA's Map of Radon Zones-Florida, United States Environmental Protection Agency, Office of Radiation and Indoor Air, September 1993). The predicted indoor radon concentration for Zone 3 is less than 2 pCi/L. Based on the referenced data, the potential for radon exposure, exceeding the USEPA guidance levels at the subject property is low.

16.3 Lead in Drinking Water

Fort Pierce Utilities Authority (FPUA) is anticipated for future potable water supply. According to the FPUA website, the 90th percentile lead concentration in 2019 (latest results available) was 0.7 parts per billion (ppb). This is below the Action Level (State Drinking Water Standard and Maximum Contaminant Level) of 15 ppb. Based on the referenced data, the potential for lead in drinking water exposure exceeding the Action Level at the subject property is low.

16.4 Wetlands

A wetlands determination was not performed as part of this assessment. The National Wetlands Inventory (NWI) map does not identify wetland areas on the subject property. A low-lying area was noted in historical aerial photographs and areas of standing water were noted in the west portion of the property. A wetlands determination may be prudent.

16.5 Wellfield Protection Zones

UES reviewed the City of Fort Pierce Comprehensive Plan, GOP Map 1-4 dated February 2011, "Well Locations and Wellfield Protection Zones". The subject property is not located within a wellfield protection zone.

17.0 REFERENCES

1. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13)*: 1916 Race Street, Philadelphia 19103.

2. Environmental Data Resources (EDR®), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

3. *Geologic Map of Florida*: U.S. Geologic Survey - State of Florida, Center for Environmental & Natural Resources. 1981.

4. Geomet Technologies, Inc., 1987. "Florida Statewide Radiation Study". prepared for the Florida Institute of Phosphate Research, November 1987.

5. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.

6. Google Earth. 2021. [Online] http://earth.google.com/download-earth.html.

7. Reese, R. S., 2004. "*Hydrogeology, Water-Quality, and Distribution and Source of Salinity in the Floridan Aquifer System, Martin and St. Lucie Counties, Florida*", United States Geological Survey, Water Resources Investigation Report 03-4242.

8. USEPA, 1993. "EPA's Map of Radon Zones-Florida", Office of Radiation and Indoor Air, September 1993.

9. Watts, F. C., and Stenkey, D., L., 1980. *Soil Survey of St. Lucie County Area Florida*: U.S. Department of Agriculture, Soil Conservation Service, March 1980.

18.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of individuals participating in this ESA are included in **Appendix G**.

FIGURES

Figure 1: Site Location Map
Figure 2: Site Sketch 1
Figure 3: Topographic Map
Figure 4: Aerial Photograph, 1944
Figure 5: Aerial Photograph, 1950
Figure 6: Aerial Photograph, 1958
Figure 7: Aerial Photograph, 1969
Figure 8: Aerial Photograph, 1980
Figure 9: Aerial Photograph, 1992
Figure 10: Aerial Photograph, 1999
Figure 11: Aerial Photograph, 2007
Figure 12: Aerial Photograph, 2010
Figure 13: Aerial Photograph, 2013
Figure 14: Aerial Photograph, 2017

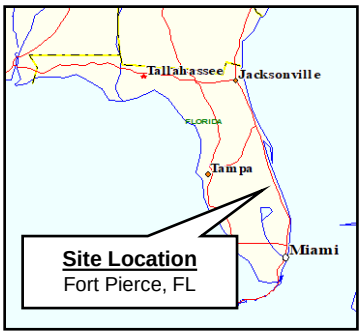

FIGURE 1
SITE LOCATION MAP
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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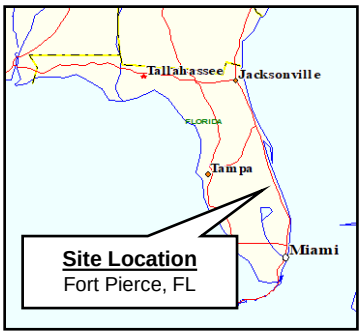

FIGURE 2
SITE SKETCH
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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Vacant Overgrown
Former Agriculture Area
Grace Church
Camper/Squatter
Drainage Ditch
95
Wet Area
I-95
S Jenkins Rd
KOA Campground
Iglesia Esmirna
Residential
Briargate Ln
Westside Church

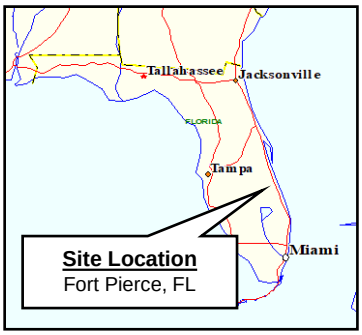

FIGURE 3
TOPOGRAPHIC MAP
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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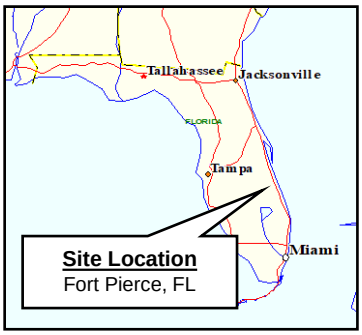

FIGURE 4
AERIAL PHOTOGRAPH 1944
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 1944
= 500'
N
EDR

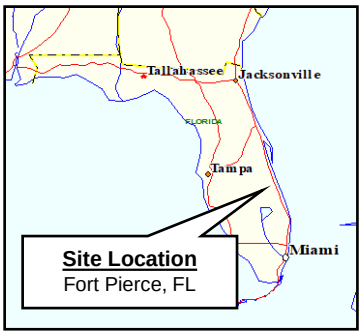

FIGURE 5
AERIAL PHOTOGRAPH 1950
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 1950
= 500'
N
EDR

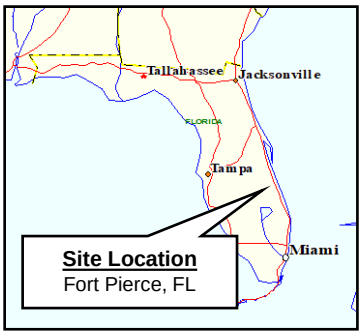

FIGURE 6
AERIAL PHOTOGRAPH 1958
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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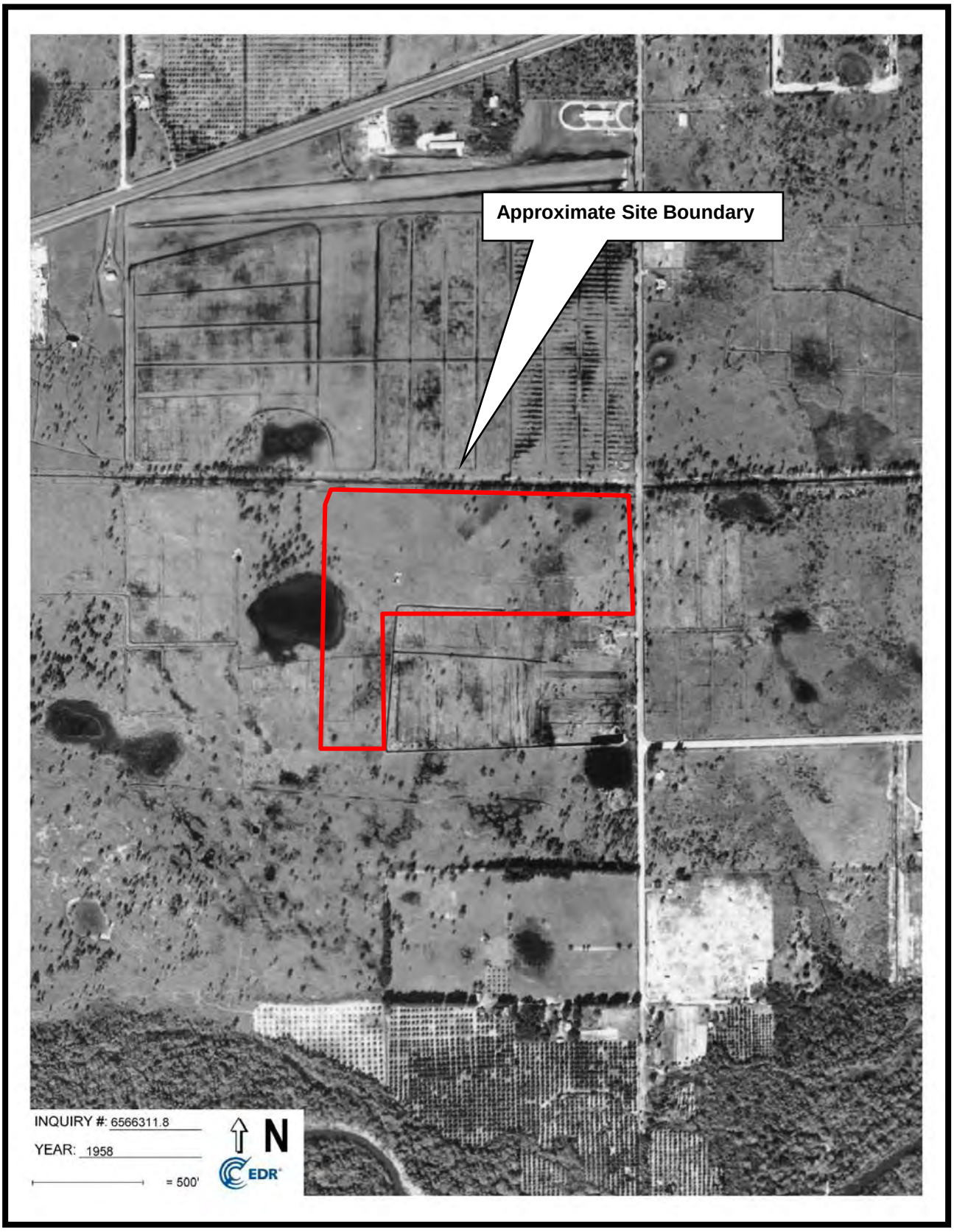

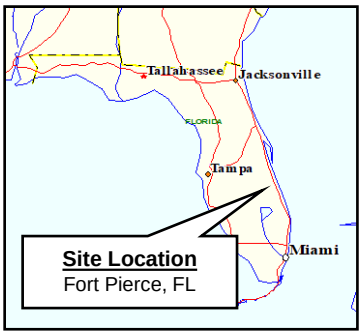

FIGURE 7
AERIAL PHOTOGRAPH 1969
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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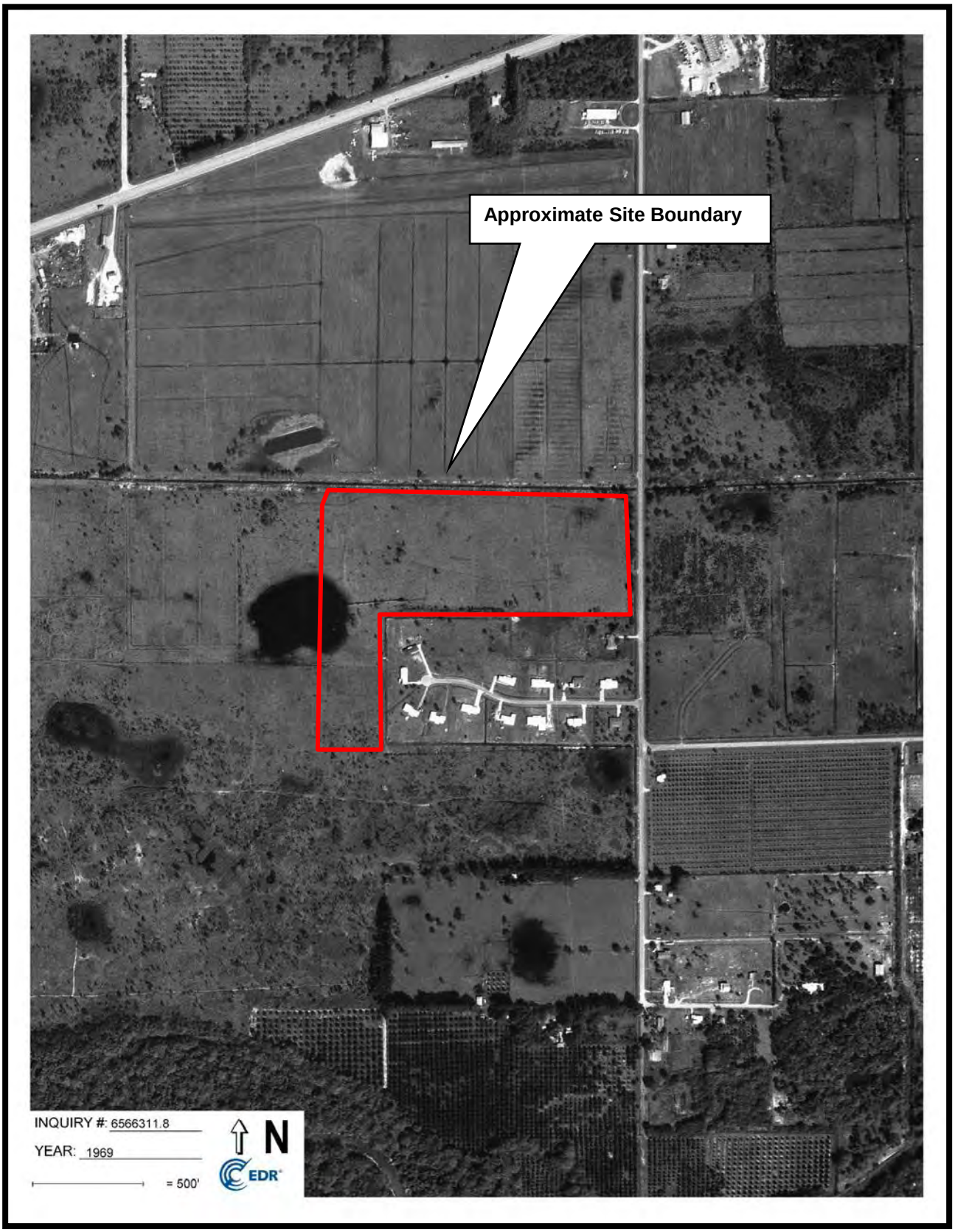

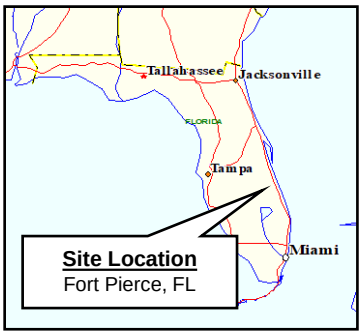

FIGURE 8
AERIAL PHOTOGRAPH 1980
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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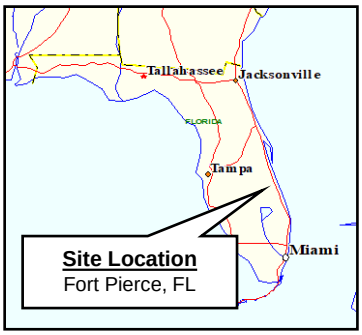

FIGURE 9
AERIAL PHOTOGRAPH 1992
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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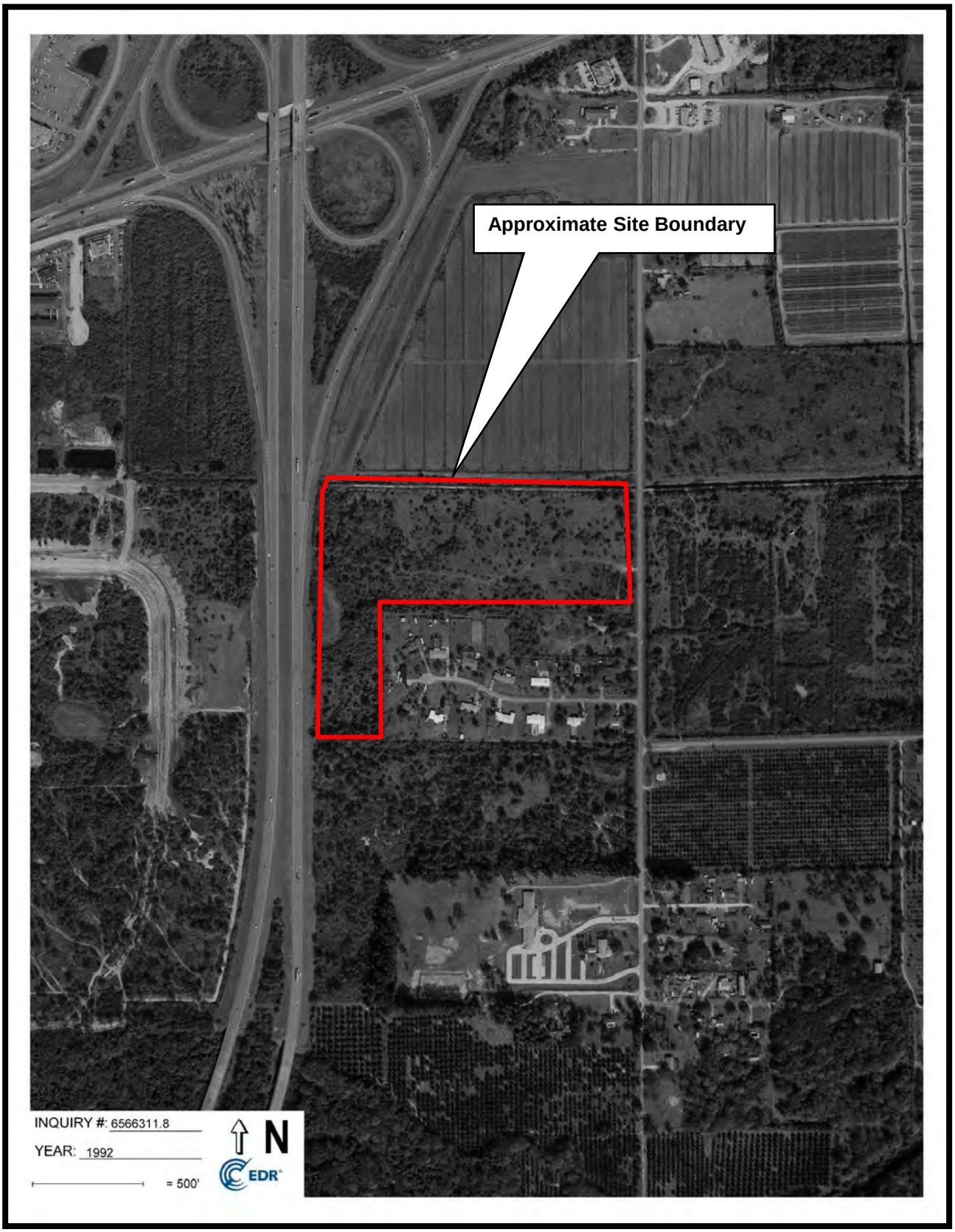

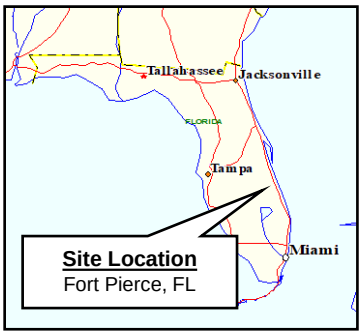

FIGURE 10
AERIAL PHOTOGRAPH 1999
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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ENGINEERING SCIENCES

Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 1999
= 500'
N
EDR

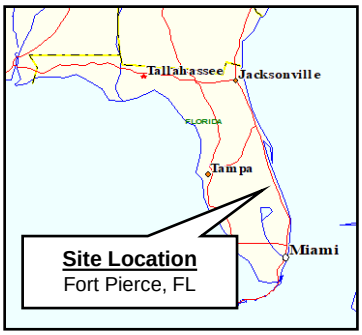

FIGURE 11
AERIAL PHOTOGRAPH 2007
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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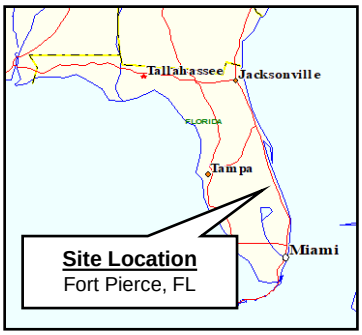

FIGURE 12
AERIAL PHOTOGRAPH 2010
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 2010
= 500'
N
EDR

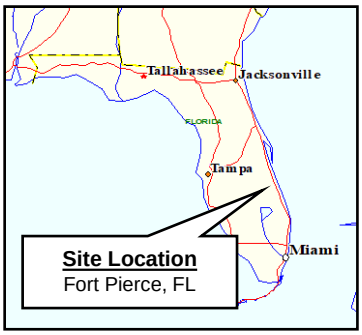

FIGURE 13
AERIAL PHOTOGRAPH 2013
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

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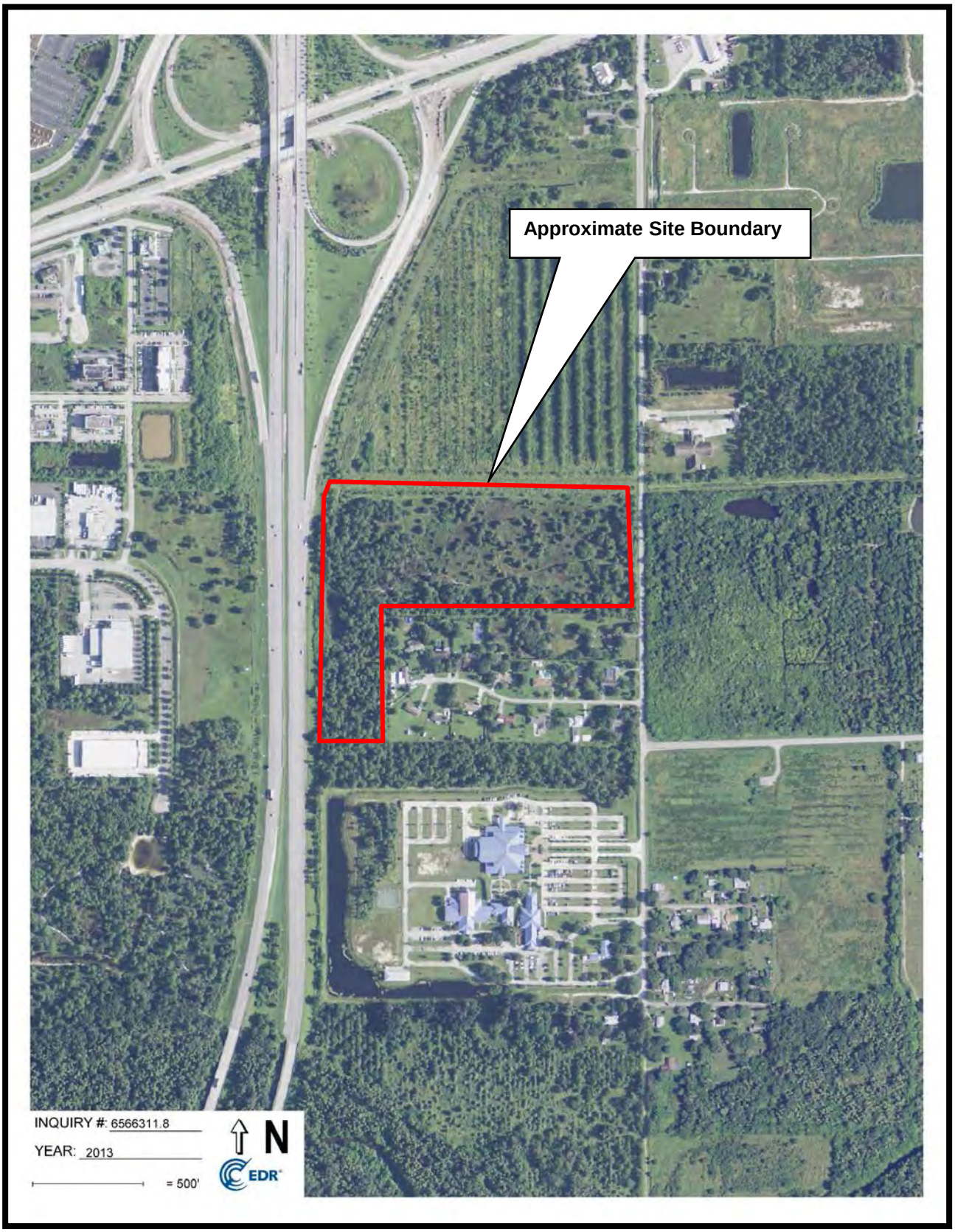

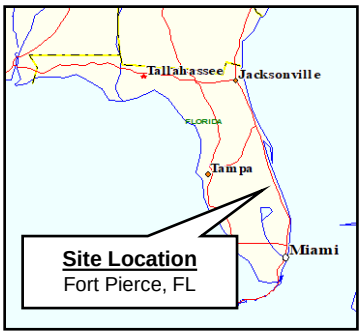

FIGURE 14
AERIAL PHOTOGRAPH 2017
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
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UNIVERSAL ENGINEERING SCIENCES

Approximate Site Boundary

INQUIRY #: 6566311.8
YEAR: 2017
= 500'
N
EDR

APPENDIX A

Environmental Information and User Questionnaires

ENVIRONMENTAL INFORMATION QUESTIONNAIRE (EIQ)
(To be completed during site investigation activities)

DATE: Site Visit – July 12, 2021

PROJECT NAME: 3340.2100065.0000 – 27.89-Acre Vacant Property

PROJECT ADDRESS AND LOCATION: West Side of South Jenkins Road, Fort Pierce, St. Lucie, St. Lucie County, Florida

CLIENT: Marshall Property Services, LLC

CLIENT ADDRESS: 4400 East 100 North, Shelbyville, Indiana 46176

CLIENT PHONE NUMBER: (317) 800-0385

PROPERTY OWNERS: Kiva Development, LLC

Address:

PROPERTY MANAGER: N/A

Address:

Phone:

OCCUPANTS: N/A

Address:

Phone:

Question		Observed During Site Visit	
1a. Is the property used for an *industrial* use?	☐Yes)	☒ No	☐ Unk
1b. Is any *adjoining property* used for an industrial use.	☐Yes	☒ No	☐ Unk
2a. Did you observe evidence or do you have any prior knowledge the *property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐ Yes	☒ No	☐ Unk
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐ Yes	☒ No	☐ Unk
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility.	☐ Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	☐Yes	☒ No	☐ Unk
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums (*typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?	☐Yes	☒ No	☐

Question	Observed During Site Visit		
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?	☐Yes	☒ No	☐ Unk
8a. Are there currently any *pits*, *ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	☐Yes	☒ No	☐ Unk
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the property in connection with waste treatment or waste disposal.	☐Yes	☒ No	☐ Unk
9a. Is there currently any stained soil on the *property*.	☐Yes	☒ No	☐ Unk
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	☐Yes	☒ No	☐ Unk
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*.	☐Yes	☒ No	☐ Unk
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐Yes	☒ No	☐ Unk
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐Yes	☒ No	☐ Unk
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property.	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	☐ Yes	☒ No	☐ Unk
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminates have been identified in the well of system that exceed guidelines applicable to the water system?	☐ Yes	☒ No	☐ Unk
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental / health agency?	☐ Yes	☒ No	☐ Unk

Question			
14. Does the *owner* or *occupant* of the *property* have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15a. Has the owner or occupant of the property been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question			
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
16. Does the owner or *occupant* of the *property* or facility have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	☐Yes	☒ No	☐ Unk
17. Does the *owner* or *occupant* of the *property* know of the any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened of any *hazardous substance* or *petroleum products* involving the *property* by owner or occupant of the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question	Observed During Site Visit		
18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	☐Yes	☒ No	☐ Unk
18b.Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	☐Yes	☒ No	☐ Unk
19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products,* unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property?*	☐Yes	☒ No	☐ Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?	☐Yes	☒ No	☐ Unk

Government Records / Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Database	Approximate Minimum Search Distance, miles (kilometers)		
Federal NPL site list	1.0 (1.6)	☐Yes	☒No
Federal Delisted NPL site list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) NFRAP site list	0.5 (0.8)	☐Yes	☒No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	☐Yes	☒No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	☐Yes	☒No
Federal RCRA generators list	Property and adjoining properties	☐Yes	☒No
Federal institutional control/engineering control registries	Property only	☐Yes	☒No
Federal ERNS list	Property only	☐Yes	☒No

State and tribal lists of hazardous waste sites identified for investigation or remediation:

Database	Approximate Minimum Search Distance, miles (kilometers)		
State–and tribal equivalent NPL	1.0 (1.6)	☐Yes	☒No
State–and tribal equivalent CERCLIS	0.5 (0.8)	☐Yes	☒No
State-and tribal landfill and/or solid waste disposal site lists	0.5 (0.8)	☐Yes	☒No
State-and tribal leaking storage tanks lists	0.5 (0.8)	☒Yes	☐No
State-and tribal registered storage tanks lists	0.25 (0.4)	☒Yes	☐No
State and tribal institutional control/engineering control registries	0.25 (0.4)	☐Yes	☒No
State and tribal voluntary cleanup sites	0.5 (0.8)	☐Yes	☒No
State and tribal Brownfield sites	0.5 (0.8)	☐Yes	☒No

22.	Based upon a review of fire insurance maps 10.2.3 or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?	☐ Yes	☒ No	☐ Unk

The *Site Visit* and *Government Records* and *Historical Sources Inquiry* questionnaires were completed by:

Name	Robert P. Crowell, P.G.
Title	Senior Geologist/Environmental Department Manager
Firm	Universal Engineering Sciences
Address	607 NW Commodity Cove Port St. Lucie, Florida 34986
Phone number	(772) 924-3575
Date	July 12, 2021

Preparer's relationship to site: Environmental Professional/Assessor
Preparer's relationship to user: Consultant

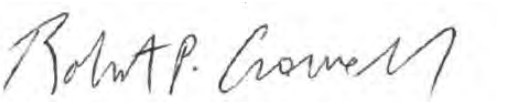
If the preparer(s) is different from the user, complete the following:

Name of User: Marshall Property Services, LLC

User's address: 4400 East 100 North, Shelbyville, Indiana 46176

User's phone number: (317) 800-0385

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature 

ASTM PRACTICE E 1527-13

USER/CLIENT QUESTIONNAIRE

(To be completed and returned to GFA International)

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability relief and Brownfields Revitalization Act of 2001 (*the "Brownfields Amendments),* the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry"* is not complete.

GENERAL INFORMATION

User/Client Name(s): Marshall Property Services, LLC

Property name / address: Parcel # 2325-111-0001-000-2; 27.89 acres, West side of Jenkins Road, Fort Pierce, Florida

Property Type: Unimproved Land

Type of Property Transaction: Purchase

Reason Phase I ESA is Required: Purchase

Site Contact(s): Charles Marshall P. E. 317-800-0385

(1.)Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state, or local law?

No

(2.)Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

(3.)Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this ESA do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the property or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

*(4.)*Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

*(5.)*Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user,*

a. Do you know the past uses of the *property*? No

b. Do you know of specific chemicals that are present or once were present at the *property*? No

c. Do you know of spills or other chemical releases that have taken place at the *property*? No

d. Do you know of any environmental cleanups that have taken place at the *property*? No

*(6.)*The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the *user* of this *ESA,* based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No

SIGNATURE

It is understood that the information presented in this form is an integral part of the Phase I ESA process. GFA International will evaluate and rely on this information in the development of the final Phase I ESA Report.

Questionnaire Completed By: Donald Smith

Print/Type Name: Donald Smith

Title: Project Coordinator

Company: Marshall Property Services, LLC

Address: 4400 East 100 North

Shelbyville, IN 46176

Phone Number: 317-800-0385 Email: cmarshall@mpropertyservicesllc.com

Date: July 8, 2021

APPENDIX B

Legal Description

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

Property Identification

Site Address: JENKINS RD
Sec/Town/Range: 25/35S/39E
Parcel ID: 2325-111-0001-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 14297
Map ID: 23/25N
Zoning: General Co

Ownership

Kiva Development LLC
2239 Abrams RD
Eustis, FL 32726

Legal Description

25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)

Current Values

Just/Market Value:	$651,000
Assessed Value:	$651,000
Exemptions:	$0
Taxable Value:	$651,000

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	27.89
Land Size (SF):	1,214,888

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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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APPENDIX C

Environmental Lien Search Report

Environmental Lien Search Report
E L S

Security First Title Resource
Residential - Commercial - Environmental

Prepared For
Universal Engineering Sciences, Inc.

Subject Property:
27.89 acre parcel – Jenkins Road, Fort Pierce, FL

July 14, 2021

Security First Title Resource
Residential - Commercial - Environmental

14115 Lincoln Street N.E., Suite 500 – Minneapolis, MN 55304
Tel.: (866) 288-0829 - Fax (866) 343-2388
Info@SecurityFirstTitleResource.com - www.securityfirsttitleresource.net

The Environmental Lien Search Report (ELS) provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering control and institutional controls.
Our in house professional abstractors / title examiners, following established procedure, use client supplied property data, such as property address, map, parcel number etc. to search for:

- parcel information and / or legal description
- search for ownership information
- research official recorded land title documents
- provide a copy of the deed
- search for environmental encumbering instrument (s) associated with the deed
- provide a copy of any environmental encumbrance (s) based upon a review of key words in the Instrument (s) (title, parties involved, and description).

Below is the property data information and Environmental Lien Search report of the subject property for a period ending July 02, 2021.

A copy of the current vesting deed is attached hereto and made a part hereof.

CLIENT PROJECT NO.: 3340.2100065.0000 REPORT DATE: July 14, 2021

SUBJECT PROPERTY: 27.89 acre parcel – Jenkins Road, Fort Pierce, FL

COUNTY / JURISDICTION: St. Lucie, Florida

PROPERTY IDENTIFIER: 3340.2100065.0000

CURRENT OWNER INFORMATION (legal owner)

Type of Deed:	Special Warranty Deed
Title Vested in:	KIVA Development, LLC
Deed dated:	7-16-2019
Deed Recorded:	7-24-2019
Book:	4299
Page:	1642

LEGAL DESCRIPTION: See Exhibit "A" in the current vesting deed attached hereto and made a part hereof.

Disclaimer

This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHAT SOEVER IN CONNECTION WITH THIS REPORT. Security First Title Resource, specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. Therefore, the company's liability to this report extends only to the fee charged thereof. Copyright 2012 by Security First Title Resource. All Rights Reserved. Reproduction in any media or format, in whole or in part, of any report, or its affiliates, is prohibited without prior written permission.

"Celebrating 34 years in Business"
1987 - 2021

Environmental Lien Search

ENVIRONMENTAL LIEN

Environmental Lien: ☐ Found ☒ Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: ☐ Found ☒ Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4597230 OR BOOK 4299 PAGE 1642, Recorded 07/24/2019 10:30:24 AM Doc
Tax: $6475.00

PREPARED BY AND RETURN TO:
Kenneth R. Uncapher
Uncapher Law, P.A.
2869 Delaney Avenue
Orlando, Florida 32806

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 16th day of July, 2019, by **LAND HOLDING, LLC**, with an address of The Tower at PNC Plaza, 300 Fifth Avenue, Pittsburgh, PA 15222-2401 (hereinafter referred to as "Grantor"), to **KIVA DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 2239 Abrams Road, Eustis, Florida 32726 (hereinafter referred to as "Grantee").

Witnesseth, that the said Grantor, for and in consideration of the sum of $10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all of that certain real property situate in the **County of St. Lucie, State of Florida**, *to wit*:

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

Together with all tenements, hereditaments, and appurtenances thereon.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Deed, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of any partnership, corporation, or limited liability company. The singular shall be deemed to include the plural, and vice versa, where the context so permits or requires.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; that Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but no other; and that said real property is free of all encumbrances, except taxes accruing subsequent to December 31, 2018, and except the matters and restrictions of record.

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

Signed, Sealed and Delivered
In the Presence of:

Witness #1

Lexie A. Isaac
(Please Print or Type Name)

Witness #2

Hema Rodriguez
(Please Print or Type Name)

LAND HOLDING, LLC

By: John R. Gassie
JOHN R. GASSIE, Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of July, 2019, by JOHN R. GASSIE, as Vice President of LAND HOLDING, LLC, on behalf of the Company, who is personally known to me or has produced_____ as identification.

(SEAL)

LEXIE ANN ISAAC
MY COMMISSION # GG 065825
EXPIRES: April 14, 2021
Bonded Thru Notary Public Underwriters

(Signature of Notary Public-State of Florida)

Lexie A. Isaac

(Name of Notary Typed, Printed, or Stamped)

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the Northeast Quarter of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

From the Northeast corner of aforesaid Section 25, run South 00°14' 22" West, 40.5 feet; thence run North 88°24'08" West, 40 feet to the West right-of-way line for Jenkins Road and the Point of Beginning; thence continue North 88°24'08" West, 1,555.91 feet to the East right-of-way line for Interstate Highway 95; thence run South 10°04'59" West, along said right-of-way line, 88.84 feet; thence run South 04°26'59" West, along said right-of-way line, 518.75 feet; thence South 00°26'58" West, along said right-of-way line, 695.45 feet; thence run South 89°22'09" East, along the North line of the Southwest Quarter of the Northeast Quarter, a distance of 328.11 feet; thence run North 00°19'41" East, 669.97 feet to the Southwest corner of the North half of the Northeast Quarter of the Northeast Quarter; thence run South 88°37'18" East, 1,283.41 feet to the West right-of-way line of Jenkins Road; thence run North 00°14'22" East, along said right-of-way line, 624.56 feet to the Point of Beginning.

APPENDIX D

EDR® Environmental Database Search Report

27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, FL 34981

Inquiry Number: 06566311.2r
July 07, 2021

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Detail Map	3
Map Findings Summary	4
Map Findings	8
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GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Physical Setting SSURGO Soil Map	A-5
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

WEST OF SOUTH JENKINS ROAD
FORT PIERCE, FL 34981

COORDINATES

Latitude (North):	27.4100520 - 27° 24' 36.18''
Longitude (West):	80.3860120 - 80° 23' 9.64''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	560696.2
UTM Y (Meters):	3031834.2
Elevation:	14 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5656799 FORT PIERCE NW, FL
Version Date:	2012
Northeast Map:	5656797 FORT PIERCE, FL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150904
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
WEST OF SOUTH JENKINS ROAD
FORT PIERCE, FL 34981

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SMIRNA PETECOSTAL CH	3115 S JENKINS RD	NPDES	Higher	102, 0.019, ESE
A2	SMIRNA PETECOSTAL CH	3115 S JENKINS RD	FINDS, ECHO	Higher	102, 0.019, ESE
3	DIAMOND R FERTILIZER	SOUTH JENKINS RD & E	LUST, TANKS	Higher	656, 0.124, SE
B4	INDEPENDENT CLASSIC	2900 S JENKINS RD	FINDS	Higher	865, 0.164, ENE
B5	INDEPENDENT CLASSIC	2900 S JENKINS RD	NPDES	Higher	865, 0.164, ENE
B6	INDEPENDENT CLASSIC	2900 S JENKINS RD	ECHO	Higher	865, 0.164, ENE
7	TRIANGLE FARMS - THO	2801 SOUTH JENKINS R	TIER 2	Higher	882, 0.167, NE
8	KOA JENKINS ROAD		NPDES	Higher	1036, 0.196, ESE
C9	BOTTLING GROUP LLC	3620 CROSSROADS PARK	FINDS, ECHO	Higher	1093, 0.207, West
C10	BOTTLING GROUP LLC	3620 CROSSROADS PKWY	NPDES	Higher	1094, 0.207, West
D11	RYDER TRUCK RENTAL	3711 CROSSROADS PARK	AST	Higher	1188, 0.225, West
D12		3711 CROSSROADS PARK	HMIRS	Higher	1188, 0.225, West
D13	RYDER TRANSPORTATION	3711 CROSSROADS PARK	Financial Assurance, TIER 2	Higher	1188, 0.225, West
D14	RYDER TRUCK RENTAL #	3711 CROSSROADS PKY	AST	Higher	1188, 0.225, West
15	YELLOW FREIGHT TRUCK	INTERSTATE 95, APPRO	DWM CONTAM, RESP PARTY	Higher	1196, 0.227, NNW
16	NORTH ST LUCIE RIVER	2721 S JENKINS RD	LUST, Financial Assurance	Higher	1656, 0.314, NNE
17	DENNYS RESTAURANT	6501 DARTER CT	LUST, UST	Higher	1721, 0.326, NW
E18	WAWA FOOD MARKET #52	5575 OKEECHOBEE RD	LUST, UST, Financial Assurance, NPDES	Higher	2409, 0.456, NNE
E19	CLARK WILLIAMS TRANS	JENKINS ROAD & OKEEC	DWM CONTAM, RESP PARTY	Higher	2417, 0.458, NNE
20	RACETRAC #667	5870 OKEECHOBEE RD	LUST, UST, Financial Assurance	Higher	2601, 0.493, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

US ENG CONTROLS Engineering Controls Sites List
US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS Florida's State-Funded Action Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Solid Waste Facility Database

State and tribal leaking storage tank lists

LAST Leaking Aboveground Storage Tank Listing
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST Underground Storage Tank Listing
FF TANKS Federal Facilities Listing
UST Storage Tank Facility Information
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS Institutional Controls Registry
INST CONTROL Institutional Controls Registry

State and tribal voluntary cleanup sites

INDIAN VCP Voluntary Cleanup Priority Listing
VCP Voluntary Cleanup Sites

State and tribal Brownfields sites

BROWNFIELDS Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY Recycling Centers
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
PRIORITYCLEANERS	Priority Ranking List
Fl Sites	Sites List
US CDL	National Clandestine Laboratory Register
PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

Local Land Records

LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

SPILLS	Oil and Hazardous Materials Incidents
SPILLS 90	SPILLS 90 data from FirstSearch
SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
DOCKET HWC	Hazardous Waste Compliance Docket Listing

UXO ..... Unexploded Ordnance Sites
FUELS PROGRAM ..... EPA Fuels Program Registered Listing
AIRS ..... Permitted Facilities Listing
ASBESTOS ..... ASBESTOS
CLEANUP SITES ..... DEP Cleanup Sites - Contamination Locator Map Listing
DEDB ..... Ethylene Dibromide Database Results
DRYCLEANERS ..... Drycleaning Facilities
FL Cattle Dip. Vats ..... Cattle Dipping Vats
HW GEN ..... Hazardous Waste Generators
SITE INV SITES ..... Site Investigation Section Sites Listing
UIC ..... Underground Injection Wells Database Listing
MINES MRDS ..... Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ..... Recovered Government Archive Solid Waste Facilities List
RGA LUST ..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's PCTO1--Petroleum Contamination Detail Report.

A review of the LUST list, as provided by EDR, and dated 01/25/2021 has revealed that there are 5

LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DIAMOND R FERTILIZER	***SOUTH JENKINS RD & E***	***SE 0 - 1/8 (0.124 mi.)***	***3***	***9***
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Facility Status: CLOSED Facility-Site Id: 9815714				
NORTH ST LUCIE RIVER	***2721 S JENKINS RD***	***NNE 1/4 - 1/2 (0.314 mi.)***	***16***	***36***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: OPEN Facility-Site Id: 9102083				
DENNYS RESTAURANT	***6501 DARTER CT***	***NW 1/4 - 1/2 (0.326 mi.)***	***17***	***39***
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Facility Status: CLOSED Facility-Site Id: 8840568				
WAWA FOOD MARKET #52	***5575 OKEECHOBEE RD***	***NNE 1/4 - 1/2 (0.456 mi.)***	***E18***	***43***
Discharge Cleanup Status: NFA - NFA COMPLETE Facility Status: OPEN Facility-Site Id: 9802263				
RACETRAC #667	***5870 OKEECHOBEE RD***	***NNE 1/4 - 1/2 (0.493 mi.)***	***20***	***53***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: OPEN Facility-Site Id: 9802562				

State and tribal registered storage tank lists

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RYDER TRUCK RENTAL	3711 CROSSROADS PARK	W 1/8 - 1/4 (0.225 mi.)	D11	16
Database: AST, Date of Government Version: 01/26/2021 Facility-Site Id: 9601175 Facility Status: CLOSED Facility Status: CLOSED				
RYDER TRUCK RENTAL #	3711 CROSSROADS PKY	W 1/8 - 1/4 (0.225 mi.)	D14	31
Database: AST, Date of Government Version: 01/26/2021 Facility-Site Id: 9601149 Facility Status: OPEN Facility Status: OPEN				

TANKS: This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

A review of the TANKS list, as provided by EDR, and dated 01/26/2021 has revealed that there is 1 TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DIAMOND R FERTILIZER Facility Status: CLOSED Facility ID: 9815714	***SOUTH JENKINS RD & E***	***SE 0 - 1/8 (0.124 mi.)***	***3***	***9***

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

HMIRS: The Hazardous Materials Incident Report System contains hazardous material spill incidents reported to the Department of Transportation. The source of this database is the U.S. EPA.

A review of the HMIRS list, as provided by EDR, and dated 03/22/2021 has revealed that there is 1 HMIRS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	3711 CROSSROADS PARK	W 1/8 - 1/4 (0.225 mi.)	D12	17

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 02/03/2021 has revealed that there are 3 FINDS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SMIRNA PETECOSTAL CH Registry ID:: 110055624132	***3115 S JENKINS RD***	***ESE 0 - 1/8 (0.019 mi.)***	***A2***	***8***
INDEPENDENT CLASSIC	2900 S JENKINS RD	ENE 1/8 - 1/4 (0.164 mi.)	B4	11
BOTTLING GROUP LLC Registry ID:: 110020068308	***3620 CROSSROADS PARK***	***W 1/8 - 1/4 (0.207 mi.)***	***C9***	***14***

EXECUTIVE SUMMARY

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

A review of the ECHO list, as provided by EDR, and dated 04/04/2021 has revealed that there are 3 ECHO sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SMIRNA PETECOSTAL CH Registry ID: 110055624132	***3115 S JENKINS RD***	***ESE 0 - 1/8 (0.019 mi.)***	***A2***	***8***
INDEPENDENT CLASSIC Registry ID: 110070708342	2900 S JENKINS RD	ENE 1/8 - 1/4 (0.164 mi.)	B6	12
BOTTLING GROUP LLC Registry ID: 110020068308	***3620 CROSSROADS PARK***	***W 1/8 - 1/4 (0.207 mi.)***	***C9***	***14***

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 drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 11/13/2020 has revealed that there are 2 DWM CONTAM sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YELLOW FREIGHT TRUCK Program Site Id: ERIC_11992	***INTERSTATE 95, APPRO***	***NNW 1/8 - 1/4 (0.227 mi.)***	***15***	***34***
CLARK WILLIAMS TRANS Program Site Id: ERIC_12011	***JENKINS ROAD & OKEEC***	***NNE 1/4 - 1/2 (0.458 mi.)***	***E19***	***52***

A list of hazardous waste facilities required to provide financial assurance under RCRA.

A review of the Financial Assurance list, as provided by EDR, has revealed that there is 1 Financial Assurance site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RYDER TRANSPORTATION Database: Financial Assurance 3, Date of Government Version: 01/26/2021 Facility Status: OPEN Facility ID: 9601149	***3711 CROSSROADS PARK***	***W 1/8 - 1/4 (0.225 mi.)***	***D13***	***18***

RESP PARTY: Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 03/29/2021 has revealed that there are 2 RESP PARTY sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YELLOW FREIGHT TRUCK Site Status: CLOSED	***INTERSTATE 95, APPRO***	***NNW 1/8 - 1/4 (0.227 mi.)***	***15***	***34***
CLARK WILLIAMS TRANS	***JENKINS ROAD & OKEEC***	***NNE 1/4 - 1/2 (0.458 mi.)***	***E19***	***52***

Site Status: CLOSED

TIER 2: A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

A review of the TIER 2 list, as provided by EDR, and dated 12/31/2019 has revealed that there are 2 TIER 2 sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TRIANGLE FARMS - THO	2801 SOUTH JENKINS R	NE 1/8 - 1/4 (0.167 mi.)	7	12
RYDER TRANSPORTATION	***3711 CROSSROADS PARK***	***W 1/8 - 1/4 (0.225 mi.)***	***D13***	***18***
Facility Id: 4066639				
Facility Id: 5001480				
Facility Id: 5392405				
Facility Id: 6633568				
Facility Id: 6070677				
**Additional key fields are available in the Map Findings section*				

NPDES: Domestic and Industrial Wastewater Facilities

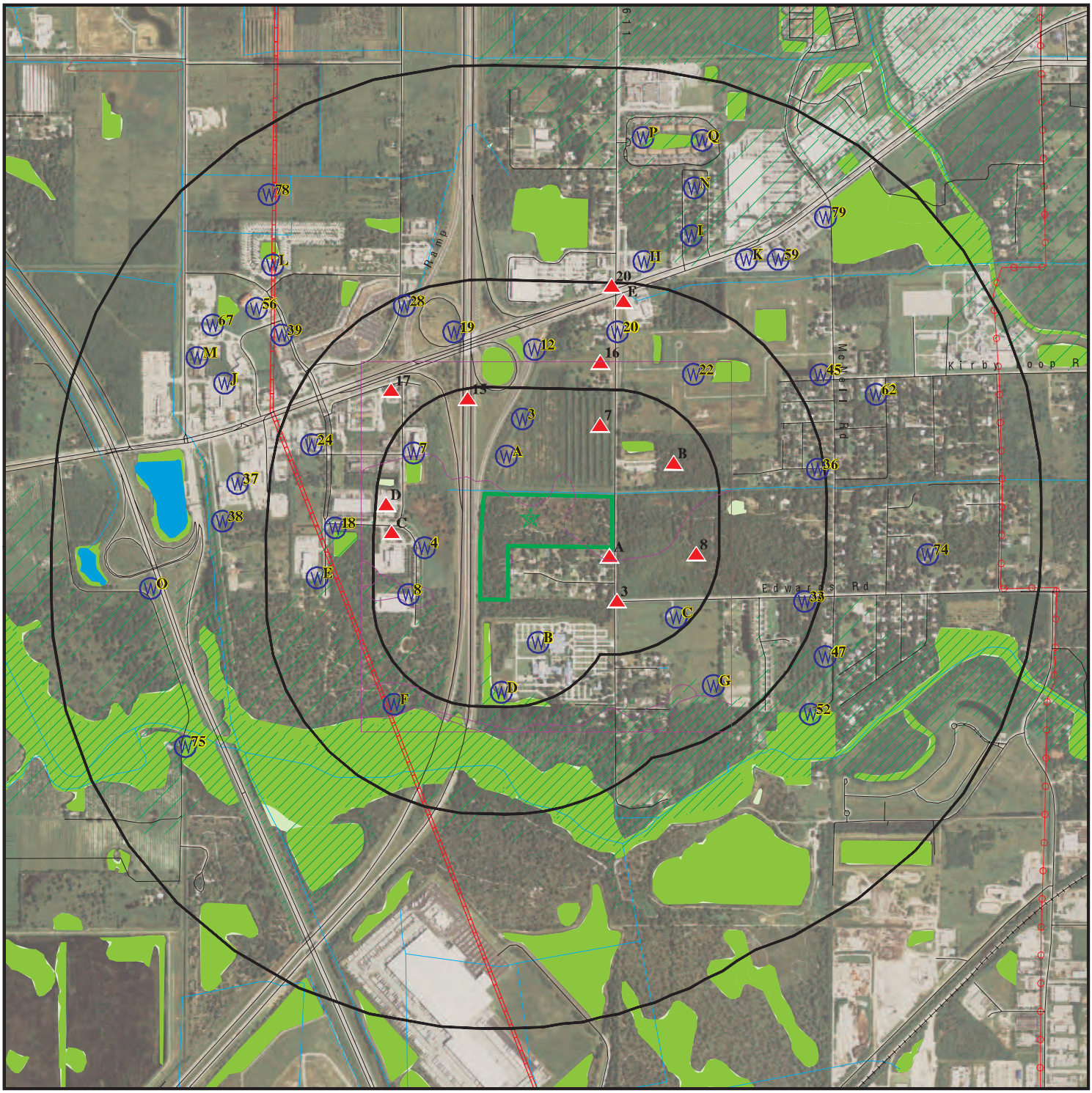
A review of the NPDES list, as provided by EDR, and dated 01/29/2021 has revealed that there are 4 NPDES sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SMIRNA PETECOSTAL CH	3115 S JENKINS RD	ESE 0 - 1/8 (0.019 mi.)	A1	8
Status: A				
Facility ID: FLR10MZ69				
INDEPENDENT CLASSIC	2900 S JENKINS RD	ENE 1/8 - 1/4 (0.164 mi.)	B5	11
Status: A				
Facility ID: FLR10TK20				
KOA JENKINS ROAD		ESE 1/8 - 1/4 (0.196 mi.)	8	13
Status: A				
Facility ID: FLR20DL94				
BOTTLING GROUP LLC	3620 CROSSROADS PKWY	W 1/8 - 1/4 (0.207 mi.)	C10	14
Status: A				
Facility ID: FLR05H715				
Facility ID: FLR05F895				

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 06566311.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	27.89-Acre Vacant Property	CLIENT:	GFA International
ADDRESS:	West of South Jenkins Road Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	06566311.2r
LAT/LONG:	27.410052 / 80.386012	DATE:	July 07, 2021 8:42 am

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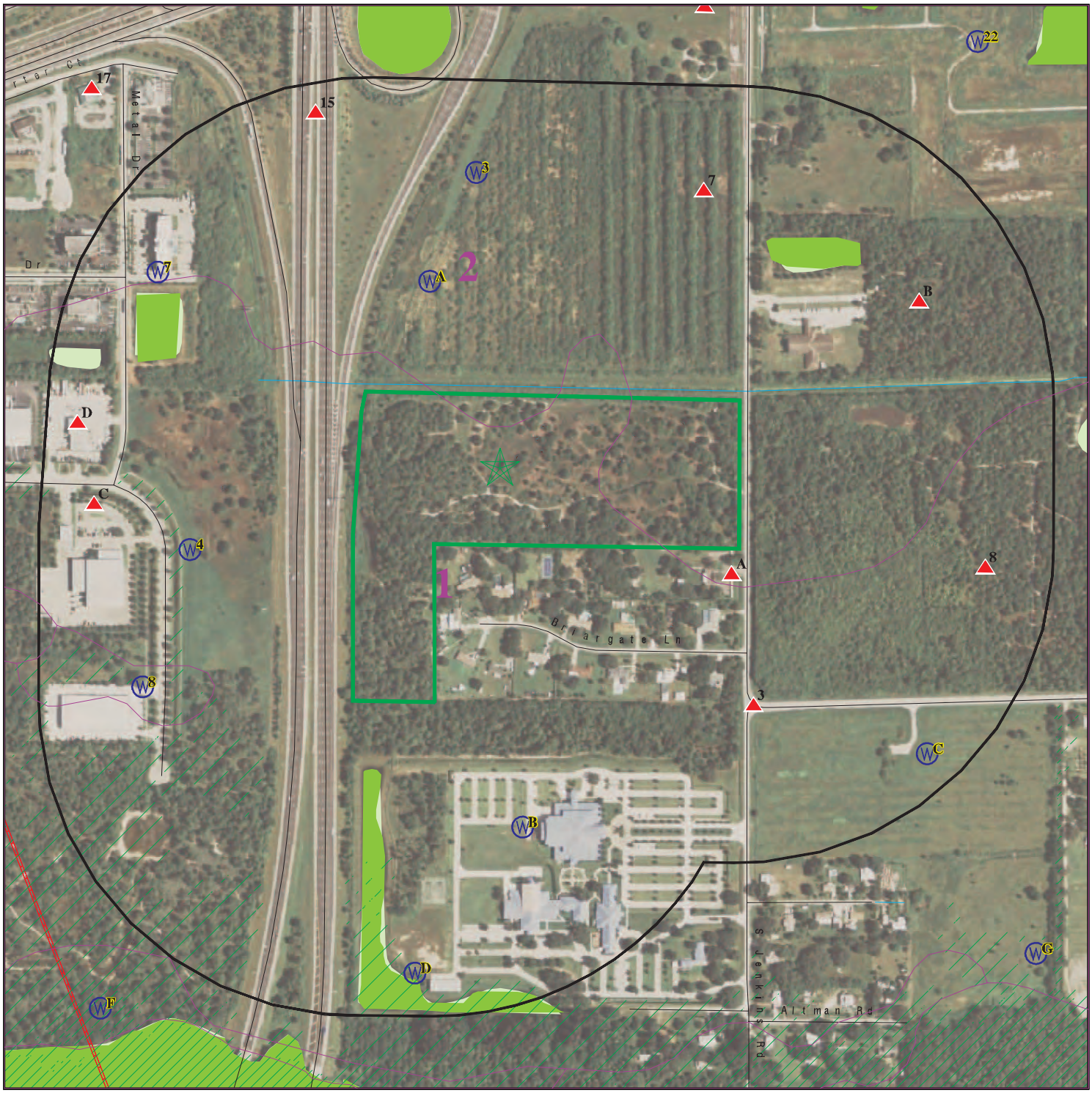
DETAIL MAP - 06566311.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 27.89-Acre Vacant Property ADDRESS: West of South Jenkins Road Fort Pierce FL 34981 LAT/LONG: 27.410052 / 80.386012	CLIENT: GFA International CONTACT: Rob Crowell INQUIRY #: 06566311.2r DATE: July 07, 2021 8:43 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.250		0	0	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LAST	0.500		0	0	0	NR	NR	0
LUST	0.500		1	0	4	NR	NR	5
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		1	0	NR	NR	NR	1
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.250		0	0	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.250		0	0	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	0.250		0	0	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.250		0	1	NR	NR	NR	1
SPILLS	0.250		0	0	NR	NR	NR	0
SPILLS 90	0.250		0	0	NR	NR	NR	0
SPILLS 80	0.250		0	0	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	0.250		0	0	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.250		0	0	NR	NR	NR	0
TRIS	0.250		0	0	NR	NR	NR	0
SSTS	0.250		0	0	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.250		0	0	NR	NR	NR	0
RAATS	0.250		0	0	NR	NR	NR	0
PRP	0.250		0	0	NR	NR	NR	0
PADS	0.250		0	0	NR	NR	NR	0
ICIS	0.250		0	0	NR	NR	NR	0
FTTS	0.250		0	0	NR	NR	NR	0
MLTS	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.250		0	0	NR	NR	NR	0
RADINFO	0.250		0	0	NR	NR	NR	0
HIST FTTS	0.250		0	0	NR	NR	NR	0
DOT OPS	0.250		0	0	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.250		0	0	NR	NR	NR	0
US AIRS	0.250		0	0	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.250		1	2	NR	NR	NR	3
ECHO	0.250		1	2	NR	NR	NR	3
DOCKET HWC	0.250		0	0	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.250		0	0	NR	NR	NR	0
ASBESTOS	0.250		0	0	NR	NR	NR	0
CLEANUP SITES	0.250		0	0	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	1	1	NR	NR	2
Financial Assurance	0.250		0	1	NR	NR	NR	1
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	1	1	NR	NR	2
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.250		0	2	NR	NR	NR	2
UIC	0.250		0	0	NR	NR	NR	0
NPDES	0.250		1	3	NR	NR	NR	4
MINES MRDS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.250		0	0	NR	NR	NR	0
RGA LF	0.250		0	0	NR	NR	NR	0
RGA LUST	0.250		0	0	NR	NR	NR	0
- Totals --		0	5	15	6	0	0	26

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **SMIRNA PETECOSTAL CHURCH** **NPDES** **S114019243**
ESE **3115 S JENKINS RD** **N/A**
< 1/8 **FORT PIERCE, FL**
0.019 mi.
102 ft. **Site 1 of 2 in cluster A**

Relative: **Higher**
Actual: **14 ft.**

WASTEWATER:

Name:	SMIRNA PETECOSTAL CHURCH
Address:	3115 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR10MZ69
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Jesus J Cruz, PMTE
Company Name:	Smirna Pentecostal Council of Churches
RP Address:	1403 Birch St
RP Address 2:	Not reported
RP City,Stat,Zip:	Fort Pierce FL 34950
Telephone:	7723185151
Email:	prosanmarcos1615@yahoo.com
Issue Date:	07/27/2013
Effective Date:	07/27/2013
Expiration Date:	07/26/2018
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	32
Longitude Degrees:	80
Longitude Minutes:	23
Longitude Seconds:	0.2
Treatment:	Not reported
Decode For Fstatus:	Active

A2 **SMIRNA PETECOSTAL CHURCH** **FINDS** **1016417055**
ESE **3115 S JENKINS RD** **ECHO** **N/A**
< 1/8 **FORT PIERCE, FL 34981**
0.019 mi.
102 ft. **Site 2 of 2 in cluster A**

Relative: **Higher**
Actual: **14 ft.**

FINDS:
Registry ID: 110055624132

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

SMIRNA PETECOSTAL CHURCH (Continued) **1016417055**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1016417055
Registry ID:	110055624132
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110055624132
Name:	SMIRNA PETECOSTAL CHURCH
Address:	3115 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL 34981

---

3 **DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244** **LUST** **S121163213**
SE **SOUTH JENKINS RD & EDWARDS RD** **TANKS** **N/A**
< 1/8 **FORT PIERCE, FL 34981**
0.124 mi.
656 ft.

Relative:
Higher

Actual:
14 ft.

LUST:

Name:	DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244
Address:	SOUTH JENKINS RD & EDWARDS RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	STATE
Facility Id:	9815714
Facility Status:	CLOSED
Facility Type:	Q - Emergency Response Spill Site
Facility Phone:	(772)464-9300
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 24 26.1432 / 80 22 58.152
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	Not reported
Datum:	Not reported
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	PAT HOOD
Name Update:	Not reported
Address Update:	Not reported

Discharge Cleanup Summary:

Discharge Date:	5/4/2016
PCT Discharge Combined:	Not reported
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	8/14/2017
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED

DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244 (Continued) **S121163213**

Facility ID:	9815714
Facility Status:	CLOSED
Facility Type:	Q - Emergency Response Spill Site -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	Not reported
Discharge Date:	05-04-2016
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	08-14-2017
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	Not reported
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	Not reported
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244 (Continued) **S121163213**

Click here for Florida Oculus:

TANKS:

Name:	DIAMOND R FERTILIZER CO INC - OER #2016-2I-55244
Address:	SOUTH JENKINS RD & EDWARDS RD
City,State,Zip:	FORT PIERCE, FL 34981
Facility ID:	9815714
Facility Phone:	7724649300
Facility Status:	CLOSED
Facility Type:	Q
Type Description:	Emergency Response Spill Site
Dep Co:	P
Lat/Lon Deg Min Sec:	Not reported

B4 **INDEPENDENT CLASSIC ACADEMY** **FINDS** **1026401877**
ENE **2900 S JENKINS RD** **N/A**
1/8-1/4 **FORT PIERCE, FL 34981**
0.164 mi.
865 ft. **Site 1 of 3 in cluster B**

Relative:
Higher

Actual:
14 ft.

FINDS:
Registry ID: 110070708342

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

B5 **INDEPENDENT CLASSIC ACADEMY** **NPDES** **S126203399**
ENE **2900 S JENKINS RD** **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.164 mi.
865 ft. **Site 2 of 3 in cluster B**

Relative:
Higher

Actual:
14 ft.

WASTEWATER:

Name:	INDEPENDENT CLASSIC ACADEMY
Address:	2900 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR10TK20
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private

INDEPENDENT CLASSIC ACADEMY (Continued) **S126203399**

Permit Capacity:	Not reported
Party Name:	Michael Ezzard, COO
Company Name:	Southcrest Management, LLC
RP Address:	8600 Commidity Cir, #145
RP Address 2:	Not reported
RP City,Stat,Zip:	Orlando FL 32819
Telephone:	4075426080
Email:	michael@southcrest.us
Issue Date:	03/06/2020
Effective Date:	03/06/2020
Expiration Date:	03/05/2025
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	43.1
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	52.3
Treatment:	Not reported
Decode For Fstatus:	Active

B6 **INDEPENDENT CLASSIC ACADEMY** **ECHO** **1026138234**
ENE **2900 S JENKINS RD** **N/A**
1/8-1/4 **FORT PIERCE, FL 34981**
0.164 mi.
865 ft. **Site 3 of 3 in cluster B**

Relative:
Higher

Actual:
14 ft.

ECHO:

Envid:	1026138234
Registry ID:	110070708342
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110070708342
Name:	INDEPENDENT CLASSIC ACADEMY
Address:	2900 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL 34981

---

7 **TRIANGLE FARMS - THOMAS FIELD** **TIER 2** **S107724802**
NE **2801 SOUTH JENKINS ROAD** **N/A**
1/8-1/4 **FORT PIERCE, FL 34981**
0.167 mi.
882 ft.

Relative:
Higher

Actual:
14 ft.

Client Plot

TIER 2:

Name:	TRIANGLE FARMS - THOMAS FIELD
Address:	2801 SOUTH JENKINS ROAD
City,State,Zip:	FORT PIERCE, FL 349815354
Year:	Not reported
Facility Id:	Not reported
Active Date:	02/26/2001
Inactive Date:	01/01/2002
Sale Pending:	False
Original Date:	Not reported
PLOT Source:	Address
Latitude:	27.415000
Longitude:	-80.382850
LEPC District:	10
Counties:	St. Lucie,Palm Beach,Martin,Indian River,

TRIANGLE FARMS - THOMAS FIELD (Continued) **S107724802**

SERC:	29533
Program Level:	0
PRIME:	7370
SIC Code:	0161
SIC Code 2:	Not reported
NAICS Code:	111219

Company Info:

Company Name:	TRIANGLE FARMS
Company Address:	POST OFFICE BOX 2547
Company City,St,Zip:	FORT PIERCE, FL 34954-2547
Company Phone:	Not reported
Company Fax:	Not reported
Company Email:	Not reported
FEI Number:	650055332
Comany Contact Name:	DAVID NEILL
Cmpny Contact Phone:	772-464-2061
Reduced Fees:	False
Exempt Fees:	False
Electronic Filing:	False
Employee:	Not reported
Comments:	4-5-6: FACILITY CLOSED AS OF 6-1-05 PER NOTATION ON 2005 TIER TWO. DC

---

8 **KOA JENKINS ROAD** **NPDES** **S126203603**
ESE **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.196 mi.
1036 ft.

Relative: **Higher**

Actual: **14 ft.**

WASTEWATER:

Name:	KOA JENKINS ROAD
Address:	Not reported
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR20DL94
Facility Type:	Construction Generic Dewatering
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private
Permit Capacity:	Not reported
Party Name:	Brian Bacher, PMTE
Company Name:	SR Bacher Enterprises, LLC
RP Address:	1821 N Us Hwy 1
RP Address 2:	Not reported
RP City,Stat,Zip:	Fort Pierce FL 34946
Telephone:	5852699886
Email:	bbacher83@gmail.com
Issue Date:	02/27/2020
Effective Date:	02/27/2020
Expiration Date:	02/26/2025
DOC Description:	Generic Permit

KOA JENKINS ROAD (Continued) **S126203603**

Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	32
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	47
Treatment:	Not reported
Decode For Fstatus:	Active

C9 **BOTTLING GROUP LLC** **FINDS** **1007648945**
West **3620 CROSSROADS PARKWAY** **ECHO** **N/A**
1/8-1/4 **FORT PIERCE, FL 34945**
0.207 mi.
1093 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
15 ft.

Client Plot

FINDS:
Registry ID: 110020068308

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.
Florida Environmental System Today Application (FIESTA) Data Maintenance (FDM) system maintains entity, environmental interest and affiliation data for the State of Florida.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1007648945
Registry ID:	110020068308
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110020068308
Name:	BOTTLING GROUP LLC
Address:	3620 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

C10 **BOTTLING GROUP LLC** **NPDES** **S107799870**
West **3620 CROSSROADS PKWY** **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.207 mi.
1094 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
15 ft.

Client Plot

WASTEWATER:

Name:	BOTTLING GROUP LLC
Address:	3620 CROSSROADS PKWY
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR05H715
Facility Type:	Multi-Sector Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent,

BOTTLING GROUP LLC (Continued) **S107799870**

	reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private
Permit Capacity:	Not reported
Party Name:	Not reported
Company Name:	Not reported
RP Address:	Not reported
RP Address 2:	Not reported
RP City,Stat,Zip:	Not reported
Telephone:	Not reported
Email:	Not reported
Issue Date:	Not reported
Effective Date:	Not reported
Expiration Date:	Not reported
DOC Description:	Not reported
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	30
Longitude Degrees:	80
Longitude Minutes:	23
Longitude Seconds:	38
Treatment:	Not reported
Decode For Fstatus:	Active
Name:	BOTTLING GROUP LLC
Address:	3620 CROSSROADS PKWY
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR05F895
Facility Type:	Multi-Sector Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Private
Permit Capacity:	Not reported
Party Name:	Michael A Henry, PMTE
Company Name:	Bottling Group, LLC
RP Address:	3620 Crossroads Pkwy
RP Address 2:	Not reported
RP City,Stat,Zip:	Fort Pierce FL 34945-2709
Telephone:	7724092971
Email:	michael.henry@pepsico.com
Issue Date:	11/15/2020
Effective Date:	11/15/2020
Expiration Date:	11/14/2025
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	24
Latitude Seconds:	31.80
Longitude Degrees:	80
Longitude Minutes:	23
Longitude Seconds:	29.34

BOTTLING GROUP LLC (Continued) **S107799870**

Treatment: Not reported
Decode For Fstatus: Active

D11 **RYDER TRUCK RENTAL** **AST** **A100379479**
West **3711 CROSSROADS PARKWAY** **N/A**
1/8-1/4 **FORT PIERCE, FL 34945**
0.225 mi.
1188 ft. **Site 1 of 4 in cluster D**

Relative:
Higher

Actual:
15 ft.

AST:
Name: RYDER TRUCK RENTAL
Address: 3711 CROSSROADS PARKWAY
Facility ID: 9601175
Facility Status: CLOSED
Type Description: Fuel user/Non-retail
Facility Phone: 7724645917
DEP Contractor Own: P
Region: STATE
Positioning Method: AGPS
Lat/Long (dms): 27 25 5 / 80 23 33

Owner:
Owner Id: 44564
Owner Name: TRUCK REPAIR CENTRAL
Owner Address: 2421 N FED HWY
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34952
Owner Contact: JOEL ROBINSON
Owner Phone: Not reported

Tank Id: 1
Status: Removed
Status Date: 04/01/1997
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 2
Status: Removed
Status Date: 04/01/1997
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 3
Status: Removed
Status Date: 04/01/1997
Install Date: 5/1/1995
Substance: New/lube oil
Content Description: New/Lube Oil
Gallons: 1000
Tank Location: ABOVEGROUND

RYDER TRUCK RENTAL (Continued) **A100379479**

Click here for Florida Oculus:

D12 **HMIRS** **9998100637**
West **3711 CROSSROADS PARKWAY** **N/A**
1/8-1/4 **FORT PIERCE, FL**
0.225 mi.
1188 ft. **Site 2 of 4 in cluster D**

Relative:
Higher

Actual:
15 ft.

HMIRS:

Report #:	1998100637
Site location:	3711 CROSSROADS PARKWAY FORT PIERCE, FL
Place of origin:	Not reported FORT LAUDERDALE, FL
Destination:	RYDER 3711 CROSSROADS PARKWAY FORT PIERCE, FL
Carrier ID:	14857
Carrier reporting #:	MC124306
Carrier:	KENAN TRANSPORT CO INC
Carrier address:	P O BOX 2729 CHAPEL HILL, NC 275152729
Shipper ID:	15726
Shipper name:	MOBIL OIL CORP
Shipper address:	PO BOX 839 VALLEY FORGE, PA
Shipping paper number:	Not reported
Consignee ID:	80350
Consignee name:	RYDER
Consignee addess:	3711 CROSSROADS PARKWAY FORT PIERCE, FL
General cause:	10
Transportation mode:	Not reported
Date:	08/31/98
Commodity name:	FUEL OIL
Trade name:	DIESEL FUEL
Amount:	20.00 GAL
Result:	Spillage
Hazard Class:	20
ID Number:	NA1993
Hazardous:	False
R.Q. met:	False
Misc. info:	111 100
Vehicle Type:	Cargo
Trans. phase:	263
Land use:	272
Community:	282
Accident/Derailment:	False
Estimated speed:	F
Highway type:	999
number of lanes:	0
Number evacuated:	0
Major injuries:	0
Minor injuries:	0
Fatalities:	0
Product loss:	20
Carrier damage:	0

(Continued) **9998100637**

Pvt/Pub damage:	0
Cleanup cost:	0
Other damage:	0
Reported damage:	20
Incident damage:	0

Inner and Outer Container Information:

Container type:	TANK TRK
Container capacity:	9400.00
Number failed:	1
Number in shipment:	1
Container gauge:	Not reported
Manufacture's ID:	14196
Manuf. name:	Not reported UNKNOWN, XX
Tank serial #:	5HTAB4528T
Label:	Not reported
Registration #:	Not reported
Inspection date:	10/01/98
Exemption #:	Not reported
Contributing cause:	Overloaded/overfilled
Contributing Object:	Other freight
Contributing failure:	OTHER
Affected side:	Top
Other contributing cause:	OTHER
Capacity container code:	Not reported
Number failed code:	Not reported
Shipment code number:	Not reported

Remarks:

EMPLOYEE OVERFILLED THE TANK WITH APPROXIMATELY 20 GALLONS OF PRODUCT. SPILL WAS CLEANED UP BY CLIFF BERRY INC WITHOUT FURTHER INCIDENT.

D13
West
1/8-1/4
0.225 mi.
1188 ft.

RYDER TRANSPORTATION SERVICES - 0173B **Financial Assurance** **S107723135**
3711 CROSSROADS PARKWAY **TIER 2** **N/A**
FORT PIERCE, FL 34945

Site 3 of 4 in cluster D

Relative:
Higher

Actual:
15 ft.

FL Financial Assurance 3:

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2008
Expire Date:	10/01/2009
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2009
Expire Date:	10/01/2010
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2010
Expire Date:	10/01/2011
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2013
Expire Date:	10/01/2014
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2014
Expire Date:	10/01/2015
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
City,State,Zip:	PORT SAINT LUCIE, FL 34952
Region:	3
Facility ID:	9601149
Facility Phone:	7724645910
Facility Status:	OPEN
Facility Type:	C
Type Description:	Fuel user/Non-retail
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2016
Expire Date:	10/01/2017
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Resp Party Phone: 2816478900

Name: RYDER TRUCK RENTAL #0173
Address: 3711 CROSSROADS PKY
City,State,Zip: PORT SAINT LUCIE, FL 34952
Region: 3
Facility ID: 9601149
Facility Phone: 7724645910
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: OLD REPUBLIC
Effective Date: 10/01/2017
Expire Date: 10/01/2018
Owner ID: 18939
Onwer Name: RYDER TRUCK RENTAL INC
Owner Address: 16155 PARK ROW #140
Owner Address2: C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip: HOUSTON, TX 77084
Contact: HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone: 2816478900

Name: RYDER TRUCK RENTAL #0173
Address: 3711 CROSSROADS PKY
City,State,Zip: PORT SAINT LUCIE, FL 34952
Region: 3
Facility ID: 9601149
Facility Phone: 7724645910
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: OLD REPUBLIC
Effective Date: 10/01/2018
Expire Date: 10/01/2019
Owner ID: 18939
Onwer Name: RYDER TRUCK RENTAL INC
Owner Address: 16155 PARK ROW #140
Owner Address2: C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip: HOUSTON, TX 77084
Contact: HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone: 2816478900

Name: RYDER TRUCK RENTAL #0173
Address: 3711 CROSSROADS PKY
City,State,Zip: PORT SAINT LUCIE, FL 34952
Region: 3
Facility ID: 9601149
Facility Phone: 7724645910
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Finaincial Responsibility: INSURANCE

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Insurance Company:	OLD REPUBLIC
Effective Date:	10/01/2019
Expire Date:	10/01/2020
Owner ID:	18939
Onwer Name:	RYDER TRUCK RENTAL INC
Owner Address:	16155 PARK ROW #140
Owner Address2:	C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip:	HOUSTON, TX 77084
Contact:	HEATHER MELTON/ BRIAN W KEEL
Resp Party Phone:	2816478900

TIER 2:

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945
Year:	2019
Facility Id:	6633568
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	Not reported
Longitude:	Not reported
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	Not reported
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	01/17/2020
First Submit Date:	01/17/2020
Data Submitted By:	Jenna Tucker, Ryder Fuel Services Complaince Coordinator
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2019
Facility Id:	6633568
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com
Contact ID:	Not reported
Year:	2019

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Facility Id:	6633568
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

Year:	2018
Facility Id:	6368734
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	Not reported
Longitude:	Not reported
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	Not reported
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	01/14/2019
First Submit Date:	01/14/2019
Data Submitted By:	Jenna Tucker, Complaince Coordinator
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2018
Facility Id:	6368734
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact ID:	Not reported
Year:	2018
Facility Id:	6368734
Contact Type:	Owner / Operator
Contact Name:	Ryder Fuel Services
Contact Title:	Not reported
Contact Phone:	800-215-4839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

Year:	2017
Facility Id:	6070677
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	Not reported
Longitude:	Not reported
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	7513
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	02/21/2018
First Submit Date:	02/09/2018
Data Submitted By:	Jenna Tucker, TSA II
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2017
Facility Id:	6070677
Contact Type:	Emergency Contact
Contact Name:	Heather Melton
Contact Title:	Not reported
Contact Phone:	888-793-7865
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	281-647-8900
Contact Telephone 3:	Not reported
Contact Telephone 4:	(281) 647-8900
Contact Telephone 5:	800-215-4839
Contact Telephone 6:	Not reported

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact Email: compliancerfs@ryder.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2016
Facility Id: 5829500
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: Not reported
Longitude: Not reported
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: 7513
SIC Code 2: Not reported
NAICS Code: 532120
Last Modified Date: 01/26/2017
First Submit Date: 01/26/2017
Data Submitted By: Trudi Alford, Compliance Coordinator
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2016
Facility Id: 5829500
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 888-793-7865
Contact 24Hr Phone: Not reported
Contact Telephone 2: 281-647-8900
Contact Telephone 3: Not reported
Contact Telephone 4: (281) 647-8900
Contact Telephone 5: 800-215-4839
Contact Telephone 6: Not reported
Contact Email: compliancerfs@ryder.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2015
Facility Id: 5392405
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	27.4498
Longitude:	-80.480590
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	7513
SIC Code 2:	Not reported
NAICS Code:	532120
Last Modified Date:	02/04/2016
First Submit Date:	02/04/2016
Data Submitted By:	Amy White, Sr. Compliance Manager
Company Name:	RYDER TRANSPORATION SERVICES
Comments:	Not reported

Contact:

Contact ID:	Not reported
Year:	2015
Facility Id:	5392405
Contact Type:	Emergency Contact
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	888-793-7865
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	281-647-8900
Contact Telephone 3:	Not reported
Contact Telephone 4:	(281) 647-8900
Contact Telephone 5:	800-215-4839
Contact Telephone 6:	Not reported
Contact Email:	compliancerfs@ryder.com

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PARKWAY
City,State,Zip:	FORT PIERCE, FL 34945

Year:	2014
Facility Id:	5001480
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	27.4498
Longitude:	-80.480590
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	7513
SIC Code 2:	Not reported
NAICS Code:	53212
Last Modified Date:	02/09/2015

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

First Submit Date: 02/09/2015
Data Submitted By: Amy White, Sr. Compliance Manager
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2014
Facility Id: 5001480
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 888-793-7865
Contact 24Hr Phone: Not reported
Contact Telephone 2: 281-647-8900
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2013
Facility Id: 4513860
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: 27.4498
Longitude: -80.480590
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: 7513
SIC Code 2: Not reported
NAICS Code: 53212
Last Modified Date: 01/31/2014
First Submit Date: 01/31/2014
Data Submitted By: Amy White, Sr. Compliance Manager
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2013
Facility Id: 4513860
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 888-793-7865

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact 24Hr Phone: Not reported
Contact Telephone 2: 281-647-8900
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2012
Facility Id: 4066639
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: 27.4498
Longitude: -80.480590
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: Not reported
SIC Code 2: Not reported
NAICS Code: 53212
Last Modified Date: 05/01/2013
First Submit Date: 02/18/2013
Data Submitted By: Amy White, Sr. Compliance Manager
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2012
Facility Id: 4066639
Contact Type: Emergency Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 281-647-8900
Contact 24Hr Phone: Not reported
Contact Telephone 2: 888-793-7865
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Contact ID: Not reported
Year: 2012
Facility Id: 4066639
Contact Type: Owner / Operator
Contact Name: Ryder Fuel Services

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact Title: Not reported
Contact Phone: 800-215-4839
Contact 24Hr Phone: Not reported
Contact Telephone 2: Not reported
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Name: RYDER TRANSPORTATION SERVICES - 0173B
Address: 3711 CROSSROADS PARKWAY
City,State,Zip: FORT PIERCE, FL 34945

Year: 2011
Facility Id: 3993184
Active Date: Not reported
Inactive Date: Not reported
Sale Pending: Not reported
Original Date: Not reported
PLOT Source: Not reported
Latitude: 27.4498
Longitude: -80.480590
LEPC District: Not reported
Counties: Not reported
SERC: Not reported
Program Level: Not reported
PRIME: Not reported
SIC Code: Not reported
SIC Code 2: Not reported
NAICS Code: Not reported
Last Modified Date: 11/12/2012
First Submit Date: 11/09/2012
Data Submitted By: Florida Division of Emergency Management
Company Name: RYDER TRANSPORATION SERVICES
Comments: Not reported

Contact:
Contact ID: Not reported
Year: 2011
Facility Id: 3993184
Contact Type: 313 Public 24 Hour Contact
Contact Name: Amy White
Contact Title: Not reported
Contact Phone: 8002154839
Contact 24Hr Phone: Not reported
Contact Telephone 2: Not reported
Contact Telephone 3: Not reported
Contact Telephone 4: Not reported
Contact Telephone 5: Not reported
Contact Telephone 6: Not reported
Contact Email: compliance@ryderfs.com

Contact ID: Not reported
Year: 2011
Facility Id: 3993184

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Contact Type:	112(r) Representative
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Contact ID:	Not reported
Year:	2011
Facility Id:	3993184
Contact Type:	313 Public Contact
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Contact ID:	Not reported
Year:	2011
Facility Id:	3993184
Contact Type:	313 Technical 24 Hour Contact
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

Contact ID:	Not reported
Year:	2011
Facility Id:	3993184
Contact Type:	112(r) 24 Hour Representative
Contact Name:	Amy White
Contact Title:	Not reported
Contact Phone:	8002154839
Contact 24Hr Phone:	Not reported
Contact Telephone 2:	Not reported
Contact Telephone 3:	Not reported
Contact Telephone 4:	Not reported
Contact Telephone 5:	Not reported
Contact Telephone 6:	Not reported
Contact Email:	compliance@ryderfs.com

RYDER TRANSPORTATION SERVICES - 0173B (Continued) **S107723135**

Name:	RYDER TRANSPORTATION SERVICES - 0173B
Address:	3711 CROSSROADS PKWY
City,State,Zip:	FORT PIERCE, FL 34945
Year:	2010
Facility Id:	Not reported
Active Date:	Not reported
Inactive Date:	Not reported
Sale Pending:	Not reported
Original Date:	Not reported
PLOT Source:	Not reported
Latitude:	27.4498
Longitude:	-80.48
LEPC District:	Not reported
Counties:	Not reported
SERC:	Not reported
Program Level:	Not reported
PRIME:	Not reported
SIC Code:	Not reported
SIC Code 2:	Not reported
NAICS Code:	Not reported
Last Modified Date:	Not reported
First Submit Date:	Not reported
Data Submitted By:	Not reported
Company Name:	Not reported
Comments:	Not reported
Chemical Code:	68476346
Chemical Name:	Diesel Fuel Oil (low sulfur)
Chemical State:	LIQUID
Location Name:	Entire Facility
Container Code:	A
Pressure Code:	1
Temperature Code:	4
Average Quantity:	177600
Maximum Quantity:	177600
Days On Site:	365

Click this hyperlink while viewing on your computer to access
1 additional FL_TIER2: record(s) in the EDR Site Report.

D14 **RYDER TRUCK RENTAL #0173** **AST** **A100162867**
West **3711 CROSSROADS PKY** **N/A**
1/8-1/4 **PORT SAINT LUCIE, FL 34952**
0.225 mi.
1188 ft. **Site 4 of 4 in cluster D**

Relative:
Higher

Actual:
15 ft.

AST:

Name:	RYDER TRUCK RENTAL #0173
Address:	3711 CROSSROADS PKY
Facility ID:	9601149
Facility Status:	OPEN
Type Description:	Fuel user/Non-retail
Facility Phone:	7724645910
DEP Contractor Own:	P
Region:	STATE
Positioning Method:	AGPS

RYDER TRUCK RENTAL #0173 (Continued) **A100162867**

Lat/Long (dms): 27 25 5 / 80 23 33

Owner:
Owner Id: 18939
Owner Name: RYDER TRUCK RENTAL INC
Owner Address: 16155 PARK ROW #140
Owner Address 2: C/O RYDER FUEL SRVCS-E SIMMONS
Owner City,St,Zip: HOUSTON, TX 77084
Owner Contact: HEATHER MELTON/ BRIAN W KEEL
Owner Phone: 2816478900

Tank Id: 2
Status: Removed
Status Date: 09/01/2019
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 3
Status: In service
Status Date: 05/01/1994
Install Date: 5/1/1995
Substance: New/lube oil
Content Description: New/Lube Oil
Gallons: 1000
Tank Location: ABOVEGROUND

Construction:
Tank Id: 3
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Monitoring:
Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 3
Monitoring Description: Visual inspection of ASTs

Piping:
Tank ID: 3
Piping Category: Primary Construction

RYDER TRUCK RENTAL #0173 (Continued) **A100162867**

Piping Description: Fiberglass

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Secondary Containment
Piping Description: Double wall

Tank Id: 1
Status: Removed
Status Date: 09/01/2019
Install Date: 5/1/1995
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 12000
Tank Location: ABOVEGROUND

Tank Id: 4
Status: In service
Status Date: 12/01/2019
Install Date: 12/1/2019
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 20000
Tank Location: ABOVEGROUND

Construction:
Tank Id: 4
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 4
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

RYDER TRUCK RENTAL #0173 (Continued) **A100162867**

Monitoring:
Tank ID: 4
Monitoring Description: Visual inspection of ASTs

Tank ID: 4
Monitoring Description: Mechanical line leak detector

Tank ID: 4
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 4
Monitoring Description: Monitor dbl wall tank space

Piping:
Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Abv, no soil contact

Tank ID: 4
Piping Category: Primary Construction
Piping Description: Steel/galvanized metal

Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: Corrosion Protection
Piping Description: External protective coating

Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Click here for Florida Oculus:

15
NNW
1/8-1/4
0.227 mi.
1196 ft.

Relative:
Higher

Actual:
15 ft.

Client Plot

YELLOW FREIGHT TRUCK ACCIDENT **DWM CONTAM** **S117361502**
INTERSTATE 95, APPROXIMATELY 100 YARDS **RESP PARTY** **N/A**
FORT PIERCE, FL

DWM CONTAM:
Name: YELLOW FREIGHT TRUCK ACCIDENT
Address: INTERSTATE 95, APPROXIMATELY 100 YARDS
City,State,Zip: FORT PIERCE, FL
Program Site Id: ERIC_11992
Lat DD: 27
Lat MM: 24
Lat SS: 39.9139
Long DD: 80
Long MM: 23
Long SS: 17.4146
Office/ District: SED
Program Area: RESPONSPARTY
Priority Score: Not reported

YELLOW FREIGHT TRUCK ACCIDENT (Continued) **S117361502**

Datum:	HARN
Method:	DPHO
Facility Status:	Closed
Facility Type:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Rank:	Not reported
Operator:	ADCOCK PETROLEUM
Phone:	Not reported
Name Changed:	Not reported
Addr Changed:	2011-09-06 00:00:00
Related Party ID:	Not reported
Primary RP Role:	Not reported
RP Begin Date:	Not reported
RP Name:	Not reported
RP Address1:	Not reported
RP Address2:	Not reported
RP City:	Not reported
RP State:	Not reported
RP Zip5:	Not reported
RP Zip4:	Not reported
Contact:	Not reported
RP Phone:	Not reported
RP Extension:	Not reported
Site Manager:	S Buwalda

RESP PARTY:

Name:	YELLOW FREIGHT TRUCK ACCIDENT
Address:	INTERSTATE 95, APPROXIMATELY 100 YARDS
City,State,Zip:	FORT PIERCE, FL
District:	Southeast District
Site Id:	78280
Project Id:	92744
Site Status:	CLOSED
Project Manager:	BUWALDA_S
OGC Case Number:	Not reported
Initial Date Received:	09/16/1994
Contaminants:	Not reported
Offsite Cont Impact:	Not reported
Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Emergency Response
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	VICIN
Collect Username:	STONE_H
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	05/09/2006
Map Series Used:	1999 doqs
Map Source Scale:	2030
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	STONE_H
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL

YELLOW FREIGHT TRUCK ACCIDENT (Continued) **S117361502**

Verification Date:	05/09/2006
Decode for District:	Southeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Not reported
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	27 24 / 80 23

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16 **NORTH ST LUCIE RIVER WATER CONTROL DIST OFF** **LUST** **S103244386**
NNE **2721 S JENKINS RD** **Financial Assurance** **N/A**
1/4-1/2 **FORT PIERCE, FL 34981**
0.314 mi.
1656 ft.

Relative:
Higher

Actual:
15 ft.

Client Plot

LUST:

Name:	NORTH ST LUCIE RIVER WATER CONTROL DIST OFF
Address:	2721 S JENKINS RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	STATE
Facility Id:	9102083
Facility Status:	OPEN
Facility Type:	H - Local Government
Facility Phone:	(772)461-5050
Facility Cleanup Rank:	14364
District:	Southeast District
Lat/Long (dms):	27 24 56.8369 / 80 23 1.9287
Section:	24
Township:	35
Range:	39
Feature:	Not reported
Method:	DGPS
Datum:	0
Score:	5
Score Effective Date:	2001-07-30 00:00:00
Score When Ranked:	5
Operator:	CAROL DONAHUE
Name Update:	2003-05-07 00:00:00
Address Update:	2003-08-18 00:00:00

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	CMPL - COMPLETED
Contact:	HAROLD F BROWN
Contact Company:	NORTH ST LUCIE RIVER WTR CNTRL DIST
Contact Address:	2721 S JENKINS RD
Contact City/State/Zip:	FORT PIERCE, FL 34952
Phone:	(772)461-5050
Bad Address Ind:	N
State:	FL
Zip:	34981
Score:	5
Score Effective Date:	2001-07-30 00:00:00
Related Party ID:	20882
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	1991-05-24
RP Zip:	Not reported
RP Extension:	Not reported

NORTH ST LUCIE RIVER WATER CONTROL DIST OFF (Continued) **S103244386**

Discharge Cleanup Summary:

Discharge Date:	1/30/1992
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/8/2020
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	E - ELIGIBLE
Site Manager:	TROMER_J
Site Mgr End Date:	3/23/2020
Tank Office:	PCTM5 - PETROLEUM CLEANUP TEAM 5

Petroleum Cleanup Program Eligibility:

Facility ID:	9102083
Discharge Date:	1/30/1992
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/8/2020
Cleanup Work Status:	COMPLETED
Information Source:	Not reported
Other Source Description:	Not reported
Application Received Date:	Not reported
Cleanup Program:	C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status:	Not reported
Elig Status Date:	Not reported
Letter Of Intent Date:	Not reported
Redetermined:	Not reported
Inspection Date:	Not reported
Site Manager:	TROMER_J
Site Mgr End Date:	3/23/2020
Tank Office:	PCTM5 - PETROLEUM CLEANUP TEAM 5
Deductible Amount:	Not reported
Deductible Paid To Date:	Not reported
Co-Pay Amount:	Not reported
Co-Pay Paid To Date:	Not reported
Cap Amount:	400000

Contaminated Media:

Discharge Date:	1/30/1992
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/8/2020
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Elig Indicator:	E - ELIGIBLE
Site Manager:	TROMER_J
Site Mgr End Date:	3/23/2020
Tank Office:	PCTM5 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells:	0
Contaminated Monitoring Well:	No
Contaminated Soil:	Yes
Contaminated Surface Water:	No
Contaminated Ground Water:	No

NORTH ST LUCIE RIVER WATER CONTROL DIST OFF (Continued) **S103244386**

Pollutant:	H - Generator/Pump Diesel
Pollutant Other Description:	Not reported
Gallons Discharged:	Not reported

Task Information:

District:	SED
Facility ID:	9102083
Facility Status:	OPEN
Facility Type:	H - Local Government -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	E
Source Effective Date:	Not reported
Discharge Date:	01-30-1992
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SA - SA ONGOING
Disch Cleanup Status Date:	08-17-1993
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	INACTIVE
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	40396
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	Not reported

NORTH ST LUCIE RIVER WATER CONTROL DIST OFF (Continued) **S103244386**

RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

FL Financial Assurance 3:
Name: NORTH ST LUCIE RIVER WATER CONTROL DIST OFF
Address: 2721 S JENKINS RD
City,State,Zip: FORT PIERCE, FL 34981
Region: 3
Facility ID: 9102083
Facility Phone: 7724615050
Facility Status: OPEN
Facility Type: H
Type Description: Local Government
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: COMMERCE & INDUSTRY
Effective Date: 05/10/2006
Expire Date: 05/10/2007
Owner ID: 20882
Onwer Name: NORTH ST LUCIE RIVER WTR CNTRL DIST
Owner Address: 2721 S JENKINS RD
Owner Address2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34952
Contact: HAROLD F BROWN
Resp Party Phone: 7724615050

---

17 **DENNYS RESTAURANT** **LUST U000130116**
NW **6501 DARTER CT** **UST N/A**
1/4-1/2 **FORT PIERCE, FL 34945**
0.326 mi.
1721 ft.

Relative:
Higher

Actual:
15 ft.

LUST:
Name: DENNYS RESTAURANT
Address: 6501 DARTER CT
City,State,Zip: FORT PIERCE, FL 34945
Region: STATE
Facility Id: 8840568
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail
Facility Phone: (407)466-0903
Facility Cleanup Rank: Not reported
District: Southeast District
Lat/Long (dms): 27 24 51.5911 / 80 23 28.6722
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: Not reported
Score Effective Date: Not reported
Score When Ranked: Not reported

DENNYS RESTAURANT (Continued) **U000130116**

Operator: SANDERS, T
Name Update: 2002-01-31 00:00:00
Address Update: Not reported

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: NREQ - NOT REQUIRED
Contact: J. BAKER/MCCULLAGAH
Contact Company: M & W ENTERPRISES
Contact Address: 800 VIRGINIA AVE
Contact City/State/Zip: FORT PIERCE, FL 34982
Phone: (704)692-9961
Bad Address Ind: N
State: FL
Zip: 34945, 2722
Score: Not reported
Score Effective Date: Not reported
Related Party ID: 15115
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 1988-05-18
RP Zip: 5892
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 8/28/1987
PCT Discharge Combined: Not reported
Cleanup Required: N - NO CLEANUP REQUIRED
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date: 5/29/2001
Cleanup Work Status: COMPLETED
Information Source: E - EDI
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -

Petroleum Cleanup Program Eligibility:
Facility ID: 8840568
Discharge Date: 8/28/1987
Pct Discharge Combined With: Not reported
Cleanup Required: N - NO CLEANUP REQUIRED
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date: 5/29/2001
Cleanup Work Status: COMPLETED
Information Source: Not reported
Other Source Description: Not reported
Application Received Date: Not reported
Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: Not reported
Elig Status Date: Not reported
Letter Of Intent Date: Not reported
Redetermined: Not reported
Inspection Date: Not reported
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -
Deductible Amount: Not reported
Deductible Paid To Date: Not reported

DENNYS RESTAURANT (Continued) **U000130116**

Co-Pay Amount:	Not reported
Co-Pay Paid To Date:	Not reported
Cap Amount:	0

Task Information:

District:	SED
Facility ID:	8840568
Facility Status:	CLOSED
Facility Type:	C - Fuel user/Non-retail -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	Not reported
Discharge Date:	08-28-1987
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	05-29-2001
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	40569
SR Cleanup Responsible:	ST - STATE
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	40570
SA Cleanup Responsible:	ST - STATE
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	40571
RAP Cleanup Responsible ID:	ST - STATE
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	40572

DENNYS RESTAURANT (Continued) **U000130116**

RA Cleanup Responsible: ST - STATE
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

UST:
Facility Id: 8840568
Facility Status: CLOSED
Type Description: Fuel user/Non-retail
Facility Phone: 4074660903
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 27 24 49 / 80 22 36

Owner:
Owner Id: 15115
Owner Name: M & W ENTERPRISES
Owner Address: 800 VIRGINIA AVE
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34982
Owner Contact: J. BAKER/MCCULLAGAH
Owner Phone: 7046929961

Tank Info:
Name: DENNYS RESTAURANT
Address: 6501 DARTER CT
City: FORT PIERCE
Zip: 34945
Tank Id: 1
Status: Removed
Status Date: Not reported
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: 888
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: DENNYS RESTAURANT
Address: 6501 DARTER CT
City: FORT PIERCE
Zip: 34945
Tank Id: 2
Status: Removed
Status Date: Not reported
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: 888
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

DENNYS RESTAURANT (Continued) **U000130116**

Click here for Florida Oculus:

E18 **WAWA FOOD MARKET #5254** **LUST** **U003714605**
NNE **5575 OKEECHOBEE RD** **UST** **N/A**
1/4-1/2 **FORT PIERCE, FL 34981** **Financial Assurance**
0.456 mi. **NPDES**
2409 ft. **Site 1 of 2 in cluster E**

Relative: Higher
Actual: 15 ft.

LUST:

Name:	WAWA FOOD MARKET #5254
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	STATE
Facility Id:	9802263
Facility Status:	OPEN
Facility Type:	A - Retail Station
Facility Phone:	(610)558-8521
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 25 2.1727 / 80 22 54.1249
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	AGPS
Datum:	Not reported
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	JOSH WORTH
Name Update:	2018-01-29 00:00:00
Address Update:	Not reported

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	CMPL - COMPLETED
Contact:	JOSH WORTH
Contact Company:	WAWA FLORIDA LLC
Contact Address:	7022 TPC DR #200
Contact City/State/Zip:	ORLANDO, FL 32822
Phone:	(610)361-3839
Bad Address Ind:	N
State:	FL
Zip:	34981
Score:	Not reported
Score Effective Date:	Not reported
Related Party ID:	68130
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	2018-01-29
RP Zip:	Not reported
RP Extension:	Not reported

Discharge Cleanup Summary:

Discharge Date:	10/13/1999
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	8/20/2001

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED
Facility ID:	9802263
Facility Status:	OPEN
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	07-25-2001
Discharge Date:	10-13-1999
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	08-20-2001
SRC Action Type:	NFA - NO FURTHER ACTION
SRC Submit Date:	06-08-2001
SRC Review Date:	07-25-2001
SRC Completion Status:	A - APPROVED
SRC Issue Date:	08-20-2001
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	66861
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported

WAWA FOOD MARKET #5254 (Continued) **U003714605**

RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 63019
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

UST:
Facility Id: 9802263
Facility Status: OPEN
Type Description: Retail Station
Facility Phone: 6105588521
Region: STATE
Positioning Method: AGPS
Lat/Long (dms): 27 25 0 / 80 22 52

Owner:
Owner Id: 68130
Owner Name: WAWA FLORIDA LLC
Owner Address: 7022 TPC DR #200
Owner Address 2: ATTN: FUEL EQUIP & COMPLIANCE
Owner City,St,Zip: ORLANDO, FL 32822
Owner Contact: JOSH WORTH
Owner Phone: 6103613839

Tank Info:
Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 1
Status: Removed
Status Date: 11/29/1999
Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 3000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 2
Status: In service
Status Date: 12/01/2017
Install Date: 12/1/2017
Substance: I
Content Description: Ultra Low Sulfur Diesel
Gallons: 22000
Vessel Indicator: TANK

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 2
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 2
Construction Category: Miscellaneous Attributes
Construction Description: Compartmented

Monitoring:
Tank ID: 2
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 2
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 2
Monitoring Description: Continuous electronic sensing

Tank ID: 2
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 2
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 2
Monitoring Description: Mechanical line leak detector

Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Piping:
Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 2
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank ID: 2
Piping Category: Miscellaneous Attributes

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Piping Description: Pressurized piping system

Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall

Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 3
Status: In service
Status Date: 12/01/2017
Install Date: 12/1/2017
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 3
Construction Category: Primary Construction
Construction Description: Fiberglass

Monitoring:
Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 3
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 3
Monitoring Description: Mechanical line leak detector

Tank ID: 3
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 3
Monitoring Description: Continuous electronic sensing

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Tank ID: 3
Monitoring Description: Monitor dbl wall pipe space

Piping:
Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 3
Piping Category: Secondary Containment
Piping Description: Double wall

Name: WAWA FOOD MARKET #5254
Address: 5575 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34981
Tank Id: 4
Status: In service
Status Date: 12/01/2017
Install Date: 12/1/2017
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 4
Construction Category: Miscellaneous Attributes
Construction Description: Compartmented

Tank Id: 4
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 4
Construction Category: Secondary Containment
Construction Description: Double wall

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Monitoring:

Tank ID:	4
Monitoring Description:	Monitor dbl wall tank space
Tank ID:	4
Monitoring Description:	Electronic monitor pipe sumps
Tank ID:	4
Monitoring Description:	Monitor dbl wall pipe space
Tank ID:	4
Monitoring Description:	Automatic tank gauging - USTs
Tank ID:	4
Monitoring Description:	Continuous electronic sensing
Tank ID:	4
Monitoring Description:	Electronic monitor dispenser liners
Tank ID:	4
Monitoring Description:	Mechanical line leak detector

Piping:

Tank ID:	4
Piping Category:	Miscellaneous Attributes
Piping Description:	Pressurized piping system
Tank ID:	4
Piping Category:	Secondary Containment
Piping Description:	Double wall
Tank ID:	4
Piping Category:	Miscellaneous Attributes
Piping Description:	Dispenser liners
Tank ID:	4
Piping Category:	Primary Construction
Piping Description:	Approved synthetic material

Click here for Florida Oculus:

FL Financial Assurance 3:

Name:	WAWA FOOD MARKET #5254
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34981
Region:	3
Facility ID:	9802263
Facility Phone:	6105588521
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	GREAT AMERICAN

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Effective Date:	07/30/2018
Expire Date:	07/30/2019
Owner ID:	68130
Onwer Name:	WAWA FLORIDA LLC
Owner Address:	7022 TPC DR #200
Owner Address2:	ATTN: FUEL EQUIP & COMPLIANCE
Owner City,St,Zip:	ORLANDO, FL 32822
Contact:	JOSH WORTH
Resp Party Phone:	6103613839

WASTEWATER:

Name:	WAWA STORE 5254
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLG071989
Facility Type:	Dewatering GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	SED
NPDES Permitted Site:	Yes
Environmental Interest:	Industrial Wastewater Program
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Scott Kearney, PMTE
Company Name:	Wawa, Inc.
RP Address:	2631 Quarry Stone Ct
RP Address 2:	Not reported
RP City,Stat,Zip:	Oviedo FL 32765-9288
Telephone:	4074086177
Email:	Scott.Kearney@wawa.com
Issue Date:	12/08/2017
Effective Date:	12/08/2017
Expiration Date:	12/07/2022
DOC Description:	Generic Permit
Latitude Degrees:	Not reported
Latitude Minutes:	Not reported
Latitude Seconds:	Not reported
Longitude Degrees:	Not reported
Longitude Minutes:	Not reported
Longitude Seconds:	Not reported
Treatment:	Not reported
Decode For Fstatus:	Active

Name:	WAWA STORE 5254
Address:	5575 OKEECHOBEE ROAD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLG071981
Facility Type:	Dewatering GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	SED
NPDES Permitted Site:	Yes
Environmental Interest:	Industrial Wastewater Program
Owner Type:	Private
Permit Capacity:	Not reported

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Party Name:	Not reported
Company Name:	Not reported
RP Address:	Not reported
RP Address 2:	Not reported
RP City,Stat,Zip:	Not reported
Telephone:	Not reported
Email:	Not reported
Issue Date:	Not reported
Effective Date:	Not reported
Expiration Date:	Not reported
DOC Description:	Not reported
Latitude Degrees:	Not reported
Latitude Minutes:	Not reported
Latitude Seconds:	Not reported
Longitude Degrees:	Not reported
Longitude Minutes:	Not reported
Longitude Seconds:	Not reported
Treatment:	Not reported
Decode For Fstatus:	Active

Name:	WAWA - SR-70 & S JENKINS RD
Address:	5575 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL
Facility ID:	FLR10QL81
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Scott Kearney, PMTE
Company Name:	WaWa Inc
RP Address:	260 W Baltimore Pike
RP Address 2:	Not reported
RP City,Stat,Zip:	Wawa PA 19063
Telephone:	Not reported
Email:	scott.kearney@wawa.com
Issue Date:	09/19/2016
Effective Date:	09/19/2016
Expiration Date:	09/18/2021
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	25
Latitude Seconds:	2.496
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	54.35
Treatment:	Not reported
Decode For Fstatus:	Active

E19 **CLARK WILLIAMS TRANSPORT** **DWM CONTAM** **S117359571**
NNE **JENKINS ROAD & OKEECHOBEE ROAD** **RESP PARTY** **N/A**
1/4-1/2 **FORT PIERCE, FL**
0.458 mi.
2417 ft. **Site 2 of 2 in cluster E**

Relative:
Higher

Actual:
15 ft.

Client Plot

DWM CONTAM:

Name:	CLARK WILLIAMS TRANSPORT
Address:	JENKINS ROAD & OKEECHOBEE ROAD
City,State,Zip:	FORT PIERCE, FL
Program Site Id:	ERIC_12011
Lat DD:	27
Lat MM:	25
Lat SS:	2.2718
Long DD:	80
Long MM:	22
Long SS:	54.1947
Office/ District:	SED
Program Area:	RESPONSPARTY
Priority Score:	Not reported
Datum:	HARN
Method:	DPHO
Facility Status:	Closed
Facility Type:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Rank:	Not reported
Operator:	Not reported
Phone:	Not reported
Name Changed:	Not reported
Addr Changed:	Not reported
Related Party ID:	Not reported
Primary RP Role:	Not reported
RP Begin Date:	Not reported
RP Name:	Not reported
RP Address1:	Not reported
RP Address2:	Not reported
RP City:	Not reported
RP State:	Not reported
RP Zip5:	Not reported
RP Zip4:	Not reported
Contact:	Not reported
RP Phone:	Not reported
RP Extension:	Not reported
Site Manager:	G Selvendran

RESP PARTY:

Name:	CLARK WILLIAMS TRANSPORT
Address:	JENKINS ROAD & OKEECHOBEE ROAD
City,State,Zip:	FORT PIERCE, FL
District:	Southeast District
Site Id:	179905
Project Id:	245460
Site Status:	CLOSED
Project Manager:	SELVENDRAN_G
OGC Case Number:	Not reported
Initial Date Received:	01/19/2001
Contaminants:	During road expansion???
Offsite Cont Impact:	U

CLARK WILLIAMS TRANSPORT (Continued) **S117359571**

Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Not reported
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	APPRX
Collect Username:	STONE_H
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	03/21/2005
Map Series Used:	1999 doqs
Map Source Scale:	2852
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	STONE_H
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL
Verification Date:	03/21/2005
Decode for District:	Southeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Unknown, documentation does not exist, or exists but is inconclusive, as to whether contamination above applicable standards or criteria extends offsite
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	27 25 / 80 22

20
NNE
1/4-1/2
0.493 mi.
2601 ft.

RACETRAC #667
5870 OKEECHOBEE RD
FORT PIERCE, FL 34945

LUST **U003729612**
UST **N/A**
Financial Assurance

Relative:
Higher

Actual:
15 ft.

Client Plot

LUST:

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	STATE
Facility Id:	9802562
Facility Status:	OPEN
Facility Type:	A - Retail Station
Facility Phone:	(770)431-7600
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 25 5.2194 / 80 22 59.0245
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	AGPS
Datum:	Not reported
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	JORDAN WOODFIN
Name Update:	2000-12-07 00:00:00
Address Update:	Not reported

RACETRAC #667 (Continued) **U003729612**

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	CMPL - COMPLETED
Contact:	JORDAN WOODFIN
Contact Company:	RACETRAC PETROLEUM INC
Contact Address:	200 GALLERIA PKWY SE
Contact City/State/Zip:	ATLANTA, GA 30339
Phone:	(770)431-7600
Bad Address Ind:	N
State:	FL
Zip:	34945
Score:	Not reported
Score Effective Date:	Not reported
Related Party ID:	17748
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	2000-05-26
RP Zip:	5945
RP Extension:	1123

Discharge Cleanup Summary:

Discharge Date:	1/15/2018
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	7/30/2019
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED
Facility ID:	9802562
Facility Status:	OPEN
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	Not reported
Discharge Date:	01-15-2018
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED
Disch Cleanup Status Date:	02-05-2018
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	ACTIVE
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-

RACETRAC #667 (Continued) **U003729612**

SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	Not reported
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	Not reported
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	9802562
Facility Status:	OPEN
Type Description:	Retail Station
Facility Phone:	7704317600
Region:	STATE
Positioning Method:	AGPS
Lat/Long (dms):	27 25 11 / 80 23 38

Owner:

Owner Id:	17748
Owner Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address 2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Owner Contact:	JORDAN WOODFIN
Owner Phone:	7704317600

Tank Info:

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD

RACETRAC #667 (Continued) **U003729612**

City: FORT PIERCE
Zip: 34945
Tank Id: 1
Status: In service
Status Date: 02/01/2000
Install Date: 2/1/2000
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 15000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 1
Construction Category: Primary Construction
Construction Description: Fiberglass clad steel

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Monitoring:
Tank ID: 1
Monitoring Description: Monitor dbl wall tank space

Tank ID: 1
Monitoring Description: Electronic line leak detector

Tank ID: 1
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 1
Monitoring Description: Visual inspect pipe sumps

Tank ID: 1
Monitoring Description: Visual inspect dispenser liners

RACETRAC #667 (Continued) **U003729612**

Piping:

Tank ID:	1
Piping Category:	Miscellaneous Attributes
Piping Description:	Dispenser liners
Tank ID:	1
Piping Category:	Corrosion Protection
Piping Description:	External protective coating
Tank ID:	1
Piping Category:	Primary Construction
Piping Description:	Fiberglass
Tank ID:	1
Piping Category:	Miscellaneous Attributes
Piping Description:	Pressurized piping system
Tank ID:	1
Piping Category:	Secondary Containment
Piping Description:	Double wall

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City:	FORT PIERCE
Zip:	34945
Tank Id:	2
Status:	In service
Status Date:	02/01/2000
Install Date:	2/1/2000
Substance:	Vehicular diesel
Content Description:	Vehicular Diesel
Gallons:	12000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P

Construction:

Tank Id:	2
Construction Category:	Overfill/Spill
Construction Description:	Ball check valve
Tank Id:	2
Construction Category:	Primary Construction
Construction Description:	Fiberglass clad steel
Tank Id:	2
Construction Category:	Overfill/Spill
Construction Description:	Spill containment bucket
Tank Id:	2
Construction Category:	Secondary Containment
Construction Description:	Double wall
Tank Id:	2
Construction Category:	Overfill/Spill
Construction Description:	Tight fill

RACETRAC #667 (Continued) **U003729612**

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Monitoring:
Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Tank ID: 2
Monitoring Description: Electronic line leak detector

Tank ID: 2
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 2
Monitoring Description: Visual inspect pipe sumps

Tank ID: 2
Monitoring Description: Visual inspect dispenser liners

Piping:
Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 2
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 2
Piping Category: Corrosion Protection
Piping Description: External protective coating

Name: RACETRAC #667
Address: 5870 OKEECHOBEE RD
City: FORT PIERCE
Zip: 34945
Tank Id: 3
Status: In service
Status Date: 02/01/2000
Install Date: 2/1/2000
Substance: Unleaded gas
Content Description: Unleaded Gas

RACETRAC #667 (Continued) **U003729612**

Gallons: 12000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 3
Construction Category: Primary Construction
Construction Description: Fiberglass clad steel

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Monitoring:
Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Electronic line leak detector

Tank ID: 3
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 3
Monitoring Description: Visual inspect pipe sumps

Tank ID: 3
Monitoring Description: Visual inspect dispenser liners

Piping:
Tank ID: 3
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 3
Piping Category: Miscellaneous Attributes

RACETRAC #667 (Continued) **U003729612**

Piping Description: Pressurized piping system

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Corrosion Protection
Piping Description: External protective coating

Tank ID: 3
Piping Category: Secondary Containment
Piping Description: Double wall

Click here for Florida Oculus:

FL Financial Assurance 3:
Name: RACETRAC #667
Address: 5870 OKEECHOBEE RD
City,State,Zip: FORT PIERCE, FL 34945
Region: 3
Facility ID: 9802562
Facility Phone: 7704317600
Facility Status: OPEN
Facility Type: A
Type Description: Retail Station
DEP CO: P
Finaincial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 01/21/2015
Expire Date: 01/21/2016
Owner ID: 17748
Onwer Name: RACETRAC PETROLEUM INC
Owner Address: 200 GALLERIA PKWY SE
Owner Address2: STE 900
Owner City,St,Zip: ATLANTA, GA 30339
Contact: JORDAN WOODFIN
Resp Party Phone: 7704317600

Name: RACETRAC #667
Address: 5870 OKEECHOBEE RD
City,State,Zip: FORT PIERCE, FL 34945
Region: 3
Facility ID: 9802562
Facility Phone: 7704317600
Facility Status: OPEN
Facility Type: A
Type Description: Retail Station
DEP CO: P
Finaincial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 01/22/2016
Expire Date: 01/22/2017
Owner ID: 17748
Onwer Name: RACETRAC PETROLEUM INC

RACETRAC #667 (Continued) **U003729612**

Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2009
Expire Date:	03/01/2010
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2010
Expire Date:	03/01/2011
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN

RACETRAC #667 (Continued) **U003729612**

Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2011
Expire Date:	03/01/2012
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	03/01/2013
Expire Date:	03/01/2014
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	05/13/2019
Expire Date:	05/13/2020
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN

RACETRAC #667 (Continued) **U003729612**

Resp Party Phone:	7704317600
Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	12/23/2016
Expire Date:	12/23/2017
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600
Name:	RACETRAC #667
Address:	5870 OKEECHOBEE RD
City,State,Zip:	FORT PIERCE, FL 34945
Region:	3
Facility ID:	9802562
Facility Phone:	7704317600
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	12/23/2017
Expire Date:	12/23/2018
Owner ID:	17748
Onwer Name:	RACETRAC PETROLEUM INC
Owner Address:	200 GALLERIA PKWY SE
Owner Address2:	STE 900
Owner City,St,Zip:	ATLANTA, GA 30339
Contact:	JORDAN WOODFIN
Resp Party Phone:	7704317600

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

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.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 39

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 85

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/13/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 04/28/2020
Number of Days to Update: 69

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 05/21/2020
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/12/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Petroleum Contamination Detail Report

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.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/27/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

UST: Storage Tank Facility Information
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.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/02/2021
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/02/2021
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/02/2021
Number of Days to Update: 5

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites
Listing of closed and active voluntary cleanup sites.

Date of Government Version: 12/13/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/29/2021
Number of Days to Update: 75

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 01/06/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans.
It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 09/29/2020
Date Made Active in Reports: 12/17/2020
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 12/28/2020
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 06/24/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/15/2021
Date Data Arrived at EDR: 03/16/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/14/2019
Number of Days to Update: 58

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/22/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/22/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 10/26/2020
Date Data Arrived at EDR: 11/10/2020
Date Made Active in Reports: 01/27/2021
Number of Days to Update: 78

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 10/26/2020
Date Data Arrived at EDR: 10/27/2020
Date Made Active in Reports: 11/06/2020
Number of Days to Update: 10

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 85

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents

Statewide oil and hazardous materials inland incidents.

Date of Government Version: 04/05/2021
Date Data Arrived at EDR: 04/06/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

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.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 47

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/17/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 60

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/22/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/27/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/23/2021
Date Data Arrived at EDR: 03/25/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 84

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/14/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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).

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 33

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/04/2021
Date Data Arrived at EDR: 04/06/2021
Date Made Active in Reports: 06/25/2021
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/03/2021
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/07/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 12/09/2020
Date Data Arrived at EDR: 12/10/2020
Date Made Active in Reports: 02/25/2021
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/09/2021
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

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 drycleaning).

Date of Government Version: 11/13/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 85
Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/27/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 04/26/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 01/07/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82
Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 04/26/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Semi-Annually

Financial Assurance 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/03/2021
Number of Days to Update: 6
Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 02/11/2020
Number of Days to Update: 32
Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: No Update Planned

HW GEN: Hazardous Waste Generators

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.

Date of Government Version: 03/23/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 78
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

RESP PARTY: Responsible Party Sites Listing
Open, inactive and closed responsible party sites

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/21/2021
Number of Days to Update: 83
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 06/28/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

SITE INV SITES: Site Investigation Section Sites Listing
Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/07/2021
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing
A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/05/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 75
Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 06/02/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 04/12/2021
Number of Days to Update: 81
Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 80
Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List

List of all regulated facilities in Alachua County.

Date of Government Version: 03/19/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/09/2021
Number of Days to Update: 78

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Annually

BROWARD COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 02/12/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 06/11/2021
Number of Days to Update: 1

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

EDIEAR BROWARD: Semi-Annual Inventory Report on Contaminated Locations
Early Detection Incentive/Environmental Assessment Remediation. This report monitors the status and remediation progress of known contaminated locations within Broward County. Sites listed by the US EPA, the Florida Department of Environmental Protection, and sites licensed for contamination assessment and cleanup by the Division of Pollution Prevention and Remediation Programs of the Department.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/13/2021
Number of Days to Update: 79

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

HAZMAT BROWARD: Hazardous Material Sites
HM sites use or store greater than 25 gallons of hazardous materials per month.

Date of Government Version: 02/12/2021
Date Data Arrived at EDR: 02/12/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 82

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Annually

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 02/12/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 06/11/2021
Number of Days to Update: 1

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 04/07/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 78

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit
What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement
The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

DADE_IW2_4: Industrial Waste Type 2-4 Sites
IW2s are facilities having reclaim or recycling systems with no discharges, aboveground holding tanks or spill prevention and countermeasure plans. IW4s are facilities that discharge an effluent to the ground.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE_IW5: Industrial Waste Type 5 Sites
Generally these facilities fall under the category of "conditionally exempt small quantity generator" or "small quantity generator".

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE_IW6: Industrial Waste Type 6

Permits issued to those non-residential land uses located within the major drinking water wellfield protection areas that are not served by sanitary sewers. These facilities do not handle hazardous materials but are regulated because of the env. sensitivity of the areas where they are located.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

DADE_IWP: Industrial Waste Permit Sites

Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites

Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 02/25/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases

DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks

A listing of aboveground and underground storage tank site locations.

Date of Government Version: 06/03/2019
Date Data Arrived at EDR: 11/19/2020
Date Made Active in Reports: 02/03/2021
Number of Days to Update: 76

Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF

Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20

Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 10/05/2020
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/13/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

27.89-ACRE VACANT PROPERTY
WEST OF SOUTH JENKINS ROAD
FORT PIERCE, FL 34981

TARGET PROPERTY COORDINATES

Latitude (North):	27.410052 - 27° 24' 36.19''
Longitude (West):	80.386012 - 80° 23' 9.64''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	560696.2
UTM Y (Meters):	3031834.2
Elevation:	14 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5656799 FORT PIERCE NW, FL
Version Date:	2012
Northeast Map:	5656797 FORT PIERCE, FL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

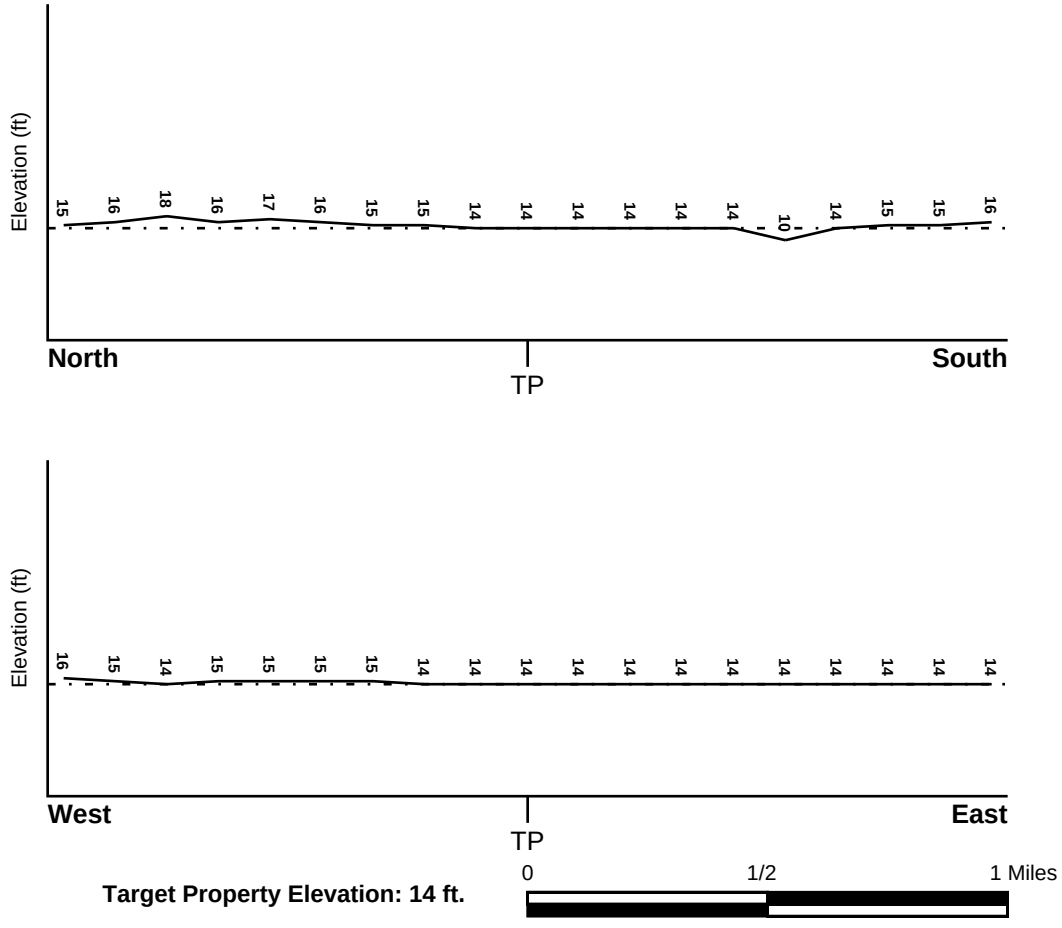
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 14 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12111C0167J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12111C0186J	FEMA FIRM Flood data
12111C0169J	FEMA FIRM Flood data
12111C0188J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
FORT PIERCE NW	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

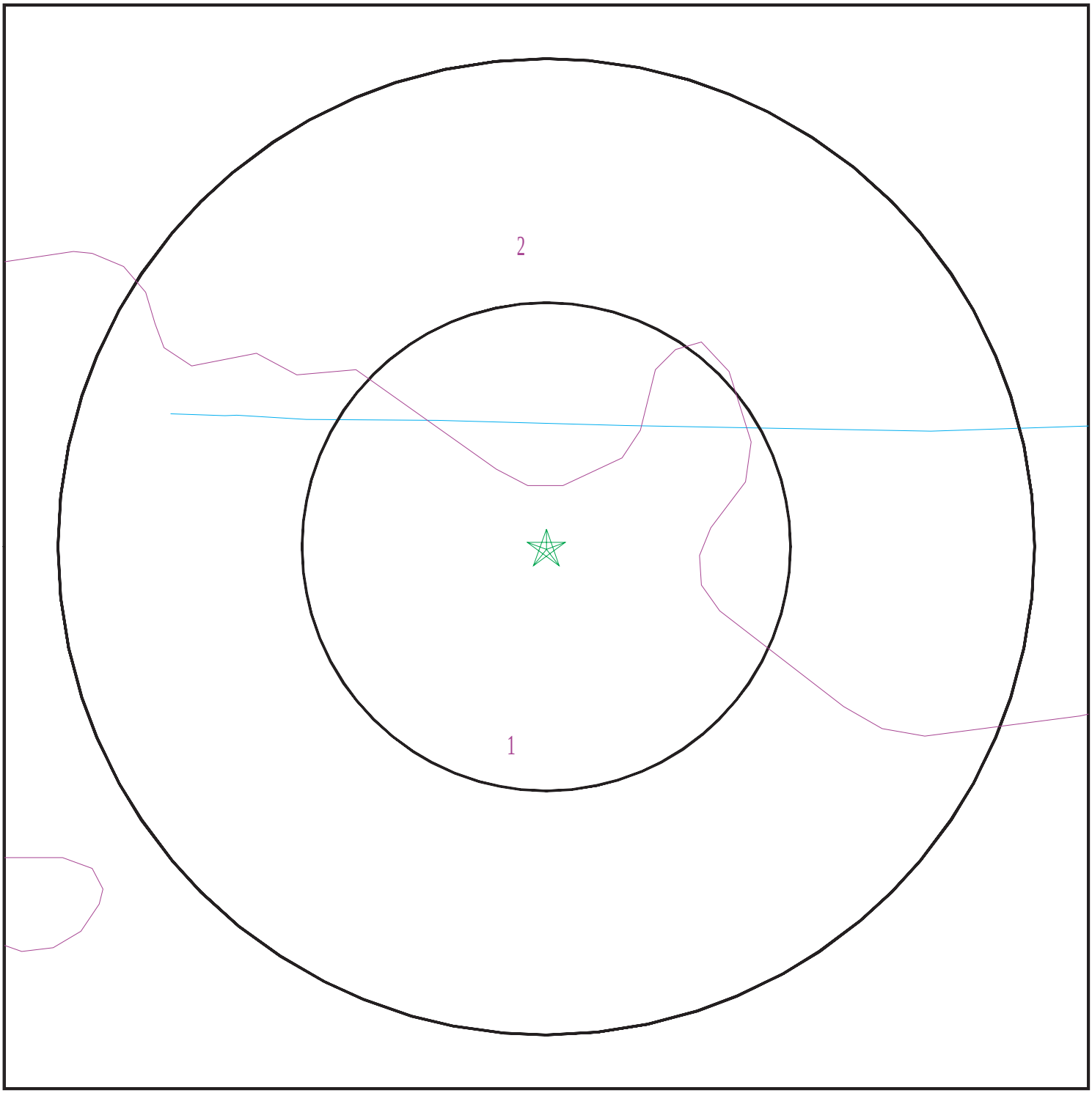
Era:	Cenozoic
System:	Quaternary
Series:	Holocene
Code:	Qh *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 06566311.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	27.89-Acre Vacant Property	CLIENT:	GFA International
ADDRESS:	West of South Jenkins Road Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	06566311.2r
LAT/LONG:	27.410052 / 80.386012	DATE:	July 07, 2021 8:43 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ankona

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	38 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
2	38 inches	48 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
3	48 inches	57 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	57 inches	79 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
5	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Nettles

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
2	7 inches	33 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
3	33 inches	38 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
4	38 inches	55 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1
5	55 inches	79 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 7.8 Min: 5.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.250 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
33	USGS40000241269	1/2 - 1 Mile ESE
O70	USGS40000241271	1/2 - 1 Mile West
O71	USGS40000241270	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	FLSO11000015303	1/8 - 1/4 Mile NNW
A2	FLSO11000015301	1/8 - 1/4 Mile NNW
3	FLSO11000015302	1/8 - 1/4 Mile North
4	FLSO11000010133	1/4 - 1/2 Mile WSW
B5	FLSO11000011978	1/4 - 1/2 Mile South
B6	FLSO11000011979	1/4 - 1/2 Mile South
7	FLSO11000016384	1/4 - 1/2 Mile WNW
8	FLSO11000005225	1/4 - 1/2 Mile WSW
C9	FLSO11000011699	1/4 - 1/2 Mile SE
C10	FLSO11000011700	1/4 - 1/2 Mile SE
C11	FLSO11000011703	1/4 - 1/2 Mile SE
12	FLSO11000005342	1/4 - 1/2 Mile North
D13	FLSO11000011980	1/4 - 1/2 Mile South
D14	FLSO11000011981	1/4 - 1/2 Mile South
C15	FLSO11000011697	1/4 - 1/2 Mile ESE
C16	FLSO11000011698	1/4 - 1/2 Mile ESE
C17	FLSO11000011702	1/4 - 1/2 Mile ESE
18	FLSO11000009477	1/4 - 1/2 Mile West
19	FLSO11000005343	1/4 - 1/2 Mile NNW
20	FLSA11000063286	1/4 - 1/2 Mile NNE
E21	FLSO11000013896	1/4 - 1/2 Mile WSW
22	FLSO11000017877	1/2 - 1 Mile NE
F23	FLSO11000023283	1/2 - 1 Mile SW

STATE DATABASE WELL INFORMATION

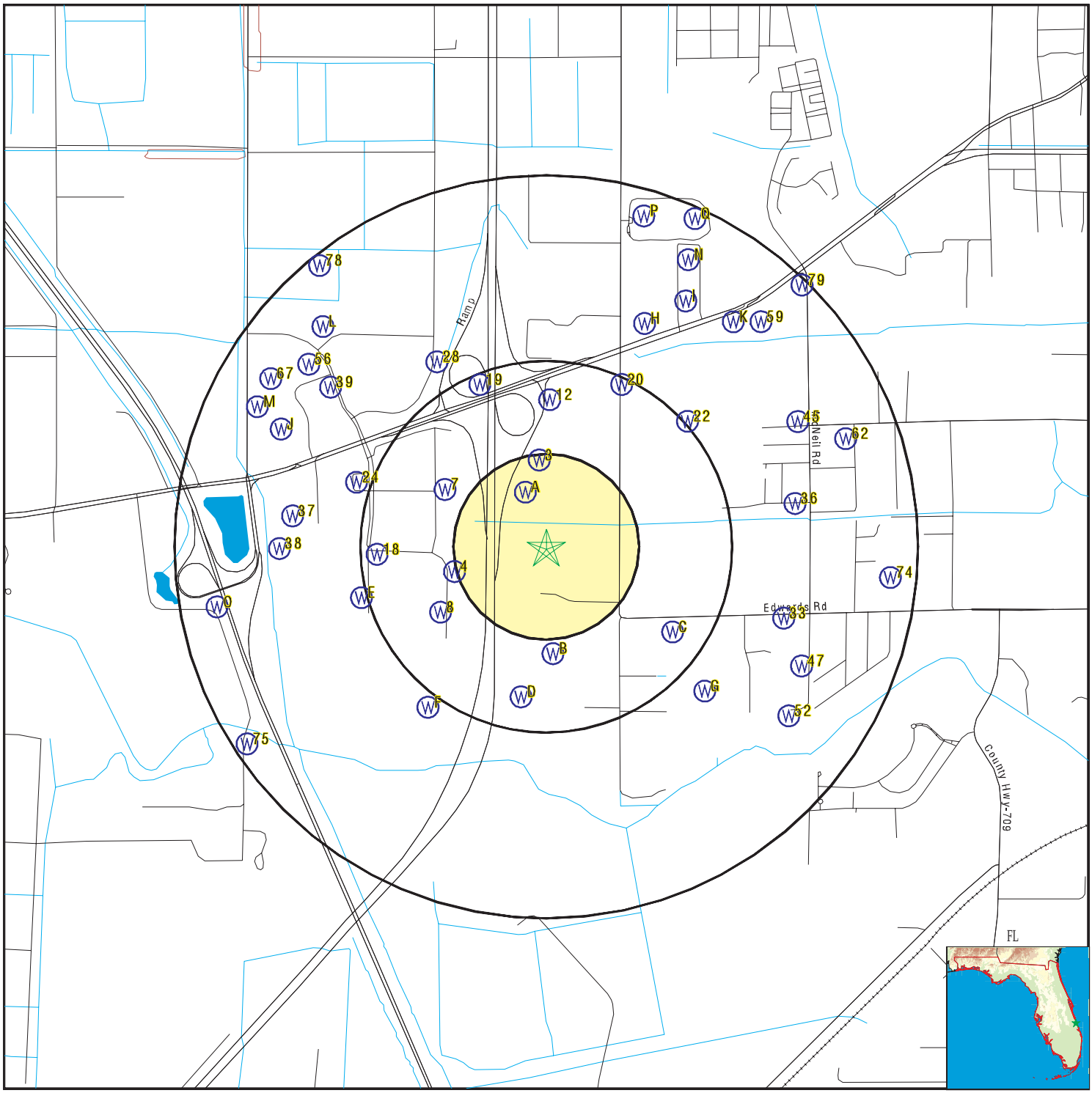
MAP ID	WELL ID	LOCATION FROM TP
24	FLSO11000007921	1/2 - 1 Mile WNW
F25	FLSO11000023282	1/2 - 1 Mile SW
E26	FLSO11000019753	1/2 - 1 Mile WSW
G27	FLSO11000011701	1/2 - 1 Mile SE
28	FLSO11000013207	1/2 - 1 Mile NNW
G29	FLSO11000011695	1/2 - 1 Mile SE
G30	FLSO11000011696	1/2 - 1 Mile SE
H31	FLSO11000055238	1/2 - 1 Mile NNE
H32	FLSO11000011309	1/2 - 1 Mile NNE
H34	FLSO11000011308	1/2 - 1 Mile NNE
H35	FLSO11000011307	1/2 - 1 Mile NNE
36	FLSA11000071714	1/2 - 1 Mile East
37	FLSO11000013525	1/2 - 1 Mile West
38	FLSO11000013524	1/2 - 1 Mile West
39	FLSO11000003717	1/2 - 1 Mile NW
I40	FLSA11000022044	1/2 - 1 Mile NNE
I41	FLSA11000022041	1/2 - 1 Mile NNE
I42	FLSA11000080078	1/2 - 1 Mile NNE
I43	FLSA11000022046	1/2 - 1 Mile NNE
J44	FLSO11000022803	1/2 - 1 Mile WNW
45	FLSO11000017876	1/2 - 1 Mile ENE
I46	FLSA11000022042	1/2 - 1 Mile NNE
47	FLSO11000005807	1/2 - 1 Mile ESE
K48	FLSO11000014337	1/2 - 1 Mile NE
I49	FLSA11000022043	1/2 - 1 Mile NNE
I50	FLSA11000080077	1/2 - 1 Mile NNE
I51	FLSA11000022047	1/2 - 1 Mile NNE
52	FLSO11000005806	1/2 - 1 Mile SE
K53	FLSO11000030947	1/2 - 1 Mile NE
L54	FLSA11000017327	1/2 - 1 Mile NW
K55	FLSO11000030949	1/2 - 1 Mile NE
56	FLSO11000014474	1/2 - 1 Mile NW
J57	FLSO11000001771	1/2 - 1 Mile WNW
I58	FLSA11000022048	1/2 - 1 Mile NNE
59	FLSO11000037958	1/2 - 1 Mile NE
M60	FLSA11000108388	1/2 - 1 Mile WNW
N61	FLSA11000022049	1/2 - 1 Mile NNE
62	FLSO11000041047	1/2 - 1 Mile ENE
N63	FLSA11000022050	1/2 - 1 Mile NNE
M64	FLSO11000054028	1/2 - 1 Mile WNW
L65	FLSO11000019404	1/2 - 1 Mile NW
L66	FLSO11000019403	1/2 - 1 Mile NW
67	FLSO11000022804	1/2 - 1 Mile WNW
N68	FLSA11000022045	1/2 - 1 Mile NNE
M69	FLSO11000009796	1/2 - 1 Mile WNW
P72	FLSO11000007042	1/2 - 1 Mile NNE
P73	FLSO11000007043	1/2 - 1 Mile NNE
74	FLSO11000020629	1/2 - 1 Mile East
75	FLSO11000013573	1/2 - 1 Mile WSW
Q76	FLSO11000010385	1/2 - 1 Mile NNE
Q77	FLSO11000010384	1/2 - 1 Mile NNE
78	FLSO11000010975	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
79	FLSO11000044656	1/2 - 1 Mile NE

PHYSICAL SETTING SOURCE MAP - 06566311.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

SITE NAME:	27.89-Acre Vacant Property	CLIENT:	GFA International
ADDRESS:	West of South Jenkins Road Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	06566311.2r
LAT/LONG:	27.410052 / 80.386012	DATE:	July 07, 2021 8:43 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
NNW
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO11000015303**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02911-W	Application #:	080626-15
Permit Type:	General	Project Name:	NEWBERRY FIELDS AT FORT PIERCE
Land Use:	Landscape	Acres Served:	5.3
Facility ID:	224053	Facility Type:	WELL
Facility Name:	Recharge Well	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	120	Intake Depth:	0
Intake Elevation:	0	Well Depth:	60
Casing Depth:	50	Well Use:	Recharge
Facility Status:	Proposed	Facility Type:	Irrigation Water Replacement
Source:	Surficial Aquifer System		

A2
NNW
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO11000015301**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02911-W	Application #:	080626-15
Permit Type:	General	Project Name:	NEWBERRY FIELDS AT FORT PIERCE
Land Use:	Landscape	Acres Served:	5.3
Facility ID:	224058	Facility Type:	PUMP
Facility Name:	Developer Pump	Pump Type:	Centrifugal
Pump Diameter:	6	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

3
North
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO11000015302**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02911-W	Application #:	080626-15
Permit Type:	General	Project Name:	NEWBERRY FIELDS AT FORT PIERCE
Land Use:	Landscape	Acres Served:	5.3
Facility ID:	224057	Facility Type:	PUMP
Facility Name:	Target Pump	Pump Type:	Centrifugal
Pump Diameter:	6	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

4
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000010133**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01719-W	Application #:	030410-4
Permit Type:	General	Project Name:	JAKE'S TRUCK SHOP INC
Land Use:	Landscape	Acres Served:	2.5
Facility ID:	134175	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	22	Intake Depth:	0
Intake Elevation:	0	Well Depth:	63
Casing Depth:	47	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

B5
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011978**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	229615	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	125	Intake Depth:	63
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

B6
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011979**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	217985	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	125	Intake Depth:	63
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

7
WNW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000016384**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02656-W	Application #:	071102-9
Permit Type:	General	Project Name:	FAIRFIELD INN AND SUITES
Land Use:	Landscape	Acres Served:	.46
Facility ID:	218062	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	40	Intake Depth:	0
Intake Elevation:	0	Well Depth:	160
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

8
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000005225**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01843-W	Application #:	031215-1
Permit Type:	General	Project Name:	CROSSROADS SEVENTEEN
Land Use:	Landscape	Acres Served:	.63
Facility ID:	145475	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	22	Intake Depth:	47
Intake Elevation:	0	Well Depth:	63
Casing Depth:	47	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

C9
SE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011699**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192035	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Water Table aquifer		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C10
SE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011700**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192035	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

C11
SE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011703**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192032	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	90	Well Use:	Secondary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

12
North
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000005342**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01458-W	Application #:	020226-18
Permit Type:	General		
Project Name:	SR 9/I95 MILLING AND RESURFACING SR 70 LANDSCAPING		
Land Use:	Landscape	Acres Served:	14.85
Facility ID:	116714	Facility Type:	PUMP
Facility Name:	Pump	Pump Type:	Centrifugal
Pump Diameter:	7.75	Well Diameter:	0
Pump Capacity:	120	Intake Depth:	0
Intake Elevation:	0	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	NSLRWCD Canal 38		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D13
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011980**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	107007	Facility Type:	WELL
Facility Name:	FAS well	Pump Type:	None
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	800
Casing Depth:	450	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Floridan Aquifer System		

D14
South
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011981**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01460-W	Application #:	090410-13
Permit Type:	General	Project Name:	WESTSIDE BAPTIST CHURCH
Land Use:	Landscape	Acres Served:	16
Facility ID:	102952	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	3	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	2	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	On-site Lake(s)		

C15
ESE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011697**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192036	Facility Type:	PUMP
Facility Name:	Pump 2	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Water Table aquifer		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C16
ESE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011698**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192036	Facility Type:	PUMP
Facility Name:	Pump 2	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

C17
ESE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000011702**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192033	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	90	Well Use:	Secondary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

18
West
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000009477**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01012-W	Application #:	040728-15
Permit Type:	Individual	Project Name:	CROSSROADS PARK OF COMMERCE
Land Use:	Landscape	Acres Served:	18
Facility ID:	172461	Facility Type:	PUMP
Facility Name:	1	Pump Type:	Suction
Pump Diameter:	4	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	0	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	On-site Lake(s)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

19
NNW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000005343**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01458-W	Application #:	020226-18
Permit Type:	General		
Project Name:	SR 9/I95 MILLING AND RESURFACING SR 70 LANDSCAPING		
Land Use:	Landscape	Acres Served:	14.85
Facility ID:	101346	Facility Type:	WELL
Facility Name:	1	Pump Type:	None
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	80
Casing Depth:	60	Well Use:	Abandoned
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

20
NNE
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA11000063286**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	560004401	Well Type:	50
Status:	ACTIVE	Casing Material:	Not Reported
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	0	Permit #:	Not Reported
Sanitary Seal:	Not Reported	Well Name:	Not Reported
Large PWS Well:	0	WSRP ID:	560004401
WSRP Action:	CONNECTED TO PW	Potable Status:	NON-POTABLE
Resident Type:	Not Reported	PWS Design:	0

E21
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO11000013896**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02189-W	Application #:	050428-8
Permit Type:	General	Project Name:	BRONE CROSSROADS
Land Use:	Landscape	Acres Served:	.64
Facility ID:	172325	Facility Type:	WELL
Facility Name:	1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	22	Intake Depth:	47
Intake Elevation:	0	Well Depth:	63
Casing Depth:	47	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

22
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000017877**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02228-W	Application #:	070119-17
Permit Type:	General	Project Name:	NEILL FARMS
Land Use:	Landscape	Acres Served:	3.75
Facility ID:	175104	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	70	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	60	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

F23
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000023283**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02919-W	Application #:	080722-12
Permit Type:	General	Project Name:	I D I CROSSROADS
Land Use:	Landscape	Acres Served:	2.23
Facility ID:	224404	Facility Type:	WELL
Facility Name:	Recharge Well	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	120	Intake Depth:	60
Intake Elevation:	0	Well Depth:	60
Casing Depth:	50	Well Use:	Recharge
Facility Status:	Proposed	Facility Type:	Irrigation Water Replacement
Source:	Surficial Aquifer System		

24
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000007921**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01865-W	Application #:	040217-18
Permit Type:	General	Project Name:	OFFICE WAREHOUSE BUILDING
Land Use:	Industrial	Acres Served:	.2
Facility ID:	147310	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	85	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	95	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F25
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000023282**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02919-W	Application #:	080722-12
Permit Type:	General	Project Name:	I D I CROSSROADS
Land Use:	Landscape	Acres Served:	2.23
Facility ID:	224405	Facility Type:	PUMP
Facility Name:	Developer Pump	Pump Type:	Centrifugal
Pump Diameter:	6	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

E26
WSW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000019753**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02275-W	Application #:	090317-7
Permit Type:	General	Project Name:	JJ TAYLOR FT PIERCE TRANSFER FACILITY
Land Use:	Landscape	Acres Served:	5.94
Facility ID:	184832	Facility Type:	WELL
Facility Name:	WELL 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	100	Intake Depth:	5
Intake Elevation:	0	Well Depth:	60
Casing Depth:	40	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

G27
SE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011701**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192034	Facility Type:	WELL
Facility Name:	Well 3	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	90	Well Use:	Secondary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

28
NNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000013207**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02470-W	Application #:	060602-10
Permit Type:	General	Project Name:	PETERS COMMERCE CENTER
Land Use:	Landscape	Acres Served:	.6
Facility ID:	193045	Facility Type:	WELL
Facility Name:	No. 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	50	Intake Depth:	-42
Intake Elevation:	0	Well Depth:	135
Casing Depth:	105	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

G29
SE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011695**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192037	Facility Type:	PUMP
Facility Name:	Pump 3	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Water Table aquifer		

G30
SE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011696**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02352-W	Application #:	060130-14
Permit Type:	General	Project Name:	MARINER COVE
Land Use:	Landscape	Acres Served:	5
Facility ID:	192037	Facility Type:	PUMP
Facility Name:	Pump 3	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	80	Intake Depth:	0
Intake Elevation:	17	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H31
NNE
1/2 - 1 Mile
Lower

FL WELLS **FLSO11000055238**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03418-W	Application #:	150707-9
Permit Type:	General	Project Name:	F P I 428984-1-52-01 SR 70 / OKEECHOBEE RD.
Land Use:	Landscape	Acres Served:	.3
Facility ID:	271292	Facility Type:	WELL
Facility Name:	Well #1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	30	Intake Depth:	0
Intake Elevation:	0	Well Depth:	140
Casing Depth:	110	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

H32
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011309**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02813-W	Application #:	080513-4
Permit Type:	General	Project Name:	OKEECHOBEE CROSSINGS
Land Use:	Landscape	Acres Served:	.93
Facility ID:	218647	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

33
ESE
1/2 - 1 Mile
Higher

FED USGS **USGS40000241269**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 136	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Surficial aquifer system	Formation Type:	Surficial Aquifer System
Aquifer Type:	Not Reported	Construction Date:	19670101
Well Depth:	14	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	13	Level reading date:	1995-07-13
Feet below surface:	Not Reported	Feet to sea level:	10.61
Note:	Not Reported		

Level reading date:	1995-04-12	Feet below surface:	Not Reported
Feet to sea level:	11.94	Note:	Not Reported
Level reading date:	1995-01-25	Feet below surface:	Not Reported
Feet to sea level:	12.10	Note:	Not Reported
Level reading date:	1994-10-18	Feet below surface:	Not Reported
Feet to sea level:	11.47	Note:	Not Reported
Level reading date:	1994-04-20	Feet below surface:	Not Reported
Feet to sea level:	10.24	Note:	Not Reported
Level reading date:	1994-01-26	Feet below surface:	Not Reported
Feet to sea level:	11.04	Note:	Not Reported
Level reading date:	1993-05-05	Feet below surface:	Not Reported
Feet to sea level:	10.86	Note:	Not Reported
Level reading date:	1992-11-19	Feet below surface:	Not Reported
Feet to sea level:	10.31	Note:	Not Reported
Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	10.03	Note:	Not Reported
Level reading date:	1989-10-24	Feet below surface:	Not Reported
Feet to sea level:	6.13	Note:	Not Reported
Level reading date:	1989-05-03	Feet below surface:	Not Reported
Feet to sea level:	4.49	Note:	Not Reported
Level reading date:	1988-10-27	Feet below surface:	Not Reported
Feet to sea level:	4.50	Note:	Not Reported
Level reading date:	1988-05-23	Feet below surface:	Not Reported
Feet to sea level:	6.35	Note:	Not Reported

H34
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000011308**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02813-W	Application #:	080513-4
Permit Type:	General	Project Name:	OKEECHOBEE CROSSINGS
Land Use:	Landscape	Acres Served:	.93
Facility ID:	223017	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H35
NNE
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSO11000011307**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02813-W	Application #:	080513-4
Permit Type:	General	Project Name:	OKEECHOBEE CROSSINGS
Land Use:	Landscape	Acres Served:	.93
Facility ID:	223018	Facility Type:	WELL
Facility Name:	Well 3	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

36
East
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSA11000071714**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAG3499	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	57	Casing Length:	0
Casing Diameter:	2	Permit #:	59-14545
Sanitary Seal:	Yes	Well Name:	CHILDS
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	0

37
West
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSO11000013525**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-00865-W	Application #:	090629-13
Permit Type:	General	Project Name:	FT PIERCE TRAVEL PLAZA
Land Use:	Landscape	Acres Served:	3.7
Facility ID:	8215	Facility Type:	WELL
Facility Name:	WELL 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	1000
Casing Depth:	0	Well Use:	Abandoned
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Floridan Aquifer System		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

38
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000013524**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-00865-W	Application #:	090629-13
Permit Type:	General	Project Name:	FT PIERCE TRAVEL PLAZA
Land Use:	Landscape	Acres Served:	3.7
Facility ID:	197296	Facility Type:	WELL
Facility Name:	WELL 1-R	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	80	Intake Depth:	63
Intake Elevation:	0	Well Depth:	123
Casing Depth:	80	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

39
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000003717**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01498-W	Application #:	010425-11
Permit Type:	General	Project Name:	SLEEP INN
Land Use:	Landscape	Acres Served:	1
Facility ID:	106492	Facility Type:	WELL
Facility Name:	1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	20	Intake Depth:	0
Intake Elevation:	0	Well Depth:	70
Casing Depth:	55	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

I40
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022044**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5054	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	BOBBY JOHNSON
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I41
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022041**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5051	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	RAMONA WILLIAMS
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

I42
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000080078**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAG3485	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	YES	Well Name:	GELETY
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

I43
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022046**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5056	Well Type:	42
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	YE OLD FAMILY BARBER SHOP
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

J44
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000022803**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01543-W	Application #:	071004-11
Permit Type:	General	Project Name:	CROSSROADS TRUCK LUBE AND OIL CHANGE
Land Use:	Landscape	Acres Served:	1.65

Facility ID:	217622	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	3
Pump Capacity:	40	Intake Depth:	42
Intake Elevation:	0	Well Depth:	150
Casing Depth:	60	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

45
ENE **FL WELLS** **FLSO11000017876**
1/2 - 1 Mile
Lower

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02228-W	Application #:	070119-17
Permit Type:	General	Project Name:	NEILL FARMS
Land Use:	Landscape	Acres Served:	3.75
Facility ID:	175105	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	70	Intake Depth:	3
Intake Elevation:	0	Well Depth:	60
Casing Depth:	60	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

I46
NNE **FL WELLS** **FLSA11000022042**
1/2 - 1 Mile
Higher

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5052	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	CAROLYN SESCO
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

47
ESE **FL WELLS** **FLSO11000005807**
1/2 - 1 Mile
Lower

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01949-W	Application #:	040519-5
Permit Type:	General	Project Name:	M & M FARMS
Land Use:	Agriculture	Acres Served:	8
Facility ID:	153204	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	None
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	200	Intake Depth:	0
Intake Elevation:	0	Well Depth:	900

Casing Depth:	0	Well Use:	Production
Facility Status:	Existing	Facility Type:	Irrigation Water Replacement
Source:	Floridan Aquifer System		

K48
NE **FL WELLS** **FLSO11000014337**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01997-W	Application #:	100319-5
Permit Type:	Not Reported	Project Name:	BUBBLES AUTO WASH
Land Use:	Landscape	Acres Served:	.17
Facility ID:	154364	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	140	Intake Depth:	0
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

I49
NNE **FL WELLS** **FLSA11000022043**
1/2 - 1 Mile
Higher

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5053	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	JANICE STEWART
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

I50
NNE **FL WELLS** **FLSA11000080077**
1/2 - 1 Mile
Higher

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAG3486	Well Type:	43
Status:	ACTIVE	Casing Material:	PVC
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	YES	Well Name:	PEREZ
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I51
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022047**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5057	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	GAHLAHUE
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

52
SE
1/2 - 1 Mile
Lower

FL WELLS **FLSO11000005806**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01949-W	Application #:	040519-5
Permit Type:	General	Project Name:	M & M FARMS
Land Use:	Agriculture	Acres Served:	8
Facility ID:	153206	Facility Type:	PUMP
Facility Name:	Pump 1	Pump Type:	Centrifugal
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	17	Intake Depth:	0
Intake Elevation:	4	Well Depth:	0
Casing Depth:	0	Well Use:	Production
Facility Status:	Existing	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

K53
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000030947**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01532-W	Application #:	101123-5
Permit Type:	General	Project Name:	TWIN OIL COMPANY INC
Land Use:	Landscape	Acres Served:	.24
Facility ID:	258372	Facility Type:	WELL
Facility Name:	OKEECHOBEE (NW)	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	40	Intake Depth:	0
Intake Elevation:	0	Well Depth:	140
Casing Depth:	120	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L54
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000017327**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAE6113	Well Type:	50
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	MARIA LUNA
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	NON-POTABLE
Resident Type:	Not Reported	PWS Design:	0

K55
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000030949**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01532-W	Application #:	101123-5
Permit Type:	General	Project Name:	TWIN OIL COMPANY INC
Land Use:	Landscape	Acres Served:	.24
Facility ID:	112003	Facility Type:	WELL
Facility Name:	OKEECHOBEE	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	132
Casing Depth:	126	Well Use:	To be Plugged and Abandoned
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

56
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000014474**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02006-W	Application #:	070104-22
Permit Type:	General	Project Name:	DEVA MATHA HOTEL
Land Use:	Landscape	Acres Served:	.49
Facility ID:	154791	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	40	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	80	Well Use:	Production
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Floridan Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J57
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000001771**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01287-W	Application #:	960830-12
Permit Type:	General	Project Name:	HOME DEPOT (FORT PIERCE)
Land Use:	Landscape	Acres Served:	3
Facility ID:	39723	Facility Type:	PUMP
Facility Name:	1	Pump Type:	Jet
Pump Diameter:	2	Well Diameter:	0
Pump Capacity:	100	Intake Depth:	0
Intake Elevation:	19.5	Well Depth:	0
Casing Depth:	0	Well Use:	Production
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s) / Pond(s)		

I58
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022048**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5058	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	CLYDE BRAZIL
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

59
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000037958**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03222-W	Application #:	120507-5
Permit Type:	General	Project Name:	WATERSEDGE DERMATOLOGY
Land Use:	Landscape	Acres Served:	.4
Facility ID:	262488	Facility Type:	WELL
Facility Name:	WELL	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	30	Intake Depth:	9
Intake Elevation:	0	Well Depth:	150
Casing Depth:	140	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M60
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000108388**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAK8089	Well Type:	42
Status:	INACTIVE	Casing Material:	Not Reported
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	Not Reported	Permit #:	Not Reported
Sanitary Seal:	Not Reported	Well Name:	Precision Paving
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	OWNER	PWS Design:	0

N61
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022049**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5059	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	KEVIN JOYNER
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

62
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000041047**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01153-W	Application #:	130510-4
Permit Type:	General	Project Name:	GINGERBREAD LANE NORTH PRE-SCHOOL
Land Use:	Landscape	Acres Served:	.76
Facility ID:	2545	Facility Type:	WELL
Facility Name:	1	Pump Type:	Jet
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	14	Intake Depth:	-10
Intake Elevation:	0	Well Depth:	70
Casing Depth:	65	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

N63
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022050**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5060	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	MS. AYALA
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

M64
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000054028**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03546-W	Application #:	170220-5
Permit Type:	General	Project Name:	PRECISION PAVING
Land Use:	Public Water Supply	Acres Served:	1
Facility ID:	276057	Facility Type:	WELL
Facility Name:	W-1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	50	Intake Depth:	50
Intake Elevation:	0	Well Depth:	115
Casing Depth:	110	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Public Water Supply
Source:	Surficial Aquifer System		

L65
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000019404**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01861-W	Application #:	060921-23
Permit Type:	General	Project Name:	TREASURE COAST MOTOR COACH RESORT
Land Use:	Landscape	Acres Served:	7.39
Facility ID:	146669	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	6
Pump Capacity:	800	Intake Depth:	0
Intake Elevation:	0	Well Depth:	160
Casing Depth:	110	Well Use:	Recharge
Facility Status:	Proposed	Facility Type:	Irrigation Water Replacement
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L66
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000019403**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01861-W	Application #:	060921-23
Permit Type:	General	Project Name:	TREASURE COAST MOTOR COACH RESORT
Land Use:	Landscape	Acres Served:	7.39
Facility ID:	146671	Facility Type:	PUMP
Facility Name:	SW Pump	Pump Type:	Centrifugal
Pump Diameter:	1.5	Well Diameter:	0
Pump Capacity:	55	Intake Depth:	0
Intake Elevation:	10	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

67
WNW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000022804**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01543-W	Application #:	071004-11
Permit Type:	General	Project Name:	CROSSROADS TRUCK LUBE AND OIL CHANGE
Land Use:	Landscape	Acres Served:	1.65
Facility ID:	112761	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	0	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	80	Well Use:	Abandoned
Facility Status:	Abandoned	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

N68
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSA11000022045**

Database:	Super Act Program Well Data (Department of Health)		
Fl Well ID:	AAF5055	Well Type:	43
Status:	ACTIVE	Casing Material:	Galvanized
Well Depth:	Not Reported	Casing Length:	Not Reported
Casing Diameter:	2	Permit #:	Not Reported
Sanitary Seal:	Yes	Well Name:	PATRICIA SMITH
Large PWS Well:	0	WSRP ID:	Not Reported
WSRP Action:	Not Reported	Potable Status:	POTABLE
Resident Type:	Not Reported	PWS Design:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M69
WNW
1/2 - 1 Mile
Higher | **FL WELLS** | **FLSO11000009796**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02434-W	Application #:	060510-1
Permit Type:	General	Project Name:	WILD WASH
Land Use:	Landscape	Acres Served:	.42
Facility ID:	192448	Facility Type:	WELL
Facility Name:	Well 1	Pump Type:	Submersible
Pump Diameter:	0	Well Diameter:	4
Pump Capacity:	45	Intake Depth:	10
Intake Elevation:	0	Well Depth:	130
Casing Depth:	100	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

O70
West
1/2 - 1 Mile
Higher | **FED USGS** | **USGS40000241271**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 265	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	30	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	51	Level reading date:	1994-09-26
Feet below surface:	Not Reported	Feet to sea level:	15.73
Note:	Not Reported		
Level reading date:	1994-08-29	Feet below surface:	Not Reported
Feet to sea level:	13.06	Note:	Not Reported
Level reading date:	1994-07-19	Feet below surface:	Not Reported
Feet to sea level:	10.69	Note:	Not Reported
Level reading date:	1994-06-21	Feet below surface:	Not Reported
Feet to sea level:	12.61	Note:	Not Reported
Level reading date:	1994-05-24	Feet below surface:	Not Reported
Feet to sea level:	13.65	Note:	Not Reported
Level reading date:	1994-04-22	Feet below surface:	Not Reported
Feet to sea level:	12.32	Note:	Not Reported
Level reading date:	1994-03-22	Feet below surface:	Not Reported
Feet to sea level:	13.08	Note:	Not Reported
Level reading date:	1994-02-23	Feet below surface:	Not Reported
Feet to sea level:	14.79	Note:	Not Reported

Level reading date:	1994-01-26	Feet below surface:	Not Reported
Feet to sea level:	12.63	Note:	Not Reported
Level reading date:	1993-12-15	Feet below surface:	Not Reported
Feet to sea level:	13.15	Note:	Not Reported
Level reading date:	1993-11-17	Feet below surface:	Not Reported
Feet to sea level:	13.31	Note:	Not Reported
Level reading date:	1993-10-26	Feet below surface:	Not Reported
Feet to sea level:	14.76	Note:	Not Reported
Level reading date:	1993-08-25	Feet below surface:	Not Reported
Feet to sea level:	12.32	Note:	Not Reported
Level reading date:	1993-07-26	Feet below surface:	Not Reported
Feet to sea level:	10.50	Note:	Not Reported
Level reading date:	1993-06-28	Feet below surface:	Not Reported
Feet to sea level:	10.57	Note:	Not Reported
Level reading date:	1993-05-26	Feet below surface:	Not Reported
Feet to sea level:	10.93	Note:	Not Reported
Level reading date:	1993-04-30	Feet below surface:	Not Reported
Feet to sea level:	12.45	Note:	Not Reported
Level reading date:	1993-03-29	Feet below surface:	Not Reported
Feet to sea level:	15.05	Note:	Not Reported
Level reading date:	1993-02-23	Feet below surface:	Not Reported
Feet to sea level:	14.13	Note:	Not Reported
Level reading date:	1993-01-20	Feet below surface:	Not Reported
Feet to sea level:	14.19	Note:	Not Reported
Level reading date:	1992-12-30	Feet below surface:	Not Reported
Feet to sea level:	12.29	Note:	Not Reported
Level reading date:	1992-11-19	Feet below surface:	Not Reported
Feet to sea level:	13.52	Note:	Not Reported
Level reading date:	1992-10-23	Feet below surface:	Not Reported
Feet to sea level:	13.21	Note:	Not Reported
Level reading date:	1992-10-06	Feet below surface:	Not Reported
Feet to sea level:	14.37	Note:	Not Reported
Level reading date:	1992-08-20	Feet below surface:	Not Reported
Feet to sea level:	12.65	Note:	Not Reported
Level reading date:	1992-07-24	Feet below surface:	Not Reported
Feet to sea level:	13.38	Note:	Not Reported
Level reading date:	1992-06-18	Feet below surface:	Not Reported
Feet to sea level:	10.75	Note:	Not Reported
Level reading date:	1992-05-29	Feet below surface:	Not Reported
Feet to sea level:	10.13	Note:	Not Reported
Level reading date:	1992-04-29	Feet below surface:	Not Reported
Feet to sea level:	10.44	Note:	Not Reported

Level reading date:	1992-03-26	Feet below surface:	Not Reported
Feet to sea level:	10.47	Note:	Not Reported
Level reading date:	1992-02-25	Feet below surface:	Not Reported
Feet to sea level:	10.49	Note:	Not Reported
Level reading date:	1992-01-29	Feet below surface:	Not Reported
Feet to sea level:	10.57	Note:	Not Reported
Level reading date:	1991-12-31	Feet below surface:	Not Reported
Feet to sea level:	10.87	Note:	Not Reported
Level reading date:	1991-11-20	Feet below surface:	Not Reported
Feet to sea level:	15.06	Note:	Not Reported
Level reading date:	1991-10-24	Feet below surface:	Not Reported
Feet to sea level:	15.51	Note:	Not Reported
Level reading date:	1991-10-04	Feet below surface:	Not Reported
Feet to sea level:	15.47	Note:	Not Reported
Level reading date:	1991-08-21	Feet below surface:	Not Reported
Feet to sea level:	15.12	Note:	Not Reported
Level reading date:	1991-07-18	Feet below surface:	Not Reported
Feet to sea level:	13.63	Note:	Not Reported
Level reading date:	1991-06-19	Feet below surface:	Not Reported
Feet to sea level:	12.95	Note:	Not Reported
Level reading date:	1991-05-22	Feet below surface:	Not Reported
Feet to sea level:	12.23	Note:	Not Reported
Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	13.51	Note:	Not Reported
Level reading date:	1991-04-24	Feet below surface:	Not Reported
Feet to sea level:	13.58	Note:	Not Reported
Level reading date:	1991-03-20	Feet below surface:	Not Reported
Feet to sea level:	14.35	Note:	Not Reported
Level reading date:	1991-02-22	Feet below surface:	Not Reported
Feet to sea level:	14.25	Note:	Not Reported
Level reading date:	1991-01-30	Feet below surface:	Not Reported
Feet to sea level:	14.01	Note:	Not Reported
Level reading date:	1990-12-19	Feet below surface:	Not Reported
Feet to sea level:	13.57	Note:	Not Reported
Level reading date:	1990-11-28	Feet below surface:	Not Reported
Feet to sea level:	14.10	Note:	Not Reported
Level reading date:	1990-10-23	Feet below surface:	Not Reported
Feet to sea level:	14.81	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	Not Reported
Feet to sea level:	13.23	Note:	Not Reported
Level reading date:	1989-10-24	Feet below surface:	Not Reported
Feet to sea level:	9.38	Note:	Not Reported

Level reading date:	1988-05-23	Feet below surface:	Not Reported
Feet to sea level:	9.45	Note:	Not Reported

O71
West
1/2 - 1 Mile
Higher

FED USGS **USGS40000241270**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 213	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Surficial aquifer system	Formation Type:	Surficial Aquifer System
Aquifer Type:	Unconfined single aquifer	Construction Date:	19790522
Well Depth:	115	Well Depth Units:	ft
Well Hole Depth:	126	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	59	Level reading date:	1995-03-23
Feet below surface:	Not Reported	Feet to sea level:	12.11
Note:	Not Reported		

Level reading date:	1995-02-27	Feet below surface:	Not Reported
Feet to sea level:	12.80	Note:	Not Reported
Level reading date:	1995-01-25	Feet below surface:	Not Reported
Feet to sea level:	12.74	Note:	Not Reported
Level reading date:	1994-12-28	Feet below surface:	Not Reported
Feet to sea level:	13.87	Note:	Not Reported
Level reading date:	1994-11-23	Feet below surface:	Not Reported
Feet to sea level:	14.84	Note:	Not Reported
Level reading date:	1994-10-19	Feet below surface:	Not Reported
Feet to sea level:	12.95	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	Not Reported
Feet to sea level:	14.05	Note:	Not Reported
Level reading date:	1994-09-26	Feet below surface:	Not Reported
Feet to sea level:	15.76	Note:	Not Reported
Level reading date:	1994-08-29	Feet below surface:	Not Reported
Feet to sea level:	12.52	Note:	Not Reported
Level reading date:	1994-07-21	Feet below surface:	Not Reported
Feet to sea level:	11.94	Note:	Not Reported
Level reading date:	1994-06-21	Feet below surface:	Not Reported
Feet to sea level:	11.94	Note:	Not Reported
Level reading date:	1994-05-24	Feet below surface:	Not Reported
Feet to sea level:	11.56	Note:	Not Reported
Level reading date:	1994-04-22	Feet below surface:	Not Reported
Feet to sea level:	12.39	Note:	Not Reported
Level reading date:	1994-03-22	Feet below surface:	Not Reported
Feet to sea level:	12.81	Note:	Not Reported

Level reading date:	1994-02-23	Feet below surface:	Not Reported
Feet to sea level:	14.66	Note:	Not Reported
Level reading date:	1994-02-15	Feet below surface:	Not Reported
Feet to sea level:	13.74	Note:	Not Reported
Level reading date:	1993-10-26	Feet below surface:	Not Reported
Feet to sea level:	14.30	Note:	Not Reported
Level reading date:	1993-10-01	Feet below surface:	Not Reported
Feet to sea level:	13.82	Note:	Not Reported
Level reading date:	1993-08-25	Feet below surface:	Not Reported
Feet to sea level:	11.79	Note:	Not Reported
Level reading date:	1993-07-26	Feet below surface:	Not Reported
Feet to sea level:	10.56	Note:	Not Reported
Level reading date:	1993-06-22	Feet below surface:	Not Reported
Feet to sea level:	10.51	Note:	Not Reported
Level reading date:	1993-05-26	Feet below surface:	Not Reported
Feet to sea level:	10.81	Note:	Not Reported
Level reading date:	1993-04-30	Feet below surface:	Not Reported
Feet to sea level:	11.40	Note:	Not Reported
Level reading date:	1993-03-29	Feet below surface:	Not Reported
Feet to sea level:	15.13	Note:	Not Reported
Level reading date:	1993-02-23	Feet below surface:	Not Reported
Feet to sea level:	13.01	Note:	Not Reported
Level reading date:	1993-01-20	Feet below surface:	Not Reported
Feet to sea level:	13.06	Note:	Not Reported
Level reading date:	1993-01-13	Feet below surface:	Not Reported
Feet to sea level:	13.26	Note:	Not Reported
Level reading date:	1992-12-30	Feet below surface:	Not Reported
Feet to sea level:	11.01	Note:	Not Reported
Level reading date:	1992-11-19	Feet below surface:	Not Reported
Feet to sea level:	12.96	Note:	Not Reported
Level reading date:	1992-10-23	Feet below surface:	Not Reported
Feet to sea level:	12.39	Note:	Not Reported
Level reading date:	1992-10-06	Feet below surface:	Not Reported
Feet to sea level:	13.52	Note:	Not Reported
Level reading date:	1992-08-20	Feet below surface:	Not Reported
Feet to sea level:	16.03	Note:	Not Reported
Level reading date:	1992-07-24	Feet below surface:	Not Reported
Feet to sea level:	13.41	Note:	Not Reported
Level reading date:	1992-06-18	Feet below surface:	Not Reported
Feet to sea level:	10.92	Note:	Not Reported
Level reading date:	1992-05-29	Feet below surface:	Not Reported
Feet to sea level:	9.36	Note:	Not Reported

Level reading date:	1992-04-29	Feet below surface:	Not Reported
Feet to sea level:	9.79	Note:	Not Reported
Level reading date:	1992-03-26	Feet below surface:	Not Reported
Feet to sea level:	9.94	Note:	Not Reported
Level reading date:	1992-02-25	Feet below surface:	Not Reported
Feet to sea level:	10.23	Note:	Not Reported
Level reading date:	1992-01-29	Feet below surface:	Not Reported
Feet to sea level:	10.06	Note:	Not Reported
Level reading date:	1991-12-31	Feet below surface:	Not Reported
Feet to sea level:	10.34	Note:	Not Reported
Level reading date:	1991-11-20	Feet below surface:	Not Reported
Feet to sea level:	11.06	Note:	Not Reported
Level reading date:	1991-10-24	Feet below surface:	Not Reported
Feet to sea level:	12.54	Note:	Not Reported
Level reading date:	1991-10-04	Feet below surface:	Not Reported
Feet to sea level:	12.56	Note:	Not Reported
Level reading date:	1991-08-21	Feet below surface:	Not Reported
Feet to sea level:	12.31	Note:	Not Reported
Level reading date:	1991-07-18	Feet below surface:	Not Reported
Feet to sea level:	11.39	Note:	Not Reported
Level reading date:	1991-06-19	Feet below surface:	Not Reported
Feet to sea level:	12.44	Note:	Not Reported
Level reading date:	1991-05-22	Feet below surface:	Not Reported
Feet to sea level:	11.38	Note:	Not Reported
Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	11.56	Note:	Not Reported
Level reading date:	1991-04-24	Feet below surface:	Not Reported
Feet to sea level:	11.89	Note:	Not Reported
Level reading date:	1991-03-20	Feet below surface:	Not Reported
Feet to sea level:	12.59	Note:	Not Reported
Level reading date:	1991-02-22	Feet below surface:	Not Reported
Feet to sea level:	12.32	Note:	Not Reported
Level reading date:	1991-01-30	Feet below surface:	Not Reported
Feet to sea level:	12.42	Note:	Not Reported
Level reading date:	1990-12-19	Feet below surface:	Not Reported
Feet to sea level:	10.96	Note:	Not Reported
Level reading date:	1990-11-28	Feet below surface:	Not Reported
Feet to sea level:	11.64	Note:	Not Reported
Level reading date:	1990-10-23	Feet below surface:	Not Reported
Feet to sea level:	13.00	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	Not Reported
Feet to sea level:	12.15	Note:	Not Reported

Level reading date:	1989-10-24	Feet below surface:	Not Reported
Feet to sea level:	9.62	Note:	Not Reported
Level reading date:	1988-10-27	Feet below surface:	Not Reported
Feet to sea level:	8.91	Note:	Not Reported
Level reading date:	1988-05-23	Feet below surface:	Not Reported
Feet to sea level:	9.08	Note:	Not Reported

P72
NNE **FL WELLS** **FLSO11000007042**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149938	Facility Type:	WELL
Facility Name:	Well 3	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

P73
NNE **FL WELLS** **FLSO11000007043**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149937	Facility Type:	WELL
Facility Name:	Well 2	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

74
East **FL WELLS** **FLSO11000020629**
1/2 - 1 Mile
Higher

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02838-W	Application #:	080110-8
Permit Type:	General	Project Name:	PLANT HAVEN LANDSCAPE
Land Use:	Nursery	Acres Served:	1.5
Facility ID:	228647	Facility Type:	WELL
Facility Name:	well 1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2

Pump Capacity:	25	Intake Depth:	0
Intake Elevation:	0	Well Depth:	60
Casing Depth:	0	Well Use:	Primary
Facility Status:	Existing	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

75
WSW
1/2 - 1 Mile
Lower

FL WELLS **FLSO11000013573**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02414-W	Application #:	060404-18
Permit Type:	General	Project Name:	GORDY ROAD RECREATION AREA
Land Use:	Public Water Supply	Acres Served:	1
Facility ID:	192127	Facility Type:	WELL
Facility Name:	1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	20	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	80	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Public Water Supply
Source:	Surficial Aquifer System		

Q76
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000010385**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149941	Facility Type:	WELL
Facility Name:	Well 4	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100
Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

Q77
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000010384**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-01741-W	Application #:	040414-1
Permit Type:	General	Project Name:	TREASURE CAY LUXURY APARTMENTS
Land Use:	Landscape	Acres Served:	9.25
Facility ID:	149942	Facility Type:	WELL
Facility Name:	Well 5	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	0	Well Depth:	100

Casing Depth:	90	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

78
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000010975**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-02675-W	Application #:	060420-12
Permit Type:	General	Project Name:	KINGS LANDING
Land Use:	Landscape	Acres Served:	5.89
Facility ID:	213369	Facility Type:	PUMP
Facility Name:	P-1	Pump Type:	Centrifugal
Pump Diameter:	8	Well Diameter:	0
Pump Capacity:	50	Intake Depth:	0
Intake Elevation:	5	Well Depth:	0
Casing Depth:	0	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	On-site Lake(s)		

79
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO11000044656**

Database:	Permitted Well Location Database (South Florida WMD)		
SFWMD Permit #:	56-03350-W	Application #:	140508-13
Permit Type:	General	Project Name:	CENTERSTATE BANK - FORT PIERCE BRANCH
Land Use:	Landscape	Acres Served:	1
Facility ID:	268372	Facility Type:	WELL
Facility Name:	1	Pump Type:	Centrifugal
Pump Diameter:	0	Well Diameter:	2
Pump Capacity:	30	Intake Depth:	0
Intake Elevation:	0	Well Depth:	120
Casing Depth:	100	Well Use:	Primary
Facility Status:	Proposed	Facility Type:	Irrigation
Source:	Surficial Aquifer System		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34981	2	0.0	Certified Residential Database
34981	2	0.0	Mandatory Non-Residential Database
34981	5	0.0	Mandatory Residential Database

Federal EPA Radon Zone for ST LUCIE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
Source: Department of Health
Telephone: 850-245-4250
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER STATE DATABASE INFORMATION

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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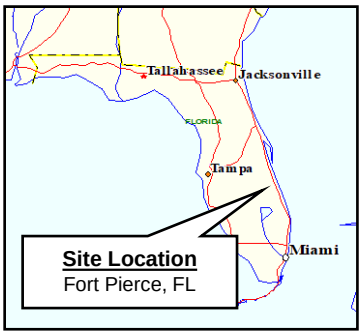
APPENDIX E

Historical Topographic Maps



TOPOGRAPHIC MAP 1950
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL
ENGINEERING SCIENCES

EDR

Historical Topo Map 1950

Site Location

This report includes information from the following map sheet(s).

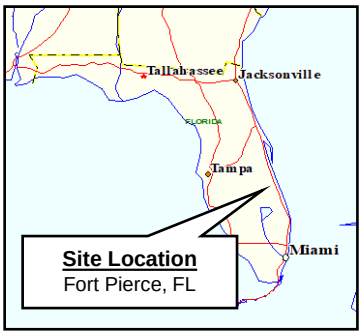
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Fort Pierce NW, 1950, 7.5-minute
NE, FORT PIERCE, 1950, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N



TOPOGRAPHIC MAP 1970
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL ENGINEERING SCIENCES

EDR

Historical Topo Map 1970

Site Location

Private Airport
Boufford(C)
HIGHWAY
KINGS
Creek
Tenmile
Fivemile
SE 8(E)
SE 7(E)
BM

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

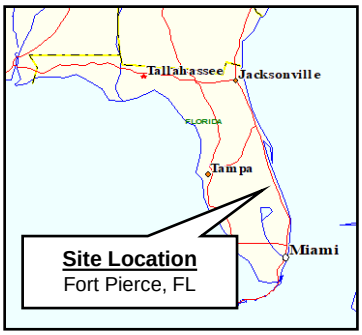
NW N NE
W E
SW S SE

TP, Fort Pierce NW, 1970, 7.5-minute
NE, Fort Pierce, 1970, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N

6566311 - 4 page 6



TOPOGRAPHIC MAP 1983
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL ENGINEERING SCIENCES

EDR

Historical Topo Map 1983

Site Location

INTERCHANGE 56

Fivemile Creek

Tenmile Creek

This report includes information from the following map sheet(s).

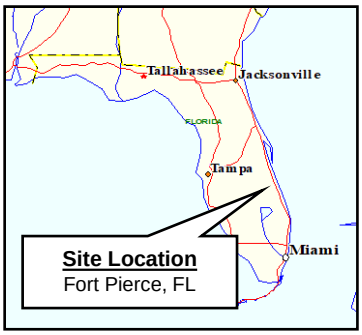
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Fort Pierce NW, 1983, 7.5-minute
NE, Fort Pierce, 1983, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N



TOPOGRAPHIC MAP 2012
27.89-Acre Vacant Property

West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
PCN: 2325-111-0001-000-2

N
W E
S
UNIVERSAL ENGINEERING SCIENCES

EDR

Historical Topo Map

2012

Site Location

SAMBA ST
NOBLES RD
SWAIN RD
WHITEWAY DAIRY RD
HARTMAN RD
TOTTEN RD
PRUITT RESEARCH CENTER RD
WHITE RD
PETERS RD
S ROCK RD
TEDDER RD
BOLIVAR ST
CLOER RD
CROSSROADS PKWY
ANDREWS AVE
COOLIDGE RD
DARTER CT
KIRBY LOOP RD
YATES RD
ROGERS RD
MCNEIL RD
DAME RD
EDWARDS RD
WESTGLEN DR
RIVER DR
HATCHER ST
Tennile Cr
RALLS RD
GROVE CT
GLADES CUT OFF RD
SELVITZ RD
S JENKINS RD
PROSPERITY DR

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Fort Pierce NW, 2012, 7.5-minute
NE, Fort Pierce, 2012, 7.5-minute

SITE NAME: 27.89-Acre Vacant Property
ADDRESS: West of South Jenkins Road
Fort Pierce, FL 34981
CLIENT: GFA International

N

APPENDIX F

Site Reconnaissance Photographs

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

1. East View: Discarded Debris on the Subject Property

2. West View: Discarded Tires and Glass Panes on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

3. Northwest View: Discarded Mattresses on the Subject Property

4. West View: Discarded Debris on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

5. Northeast View: Discarded Debris on the Subject Property

6. South View: Discarded Fiberglass Panels (Possibly Cut-Up Portions of a Boat) on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

7. West View: 250-Gallon HDPE Chemical Storage Tote on the Subject Property Note: The HDPE Tote Appeared Empty and Damaged with Vegetation Growing inside

8. East View: Another View of the 250-Gallon HDPE Chemical Storage Tote on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

9. Southeast View: Discarded Debris at a Former Transient Camp Area on the Subject Property

10. Southwest View: Tent on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

11. West View: Camper near Northwest Corner of the Subject Property

12. West View: Discarded Tires on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

13. North View: Discarded Debris on the Subject Property

14. North View: Discarded Water-Treatment Cylinder on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
27.89-Acre Vacant Property
West of South Jenkins Road
Fort Pierce, St. Lucie County, Florida
July 12, 2021

15. West View: Drainage Ditch along the North Boundary of the Subject Property

APPENDIX G

Qualifications of Environmental Professionals

Robert P. Crowell, P.G.

Environmental Department Manager, Port St. Lucie office

Mr. Crowell has over 30 years of experience in environmental consulting in South Florida. He has led and served as project manager for hundreds of environmental assessment and remediation projects. Mr. Crowell has performed Environmental Site Assessments (ESAs) in Florida, Georgia, Mississippi, Louisiana, California, Minnesota, Pennsylvania, West Virginia, South Carolina, and the U.S. Virgin Islands.

Education

- Bachelor of Science (B.S.) Geology, 1984, University of South Florida, Tampa, Florida

Experience

- Universal Engineering, Inc. (previously GFA International, Inc.) Port St. Lucie, FL, 2016-Present
- ARCADIS U.S., Inc. (previously Geraghty & Miller, Inc.), West Palm Beach, FL, 1991-2015.
- Roux Associates, Inc., Huntington, NY 1984-1991.

Licenses

- Professional Geologist (P.G.) , Florida (#1748) and Kentucky (#1215)
- AHERA Licensed Asbestos in Buildings Inspector
- OSHA HAZWOPER 40-Hour and Annual 8-Hour Refresher
- OSHA HAZWOPER Supervisor
- Transportation Worker Identification Credential (TWIC)

Key Project Experience:

- Served as lead Environmental Professional (EP) and Project Manager for Phase I and Phase II ESAs in accordance with ASTM E-1527 and All Appropriate Inquiry (AAI) for over five hundred (500) property transfers. Sites have included large and small manufacturing facilities, newspaper and other printing plants, citrus groves, agricultural land, oil and gas pipeline facilities, undeveloped land, automobile dealership and automotive repair facilities, airport facilities, aircraft manufacturing and aerospace facilities, marinas and boat dealerships, residential apartment and condominium complexes, commercial office buildings, medical facilities, nursing home and assisted living facilities, shopping centers, dry cleaning facilities, power generation facilities, agricultural research facilities, mining facilities, self-storage facilities, port and other maritime industry facilities, renewable energy (wind and solar) facilities, waste treatment facilities, railroad facilities, a 107-acre former County correctional facility (closed prison) and right of ways for roadway expansion. Many of the assessments were performed as part of a “portfolio” of multiple properties included in a single transaction.

- Served as Project Manager for an Underground Storage Tank (UST) Closure Assessment forremoval of two 10,000-gallon USTs at a former citrus grove in St. Lucie County, Florida in February 2016. The project consisted of field-screening of 53 soil samples for volatile organic vapors, collection and analysis of confirmatory soil samples, installation of a monitoring well and collection and collection of a groundwater sample. Mr. Crowell was involved with all aspects of the project and prepared a Tank Closure Assessment

Report, which was submitted to the Florida Department of Environmental Protection. The site achieved "No Further Action" status.

- Served as Project Manager and lead assessor for the investigation and remediation of a toluene release at a manufacturing facility in Pompano Beach, Florida. The assessment required the installation of multiple depth clustered monitoring wells for determination of the horizontal and vertical extent of groundwater impacts. A recovery well was utilized for contaminant extraction and the facility's existing air-stripping system (for its process water) was utilized for treatment of recovered groundwater. Use of the existing air-striping system resulted in significant cost savings to the Client. Coinciding with plant closing, the three toluene underground storage tanks and impacted soils in the vicinity of the tanks were excavated and removed. Hot-spot removal of groundwater using a series vacuum extraction events at one location was performed. The site achieved "No Further Action" status in following Post Active Remediation Monitoring (PARM). The monitor and recovery wells were properly abandoned.

- Served as Task Manager for the Contamination Evaluation and Screening (CSE) portion of a Project Development and Environmental (PD&E) study of the intersection of 20th Street (State Road 60) amd 43rd Avenue (County Road 611) in Vero Beach, Indian River County, Florida. The CSE evaluated every property within the proposed right of way expansion and assigned a risk ranking value to each property for its potential for contamination. The CSE was incorporated into a PD&E report which evaluated many components of the right of way improvements.

- Served as Project Manager and lead assessor for investigation and remediation of lead impacts to soil and groundwater at a former battery manufacturing facility in West Palm Beach, Florida. Remediation efforts included soil excavation and groundwater extraction-and-treatment from "hot spots". Groundwater monitoring showed that lead concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Served as Project Manager performing contamination assessment activities for arsenic impacts to soil and groundwater at a golf course maintenance facilityin Palm Beach Gardens, Florida. Soils in the vicinity of a former washdown area were excavated and removed as part of the source removal. Groundwater monitoring showed that arsenic concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Performed AHERA-compliant asbestos in buildings surveys at numerous sites in Florida.

- Served as Project Manager for a Site Inspection (SI) including soil and groundwater sampling of a former small-arms firing range at a former U.S. Army base in Hobe Sound, Florida. The project was completed under Formerly-Used Defense Site (FUDS) program. The project included preparing a Work Plan, Quality Assurance Plan, and Health and Safety Plan, conducting Technical Project Plan (TPP) meetings with project stakeholders, and preparing the SI report. The project was designed to utilize X-Ray Fluorescence (XRF) technology which allowed for evaluation of lead in soil samples with a sizable reduction of cost for laboratory analysis.

- Served as Project Manager for preparation and implementation of a Dewatering Plan for 100 feet of petroleum pipeline replacement in Port Everglades, Florida. The dewatering activities lasted for 24 days. A total of 589,602 gallons of water was removed for treatment and recycling. Prepared a technical report documenting the pipeline replacement and dewatering. The dewatering plan and technical reports were approved by the South Florida Water Management District and the Broward County Environmental Protection and Growth Management Department.

- Served as Project Manager for assessment and remediation of petroleum impacts at a former 4,000-acre agricultural property in St. Lucie County containing citrus groves. The initial assessment began as a Phase I and II ESA. Several Recognized Environmental Conditions (RECs) were identified and assessed as part of the Phase II ESA. Impacts to soil and groundwater were identified adjacent to two underground fuel tanks at the grove maintenance area. Served as Project Manager for implementation of a Tank Closure Assessment and a Site Assessment. The remediation was achieved by source removal/soil excavation and Post Active Remediation Monitoring (PARM). The site achieved "No Further Action" status following PARM.

- Served as Project Manager for assessment and remediation of petroleum and arsenic impacts at a former agricultural property. The initial assessment began as a Phase I and II ESA of a ±300-acre agricultural parcel for future residential development. Four separate impacted areas (three by petroleum in areas of former USTs and ASTs) and one by arsenic in the area of the former farm operations were identified. The three petroleum areas were remediated using source removal and monitoring. Each of these three areas achieved "No Further Action" status. The arsenic-impacted area was remediated by extraction of groundwater through a series of dewatering socks and soil excavation. Mr. Crowell was involved with preparation of the Dewatering Plan and permit approval, and negotiating with Palm Beach County Utilities Department for acceptance of the removed groundwater. The site achieved "No Further Action" status following PARM. The monitor wells were properly abandoned. The site has been redeveloped for residential use.

- Served as Project Manager for assessment and remediation for two separate petroleum releases at a mushroom growing facility in Zellwood, Orange County, Florida. The remediation systems for both areas consist of multi-phase extraction from recovery wells. The treated groundwater is discharged to separate on-site infiltration galleries. One of the releases was eligible for funding under the State Petroleum Cleanup Program. The second release was not eligible. Site work for both areas was scheduled to be performed during single mobilizations for cost saving purposes.

- Served as Project Manager for more than 80 wind energy projects in various states. Projects included due diligence assessments, wind farm site location, permitting, and construction. Responsibilities included conducting Phase I and II ESAs, coordinating with the Program Manager, tracking budgets, reviewing and approving client invoices.

- Served as Project Manager for closure assessment and removal of a 12,000-gallon aboveground kerosene tank and more than 4,000 linear feet of underground pipeline at

a former landscape nursery facility in Palm Beach County, Florida. The AST and underground pipeline provided fuel to heaters in numerous shadehouses located throughout the property. The assessment was designed to test soil at every location where the 20-foot lengths of pipeline connected, at every “T” or “L” connector, and every stub-up to a heater. Source removal activities were completed at each location where impacted soil was identified.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

October 25, 2021

Alexis Rosenberg
Land Planner
Dunay, Miskel & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

In response to your request on October 25, 2021, the Florida Master Site File lists no cultural resources recorded for a designated area located near I-95 and Jenkins Road; parcel control number of # 2325-111-0001-000-2., Florida

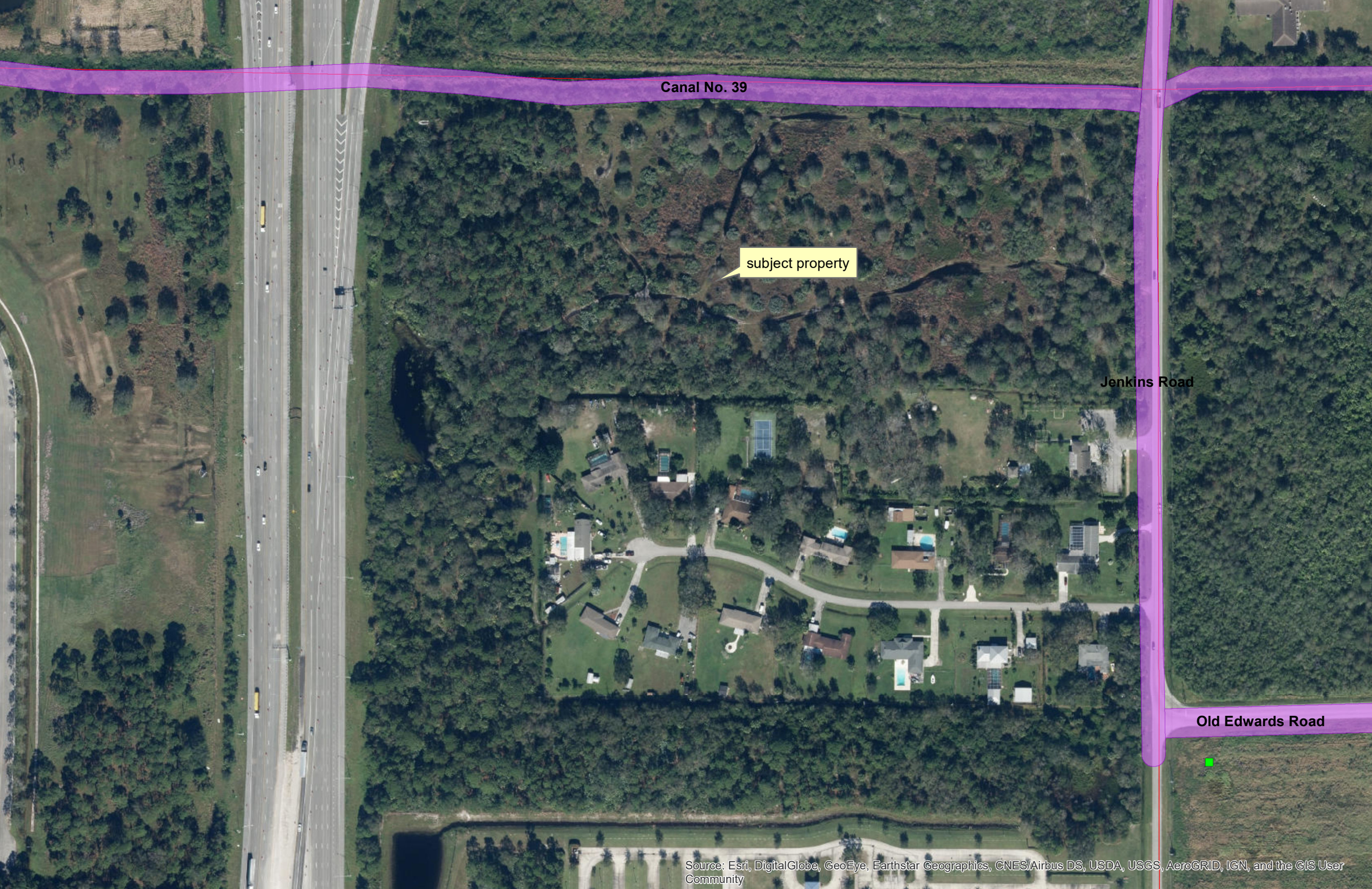
When interpreting the results of our search, please consider the following information:
#

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


Canal No. 39
subject property
Jenkins Road
Old Edwards Road
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Matthew Kwasman
Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

Jenkins Rd. Cottage Style Apartments
Pre-Application Meeting
Staff Comment Responses
February 18, 2022

Planning Department

1. Provide entry gate detail such as turning radii, elevation, detail, location, etc.
   Response: Please refer to the attached site plan. The proposed gate is shown, along with the provided stacking and turn-around.

2. Provide screening detail of the proposed trash compactor.
   Response: Based on staff comments, including coordination with Solid Waste, it was decided to proceed with curbside pickup.

3. Consider individual waste collection bins or multiple compactors rather than one compactor due to the number of residences and lot size. The City's Solid Waste Division will be providing comments next week.
   Response: Based on staff comments, including coordination with Solid Waste, it was decided to proceed with curbside pickup.

4. Provide service confirmation from Waste Management/Solid Waste pertaining to individual trash/recycle bins or various compactors.
   Response: Based on staff comments, including coordination with Solid Waste, it was decided to proceed with curbside pickup.

5. Revise site data to include the Proposed FLU designation.
   Response: Please refer to the proposed site plan.

6. Provide the proposed d.u of the proposed development.
   Response: Please refer to the proposed site plan.

7. Provide the proposed building to building setbacks (label as typical), setbacks from building to the property line, and setbacks from any accessory structures to the property line(s) on the site plan drawing.
   Response: Please refer to the proposed site plan.

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

8. Confirm each of the proposed townhomes and other residential units comply with the required lot size set forth by Code Sec. 125-194 (b) (1).
   Response: The project is single ownership, therefore, not applicable.

9. Provide location of proposed mechanical equipment and pads. If the mechanical equipment is on the roof, provide roof detail.
   Response: Please refer to the proposed site plan.

10. Provide screening material/method of the proposed mechanical equipment.
    Response: Please refer to the proposed site plan.

11. Provide sidewalks throughout the entire development.
    Response: Please refer to the proposed site plan.

12. Confirm the proposed development will provide the necessary shrub and tree requirements.
    Response: Please refer to the proposed Landscape Plan.

13. Consider additional parking to accommodate potential guests/visitors.
    Response: Please refer to the proposed site plan.

14. Revise parking calculations to include parking space breakdowns such as driveway spaces and garage spaces.
    Response: Please refer to the proposed site plan, parking calcs are included.

15. Consider more amenities such as an amenity center, community pool, pocket parks at various locations, or other facilities.
    Response: Please refer to the proposed site plan. Playground, Dog Parks, Pool/Clubhouse all proposed at this time.

16. Provide elevations of a "typical" townhome, single family, and apartment.
    Response: Please refer to the architectural plans.

17. Label the proposed townhome units, single family, and apartment.
    Response: Entire facility is rental apartments and support structures.

18. As St. Lucie County does not have barrier walls with I-95, please consider moving all the units that are positioned next to the I-95 eastward and provide a landscape barrier to the west.
    Response: See the Proposed Site Plan and Landscape Plans. Additional buffering has been added.

19. Correct the zoning request on the site data. The one listed is a county designation. Additionally, provide the proposed Future Land Use amendment on the site data.
    Response: Please refer to the proposed site plan

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20. Please provide a detail of the 6-foot fence proposed. Please ensure it is decorative.
    Response: See attached fence detail

21. Please consider enhancing the public spaces and recreational areas by incorporating a community pool, and smaller pocket parks.
    Response: Please refer to the proposed site plan. Additional recreation and amenities have been added throughout the facility.

22. Are all of the Townhouses one-bedroom units?
    Response: Please refer to the proposed site plan. There are three different unit types (1, 2 and 3 bedrooms.)

23. What is the anticipated monthly rent?
    Response: That has not been determined, based on Market conditions at the time of opening.

24. School District may require a bus stop if this development is not age-restricted.
    Response: Acknowledged

25. Please complete an Address Request Form at the time of formal submittal. **https://www.cityoffortpierce.com/DocumentCenter/View/3281/Address-Request-**
    Response: Noted.

26. A landscape plan will be required at the time of formal submittal that includes a Tree Survey, Tree Disposition Plan, and Tree Mitigation. Please show littoral plantings for the proposed lake.
    Response: See the Proposed Landscape Plan

27. Additional comments may be provided at the Pre-Application meeting.
    Response: Acknowledged.

28. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*".
    Response: Acknowledged

Fort Pierce Engineering Department

1. While the 10' rear setback for the units at the west end of the project meets the minimum landscape buffer requirement, it is highly suggested that a minimum 20' landscape buffer be provided as originally permitted through St. Lucie County. This would provide a greater separation between the existing single-family subdivision and this development.
   Response: A 20' buffer is proposed. Please refer to the proposed site plan

2. Continue the sidewalk at the western roadway, south side of the road.
   Response: Sidewalks provide adequate connectivity, as requested. Please refer to the proposed site plan

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3. Add a "T" turnaround or other means for vehicles to turnaround at the dead end situation, north part of the project.
   Response: The site plan was revised to address the dead end

4. Is this development to be gated? If so, provide the vehicle queuing capabilities between the gate and the Jenkins Road R/W.
   Response: See the Proposed site plan. The project will, include an unmanned gated access with adequate stacking and turnaround feature.

5. Provide the dimensions of all drive aisles, parking stalls, and driveways.
   Response: Please refer to the proposed site plan

6. Provide the required 5' handicapped access aisle at the handicap parking stall situated at the mail kiosk. Also, know that this perpendicular parking stall shall have the associated minimum 26' driveway aisle per Section 125.
   Response: Please refer to the proposed site plan

7. Continue the sidewalk along the rear of the two parallel parking stalls located across from the mail kiosk.
   Response: Please refer to the proposed site plan

8. Is the trash compactor open for utilization by the residents? If so, continue the sidewalk along the north side of the driveway.
   Response: The Trash compactor has been eliminated with curbside pickup proposed.

9. Provide a sidewalk along Jenkins Road or proof of payment in lieu of to SLC if mandated by the County.
   Response: Acknowledged. Payment in lieu will be proposed.

10. The applicant shall contact SLC for information pertaining to required Jenkins Road improvements and possible R/W donation.
    Response: Please refer to the proposed site plan. The needed row dedication is shown and all setbacks based on the new row line.

Fort Pierce Building Department
No Comments Received (Please Contact)

St. Lucie County Planning Department
No Comments Received (Please Contact)

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

St. Lucie County PW/Engineering

The following comments are offered by SLC PW – Engineering:

1. A traffic report will be required for review by the County's 3rd party consultant at the cost of the applicant.
   Response: Acknowledged.

2. Jenkins Road is identified on the County's Right-of-Way protection Plan. A ROW dedication will be required along Jenkins Road. Please provide a current boundary survey to confirm the existing ROW width in this location.
   Response: Acknowledged. Based on the needed row, the site plan is drawn.

3. Gated access shall comply with section 7.10.15 of the County's land development code or the City's code regarding gated access, whichever is more stringent.
   Response: Please refer to the proposed site plan. The proposed unmanned gated access was designed per the County's Code criteria.

4. A Site Development Permit from the County will be required for the driveway connection to Jenkins Road. Please coordinate application submittals with Grant Chambers at Chambersg@stlucieco.org
   Response: Acknowledged

5. Provide written response directly to the County for review. The city does not provide.
   Response: Acknowledged

6. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.
   Response: Acknowledged

Fort Pierce Solid Waste Division

1. This site location will need a minimum of four (4) 8 yard commercial dumpsters with enclosures to satisfy the needs of this community. Also as mentioned, SW does not think it is best to deliver resident carts to this community for several reasons:

   - Multi-Family rental community with over 100 units
   - Billing issues (every customer will be responsible to pay the ready to serve fee + the service fee which will change frequently with move in/move out residents
   - We will have to deliver multiple carts (green, blue and black carts)
   - Storage space for all residential carts
   - Concerns of multiple trucks entering the community daily which may causes an unnecessary risk to the community

Response: Acknowledged.

City Clerk Office

No Comments

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

Code Enforcement
No Comments

Fort Pierce Utilities Authority

1. W/WW Eng: Concept Approved.
   Response: Noted.

2. Water and waste water services are available to serve the subject parcel. To connect to these services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and a commercial service application. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468
   Response: Noted.

3. Existing 12" water main and 6" force main are located on western side of S Jenkins Road.
   Response: Noted.

4. Electric & Gas Eng: The Electric & Gas Engineering Department has reviewed the application and recommends approval.
   Response: Noted.

5. Electric infrastructure is readily available. Gas infrastructure can be made available via main extension from Okeechobee Rd to feed the site.
   Response: Noted.

6. Electric: Please provide electric load information and AutoCAD drawings for all proposed structures. The customer will be responsible for all transformer pads, conduits, and secondary conductors. For project coordination, contact Thierry Sydné.

   Thierry Sydné, E.I.
   Mechanical Engineer
   Electric & Gas Engineering
   Fort Pierce Utilities Authority
   tsydne@fpua.com
   O: (772) 466-1600 ext. 6454
   C: (772) 302-0077

   Response: Acknowledged

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

7. Gas: Please provide a copy of the gas riser diagrams with the anticipated load if the developer is interested in natural gas service to the building. For more information and incentives available, contact Ana Johnson.

   Ana Maria Johnson
   Business Development Officer
   Fort Pierce Utilities Authority
   206 S. 6th Street
   Fort Pierce, FL 34950
   772.466.1600 Ext. 3012
   772.467.3115 Fax
   anjohnson@fpua.com

   Response: Acknowledged

8. FPUA will require utility easements for all proposed FPUA facilities on the site. Attached are GIS maps of the existing electric and gas facilities.
   Response: Noted.

St. Lucie County Fire District
No Comments Received (Please Contact)

Florida Department of Transportation
Approval of the application would allow the location of residential development directly adjacent to Interstate 95 (less than 13 ft from the right of way line at its closest point). Truck traffic will generate additional noise as vehicles decelerate exiting I-95 at State Road 70. If not already required by existing City development regulations, the City should encourage the developer to protect residents from noise impacts. The closeness of the proposed development to a source of traffic-generated noise is a concern the developer should recognize when design and construction is undertaken. To eliminate the potential noise intrusion into new communities, proper distance relationships need to be applied between residential units and the roadway. For residences, the Department recommends a 400-foot setback from edge of pavement for a multi-lane Interstate roadway. Additionally, to minimize noise intrusion, enhancements such as double-glazed glass windows, sound absorptive insulation, and door treatments that meet HUD specifications should be encouraged.

Response: Acknowledged

St. Lucie County School Board
No Comments Received (Please Contact)

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

O'ROURKE
ENGINEERING & PLANNING

October 10, 2022

Mr. Charles Marshall, P.E.
Marshall Property Services, LLC
4400 East 100 North
Shelbyville, IN 46176

Re: Jenkins Road Multifamily- LUPA

Dear Mr. Marshall:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from General Commercial to Multi -family medium density for the 27.89 acres on Jenkins Road 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 27.89 acres has an existing future land use of General Commercial. Under commercial land use, an FAR of 1.0 is allowed. Applying the 1.0 FAR to 27.89 acres yields 1,214,888 square feet. A worst- case scenario would be retail/commercial such as shopping center.

The proposed future land use is multi- family residential. Under multi-family medium density, a maximum of 12 units per acres is allowed. At 12 units per acre, the project would yield 334 dwelling units. The actual site plan reflects fewer dwelling units. However, the Analysis for comprehensive plans requires the highest allowable density to be considered.

The trip generation associated with each of the potential uses, was calculated using ITE Trip Generation, 11th Edition. **Table 1** summarizes the trip generation and the change in trip generation.

As shown, the change in land use would result in a decrease in 28,227 daily trips, 562 AM peak hour trips and 2,596 PM peak hour trips.

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

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

Conclusion

The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

Susan E. O'Rourke, P.E.
Civil Engineering - Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed:10/10/2022 License #: 42684

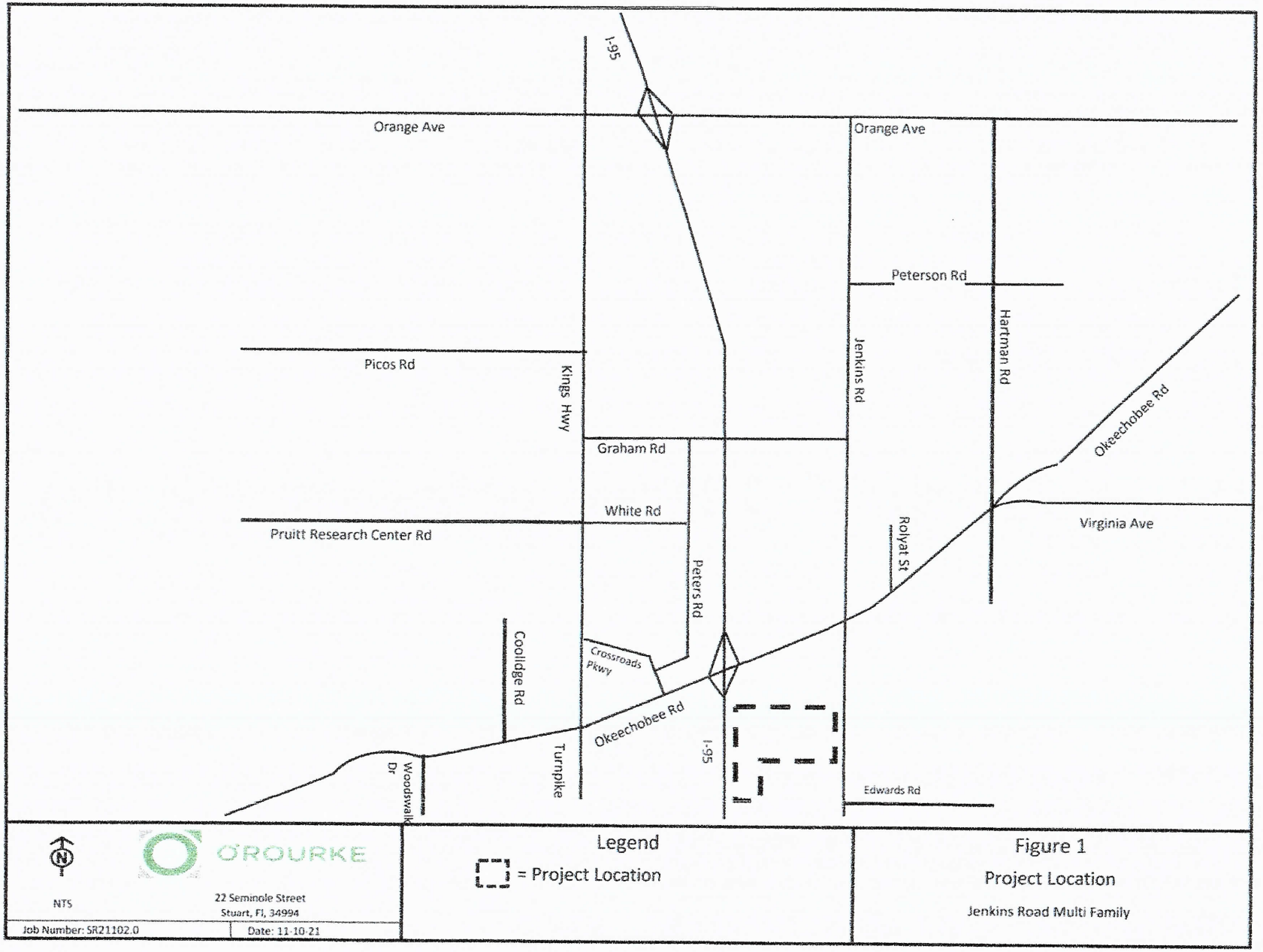

I-95
Orange Ave
Orange Ave
Peterson Rd
Picos Rd
Kings Hwy
Jenkins Rd
Hartman Rd
Graham Rd
Okeechobee Rd
White Rd
Pruitt Research Center Rd
Rolyat St
Virginia Ave
Peters Rd
Coolidge Rd
Crossroads Pkwy
Okeechobee Rd
Turnpike
I-95
Woodswalk Dr
Edwards Rd
NTS
O'ROURKE
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR21102.0
Date: 11-10-21
Legend
= Project Location
Figure 1
Project Location
Jenkins Road Multi Family

Table 1 - Trip Generation

Table 1a: Daily

Future Land Use (FLU)	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	Total
Proposed FLU	Multifamily Housing (Low-Rise)	220	334	DU	T = 6.41(X) + 75.31	50%	50%	1,108	1,108	2,216	-	-	-	0.0%	1,108	1,108	2,216
Existing FLU	Shopping Center	820	1,214,888	Sft	T = 26.11(X) + 5863.73	50%	50%	18,792	18,792	37,584	3,571	3,570	7,141	19.0%	15,221	15,222	30,443
DIFFERENCE								**(17,684)**	**(17,684)**	**(35,368)**	**3,571**	**3,570**	**7,141**	**0.0%**	**(14,113)**	**(14,114)**	**(28,227)**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Future Land Use (FLU)	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	Total
Proposed FLU	Multifamily Housing (Low-Rise)	220	334	DU	T = 0.31(X) + 22.85	24%	76%	30	96	126	-	-	-	0.0%	30	96	126
Existing FLU	Shopping Center	820	1,214,888	Sft	T = 0.59(X) + 133.55	62%	38%	527	323	850	81	81	162	19.0%	446	242	688
DIFFERENCE								**(497)**	**(227)**	**(724)**	**81**	**81**	**162**	**0.0%**	**(416)**	**(146)**	**(562)**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use (FLU)	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	Total
Proposed FLU	Multifamily Housing (Low-Rise)	220	334	DU	T = 0.43(X) + 20.55	63%	37%	103	61	164	-	-	-	0.0%	103	61	164
Existing FLU	Shopping Center	820	1,214,888	Sft	Ln(T) = 0.72Ln(X) + 3.02	48%	52%	1,635	1,772	3,407	323	324	647	19.0%	1,312	1,448	2,760
DIFFERENCE								**(1,532)**	**(1,711)**	**(3,243)**	**323**	**324**	**647**	**0.0%**	**(1,209)**	**(1,387)**	**(2,596)**

Source: ITE 11th Edition Trip Generation Rates

SEE DETAIL "A" ON SHEET 2

FOUND 5/8" IR&C
S0°18'08"E 40.51' (M)
S0°14'22"E 40.50' (D)

FND. PK NAIL IN CUTOUT, NO ID, N.E. CORNER SECTION 25-35-39

(REFERENCE BEARING) N88°55'59"W 1540.25'

CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

POINT OF BEGINING

N88°24'08"W 1555.91' (D)
N88°55'59"W 1555.98' (M)

FND. 4X4 CM (N 0.37', W 0.13')

FND. IRON ROD & CAP

FND. PK NAIL IN A CUT OUT N 0.17, E 0.01,

FND. IRON ROD & CAP "TRAV PT LB 959"

N88°55'59"W 40.01' (M)
N88°24'08"W 40.00' (D)

N09°32'56"E 248.89'

FOUND 5/8" IR

FND. 4X4 CM (BROKEN)

FND 5/8" IRON ROD

S10°04'59"W 88.84' (D)
S9°32'56"W 88.84' (M)

4' CHAIN LINK FENCE

INTERSTATE 95 (I-95)
(PER FDOT RIGHT OF WAY MAP SECTION 94001-2404, DATED 1-25-90)

S4°26'59"W 518.75' (D)
S3°54'52"W 518.75' (C)

SHEET 4

WETLAND 2

TOTAL AREA
1215767 SQ. FT.
27.89 ACRES

NE ¼ SECTION 25
TOWNSHIP 35 SOUTH
RANGE 39 EAST

MATCH LINE A

WETLAND 3

SHEET 3

N0°14'22"W 624.56' (D)
N0°18'08"W 624.75' (M)

JENKINS ROAD
(PER FDOT RIGHT OF WAY MAP SECTION 94631-2604, DATED 2-8-61)

CORNER NOT FOUND OR SET FALLING IN 3 FOOT DEEP WATER REF. CORNERS TO NORTH & SOUTH FOR LOCATION.

WETLAND 1

MATCHLINE B

S88°37'18"E 1283.41' (D)
S89°08'15"E 1283.17' (M)

LOT 9 LOT 10 LOT 11

FOUND 4X4 CM (S 0.27', E 0.08')

SET IRON ROD & CAP "BL LB 6852"

SET 5/8" IR&C "TRAV PT LB 6852"

SMIRNA PENTECOSTAL COUNCIL OF CHURCHES INC.
PARCEL NUMBER
2325-114-0000-000-4

4' HOG WIRE FENCE

BRIARGATE SUBDIVISION
PLAT BOOK 14, PAGE 19

SHEET 5

INTERSTATE 95 (I-95)

S0°26'58"W 695.45' (D)
S0°05'08"W 695.45' (C)

N0°19'41"E 669.97' (D)
N0°15'24"E 669.97' (M)

LOT 8

FND. MAG AND WASHER "G&O LB 3935"

N
W E
S

50 0 50 100
SCALE: 1" = 100'

LOT 7

WOODEN POWER POLE

FND. IRON ROD & CAP "PLS 5209" W 0.38'

S89°22'09"E 328.11' (D)
S89°20'31"E 328.11' (M)

FND. IRON ROD & CAP "CT 4286" (S 0.34', W 0.38')

SET IRON ROD & CAP "BL LB 6852"

WESTSIDE BAPTIST CHURCH FP
PARCEL NUMBER
2325-134-0000-000-6

NE ¼, NE ¼ SECTION LINE

FND. 5/8" IR&C "PLS 5209"

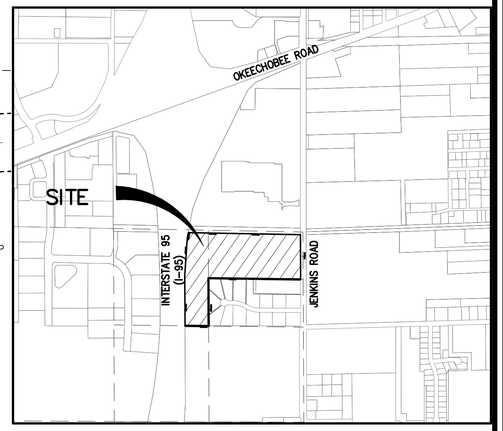
FND. R/R SPIKE IN CUT-OUT

FND. PK&W "PSM 2791"

FND. 5/8" IR&C "PLS 5209"

FND. BENCHMARK "JANE"

FND. 4X4 CM WITH 1/2" IRON ROD CORNER FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION CCR #070833



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF AFORESAID SECTION 25, RUN SOUTH 00°14'22" EAST, 40.50 FEET; THENCE RUN NORTH 88°24'08" WEST, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE FOR JENKINS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'08" WEST, 1,555.91 FEET TO THE EAST RIGHT-OF-WAY LINE FOR INTERSTATE HIGHWAY 95; THENCE RUN SOUTH 10°04'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 88.84 FEET; THENCE RUN SOUTH 04°26'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 518.75 FEET; THENCE SOUTH 00°26'58" WEST, ALONG SAID RIGHT-OF-WAY LINE, 695.45 FEET; THENCE RUN SOUTH 89°22'09" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 328.11 FEET; THENCE RUN NORTH 00°19'41" EAST, 669.97 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE RUN SOUTH 88°37'18" EAST, 1,283.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF JENKINS ROAD; THENCE RUN NORTH 00°14'22" WEST, ALONG SAID RIGHT-OF-WAY LINE, 624.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONSISTING OF 1,215,767 SQUARE FEET OR 27.89 ACRES MORE OR LESS

LINE TYPE LEGEND

- TOP OF BANK
- TOE OF SLOPE
- CLS CLS CLS CLS CENTERLINE OF SWALE
- STORM PIPE

ABBREVIATIONS

SEE SHEET 2 OF 9

SYMBOL LEGEND

- × 15.25 FIELD LOCATED POINT WITH ELEVATION
- 1516 LAUREL OAK TREE (BY OTHERS)
- 1516 LIVE OAK TREE (BY OTHERS)
- 1516 SLASH PINE TREE (BY OTHERS)
- 1516 WAX MYRTLE TREE (BY OTHERS)
- GUY ANCHOR AND WIRE
- WOOD POWER POLE
- 1516 DAHOON HOLLY TREE (BY OTHERS)

CERTIFICATION

- TEG ACQUISITIONS LLC
- SEAGULL TITLE COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- WILLIAM J. SEGAL PA

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (N.A.D. 83/11), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N88°55'59"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER SECTION OF SECTION 25.
2. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
3. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
4. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
5. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
7. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.). ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR AT "Z 525" IS 0.99998756.
8. ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D 88), REFERENCE NATIONAL GEODETIC SURVEY ST LUCIE COUNTY BENCHMARK "Z 525", ELEVATION = 17.78 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.1 FEET.
9. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0167, SUFFIX J, EFFECTIVE DATE FEBRUARY 16, 2012. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
10. ALL TREES AS ILLUSTRATED ON THIS SURVEY WERE SUPPLIED BY CLIENT. SEE SHEET 6 THROUGH 9 FOR DETAILED INFORMATION.
11. THIS SURVEY IS SUPPORTED BY A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. REFERENCE FILE NO. 1062-5405759 DATED MAY 19, 2021 @ 8:00 AM. REFERENCE THE FOLLOWING EXCEPTIONS IN SCHEDULE BII:

9. Ordinance No. I-267 by City of Fort Pierce, Florida recorded in Book 1971, Page 1301. APPLIES TO SUBJECT PARCEL; INCORPORATES PARCEL INTO CITY OF FORT PIERCE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON JULY 29, 2021 THROUGH AUGUST 11, 2021 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED

ELIZABETH A. LINDSAY CERTIFICATE NO. 4724 STATE OF FLORIDA REGISTERED LAND SURVEYOR

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=100'
FIELD BK. SLC 3/AP 20
DRAWN BY JLS/C.R.
CHECKED BY E.A.L.

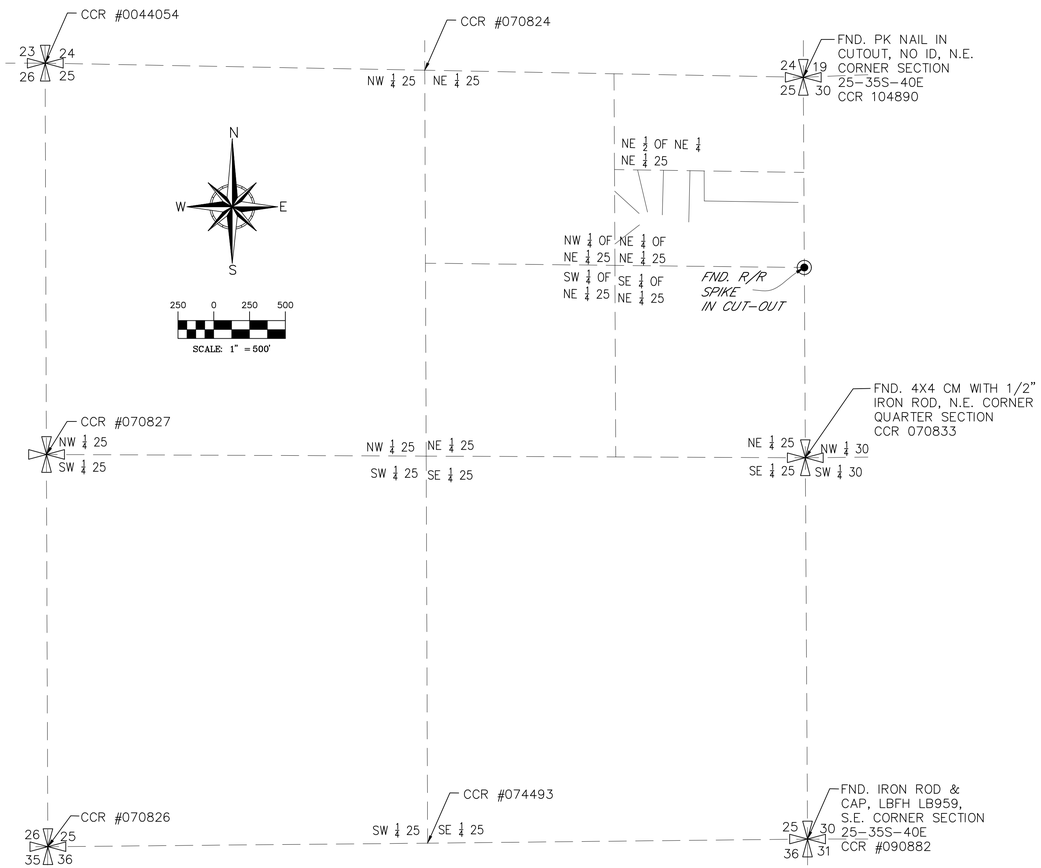
BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

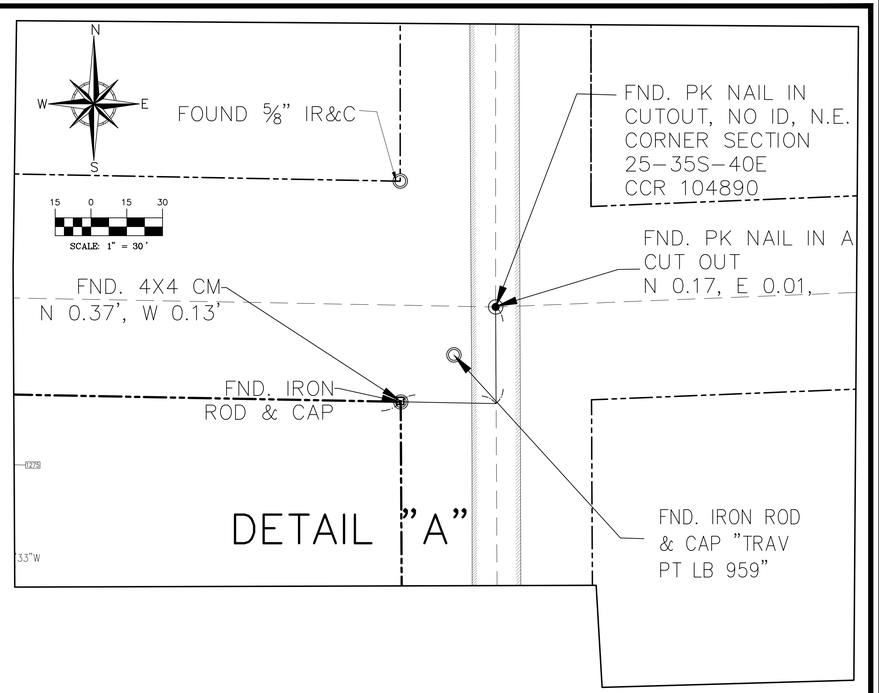
A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA.

SHEET NO. 1
OF 9 SHEETS
PROJECT NO. 21-92

©2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property.dwg 6/27/2022 4:47:56 PM, EWS.TH PDF pub, 1:1, Left JW.PW



SECTION DETAIL



ABBREVIATIONS

BL	BETSY LINDSAY, INC
Δ	CENTRAL (DELTA) ANGLE
CBS	CONCRETE BLOCK STRUCTURE
CCR	CERTIFIED CORNER RECORDS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
EL.	ELEVATION
FND.	FOUND
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
IRC	IRON ROD & CAP
L	LENGTH
LB	LICENSED BUSINESS
MNW	MAG NAIL & WASHER
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
D	DEED
M	MEASURED
C	CALCULATED
FT.	FEET
SEC	SECTION
TWP	TOWNSHIP
RNG	RANGE
SQ. FT.	SQUARE FEET
TRAV	TRAVERSE
R/R	RAILROAD
PK&W	PARKER KALON NAIL & WASHER
ID	IDENTIFICATION

LINE TYPE LEGEND

- TOP OF BANK
- TOE OF SLOPE
- CLS CLS CLS CLS CENTERLINE OF SWALE
- STORM PIPE

SYMBOL LEGEND

- × 15.25 FIELD LOCATED POINT WITH ELEVATION
- 1516 LAUREL OAK TREE (BY OTHERS)
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- 1516 WAX MYRTLE TREE (BY OTHERS)
- GUY ANCHOR AND WIRE
- WOOD POWER POLE
- 1516 DAHOON HOLLY TREE (BY OTHERS)

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE AS SHOWN
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 2
OF 9 SHEETS
PROJECT NO. 21–92

G:\2021\PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property REV 6-27-22.dwg, 6/27/2022 7:54:18 PM, RWL, 1=1, PDF.pc3, 1:1, CalFL2019V

(REFERENCE BEARING)
N88°55'59"W 1540.25'

FOUND 5/8" IR&C

FND. PK NAIL IN
CUTOUT, NO ID, N.E.
CORNER SECTION
25-35S-40E
CCR 104890

DISTRICT

24"CMP
NW END INV.=12.07'
SE END INV.=12.70'

HEADWALL

EXISTING CANAL

TOP OF BERM

FND. 4X4 CM
N 0.37', W 0.13'

24
25
19
30

FND. PK NAIL IN A
CUT OUT
N 0.17, E 0.01,

HEADWALL

N88°56'12"W 1555.98'(M)
N88°24'08"W, 1555.91'(D)

EXISTING BERM

FND. IRON
ROD & CAP

FND. IRON ROD
& CAP "TRAV
PT LB 959"

N1°04'01"E
777.18'

N78°15'35"E
68.90'

N45°08'22"W
25.55'

S37°01'46"E
60.77'

N27°13'40"E
58.35'

N51°36'25"E
34.49'

S7°40'33"W
21.99'

S39°24'43"E
42.99'

N4°22'
65.

S34°13'50"E
56.01'

S26°26'42"E
34.97'

N69°56'11"E
42.66'

S31°47'49"W
25.86'

N89°33'30"W
55.39'

S3°25'24"E
38.37'

WETLAND 3
62,862 SQ. FT
1.443 ACRES

N1°47'36"E
86.92'

N2°47'26"E
46.96'

S44°36'52"W
73.01'

S9°30'42"W
44.30'

N46°18'11"E
55.19'

S23°42'44"W
52.31'

N12°23'21"E
83.46'

S20°59'
72.61'

S39°10'15"W
78.51'

N69°06'27"W
130.13'

N39°33'47"W
41.93'

MATCH LINE A
SEE SHEET 4 OF 7

N0°18'08"W 624.75'(M)
N0°14'22"W, 624.56'(D)

24"CMP
N END INV.=12.69'
S END INV.=13.27'

JENKINS ROAD
(PER FDOT RIGHT OF WAY
MAP SECTION 94631-2604,
DATED 2-8-61)

40'

40'

S88°37'18"E 1283.41'(D)
S89°08'15"E 1283.17'(M)

SET IRON ROD & CAP
"BL LB 6852"

N
W E
S

20 0 20 40
SCALE: 1" = 40'

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

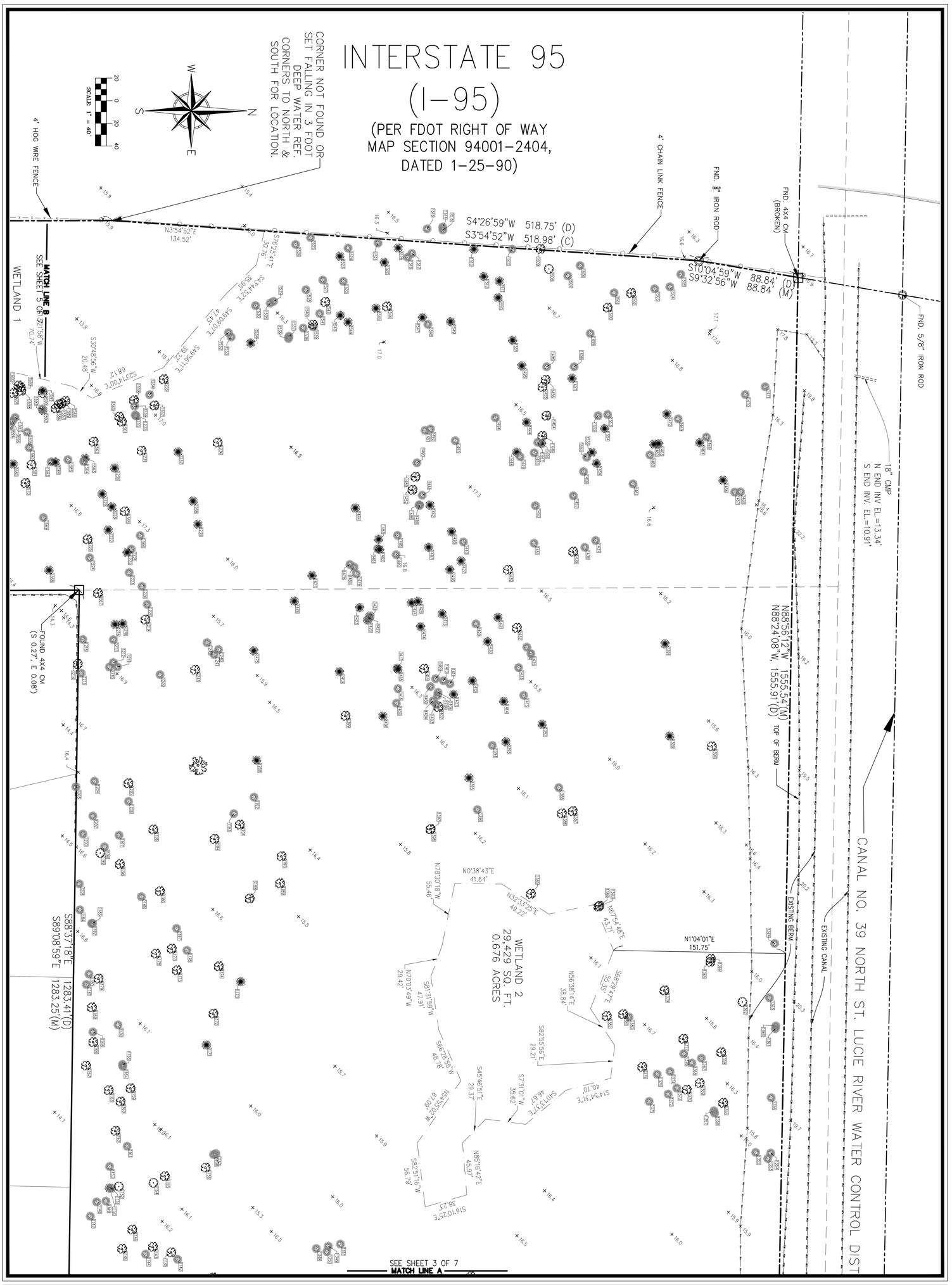
BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 3
OF 9 SHEETS
PROJECT NO. 21-92

S:\2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property.dwg 6/27/2022 1:53:38 PM, DWG To PDF.pc3, 1:1, Left Jr.ctb

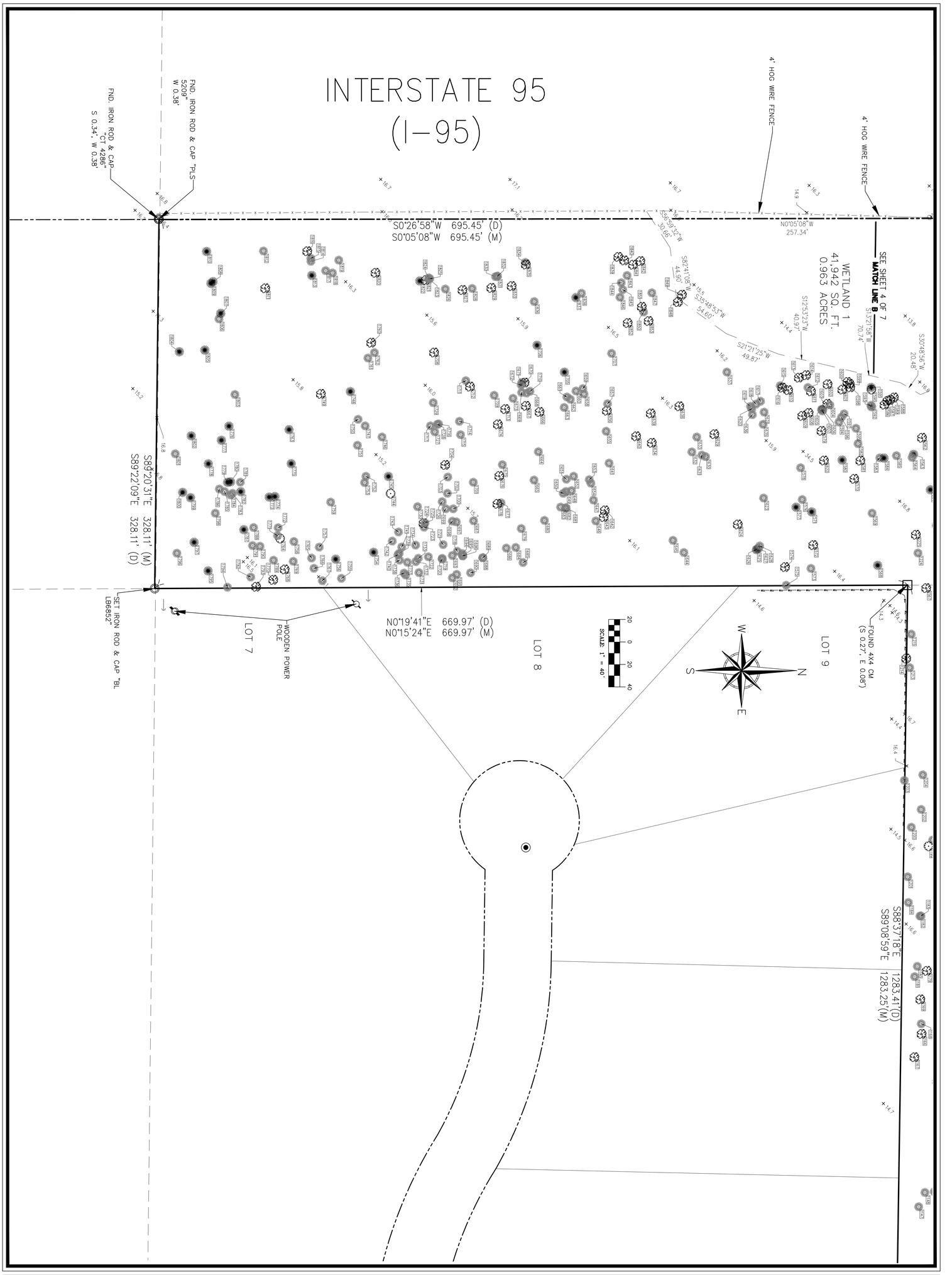
S:\2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property-REV 6-27-22.dwg, 6/27/2022 1:53:23 PM, DWG To PDF.pc3, 1:1, CJR-201BV



SHEET NO. 4 OF 9 SHEETS	A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,	DATE 08/16/2021	BETSY LINDSAY, INC. SURVEYING AND MAPPING
PROJECT NO. 21-92	BOUNDARY SURVEY MARSHALL PROPERTY SERVICES, LLC.	SCALE 1"=40'	7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
		FIELD BK. SLC3/16-17	(772)286-5753 (772)286-5933 FAX
		DRAWN BY J.L.S.C.R.	LICENSED BUSINESS NO. 6852
		CHECKED BY E.A.L.	

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

S:\2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property-REV 6-27-22.dwg, 6/27/2022 1:53:03 PM, DWG To PDF pc3, 1:1, CJR-2018V



A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 5 OF 9 SHEETS

PROJECT NO. 21-92

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SCDNR-17
DRAWN BY JLS/CJR
CHECKED BY EAL

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1090	1118451.134	855812.079	LAUREL OAK/6 in/5
1602	1118323.640	854903.521	LAUREL OAK/5 in/5
1266	1118770.401	856222.314	LAUREL OAK/21 in/5
1778	1117772.645	854974.366	SLASH PINE/15 in/5
1074	1118456.985	855882.506	LAUREL OAK/6 in/5
1586	1118374.233	854921.682	LAUREL OAK/11 in/5 three main
1458	1118839.899	854977.592	CABBAGE PALM/20 ft/4
1086	1118425.223	855850.212	SLASH PINE/16 in/3 lean
1598	1118343.788	854906.271	LAUREL OAK/10 in/5
1094	1118474.261	855832.685	LAUREL OAK/12 in/2 rot two main
1606	1118319.223	854926.033	SLASH PINE/14 in/3 trunk damage
1478	1118633.784	855059.595	CABBAGE PALM/14 ft/5
1084	1118431.931	855862.999	LIVE OAK/7 in/5
1596	1118335.865	854933.076	CABBAGE PALM/18 ft/5
1085	1118418.804	855851.253	LAUREL OAK/39 in/5 clump
1597	1118338.283	854929.890	CABBAGE PALM/14 ft/5
1215	1118398.032	855125.758	CABBAGE PALM/20 ft/5
1727	1117974.023	854945.901	CABBAGE PALM/20 ft/5
1087	1118417.864	855833.356	LAUREL OAK/4 in/5
1599	1118343.282	854903.184	LAUREL OAK/7 in/5
1152	1118429.822	855608.692	LIVE OAK/20 in/3 rot
1664	1118066.293	854963.589	CABBAGE PALM/18 ft/4
1088	1118411.084	855807.807	LAUREL OAK/8 in/5
1600	1118341.215	854901.497	LAUREL OAK/12 in/5
1089	1118435.088	855814.702	SLASH PINE/7 in/5
1601	1118336.751	854908.270	LAUREL OAK/5 in/5
1091	1118445.436	855823.720	LAUREL OAK/13 in/5 two main
1603	1118323.372	854920.907	LAUREL OAK/16 in/5
1092	1118457.611	855823.302	LAUREL OAK/10 in/5 two main
1604	1118325.659	854922.023	CABBAGE PALM/20 ft/5
1093	1118467.777	855834.546	LAUREL OAK/5 in/5
1605	1118318.153	854926.057	CABBAGE PALM/22 ft/5
1095	1118482.237	855821.642	LAUREL OAK/5 in/5
1607	1118318.938	854927.357	CABBAGE PALM/19 in/5
1160	1118431.366	855533.519	LAUREL OAK/13 in/5
1672	1118051.011	854904.337	CABBAGE PALM/20 ft/5
1096	1118482.540	855822.015	LAUREL OAK/5 in/5
1608	1118306.761	854928.980	LAUREL OAK/11 in/5
1161	1118437.168	855573.109	CABBAGE PALM/12 ft/5
1673	1118043.728	854916.104	CABBAGE PALM/18 ft/5
1097	1118472.440	855819.321	LAUREL OAK/8 in/5
1609	1118301.096	854931.599	LAUREL OAK/11 in/5
1098	1118466.216	855802.129	LAUREL OAK/8 in/4
1610	1118288.549	854908.753	LAUREL OAK/15 in/5
1227	1118420.419	855029.155	SLASH PINE/12 in/5
1739	1117942.499	855053.908	CABBAGE PALM/17 ft/5
1099	1118473.904	855800.376	LAUREL OAK/16 in/4
1611	1118308.887	854909.809	LAUREL OAK/8 in/5
1100	1118475.037	855805.057	LAUREL OAK/8 in/5
1612	1118306.067	854906.468	CABBAGE PALM/12 ft/5
1421	1118651.480	855105.222	SLASH PINE/14 in/5
1101	1118487.625	855800.874	LAUREL OAK/7 in/5
1613	1118298.074	854897.660	LAUREL OAK/6 in/5
1422	1118650.777	855107.170	CABBAGE PALM/20 ft/5
1102	1118510.815	855820.115	LAUREL OAK/8 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1614	1118304.512	854895.429	LAUREL OAK/4 in/5
1103	1118521.199	855821.739	LAUREL OAK/7 in/5
1615	1118281.423	854904.917	CABBAGE PALM/14 ft/5
1104	1118510.416	855827.216	LAUREL OAK/8 in/5 two main
1616	1118283.361	854906.557	LAUREL OAK/8 in/5
1105	1118503.599	855837.592	LAUREL OAK/11 in/5 two main
1617	1118263.965	854918.749	CABBAGE PALM/15 ft/5
1106	1118508.605	855844.120	LAUREL OAK/16 in/3 rot
1618	1118259.991	854921.240	CABBAGE PALM/15 ft/5
1107	1118541.181	855811.005	LAUREL OAK/16 in/5
1619	1118254.959	854923.280	CABBAGE PALM/16 ft/5
1108	1118549.662	855810.262	CABBAGE PALM/16 ft/5
1620	1118256.147	854925.481	CABBAGE PALM/13 ft/5
1328	1118727.387	855880.509	CABBAGE PALM/20 ft/5
1329	1118730.351	855887.900	CABBAGE PALM/20 ft/5
1331	1118724.258	855879.410	LAUREL OAK/15 in/5
1336	1118859.476	855805.381	SLASH PINE/13 in/5
1173	1118537.384	855427.814	SLASH PINE/14 in/5
1685	1118052.650	855062.101	CABBAGE PALM/20 ft/5
1109	1118555.184	855813.413	LAUREL OAK/6 in/5
1621	1118267.116	854928.394	CABBAGE PALM/12 ft/5
1180	1118403.425	855421.162	CABBAGE PALM/20 ft/5
1692	1117989.768	855075.682	CABBAGE PALM/23 ft/3 rot
1372	1118914.712	855527.128	CABBAGE PALM/16 ft/5
1398	1118705.125	855293.118	LAUREL OAK/12 in/5 two main
1178	1118462.530	855403.026	LAUREL OAK/40 in/3 rot clump
1690	1118005.962	855071.255	CABBAGE PALM/25 ft/5
1434	1118789.936	855132.608	CABBAGE PALM/16 ft/5
1119	1118446.141	855753.819	CABBAGE PALM/16 in/5
1631	1118211.783	854966.564	CABBAGE PALM/15 ft/5
1183	1118406.714	855376.354	CABBAGE PALM/20 ft/5
1695	1117999.017	855056.051	CABBAGE PALM/15 ft/5
1182	1118405.780	855376.464	CABBAGE PALM/20 ft/5
1694	1117998.722	855054.166	CABBAGE PALM/23 ft/4
1181	1118401.048	855430.314	CABBAGE PALM/25 ft/5
1693	1117989.716	855055.887	CABBAGE PALM/23 ft/4
1179	1118411.997	855425.072	LAUREL OAK/24 in/5
1691	1117993.609	855072.604	CABBAGE PALM/12 ft/5
1049	1118470.126	856077.392	CABBAGE PALM/18 ft/5
1561	1118432.497	854933.473	LAUREL OAK/4 in/5
1177	1118476.577	855398.643	LAUREL OAK/12 in/5
1689	1118016.900	855057.930	CABBAGE PALM/25 ft/5
1001	1118602.163	856361.870	LAUREL OAK/12 in/5
1513	1118743.227	854781.186	SLASH PINE/14 in/5
1133	1118466.605	855722.483	CABBAGE PALM/13 ft/5
1645	1118186.042	855042.386	CABBAGE PALM/15 ft/5
1005	1118571.662	856359.982	CABBAGE PALM/12 ft/5
1517	1118688.426	854785.129	CABBAGE PALM/20 ft/5
1175	1118481.117	855417.695	LAUREL OAK/41 in/3 rot clump
1687	1118008.600	855024.991	CABBAGE PALM/20 ft/5
1047	1118489.796	856075.953	LAUREL OAK/12 in/5
1559	1118443.726	854919.939	CABBAGE PALM/12 ft/5
1240	1118517.745	855134.673	CABBAGE PALM/16 ft/5
1752	1117912.844	854985.470	CABBAGE PALM/20 ft/5
1048	1118475.310	856097.721	LAUREL OAK/13 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1560	1118430.200	854929.040	LAUREL OAK/8 in/5
1134	1118470.707	855723.884	SLASH PINE/12 in/5
1646	1118117.365	855025.137	CABBAGE PALM/16 ft/5
1141	1118476.204	855666.723	LAUREL OAK/13 in/5
1653	1118111.531	854988.453	CABBAGE PALM/18 ft/5
1174	1118518.067	855414.143	LAUREL OAK/41 in/3 rot clump
1686	1118037.763	855049.267	CABBAGE PALM/15 ft/5
1204	1118408.320	855250.887	CABBAGE PALM/15 ft/5
1716	1117977.491	854938.901	CABBAGE PALM/18 ft/5
1308	1118847.263	855974.370	CABBAGE PALM/12 ft/5
1820	1117921.459	854804.464	LAUREL OAK/18 in/5
1309	1118833.361	855973.844	LAUREL OAK/15 in/5
1821	1117966.064	854810.872	LAUREL OAK/17 in/5
1323	1118781.343	855865.332	CABBAGE PALM/18 ft/5
1835	1118055.213	854797.082	LAUREL OAK/12 in/5
1002	1118588.837	856357.132	SLASH PINE/13 in/5
1003	1118590.825	856352.150	LAUREL OAK/12 in/5
1004	1118578.809	856356.601	SLASH PINE/12 in/5
1006	1118557.945	856358.198	SLASH PINE/13 in/5
1007	1118546.966	856356.644	SLASH PINE/12 in/5
1008	1118539.504	856358.663	SLASH PINE/13 in/5
1009	1118535.268	856360.430	SLASH PINE/13 in/5
1010	1118536.176	856360.114	SLASH PINE/12 in/5
1011	1118533.845	856343.635	CABBAGE PALM/15 ft/5
1012	1118478.973	856360.225	LAUREL OAK/12 in/5
1013	1118490.086	856363.467	LAUREL OAK/25 in/5 two main
1014	1118435.097	856356.327	LAUREL OAK/14 in/5
1015	1118426.414	856362.814	LAUREL OAK/12 in/5 two main
1016	1118440.862	856340.547	LAUREL OAK/14 in/5
1017	1118418.794	856299.216	LAUREL OAK/20 in/5
1018	1118487.157	856314.521	LAUREL OAK/25 in/5 two main
1019	1118522.012	856291.119	LAUREL OAK/18 in/5
1020	1118559.040	856265.131	LAUREL OAK/16 in/5
1021	1118573.853	856270.934	LAUREL OAK/14 in/5
1022	1118584.361	856279.824	LAUREL OAK/13 in/5
1023	1118606.887	856268.689	LAUREL OAK/27 in/3 rot clump
1024	1118621.153	856250.292	LAUREL OAK/16 in/5 two main
1025	1118619.475	856250.695	LAUREL OAK/13 in/5 two main
1026	1118627.306	856243.431	LAUREL OAK/13 in/5
1027	1118620.422	856221.301	CABBAGE PALM/14 ft/5
1028	1118578.250	856211.203	LAUREL OAK/14 in/5
1029	1118531.648	856200.595	LAUREL OAK/21 in/4
1030	1118483.553	856190.504	CABBAGE PALM/23 ft/5
1031	1118480.401	856198.568	CABBAGE PALM/21 ft/5
1032	1118472.110	856224.059	LAUREL OAK/19 in/5
1033	1118441.207	856251.419	LAUREL OAK/20 in/5
1034	1118415.603	856204.757	LAUREL OAK/20 in/5 two main
1035	1118394.043	856209.244	LAUREL OAK/14 in/5
1036	1118394.186	856196.081	LAUREL OAK/13 in/5
1037	1118414.399	856187.798	CABBAGE PALM/17 ft/5
1038	1118402.406	856165.694	LAUREL OAK/14 in/5
1039	1118423.019	856153.037	LAUREL OAK/12 in/4
1040	1118423.763	856157.232	LAUREL OAK/28 in/5 clump
1041	1118447.448	856171.826	LAUREL OAK/15 in/5
1042	1118481.289	856169.170	SLASH PINE/14 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1043	1118489.374	856159.631	LAUREL OAK/12 in/5
1044	1118537.093	856178.473	LAUREL OAK/13 in/5
1045	1118548.587	856141.696	CABBAGE PALM/12 ft/5
1046	1118540.658	856097.649	LAUREL OAK/15 in/5 three main
1050	1118458.825	856070.082	CABBAGE PALM/20 ft/3 rot
1051	1118449.423	856070.486	CABBAGE PALM/17 ft/5
1052	1118448.618	856069.884	CABBAGE PALM/22 ft/5
1053	1118418.326	856092.602	SLASH PINE/14 in/5
1054	1118407.055	856081.684	CABBAGE PALM/15 ft/5
1055	1118409.914	856076.245	LAUREL OAK/14 in/5 three main
1056	1118446.246	856036.009	LAUREL OAK/31 in/4
1057	1118416.770	855976.363	LAUREL OAK/16 in/5
1058	1118525.594	855936.601	SLASH PINE/13 in/5
1059	1118529.366	855914.561	LAUREL OAK/12 in/5 two main
1060	1118512.561	855885.456	LAUREL OAK/13 in/5
1061	1118515.135	855884.192	CABBAGE PALM/14 ft/5
1062	1118520.280	855877.638	CABBAGE PALM/16 ft/5
1063	1118514.756	855872.591	LAUREL OAK/12 in/5
1064	1118515.154	855870.341	CABBAGE PALM/17 ft/5
1065	1118506.054	855859.431	CABBAGE PALM/17 ft/5
1066	1118501.695	855867.401	LAUREL OAK/8 in/5
1067	1118494.379	855857.343	LAUREL OAK/6 in/5 two main
1068	1118489.865	855852.167	LAUREL OAK/8 in/5
1069	1118488.053	855879.603	SLASH PINE/10 in/5
1070	1118477.104	855889.160	LAUREL OAK/9 in/5
1071	1118469.979	855886.478	CABBAGE PALM/21 ft/5
1072	1118462.235	855881.921	CABBAGE PALM/19 ft/4
1073	1118457.996	855883.064	CABBAGE PALM/18 ft/5
1075	1118461.194	855886.463	CABBAGE PALM/20 ft/5
1076	1118463.723	855901.662	LAUREL OAK/6 in/5
1077	1118460.376	855896.947	CABBAGE PALM/20 ft/5
1078	1118459.946	855898.748	LIVE OAK/14 in/5
1079	1118459.270	855898.659	LIVE OAK/4 in/5
1080	1118459.473	855897.094	LIVE OAK/7 in/5
1081	1118455.023	855902.133	SLASH PINE/16 in/5
1082	1118449.317	855901.052	LAUREL OAK/4 in/5
1083	1118457.925	855881.131	LAUREL OAK/9 in/5
1110	1118562.590	855825.507	LAUREL OAK/15 in/5
1111	1118566.976	855783.391	LAUREL OAK/14 in/5
1112	1118552.358	855761.155	LAUREL OAK/12 in/5
1113	1118564.670	855731.616	CABBAGE PALM/13 ft/5
1114	1118545.043	855740.182	CABBAGE PALM/17 ft/5
1115	1118544.599	855741.270	CABBAGE PALM/15 ft/5
1116	1118544.249	855750.217	CABBAGE PALM/14 ft/5
1117	1118519.477	855773.181	LAUREL OAK/12 in/5
1118	1118512.422	855759.333	LAUREL OAK/14 in/5
1120	1118450.747	855764.265	LAUREL OAK/13 in/5
1121	1118432.592	855782.236	LAUREL OAK/25 in/3 rot
1122	1118412.638	855757.890	CABBAGE PALM/26 ft/5
1123	1118414.587	855756.800	CABBAGE PALM/22 ft/5
1124	1118407.852	855741.760	LAUREL OAK/14 in/5
1125	1118415.373	855736.687	CABBAGE PALM/14 ft/5
1126	1118402.815	855707.324	LAUREL OAK/16 in/5
1127	1118414.052	855710.548	CABBAGE PALM/25 ft/5
1128	1118414.892	855709.547	SLASH PINE/14 in/5

BETSY LINDSAY, INC.
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LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 6
OF 9 SHEETS
PROJECT NO. 21-92

S:\2021 PROJECTS\21-92 Marshall Property\Aug22 ISE Marshall Property.dRV 6-27-22.dwg, 6/27/2022 4:49:50 PM, JOHNS 1to1PDF.pc3, 1:1, Cutfit (ISO A1)

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1129	1118438.185	855721.926	CABBAGE PALM/22 ft/5
1130	1118414.791	855728.703	CABBAGE PALM/17 ft/5
1131	1118408.432	855732.361	CABBAGE PALM/21 ft/5
1132	1118422.479	855728.442	CABBAGE PALM/26 ft/5
1135	1118471.179	855731.053	CABBAGE PALM/16 ft/5
1136	1118470.352	855742.384	LAUREL OAK/13 in/5
1137	1118503.366	855714.180	LAUREL OAK/24 in/2 rot standing water two main
1138	1118512.883	855688.883	LAUREL OAK/50 in/5 clump
1139	1118533.827	855697.280	LAUREL OAK/15 in/5
1140	1118653.349	856131.299	LAUREL OAK/12 in/5
1142	1118481.629	855672.910	CABBAGE PALM/14 ft/5
1143	1118459.952	855661.786	LAUREL OAK/15 in/5 two main
1144	1118453.381	855668.411	CABBAGE PALM/16 ft/5
1145	1118432.725	855663.540	LAUREL OAK/27 in/4 clump
1146	1118441.743	855646.546	LAUREL OAK/14 in/3 rot two main
1147	1118404.628	855634.927	CABBAGE PALM/25 ft/5
1148	1118410.208	855622.214	CABBAGE PALM/17 ft/4
1149	1118418.442	855621.565	CABBAGE PALM/20 ft/4
1150	1118421.532	855610.089	SLASH PINE/15 in/2 rot
1151	1118423.408	855610.160	CABBAGE PALM/12 ft/5
1153	1118421.624	855590.971	CABBAGE PALM/25 ft/5
1154	1118460.417	855605.427	LIVE OAK/33 in/5 clump
1155	1118470.465	855599.457	LAUREL OAK/22 in/4 clump
1156	1118506.480	855591.853	LAUREL OAK/59 in/3 rot standing water clump
1157	1118515.462	855579.540	CABBAGE PALM/16 ft/5
1158	1118513.339	855580.435	CABBAGE PALM/20 ft/5
1159	1118440.213	855521.869	LAUREL OAK/22 in/4
1162	1118426.888	855559.380	LAUREL OAK/24 in/4 three main
1163	1118420.893	855523.545	LAUREL OAK/14 in/5
1164	1118433.385	855502.731	CABBAGE PALM/20 ft/5
1165	1118433.045	855500.914	CABBAGE PALM/19 ft/5
1166	1118407.299	855481.147	LAUREL OAK/14 in/5
1167	1118400.862	855501.843	LAUREL OAK/15 in/5 two main
1168	1118406.917	855472.251	CABBAGE PALM/18 ft/5
1169	1118406.173	855450.457	LAUREL OAK/15 in/5
1170	1118429.118	855466.017	CABBAGE PALM/21 ft/5
1171	1118507.111	855483.737	SLASH PINE/13 in/5
1172	1118513.358	855455.960	LAUREL OAK/33 in/4 two main
1176	1118489.940	855400.206	CABBAGE PALM/17 ft/5
1184	1118395.493	855364.410	CABBAGE PALM/19 ft/5
1185	1118449.663	855352.849	CABBAGE PALM/21 ft/5
1186	1118466.098	855347.861	LAUREL OAK/12 in/5
1187	1118480.726	855380.820	CABBAGE PALM/19 ft/5
1188	1118545.357	855354.353	LAUREL OAK/13 in/5
1189	1118572.152	855340.989	LAUREL OAK/18 in/5 two main
1190	1118573.515	855317.048	LAUREL OAK/12 in/5
1191	1118536.570	855289.140	LAUREL OAK/26 in/5 two main
1192	1118549.137	855265.012	CABBAGE PALM/20 ft/5
1193	1118531.287	855279.559	CABBAGE PALM/14 ft/4
1194	1118514.361	855301.739	LAUREL OAK/42 in/3 rot standing water three main
1195	1118460.276	855293.427	LAUREL OAK/21 in/2 rot three main
1196	1118430.835	855324.029	LAUREL OAK/25 in/3 rot standing water
1197	1118429.994	855298.598	CABBAGE PALM/15 ft/5
1198	1118417.091	855308.837	CABBAGE PALM/15 ft/5
1199	1118413.458	855314.320	LIVE OAK/14 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1200	1118398.124	855297.500	CABBAGE PALM/18 ft/5
1201	1118394.870	855341.508	CABBAGE PALM/25 ft/1 rot
1202	1118406.867	855281.663	CABBAGE PALM/23 ft/5
1203	1118391.898	855255.793	CABBAGE PALM/14 ft/5
1205	1118438.317	855252.700	LAUREL OAK/25 in/5
1206	1118438.354	855268.687	CABBAGE PALM/13 ft/5
1207	1118499.878	855238.066	MAPLE/13 in/5 clump
1208	1118551.399	855232.440	SLASH PINE/15 in/5
1209	1118466.198	855156.873	CABBAGE PALM/20 ft/5
1210	1118421.516	855150.138	CABBAGE PALM/14 ft/5
1211	1118428.539	855150.000	CABBAGE PALM/14 ft/5
1212	1118424.918	855146.132	CABBAGE PALM/17 ft/5
1213	1118396.647	855155.574	CABBAGE PALM/13 ft/5
1214	1118393.617	855147.310	LAUREL OAK/18 in/5
1216	1118426.533	855112.494	SLASH PINE/15 in/5
1217	1118424.980	855126.013	CABBAGE PALM/20 ft/5
1218	1118433.193	855111.990	SLASH PINE/20 in/4
1219	1118453.353	855108.172	LAUREL OAK/36 in/5 clump
1220	1118454.875	855094.830	CABBAGE PALM/17 ft/5
1221	1118440.811	855046.009	CABBAGE PALM/21 ft/5
1222	1118437.111	855049.091	SLASH PINE/15 in/5
1223	1118438.950	855066.717	CABBAGE PALM/15 ft/5
1224	1118404.012	855053.661	CABBAGE PALM/14 ft/5
1225	1118402.183	855037.309	LAUREL OAK/20 in/4 clump
1226	1118450.221	855078.943	CABBAGE PALM/22 ft/5
1228	1118423.742	855008.763	SLASH PINE/14 in/5
1229	1118415.102	854997.409	SLASH PINE/13 in/5
1230	1118426.087	854974.574	SLASH PINE/13 in/5
1231	1118449.994	854959.016	LAUREL OAK/12 in/5
1232	1118444.981	854928.404	CABBAGE PALM/16 ft/5
1233	1118444.275	854927.701	CABBAGE PALM/15 ft/5
1234	1118456.963	854909.816	CABBAGE PALM/13 ft/5
1235	1118469.406	854895.999	LAUREL OAK/14 in/5
1236	1118517.110	854951.914	LAUREL OAK/13 in/5
1237	1118482.128	854960.262	SLASH PINE/31 in/5 two main
1238	1118495.286	855003.631	SLASH PINE/16 in/5 three main
1239	1118499.602	855024.201	SLASH PINE/13 in/5
1241	1118513.913	855139.112	CABBAGE PALM/14 ft/5
1242	1118507.658	855128.622	CABBAGE PALM/16 ft/5
1243	1118497.117	855152.451	LAUREL OAK/20 in/4
1244	1118634.707	856345.939	LAUREL OAK/15 in/5
1245	1118641.195	856346.615	SLASH PINE/12 in/4
1246	1118653.921	856332.665	CABBAGE PALM/20 ft/5
1247	1118661.255	856332.101	CABBAGE PALM/20 ft/5
1248	1118660.725	856333.388	CABBAGE PALM/17 ft/5
1249	1118663.986	856330.027	CABBAGE PALM/16 ft/5
1250	1118676.838	856330.418	CABBAGE PALM/25 ft/5
1251	1118719.318	856340.047	LAUREL OAK/53 in/4 three main
1252	1118724.286	856347.849	CABBAGE PALM/12 ft/5
1253	1118750.361	856322.851	LAUREL OAK/23 in/3 rot standing water
1254	1118753.004	856340.455	LIVE OAK/14 in/4
1255	1118800.940	856322.915	LAUREL OAK/26 in/3 rot two main
1256	1118800.679	856313.474	LAUREL OAK/20 in/5
1257	1118812.566	856326.083	LIVE OAK/33 in/5 two main
1258	1118818.423	856342.531	LAUREL OAK/20 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1259	1118834.153	856319.687	LIVE OAK/19 in/5
1260	1118849.406	856314.565	LAUREL OAK/21 in/5 two main
1261	1118875.256	856306.776	LAUREL OAK/13 in/5
1262	1118897.220	856292.541	CABBAGE PALM/20 ft/5
1263	1118837.308	856211.747	LAUREL OAK/20 in/5
1264	1118820.763	856194.104	LAUREL OAK/13 in/5
1265	1118775.618	856228.998	SLASH PINE/12 in/5
1267	1118768.136	856231.199	SLASH PINE/14 in/5
1268	1118729.672	856243.673	LAUREL OAK/12 in/5 two main
1269	1118721.431	856231.167	SLASH PINE/12 in/5
1270	1118743.358	856171.201	CABBAGE PALM/20 ft/5
1271	1118813.595	856175.755	SLASH PINE/14 in/5
1272	1118814.147	856184.155	SLASH PINE/18 in/5
1273	1118825.889	856188.151	SLASH PINE/13 in/5
1274	1118827.689	856190.728	SLASH PINE/13 in/5
1275	1118974.141	856193.033	CABBAGE PALM/25 ft/5
1276	1118935.746	856162.840	SLASH PINE/8 in/5
1277	1118914.379	856167.533	SLASH PINE/5 in/5
1278	1118905.180	856164.677	LAUREL OAK/8 in/5
1279	1118907.183	856163.567	LAUREL OAK/6 in/5
1280	1118921.835	856072.564	SLASH PINE/4 in/5
1281	1118906.381	856076.399	SLASH PINE/4 in/5
1282	1118901.090	856083.857	SLASH PINE/21 in/4
1283	1118889.267	856087.947	LAUREL OAK/6 in/5
1284	1118867.585	856108.328	LAUREL OAK/5 in/5
1285	1118873.451	856128.865	SLASH PINE/6 in/5
1286	1118873.696	856120.621	SLASH PINE/5 in/5
1287	1118858.046	856111.174	SLASH PINE/4 in/5
1288	1118852.402	856108.976	SLASH PINE/7 in/5
1289	1118822.694	856096.866	LAUREL OAK/10 in/5
1290	1118706.106	856050.552	LAUREL OAK/6 in/5
1291	1118702.209	856050.593	LAUREL OAK/8 in/5 two main
1292	1118707.473	856047.466	LAUREL OAK/6 in/4 two main
1293	1118701.755	856016.688	SLASH PINE/8 in/5
1294	1118737.334	855997.506	SLASH PINE/4 in/5
1295	1118742.256	855993.074	SLASH PINE/7 in/5
1296	1118752.453	856007.928	SLASH PINE/6 in/5
1297	1118784.131	855995.183	LAUREL OAK/14 in/5
1298	1118797.849	855999.655	CABBAGE PALM/20 ft/5
1299	1118813.998	855990.380	LAUREL OAK/14 in/5
1300	1118811.954	855988.384	CABBAGE PALM/20 ft/5
1301	1118817.453	855987.965	CABBAGE PALM/21 ft/5
1302	1118819.403	855984.894	CABBAGE PALM/20 ft/5
1303	1118820.618	855977.430	CABBAGE PALM/22 ft/1 rot
1304	1118844.573	855957.274	LAUREL OAK/20 in/4
1305	1118854.878	855968.448	CABBAGE PALM/13 ft/5
1306	1118853.124	855971.188	CABBAGE PALM/23 ft/5
1307	1118848.960	855975.385	LAUREL OAK/18 in/5
1310	1118857.291	855961.426	LAUREL OAK/13 in/5
1311	1118907.355	855931.147	DAHOON HOLLY/15 in/4 three main
1312	1118953.723	855840.324	LAUREL OAK/16 in/5
1313	1118962.801	855835.772	CABBAGE PALM/14 ft/5
1314	1118956.945	855789.877	CABBAGE PALM/16 ft/5
1315	1118932.281	855818.136	CABBAGE PALM/17 ft/5
1316	1118883.228	855832.145	CABBAGE PALM/17 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1317	1118873.312	855837.477	LAUREL OAK/12 in/5
1318	1118843.492	855853.968	LAUREL OAK/20 in/5 three main
1319	1118826.295	855850.450	LAUREL OAK/16 in/5
1320	1118797.739	855867.237	LAUREL OAK/17 in/4
1321	1118792.950	855857.792	CABBAGE PALM/18 ft/5
1322	1118773.703	855850.273	LAUREL OAK/21 in/3 rot bark inclusion two main
1324	1118767.037	855871.799	CABBAGE PALM/18 ft/5
1325	1118743.399	855888.665	LAUREL OAK/21 ft/4
1326	1118736.590	855879.819	CABBAGE PALM/15 ft/5
1327	1118734.261	855878.988	CABBAGE PALM/15 ft/5
1330	1118729.206	855880.956	CABBAGE PALM/19 ft/5
1332	1118723.549	855869.800	CABBAGE PALM/12 ft/5
1333	1118751.636	855839.495	LAUREL OAK/17 in/5
1334	1118776.512	855837.795	LAUREL OAK/12 in/5
1335	1118859.158	855803.716	LAUREL OAK/12 in/5
1337	1118868.000	855702.614	LAUREL OAK/17 in/5
1338	1118801.896	855695.330	LAUREL OAK/12 in/5
1339	1118740.592	855687.815	LAUREL OAK/16 in/5
1340	1118736.585	855705.898	LAUREL OAK/13 in/5
1341	1118748.867	855728.727	LAUREL OAK/12 in/5
1342	1118714.996	855689.211	CABBAGE PALM/16 ft/5
1343	1118672.702	855728.747	LAUREL OAK/20 in/5
1344	1118656.389	855779.513	LAUREL OAK/15 in/5
1345	1118649.513	855779.362	CABBAGE PALM/12 ft/5
1346	1118651.143	855780.118	CABBAGE PALM/18 ft/5
1347	1118650.555	855791.232	CABBAGE PALM/17 ft/5
1348	1118604.089	855663.415	CABBAGE PALM/18 ft/5
1349	1118614.710	855661.374	CABBAGE PALM/16 ft/5
1350	1118613.461	855666.099	CABBAGE PALM/16 ft/3 rot
1351	1118625.364	855659.491	CABBAGE PALM/12 ft/5
1352	1118991.904	855578.546	CABBAGE PALM/20 ft/5
1353	1119002.539	855583.922	CABBAGE PALM/20 ft/5
1354	1119005.247	855579.106	CABBAGE PALM/13 ft/5
1355	1118963.274	855534.698	LAUREL OAK/15 in/5
1356	1119005.640	855530.293	CABBAGE PALM/13 ft/5
1357	1118955.080	855541.828	CABBAGE PALM/13 ft/5
1358	1118955.662	855543.944	CABBAGE PALM/14 ft/5
1359	1118961.631	855490.107	LAUREL OAK/23 in/5
1360	1119009.724	855466.961	CABBAGE PALM/25 ft/5
1361	1119009.213	855469.432	CABBAGE PALM/14 ft/5
1362	1118980.272	855445.740	LIVE OAK/22 in/5
1363	1119004.058	855442.008	CABBAGE PALM/20 ft/5
1364	1119008.694	855394.117	CABBAGE PALM/15 ft/5
1365	1118952.199	855410.234	LAUREL OAK/14 in/5
1366	1118952.398	855407.682	LAUREL OAK/15 in/5
1367	1118944.036	855495.388	CABBAGE PALM/16 ft/5
1368	1118935.690	855499.660	CABBAGE PALM/21 ft/5
1369	1118942.651	855517.247	LAUREL OAK/12 in/5
1370	1118931.114	855523.081	LAUREL OAK/18 in/5
1371	1118897.933	855533.538	CABBAGE PALM/13 ft/5
1373	1118922.309	855521.800	CABBAGE PALM/21 ft/5
1374	1118916.390	855507.116	CABBAGE PALM/16 ft/5
1375	1118905.009	855509.634	CABBAGE PALM/15 ft/5
1376	1118891.873	855502.956	LAUREL OAK/35 in/4
1377	1118928.147	855478.247	LAUREL OAK/20 in/5

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA.

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 7
OF 9 SHEETS
PROJECT NO. 21-92

S:\2021 PROJECTS\21-92 Marshall Property\dwg\21-92 Marshall Property.REV 6-27-22.dwg, 6/27/2022 1:50:18 PM, DWG To PDF.pc3, 1:1, CARLSON BW

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1378	1118928.401	855491.494	CABBAGE PALM/20 ft/5
1379	1118911.471	855435.463	LAUREL OAK/20 in/5
1380	1118880.235	855459.096	CABBAGE PALM/12 ft/5
1381	1118874.963	855456.526	LAUREL OAK/22 in/5
1382	1118860.609	855458.116	LAUREL OAK/7 in/5
1383	1118853.157	855361.402	LAUREL OAK/4 in/5
1384	1118854.142	855360.789	LAUREL OAK/6 in/5
1385	1118793.645	855350.208	LAUREL OAK/4 in/5
1386	1118820.979	855279.196	LAUREL OAK/21 in/5
1387	1118830.474	855277.265	LAUREL OAK/23 in/5 two main
1388	1118818.132	855256.590	CABBAGE PALM/21 ft/4
1389	1118916.006	855211.047	SLASH PINE/14 in/5
1390	1118953.325	855220.090	LAUREL OAK/18 in/5
1391	1118911.944	855129.666	SLASH PINE/20 in/5
1392	1118803.447	855200.729	SLASH PINE/13 in/5
1393	1118771.443	855216.124	SLASH PINE/13 in/5
1394	1118759.450	855219.370	CABBAGE PALM/12 ft/5
1395	1118738.866	855248.020	SLASH PINE/12 in/5
1396	1118746.294	855276.033	CABBAGE PALM/14 ft/5
1397	1118704.950	855293.271	LAUREL OAK/10 in/5 two main
1399	1118629.906	855193.049	LAUREL OAK/13 in/5 two main
1400	1118674.817	855182.088	CABBAGE PALM/25 ft/5
1401	1118662.837	855193.458	SLASH PINE/12 in/5
1402	1118711.815	855185.430	LAUREL OAK/12 in/1 rot
1403	1118709.813	855183.203	CABBAGE PALM/25 ft/5
1404	1118707.163	855180.071	CABBAGE PALM/21 ft/5
1405	1118711.081	855175.250	CABBAGE PALM/18 ft/5
1406	1118711.564	855172.489	CABBAGE PALM/21 ft/5
1407	1118725.258	855174.221	SLASH PINE/16 in/5
1408	1118704.816	855167.452	CABBAGE PALM/22 ft/5
1409	1118709.420	855160.479	CABBAGE PALM/20 ft/5
1410	1118716.363	855162.219	CABBAGE PALM/18 ft/5
1411	1118722.060	855165.016	CABBAGE PALM/20 ft/5
1412	1118741.855	855162.324	SLASH PINE/13 in/5
1413	1118787.170	855175.131	CABBAGE PALM/12 ft/5
1414	1118769.484	855180.457	SLASH PINE/12 in/5
1415	1118699.285	855151.539	LAUREL OAK/15 in/1 rot
1416	1118676.187	855169.152	CABBAGE PALM/13 ft/5
1417	1118675.348	855151.096	CABBAGE PALM/14 ft/5
1418	1118676.155	855152.031	SLASH PINE/15 in/5
1419	1118624.479	855154.263	SLASH PINE/16 in/5
1420	1118649.324	855108.649	SLASH PINE/14 in/5
1423	1118642.383	855097.694	SLASH PINE/13 in/5
1424	1118688.111	855093.465	SLASH PINE/12 in/5
1425	1118693.826	855092.213	SLASH PINE/12 in/5
1426	1118721.898	855064.217	SLASH PINE/16 in/5
1427	1118731.856	855056.475	SLASH PINE/12 in/5
1428	1118723.549	855030.769	SLASH PINE/22 in/4 two main
1429	1118745.073	855112.111	CABBAGE PALM/22 ft/5
1430	1118755.215	855127.666	SLASH PINE/16 in/5
1431	1118764.421	855106.305	SLASH PINE/13 in/5
1432	1118781.275	855115.463	LAUREL OAK/15 in/5
1433	1118782.626	855150.626	CABBAGE PALM/14 ft/5
1435	1118793.573	855138.224	CABBAGE PALM/18 ft/5
1436	1118841.127	855044.456	CABBAGE PALM/18 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1437	1118850.613	855038.430	CABBAGE PALM/20 ft/5
1438	1118830.866	855048.192	LAUREL OAK/13 in/5 two main
1439	1118773.324	855064.202	LAUREL OAK/16 in/5
1440	1118674.582	855050.978	CABBAGE PALM/20 ft/5
1441	1118697.623	854998.494	CABBAGE PALM/18 ft/5
1442	1118704.457	855007.249	SLASH PINE/14 in/5
1443	1118733.967	855039.742	CABBAGE PALM/23 ft/5
1444	1118789.619	854934.049	SLASH PINE/15 in/5
1445	1118803.603	854946.097	LAUREL OAK/23 in/3 rot two main
1446	1118803.018	854952.838	SLASH PINE/13 in/5
1447	1118799.609	854951.812	CABBAGE PALM/20 ft/5
1448	1118781.069	854960.515	SLASH PINE/15 in/5
1449	1118783.989	854964.458	CABBAGE PALM/17 ft/5
1450	1118797.493	855007.669	CABBAGE PALM/20 ft/5
1451	1118796.333	855040.821	CABBAGE PALM/14 ft/5
1452	1118689.044	854993.645	LAUREL OAK/17 in/5
1453	1118796.429	854961.099	CABBAGE PALM/20 ft/5
1454	1118807.321	854928.187	LAUREL OAK/13 in/5
1455	1118803.814	854902.834	LAUREL OAK/15 in/4 two main
1456	1118806.609	854896.477	LAUREL OAK/16 in/5 three main
1457	1118831.015	854998.993	CABBAGE PALM/15 ft/5
1459	1118851.409	854970.340	SLASH PINE/13 in/5
1460	1118898.578	854962.881	CABBAGE PALM/19 ft/5
1461	1118883.677	854988.522	CABBAGE PALM/13 ft/5
1462	1118902.108	854953.462	SLASH PINE/14 in/5
1463	1118906.388	854953.001	SLASH PINE/14 in/5
1464	1118942.579	854952.091	SLASH PINE/14 in/5
1465	1118948.390	854947.210	CABBAGE PALM/18 ft/5
1466	1118963.073	854985.225	SLASH PINE/14 in/5
1467	1118973.395	854995.754	CABBAGE PALM/14 ft/5
1468	1118978.495	854995.551	CABBAGE PALM/23 ft/5
1469	1118923.536	854931.097	CABBAGE PALM/16 ft/5
1470	1118982.746	854909.626	CABBAGE PALM/22 ft/5
1471	1119000.317	854902.760	CABBAGE PALM/22 ft/5
1472	1118913.547	854926.878	SLASH PINE/14 in/5
1473	1118715.236	855103.204	SLASH PINE/13 in/5
1474	1118696.194	855114.524	SLASH PINE/14 in/3 trunk damage
1475	1118548.959	855135.827	SLASH PINE/12 in/5
1476	1118584.721	855091.930	SLASH PINE/15 in/5
1477	1118600.352	855069.271	SLASH PINE/13 in/5
1479	1118639.346	855067.811	CABBAGE PALM/18 ft/5
1480	1118637.440	855061.897	CABBAGE PALM/16 ft/5
1481	1118658.252	855045.560	CABBAGE PALM/22 ft/5
1482	1118660.014	855046.386	SLASH PINE/14 in/5
1483	1118659.102	855037.384	SLASH PINE/12 in/5
1484	1118638.540	855009.776	SLASH PINE/12 in/5
1485	1118675.793	855033.914	CABBAGE PALM/18 ft/5
1486	1118694.882	855006.992	CABBAGE PALM/20 ft/5
1487	1118703.248	855044.400	SLASH PINE/13 in/5
1488	1118695.335	855007.451	CABBAGE PALM/20 ft/5
1489	1118691.735	854982.191	LAUREL OAK/36 in/3 rot clump
1490	1118692.953	854969.866	CABBAGE PALM/21 ft/5
1491	1118700.061	854941.256	CABBAGE PALM/15 ft/5
1492	1118704.905	854939.994	CABBAGE PALM/20 ft/5
1493	1118726.717	854950.365	CABBAGE PALM/12 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1494	1118762.156	854930.057	CABBAGE PALM/15 ft/5
1495	1118785.536	854884.334	SLASH PINE/14 in/5
1496	1118807.464	854885.079	CABBAGE PALM/21 ft/4
1497	1118829.799	854895.295	SLASH PINE/22 in/5
1498	1118831.697	854885.135	CABBAGE PALM/18 ft/5
1499	1118845.900	854855.717	CABBAGE PALM/14 ft/5
1500	1118861.284	854832.859	LAUREL OAK/22 in/5
1501	1118867.014	854819.820	CABBAGE PALM/16 ft/5
1502	1118882.114	854819.956	LAUREL OAK/23 ft/3 lean
1503	1118902.789	854816.288	CABBAGE PALM/12 ft/5
1504	1118916.170	854814.537	CABBAGE PALM/12 ft/5
1505	1118925.845	854803.518	CABBAGE PALM/12 ft/5
1506	1118836.989	854795.791	CABBAGE PALM/15 ft/5
1507	1118826.126	854804.764	CABBAGE PALM/17 ft/5
1508	1118809.398	854798.742	LIVE OAK/26 in/5
1509	1118802.110	854780.995	LAUREL OAK/20 in/2 rot
1510	1118776.974	854781.297	CABBAGE PALM/22 ft/5
1511	1118765.618	854809.462	SLASH PINE/14 in/5
1512	1118751.887	854805.410	SLASH PINE/21 in/5 two main
1514	1118715.661	854761.750	CABBAGE PALM/23 ft/5
1515	1118715.841	854764.352	CABBAGE PALM/15 ft/5
1516	1118701.907	854763.406	CABBAGE PALM/21 ft/5
1518	1118684.771	854788.443	CABBAGE PALM/21 ft/5
1519	1118676.381	854780.277	SLASH PINE/15 in/5
1520	1118664.125	854792.956	SLASH PINE/20 in/5
1521	1118658.651	854775.922	CABBAGE PALM/14 ft/5
1522	1118627.840	854809.735	CABBAGE PALM/21 ft/5
1523	1118624.914	854787.634	SLASH PINE/31 in/4
1524	1118632.182	854780.376	CABBAGE PALM/20 ft/5
1525	1118598.959	854771.040	CABBAGE PALM/12 ft/5
1526	1118585.808	854777.136	CABBAGE PALM/12 ft/5
1527	1118609.808	854808.588	CABBAGE PALM/18 ft/5
1528	1118594.942	854817.121	CABBAGE PALM/15 ft/5
1529	1118566.461	854827.357	CABBAGE PALM/15 ft/5
1530	1118550.430	854831.112	CABBAGE PALM/14 ft/5
1531	1118607.946	856013.919	CABBAGE PALM/16 ft/5
1532	1118526.610	854855.010	CABBAGE PALM/17 ft/5
1533	1118528.923	854858.842	CABBAGE PALM/ 18 ft/5
1534	1118546.221	854864.114	SLASH PINE/15 in/5
1535	1118563.448	854828.944	CABBAGE PALM/14 ft/5
1536	1118579.519	854860.196	CABBAGE PALM/21 ft/5
1537	1118580.029	854858.162	CABBAGE PALM/14 ft/5
1538	1118592.549	854851.043	CABBAGE PALM/24 ft/5
1539	1118601.184	854849.854	CABBAGE PALM/24 ft/5
1540	1118601.267	854847.873	LAUREL OAK/17 in/5
1541	1118607.113	854838.147	CABBAGE PALM/12 ft/5
1542	1118612.117	854827.796	LAUREL OAK/13 in/5
1543	1118625.340	854839.768	SLASH PINE/12 in/5
1544	1118632.086	854845.707	SLASH PINE/12 in/5
1545	1118656.808	854833.509	SLASH PINE/14 in/5
1546	1118666.487	854831.777	LAUREL OAK/12 in/5 two main
1547	1118697.837	854841.690	SLASH PINE/16 in/5
1548	1118702.619	854847.626	CABBAGE PALM/16 ft/5
1549	1118722.692	854845.325	SLASH PINE/14 in/5
1550	1118764.591	854824.159	SLASH PINE/16 in/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1551	1118777.407	854861.753	SLASH PINE/20 in/5
1552	1118852.870	854928.272	CABBAGE PALM/18 ft/5
1553	1118861.204	854927.211	CABBAGE PALM/13 ft/5
1554	1118858.564	854939.663	SLASH PINE/19 in/5
1555	1118842.776	854964.958	CABBAGE PALM/12 ft/5
1556	1118847.459	854960.701	SLASH PINE/23 in/5
1557	1118461.294	854919.158	LAUREL OAK/11 in/5
1558	1118443.191	854914.529	LAUREL OAK/7 in/5
1562	1118407.637	854951.099	LAUREL OAK/20 in/5
1563	1118400.108	854965.913	SLASH PINE/14 in/5
1564	1118398.760	854968.660	CABBAGE PALM/21 ft/5
1565	1118435.211	855012.670	LAUREL OAK/12 in/5
1566	1118448.664	855034.132	CABBAGE PALM/25 ft/5
1567	1118411.380	855084.748	LAUREL OAK/13 in/5 two main
1568	1118368.171	855064.606	SLASH PINE/23 in/5
1569	1118363.214	855018.223	CABBAGE PALM/19 ft/5
1570	1118347.387	854987.614	LAUREL OAK/12 in/5 two main
1571	1118309.460	855017.096	SLASH PINE/16 in/5
1572	1118310.830	855046.536	LAUREL OAK/13 in/5
1573	1118308.816	855067.351	CABBAGE PALM/15 ft/5
1574	1118285.760	855066.037	LAUREL OAK/12 in/5
1575	1118286.809	855082.355	CABBAGE PALM/17 ft/5
1576	1118301.023	855006.119	CABBAGE PALM/22 ft/5
1577	1118295.527	855012.938	SLASH PINE/15 in/5
1578	1118299.579	854977.855	CABBAGE PALM/18 ft/5
1579	1118318.218	854944.979	LAUREL OAK/12 in/5
1580	1118336.542	854970.993	SLASH PINE/19 in/5 two main
1581	1118352.799	854971.464	LAUREL OAK/12 in/5
1582	1118350.691	854956.439	CABBAGE PALM/18 ft/5
1583	1118370.066	854969.073	CABBAGE PALM/20 ft/5
1584	1118373.826	854969.235	SLASH PINE/17 in/5
1585	1118384.846	854967.094	CABBAGE PALM/24 ft/5
1587	1118376.872	854918.188	LAUREL OAK/6 in/5 two main
1588	1118382.613	854915.239	LAUREL OAK/12 in/5 two main
1589	1118379.257	854917.417	LAUREL OAK/5 in/5
1590	1118362.642	854908.285	LIVE OAK/7 in/5
1591	1118362.434	854906.404	SLASH PINE/16 in/5
1592	1118362.777	854923.560	SLASH PINE/12 ft/5
1593	1118362.122	854922.338	CABBAGE PALM/27 ft/5
1594	1118333.665	854937.222	CABBAGE PALM/19 ft/5
1595	1118348.820	854942.788	CABBAGE PALM/18 ft/5
1622	1118320.402	854971.322	LAUREL OAK/22 in/5
1623	1118266.640	855004.759	CABBAGE PALM/17 ft/5
1624	1118243.749	855028.162	LAUREL OAK/20 in/5 two main
1625	1118260.139	855050.812	CABBAGE PALM/17 ft/5
1626	1118260.401	855050.358	CABBAGE PALM/18 ft/5
1627	1118261.822	855049.683	SLASH PINE/32 in/5
1628	1118263.197	855047.381	CABBAGE PALM/20 ft/5
1629	1118222.906	854947.887	LAUREL OAK/29 in/5
1630	1118215.021	854967.972	CABBAGE PALM/13 ft/5
1632	1118202.836	854963.755	CABBAGE PALM/12 ft/5
1633	1118207.192	854950.509	CABBAGE PALM/14 ft/5
1634	1118167.204	854955.598	LAUREL OAK/19 in/3 rot four main
1635	1118266.263	854939.201	CABBAGE PALM/14 ft/5
1636	1118256.717	854930.650	CABBAGE PALM/15 ft/5

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 8
OF 9 SHEETS
PROJECT NO. 21-92

5/2021 PROJECTS\21-92 Marshall Property\Proj21-92 Marshall Property.RTV 6/27/2022 1:59:33 PM, 20W3 To PDF.pc3, 1:1, CoRJ2018V

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1637	1118233.964	854892.788	CABBAGE PALM/13 ft/5
1638	1118191.709	854923.108	LAUREL OAK/24 in/5 two main
1639	1118166.339	854929.457	LAUREL OAK/12 in/5
1640	1118153.290	854949.751	LAUREL OAK/16 in/5
1641	1118129.156	854973.747	CABBAGE PALM/20 ft/5
1642	1118125.405	855015.672	LAUREL OAK/26 in/5
1643	1118124.462	855021.576	LAUREL OAK/14 in/3 rot
1644	1118195.743	855053.234	CABBAGE PALM/15 ft/5
1647	1118115.305	855006.630	CABBAGE PALM/22 ft/5
1648	1118095.753	854998.145	CABBAGE PALM/20 ft/5
1649	1118090.825	854998.965	CABBAGE PALM/25 ft/5
1650	1118088.458	855000.605	CABBAGE PALM/17 ft/5
1651	1118091.178	854988.072	CABBAGE PALM/14 ft/5
1652	1118097.653	854985.406	CABBAGE PALM/20 ft/5
1654	1118113.007	854991.570	CABBAGE PALM/18 ft/5
1655	1118126.586	854945.378	CABBAGE PALM/16 ft/5
1656	1118127.292	854927.006	LAUREL OAK/12 in/5
1657	1118127.830	854920.960	CABBAGE PALM/13 ft/5
1658	1118106.883	854912.220	CABBAGE PALM/20 ft/5
1659	1118105.833	854907.443	CABBAGE PALM/22 ft/5
1660	1118099.731	854909.594	CABBAGE PALM/21 ft/5
1661	1118091.632	854914.917	CABBAGE PALM/25 ft/5
1662	1118094.727	854916.987	CABBAGE PALM/25 ft/4
1663	1118089.250	854924.249	CABBAGE PALM/19 ft/4
1665	1118062.399	854988.783	CABBAGE PALM/21 ft/5
1666	1118067.393	854928.146	LAUREL OAK/14 in/5
1667	1118055.238	854922.714	LAUREL OAK/14 ft/5
1668	1118055.820	854911.488	CABBAGE PALM/21 ft/5
1669	1118051.371	854910.901	CABBAGE PALM/21 ft/5
1670	1118054.055	854902.061	LAUREL OAK/15 in/5
1671	1118051.694	854902.208	SLASH PINE/12 in/5
1674	1118030.239	854939.136	LAUREL OAK/12 in/5
1675	1118034.251	854975.092	CABBAGE PALM/20 ft/5
1676	1118031.552	854985.089	LAUREL OAK/12 in/5
1677	1118033.099	855009.078	CABBAGE PALM/17 ft/5
1678	1118029.898	855009.822	LAUREL OAK/14 in/5
1679	1118051.041	855031.882	CABBAGE PALM/25 ft/5
1680	1118071.672	855024.645	CABBAGE PALM/16 ft/5
1681	1118091.039	855013.727	CABBAGE PALM/20 ft/5
1682	1118090.501	855013.354	CABBAGE PALM/21 ft/5
1683	1118086.053	855012.817	CABBAGE PALM/13 ft/5
1684	1118046.100	855048.692	CABBAGE PALM/21 ft/5
1688	1118016.818	855057.751	CABBAGE PALM/25 ft/5
1696	1117999.025	855056.259	CABBAGE PALM/24 ft/5
1697	1117993.272	855025.957	CABBAGE PALM/21 ft/5
1698	1117989.735	855025.370	CABBAGE PALM/18 ft/5
1699	1117983.983	855014.350	CABBAGE PALM/21 ft/5
1700	1117990.528	855014.366	CABBAGE PALM/14 ft/5
1701	1118008.383	854990.732	CABBAGE PALM/16 ft/5
1702	1117985.345	855000.580	CABBAGE PALM/20 ft/5
1703	1117985.718	854986.084	CABBAGE PALM/24 ft/5
1704	1117983.442	854975.264	LAUREL OAK/13 in/5
1705	1118089.447	854892.875	SLASH PINE/26 in/5 two main
1706	1118065.114	854868.955	SLASH PINE/13 in/5
1707	1118131.421	854876.155	CABBAGE PALM/20 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1708	1117973.514	854875.304	LAUREL OAK/14 in/5
1709	1118026.943	854913.429	CABBAGE PALM/18 ft/5
1710	1118058.836	854909.802	CABBAGE PALM/14 ft/5
1711	1118001.755	854900.445	CABBAGE PALM/21 ft/5
1712	1118005.495	854905.635	LAUREL OAK/14 in/4
1713	1118036.787	854925.605	LAUREL OAK/16 in/4 two main
1714	1117996.043	854936.583	CABBAGE PALM/15 ft/5
1715	1117997.035	854948.448	CABBAGE PALM/13 ft/5
1717	1117970.274	854940.622	CABBAGE PALM/18 ft/5
1718	1117994.193	855052.143	CABBAGE PALM/20 ft/4
1719	1117980.701	855058.426	CABBAGE PALM/21 ft/5
1720	1117980.675	855059.082	CABBAGE PALM/25 ft/5
1721	1117981.584	855046.167	CABBAGE PALM/22 ft/5
1722	1117968.396	855057.032	CABBAGE PALM/23 ft/5
1723	1117964.633	855030.713	CABBAGE PALM/25 ft/5
1724	1117964.123	855027.032	LAUREL OAK/17 in/5
1725	1117965.449	855026.941	CABBAGE PALM/20 ft/5
1726	1117980.697	855007.980	CABBAGE PALM/21 ft/4
1728	1117976.399	854939.198	CABBAGE PALM/21 ft/5
1729	1117972.738	854919.992	CABBAGE PALM/14 ft/5
1730	1117958.783	855012.448	CABBAGE PALM/21 ft/5
1731	1117960.002	855071.039	CABBAGE PALM/20 ft/5
1732	1117957.287	855061.310	CABBAGE PALM/22 ft/5
1733	1117959.490	855058.334	CABBAGE PALM/27 ft/5
1734	1117957.061	855046.647	CABBAGE PALM/20 ft/5
1735	1117948.184	855073.225	CABBAGE PALM/21 ft/5
1736	1117946.809	855071.471	CABBAGE PALM/23 ft/5
1737	1117949.691	855061.903	CABBAGE PALM/20 ft/5
1738	1117942.733	855060.004	CABBAGE PALM/25 ft/5
1740	1117941.349	855055.173	CABBAGE PALM/26 ft/5
1741	1117944.699	855048.285	CABBAGE PALM/24 ft/5
1742	1117936.328	855043.073	CABBAGE PALM/18 ft/5
1743	1117941.857	855034.986	CABBAGE PALM/18 ft/5
1744	1117934.854	855000.807	LIVE OAK/40 in/4
1745	1117932.873	854985.570	SLASH PINE/13 in/5
1746	1117927.159	854950.481	CABBAGE PALM/20 ft/5
1747	1117912.168	854940.597	CABBAGE PALM/22 ft/5
1748	1117899.034	854910.110	SLASH PINE/13 in/5
1749	1117872.817	854912.077	LAUREL OAK/12 in/5 two main
1750	1117905.893	854934.812	CABBAGE PALM/19 ft/5
1751	1117905.302	854957.849	CABBAGE PALM/21 ft/5
1753	1117911.644	854991.014	CABBAGE PALM/22 ft/5
1754	1117919.671	855053.006	SLASH PINE/12 in/5
1755	1117891.033	855076.160	CABBAGE PALM/21 ft/5
1756	1117885.946	855059.126	SLASH PINE/16 in/5
1757	1117871.312	855048.422	CABBAGE PALM/21 ft/4
1758	1117848.777	855043.434	CABBAGE PALM/20 ft/5
1759	1117881.490	855008.390	CABBAGE PALM/16 ft/5
1760	1117917.603	854866.569	LAUREL OAK/12 in/5
1761	1117914.662	854880.281	CABBAGE PALM/17 ft/5
1762	1117920.422	854875.479	CABBAGE PALM/16 ft/5
1763	1117844.456	854943.938	SLASH PINE/22 in/5
1764	1117836.505	855040.754	LIVE OAK/20 in/5
1765	1117864.504	855058.125	CABBAGE PALM/22 ft/5
1766	1117866.623	855067.279	CABBAGE PALM/21 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1767	1117874.094	855078.304	CABBAGE PALM/21 ft/5
1768	1117840.595	855068.167	LAUREL OAK/14 in/5
1769	1117848.200	855061.067	CABBAGE PALM/23 ft/5
1770	1117830.433	855077.402	LAUREL OAK/13 in/5
1771	1117834.207	855038.191	CABBAGE PALM/13 ft/5
1772	1117834.740	855031.152	CABBAGE PALM/15 ft/5
1773	1117826.805	855003.919	SLASH PINE/15 in/5
1774	1117831.858	855003.446	SLASH PINE/15 in/5
1775	1117846.386	854974.190	SLASH PINE/14 in/5
1776	1117791.000	854940.889	SLASH PINE/15 in/5
1777	1117784.296	854953.395	SLASH PINE/14 in/5
1779	1117789.751	854990.821	SLASH PINE/12 in/5
1780	1117792.418	854990.321	SLASH PINE/13 in/5
1781	1117801.110	854990.699	CABBAGE PALM/14 ft/5
1782	1117801.456	854999.127	SLASH PINE/19 in/5 two main
1783	1117794.186	855000.586	CABBAGE PALM/18 ft/5
1784	1117792.445	855002.084	CABBAGE PALM/14 ft/5
1785	1117787.097	854999.027	CABBAGE PALM/16 ft/5
1786	1117782.465	854996.753	CABBAGE PALM/21 ft/5
1787	1117804.182	855032.881	SLASH PINE/13 in/5
1788	1117812.910	855031.006	CABBAGE PALM/19 ft/5
1789	1117830.658	855060.079	CABBAGE PALM/22 ft/5
1790	1117818.637	855047.643	CABBAGE PALM/22 ft/5
1791	1117811.913	855047.041	CABBAGE PALM/17 ft/5
1792	1117810.365	855075.031	CABBAGE PALM/20 ft/5
1793	1117815.200	855083.546	LAUREL OAK/12 in/5 two main
1794	1117789.654	855084.114	CABBAGE PALM/25 ft/5
1795	1117772.404	855069.513	SLASH PINE/21 in/5
1796	1117744.654	855053.836	CABBAGE PALM/21 ft/5
1797	1117759.945	855044.101	SLASH PINE/20 in/5
1798	1117778.855	855018.245	CABBAGE PALM/22 ft/5
1799	1117756.778	855004.454	SLASH PINE/15 in/5
1800	1117749.800	854999.751	SLASH PINE/14 in/5
1801	1117743.236	854965.433	CABBAGE PALM/19 ft/5
1802	1117757.448	854949.447	SLASH PINE/13 in/5
1803	1117796.282	854912.714	CABBAGE PALM/23 ft/3 rot
1804	1117746.895	854874.688	SLASH PINE/13 in/5
1805	1117769.488	854873.219	SLASH PINE/12 in/5
1806	1117782.104	854845.490	CABBAGE PALM/18 ft/5
1807	1117783.664	854840.537	SLASH PINE/14 in/5
1808	1117776.822	854812.322	SLASH PINE/15 in/5
1809	1117774.923	854813.904	SLASH PINE/14 in/5
1810	1117771.130	854785.554	SLASH PINE/23 in/5
1811	1117823.270	854818.176	LAUREL OAK/13 in/5
1812	1117821.652	854785.099	CABBAGE PALM/16 ft/5
1813	1117864.663	854806.848	SLASH PINE/16 in/5 two main
1814	1117863.933	854794.290	CABBAGE PALM/17 ft/5
1815	1117863.845	854791.558	CABBAGE PALM/19 ft/5
1816	1117860.690	854785.236	LAUREL OAK/16 in/5
1817	1117876.984	854802.604	CABBAGE PALM/18 ft/5
1818	1117883.103	854804.650	CABBAGE PALM/14 ft/5
1819	1117888.680	854793.263	CABBAGE PALM/19 ft/5
1822	1117960.785	854811.747	SLASH PINE/13 in/5
1823	1117968.521	854810.062	CABBAGE PALM/14 ft/5
1824	1117968.899	854809.021	CABBAGE PALM/13 ft/5

TREE TABLE FROM OTHERS			
Point #	Northing	Easting	SPECIES/SIZE/HEALTH NOTE
1825	1117969.691	854809.815	CABBAGE PALM/18 ft/5
1826	1117983.489	854818.903	CABBAGE PALM/13 ft/5
1827	1117998.816	854819.730	LAUREL OAK/13 in/5
1828	1118007.359	854818.437	CABBAGE PALM/13 in/5
1829	1118024.469	854817.860	LAUREL OAK/25 in/5
1830	1118028.193	854807.946	CABBAGE PALM/20 ft/5
1831	1118029.611	854807.623	CABBAGE PALM/17 ft/5
1832	1118029.924	854807.471	CABBAGE PALM/20 ft/5
1833	1118042.531	854816.213	LAUREL OAK/20 in/5
1834	1118054.751	854795.261	CABBAGE PALM/12 ft/5
1836	1118062.585	854830.102	CABBAGE PALM/14 ft/5
1837	1118099.659	854826.550	SLASH PINE/15 in/5
1838	1118104.639	854822.707	CABBAGE PALM/17 ft/5
1839	1118137.423	854790.271	LAUREL OAK/18 in/5
1840	1118142.749	854793.392	LAUREL OAK/22 in/5
1841	1118150.485	854797.232	LAUREL OAK/16 in/5
1842	1118157.052	854794.005	LAUREL OAK/5 in/5
1843	1118145.210	854806.887	CABBAGE PALM/22 ft/5
1844	1118140.038	854813.340	CABBAGE PALM/19 ft/4 rot
1845	1118141.355	854819.498	CABBAGE PALM/16 ft/5
1846	1118138.882	854826.200	CABBAGE PALM/14 ft/5
1847	1118167.251	854822.309	CABBAGE PALM/12 ft/5
1848	1118190.451	854830.419	LAUREL OAK/4 in/5
1849	1118194.039	854823.933	LAUREL OAK/7 in/5
1850	1118159.920	854839.364	CABBAGE PALM/22 ft/5
1851	1118158.358	854834.691	LAUREL OAK/13 in/1 rot and growing to ground
1852	1118145.804	854849.064	LAUREL OAK/15 in/5
1853	1118164.372	854847.277	LAUREL OAK/23 in/5

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/30/21	LEGAL DESCRIPTION
3/23/22	ADD TREES FROM OTHERS
6/27/22	REPLACE ALL TREES

DATE 08/16/2021
SCALE 1"=40'
FIELD BK. SLC3/16-17
DRAWN BY J.L.S/C.R.
CHECKED BY E.A.L.

A 27.89 ACRE PARCEL OF LAND IN THE NE 1/4 OF SEC 25, TWP 35 S, RNG 39 E, ST. LUCIE COUNTY, FLORIDA,

BOUNDARY SURVEY

MARSHALL PROPERTY SERVICES, LLC.

SHEET NO. 9
OF 9 SHEETS
PROJECT NO. 21-92

S:\2021 PROJECTS\21-92 Marshall Property\Dwg\21-92 Marshall Property.dwg, 6/27/2022 1:49:50 PM, DWG To PDF.pc3, 1:1, CARLSON BW

Planning Board **7. e.**

Meeting Date: 11/14/2022

Re: Rezoning - Allegra at Fort Pierce - Parcel IDs: 2419-111-0002-000-7 & 2419-113-0001-000-6

Information

SUBJECT:

Zoning Atlas Map Amendment - Allegra at Fort Pierce - Parcel IDs: 2419-111-0002-000-7 and 2419-113-0001-000-6

SUMMARY:

The applicant is requesting the review and approval of a Rezoning from C-3, General Commercial, to R-4, Medium Density Residential

RECOMMENDATION:

The requested Application for Zoning Atlas Map Amendment meet the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from C-3, General Commercial, to R-4, Medium Density Residential.

ALTERNATIVES:

- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 11/07/2022 10:59 AM

Final Approval Date: 11/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Allegra Residential- Rezoning - 22-06000004**
3000 Virginia Ave

BOARD DATE: November 14, 2022

STAFF REPORT

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

Representative: Rebecca Grohall, AICP; MBV Engineering
1835 20th Street
Vero Beach, FL 34960

Applicant's Request: Approval of a Rezoning from C-3, General Commercial, to R-4, Medium Density Residential.

Location(s): 3000 Virginia Ave (approx.)

Parcel ID: 2419-111-0002-000-7 & 2419-113-0001-000-6

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	GC (SLC)/RM-5 (SLC)	RS-3 (SLC)	C-3 (FP)

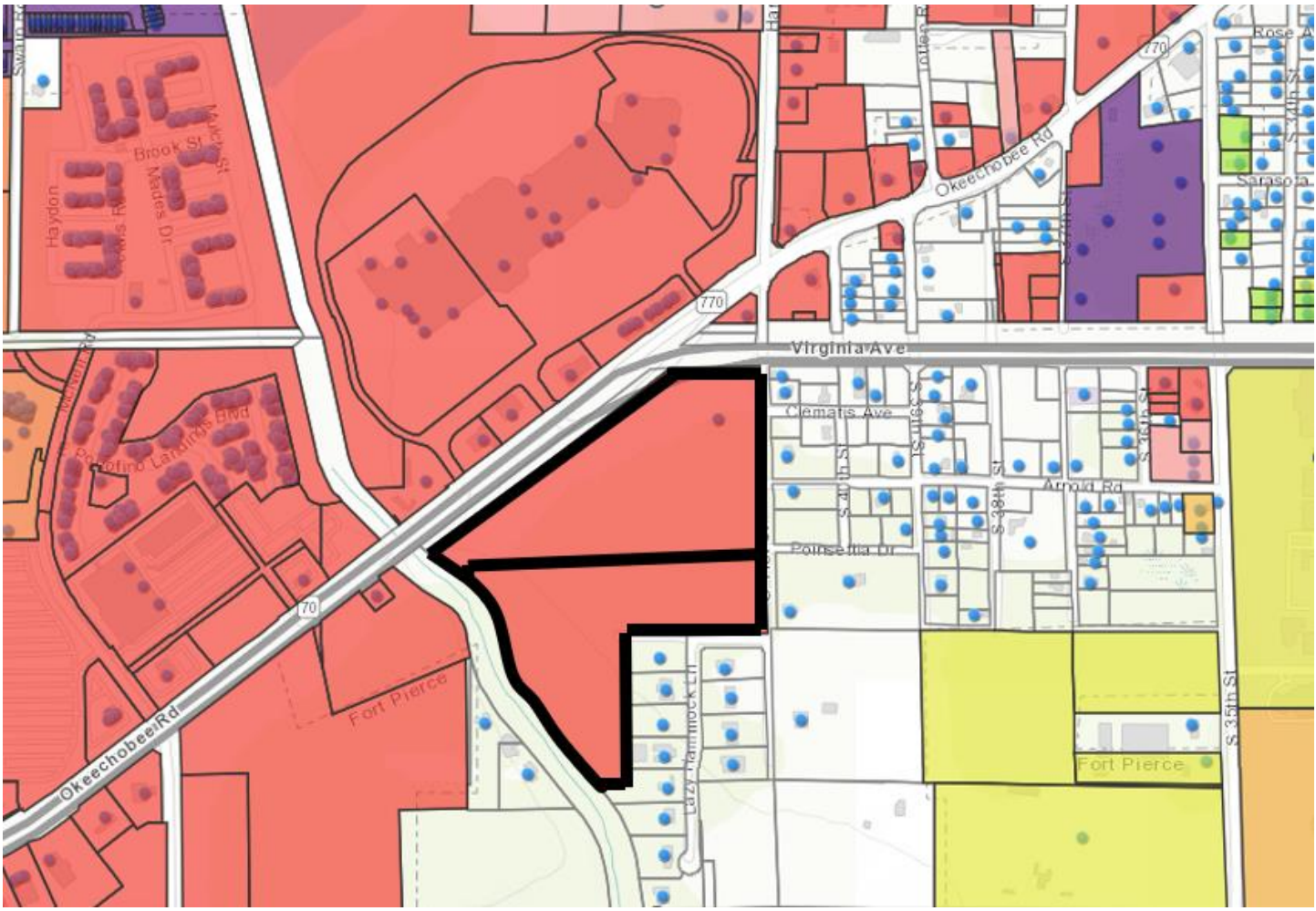
Utilities: FPUA

Staff Analysis:

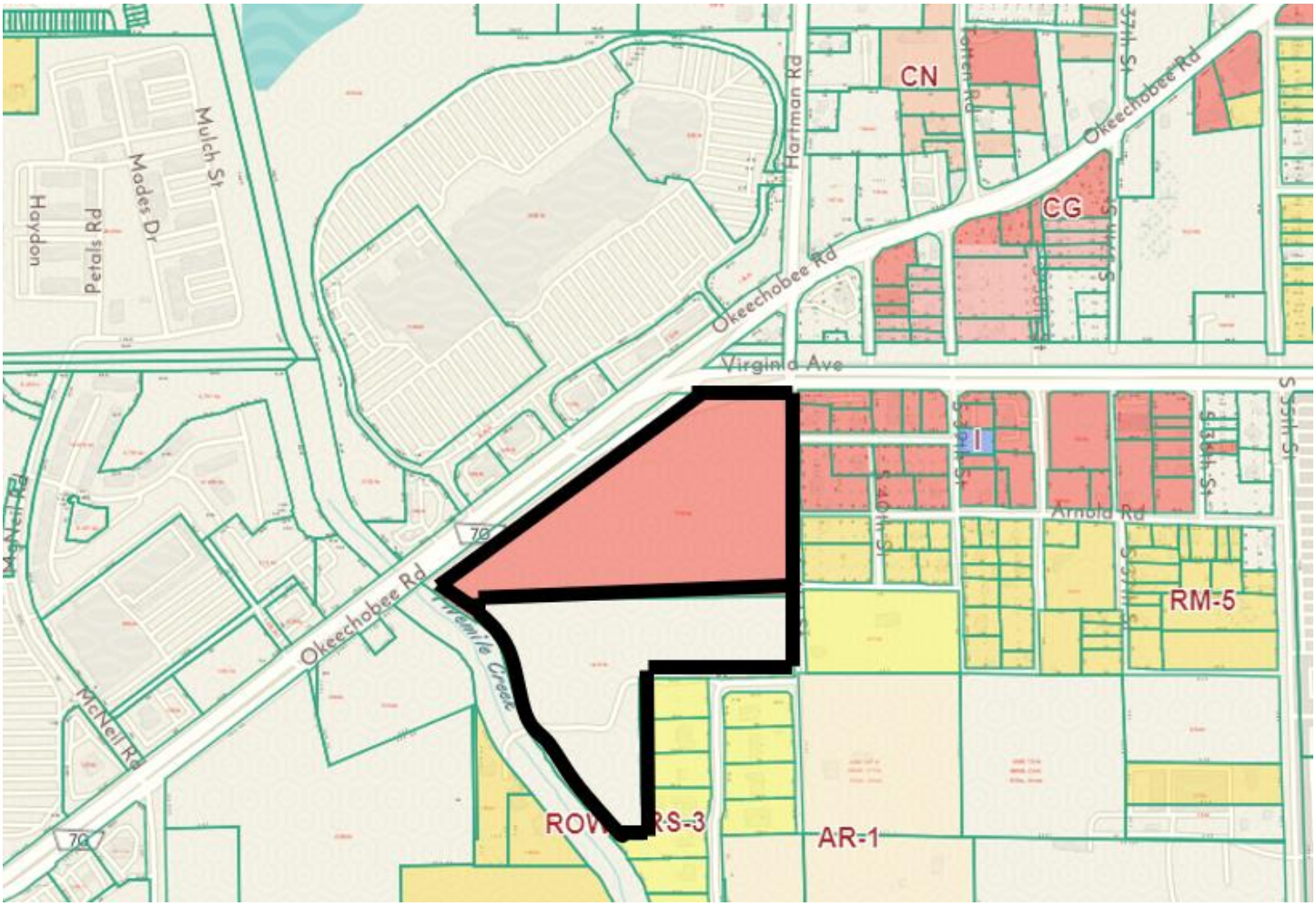
Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Rezoning from C-3, General Commercial, to R-4, Medium Density Residential

As displayed on the map below, the 32.93-acre subject property is surrounded by properties zoned as General Commercial (C-3) in Fort Pierce's jurisdiction and General Commercial (CG), Residential Multi-Family, 5 du/ac (RM-5) and Residential Single-Family, 3du/ac (RS-3) in St. Lucie County's jurisdiction.



Ft. Pierce Zoning Map



St. Lucie County Zoning Map

Zoning Designation Comparison

The subject property currently has a Zoning designation that is General Commercial (C-3). The General Commercial (C-3) district is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

The requested zoning of Medium Density Residential (R-4) is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of

residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Zoning Atlas Map Amendment and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Amendment

The requested Application for Zoning Atlas Map Amendment meet the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from C-3, General Commercial, to R-4, Medium Density Residential.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 aces ("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

Address

State Texas 77081 Zip

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

7-12-22

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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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11. CAPACITY ANALYSIS

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East	Commercial and residential	County: COM, RU	County: CG, RM-5 and RS-3
West	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 1.0	29.13	X
Proposed	RM	R4	12.36 (after density bonus)	29.13	N/A

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Change in Demand	**Total gallons per day** - 19,760

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Proposed Zoning	Total gallons per day 93,600
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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	4.0
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.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	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 _____ 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 7/12/22 Date

6517 Mapleridge, Houston	Texas	77081
Address	State	Zip
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 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, 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: _____.

OVIDIU ADRIAN BELEI
Print Name: _____
Notary Public, ~~State of Florida~~ PROVINCE OF QUEBEC
Commission No.: 238386
My Commission Expires: June 09, 2022

COMMISSAIRE À L'ASSERMENTATION
COMMISSIONER FOR OATHS
Ovidiu-Adrian Belei
238386
POUR LE QUÉBEC
FOR QUÉBEC

135058 CANADA, INC., a Canadian corporation

By: _____
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: N/A.

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

COMMISSIONER OF OATH

Commissaire à l'assermentation
155 492
Diane
Grégoire
pour le Québec

136681 CANADA, INC., a Canadian corporation

By: _____
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.

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

Commissaire à l'assermentation
155 492
Diane
Grégoire
pour le Québec

O3784557.v1

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: _____

Notary Public State of Florida
Deborah L Pappalardo
My Commission GG 357536
Expires 07/22/2023

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.

ENGINEERS SURVEYORS
ENVIRONMENTAL

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.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
(772) 462-2455

Prepared By:

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

Reviewed By:

Tobin R. Overdorf, MS, MBA
Vice President

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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 State- and Tribal- equivalent CERCLIS	 1.0 mile 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-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.
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**
EDS Fort Pierce Texaco 4101 Okeechobee Road Fort Pierce, FL 33450 EDR ID: 1020451313 Beverage Station 4101 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373122	0.045 miles N	EDR HIST AUTO LUST UST CLEANUP SITES DWM CONTAIN FINANCIAL ASSURANCE NPDES	According to the EDR report, the facility is a former fuel facility, with records stopping 1993. 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. Based on this, the likelihood of the subject property being affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Firestone Store 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000881247 Firestone #1857-004324-B 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373008	0.049 miles NW	RCRA-VSQG FINDS ECHO LUST UST AST	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.
Hess Corporation #09386 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1004684404 Shell-Okeechobee 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000843296	0.102 miles W	RCRA-VSQG FINDS ECHO LUST UST SPILLS FINANCIAL ASSURANCE	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.

			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-VSQG	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.

Tractor Supply Company #505 4888 Okeechobee Road Fort Pierce, FL 33450 EDR ID: 1016955841	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.
Indian River Oil Co. 3700 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S120043074	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.
Ft Pierce Contacting Corp. 1819 Totten Road Fort Pierce, FL 34947 EDR ID: U100373016	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.
ABCA McClinton Property Walmart #973 5100 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S107938607 Walmart #973 McClinton Property Okeechobee Rd & McNeil Rd Fort Pierce, FL 34947 EDR ID: S117361413	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.
Circle K #7506 2301 S 35th Street & Virginia Ave. Fort Pierce, FL 34981 EDR ID: 1000822408	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 ASTME, 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
Brownstone Group
6517 Mapleridge
Houston, TX 77081
210-669-3081
Jeremy@tbsg.com

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

Prepared For:
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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 41st 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 State- and Tribal- equivalent CERCLIS	 1.0 mile 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-VSQG 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-VSQG 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-VSQG	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-VSQG	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.
Indian River State College – Training Area 4600 Kirby Loop Fort Pierce, FL 34981 EDR ID: S125296659	Approximately 0.387 miles south/southwest of the subject property	CLEANUP SITE DWM CONTAM SITE INV SITES PFAS	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.
WAL-MART Supercenter #973 5100 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S107938607	Approximately 0.417 miles west of the subject property	INST CONTROL DWM CONTAM FL FINANCIAL ASSURANCE 3 HW GEN RESP PARTY	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.
Murphy USA #5709 5110 Okeechobee Road Fort Pierce, FL 34950 EDR ID: U003699249	Approximately 0.435 miles west/southwest 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 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.

			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 35th 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 41st 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 41st 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 41st 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 ASTME, 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.

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

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

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

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 Assessements 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

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: 2419-113-0001-000-6	Account #: 27316	Sec/Town/Range: 19/35S/40E
		Map ID: 24/19N	Zoning: General Co
Use Type: 1000	Jurisdiction: Fort Pierce		

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:

Image or Sketch unavailable for display

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

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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LEGAL DESCRIPTION:

(ORB 4518, PG 2088)
THAT PART OF THE SOUTHEAST ONE–QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 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. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 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 (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 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 (N. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE QUARTER (N.E. 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.

EXCLUDING ADDITIONAL RIGHT OF WAY DESCRIBED AS PARCEL NUMBER 111 IN (ORB 787, PG, 57), (ORB 787, PG, 76) AND (ORB 808, PG 184) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS–OF–WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS–OF–WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 19 TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY BEARS S02°18'11"E PER DESCRIPTION.
7. LOT DIMENSIONS ARE PER LEGAL DESCRIPTION "(D)" UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 1013329–44593.00002, DATED 12/12/21 AT 8:00AM PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF ANNEXATION, ENGINEERING DESIGN AND PERMITTING. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 02/21/2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SITE LOCATION: PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19–35–40

SITE AREA: 15.08± ACRES

TYPE OF SURVEY: BOUNDARY/TOPOGRAPHIC (COMMERCIAL PROPERTY)

DATE OF DATA ACQUISITION: SEE FIELD DATE LISTED BELOW

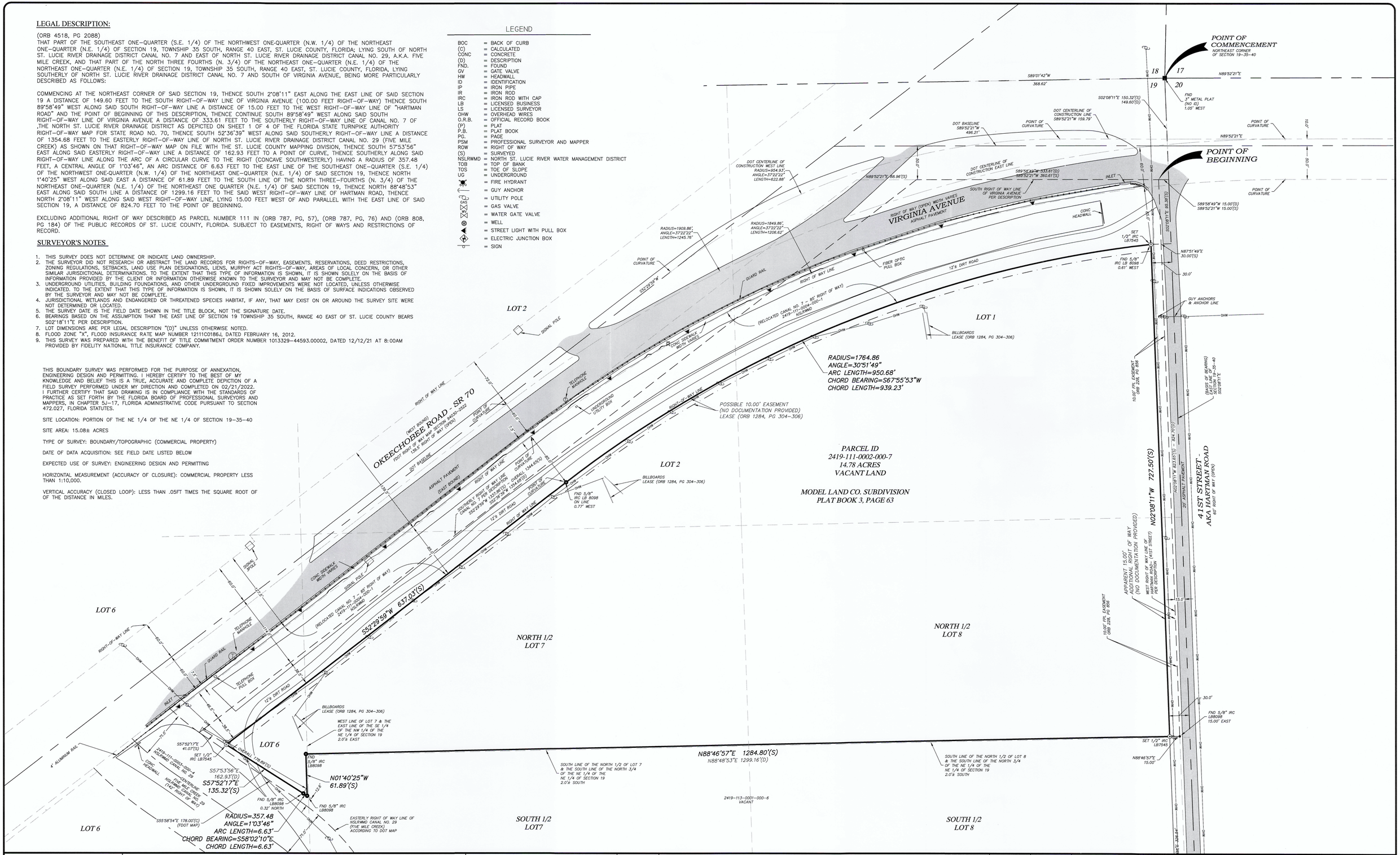
EXPECTED USE OF SURVEY: ENGINEERING DESIGN AND PERMITTING

HORIZONTAL MEASUREMENT (ACCURACY OF CLOSURE): COMMERCIAL PROPERTY LESS THAN 1:10,000.

VERTICAL ACCURACY (CLOSED LOOP): LESS THAN .05FT TIMES THE SQUARE ROOT OF OF THE DISTANCE IN MILES.

LEGEND

BOC	= BACK OF CURB
(C)	= CALCULATED
CONC	= CONCRETE
(D)	= DESCRIPTION
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ROW	= RIGHT OF WAY
(S)	= SURVEYED
NSLRWMD	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
UG	= UNDERGROUND
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
	= GAS VALVE
	= WATER GATE VALVE
	= WELL
	= STREET LIGHT WITH PULL BOX
	= ELECTRIC JUNCTION BOX
	= SIGN



G:\DATA\PROJECTS\PROJECTS\2021\21-100 - 3000 Virginia Ave (LAST)\PLOT\21-100-Virginia Ave (LAST).PLT 21-100-Virginia Ave (LAST).dwg, 4/19/2022 2:32:54 PM, jeremy (to DWG conversion)

MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0' 30' 60'
1" = 60'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
.	.

CERTIFIED TO:
JEREMY MEARS

FIELD BOOK	DRAWN
88	RJS
PAGE(S)	SCALE
3,8,9	1"=60'
FIELD DATE	JOB #
02/21/22	22-100

SHEET 1 OF 1

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

4/19/2022
DATE

August 22, 2022 ***Via First Class Mail***

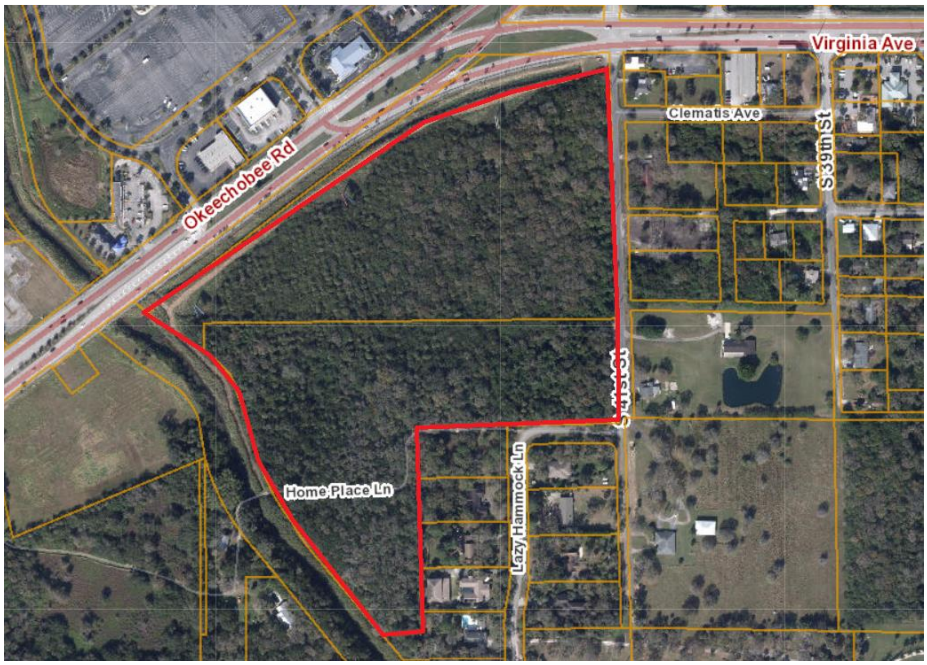
RE: Notice of Community Informational Meeting on **Thursday, September 1, 2022 at 6pm**

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 RUBY	2607 LAZY HAMMOCK LANE FORT PIERCE, FL 34981	772-216-3386
Deborah Fournier	2605 Lazy Hammock Ln Fort Pierce, FL 3498	
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*

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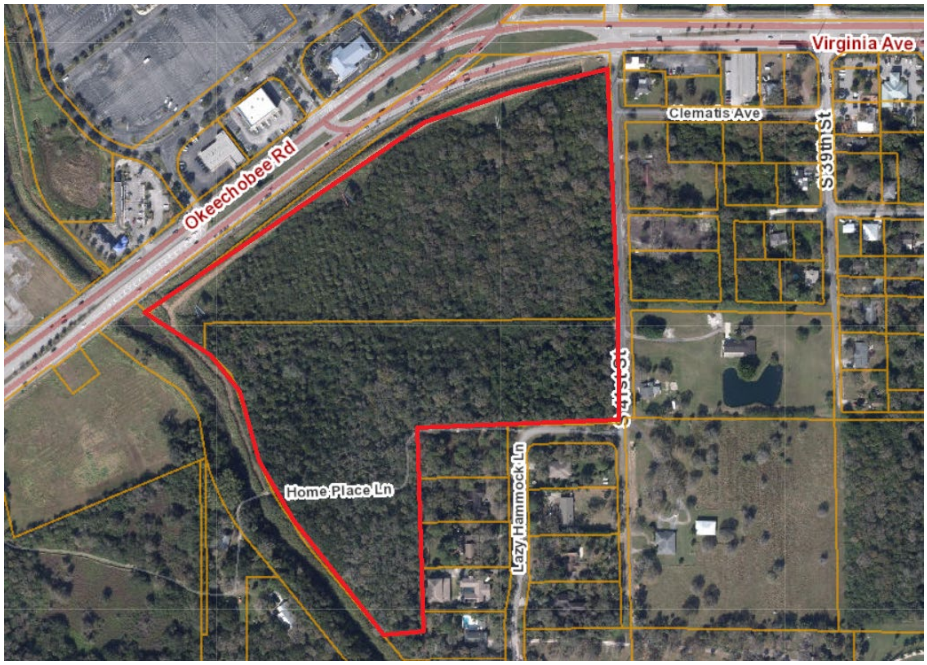

We will have a conceptual site plan available for review at the meeting. The proposed project consists of a medium density, gated 360-unit multi-family development comprised of three-story

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.

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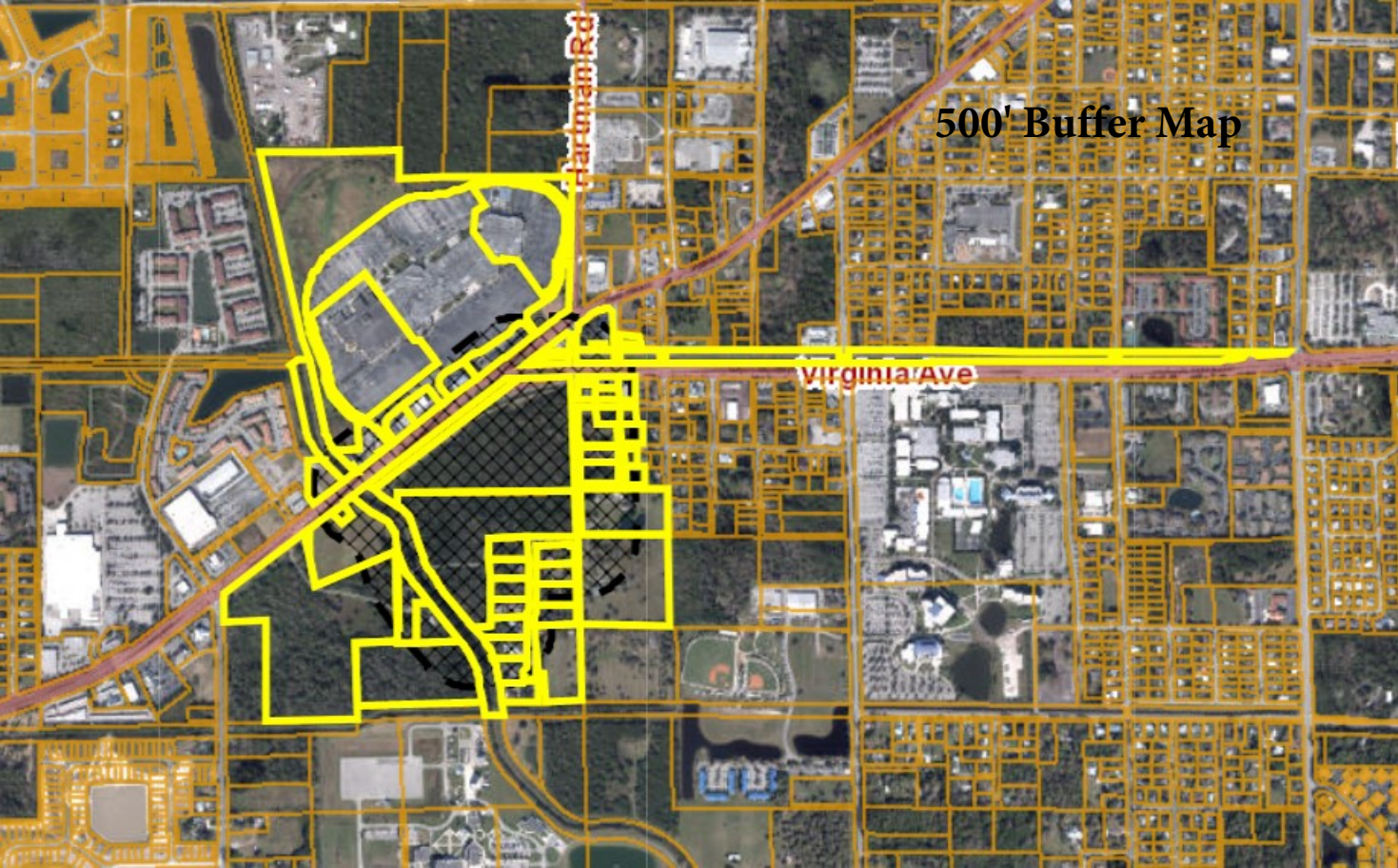
Best Regards,

Jeremy Mears
Development Partner



500' Buffer Map

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.

Community Meeting Sign In Sheet

Allegra - Ft. Pierce

Date: 27-Oct-22 **Time:** 6:00 PM **Location:** Fenn Center

Name (Please Print)	Address	Phone #
Harry Kicliter	2650 Hartman Rd.	772-201-7926
Pat Ruby	2607 Lazy Hammock	772-216-3386
Ed Ruby	2607 Lazy Hammock	772-370-2806
Elaine Rauberson	2500 Hartman Road	772-464-0767
~~2502 Lazy Hammock~~ Nabil Kishk	2502 Lazy Hammock Lane	

Community Meeting Sign In Sheet

Allegra - Ft. Pierce

Date: 27-Oct-22 **Time:** 6:00 PM **Location:** Fenn Center

Name (Please Print)	Address	Phone #
GRAHAM P. KELLEY / DEBORAH KELLEY	2505 LAZY HAMMOCK LANE	(772) 359-6543
Eddie Gonzalez	2407 S 38th ST Fort Pierce FL 34981	(772)-475-8850
Debbie Fournier	2605 Lazy Hammock	772 985 7295
Dave Stephan	" "	

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

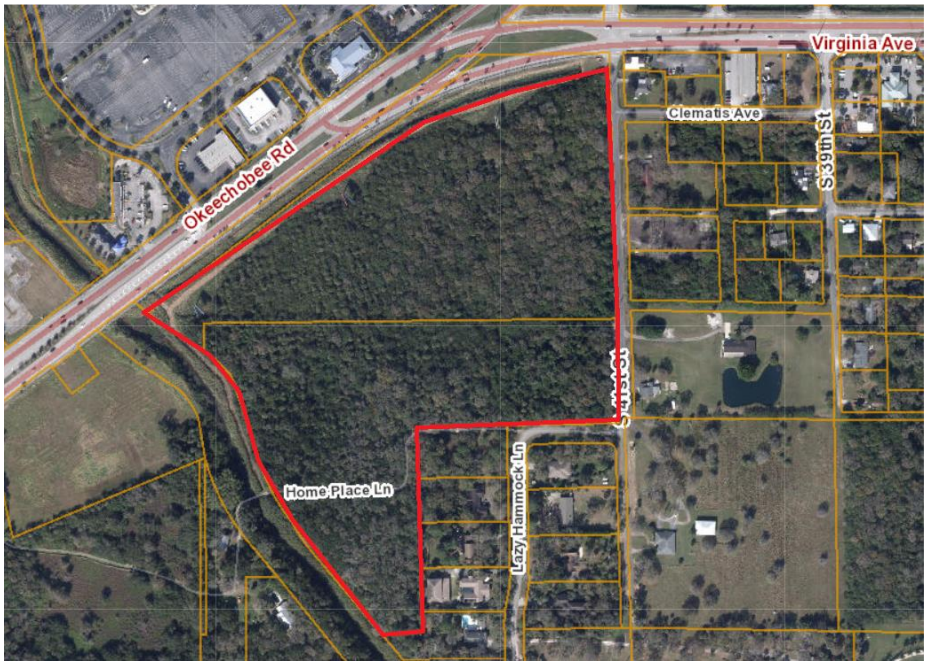
TIME: 6:00pm to 7:00pm

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)

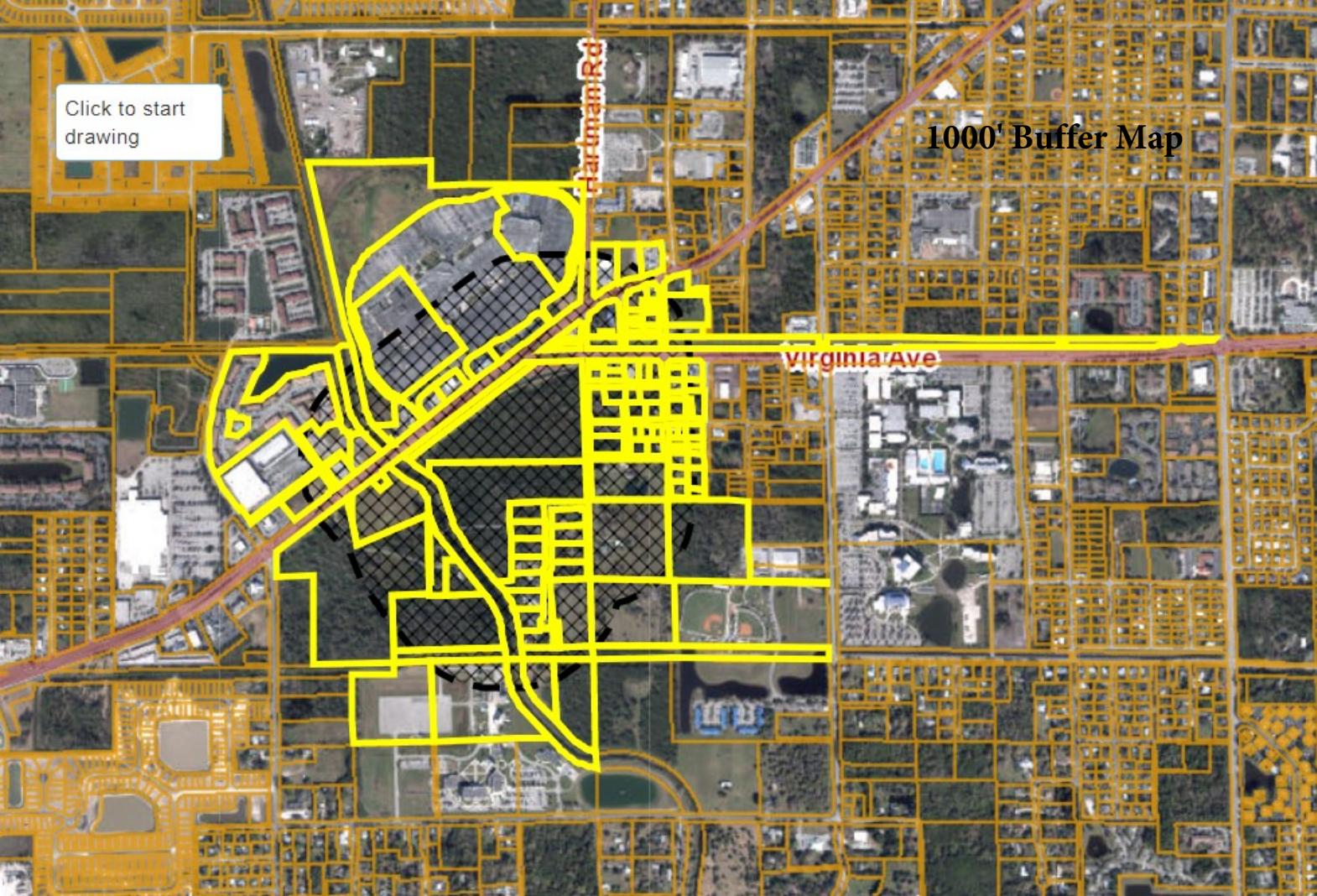
The proposed project consists of a medium density, gated 360-unit multi-family development comprised of three-story buildings. The units are a mix of one- and two-bedrooms. The development includes large landscape buffers to the south and east, separating single-family from the development. Additionally, 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



1000' Buffer Map

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4789078 OR BOOK 4518 PAGE 2084, Recorded 12/04/2020 03:43:52 PM Doc Tax: $0.70

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

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
Print Name of Witness 2

135641 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
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 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: _____
_____.

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

(SEAL)

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON ISSER,
(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 of Witness 1)

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

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

(SEAL)

Commissaire à l'assermentation / Commissioner for Oaths
KULDEEP
KHANNA
219379
For Quebec and outside of Quebec / Pour le Québec et l'extérieur du Québec

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) 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. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) 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 (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) 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 (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) 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.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3953905 OR BOOK 3631 PAGE 594, Recorded 05/13/2014 at 08:10 AM
Doc Tax: $1400.00

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.

DoubleTime®

Signed, sealed and delivered in our presence:

Dawn E. Dailey
Witness Name: Dawn E. Dailey

Stephanie A. Boyer
Witness Name: Stephanie A. Boyer

Stream Asset Holdings, LLC, a Florida limited liability company

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

By: B Brown
Ron Brown, Vice President

(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
COMMISSION NUMBER
DD1000324
EXPIRES
June 26, 2014
BONDED THRU ATLANTIC BONDING CO., INC.
Notary Public, State of Florida

Dawn E. Dailey
Notary Public

Printed Name: Dawn E. Dailey

My Commission Expires: 6-26-14

DoubleTime®

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*), Shoebutton 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.

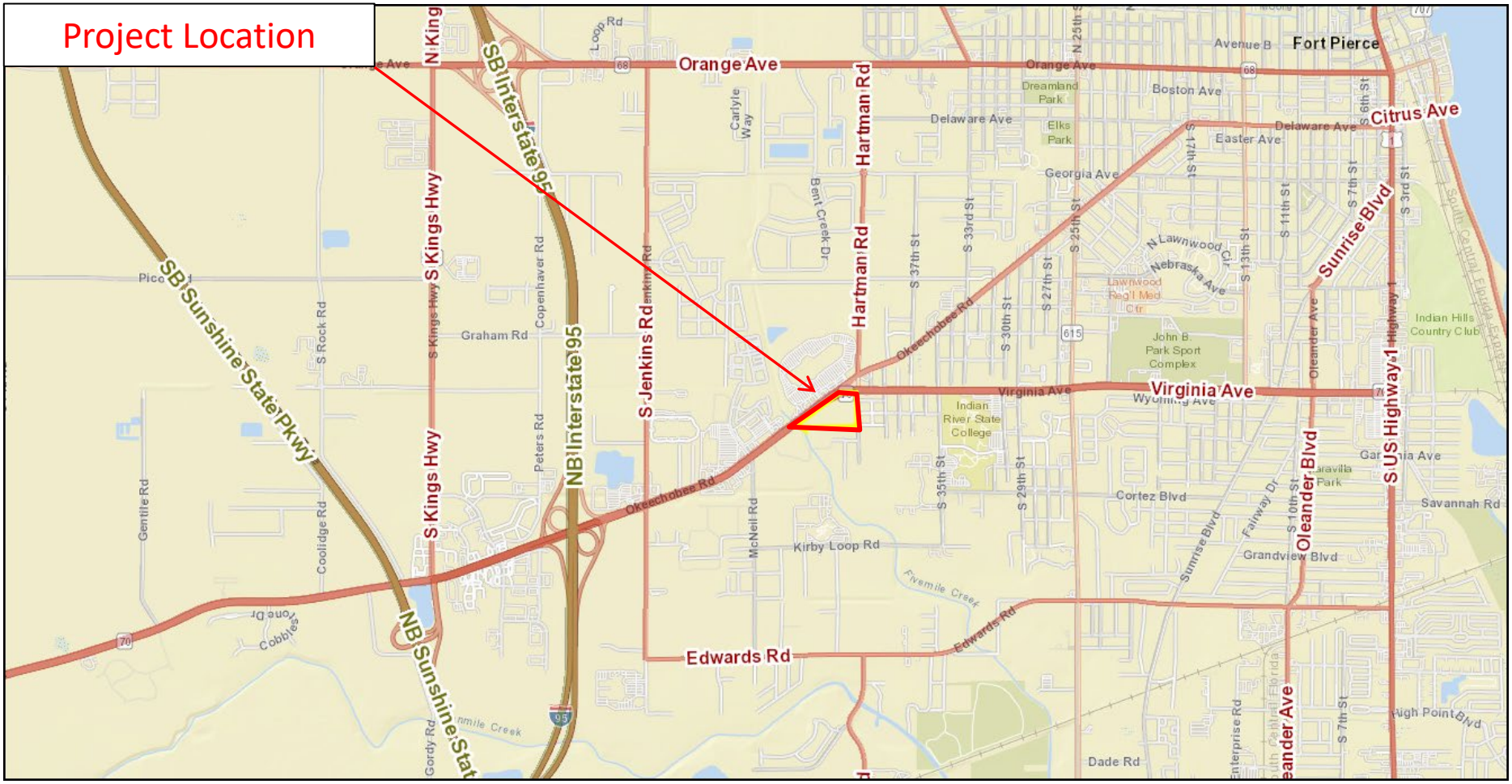
ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Site Assessment

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

Location Map

Project: 22-102	The Benchmark Group	01/18/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

3000 Virginia Avenue

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 22-102	The Brownstone Group	01/18/2022

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

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

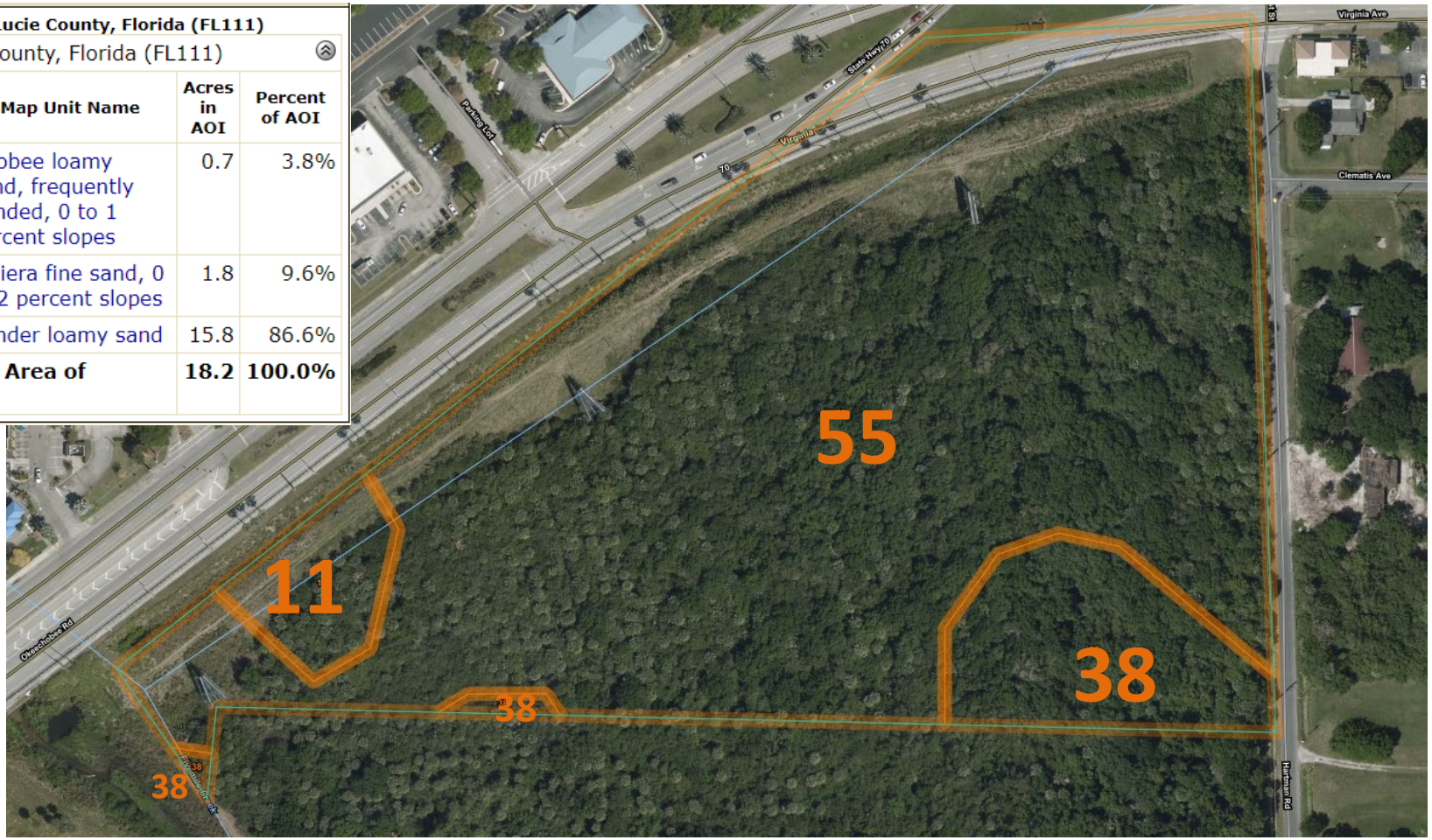
Soil Map

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%**



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

3000 Virginia Avenue

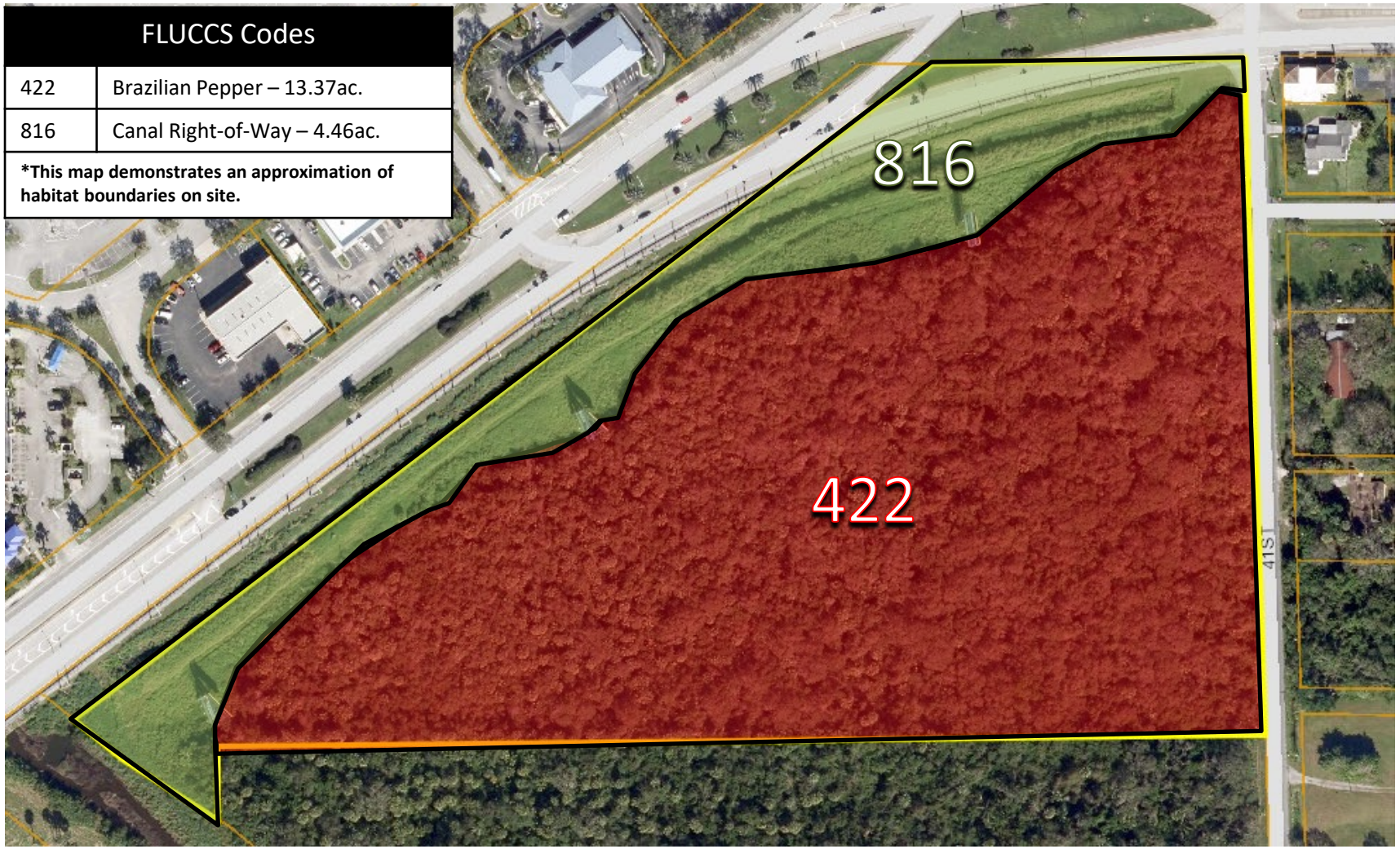
Fort Pierce, St. Lucie County, FL

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

RECEIVED
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

Dana Kanitz

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

Nancy Heyrman

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

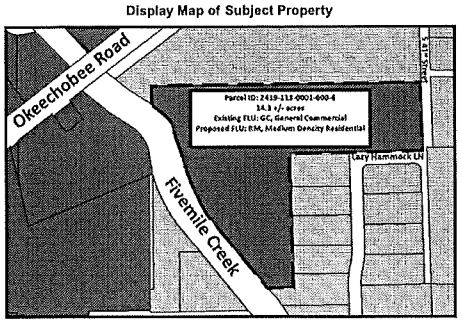
PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

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 727.50 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.

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

TR-GCI0937459-01

O'ROURKE
ENGINEERING & PLANNING

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.

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

Conclusion

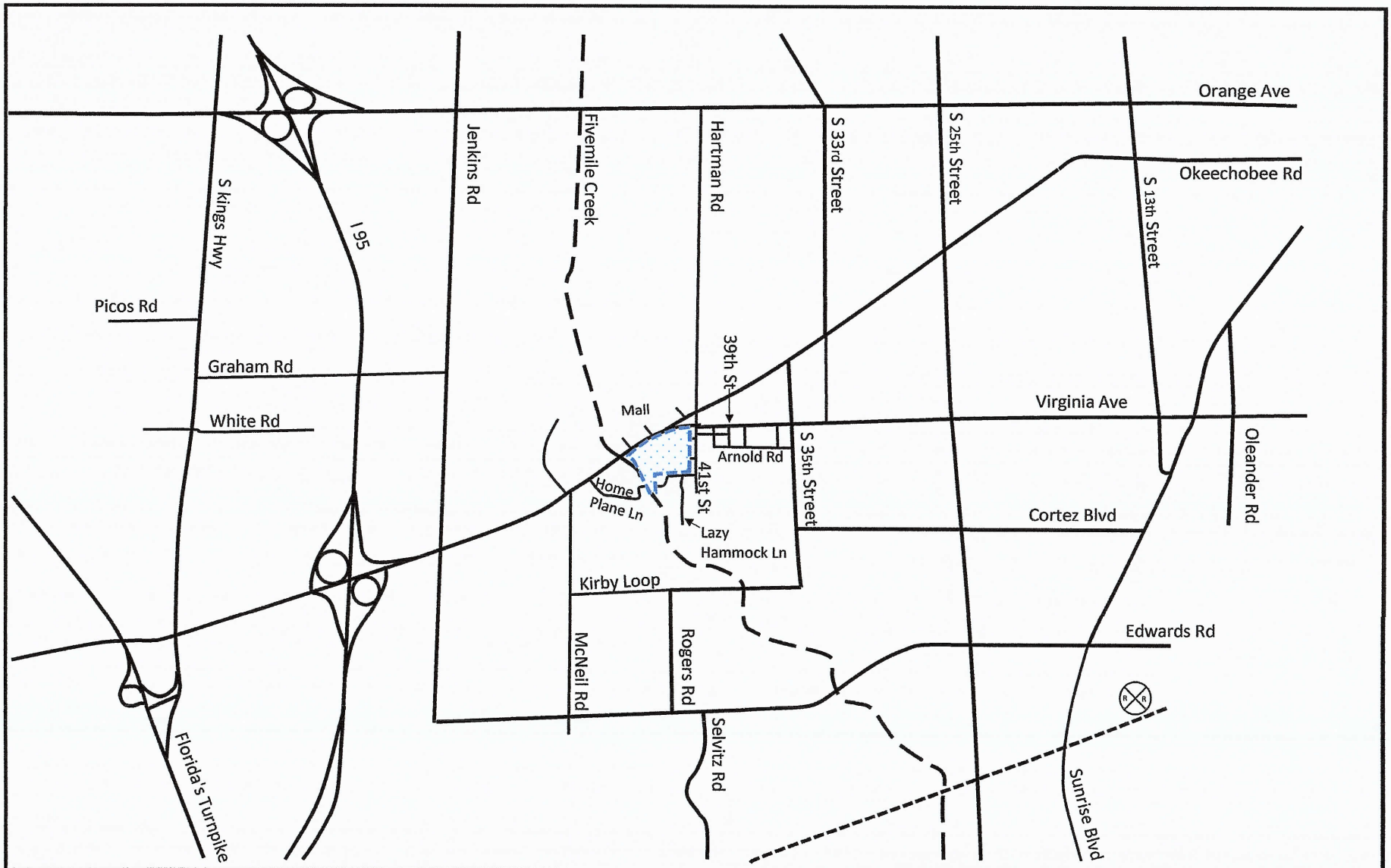
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development. Therefore, the proposed Land Use Plan Amendment will be supported by the existing Comprehensive Plan.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

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

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



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22011.0 | Date: 02-15-22

Legend

= Project Site

Figure 1

Project Location

3000 Virginia Avenue

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

Table 1a: Daily

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	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	405	405	810	34.0%	(405)	(405)	1,573
Existing Future Land Use	Shopping Center	820	1,268,903	Sft	T=37.01(x)	50%	50%	23,481	23,481	46,962	7,984	7,983	15,967	34.0%	(7,984)	(7,983)	30,995
	Net Change (Decrease in Trips)							(22,289)	(22,290)	(44,579)	(7,579)	(7,578)	(15,157)	-	7,579	7,578	(29,422)

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

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	Total
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	T=0.31(x)+22.85	24%	76%	32	102	134	22	24	46	34.0%	10	78	88
Existing Future Land Use	Shopping Center	820	1,268,903	Sft	T = 0.59(X)+133.55	62%	38%	547	335	882	150	150	300	34.0%	397	185	582
	Net Change (Decrease in Trips)							(515)	(233)	(748)	(128)	(126)	(254)	-	(387)	(107)	(494)

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

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	Total
Proposed Future Land Use	Multifamily Housing (Low-Rise)	220	360	DU	T=0.43(x)+20.53	63%	37%	110	65	175	30	30	60	34.0%	80	35	115
Existing Future Land Use	Shopping Center	820	1,268,903	Sft	Ln(T) = 0.72Ln(X) + 3.02	48%	52%	1,688	1,828	3,516	597	598	1,195	34.0%	1,091	1,230	2,321
	Net Change (Decrease in Trips)							(1,578)	(1,763)	(3,341)	(567)	(568)	(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%	(405)	(405)	1,573
Existing Future Land Use	Medical Office	720	1,268,903	Sft	T = 42.97(X) - 108.01	50%	50%	27,209	27,208	54,417	-	-	54,417	9,251	9,251	18,502	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	(34,342)

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(x)+22.85	24%	76%	32	102	134	32	102	134	22	24	46	34.0%	10	78	88
Existing Future Land Use	Medical Office	720	1,268,903	Sft	Ln(T) = 0.90Ln(X) + 1.34	79%	21%	1,874	498	2,372	1,874	498	2,372	403	403	806	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(x)+20.53	63%	37%	110	65	175	110	65	175	30	30	60	34.0%	80	35	115
Existing Future Land Use	Medical Office	720	1,268,903	Sft	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%	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)

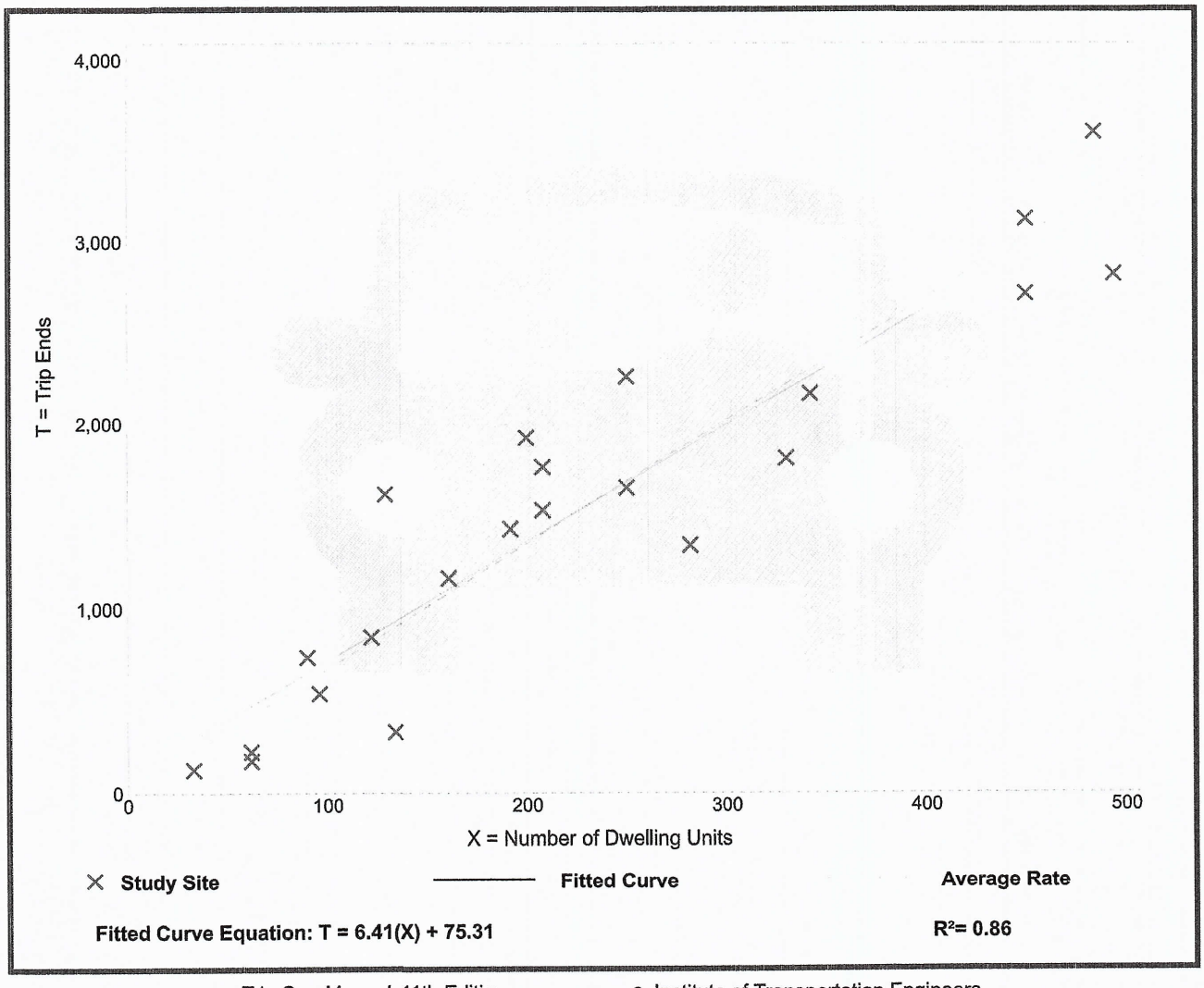
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



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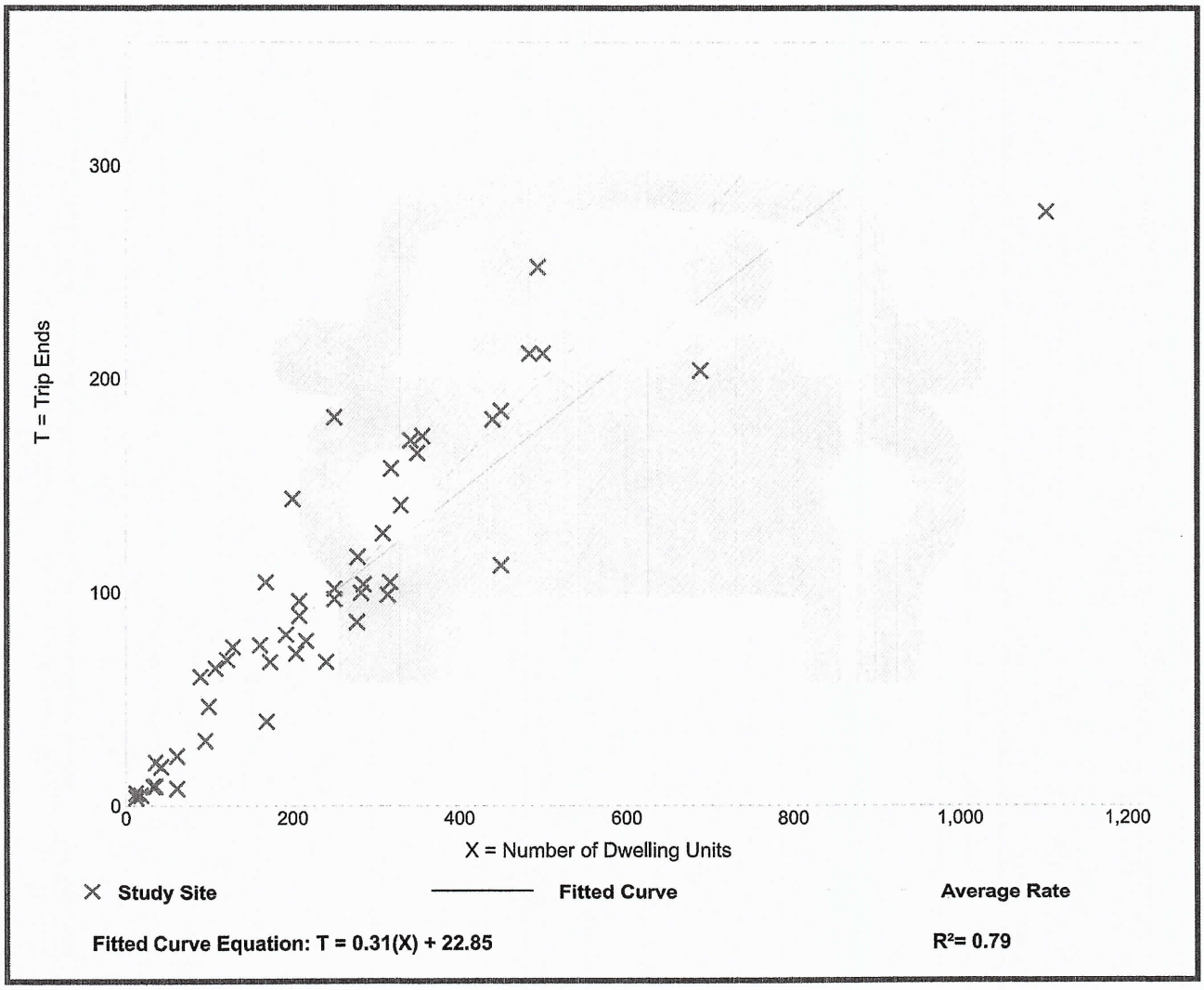
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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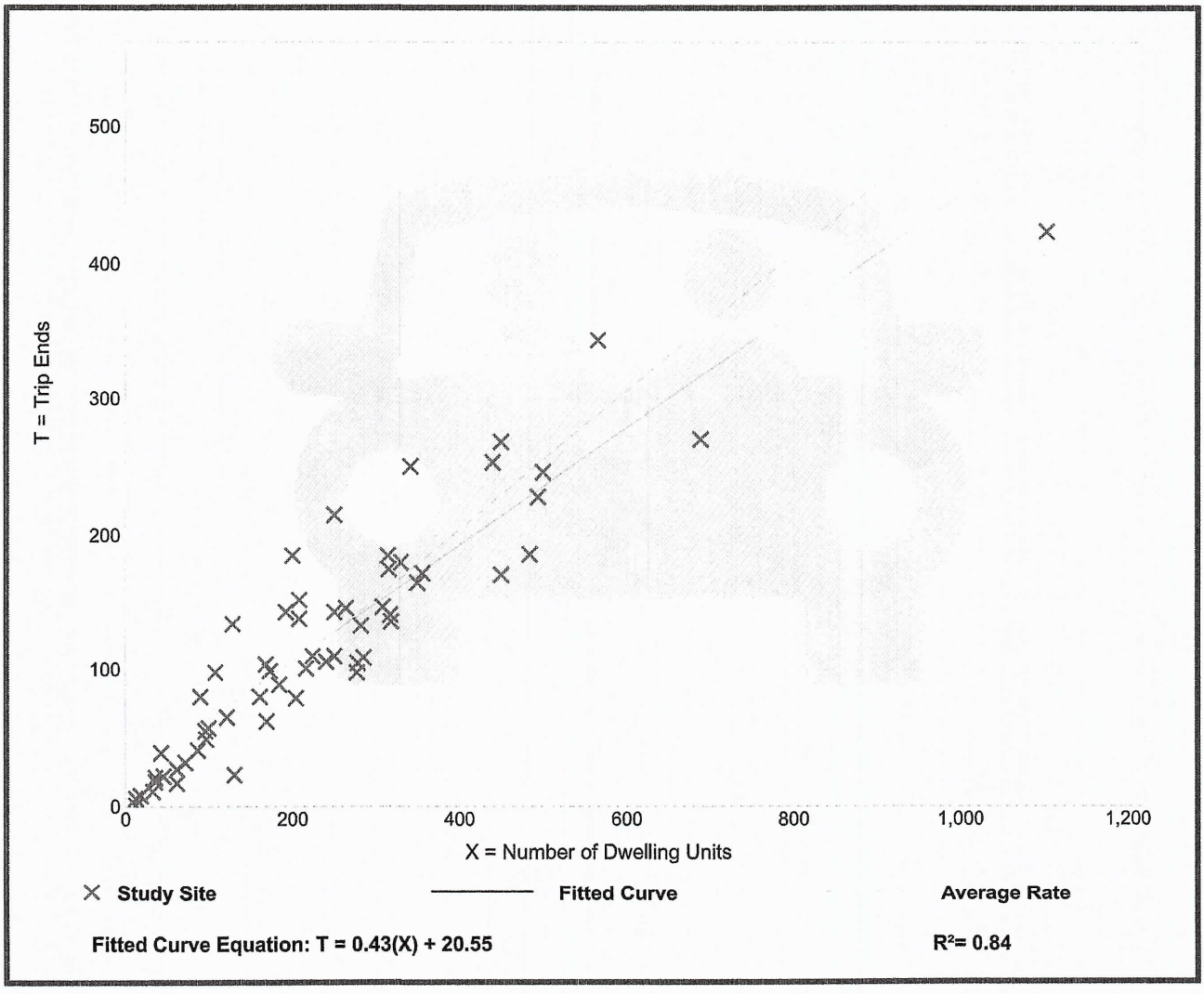
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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

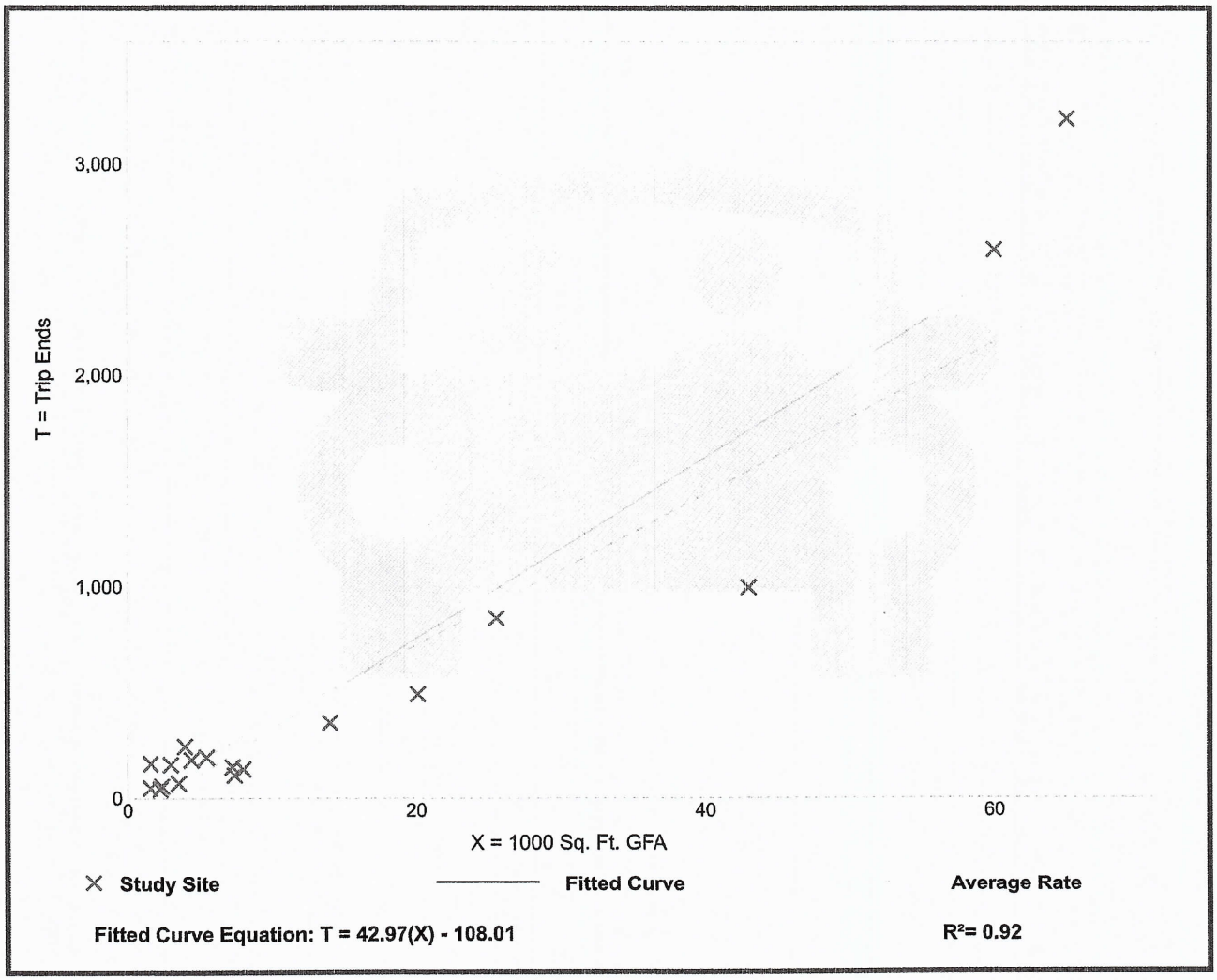
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



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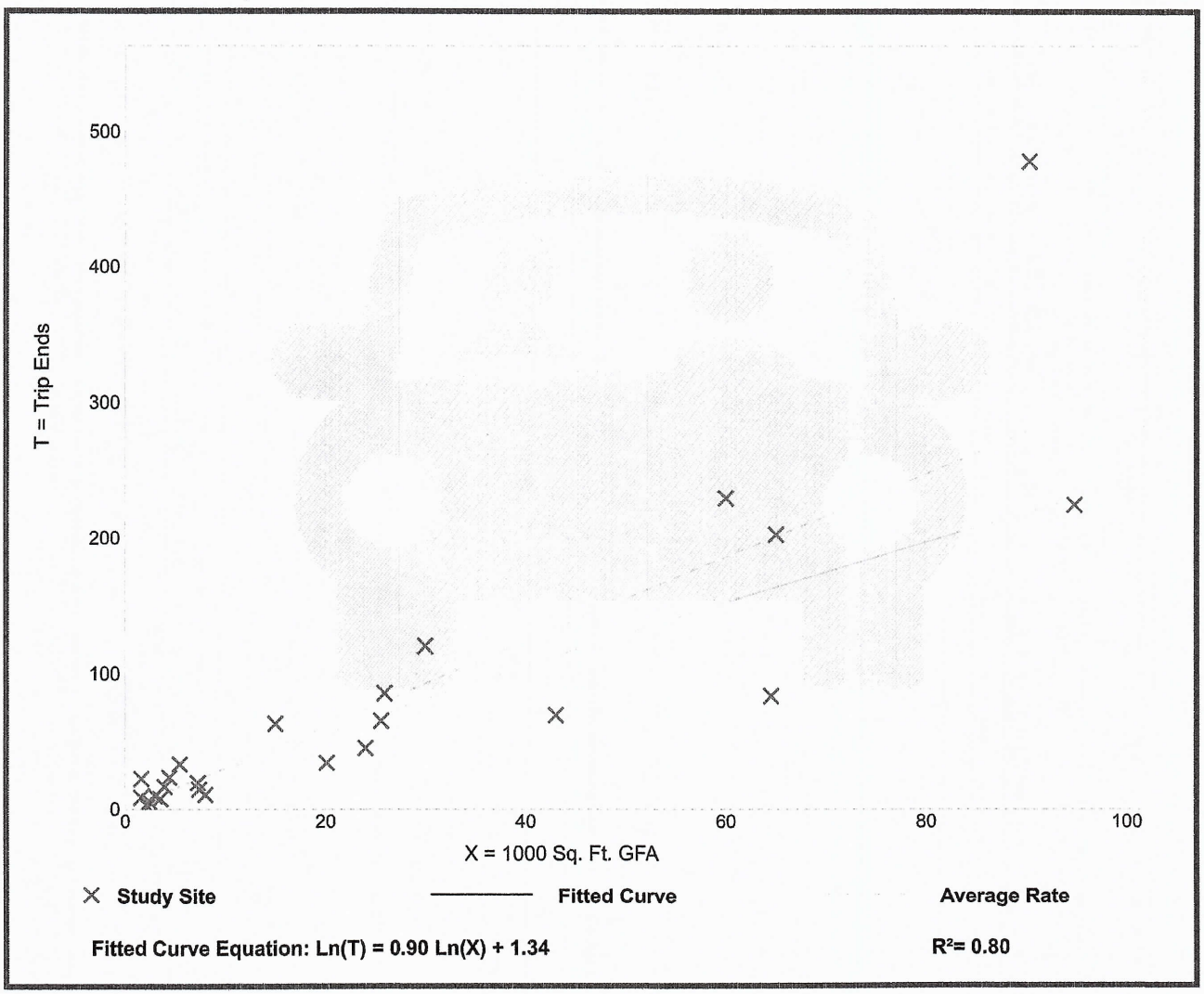
Medical-Dental Office Building - Stand-Alone
(720)

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



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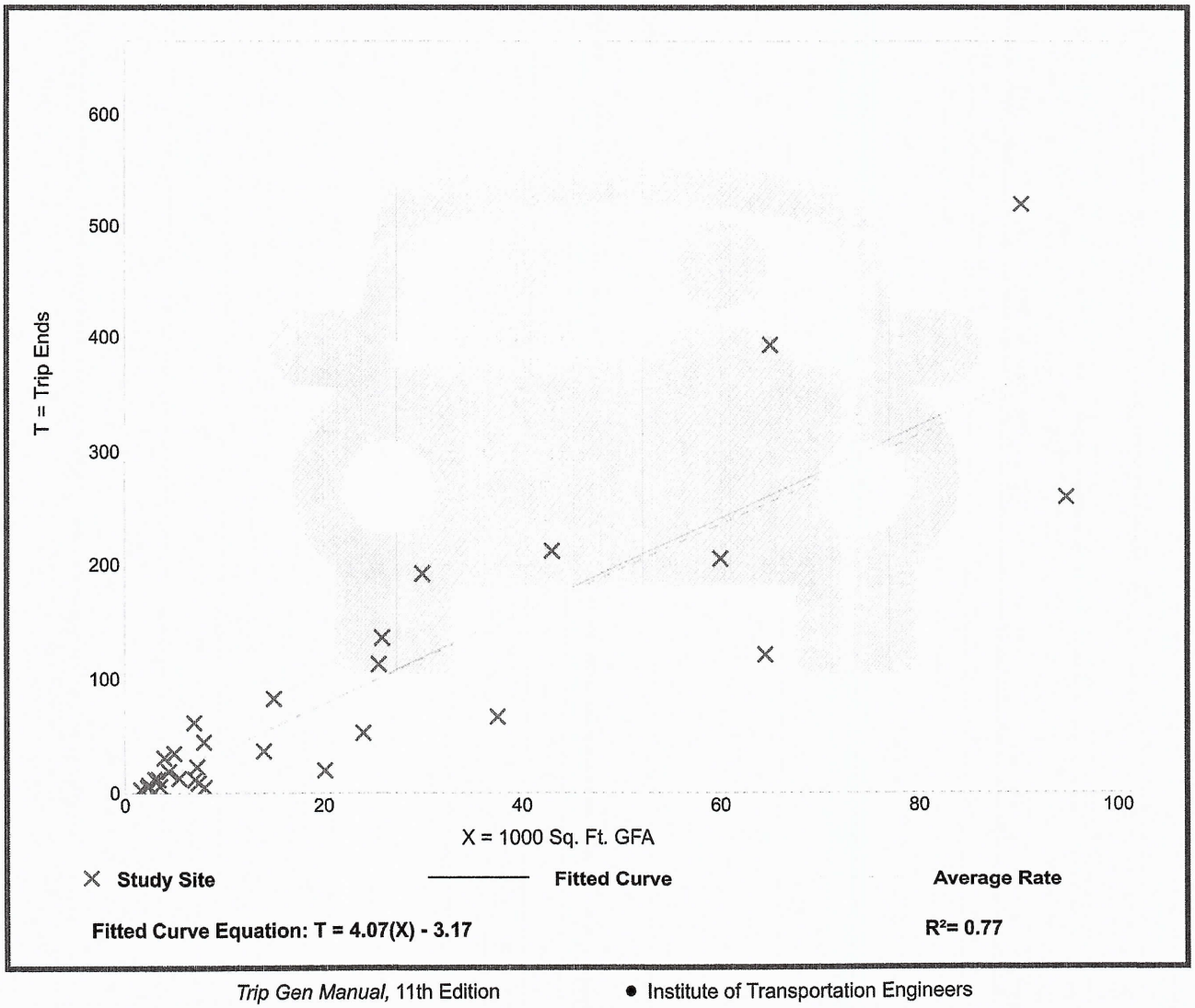
Medical-Dental Office Building - Stand-Alone
(720)

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



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Shopping Center (>150k)
(820)

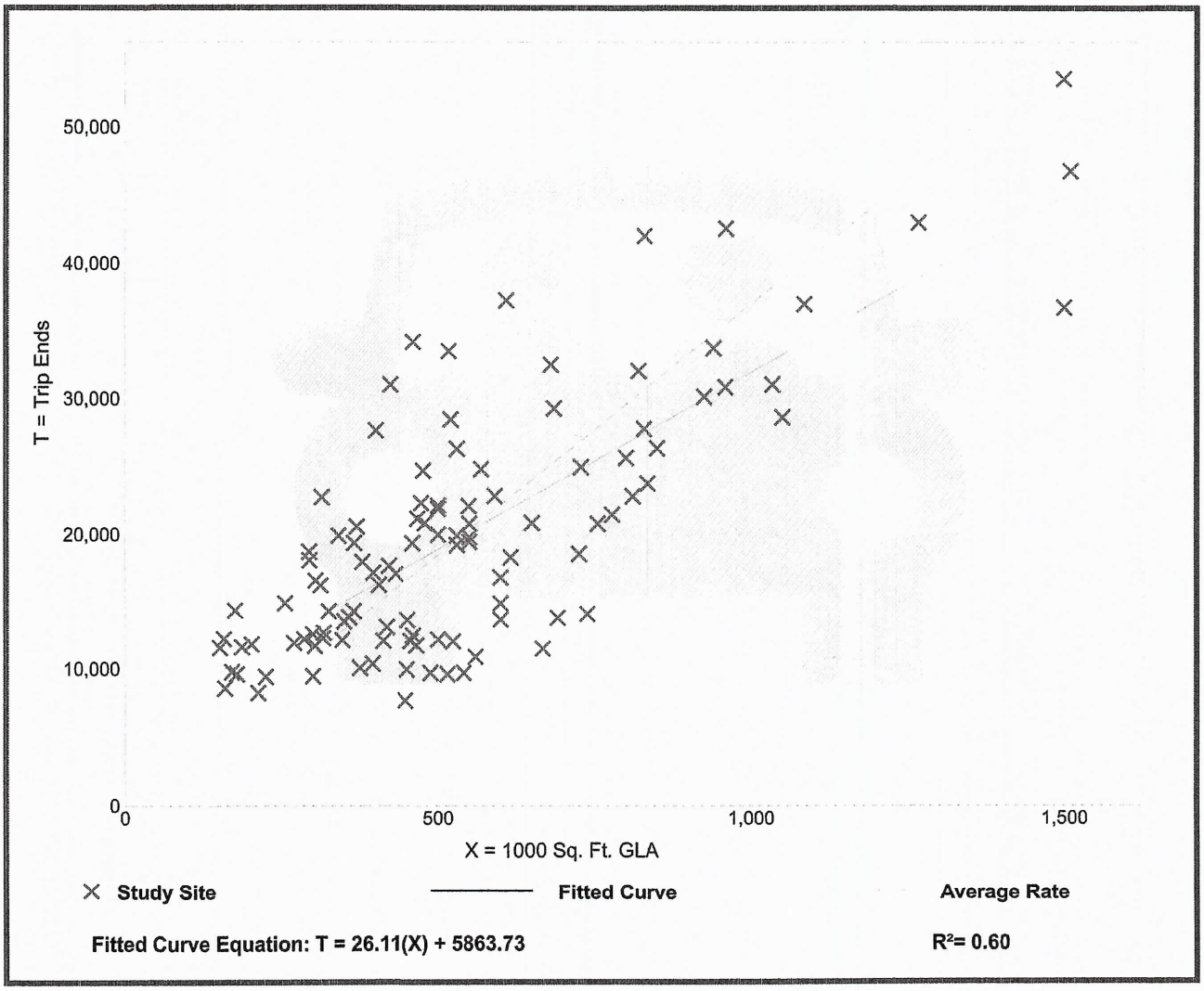
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

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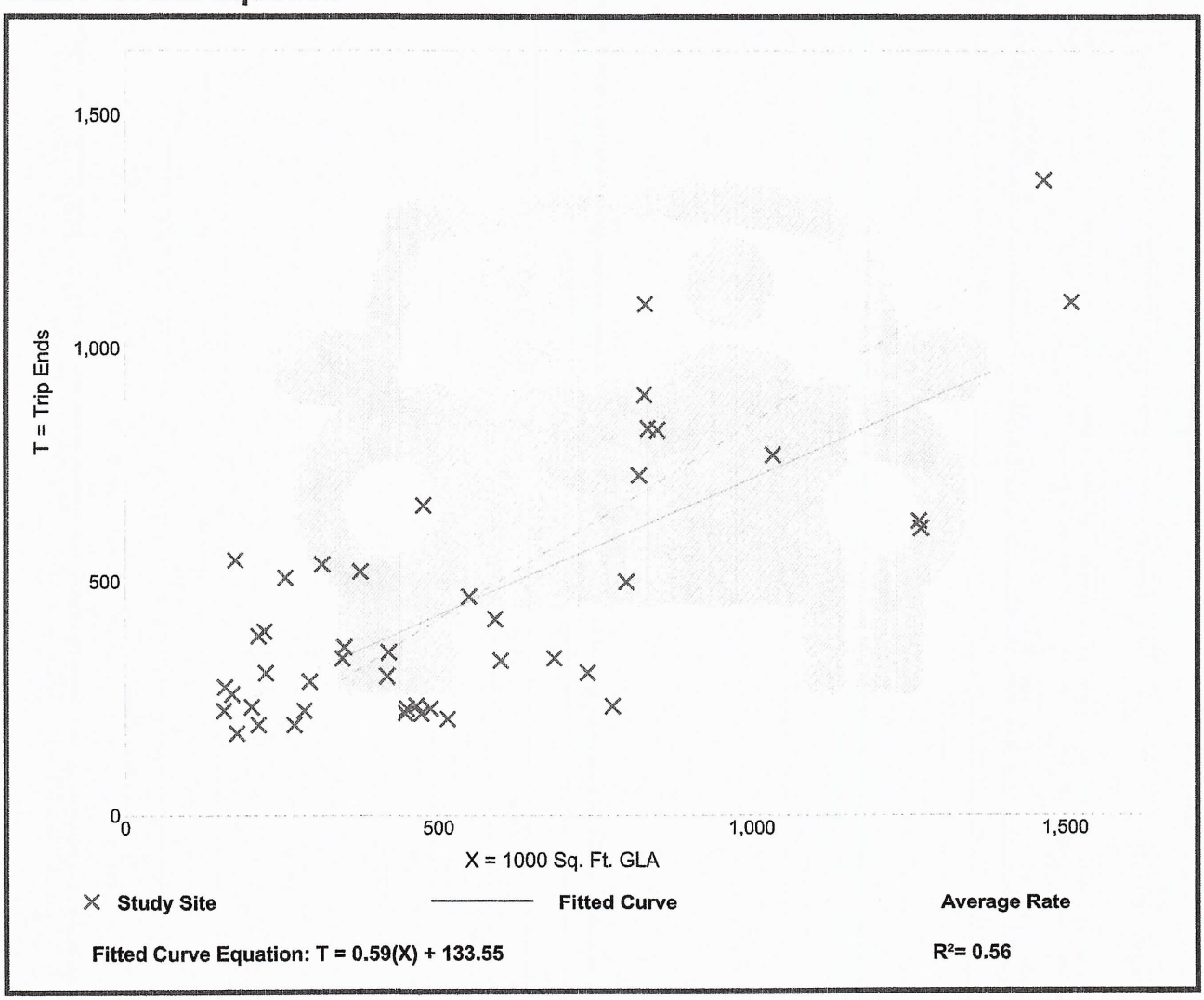
Shopping Center (>150k)
(820)

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



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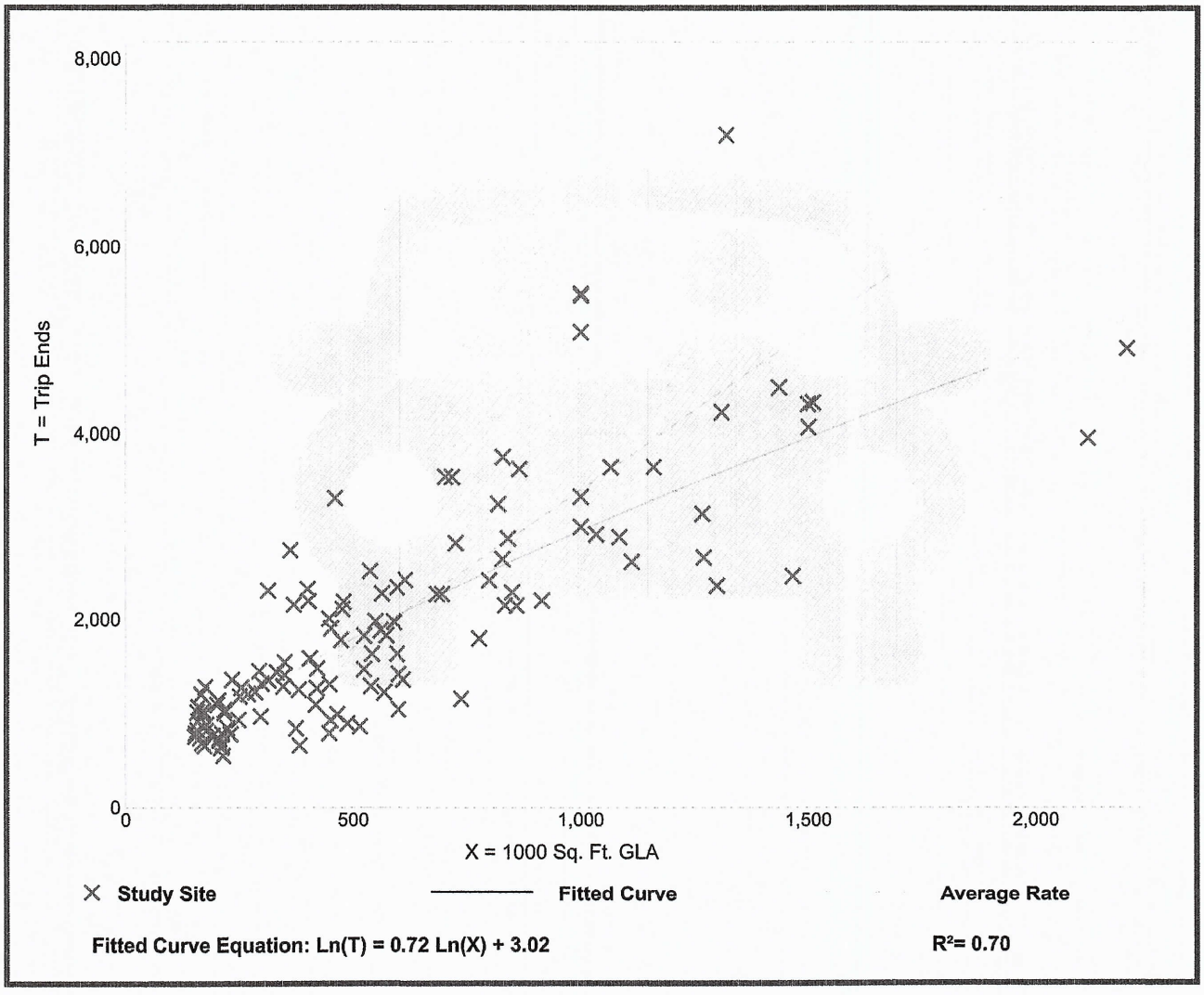
Shopping Center (>150k)
(820)

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



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Planning Board **7. f.**

Meeting Date: 11/14/2022

Re: Rezoning - 805 Office Plaza - 805 Virginia Avenue - 2422-602-0001-000-7

Information

SUBJECT:

Zoning Atlas Map Amendment - 805 Office Plaza - 805 Virginia Avenue

SUMMARY:

The applicant is requesting the review and approval of a Rezoning from R-5, High Density Residential, to C-3, General Commercial

RECOMMENDATION:

The requested Application for Zoning Atlas Map Amendment meet the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from R-5, High Density Residential, to C-3, General Commercial.

ALTERNATIVES:

- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 11/07/2022 09:57 AM

Final Approval Date: 11/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **805 Office Plaza - Rezoning - 22-06000005**
805 Virginia Ave

BOARD DATE: November 14, 2022

STAFF REPORT

Owner: 805 Office Plaza, LLC; Fred Bilowit
5801 Congress Ave
West Palm Beach, FL 33487

Representative: Bradley Currie, AICP; EDC Inc
10250 SW Village Parkway, Suite 201
Port St Lucie, FL 34987

Applicant's Request: Approval of a Rezoning from R-5, High Density Residential, to C-3, General Commercial

Location(s): 805 Virginia Ave

Parcel ID: 2422-602-0001-000-7

Future Land Use: High Density Residential (RH)

Current Zoning: High Density Residential (R-5)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	C-3 (FP)	R-2 (FP)	R-5 (FP)

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Rezoning from R-5, High Density Residential, to C-3, General Commercial.

As displayed on the map below, the 2.54-acre subject property is surrounded by properties zoned as General Commercial (C-3), Single-Family Intermediate Density (R-2) and High Density Residential (R-5) in Fort Pierce's jurisdiction.

Zoning Map

Zoning Designation Comparison

The subject property currently has a Zoning designation that is High Density Residential (R-5). This residential category is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed 15 units per acre for conventional developments and 18 units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.

The requested General Commercial (C-3) district is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Zoning Atlas Map Amendment and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Amendment

The requested Application for Zoning Atlas Map Amendment meet the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from R-5, High Density Residential, to C-3, General Commercial.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Brad Currie, AICP
10250 SW Village Parkway Suite 201
Port St Lucie, FL 34987

Subject: Rezoning- 805 Virginia Avenue – Technical Review Committee Comments for October 20, 2022 TRC Meeting

City of Fort Pierce Planning Department

No comments at this time

Fort Pierce Engineering Department

No comments at this time

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.

St. Lucie County Fire District

No comments at this time

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No comments at this time

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

- [X] Warranty Deed & Legal Description
- [X] 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.
- [X] Current Survey
- [ ] Environmental Study
- [ ] Traffic Impact Report
- [X] *** Capacity Analysis-Separate Form
- [ ] Drainage Analysis
- [ ] Historical Report
- [ ] 1 CD of all documents submitted in PDF
- [X] Other USB Thumb Drive

1. Property Address/Location: 805 Virginia Ave, Ft Pierce, FL 34982
2. Property Tax ID(s): 2422-602-0001-000-7
3. Total Acreage: 2.55
4. Existing Future Land Use Designation: RH - Residential High Density
5. Existing Zoning Classification: R-5
6. Proposed Zoning Classification: C-3
7. Other applications being submitted concurrent with this application, if any: none

8. Describe the existing uses, improvements and structures on the amendment lands: No improvements are being proposed for the site or structures. Existing use is office and commercial space.

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

10. The reason for making this request: The existing Zoning of R-5 does not generally correspond with the current or intended future use of the plaza or spaces therein, as the residential portion of the community remains south of.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	COMMERCIAL & MULTI FAMILY RES	GC	C-3 & R-4
South	RESIDENTIAL	OP	R-2
East	COMMERCIAL	GC	C-3
West	COMMERICAL AND RESIDENTIAL	RH, RM, RL & OP	R-4, R-2, C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-5	12-18 du/ac	2.55	X
Proposed	No Change	C-3	9,000 sf	2.55	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum Current Zoning R-5 w/ 18du/ac Max Demand = 4,680 gpd
Current Zoning	Total gallons per day R-5 = 18du/ac x 2.6= 46.8 x 100gpd = 4,680 gpd
Proposed Zoning	Total gallons per day C-3 = 1,125 gpd
Change in Demand	**Total gallons per day** Less 3,555 gpd with Change in Zoning to C-3

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum w/ Current Zoning R-5 = 468 Max Demand @ 18du/ac
Current Zoning	Total gallons per day 468 gpd (18du/ac x 2.6 = 4.68 persons x 100 gpd = 468 gpd)
Proposed Zoning	Total gallons per day 900 gpd (9000sf x 0.1 gpd = 900 gpd)
Change in Demand	**Total gallons per day** 900 gpd (C-3) - 468 gpd (R-5) = 432 gpd Increase

C. Parks and Recreation (Residential Classifications Only): 18du/ac x 2.6 = 46.8 + 44,277 = 44,273.8/LOS =
(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	2,213.69	N/A	2,213.69
Urban District	5 acres per 1,000 people	8,854.76	N/A	8,854.76
Community	2.5 acres per 1,000 people	17,709.52	N/A	17,709.52
Neighborhood	1.36 acres per 1,000 people	32,554.27	N/A	32,554.27

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	St Lucie Elementary (K-5) & Dan McCarty Middle	Dale Cassens High School
City	Ft Pierce	Ft Pierce
Distance	0.6 Miles & 0.8 Miles	0.6 Miles
Current Zoning Enrollment Demand	St Lucie County School District	St Lucie County School District
Proposed Zoning Enrollment Demand	N/A	N/A
Change in Demand	No Further Demand	No Further Demand

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	2.55ac x 18du/ac = 45 = 6 Yards
Proposed Zoning	.007 lbs/sf/day (Non-Res) x 27,000sf = 189 lb ref. City of Stuart Comp Plan Policy A6.3
Change in Demand	Contemplates a reduction in solid waste.

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	No change to current Storm water management on-site or off-site. No construction proposed or scheduled to parking, roadways, or existing structures. All outfall will remain as prior.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	R-5	
Proposed Zoning	C-3	ITE Land Use 814 (Variety Store)
Change in Demand	Trips	Trips 122/200
Impact to Capacity	No impact to trip generation rates anticipated.	

12. Name of Owner(s): 805 Office Plaza, LLC (Fred Bilowit)
Mailing Address: 5801 Congress Avenue
City West Palm Beach State FL Zip 33487
Phone # 561-860-9402
E-mail: stevena@wbsproperties.com

13. Name of Applicant: Fred Bilowit
Mailing Address: 5801 Congress Avenue
City West Palm Beach State FL Zip 33487
Phone # 561-860-9402 Fax #
E-mail: Stevena@wbsproperties.com

14. Name of Representative: Bradley J. Currie, AICP (Authorized Agent Representing Applicant)
Mailing Address: 10250 SW Village Parkway Suite 201
City Port St Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: Bradcurrie@edc-inc.com

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 04/21/2022 Date

10250 Village Parkway Suite 201	Port St Lucie	Florida	34987
Address		State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.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 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.

Bradley J Currie, AICP	Authorized Agent Acting on behalf of Owner	772-462-2455
Property Owner's Name (Please Print)		Phone

10250 Village Parkway Suite 201- Port St Lucie	Florida	34987
Address	State	Zip

Property Owner's Signature — 09/21/2022 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged ~~before me~~ this 21st day of Sept., 2022, by Bradley J. Currie who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

ANA MARIA JOHNSON
Notary Public - State of Florida
Commission # HH 132480
My Comm. Expires Sep 16, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

WBS Properties
5801 Congress Avenue
West Palm Beach, FL 33487

AGENT CONSENT FORM

Project Name: 805 Virginia Avenue – Ft Pierce, FL

Parcel ID: 2422-602-0001-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Fred Bilowit, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 20th day of September, 2022, by Fred Bilowit (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Phillip J. Cannon
Printed Name of Notary

PHILLIP J. CANNON
MY COMMISSION EXPIRES
MAY 18, 2024
(Notary Seal)
#GG 949312
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

May 18, 2024
My commission expires

Owner's Signature

Fred Bilowit
Owner's Name

5801 Congress Ave
Street Address

Boca Raton, FL 33487
City, State, Zip

561-860-9402
Telephone / Email

PROJECT NARRATIVE & COVER LETTER
805 Virginia Avenue
Rezoning Map Amendment Application
September 21, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval to Rezone a property located at 805 Virginia Avenue in Fort Pierce, FL. The property is situated west of US Highway One, is north facing, on the south side of Virginia Avenue, consisting of three pre-existing structures, each building is approximately 9,000-sf, with a total area of approximately 2.55-ac.

The property is currently zoned Residential (R-5) with a Future Land Use designation of High Density Residential (RH). At this time, we are proposing a Rezone to Commercial (C-3). No site improvements or construction are proposed. The current Zoning of R-5 does not generally correspond with the current or intended Future Land Use of the plaza or spaces therein, as the existing and residential community is dedicated to land south and around the area proposed for rezone and is hitherto zoned accordingly.

SITE CHARACTERISTICS & PROJECT HISTORY

Subject parcel & acreage is identified in the table below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2422-602-0001-000-7	805 Virginia Ave	2.55	RH	R-5
	TOTAL ACRES:	**2.55**		

To the north of the subject parcel lies Virginia Avenue, which is within the jurisdiction the City of Fort Pierce. This roadway is a main thoroughfare for travel and creates easy access for those utilizing the services offered by the above referenced parcel proposed for rezone. To the south of the parcel lies Plymouth Avenue, S. 8th Street, and Garden Avenue, home to multiple residential parcels, currently zoned Residential (R-2) with an underlying Future Land Use of Low Density Residential (RL).

To the west of the subject parcel lies Oleander Blvd, and two contiguous parcels. One parcel is zoned Residential (R-2) with a Future Land Use of Low Density Residential (RL). One parcel is Zoned Residential (R-5) with a Future Land Use of High Density Residential (RH).

To the east of the subject parcel is a large developed plaza with a Zoning of Commercial (C-3) and a Future Land Use of General Commercial (GC). Separating the Large commercial parcel and the residential to the west is a retention canal running north and south.

Included in this submittal, please find the required Rezoning Map Amendment Application and supplemental requirements along with additional supporting material. Any other supplemental items for support can and will be provided upon request.

As per an attached email here, received by the Senior Planner, Vennis Gilmore, dated 7/18/2022, the Application is void of the following items as they were deemed unnecessary given the pre-existing nature of the site and the pre-existing occupancy therein:

- Environmental Study (Zoning change proposes reduction to waste creation)
- Traffic Impact Report (ITE Trip Generator has been provided however)
- Drainage Analysis (No change to parking lot or drainage)
- Historical Report (No construction)
- NO CD – No longer required (USB will be provided)
- NO FLUMA is taking place

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

Z:\EDC-2022\22-251 - WBS Properties - 805 Virginia Avenue\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-09-21_805_Virginia_RZ_Just_Stmt_22-251.docx

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2161640 OR BOOK 1662 PAGE 1558
Recorded:02/21/03 10:02

* Doc Assump	: $	0.00
* Doc Tax	: $	14,000.00
* Int Tax	: $	0.00

Prepared By and return to:
David N. Sowerby, Esquire
MELVILLE & SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, Florida 34981-5605
Courthouse Box #63

PARCEL I.D. NO. **2422-602-0001-000/7**

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WARRANTY DEED

This Indenture made and executed this 19th day of February, 2003, is by and between **JAMES F. GRIMES, a married man,** (hereinafter "Grantor"), and **805 OFFICE PLAZA, L.L.C., a Delaware limited liability company,** whose post office address is 5801 N. Congress Avenue, Boca Raton, FL 33487 (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by 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 the County of St. Lucie, State of Florida, to wit:

Lot 1, MARAVILLA GARDENS UNIT ONE, according to the plat thereof, recorded in Plat Book 6, Page 55 of the Public Records of St. Lucie County, Florida, LESS the West 10 feet thereof; FURTEHR LESS the North 20 feet as in Official Records Book 584, Page 1198, and Road Right-of-Way in Official Records Book 933, Page 846, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2002.

NOTE: The herein described property is not the homestead of the Grantor, nor contiguous thereto. The Grantor's homestead is: 3202 N. Indian River Drive, Ft. Pierce, Florida 34946.

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

[Space Above This Line For Recording Data]

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

David N. Sowerby

Nancy J. Endrulas

JAMES F. GRIMES
3203 N. Indian River Drive, Ft. Pierce, FL 34946

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 19th day of February, 2003, by JAMES F. GRIMES, [✓] who is personally known to me, or [ ] who produced his driver's license as identification.

Nancy J. Endrulas
Notary Public, State of Florida
My Commission Expires: 07/17/04
Commission #: CC955169

NANCY J. ENDRULAS NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires July 17, 2004 No. CC955169

805 VIRGINIA AVENUE
FT PIERCE, FL 34982

LEGAL DESCRIPTION

PCN 2422-602-0001-000-7

MARAVILLA GARDENS S/D-UNIT 1- LOT 1-LESS N 20 FT AS IN OR 584-1198- (OR 1662-1558)

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, April 13, 2022

Parcel Report

Parcel

PARCELNO:	2422-602-0001-000-7
Property ID:	30067
Owner1:	805 Office Plaza LLC
SiteAddress:	805 VIRGINIA AVE

Owner

Owner1:	805 Office Plaza LLC
Owner2:	
Owner3:	
MailingAddress:	5801 N Congress Ave Boca Raton, FL 33487-3603

Overview

PrimaryLandUse:	1700 - OFCE BLDG
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Maravilla Gardens Subdivision Unit 1
Just/Market Value:	$1,968,100
FinishedArea:	27,000
Acres:	2.547
TotalArea:	110,963

Legal Description

LegalDescription:	MARAVILLA GARDENS S/D-UNIT 1- LOT 1-LESS N 20 FT AS IN OR 584-1198- (OR 1662-1558)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2021	$1,968,100	$1,403,400	$499,300	$65,400	$1,429,450	$0	$1,429,450	$538,650	$0
2020	$1,299,500	$733,800	$499,300	$66,400	$1,299,500	$0	$1,299,500	$0	$0
2019	$1,208,600	$642,000	$499,300	$67,300	$1,208,600	$0	$1,208,600	$0	$0
2018	$1,318,095	$746,495	$499,300	$72,300	$1,318,095	$0	$1,318,095	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	50.1	$3,456.90

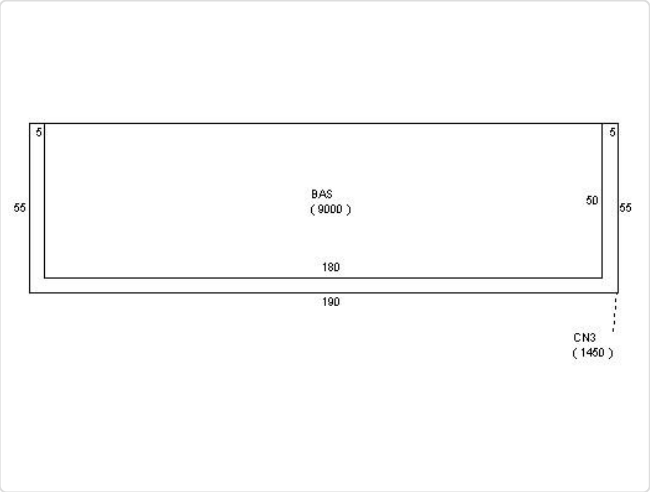
Improvements

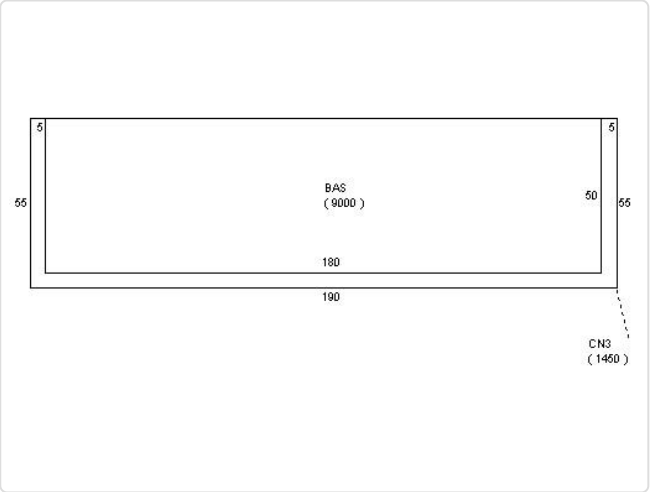
Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

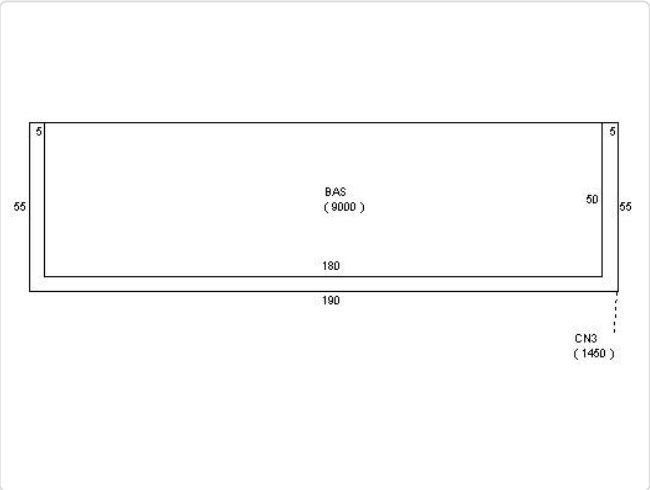
Building Sequence:	2
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

Building Sequence:	3
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

Building Sketches







Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	CN3	CANOPY	0	1,450
1	BAS	BASE AREA	9,000	9,000
2	CN3	CANOPY	0	1,450
2	BAS	BASE AREA	9,000	9,000
3	CN3	CANOPY	0	1,450
3	BAS	BASE AREA	9,000	9,000

SFYI

Description	Units	Year Built
CEMENT CURB	610	1985
CONCRETE LOW	43,500	1975
COMMERCIAL LIGHT- SINGLE	3	1975

Land Lines

Line Number	Units	Unit Type
1	110,963	SqFt

Permits

Permit Number	Issue Date	Description
BP21-3108	05/25/2021	Air Conditioning Only
BP20-2163	07/16/2020	Air Conditioning Only
BP20-2164	07/16/2020	Air Conditioning Only
BP20-1966	07/06/2020	Air Conditioning Only
BP20-1952	07/06/2020	Air Conditioning Only
BP19-3708	12/10/2019	Plumbing
BP17-3739	01/16/2019	Roof
BP17-3739	12/27/2017	Roof
BP17-0924	04/03/2017	Electric
BP15-3305	12/04/2016	
BP16-2101	10/31/2016	Re Roof Permit
BP15-3305	01/06/2016	Alterations/Remodeling
BP12-0569	03/26/2012	Air Conditioning Only
BP11-1043	06/03/2011	Electric
0800001725	11/06/2008	Roof
0800001724	11/06/2008	Roof
0800001726	11/06/2008	Roof
CR2006146	01/03/2007	Alterations/Remodeling
TENT200625	11/14/2006	Unknown
CR200477	10/19/2004	Alterations/Remodeling
MC2004209	07/15/2004	Air Conditioning Only
MC200457	02/26/2004	Air Conditioning Only
MC2003314	08/25/2003	Air Conditioning Only
RF2003252	08/13/2003	Roof
MC2003297	08/06/2003	Air Conditioning Only
MC2003277	07/23/2003	Air Conditioning Only
RF2003253	07/23/2003	Roof
MC2003265	07/21/2003	Air Conditioning Only
RF2003-254	06/26/2003	Roof
F99-000281	03/15/1999	Roof
F97-000392	04/25/1997	Roof
F94-000964	08/10/1994	Alterations/Remodeling
F92-000476	04/30/1992	Alterations/Remodeling
F91000894A	08/09/1991	Alterations/Remodeling
F91000894	07/12/1991	Alterations/Remodeling
F89000887D	08/01/1989	Additions to existing construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/18/2003	$2,000,000	XX00	WD	Grimes James F	1662-1558	Clerk of Courts
12/09/1991	$100	XX01	QC	James F Grimes	767-1782	Clerk of Courts
06/01/1988	$2,075,000	XX00	CV		589-269	Clerk of Courts
08/01/1984	$335,000	XX00	CV		440-647	Clerk of Courts
08/01/1977	$0	XX01	CV		274-463	Clerk of Courts

Photos

ACCOUNTING
& INCOME TAX

Direct
AUTO & LIFE
INSURANCE
COMMERCIAL
INSURANCE

JERGER INSURANCE
AUTO HOME BUSINESS LIFE
PROGRESSIVE

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: 805 VIRGINIA AVE

ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

LEGAL DESCRIPTION:

LOT 1, MARAVILLA GARDENS UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 10 FEET THEREOF; FURTHER LESS THE NORTH 20 FEET AS IN OFFICIAL RECORDS BOOK 584, PAGE 1198, AND ROAD RIGHT-OF-WAY IN OFFICIAL RECORDS BOOK 933, PAGE 846, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.570 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 14, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCELS CONTAIN A TOTAL OF 2.570 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON FDOT BENCHMARK "BM3". SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0187K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020, FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. THE ANGLES ON RECORDED PLAT BOOK 6, PAGE 55 ARE NOT LEGIBLE FOR LOT 1. ONLY CALCULATED ANGLES ARE SHOWN ON THIS SURVEY.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON SEPTEMBER 12, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2.178.0, ON SEPTEMBER 12, 2022.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4064815.
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.29 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.017 IN - Y: 0.018 IN - Z: 0.013 IN
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 5 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.015 IN
   - CAMERA CALIBRATION/OPTIMIZATION: 0.12% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 279 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 351.24 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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

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

DRAWN BY	RJB
CHECKED BY	MTO
FIELD CREW	GH
FILENAME	22-251 BT.dwg
SCALE	AS SHOWN
DATE	September 16, 2022

REVISION COMMENTS — DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: 805 VIRGINIA AVE

LAND LYING IN
SEC. 22, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

22-251

1 OF 3

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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: 805 VIRGINIA AVE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

VIRGINIA AVE (S.R. 70)
120' WIDE PUBLIC R/W
FDOT R/W MAP SECTION 94030-2531

NW CORNER
SEC. 22, TWP. 35S, RGE. 40E
FND 1/2" IRC
"RLS 2391"
CCR#093999

16 15
21 22

NW CORNER LOT 1
P.B. 6, PG. 55

FND 1/2" IR
0.15'N

LESS & EXCEPT
O.R.B. 933, PG. 846

93°11'15" (C)

ADA SURFACE

RIM=14.48'

FLUME

METAL HANDRAIL

6' CONC. WALK

EOP - "F" CURB

EOP - "D" CURB
CONC. MEDIAN
EOP - "D" CURB

ASPHALT ROADWAY
(EASTBOUND)

GRASS MEDIAN

EOP - "F" CURB

SOUTH R/W LINE OF VIRGINIA AVE

RIM=13.99'
INVERTS RECESSED
UNOBTAINABLE

SOUTH LINE OF SEC. 15, TWP. 35S, RGE. 40E
NORTH LINE OF SEC. 22, TWP. 35S, RGE. 40E

S89°59'16"W 2655.06'
(BEARING BASIS)

CITY OF FT. PIERCE CANAL
O.R.B. 584, PG 1198
PARCEL ID 2422-602-0001-010-0

NORTH LINE OF LOT 1 (P.B. 6, PG. 55)

S89°59'16"W 915.90' (C)

947.34 (P)
948.69 (C)

LESS NORTH 20' OF LOT 1
O.R.B. 584, PG. 1198
O.R.B. 767, PG. 1782

GRASS

CONCRETE PARKING OUTSIDE
OF BOUNDARY BY 1.53'

X-WALK SIGNAL
CONTROL BOX

TRAFFIC
SIGNAL POLE

FIBER
PULL BOX

S44°17'37"W
34.84' (C)

SET IR/C
"LB 8098"

SET IR/C
"LB 8098"

130.62 (P)
130.88 (C)

RIM=17.10'
E.INV.=13.12' (18"CMP)
BOTTOM=13.05'

CONCRETE
PARKING LOT

2.570 ACRES
805 VIRGINIA AVE
PARCEL ID 2422-602-0001-000-7

6' COVERED WALK
180.07'

1 STORY C.B.S.
F.F.E.= 18.51'

RIM=17.11'
E.INV.=13.56' (18"CMP)
W.INV.=13.27' (18"CMP)
BOTTOM=13.21'

MATCHLINE TO SHEET 3

OLEANDER BLVD
VARYING WIDTH PUBLIC R/W
FDOT R/W MAP SECTION 9456-151
(60' WIDE EQUIV. R/W)
P.B. 6, PG. 55
P.B. 9, PG. 8

S03°00'30"W 86.06' (C)

L WEST LINE OF LOT 1 (P.B. 6, PG. 55)

LESS WEST 10' OF LOT 1
O.R.B. 1662, PG. 1558

BOLLARD (TYP.)

CONTROL BOX
VAULT
RIM=17.54'

88°11'18" (C)

BM
ELEV.=16.70'
SET MAG/D
"LB 8098 EDC-INC"

LIFT STATION
RIM=17.33'

SOUTH LINE OF LOT 1 (P.B. 6, PG. 55)
R/W LINE

CONC. WALK

S88°58'11"E 939.70' (C)

949.49 (P)
949.71 (C)

RIM=17.04'

RIM=15.90'

RIM=17.06'

PLYMOUTH AVE
60' WIDE PUBLIC R/W
(PLATTED PARK BOULEVARD)
P.B. 6, PG. 55
P.B. 9, PG. 8

RIM=16.48'

RIM=16.06'

RIM=16.69'

ASPHALT ROADWAY

FND MAG/D

FND 4X4 CM

FND 5/8" IR/C

CONC.
DRIVE

EOP - "F" CURB

EOP - NO CURB

PLATTED R/W

R/W LINE

GRASS

OHW

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FOR: 805 VIRGINIA AVE

LAND LYING IN
SEC. 22, TWNSHP. 35 SOUTH, RGE. 40 EAST
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22-251

2 OF 3

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: 805 VIRGINIA AVE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

VIRGINIA AVE (S.R. 70)
120' WIDE PUBLIC R/W
FDOT R/W MAP SECTION 94030-2531

BM
ELEV.=16.86'
SET MAG/D
"LB 8098 EDC-INC"

N CORNER
SEC. 22, TWP. 35S, RGE. 40E
FND MAG/D IN CUTOUT
"LB 6557"
CCR#094000

EOP - "F" CURB
GRASS MEDIAN
ASPHALT ROADWAY (EASTBOUND)
70.00'
6' CONC. WALK
SOUTH R/W LINE OF VIRGINIA AVE
NORTH LINE OF LOT 1 (P.B. 6, PG. 55)
S89°59'16"W 915.90' (C)
S.INV.=13.73' (18" CMP)
RIM=14.62'
ADA SURFACE
RIM=14.82'
INVERTS RECESSED
UNOBTAINABLE
947.34 (P)
948.69 (C)
S89°59'16"W 2655.06"
(BEARING BASIS)
CITY OF FT. PIERCE CANAL
O.R.B. 584, PG 1198
PARCEL ID 2422-602-0001-010-0
LESS NORTH 20' OF LOT 1
O.R.B. 584, PG. 1198
O.R.B. 767, PG. 1782
20.00'
SOUTH LINE OF SEC. 15, TWP. 35S, RGE. 40E
NORTH LINE OF SEC. 22, TWP. 35S, RGE. 40E
FND FDOT BM3
FDOT ALUMINUM DISK
ELEV.=16.17'
"BM SR70-94-19-BM3"
RIM=15.61'
CONCRETE HEADWALL
SET IR/C=17.4'
"LB 8098"
N0°21'26"E 128.08' (C)
EAST LINE OF LOT 1 (P.B. 6, PG. 55)
RIM=15.84'
RIM=15.63'
FND PK NAIL
0.67'N
SET IR/C
"LB 8098"
CANAL
60' WIDE R/W
(PLATTED SOUTH 7TH ST)
P.B. 6, PG. 55
P.B. 9, PG. 8
MATCHLINE TO SHEET 2
2.570 ACRES
805 VIRGINIA AVE
PARCEL ID 2422-602-0001-000-7
6' COVERED WALK
180.20'
180.32'
81.97'
85.54'
1 STORY C.B.S.
F.F.E.= 18.60'
CONCRETE PARKING LOT
4" CONC. WALK
949.49 (P)
949.71 (C)
S88°58'11"E 939.70' (C)
R/W LINE
SOUTH LINE OF LOT 1 (P.B. 6, PG. 55)
BOLLARD (TYP.)
SIGN
EOP - NO CURB
RIM=17.08'
N.INV.=13.38' (18"CMP)
E.INV.=13.39' (18"CMP)
W.INV.=13.32' (18"CMP)
BOTTOM=12.78'
RIM=17.17'
S.INV.=13.55' (18"CMP)
W.INV.=13.50' (18"CMP)
BOTTOM=13.31'
RIM=17.22'
W.INV.=13.36' (18"CMP)
BOTTOM=13.17'
RIM=15.78'
RIM=16.22'
RIM=15.91'
PLYMOUTH AVE
60' WIDE PUBLIC R/W
(PLATTED PARK BOULEVARD)
P.B. 6, PG. 55
P.B. 9, PG. 8
60.00'
ASPHALT ROADWAY
EOP - "F" CURB
GRASS
CONC. DRIVE
CONC. PAD
FND 5/8" IR/C
0.11'N
FND 5/8" IR/C
0.12'E
AT&T TRANSFORMER
CONC. PAD
A/C PAD
METAL GUARDRAIL
CONC. FLUME
BM
ELEV.=15.83'
SET MAG/D
"LB 8098 EDC-INC"
FND PK NAIL
FND PK NAIL
0.67'N

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	RJB
CHECKED BY	MTO
FIELD CREW	GH
FILENAME	22-251 BT.dwg
SCALE	AS SHOWN
DATE	September 16, 2022

REVISION COMMENTS

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: 805 VIRGINIA AVE

LAND LYING IN
SEC. 22, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

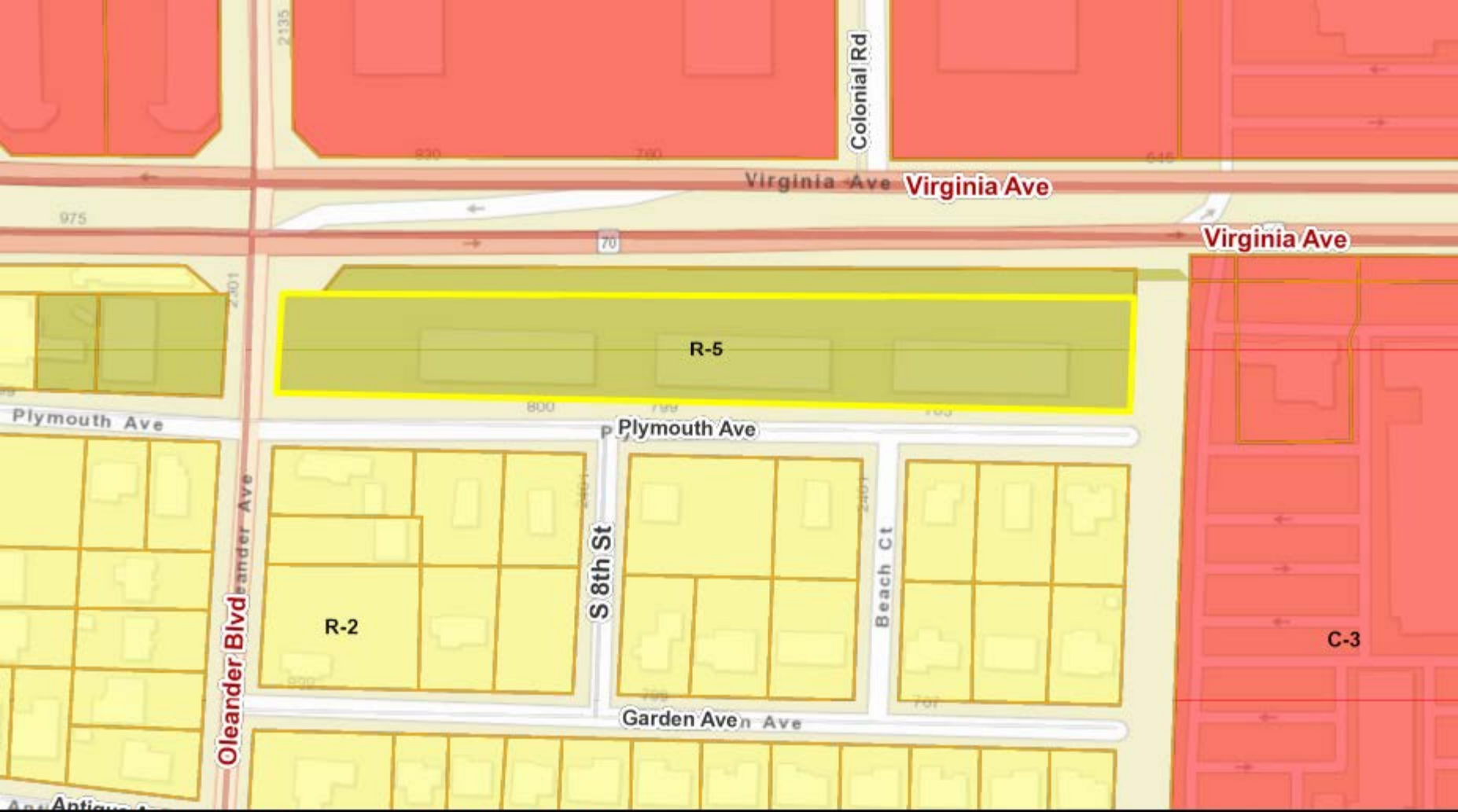
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

22-251

3 OF 3

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF EDC, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REPRODUCTION, ALTERATION OR PUBLICATION OF THESE DRAWINGS IN WHOLE OR IN PART, OR THE USE OF THE INFORMATION CONTAINED HEREIN, WITHOUT THE WRITTEN CONSENT OF THE FIRM WILL ENTITLE EDC, INC. TO PROPER COMPENSATION AND SHALL CONSTITUTE A VIOLATION OF COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS IN WHICH ANY VISITOR ASSIGNS ALL SUCH RIGHTS TO EDC, INC. ANY REUSE WITHOUT PRIOR WRITTEN AUTHORIZATION BY EDC, INC. WILL BE UNDERTAKEN AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO EDC, INC. ANY ALTERATION OF THIS DRAWING NOTICE IS IN VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DRAWING IN ANY WAY. IF THIS DRAWING IS ALTERED, THE ALTERING ENGINEER SHALL ATTACH A CERTIFICATE TO THE DRAWING STATING THE PARTICULARS OF THE ALTERATION AND THE NAME OF THE PERSON AUTHORIZING THE ALTERATION. ANY ALTERATION MADE WITHOUT THE ABOVE NOTIFICATION WILL BE THE RESPONSIBILITY OF THE PERSON MAKING THE ALTERATION.

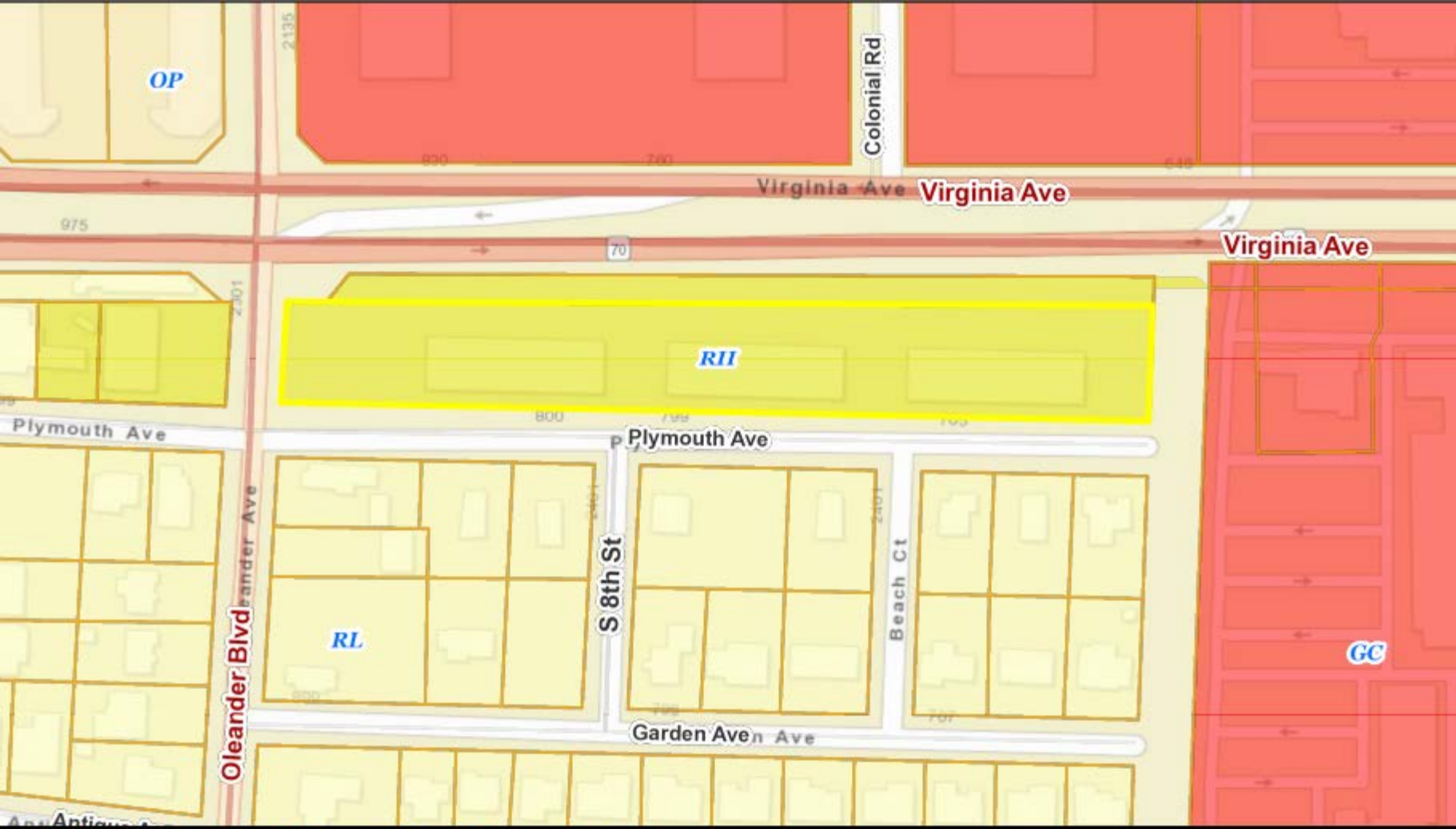
Z:\EDC-2022\22-251 - WBS Properties - 805 Virginia Avenue\SURVEY\Dwg - PDF\Survey\22-251 BT.dwg, 9/16/2022 9:48 AM



PCN 2422-602-0001-000-7 CITY OF FT PIERCE

805 VIRGINIA AVENUE ZONING MAP (R-5)

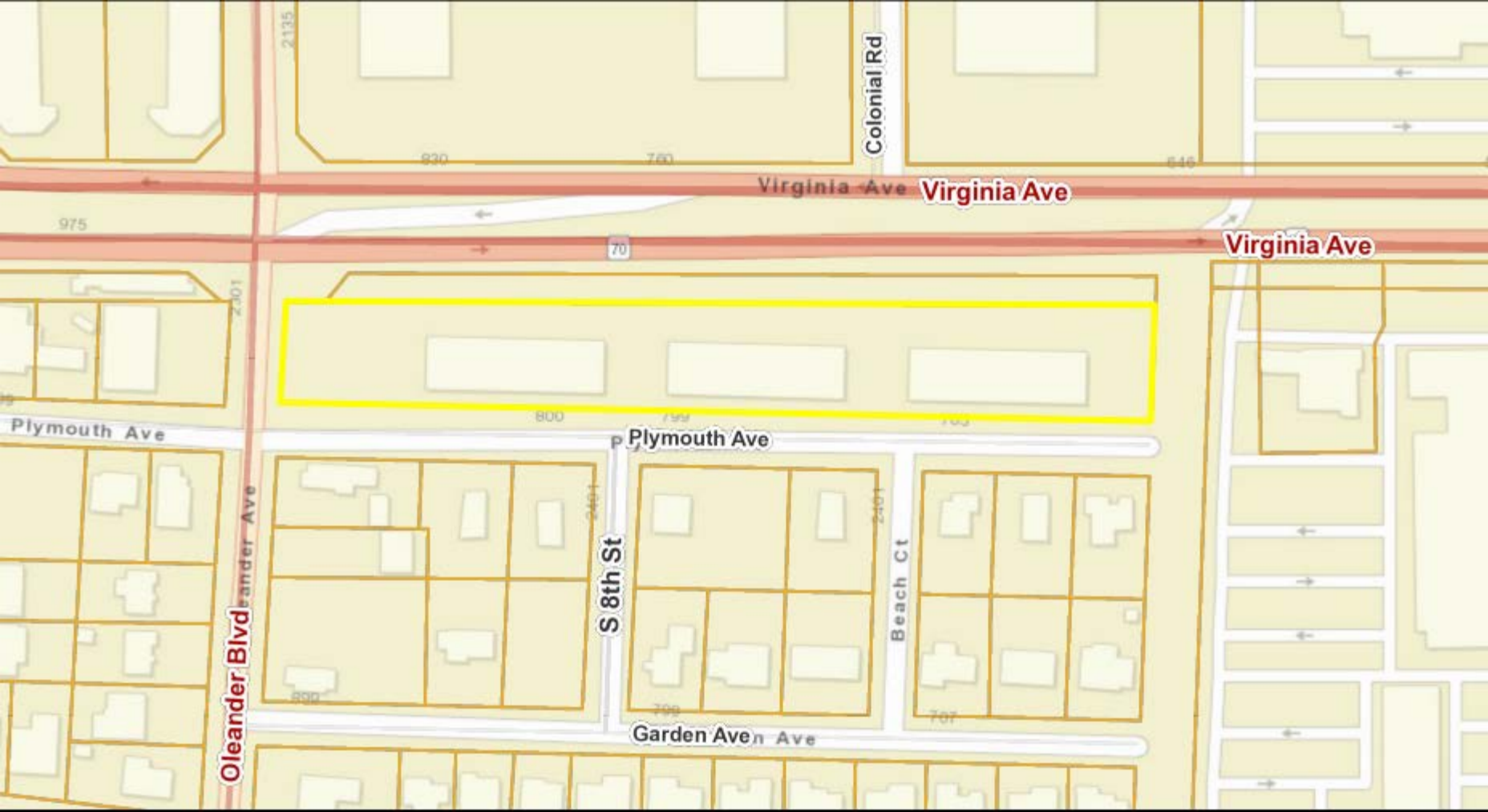
N



PCN 2422-602-0001-000-7 CITY OF FT PIERCE

805 VIRGINIA AVENUE FUTURE LAND USE (RH)

N



PCN 2422-602-0001-000-7 CITY OF FT PIERCE

805 VIRGINIA AVENUE ST LUCIE COUNTY PROPERTY APPRAISER MAP

N

Variety Store
(814)

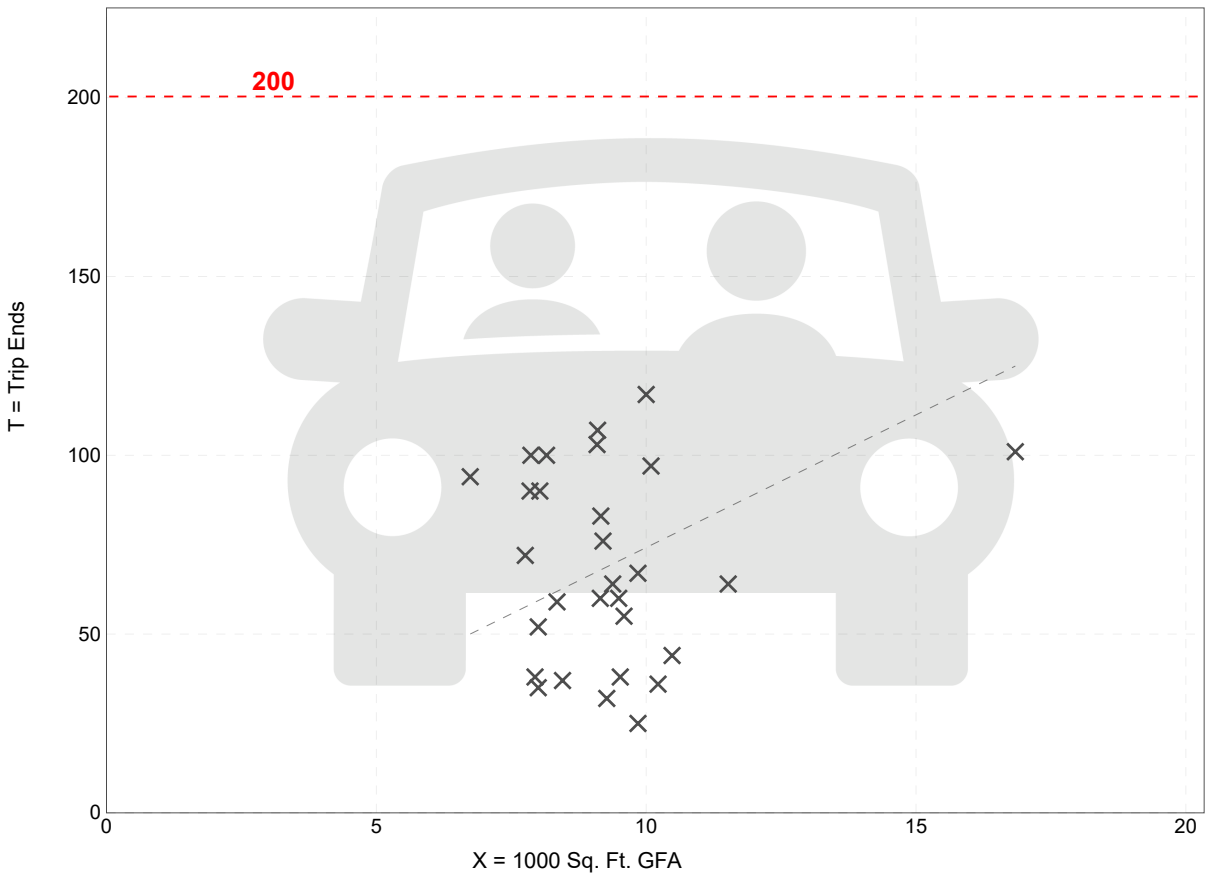
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	2.54 - 13.95	3.19

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

Ana Johnson

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Monday, July 18, 2022 10:44 AM
To: Ana Johnson; Planning Department
Subject: RE: 805 Virginia Ave - Application Question.

Req'd: Survey w/ legal descr.

Good Morning

We would require the survey for the proper legal description to be added to the Ordinance. All other documents are not needed. Please omit the requirement for a CD (this is outdated and needs to be changed).

Please see our new In-Take/Application Submittal Process below:

An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to planning_dl@cityoffortpierce.com.

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Applications following the Technical Review Committee meeting must be found in complete compliance three (3) weeks prior to the Planning Board meeting for any development project not requiring an Ordinance (Site Plan and Conditional Uses). For those that do require City Attorney review, the application must be complete five (5) weeks prior to Planning Board review.

Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

All of the above can be found at: https://www.cityoffortpierce.com/971/In-TakeApplication-Submittal-for-Technic

Vennis Gilmore | Senior Planner | City of Fort Pierce

Planning Board **7. g.**

Meeting Date: 11/14/2022

Re: Major Amendment to Planned Development - Red Hawk Rebar - 4280 Bandy Boulevard

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

---

Information

SUBJECT:

Major Amendment to Planned Development - Red Hawk Rebar - 4280 Bandy Boulevard

SUMMARY:

In accordance with Sections 125-37, 125-133, 125-136, and 125-212 of the City Code, the applicant is requesting the review and approval of a Major Amendment to the previously approved Planned Development and Site Plan. City Code Section 125-212 requires an application for a major amendment with modifications and expired development plan to follow the same procedure as set forth for a new planned development. The City Commission of the City of Fort Pierce approved the Zoning Atlas Map Amendment to Planned Development along with an approved development plan on September 4, 2018. The Redhawk Rebar Facility is a Planned Development (PD) for the purpose of constructing a manufacturing facility that transforms already fabricated rebars into components for the commercial constructions process. The parcel is located on an approximately 3.57-acre tract of land owned by the parties specified on the first page. The proposed manufacturing facility will be located within Fort Pierce Industrial Park, on a formerly cleared parcel that was never developed, which is just west of Selvitz Road and south of Glades Cut Off Road.
The original proposed development plan consisted of a 40,000 sq. ft. manufacturing facility, of which 8,000 sq. ft. provides office space, Faze I - 16,000 sq. ft. industrial building, Phase 2 - 16,000 sq. ft. industrial building and a 4,000 sq. ft. area for covered staging of finished product. The new proposal consists of a smaller footprint of approximately 32,000 sq. ft. The plan also incorporates a railroad spur to accommodate deliveries to and from the site, vehicular parking, site lighting, landscaping, and storm water facilities to support the proposed plant. The original development plan proposed completion within two phases, designated to commence in the fall of 2018 and be completed within two years of Planned Development Approval (August 2020). The new proposal consists or no phasing. The estimated construction start date is Winter 2022/2023 with a completion of Summer 2023. The work shifts are presented to be standard hours of operation from approximately 7 AM to 5 PM.

RECOMMENDATION:

The requested Application for a Major Amendment to a Planned Development meets the criteria specified in Sections 125-136 and 125-212 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with the following condition:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy

is approved for the site.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 11/01/2022 02:53 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Assistant Planning Director
RE:	**Red Hawk Rebar** **Application for a Major Amendment to a Planned Development (1 Parcel)** **4280 Bandy Boulevard**
BOARD DATE:	November 14, 2022

STAFF REPORT

Owner(s):	Red Hawk Rebar, LLC 255 Alhambra Circle, Suite 500 Miami, FL 33134
Representative:	Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
Applicant's Request:	Approval of a Major Amendment to a Planned Development
Location:	4280 Bandy Boulevard
Parcel ID:	2431-505-0008-000-6
Existing Use:	Vacant
Site Size:	3.565 Acres (more or less)
Current Future Land Use:	Heavy Industrial (HI)
Current Zoning:	Planned Development Zone (PD)

Surrounding FLU/Zoning:

North	East	South	West
HI/I-1	HI/I-1	HI/I-1	ROW

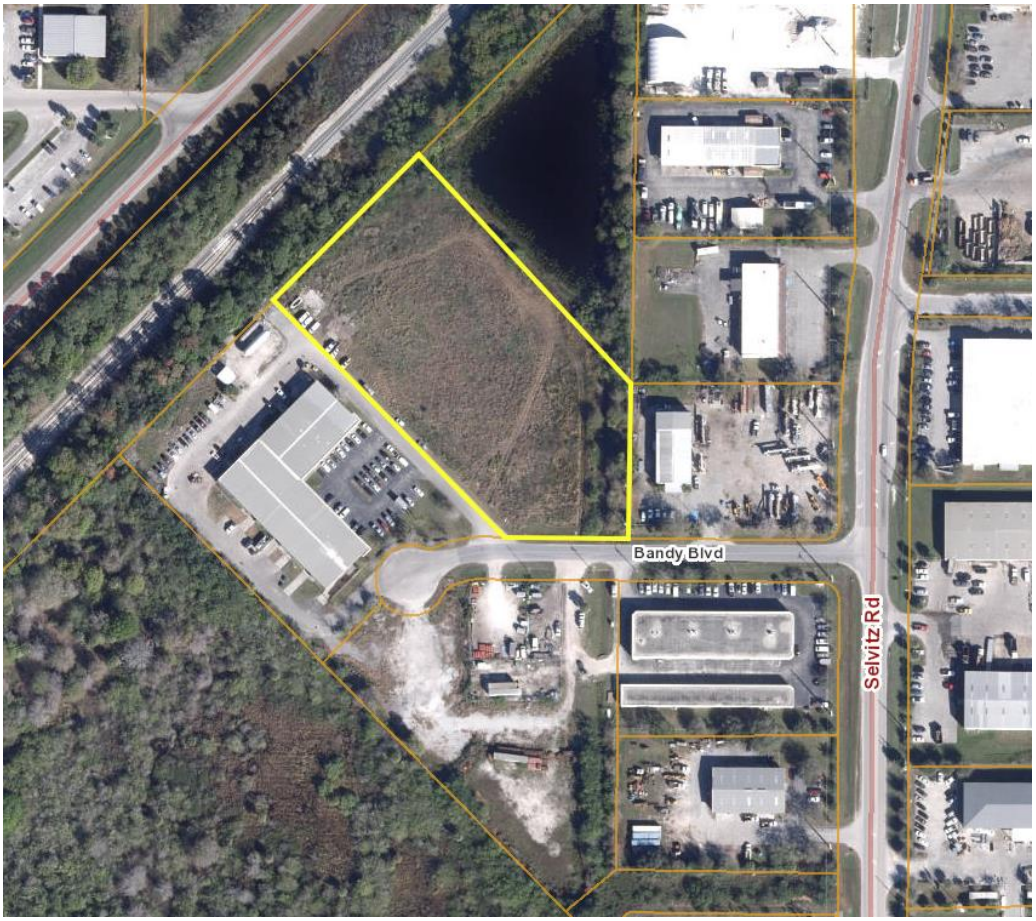
Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, 125-136, and 125-212 of the City Code, the applicant is requesting the review and approval of a Major Amendment to the previously approved Planned Development and Site Plan. City Code Section 125-212 requires an application for a major amendment with modifications and expired development plan to follow the same procedure as set forth for a new planned development. The City Commission of the City of Fort Pierce approved the Zoning Atlas Map Amendment to Planned Development along with an approved development plan on September 4, 2018. The Redhawk Rebar Facility is a Planned Development (PD) for the purpose of constructing a manufacturing facility that transforms already fabricated rebars into components for the commercial constructions process. The parcel is located on an approximately 3.57-acre tract of land owned by the parties specified on the first page. The proposed manufacturing facility will be located within Fort Pierce Industrial Park, on a formerly cleared parcel that was never developed, which is just west of Selvitz Road and south of Glades Cut Off Road.

The original proposed development plan consisted of a 40,000 sq. ft. manufacturing facility, of which 8,000 sq. ft. provides office space, Faze I - 16,000 sq. ft. industrial building, Phase 2 - 16,000 sq. ft. industrial building and a 4,000 sq. ft. area for covered staging of finished product. The new proposal consists of a smaller footprint of approximately 32,000 sq. ft.

The plan also incorporates a railroad spur to accommodate deliveries to and from the site, vehicular parking, site lighting, landscaping, and storm water facilities to support the proposed plant. The original development plan proposed completion within two phases, designated to commence in the fall of 2018 and be completed within two years of Planned Development Approval (August 2020). The new proposal consists or no phasing. The estimated construction start date is Winter 2022/2023 with a completion of Summer 2023. The work shifts are presented to be standard hours of operation from approximately 7 AM to 5 PM.



Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

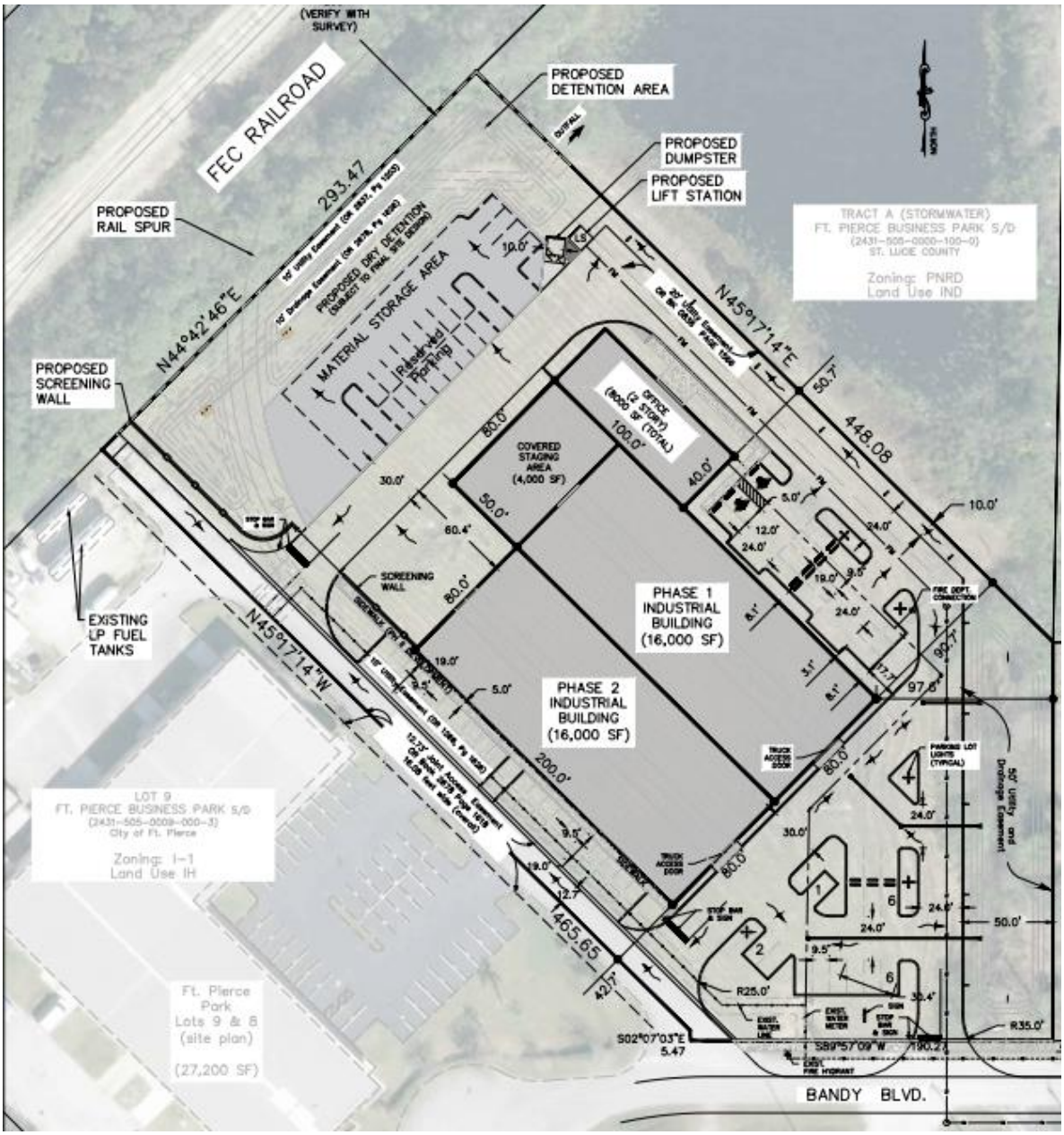
b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

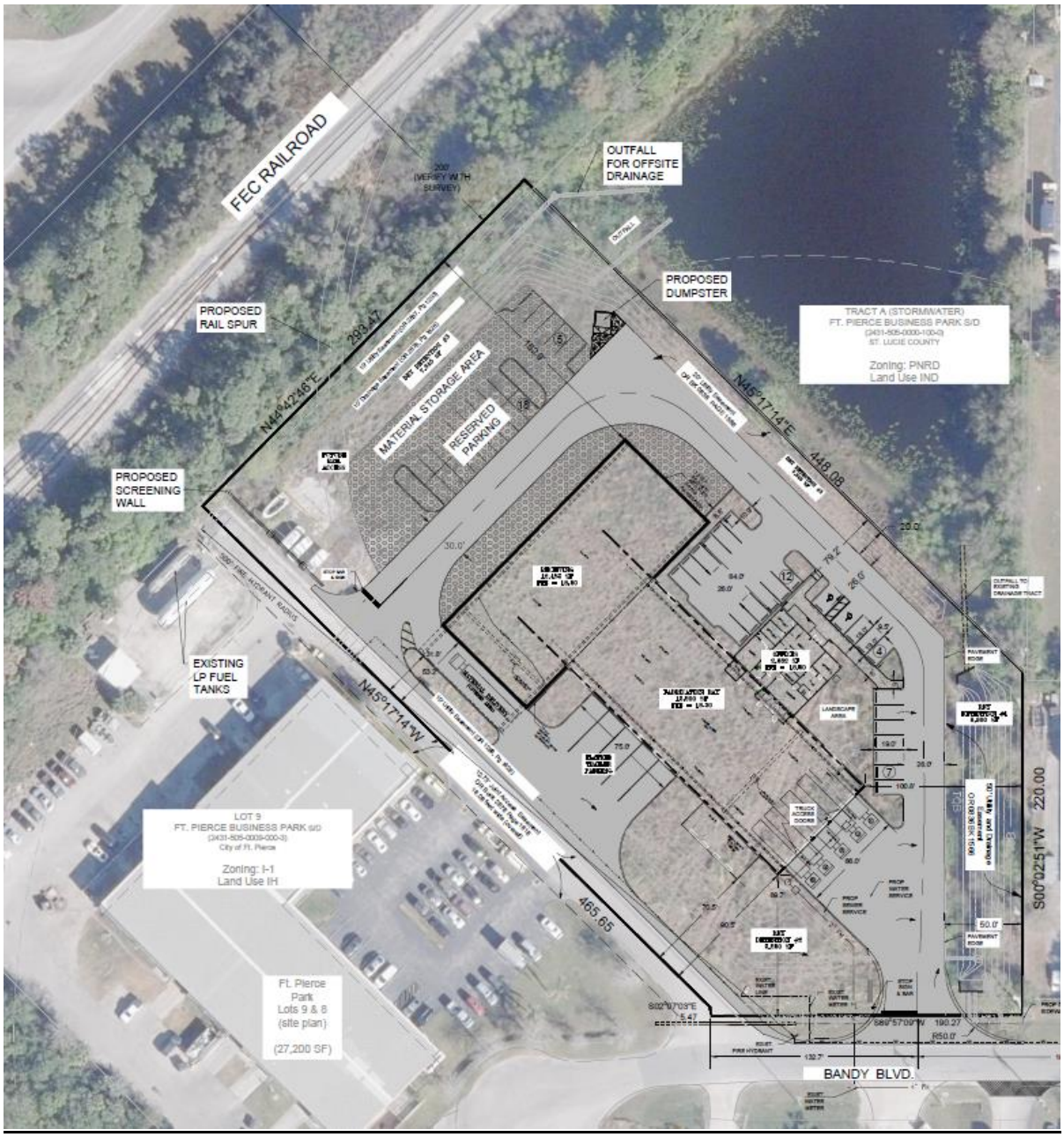
The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Development Review (Site Plan)

The project is proposed on the approximately 3.565 acres of land in the Fort Pierce Industrial Park, consisting of one (1) parcel of land located at or near 4280 Bandy Boulevard in Fort Pierce, FL. The site plan consists of an approximately 32,000 square foot Manufacturing Facility with 2,382-sf of office space, a 12,475-sf receiving area, and a 15,200-sf fabrication bay. City of Fort Pierce Code Section 125-315 requires 1 parking space for each 1,000 square feet of gross floor area, the applicant is only providing forty-six (46) parking spaces with two (2) of those spaces being designated as handicap.



Original Site Plan

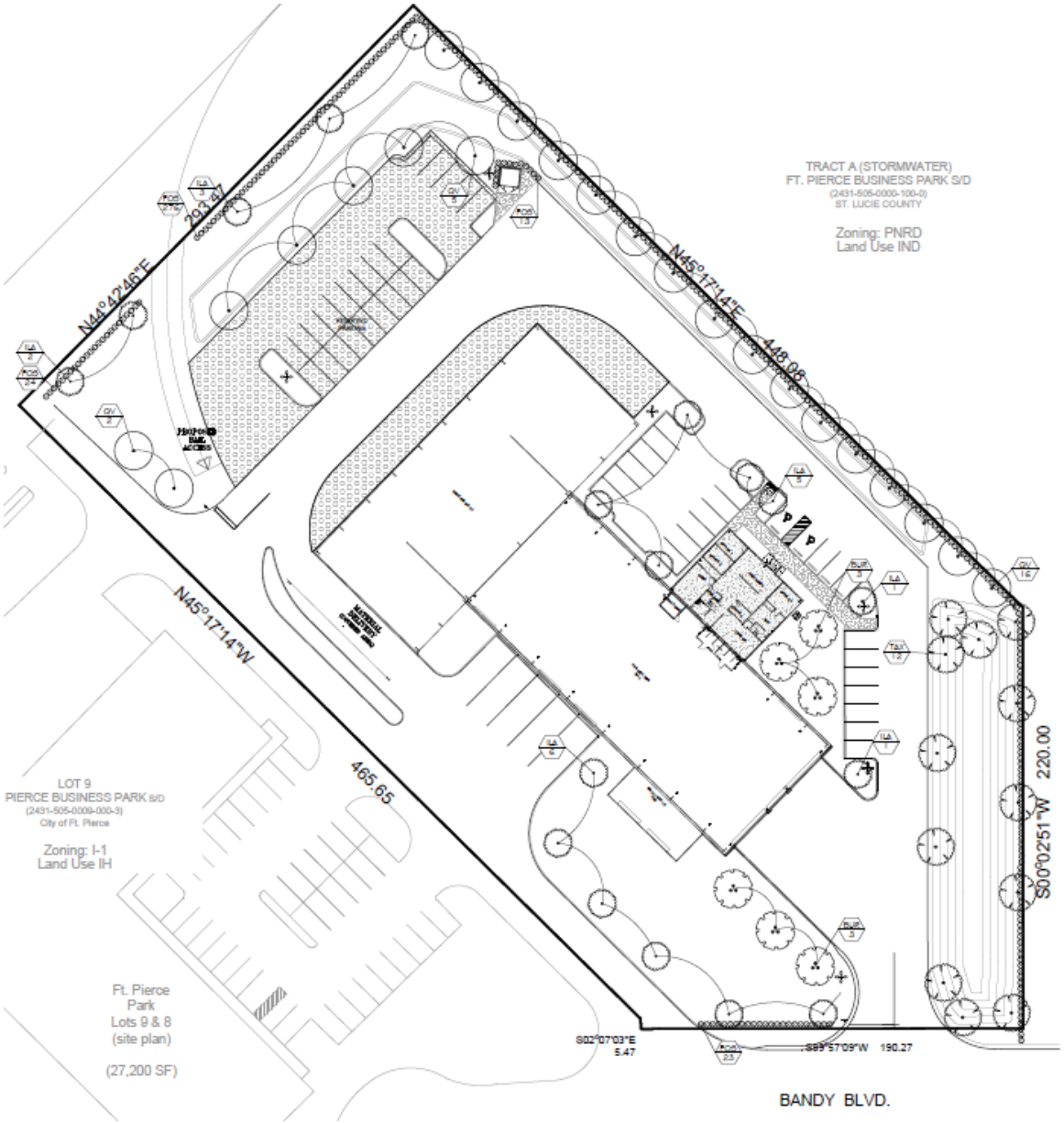


Proposed Site Plan

Development Review (Landscaping)

The plant list that the applicant is proposing consists of a total of 59 trees and 336 shrubs. The applicant is also proposing to install irrigation. The plans will involve the following:

- Trees to be planted are (6) Gumbo Limbo, (16) Eagleston Holly, (23) Live Oak, and (12) Bald Cypress.
- Shrubs proposed for the site include (336) Florida Privet.
- Ground Covers proposed for the site include Argentine Bahia Sod.
- New Irrigation will be installed.



Landscape Plan

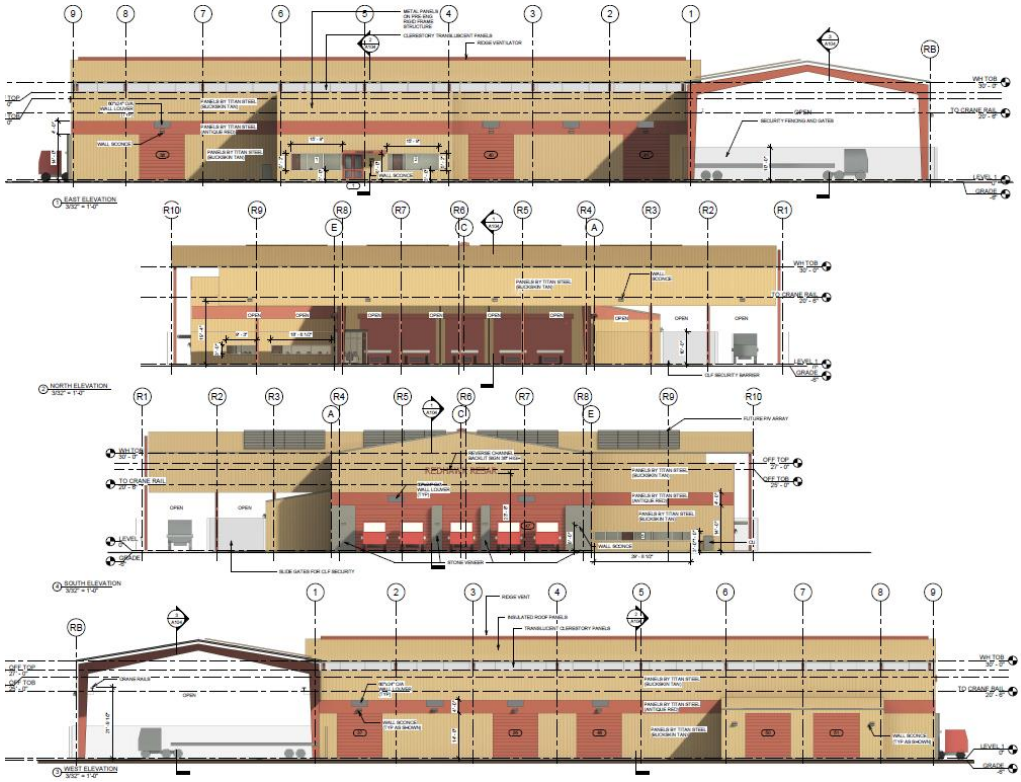
Design Review (Architecture)

The site is surrounded by light and heavy industrial uses. The industrial corridor reflects older and newer structures of varying architectural styles developed over the past several years. The subject site plan architecture will subsequently have a neutral design to accommodate their co-habitation.

The building design will utilize natural oolitic stone, bright earthy colors, and decorative metal venting to blend with the existing site. Integrating eco-friendly aspects such as solar panels, natural cooling systems and on-site nature preservation areas.

The following design elements have been integrated into the project to address the site environment, function as a working building, and give curb appeal from the street as well as the rail line.

- Local trees and additional flora for landscaping
- Decorative stone walls on both industrial and office buildings
- Modern ventilation panels for passive cooling
- Solar Panels
- Fence with columns along street sides
- Clearstory windows for natural/diffused lighting
- Gopher Tortoise Preservation area to maintain existing fauna on site
- Rail access to cut down on street traffic and truck emissions
- Earth tone accent colors to blend with natural surrounding
- Fountain for retention pond aeration and appearance
- Industrial Style building to match, but enhance surrounding area



Technical Review Committee

All affected departments have reviewed the proposed Application for a Major Amendment to a Planned Development for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation – Major Amendment to a Planned Development

The requested Application for a Major Amendment to a Planned Development meets the criteria specified in Sections 125-136 and 125-212 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with the following condition:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Assistant Planning Director

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Assistant City Engineer

RE : Red Hawk Rebar – 4280 Bandy Boulevard
TRC No. 22-41100002

DATE : October 6, 2022

RECEIVED
OCT 10 2022
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2022:

- [x] Site Plan Major Amendment
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Site Plan
- [ ] Major Amendment
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

\\2500FS01\City Hall Share 01\Engineering\ENGINEERING\Site Development Projects\R\Redhawk Rebar\Site Plan\Submittal No. 4 - 092822\SP Approval - 100622.docx

ADVISORY COMMENTS:

1. The Environmental Assessment submitted identifies the presence of gopher tortoise burrows and possible other threatened species, all Federal and State local permit and approvals shall be obtained prior to DPCR approval.
2. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.
3. The Boundary and Topography survey submitted was a photocopy and dated April 2019. An original signed and sealed dated within one year of the DPCR application shall be required.

TST/VB/vb

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Red Hawk Rebar

REVIEW DATE: 8/16/2022

PLANNER: PLANNING DEPARTMENT

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: ___X_____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

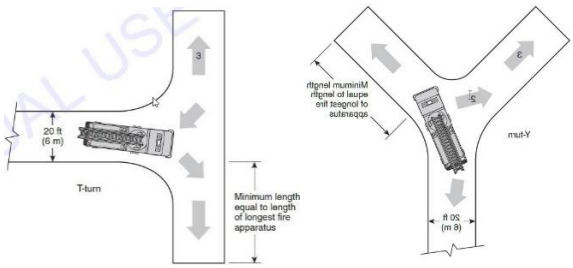
6. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

7. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**

8. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

9. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

10. **Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.**



11. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

12. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

13. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

14. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**

15. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

16. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**

17. **Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.**

18. **Minimum Size of Water Mains**
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

August 17, 2022

PROJECT: Redhawk Rebar – Bandy Boulevard

REF: TRC App. #

TO: Vennis Gilmore

FROM: David Hays

The following comments are offered by SLC PW - Engineering:

1. Bandy Boulevard is an existing paved roadway with roadside swales and in the County maintenance program. No additional right-of-way is requested at this time.
2. For sites with frequent truck accessing, the minimum radius of return for the driveway is 50'.
3. Our records indicate the SWMS is maintained by the association.
4. The FM shall be directional drill under the roadway or repairs shall be per county PW standards. Forht FM extension and installation within the County ROW, please provide an application to Trevor Workman in the Engineering Division.
5. A driveway permit is required for the access.
6. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org.

Cc: Alicia Rosenthal

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

August 18, 2022

TECHNICAL REVIEW PROJECT # 22-41100002
Major Amendment to PD Site Plan – Red Hawk Rebar

Comments

FPUA W/WW Engineering: Concept approved as noted:

Water and Wastewater (via forcemain) services are currently available to serve the subject property. To connect to these services please submit the Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities on the FPUA website for important steps to guide through the entire process including utility details, specifications and permit applications. For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

Note:
-As shown the site plan there is an existing 8" water main along the northern right of way of Bandy Blvd.
-A 12" force main is located in the eastern right of way of Selvitz Road.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Red Hawk Rebar – 4280 Bandy Blvd. Approved.

Electric service is available to the site (from the north side of the property). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

(Con't pg 2)

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
Office: (772)466-1600 Ext. 6957
sscimeca@fpua.com

Gas service is available to the site (from Selvitz Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

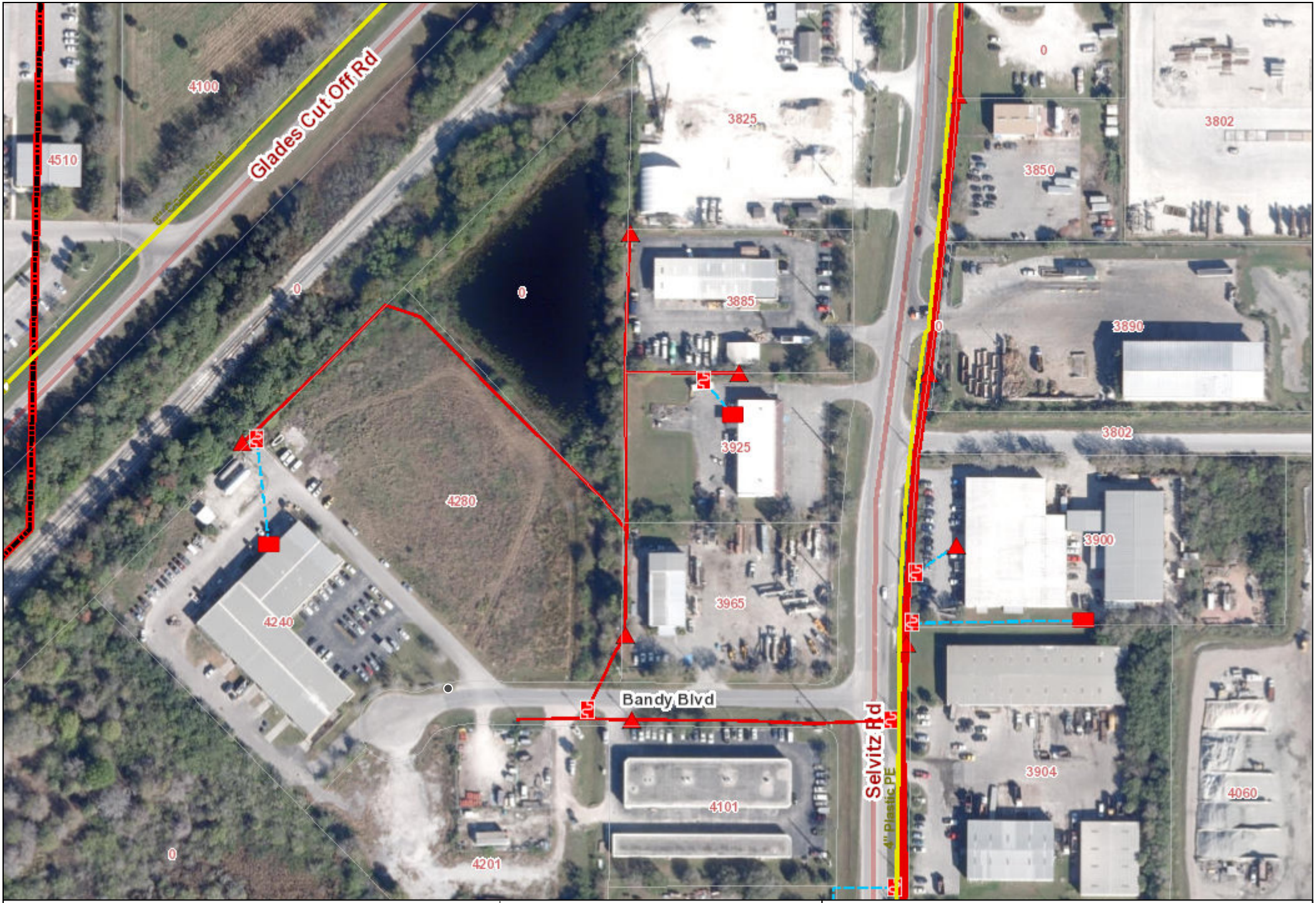
Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site (Located outside the existing utility easement areas).

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS map (Electric and Gas).

If the developer should have any questions, please have them contact the individuals listed above.



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 8/5/2022

FPUA COMMUNITY PROUD

N

1 inch = 188 feet

FPUA Web Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 8.18.22
Property Address: Major Amendment to Planned Development Site Plan – Red Hawk Rebar - 4280 Bandy Boulevard

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 8/15/22

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

August 18, 2022

Case # 22-41100002

Planner: City of Ft. Pierce Planning Department

Major amendment to PD site plan

Red Hawk Rebar, 4280 Bandy Blvd, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4280 Bandy Boulevard, Ft. Pierce, Florida 34981

Parcel ID #(s): 2431-505-0008-000-6

Project description: Metal Rebar Fabrication Facility, with Rail Access

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 31,206 sf Site Acreage: 3.565 ac

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Red Hawk Rebar LLC	Culpepper & Terpening, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
255 Alhambra CIR., Ste 500	2980 South 25th Street
Street Address	Street Address
Miami Fl 33134	Ft. Pierce Fl 34981
City State Zip	City State Zip
	772-464-3537
Phone Number	Phone Number
	dmurphy@ct-eng.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [ ] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [ ] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4280 BANDY Blvd.

Parcel ID #(s) 2431-505-0008-000-6

Project description DESIGN REVIEW FOR NEW INDUSTRIAL BLDG - RED HAWK REBAR FT. PIERCE INDUSTRIAL PARK

RED HAWK REBAR LLC	DENNIS MURPHY - CULPEPPER & TERPENING INC
Property Owner(s)	**Applicant/Representative, Title, Company**
255 ALHAMBRA CIR, STE 500	2960 SO. 25TH STREET
Street Address	Street Address
CORAL GABLES FL 33134	FT. PIERCE FLA 34981
City State Zip	City State Zip
305-924-4715	772-216-5056
Phone Number	Phone Number
HZANABRIA@REDHAWKREBAR.COM	DMURPHY@CT-ENG.COM
Email Address	Email Address

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

Hza A. Zanabria

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

T R A U T M A N A R C H I T E C T S

1533 Sunset Drive Suite 101
Coral Gables, Florida 33143
Ph. 305 669-5160

DESIGN INTENT NARRATIVE

March 27, 2018

Goals and Objectives:

> *Design a pre-fabricated metal Light-Industrial Building with attached administrative offices, storage areas and rail access. Using natural oolitic stone, bright earthy colors, and decorative metal venting to blend with the existing site. Integrating eco-friendly aspects such as solar panels, natural cooling systems and on site nature preservation areas.*

The following design elements have been integrated into the project to address the site environment, function as a working building and give curb appeal from the street as well as the rail line.

- Local trees and additional flora for landscaping
- Decorative stone walls on both industrial and office buildings
- Modern ventilation panels for passive cooling
- Solar Panels
- Fence with columns along street sides
- Clearstory windows for natural/diffused lighting
- Gopher Tortoise Preservation area to maintain existing fauna on site
- Rail access to cut down on street traffic and truck emissions
- Earth tone accent colors to blend with natural surrounding
- Fountain for retention pond aeration and appearance
- Industrial Style building to match, but enhance surrounding area

Sincerely,
David Scott Trautman,

Architect

LOOKING SOUTH OF PROJECT SITE – JUNE 2022

LOOKING SOUTHWEST OF PROJECT SITE – JUNE 2022

LOOKING SOUTHEAST OF PROJECT SITE – JUNE 2022

LOOKING WEST/ NORTH WEST OF PROJECT SITE – JUNE 2022

LOOKING WEST OF PROJECT SITE - JUNE 2022

LOOKING NORTHWEST TOWARDS PROJECT SITE – JUNE 2022

RETENTION POND

4240 BANDY BLVD

4240 BANDY BLVD

4240 BANDY BLVD

SITE CONTEXT PLAN
N.T.S.

LOT 8 SUBJECT PROPERY

3965 SELVITZ RD

4201 BANDY BLVD

4201 BANDY BLVD

TRAUTMANARCHITECTS

DAVID SCOTT TRAUTMAN
ARCHITECT
AR15045

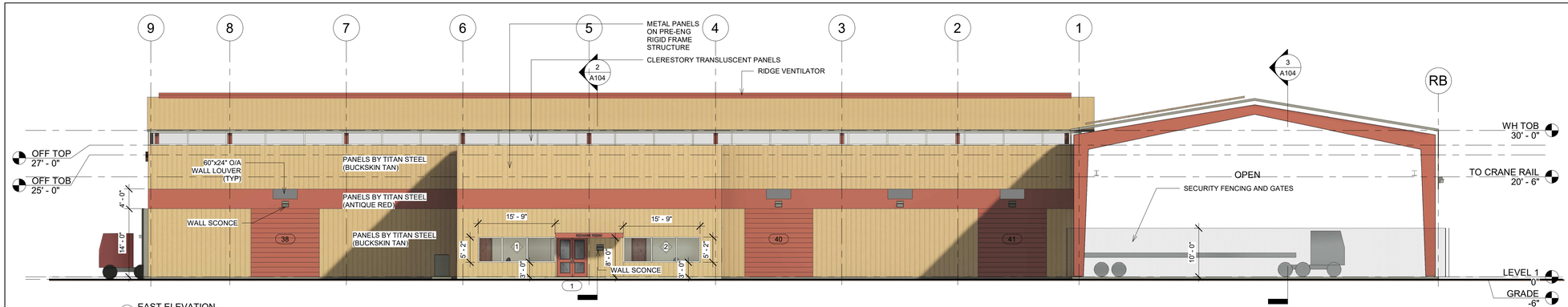
1533 SUNSET DRIVE SUITE101
CORAL GABLES, FL 33143
305-669-5160

REBAR FABRICATION PLANT
LOT 8 BANDY AVENUE
FORT PIERCE, FL

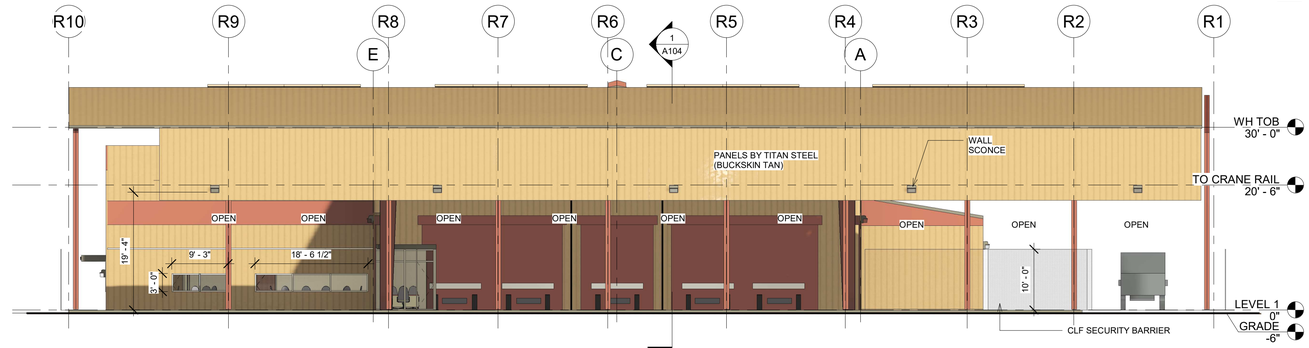
SITE CONTEXT PLAN

SEAL
DAVID SCOTT TRAUTMAN
ARCHITECT
AR 15045

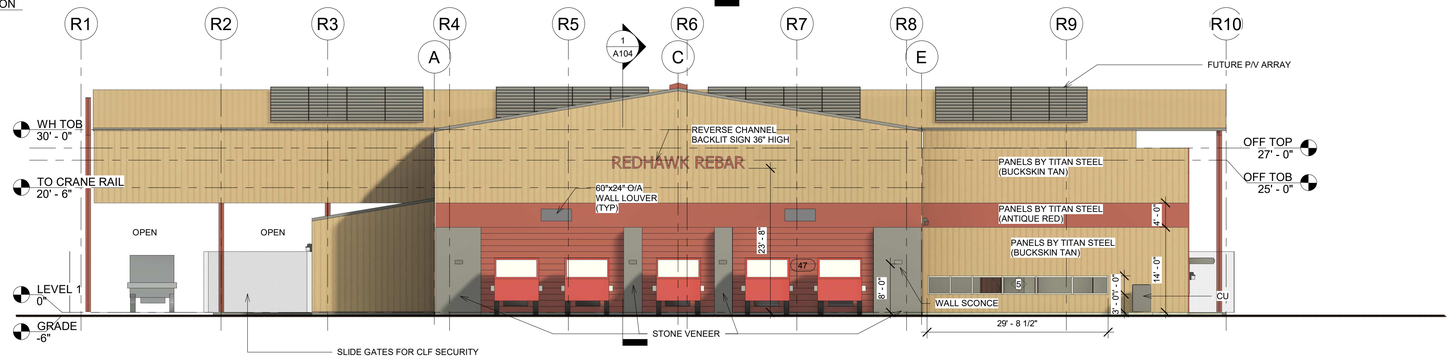
A-2



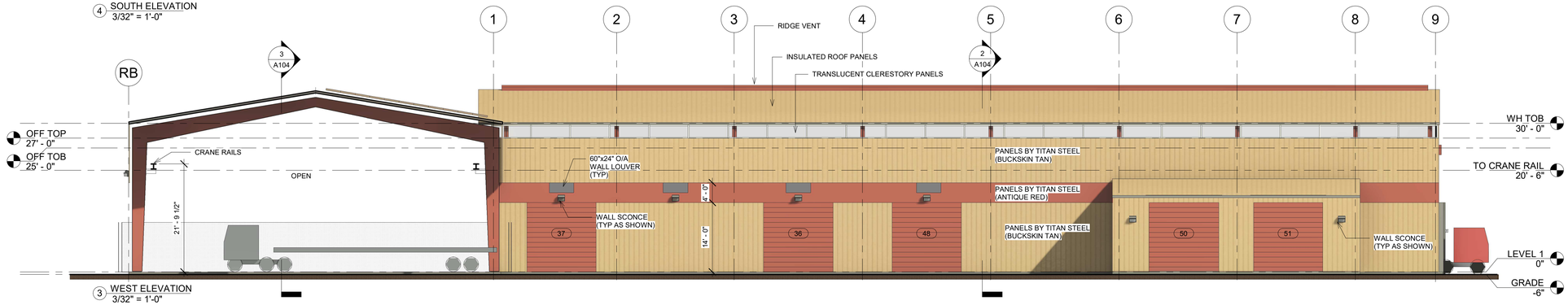
1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"

TRAUTMAN ARCHITECTS

TRAUTMAN ARCHITECTS

DAVID SCOTT TRAUTMAN, ARCHITECT
AR 15045

6431 SW 82 TERRACE
MIAMI, FLORIDA 33143
TRAUTMANARCHITECTS.COM
305.663.0102
S.TRAUTMAN@MIAMI.EDU

RED HAWK REBAR
4280 BANDY BLVD
FT PIERCE, FLORIDA

PROJECT:

REVISIONS:

NO.	DESC	DATE

ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
	10009	
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN
REGISTERED ARCHITECT
AR15045

A103

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant - FEC K branch rail line	HI (Heavy Ind.)	PD Planned Development
South	Industrial	HI (Heavy Ind.)	L-1 (Light Industrial)
East	Industrial	HI (Heavy Ind.)	L-1 (Light Industrial)
West	Industrial	HI (Heavy Ind.)	L-1 (Light Industrial)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	II (Heavy Ind	nned Develc	32,000 sf (+/-)	2.92	X
****Proposed**	II (Heavy Ind	nned Develc	32,000 sf (+/-)	2.92	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 0 gpd (.125 x 0 sf)
**Proposed Zoning/FLU	Total gallons per day 4000 gpd (.125 x 32000)
**Change in Demand	Total gallons per day 4000 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 0 gpd (.1 x 0 sf)
**Proposed Zoning/FLU	Total gallons per day 3,200 gpd (.1 x 32000)
**Change in Demand	Total gallons per day 3,200 gpd (.1 x 32000)

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

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

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

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

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

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	152.8	31.6/ 30.0
****Proposed Zoning/FLU**	152.8	31.6/ 30.0
***Change in Demand**	Trips 152.8	Trips 31.6/30.0
Impact to Capacity	none. all roads in area are within acceptable level of se	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily:	
Non-residential (square footage): 32,000 SF			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Industrial	1	32000	2.92	fall 2022	mmer 20

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

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

C. Exemptions Requested:

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

MAP OF FT. PIERCE
N.T.S.

LOCATION MAP
1/128" = 1'

TRAUTMANARCHITECTS

DAVID SCOTT TRAUTMAN,
ARCHITECT
AR 15045

1533 Sunset Drive Suite 101
Coral Gables, FL 33143
305-669-5160
DAVID@BALLITRAUTMAN.COM

PROJECT:

REBAR FABRICATION PLANT

LOT 8 BANDY BLVD, FORT PIERCE, FL

REVISIONS

SYMBOL	DATE	BY	DESCRIPTION

DRAWING:

CONTEXT MAP

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN
ARCHITECT
AR15045

A-1

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4460985 OR BOOK 4159 PAGE 1852, Recorded 07/20/2018 03:26:40 PM Doc Tax: $3266.20

Return to:
Ponce De Leon Title Services, Inc.
2600 Douglas Road Suite 400
Coral Gables, FL 33134

Prepared by:
WALTER G. WOODS, P.A.
2081 SE Ocean Blvd., Suite 2-B
Stuart, FL 34996
772-210-5518
File Number: **98-18**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of **July, 2018** between **A&D INVESTMENTS OF THE TREASURE COAST LLC, a Florida limited liability company** whose post office address is **656 NW BUCK HENDRY WAY, Stuart, FL 34994**, grantor, and **Red Hawk Rebar LLC., a Florida limited liability company** whose post office address is **255 Alhambra Circle, Suite 500, Coral Gables, FL 33134**, grantee:

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

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

Lot 8, FORT PIERCE BUSINESS PARK, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 6, 6A through 6B, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2431-505-0008-0006

Subject to taxes for 2018 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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:

A&D INVESTMENTS OF THE TREASURE COAST LLC,
a Florida limited liability company

Witness Name: WALTER G. WOODS

David H. Satur (Seal)
David H. Satur, Authorized Member

Witness Name: Teri Tilton Woolley

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 19th day of July, 2018 by David H. Satur, Authorized Member of A&D INVESTMENTS OF THE TREASURE COAST LLC, a Florida limited liability company, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: WALTER G. WOODS

My Commission Expires: _____

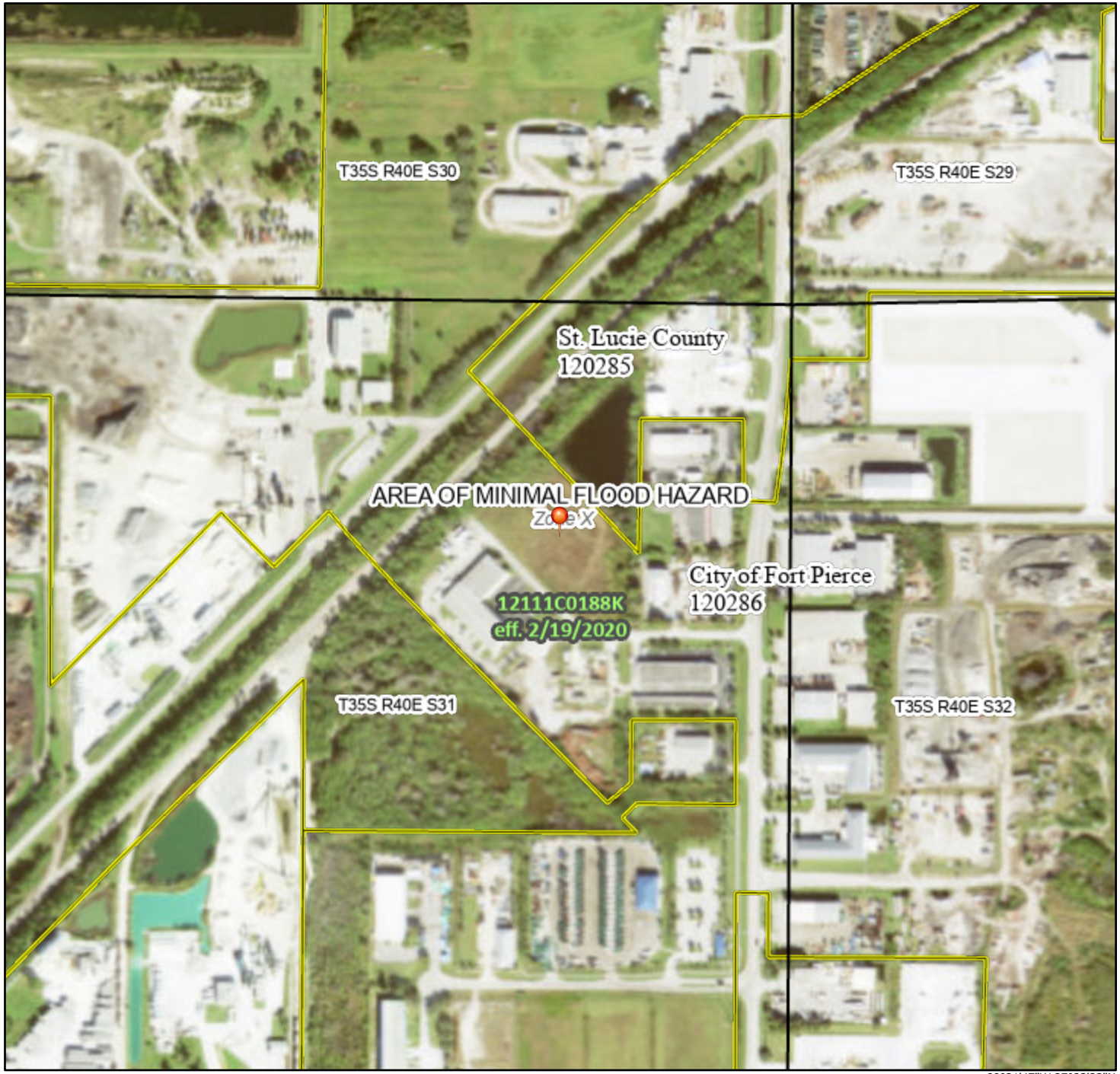
WALTER G. WOODS
MY COMMISSION # GG 230029
EXPIRES: June 27, 2022
Bonded Thru Notary Public Underwriters

DoubleTime®

National Flood Hazard Layer FIRMette

FEMA

80°22'25"W 27°23'55"N



80°21'47"W 27°23'23"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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

Legend

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

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

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

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

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

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

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

N

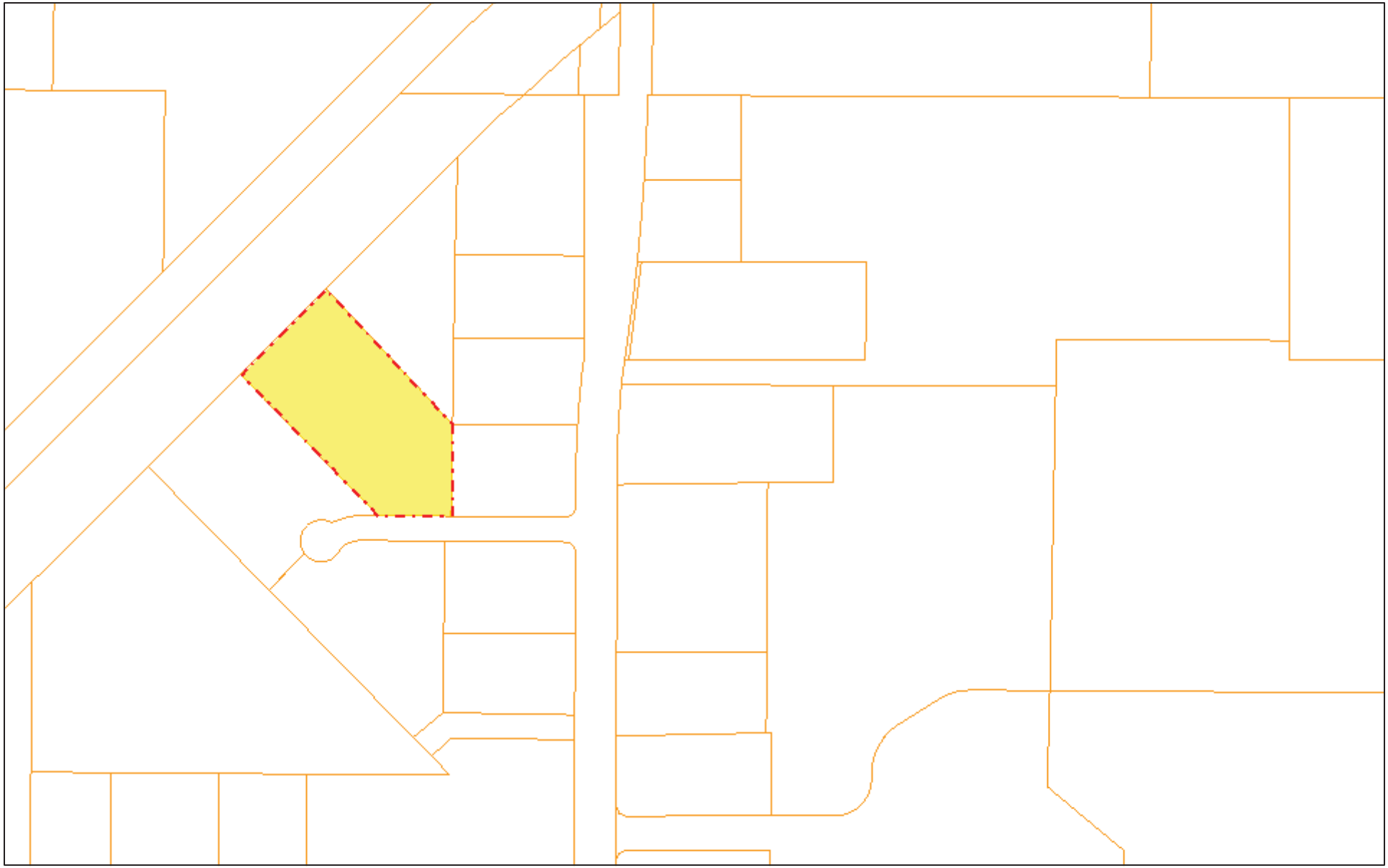
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/1/2022 at 12:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



June 4, 2018

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

This information is deemed to be correct at this time but it is subject to change and is not warranted.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4280 BANDY BLVD	Parcel ID: 2431-505-0008-000-6	Account #: 127256	Sec/Town/Range: 31/35S/40E
Use Type: 4000	Jurisdiction: Fort Pierce	Map ID: 24/31N	Zoning: Planned De

Ownership

Red Hawk Rebar LLC

255 Alhambra CIR Ste 500
Coral Gables, FL 33134

Legal Description

FT PIERCE BUSINESS PARK LOT 8 (3.57 AC)

Current Values

Just/Market:	$388,300	Assessed:	$388,300
Exemptions:	$0	Taxable:	$388,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$388,300	$388,300	$0	$388,300
2020	$388,300	$388,300	$0	$388,300
2019	$388,300	$388,300	$0	$388,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-19-2018	4159 / 1852	0001	WD	A & D Investments of the Treasure Coast LLC	$466,600
01-06-2015	3706 / 2228	0002	WD	Dickerson Realty FL Inc	$225,000
10-12-2006	2678 / 1635	XX00	WD	Cross River Properties Inc	$947,500

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.57
Land Size (SF):	155,509.2
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT Project Number: 18-110.101
Writers Email: dmurphy@ct-eng.com

September 1, 2022

Mr. Vennis Gilmore, Senior Planner
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Red Hawk Rebar (Ft. Pierce) – Planned Development Site Plan/ Response to Comments

Dear Mr. Gilmore

In response to the comments provided to you from the Ft. Pierce Building Department and the Ft. Pierce Police Department in regard to the above referenced site plan project, please allow us this opportunity to address each of the items raised their your review. We have sent them your attention as the official clearing house for these site plan related matters:

****

BUILDING DEPARTMENT TECHNICAL REVIEW COMMITTEE (TRC) COMMENT FORM/ TECHNICAL REVIEW PROJECT # 22-41100002
Major Amendment to PD Site Plan – Red Hawk Rebar
August 18, 2022

Please be advised that the project may trigger the requirements indicated below:

1) **Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.**
2) **Pre-construction meeting with the City's Building Department is requested.**
3) **Site Plan Approval/ Comments acknowledged.**
4) **Building Permit required.**
5) **Signed and sealed construction drawings required.**
6) **Will need to meet the Fire Code.**

Comments acknowledged.

****

Fort Pierce Police Department **/** Crime Prevention (Officer Damian Spotts)
TECHNICAL REVIEW PROJECT # 22-41100002
Major Amendment to PD Site Plan – Red Hawk Rebar
August 18, 2022

Comments:
No comments at this time.

Comments acknowledged.

****

We trust that these responses are satisfactory to your review and if there are any additional questions, please do not hesitate to let us know.

Sincerely

Dennis J. Murphy
Principal Planner

CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS

CT Project Number: 18-110.101
Writers Email: dmurphy@ct-eng.com

September 1, 2022

Mr. Jack Andrews, PE, City Engineer
City of Ft. Pierce Public Works Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Red Hawk Rebar (Ft. Pierce) – Planned Development Site Plan/ Response to Comments

Dear Mr. Andrews:

In response to your comments to the Ft. Pierce TRC in regard to the above referenced site plan project, please allow us this opportunity to address each of the items raised in your review:

****

ENGINEERING COMMENTS:

1. **Provide the dimensions of the site's western driveway entrance and drive aisle.**

Additional site dimensioning has been provided on the project site plan.

2. **The previous approved site plan provided a 6-foot concrete sidewalk within the proposed Brandy Boulevard right-of-way extending the width of the applicant's property directly adjacent, however this amendment does not. The site plan shall be revised to provide at minimum a 5-foot sidewalk.**

A 5 foot wide sidewalk has been provided to the project site plan. This walk remains a part of our site construction plan documents that will be submitted to the City following our site plan approval actions.

3. **Provide the appropriate concrete wheel stops at parking spaces along with concrete curbing, if required, to comply with the requirements, set forth in the City of Fort Pierce Code of Ordinance Section 125-315.**

Concrete wheel stops have been provided at all locations except where a parking stall adjoins a sidewalk curb. All parking areas are bordered by a Type 'D', or equivalent, curbing, except as may be noted in certain particular locations the site construction plans.

4. **The parking spaces adjacent to dry detention area #1 denotes 17-feet. All parking spaces shall be 19-feet deep as per City of Fort Pierce Code or Ordinance Section 123-315.**

All parking stalls have a minimum depth of 19 feet, except for those parking stalls adjacent to the front office sidewalk. Those are 18 feet in depth (one foot overhang into the sidewalk.

5. **What are the proposed sizes of the dry detention areas?**

Refer to the project site plan. Added notations have been made to the dry detention areas.

6. **Dry detention area #1 is shown within the limits of a proposed 4" water main, relocate either the dry detention area or the 4" water main.**

All utility locations have been adjusted so not to encroach into any dry detention facilities.

7. Dry detention area #2 is shown within the limits of a proposed 6" water main and 4" force main, relocate either the dry detention area or 6" water main and 4" force main.

All utility locations have been adjusted so not to encroach into any dry detention facilities.

8. How will the stormwater run-off at the driveway entrances and edge of property be managed?

All waters on site will be directed to the perimeter dry detention areas that will eventually flow into the overall subdivisions stormwater ponds, lying north/northeast of our project site.

9. No landscaping shall be allowed within the dry detention areas.

Review of the City Codes on this general topic has not identified where there is a specific prohibition on providing/integrating landscaping into, or in close proximity with, any proposed dry detention areas. It is noted that certain vegetation types planted within proximity to a retention/pretreatment area have been shown to have a positive impact on the removal of excess nutrients from the site's stormwaters. As part of our efforts a nutrient reduction, within the dry detention areas shown on the project plans, including side slopes, landscaping is proposed to be grass only, except that at the top of the retention bank areas, final sculpting of these areas will be done so that the placement of the indicated Bald Cypress and Live Oak trees, which are required to meet the City landscape codes, can be provided for and not impede either the function of carrying capacity of these areas. The planting of these required trees along the top of bank will not impeded the flow of waters through these dry detention areas. Maintenance of these on-site areas will be the responsibility of the property owners, unless otherwise addressed through the prior platting dedications of the Ft. Pierce Business Park Subdivision.

10. The Site Drainage note shall be updated to reference "Chapters 32 and 121 and the Standard Specifications Adopted by the City Commission on February 3, 1973, as Amended".

Comments acknowledged.

11. The General Notes shall be updated to

a. "A project must comply Sections 119, 123, and 125 of the City of Fort Pierce Code of Ordinances".

b. "Parking space striping shall conform to Section 125-315".

ADVISORY COMMENTS:

1. The Environmental Assessment submitted identifies the presence of gopher tortoise burrows and possible other threatened species, all Federal and State local permit and approvals shall be obtained prior to DPCR approval.

Comments acknowledged.

2. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.

Comments acknowledged.

3. The Boundary and Topography survey submitted was a photocopy and dated April 2019. An original signed and sealed dated within one year of the DPCR application shall be required.

Comments acknowledged. An updated site survey will be provided under separate cover.

****

We trust that these responses are satisfactory to your review and if there are any additional questions, please do not hesitate to let us know.

Sincerely

Dennis J. Murphy
Principal Planner

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT Project Number: 18-110.101
Writers Email: dmurphy@ct-eng.com

September 1, 2022

Mr. Vennis Gilmore, Senior Planner
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Red Hawk Rebar (Ft. Pierce) – Planned Development Site Plan
Response to Comments

Dear Mr. Gilmore

In response to the comments provided to you from the Ft. Pierce Utility Authority (FPUA) in regard to the above referenced site plan project, please allow us this opportunity to address each of the items raised their your review. We have sent them your attention as the official clearing house for these site plan related matters:

****

TECHNICAL REVIEW PROJECT # 22-41100002
Major Amendment to PD Site Plan – Red Hawk Rebar
August 18, 2022

Comments

1) **FPUA W/WW Engineering:** Concept approved as noted:

Water and Wastewater (via forcemain) services are currently available to serve the subject property. To connect to these services please submit the Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities on the FPUA website for important steps to guide through the entire process including utility details, specifications and permit applications. For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

Note:
-As shown the site plan there is an existing 8" water main along the northern right of way of Bandy Blvd.
-A 12" force main is located in the eastern right of way of Selvitz Road.

Site Plan Approval/ Comments acknowledged.

2) **FPUA ELECTRIC & GAS ENGINEERING:**
Electric and Gas Engineering Department have reviewed the application – TRC Red Hawk Rebar – 4280 Bandy Blvd. --- Approved.

Electric service is available to the site (from the north side of the property). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
Office: (772)466-1600 Ext. 6957
sscimeca@fpua.com

Gas service is available to the site (from Selvitz Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site (Located outside the existing utility easement areas).

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS map (Electric and Gas).

Site Plan Approval/ Comments acknowledged.

****

We trust that these responses are satisfactory to your review and if there are any additional questions, please do not hesitate to let us know.

Sincerely

DJ Murphy

Dennis J. Murphy
Principal Planner

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT Project Number: 18-110.101
Writers Email: dmurphy@ct-eng.com

September 1, 2022

Mr. David Hays, PE
St Lucie County Public Works Department
2300 Virginia Avenue
Ft. Pierce, Florida 34982

Subject: Red Hawk Rebar (Ft. Pierce) – Planned Development Site Plan

Dear Mr. Hays

In response to your comments to the Ft. Pierce TRC in regard to the above referenced site plan project, please allow us this opportunity to address each of the items raised in your review:

****

1. **Bandy Boulevard is an existing paved roadway with roadside swales and in the County maintenance program. No additional right-of-way is requested at this time.**

Comment acknowledged.

2. **For sites with frequent truck accessing, the minimum radius of return for the driveway is 50'.**

All entry drives have been modified so that they are a minimum of 50Ft entry radii.

3. **Our records indicate the SWMS is maintained by the association.**

The dedication pages for the Plat indicate that the drainage and utility easements have been dedicated to the public, and are arguably the maintenance responsibility of the public, not any private association. Is this the County's understanding of this matter as well, or do you have a different take on the matter? I have attached a copy of the recorded plat for the Ft. Pierce Business Park subdivision for your reference.

4. **The FM shall be directional drill under the roadway or repairs shall be per county PW standards. Forht (for the) FM extension and installation within the County ROW, please provide an application to Trevor Workman in the Engineering Division.**

Comment acknowledged,

5. **A driveway permit is required for the access.**

Comment acknowledged.

6. **For discussion regarding these comments and response, please contact me at 772-462- 1491, haysd@stlucieco.org.**

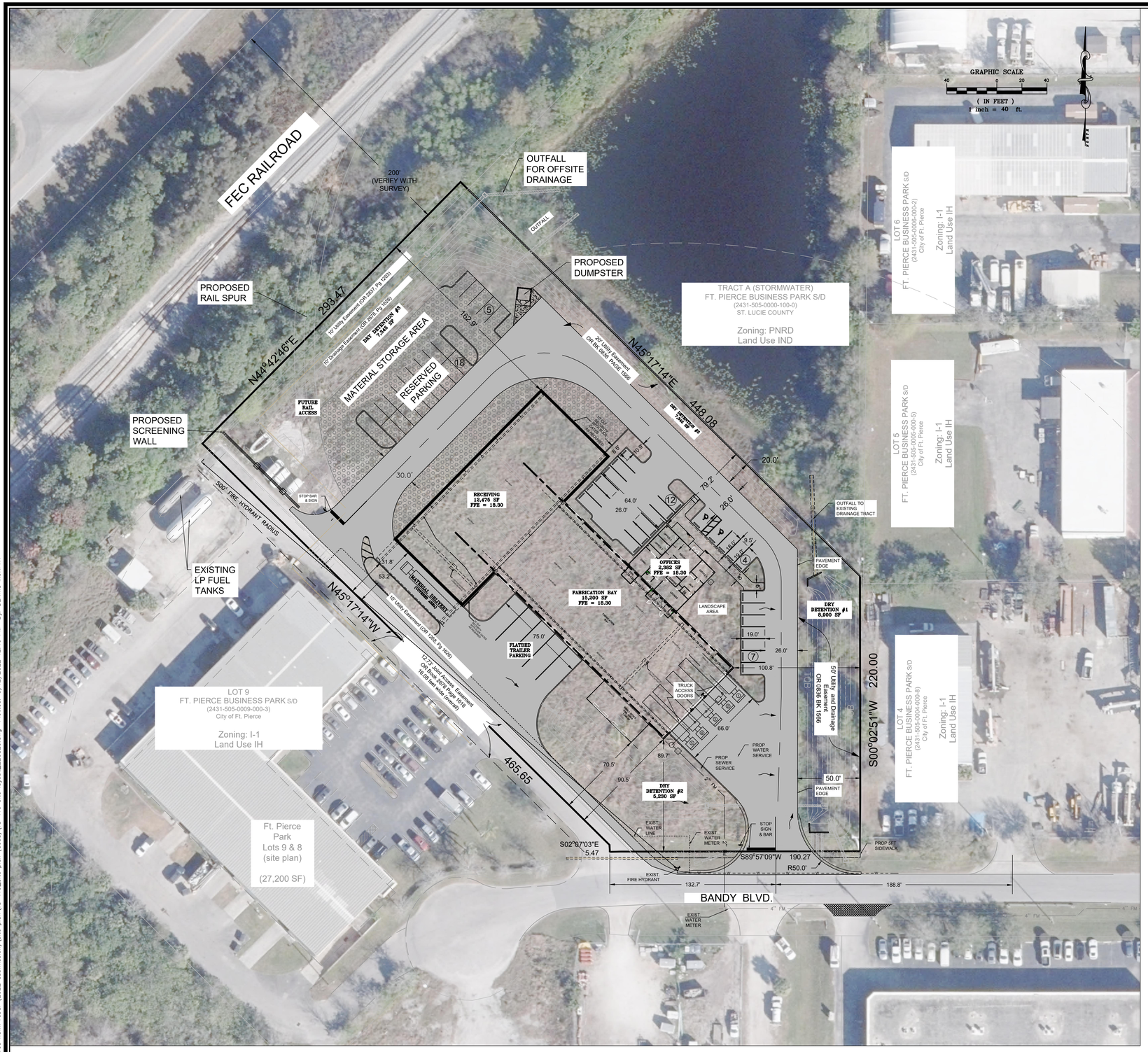
Thank you. We will reach out as necessary for the permitting of this project.

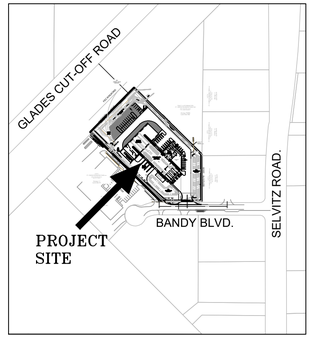
We trust that these responses are satisfactory to your review and if there are any additional questions, please do not hesitate to let us know.

****

Sincerely

Dennis J. Murphy
Principal Planner





LOCATION MAP
(NTS)

SITE DATA TABLE

Owner/Applicant:
Transamerica Construction Co
234 NE 34th Street
Miami, FL 33137
Phone: (305) 572-9551
Fax: (305) 572-9552

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Landscape Architect:

Architect:
Balli-Trautman Architects LLC
1533 Sunset Drive Suite 101
Coral Gables, FL 33143
Phone: (305) 669-5160
Fax: (305) 898-9098

Environmental:

1.) **Project Name:**
Redhawk Rebar Fabrication Plant (Ft. Pierce)

2.) **Location:**
4280 Bandy Boulevard, Ft. Pierce, Florida 34981

3.) **Project Description:**
Metal Rebar Fabrication Facility, with Rail Access

4.) **Sec/Town/Range:**
Section 27/ Range 35S/ Township 40E

5.) **Tax Map** 24-31n

6.) **Parcel ID Numbers:** 2431-505-0008-000-6

7.) **Gross Site Area:**
3.52 Acres 153,331 sq feet

8.) **Zoning:**
I-1 (Industrial Light) 3.52 acres

9.) **Land Use:**
IH (Industrial Heavy) 3.52 acres

10.) **Site Density/Intensity:**
Maximum FAR (Nonresidential) - 1 .0 (Maximum Coverage by Buildings (60%))

11.) **Development Schedule:**
Start: ~~Fall 2018~~ Winter 2022/23
Complete: Summer ~~2019~~ 2023

12.) **Flood Zone:**
The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188J, Feb 16, 2012.

13.) **Site Coverage[1]:**

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	~~0.9~~	~~40,000~~	~~26%~~	~~0.26~~
	0.7	31,057	20%	0.21
Roadways/Parking	~~1.7~~	~~74,500~~	~~49%~~	~~n/a~~
	1.1	47,000	31%	n/a
Other Impervious	~~0.2~~	~~10,670~~	~~7%~~	~~n/a~~
	0.4	18,000	12%	n/a
Open Space/ Landscape	~~0.6~~	~~28,161~~	~~18%~~	~~n/a~~
	1.3	57,274	37%	n/a
Lakes	0.0	-	0%	n/a
Totals	~~3.5~~	~~153,331~~	~~100%~~	
	3.5	153,331	100%	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft (~~40,000~~ 32,000)/ gross lot area.

14.) **Parking:**
required parking - 1.18 space/ 1000 sq feet building area

Building Area (000's)	SP/1,000 sf	=	req'd	provid
~~41~~	~~1.18~~		~~48.38~~	~~49~~
31	1.18		36.58	46
				7
				4%

handicapped parking required (based on Code required parking)
code req'd pkg ~~49~~ 37 | HC pkg req'd 2 (public accessable) | HC Pkg 2

15.) **Building Hgt.:**
Maximum Bldg. Hgt. 65 feet

16.) **Utility Service:**

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	n/a	Cable Service (primary)	Comcast

All utility services will be placed underground.

17.) **Refuse**
Trash and Solid Waste is collected by Ft. Pierce approved waste haulers.

18.) **Site Lighting:**
Site lighting of the parking and site storage areas will be provided through a combination of wall-mounted fixtures on the side of the buildings or through the placement of several independent poles located along the perimeter of the travel way and site storage area. All on-site lighting will comply with the City footcandle requirement.

18.) **Site Drainage (preliminary):**
The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapters 32 and 121 and the Standard Specifications Adopted by the City Commission on February 3, 1973, as Amended.

19.) **City of Ft. Pierce General Notes:**
A. A project must comply Sections 119, 123, and 125 of the City of Fort Pierce Code of Ordinances.
B. Parking space striping shall conform to Section 125-315.

City Ft. Pierce Project Number:
 # 22-41100002 (Site Data table amended through 22.08.29)

F:_DaM\v2018\18-110.101_red hawk rebar (2022 submission)\site plan\18-110_site plan (acad)\18-110 site layout_220829.dwg Plotted: 9/12/2022 12:16 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

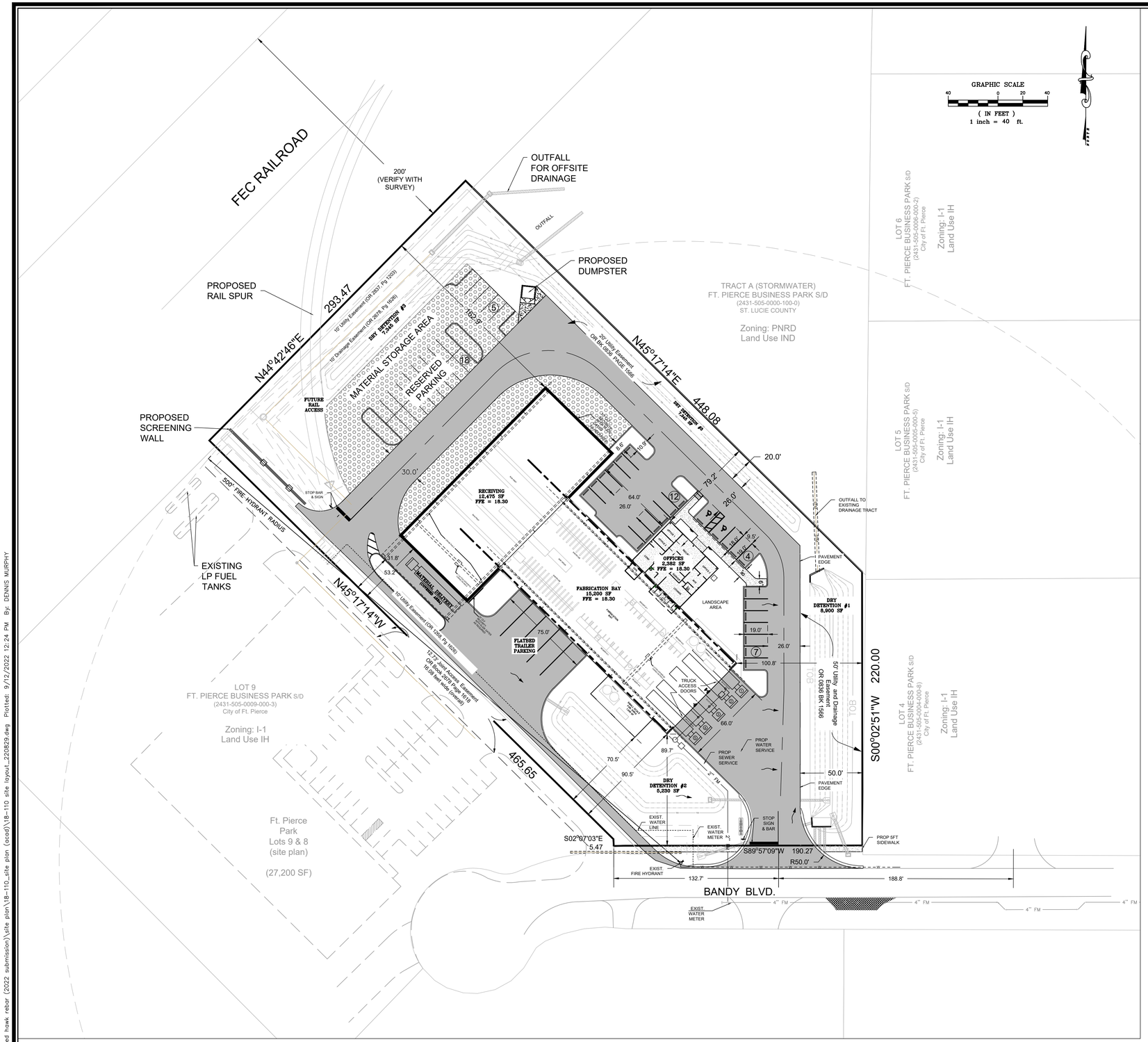
– REVISIONS –	BY	DATE
SITE PLAN REV'S PER TRC REVIEW COMMENTS	DJM	22.08.30
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

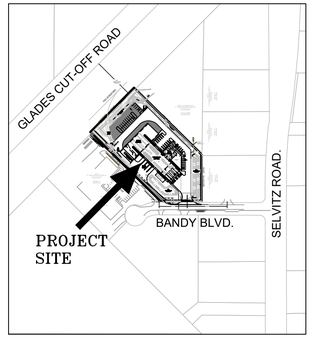
	BY	DATE
DESIGNED	XX	XX.XX.XX
CALCS.	XX	XX.XX.XX
DRAWN	XX	XX.XX.XX
DETAILED	XX	XX.XX.XX
CHECKED	XX	XX.XX.XX
APPROVED	XX	XX.XX.XX

RED HAWK REBAR FABRICATION PLANT

SITE PLAN – AERIAL

DATE: 22.08.30
HORIZ. SCALE: 1" = 40'
VERT. SCALE: N/A
JOB No. 18-110
SHEET 2 of 2





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13.) **Site Coverage[1]:**

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	~~0.9~~ 0.7	~~40,000~~ 31,057	~~26%~~ 20%	~~0.26~~ 0.21
Roadways/Parking	~~1.7~~ 1.1	~~74,500~~ 47,000	~~49%~~ 31%	~~n/a~~ n/a
Other Impervious	~~0.2~~ 0.4	~~10,670~~ 18,000	~~7%~~ 12%	~~n/a~~ n/a
Open Space/ Landscape	~~0.6~~ 1.3	~~28,161~~ 57,274	~~18%~~ 37%	~~n/a~~ n/a
Lakes	0.0	-	0%	n/a
Totals	~~3.5~~ 3.5	~~153,331~~ 153,331	~~100%~~ 100%	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft (~~40,000~~ 32,000)/ gross lot area.

14.) **Parking:**
required parking - 1.18 space/ 1000 sq feet building area

Building Area (000's)	SP/1,000 sf	=	req'd	provid
~~41~~	~~1.18~~		~~48.38~~	~~49~~
31	1.18		36.58	46
				7

handicapped parking required (based on Code required parking) 4%

code req'd pkg	HC pkg req'd	HC Pkg
~~49~~ 37	2 (public accessable)	2

15.) **Building Hgt.:**
Maximum Bldg. Hgt. 65 feet

16.) **Utility Service:**

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	n/a	Cable Service (primary)	Comcast

All utility services will be placed underground.

17.) **Refuse**
Trash and Solid Waste is collected by Ft. Pierce approved waste haulers.

18.) **Site Lighting:**
Site lighting of the parking and site storage areas will be provided through a combination of wall-mounted fixtures on the side of the buildings or through the placement of several independent poles located along the perimeter of the travel way and site storage area. All on-site lighting will comply with the City footcandle requirement.

18.) **Site Drainage (preliminary):**
The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapters 32 and 121 and the Standard Specifications Adopted by the City Commission on February 3, 1973, as Amended.

19.) **City of Ft. Pierce General Notes:**
A. A project must comply Sections 119, 123, and 125 of the City of Fort Pierce Code of Ordinances.
B. Parking space striping shall conform to Section 125-315.

City Ft. Pierce Project Number:
 # 22-41100002 (Site Data table amended through 22.08.29)

F:_DJM\~2018\18-110\01_red hawk rebar (2022 submission)\site plan\18-110_site plan (acad)\18-110 site layout_220829.dwg Plotted: 9/12/2022 12:24 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE
SITE PLAN REV'S PER TRC REVIEW COMMENTS	DJM	22.08.30
.	·	·
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.	·	·

	BY	DATE
DESIGNED	XX	XX.XX.XX
CALCS.	XX	XX.XX.XX
DRAWN	XX	XX.XX.XX
DETAILED	XX	XX.XX.XX
CHECKED	XX	XX.XX.XX
APPROVED	XX	XX.XX.XX

RED HAWK REBAR FABRICATION PLANT

SITE PLAN

DATE: 22.08.30
HORIZ. SCALE: 1" = 40'
VERT. SCALE: N/A
JOB No. 18-110
SHEET 1 of 2

#1961

Book 27
Page 6A

A PLAT OF

FORT PIERCE BUSINESS PARK

LYING IN

SECTION 31, TOWNSHIP 35 S., RANGE 40 E.,

ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 3
MARCH 1988

ACKNOWLEDGEMENT

COUNTY OF ST. LUCIE
STATE OF FLORIDA S.S.

BEFORE ME, PERSONALLY APPEARED SHARON K. WELKER AND James C. Anthony III, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER, AS SENIOR VICE PRESIDENT AND Cashier, OF THE ABOVE NAMED FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF May, 1988.

MY COMMISSION EXPIRES: 2-17-1991

Cindy L. Sateu
NOTARY PUBLIC

MORTGAGEE'S CONSENT

COUNTY OF ~~ST LUCIE~~ Franklin
STATE OF ~~FLORIDA~~ Ohio S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 523, PAGE 1968, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ATTESTED BY ITS Assistant Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS Twenty-third DAY OF April, 1988.

GENERAL MOTORS ACCEPTANCE CORPORATION

ATTEST: Thomas M Mays Asst. Sec. BY: Walter Rivers Jr. Branch Manager

ACKNOWLEDGEMENT

COUNTY OF ~~ST LUCIE~~ Franklin
STATE OF ~~FLORIDA~~ Ohio S.S.

BEFORE ME, PERSONALLY APPEARED Thomas M Mays AND Walter Rivers Jr., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER, AS Assistant Secretary AND Branch Manager, OF THE ABOVE NAMED GENERAL MOTORS ACCEPTANCE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATION SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF April, 1988.

MY COMMISSION EXPIRES: 11-27-88

Nancy M Stiller
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 464, PAGE 2249, AND MODIFIED AND EXTENDED BY MORTGAGE MODIFICATION AND EXTENSION AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 492, PAGE 1100, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ATTESTED BY ITS Cashier AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF May, 1988.

FIRST NATIONAL BANK AND TRUST COMPANY OF STUART

ATTEST: James C Anthony III BY: Sharon K. Welker
SHARON K. WELKER
SENIOR VICE PRESIDENT
POST OFFICE DRAWER 2316
STUART, FLORIDA 33495

MORTGAGEE'S CONSENT

COUNTY OF ST. LUCIE
STATE OF FLORIDA S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 516, PAGE 545, AND MODIFIED AND EXTENDED BY MORTGAGE MODIFICATION AND EXTENSION AGREEMENT DATED DECEMBER 24, 1986 AND RECORDED IN OFFICIAL RECORD BOOK 527, PAGE 958, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ATTESTED BY ITS Cashier AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF May, 1988.

FIRST NATIONAL BANK AND TRUST OF STUART

ATTEST: James C Anthony III BY: Sharon K. Welker
SHARON K. WELKER
SENIOR VICE PRESIDENT
POST OFFICE DRAWER 2316
STUART, FLORIDA 33495

ACKNOWLEDGEMENT

COUNTY OF ST. LUCIE
STATE OF FLORIDA S.S.

BEFORE ME, PERSONALLY APPEARED SHARON K. WELKER AND James C. Anthony III, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER, AS SENIOR VICE PRESIDENT AND Cashier, OF THE ABOVE NAMED FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF May, 1988

MY COMMISSION EXPIRES: 2-17-1991

Cindy L. Sateu
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE S.S.

I, WALTER G. WOODS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE OWNERS EXECUTING THE DEDICATION HEREON; THAT CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: April 11, 1988.

Walter G. Woods
WALTER G. WOODS
TILTON & WOODS, P.A.
1935 N.E. RICOU TERRACE
POST OFFICE BOX 1534
JENSEN BEACH, FLORIDA 33457-1534

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S.S.

I HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION, THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS CALLED FOR UNDER CHAPTER 177, FLORIDA STATUTES.

DATED THIS 18th DAY OF May, 1988.

Dale Monroe
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

ST. LUCIE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS S.S.

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, THIS 25th DAY OF AUGUST, 1988.

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

S.S.

I, Douglas Dixon, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 27, PAGE 6-6A&B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 20th DAY OF December, 1988.

Douglas Dixon
CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

BY Joyce Reed
DEPUTY CLERK

1st NATIONAL BANK & TRUST | 1st NATIONAL NOTARY | GENERAL MOTORS | GENERAL MOTORS NOTARY | 1st NATIONAL BANK & TRUST | NOTARY | SURVEYOR

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727, JUPITER, FLORIDA 33458
98 CENTRAL PARKWAY, SUITE 120, STUART, FLORIDA 33497

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1961
Book 27
Page 6A

32-250

#1962

Book 27
Page 6B

A PLAT OF

FORT PIERCE BUSINESS PARK

LYING IN

SECTION 31, TOWNSHIP 35 S., RANGE 40 E.,
ST. LUCIE COUNTY, FLORIDA.

MARCH 1988

SHEET 3 OF 3

0 20 40 60 80 120 160 240
SCALE : 1" = 80'

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	227.47	12° 37' 11"	50.10
C2	1859.86	03° 44' 01"	121.71
C3	25.00	90° 00' 00"	39.27
C4	257.47	00° 09' 49"	9.79
C5	25.00	90° 00' 00"	39.27
C6	25.00	37° 22' 24"	16.31
C7	257.47	21° 10' 12"	95.13
C8	257.47	19° 00' 27"	85.40
C9	50.00	119° 38' 23"	104.41
C10	25.00	50° 44' 26"	22.14
C11	197.47	17° 55' 26"	61.77
C12	5629.65	00° 05' 59"	9.88

LABEL	BEARING	DISTANCE
T1	S 07° 12' 32" W	37.79
T2	N 89° 59' 38" W	30.00
T3	S 00° 02' 51" W	45.80
T4	S 02° 07' 04" E	5.44
T5	N 44° 42' 45" E	130.13
T6	N 44° 42' 45" E	91.55

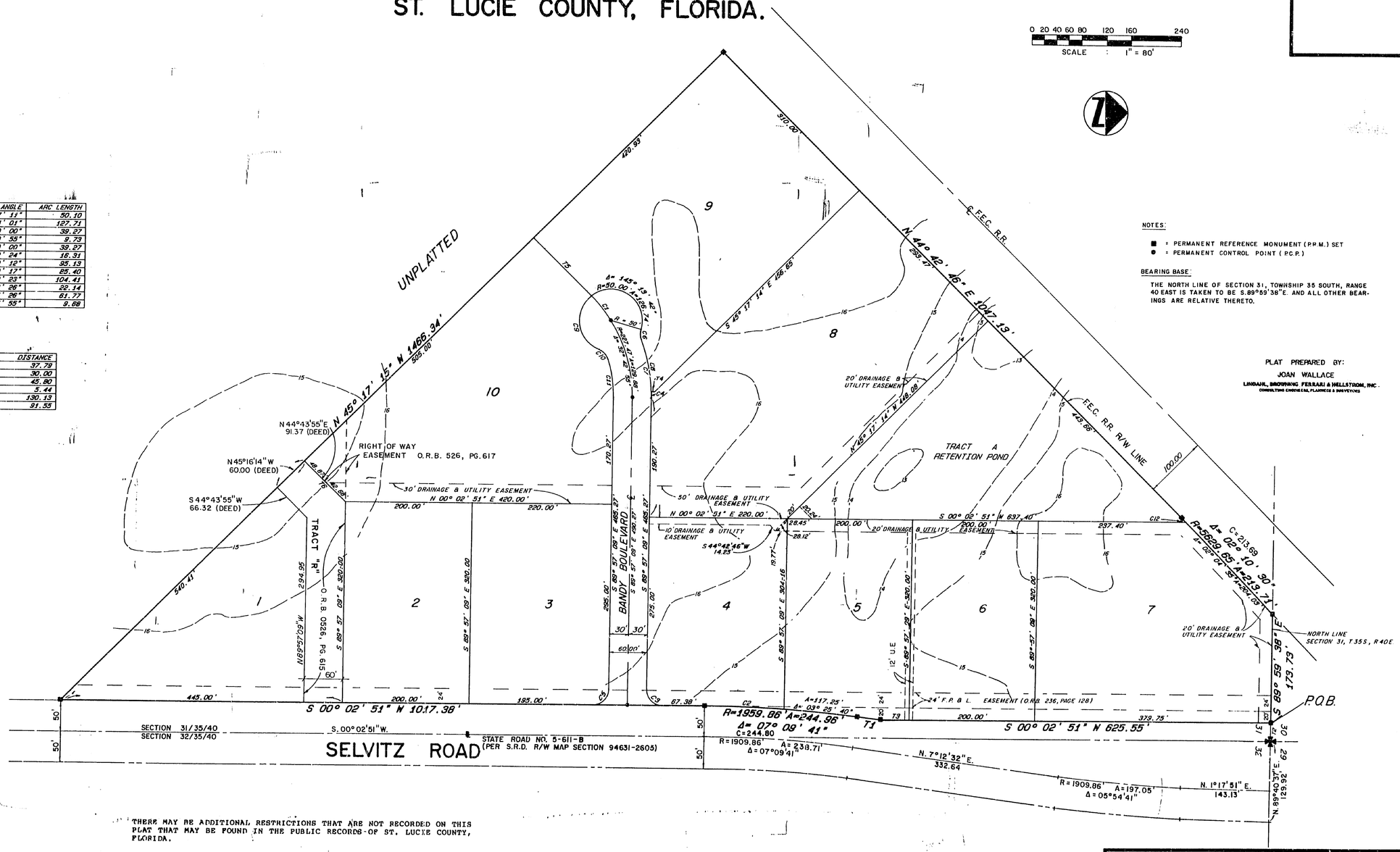
NOTES:

■ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET
● = PERMANENT CONTROL POINT (P.C.P.)

BEARING BASE:

THE NORTH LINE OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS TAKEN TO BE S.89°59'38"E. AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

PLAT PREPARED BY:
JOAN WALLACE
LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS



THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
JUPITER, FLORIDA STUART, FLORIDA
FORT PIERCE, FLORIDA

3 | 3

82-250

1962
Book 27
Page 6B

#1960
Book 27
Page 6

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'88 OCT 20 A9:59

A PLAT OF

FORT PIERCE BUSINESS PARK

LYING IN

SECTION 31, TOWNSHIP 35 S., RANGE 40 E.,
ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 3
MARCH 1988

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'38" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 30 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 00°02'51" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 625.55 FEET; THENCE CONTINUE SOUTH 07°12'32" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 37.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 07°09'41", AND A CHORD DISTANCE OF 244.80 FEET; THENCE ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, A DISTANCE OF 244.96 FEET; THENCH CONTINUE SOUTH 00°02'51" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1017.38 FEET; THENCE NORTH 45°17'15" WEST, A DISTANCE OF 1466.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 44°42'45" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1047.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5629.65 FEET, A CENTRAL ANGLE OF 02°10'30", AND A CHORD DISTANCE OF 213.69 FEET; THENCE ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, A DISTANCE OF 213.71 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31; THENCE SOUTH 89°59'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 173.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.00 ACRES.

DEDICATION AND CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF ST. LUCIE S.S.

KNOW ALL MEN BY THESE PRESENTS THAT ARCHIE A. HENDRY, III, AN INDIVIDUAL; RICHARD M. TEAL, AN INDIVIDUAL; SUNWARD DEVELOPMENT, INC., A FLORIDA CORPORATION; JUDITH S. CUNNINGHAM, AN INDIVIDUAL; RODERICK V. MAINE AND JOAN V. MAINE, HIS WIFE, AS INDIVIDUALS; THE W.W. WILLIAMS COMPANY, AN OHIO CORPORATION; FLORIDA MINING AND MATERIALS CONCRETE CORPORATION, A FLORIDA CORPORATION; AND STATE UNIVERSAL DISTRIBUTORS, INC., A FLORIDA CORPORATION, OWNERS, OF THE LANDS SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA, AND SHOWN HEREON AS THE PLAT OF FORT PIERCE BUSINESS PARK, MORE PARTICULARLY DESCRIBED ABOVE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. DRAINAGE AND UTILITY EASEMENTS
   THE DRAINAGE AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

2. TRACT "A"
   TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.

3. STREETS
   BANDY BOULEVARD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF ROAWAYS, UTILITIES, DRAINAGE AND LANDSCAPING.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS ; TO BE SIGNED BY THE PRESIDENT AND ATTESTED BY THE SECRETARY OF SUNWARD DEVELOPMENT, INC.; TO BE SIGNED BY THE CHAIRMAN OF THE BOARD AND ATTESTED BY THE VICE PRESIDENT OF THE W.W. WILLIAMS COMPANY; TO BE SIGNED BY THE VICE PRESIDENT AND ATTESTED BY THE SECRETARY OF FLORIDA MINING AND MATERIALS CONCRETE CORPORATION; TO BE SIGNED BY THE PRESIDENT AND ATTESTED BY THE SECRETARY OF STATE UNIVERSAL DISTRIBUTORS, INC.; TO BE SIGNED BY ARCHIE A. HENDRY, III, AN INDIVIDUAL; TO BE SIGNED BY RONALD M. TEAL, AN INDIVIDUAL; TO BE SIGNED BY JUDITH S. CUNNINGHAM, AN INDIVIDUAL; AND TO BE SIGNED BY RODERICK V. MAINE AND JOAN V. MAINE, HIS WIFE, AS INDIVIDUALS, AND THAT APPROPRIATE CORPORATE SEALS TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF THEIR RESPECTIVE BOARDS OF DIRECTORS, THIS Fifth DAY OF April, 1988.

SUNWARD DEVELOPMENT, INC.

BY: Archie A. Hendry, III
ARCHIE A. HENDRY, III
PRESIDENT

ATTEST: Ronald M. Teal, Sec.
RONALD M. TEAL
SECRETARY

W.W. WILLIAMS COMPANY

BY: D.F. Williams
DAVID F. WILLIAMS
CHAIRMAN OF THE BOARD

ATTEST: Jean A. Patrick
JEAN A. PATRICK
VICE PRESIDENT

BY: Archie A. Hendry, III
ARCHIE A. HENDRY, III
AN INDIVIDUAL

BY: Ronald M. Teal
RONALD M. TEAL
AN INDIVIDUAL

BY: Rod Maine
RODERICK V. MAINE
AN INDIVIDUAL

BY: Joan V. Maine
JOAN V. MAINE
AN INDIVIDUAL

BY: Judith S. Cunningham
JUDITH S. CUNNINGHAM
AN INDIVIDUAL

FLORIDA MINING AND MATERIALS CONCRETE CORPORATION

BY: T. Michael Kaney
T. MICHAEL KANEY
VICE PRESIDENT

ATTEST: James E. Holmes
JAMES E. HOLMES
SECRETARY

STATE UNIVERSAL DISTRIBUTORS, INC.

BY: Al Hendry
AL HENDRY
PRESIDENT

ATTEST: David Sater

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ~~ST. LUCIE~~ HILLSBOROUGH S.S.

BEFORE ME, PERSONALLY APPEARED T. MICHAEL KANEY AND JAMES E. HOLMES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FLORIDA MINING AND MATERIALS CONCRETE CORPORATION, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SAID OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF May, 1988.

MY COMMISSION EXPIRES: Oct 17, 1991

Virginia R. Schwab
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF Franklin S.S.

BEFORE ME, PERSONALLY APPEARED DAVID F. WILLIAMS AND JEAN A. PATRICK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE CHAIRMAN OF THE BOARD AND VICE PRESIDENT, RESPECTIVELY OF W.W. WILLIAMS COMPANY, AN OHIO CORPORATION; AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SAID OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF April, 1988.

MY COMMISSION EXPIRES: 10/2/91

Joan Ann Hawk
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE S.S.

BEFORE ME, PERSONALLY APPEARED ARCHIE A. HENDRY, III, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS Fifth DAY OF April, 1988.

MY COMMISSION EXPIRES: June 11, 1991

Melvin G. Anderson
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE S.S.

BEFORE ME, PERSONALLY APPEARED AL HENDRY AND David Sater, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE President AND Secretary, RESPECTIVELY OF STATE UNIVERSAL DISTRIBUTORS, INC., A FLORIA CORPORATION; AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SAID OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS Fifth DAY OF April, 1988.

MY COMMISSION EXPIRES: June 11, 1991

Melvin G. Anderson
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE S.S.

BEFORE ME, PERSONALLY APPEARED RONALD M. TEAL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS Fifth DAY OF April, 1988.

MY COMMISSION EXPIRES: June 11, 1991

Melvin G. Anderson
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ~~ST. LUCIE~~ PALM BEACH S.S.

BEFORE ME, PERSONALLY APPEARED JUDITH S. CUNNINGHAM, TO ME WELL KNOWN AND KNOWN TO ME TO THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF April, 1988.

MY COMMISSION EXPIRES: Jan. 30, 1991

Judith C. Hanna
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE S.S.

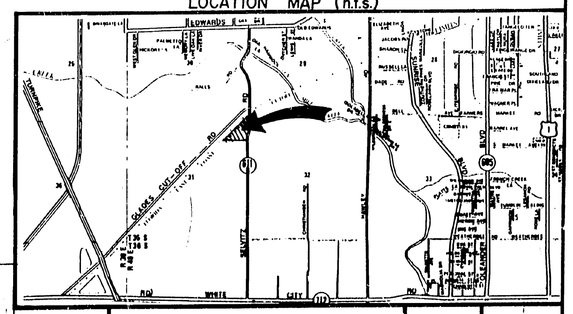
BEFORE ME, PERSONALLY APPEARED RODERICK V. MAINE AND JOAN V. MAINE, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF April, 1988.

MY COMMISSION EXPIRES: July 26, 1989

Linda Parton
NOTARY PUBLIC

LOCATION MAP (n.t.s.)



LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727
JUPITER, FLORIDA 33458
10 CENTRAL PARKWAY
SUITE 420
STUART, FLORIDA 33497

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#1960
Book 27
Page 6.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

TRAFFIC IMPACT STATMENT

REDHAWK REBAR MANUFACTURING FACILITY
FORT PIERCE

Prepared By:

Culpepper and Terpening, Inc.
2980 S. 25th Street, Fort Pierce, FL
Authorization # 4286

Introduction:

Redhawk Rebar (Redhawk) is proposing to construct a new 40,000 square-foot, manufacturing facility on a 1.3 acre parcel of land, located west of CR 611B/Selvitz Road, approximately 1 mile south of CR 611/Edwards Road and 1.2 miles north of Midway Road in St. Lucie County, Florida. This facility will be constructed in two (2) phases, each approximately 20,000 square feet in area. Phase 1 construction is projected to begin in late 2018, and Phase two is projected to begin no sooner than 2021.

The particular property under Site Plan review is referenced as Lot 8 of the Ft. Pierce Business Park PNRD Subdivision, and was the subject of a previous Site Plan approval granted by St. Lucie County in 1990 for the commercial/industrial project referred to as Ft. Pierce Business Park, Lot 8 & 9. That particular project, included the adjoining Lot 9 of this subdivision, where the first 27,200 square feet of the project was constructed. Under St. Lucie County development guidelines, since a principal portion of this previously approved site plan was completed, the balance of the site plan project (the Ft. Pierce Business Park, Lot 8 & 9) and its associated impacts are considered to be 'vested' for future permitting purpose. The previously approved building on Lot 8 (totaling 32,000 sf) was never built.

This traffic statement addresses the net change in anticipated trip impacts to be generated by the operation of the Redhawk facility, after buildout, onto the local area transportation network.

Trip Generation:

Trip generation rates for the Redhawk facility are based on the ITE (Institute of Transportation Engineers) Trip Generation Manual (10th Edition), using the land use code #140, Manufacturing Use. Applying the rates under this heading to the proposed Redhawk site results in a project impact summary as follows:

TRIP RATES/ PER 1,000 SQ FEET (BY PHASE)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	3.82	PH 1	20,000	76.4		
AM PEAK	0.79		20,000		15.8	
PM PEAK	0.75		20,000			15.0
RATE/ SQ FT	2.13	PH 2	20,000	76.4		
AM PEAK	0.39		20,000		15.8	
PM PEAK	0.4		20,000			15.0
				152.8	31.6	30.0

Based on the application of these trip rates, the Average Daily Trip (ADT) generation for this particular land use category, at buildout, results in an estimated 152.8 trip impacts onto the local area network. Noting that the subject site has already received a prior site plan approval from St. Lucie County (1990) for development of up to 32,000 square feet of industrial/commercial uses, and as an existing approved development project, the trip impacts from this property are presumably already factored as part of the existing plus committed (E+C) impacts onto the area network, it may be concluded that there are no 'new impacts' from the *first phase and approximately half of the second phase of* development on this location onto the area network. In the case of the second phase of the proposed, since 12,000 square feet can be seen as being 'vested', only 6,000 square feet needs to be addressed.

Applying these same rates as shown in the above Trip Generation Table, the projected impacts from this remaining 6,000 square feet onto the local area network are estimated to be:

TRIP RATES/ PER 1,000 SQ FEET (Net New Area)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	2.13	PH 2	6,000	22.92		
AM PEAK	0.39		6,000		4.7	
PM PEAK	0.4		6,000			4.5
				22.92	4.7	4.5

Background Traffic:

Existing background traffic within the radius of impact from the project site includes CR 611/Edwards Road; CR 611B/Selvitz Road; CR 709/Glades Cutoff Road and CR 712/West Midway Road.

The existing traffic volumes provided in the Fall 2017 St. Lucie County TPO Traffic Counts and Level of Service (LOS) Report show that CR 611B/Selvitz Road has an AADT of 11,000 from CR 712/W. Midway Road to CR 611/Edwards Road. In addition, the PM peak hour directional volume of this roadway north of CR 712/W. Midway Road is 883, and south of CR 611/Edwards Road is 764.

CR 611/Edwards Road has an AADT of 10,500 west of CR 611B/Selvitz Road and 14,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 549 and east to SR 615/South 25th Street is 781.

CR 709/Glades Cutoff Road has an AADT of 9,100 from CR 712/Midway Road to Jenkins Road and 6,176 from Jenkins Road to CR 611B/Selvitz Road. The PM peak hour directional volume north of CR 712/W. Midway Road is 545 and south of CR 611B/Selvitz Road is 377.

CR 712/W. Midway Road has an AADT of 20,500 west of CR 611B/Selvitz Road and 17,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 1,085 and east to CR 615/South 25th Street is 896.

Trip Distribution:

It is conservatively estimated that the project distribution of trips on CR 611B/Selvitz Road are such that approximately 80% of the overall trips will come from the north and 20% from the south. The distribution is based upon the assumption that the majority of employees and deliveries will be from the Fort Pierce

area. Trip distribution is the basis for determining the estimated NET NEW trips coming from this project site onto the roadway network.

Trip distribution is anticipated to be as follows:

- CR 611/Edwards Road North of Site: 75%
- CR 709/Glades Cutoff Road North of Site: 5%
- CR 712/Midway Road South of Site: 20%

Trip Assignment:

Based on the trip distribution assignments outlined above, the ***net new trip*** assignments are as follows:

Roadway Link	%	ADT	PM Peak Hr. Dir.
Selvitz Road			
North of Midway	20%	4.6 vpd	1.0 vph
South of Edwards	75%	17.3 vpd	3.8 vph
Edwards Road			
East of Selvitz	70%	16.1 vpd	3.5 vph
West of Selvitz	5%	1.2 vpd	.3 vph
Glades Cutoff			
East of Midway	5%	1.2 vpd	.3 vph
West of Selvitz	5%	1.2 vpd	.3 vph
Midway Road			
East of Selvitz	10%	2.3 vpd	.5 vph
West of Selvitz	10%	2.3 vpd	.5 vph

Roadway Network Capacity/LOS:

Based on the trip distribution and traffic assignment to the local roadway network, as well as both the ADT LOS and Peak Hour Service Capacity thresholds provided from the Florida FDOT 2018 Quality/Level of Service Handbook and TPO Level of Service Report, the roadway links within the radius of impact are anticipated to operate as follows:

Roadway	ADT Existing/Build-out at Horizon Year*		ADT LOS D Capacity	ADT Post-Development /LOS		Change From Existing Condition	PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS		Change From Existing Condition
	2018	2023								
Selvitz Road										
N. of Midway Rd	11,110	11,700	12,510	11,700	D	No	700	942	F	No
S. of Edwards Rd	11,413	12,018	12,510	12,018	F	No	790	816	E	No
Edwards Road										
West of Selvitz	10,605	11,169	12,510	11,169	D	No	700	587	C	No
East of Selvitz	14,645	15,415	12,510	15,415	F	No	880	834	D	No
Glades Cutoff Road										

Roadway	ADT Existing/Build-out at Horizon Year*		ADT LOS D Capacity	ADT Post-Development /LOS		Change From Existing Condition	PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS		Change From Existing Condition
	2018	2023								
East of Midway Rd	9,191	9,683	12,510	9,683	D	No	790	583	D	No
West of Selvitz Rd	6,238	6,579	12,510	6,579	C	No	830	405	C	No
W. Midway Road										
East of Selvitz Rd	17,675	18,600	30,770	18,600	C	No	1,610	956	C	No
West of Selvitz Rd	20,705	21,784	12,510	21,784	F	No	920	1,156	F	No

*Based on applying a 1.0% growth rate factor. Project trips are based on impact change.

De Minimis Impacts:

A development which meets the following 'de minimis' impact threshold may be looked at as being exempt from the requirements of Sec. 22-218 – Concurrency Assessment, City of Ft. Pierce Code of Ordinances, if:

a. An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of transportation.

b. An impact for which the sum of the existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed one hundred ten (110) per cent of the maximum volume at the adopted level of service of the affected transportation facility.

c. An impact that would not exceed the adopted level of service standard of any affected designated hurricane evacuation routes.

The proposed Redhawk Rebar facility will add a total of 24 new ADT trips to the local area transportation network. The impacts of the distribution of these trips onto this network results in a net effect of less than one (1) percent of the maximum service volume at the adopted Level of Service (LOS) for both the daily and PM peak hour traffic conditions on CR 611B/Selvitz Road, south of CR 611/Edwards Road and CR 611/Edwards Road, east of CR 61B/Selvitz Road.

Conclusions:

The development of the Redhawk Rebar facility will result in an average of 24 *net new trips* per day, at buildout. Based on the LOS D capacity for Average Daily Traffic and the adopted peak hour service capacity, there are no mitigation impacts required from this project onto the surrounding roadway network.

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

RED HAWK REBAR

Environmental Assessment

Prepared For:
Culpepper & Terpening, Inc.

Prepared By:
EW Consultants, Inc.

July 2018
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www.ewconsultants.com

I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as the Red Hawk Rebar site. The project site, as shown on Figure 1 in Appendix A, is ±3.6 acres, and is located on the north side of Bandy Boulevard, west of Selvitz Road, and east of Glades Cut-Off Road. It lies within Section 31, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the northeast by a man-made excavated lake, to the east by commercial development, to the south by Bandy Boulevard, to the southwest by commercial development, and to the northwest by a drainage ditch and the FEC railroad and Glades Cut-Off Road (please refer to Figure 3, 2017 Aerial Photograph, in Appendix A for surrounding conditions). The property is undeveloped and is mostly comprised of mowed pasture grasses with scattered native and exotic vegetation and a man-made ditch. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based soils throughout the project site, all of which are considered poorly drained.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities.

There are several different FLUCCS classifications currently present on the site based on fieldwork conducted by EW Consultants, Inc. in July, 2018. They include: Undeveloped Land Within Urban Areas (191); Brazilian Pepper (422); Ditches (510), and Roads (814). A land cover

map of the observed vegetative community types is included as Figure 4 in the Appendix A of this report. The land cover types observed on the property are described as follows:

Upland Inventory

191 Undeveloped Land Within Urban Areas

This is a sub-category of the FLUCCS Open Land classification and includes areas where undeveloped lands within urban areas have street patters but no structures or indication of intended use. The undeveloped land is the dominant land cover type and is found across the full extent of the property. This area has previously been cleared and consists of exotic grasses and ruderal weeds that are maintained by routine mowing. Some portions of the edges of this upland habitat, especially at the eastern portion of the property contain some larger woody vegetation and trees. The grass dominated portions of this land cover type contain Bahia grass, smut grass, cogon grass, guinea grass, beggars ticks, sand spur grass, ragweed, jack-in-the-bush, and dog fennel. Trees and other woody vegetation include native laurel oak, wax myrtle, and cabbage palm, and exotic Brazilian pepper and earleaf acacia. Listed species such as gopher tortoises frequently use open grassy habitats for burrowing and foraging. Their presence has been confirmed within this habitat based on the July, 2018 site investigation.

422 Brazilian Pepper

Thickets of the exotic Brazilian pepper tree exist off-site to the northwest of the property and have become established and extend into the northwestern portion of the property. These trees typically dominate a landscape and prevent desirable native plant species from establishing by shading the forest floor. This land cover type provides minimal wildlife habitat, although the state listed gopher tortoise may use the trees' root system for burrowing. No such burrows were identified within the Brazilian pepper area during the July 2018 site investigation.

814 Roads

Located along the southwestern portion of the site is a portion of a paved driveway used for accessing the parking lot of the existing adjacent industrial building.

Other Surface Waters

510 Ditches

One man-made drainage ditch occurs on the property and is located in the eastern portion of the project site. Although some emergent vegetation is present, the ditch is in poor ecological condition and offers minimal foraging opportunities for wildlife. Emergent vegetation includes Carolina willow, Mexican primrose willow, smartweed, and lanceleaf arrowhead.

V. WILDLIFE AND LISTED SPECIES EVALUATION -

Preliminary field observations made during the July, 2018 site visit indicate that the property does not support a significant variety of wildlife species. The table below lists the species that were directly observed, or evidence of their presence was noted through indirect means, such as scat, tracks, or burrows. In general, the entire property is dominated by non-native invasive vegetation and when coupled with routine maintenance (mowing) this property provides poor suitability for wildlife except for gopher tortoises, marsh rabbits, doves, and feral hogs (also exotic). Given the anthropogenic disturbances and its setting within an industrial and commercial landscape, the site does not provide the habitat suitable to host a large variety of listed species. Below is a table of observed listed and non-listed wildlife on-site:

Common Name	Scientific Name	On-Site Locations	Status	Occurrence
Raccoon	*Procyon lotor*	Throughout site	Not listed	Directly observed
Hog	*Sus scrofa*	Throughout site	Not listed	Indirectly observed (rooting)
Mourning Dove	*Zanaida macroura*	Throughout site	Not listed	Directly observed
Marsh rabbit	*Sylvilagus palustris*	Throughout site	Not listed	Directly observed
Gopher Tortoise	*Gopherus polyphemus*	Undeveloped lands	Threatened – State	Indirectly observed (burrows)

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

While their presence was not detected either directly or indirectly, a number of other species may occur due to the site's habitats and habitats adjacent to the site. In particular, the open grassy area, the ditch, and the adjacent lake may provide habitat and foraging opportunities for a number of listed species, which are outlined in the below table.

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Wood Stork	*Mycteria amricana*	In/around the ditch and offsite lake	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around the open areas	Threatened - State	Not directly observed, but suitable habitat is present
Florida burrowing owl	*Athene cunicularia floridana*	In/around the open grassy areas	Threatened – State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In the open grassy areas; gopher tortoise commensal	Threatened – State and Federal	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In/around the ditch and offsite lake	State and Federal – Threatened (similarity of appearance to American crocodile)	Not directly observed, but suitable habitat is present

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

The confirmed presence of potentially occupied gopher tortoise burrows represents the only listed species identified on-site during the July 2018 site visit. Gopher tortoises are listed as a state-designated threatened species and are protected by state law, Chapter 68A-27, Florida Administrative Code. Within 90 days prior to any clearing activities, a complete gopher tortoise survey covering 100% of the area slated for clearing on-site must be conducted. If impacts to gopher tortoise burrows as a result of land alterations cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to relocate gopher tortoises to a permitted recipient site.

The FFWCC's database was searched in order to identify wading bird colonies near the project site. The foraging range for the state and federally-listed listed wood stork is 18.6 miles. Since several wading bird colonies exist within that distance of the project site (mainly along the Indian River Lagoon), it would be considered within the wood stork's foraging range (see Figure 5 in Appendix A).

Although the bald eagle has been de-listed, the birds and their nests are still protected under the federal Bald and Golden Eagle Protection Act. Although no such nests or individuals were observed during the site visit, this area of St. Lucie County contains sufficient mature pine trees and waterways to support bald eagle populations. This is evident by Figure 6 in Appendix A, which shows recorded eagle nests locations within 10 miles of the project site. The closest recorded nest is SL006 just east of I-95 by the Wal-Mart Distribution center, approximately one mile from the project site.

No state or federally listed plant species were observed on-site.

APPENDIX A

Figure 1: Location Map

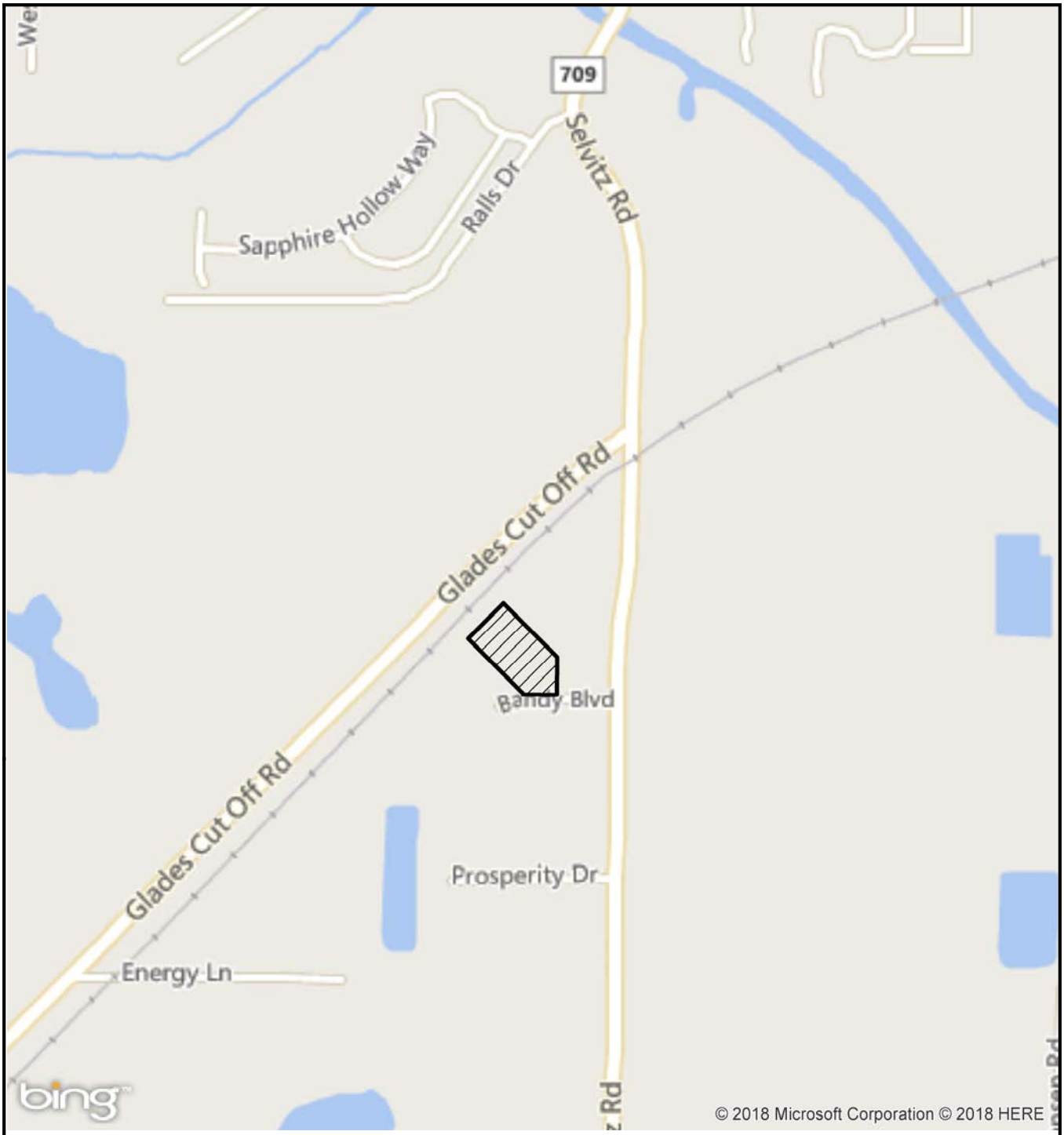
Figure 2: USGS Quadrangle Map

Figure 3: 2016 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests



LEGEND

▨ - SITE (3.6+/- AC)

0 1,000 Feet

N

REDHAWK REBAR
LOCATION MAP

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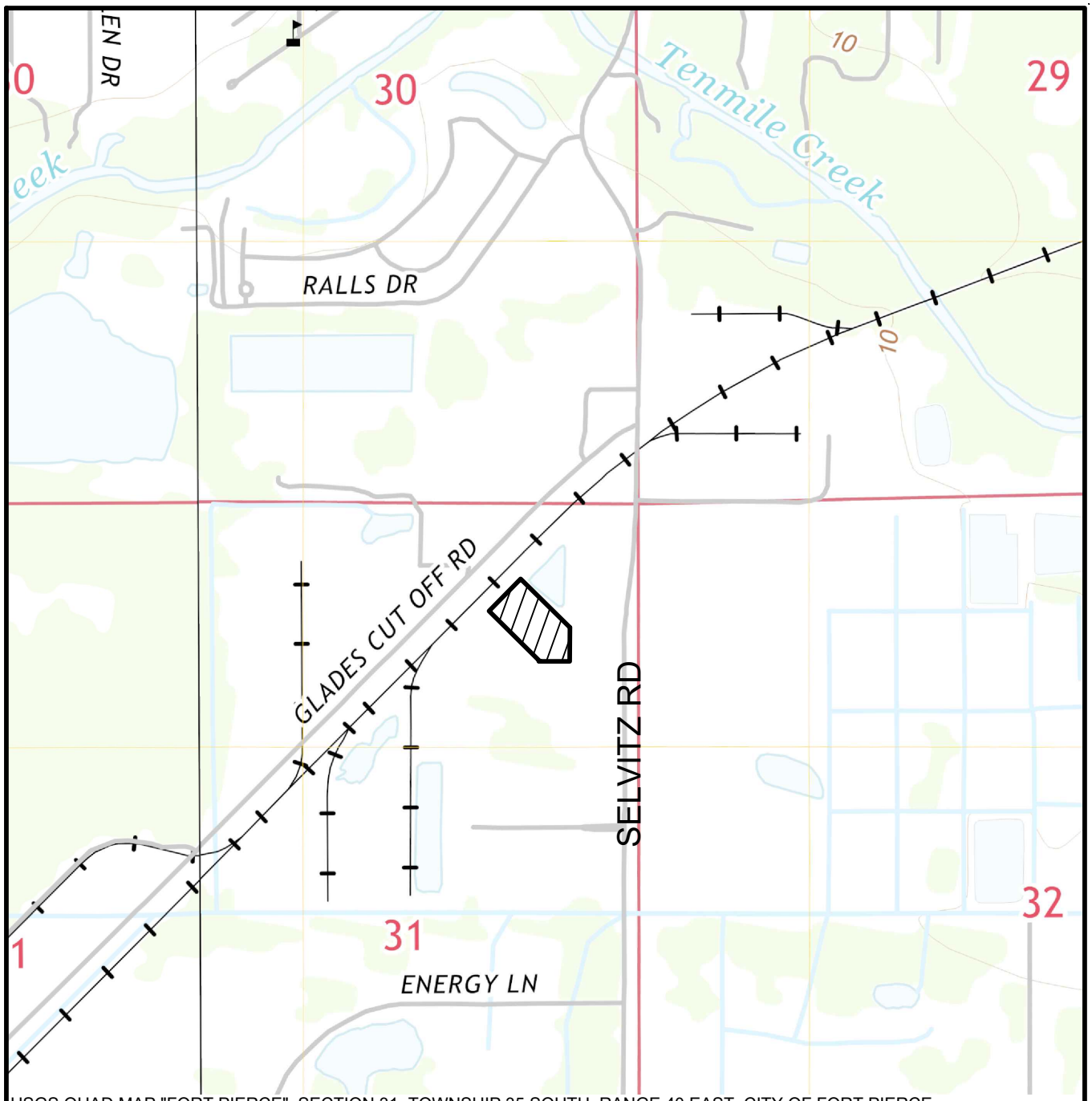
FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUTNY, FLORIDA, LATITUDE 27°23'38.80" LONGITUDE -80°22'06.33"

LEGEND

- SITE (3.6± AC)

0 1000

SCALE IN FEET

C&T REDHAWK REBAR

QUAD

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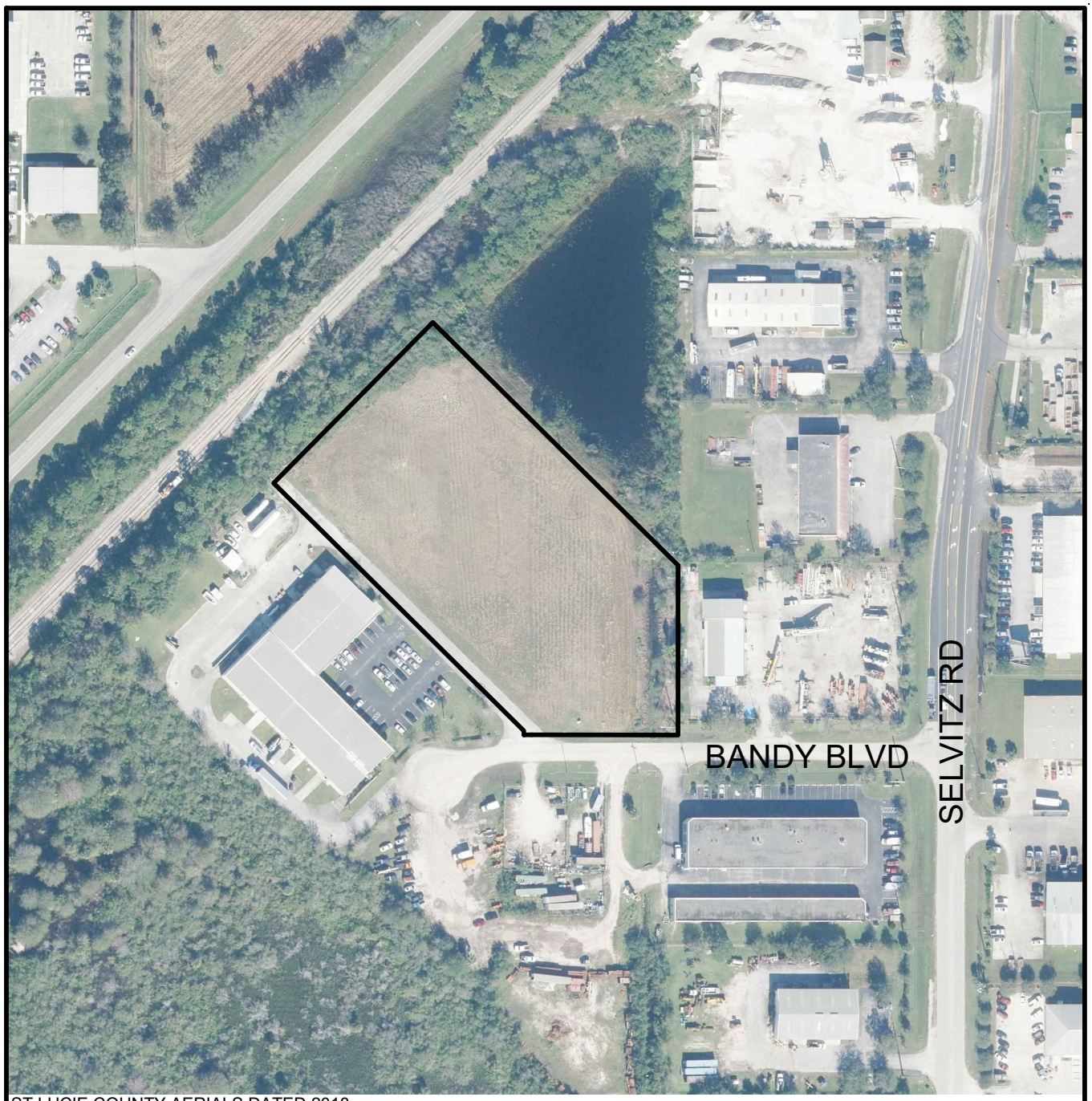
FIGURE

2

Redhawk Rebar.dwg QUAD



ST LUCIE COUNTY AERIALS DATED 2018

0 200
SCALE IN FEET

C&T REDHAWK REBAR

AERIAL

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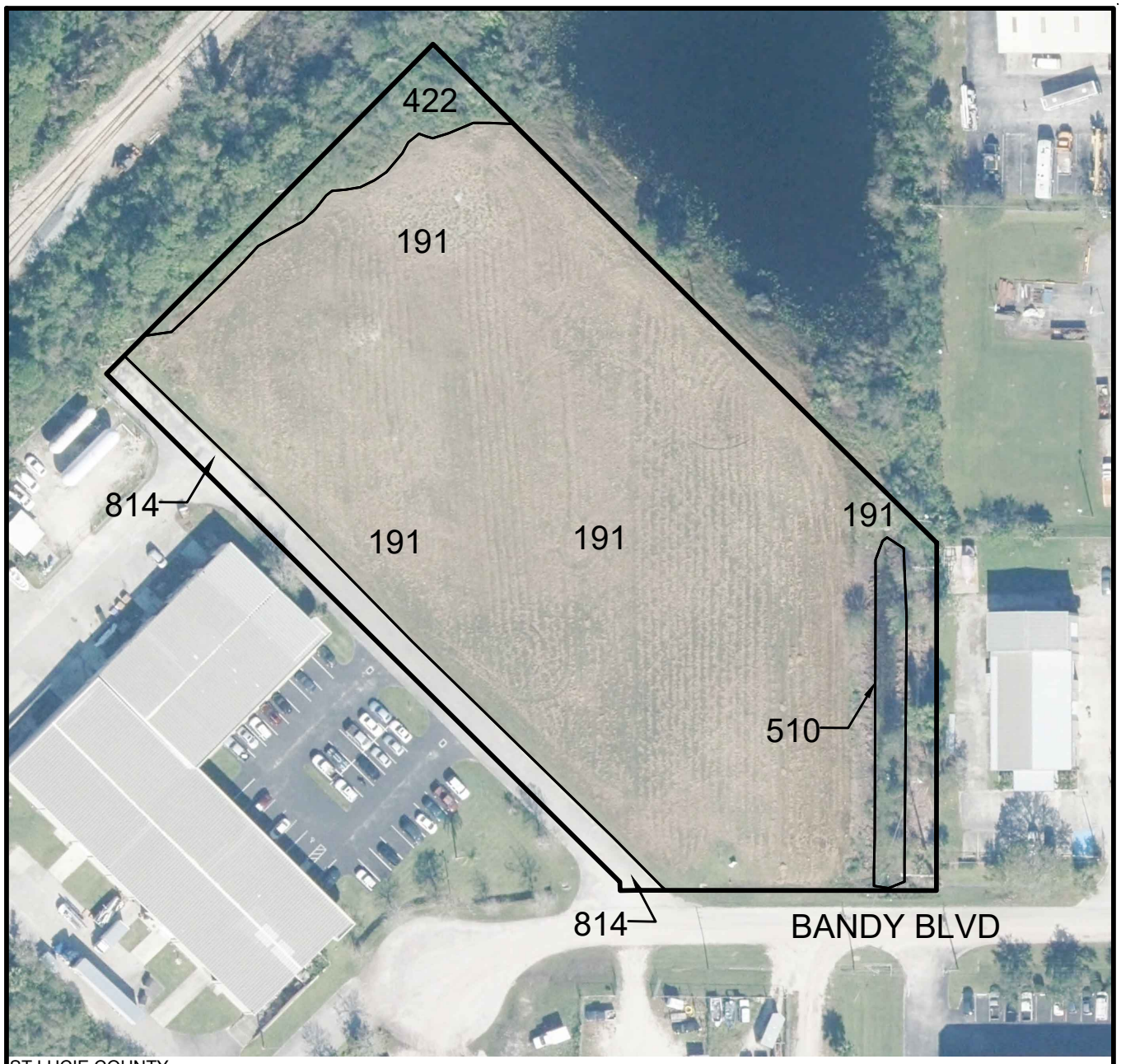
JULY 2018

FIGURE
3

Redhawk Rebar.dwg AERIAL



ST LUCIE COUNTY
AERIALS DATED 2018

LEGEND
191 - UNDEVELOPED LANDS
WITHIN URBAN AREAS (3.1± AC)
422 - BRAZILIAN PEPPER (0.2± AC)
510 - DITCHES (0.1± AC)
814 - ROADS (0.2± AC)
TOTAL 3.6± AC

0 100
SCALE IN FEET

C&T REDHAWK REBAR

FLUCCS

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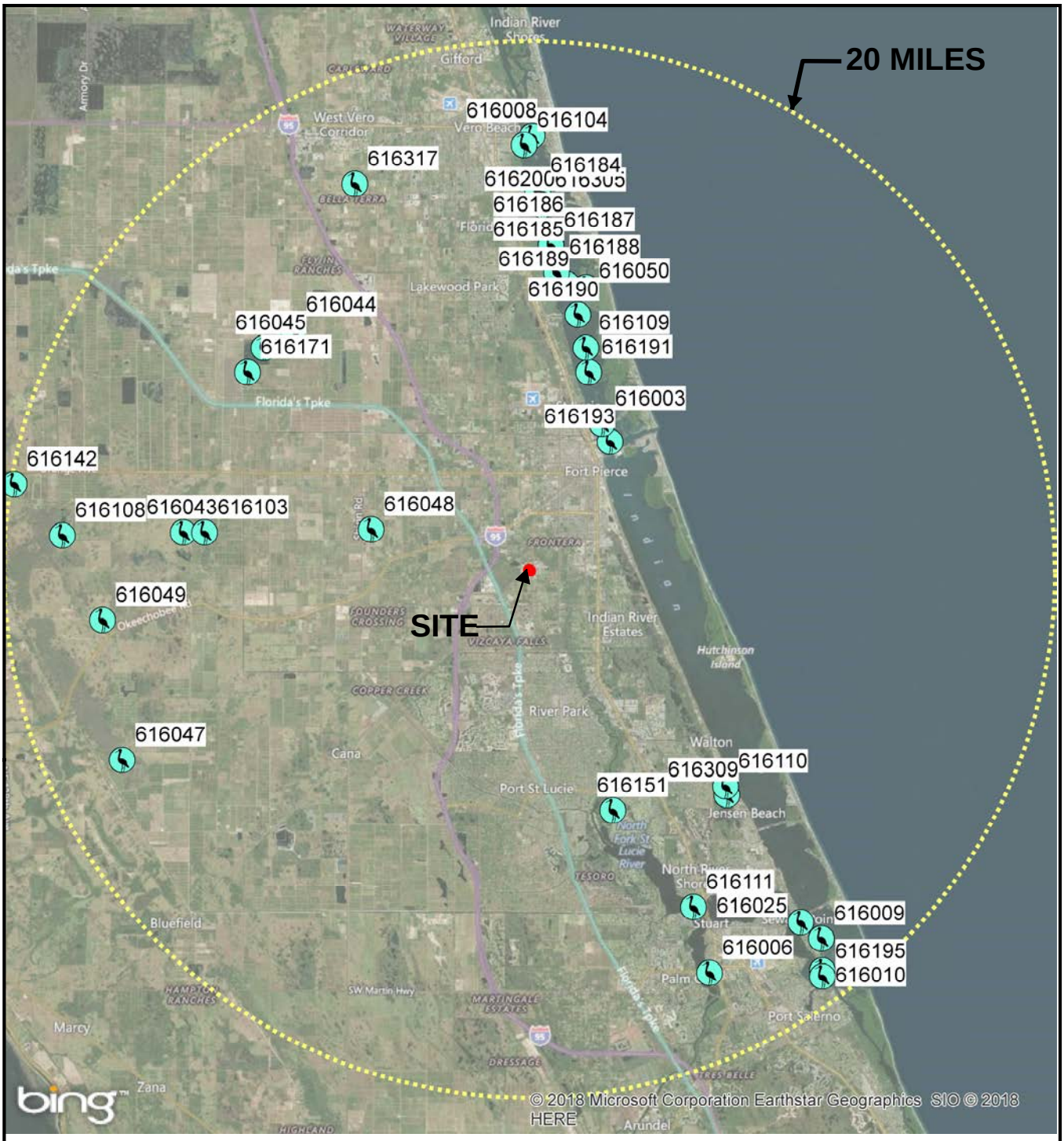
FIGURE
4

Redhawk Rebar.dwg FLUCCS



LEGEND

FFWCC 1999 WOODSTORK NESTING COLONIES & WADING BIRD ROOKERY

0 7 Miles

N

REDHAWK REBAR

WADING BIRD COLONIES

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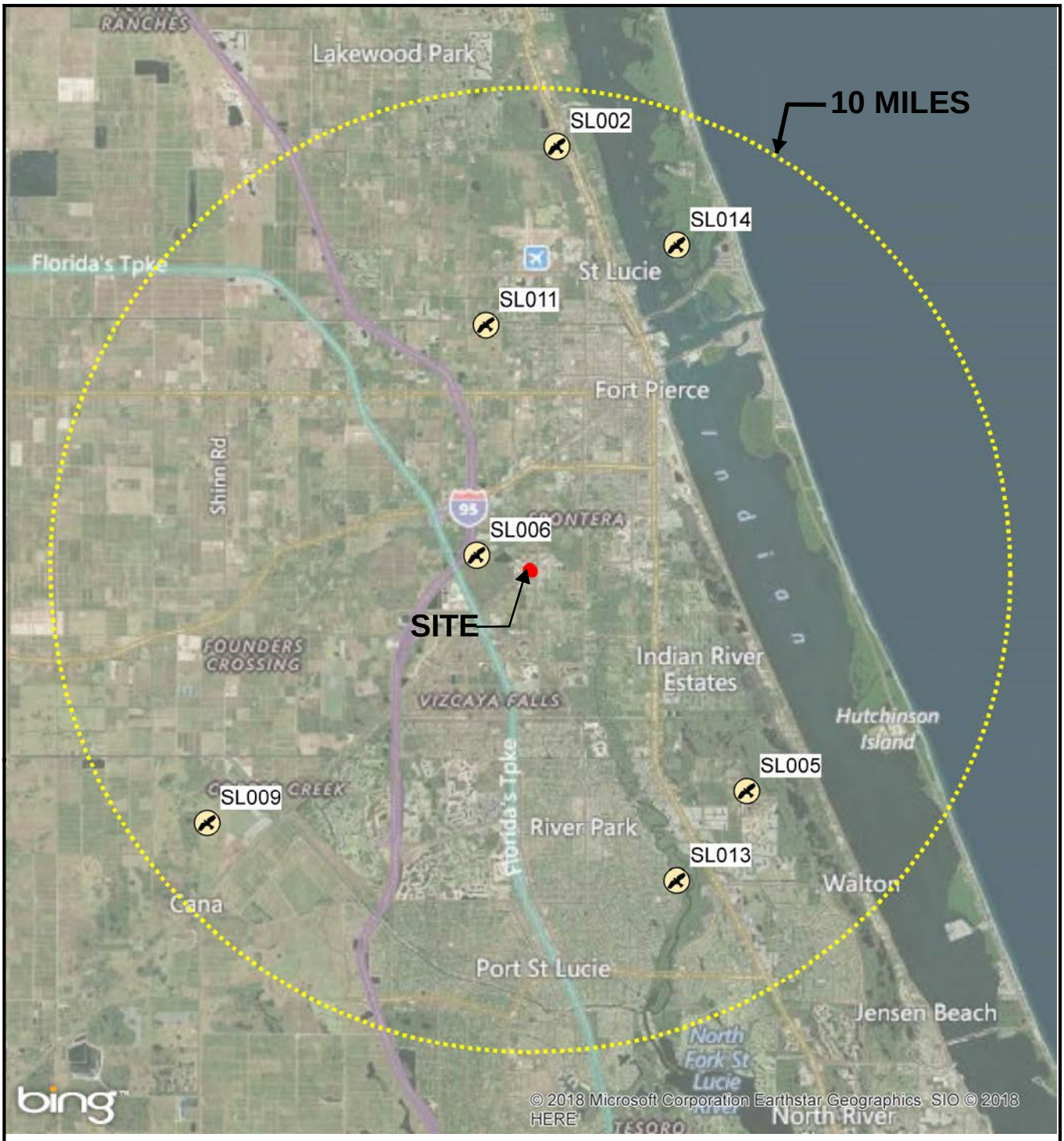
FIGURE

5



0 4 Miles

N

LEGEND

FFWCC EAGLE NESTING 2015

REDHAWK REBAR
BALD EAGLE NESTS

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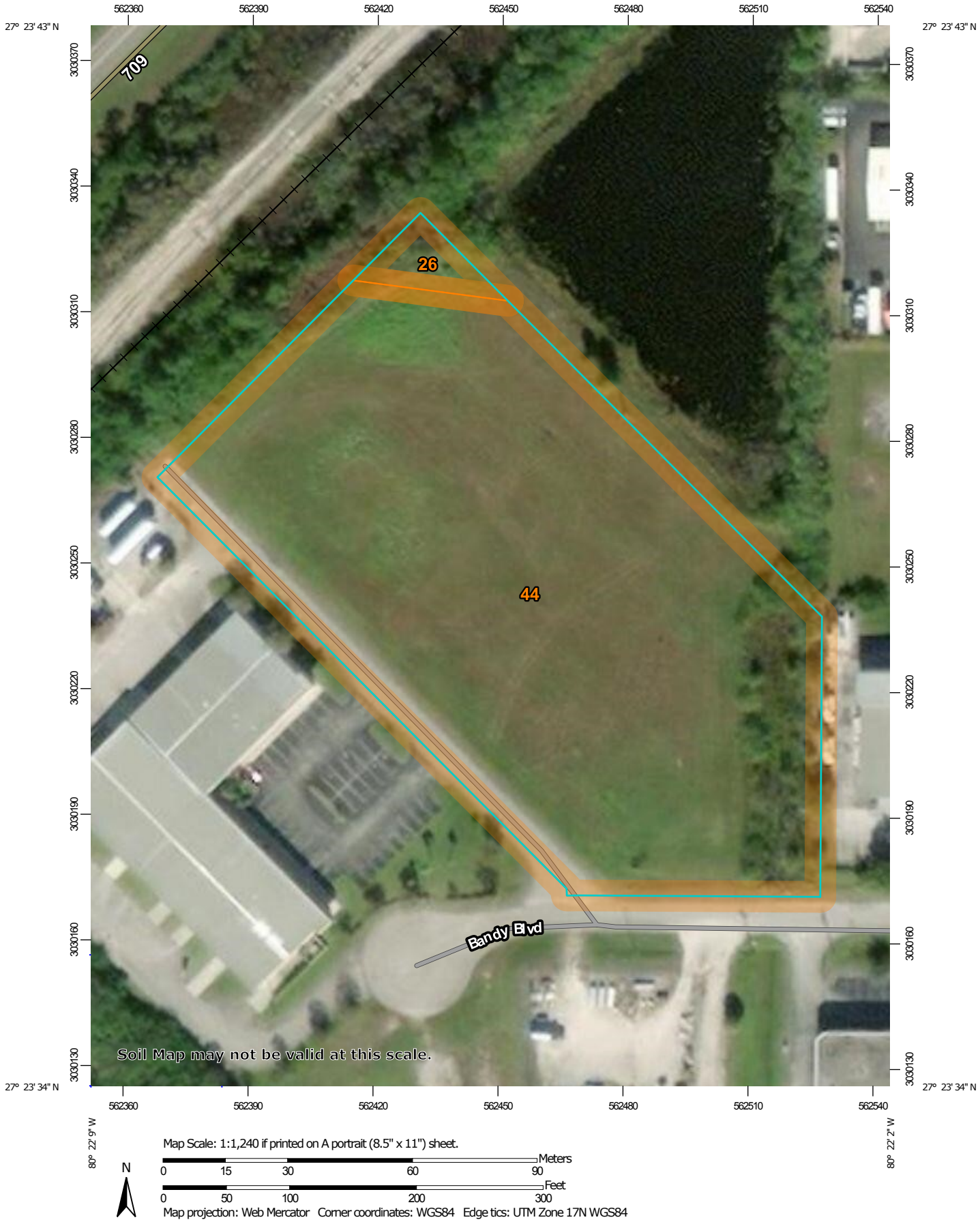
FIGURE

6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(REDHAWK REBAR)



Map Scale: 1:1,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 10, Oct 6, 2017

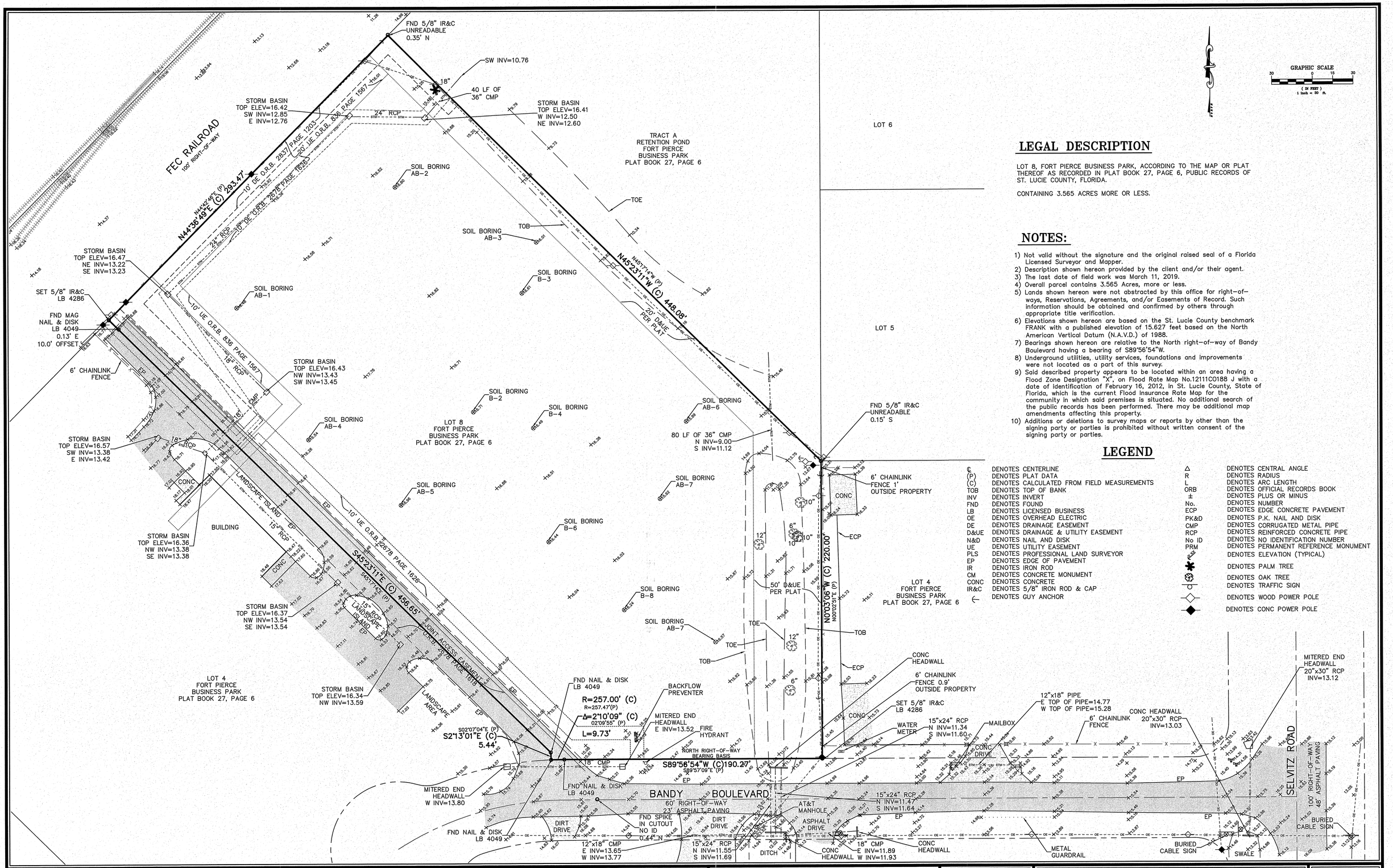
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

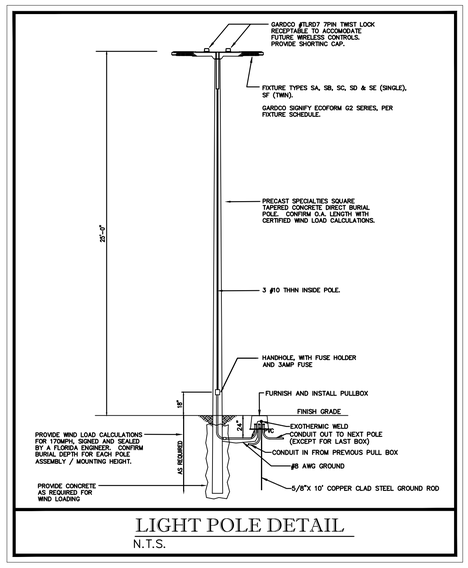
Date(s) aerial images were photographed: Dec 31, 2009—Dec 15, 2017

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

Map Unit Legend

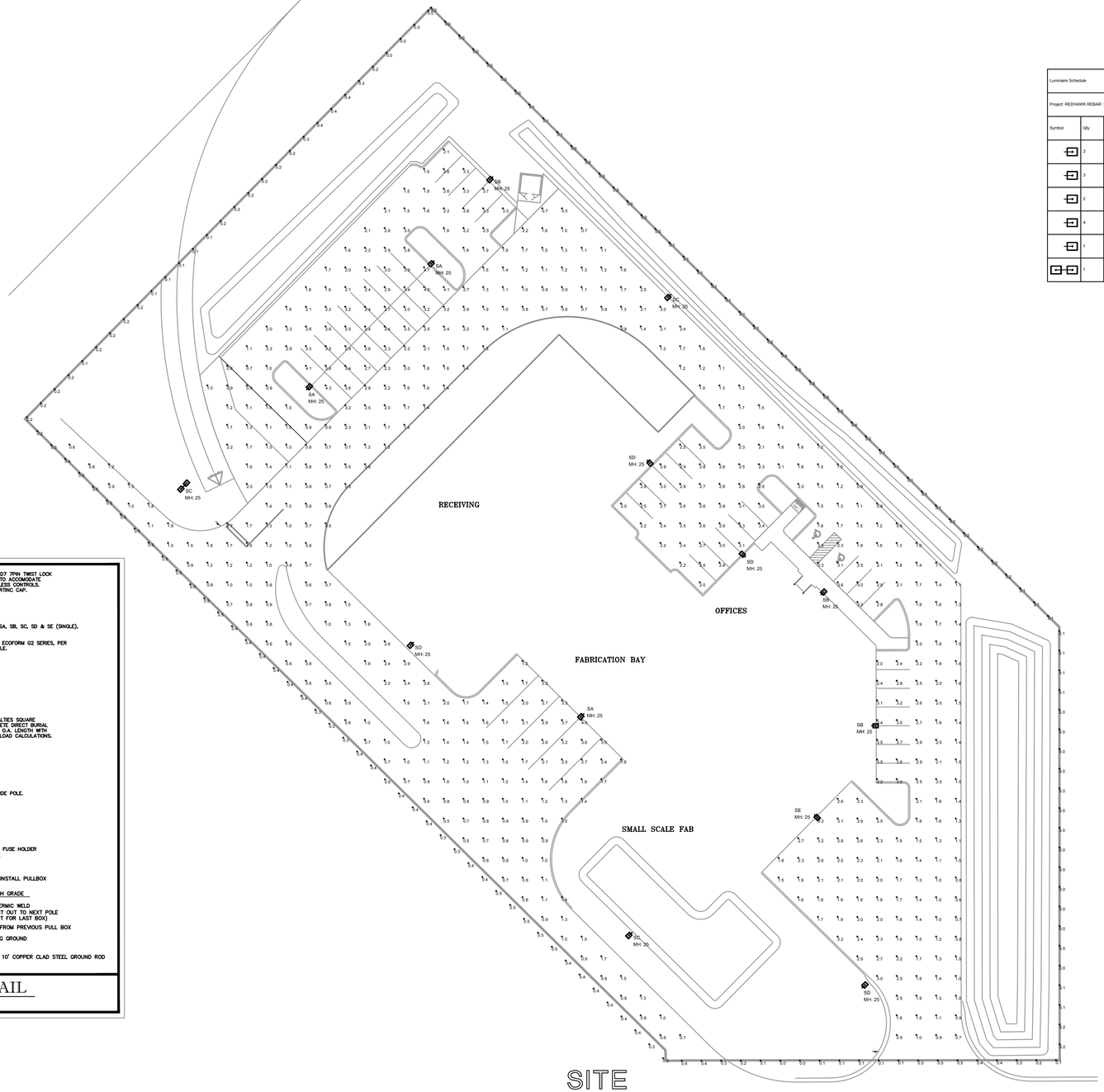
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Oldsmar sand, depressional	0.1	2.4%
44	Tantile and Pomona sands	3.5	97.6%
Totals for Area of Interest		**3.6**	**100.0%**


FND 5/8" IR&C
UNREADABLE
0.35' N
SW INV=10.76
18"
40 LF OF
36" CMP
STORM BASIN
TOP ELEV=16.42
SW INV=12.85
E INV=12.76
24" RCP
STORM BASIN
TOP ELEV=16.41
W INV=12.50
NE INV=12.60
FEC RAILROAD
100' RIGHT-OF-WAY
N44°36'49"E (P)
N44°42'46"E (C) 293.47'
10' DE O.R.B. 2837 PAGE 1203
20' UE O.R.B. 836 PAGE 1567
10' UE O.R.B. 2878 PAGE 1625
TRACT A
RETENTION POND
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
SOIL BORING
AB-2
TOE
TOB
SOIL BORING
AB-3
SOIL BORING
B-3
N45°17'14"W (P)
N45°23'11"W (C) 448.08'
20' D&UE
PER PLAT
STORM BASIN
TOP ELEV=16.47
NE INV=13.22
SE INV=13.23
SET 5/8" IR&C
LB 4286
SOIL BORING
AB-1
FND MAG
NAIL & DISK
LB 4049
0.13' E
10.0' OFFSET
10' UE O.R.B. 836 PAGE 1567
6' CHAINLINK
FENCE
STORM BASIN
TOP ELEV=16.43
NW INV=13.43
SW INV=13.45
15" RCP
CMP
SOIL BORING
AB-4
SOIL BORING
B-2
SOIL BORING
B-4
LOT 8
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
SOIL BORING
AB-6
80 LF OF 36" CMP
N INV=9.00
S INV=11.12
FND 5/8" IR&C
UNREADABLE
0.15' S
LOT 6
LOT 5
STORM BASIN
TOP ELEV=16.57
SW INV=13.38
E INV=13.42
CONC
18"
12" RCP
BUILDING
SOIL BORING
AB-5
SOIL BORING
AB-7
SOIL BORING
B-6
SOIL BORING
B-8
STORM BASIN
TOP ELEV=16.36
NW INV=13.38
SE INV=13.38
10' UE O.R.B. 2878 PAGE 1626
S45°23'11"E (C) 456.65'
S45°17'14"E (P)
JOINT ACCESS EASEMENT
O.R.B. 2878 PAGE 1618
15" RCP
LANDSCAPE ISLAND
EP
STORM BASIN
TOP ELEV=16.37
NW INV=13.54
SE INV=13.54
LOT 4
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
STORM BASIN
TOP ELEV=16.34
NW INV=13.59
LANDSCAPE
AREA
FND NAIL & DISK
LB 4049
R=257.00' (C)
R=257.47'(P)
Δ=2°10'09" (C)
02°09'55" (P)
L=9.73'
BACKFLOW
PREVENTER
MITERED END
HEADWALL
E INV=13.52
FIRE
HYDRANT
S02°07'04"E (P)
S2°13'01"E (C)
5.44'
NORTH RIGHT-OF-WAY
BEARING BASIS
S89°56'54"W (C)190.27'
S89°57'09"E (P)
18" CMP
FND NAIL & DISK
LB 4049
MITERED END
HEADWALL
W INV=13.80
BANDY BOULEVARD
60' RIGHT-OF-WAY
23' ASPHALT PAVING
AT&T
MANHOLE
15"x24" RCP
N INV=11.47
S INV=11.64
FND SPIKE
IN CUTOUT
NO ID
0.44' N
DIRT
DRIVE
ASPHALT
DRIVE
12"x18" CMP
E INV=13.65
W INV=13.77
15"x24" RCP
N INV=11.55
S INV=11.69
DITCH
18" CMP
E INV=11.89
W INV=11.93
CONC
HEADWALL
METAL
GUARDRAIL
N0°03'06"W (C) 220.00'
N0°02'51"E (P)
50' D&UE
PER PLAT
LOT 4
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
6' CHAINLINK
FENCE 1'
OUTSIDE PROPERTY
CONC
10"
ECP
6"
12"
10"
12"
TOE
TOB
CONC
HEADWALL
6' CHAINLINK
FENCE 0.9'
OUTSIDE PROPERTY
SET 5/8" IR&C
LB 4286
WATER
METER
CONC
DRIVE
15"x24" RCP
N INV=11.34
S INV=11.60
MAILBOX
12"x18" PIPE
E TOP OF PIPE=14.77
W TOP OF PIPE=15.28
6' CHAINLINK
FENCE
CONC HEADWALL
20"x30" RCP
INV=13.03
MITERED END
HEADWALL
20"x30" RCP
INV=13.12
SELVITZ ROAD
100' RIGHT-OF-WAY
48' ASPHALT PAVING
BURIED
CABLE SIGN
BURIED
CABLE SIGN
SWALE
EP
CONC
CONC
CONC



LIGHT POLE DETAIL

N.T.S.



SITE PHOTOMETRIC PLAN

1"=30'-0"

Luminaire Schedule

Project: REDHAWK REBAR SITE 05-17-2019

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	3	SA	GARDCO ECF-S-64L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	211.6286	634.8858
	3	SB	GARDCO ECF-S-64L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	211.6286	634.8858
	2	SC	GARDCO ECF-S-32L-1A-NW-G2-2-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	110.7	221.4
	4	SD	GARDCO ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	161	644
	1	SE	GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	161	161
	1	SF	GARDCO ECF-S-32L-1A-NW-G2-2-HIS & ECF-S-64L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	322.3286	322.3286

Calculation Summary

Project: REDHAWK REBAR SITE 05-17-2019

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.22	0.5	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	1.48	3.30	0.50	2.96	6.60
PARKING	Illuminance	Fc	2.73	4.70	1.20	2.28	3.92

ISSUED FOR REVIEW	-
NOT FOR PRICING OR CONSTRUCTION	

KAMM CONSULTING PROJECT #: 2019-0290
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

- date

signed

SITE PHOTOMETRIC PLAN

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	##	########
CALCS.	##	########
DRAWN	##	########
DETAILED	##	########
CHECKED	##	########
APPROVED	##	########

REDHAWK REBAR SITE LIGHTING

Bandy Blvd/Selitz Rd. Fort Pierce, FL

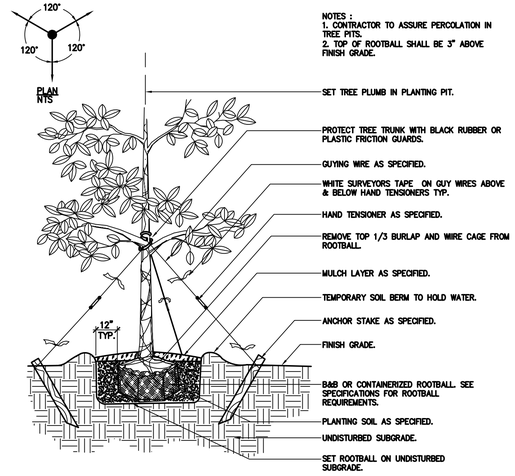
DATE: ########
HORIZ. SCALE: #####
VERT. SCALE: #####
JOB No. ######
SHEET E1.1

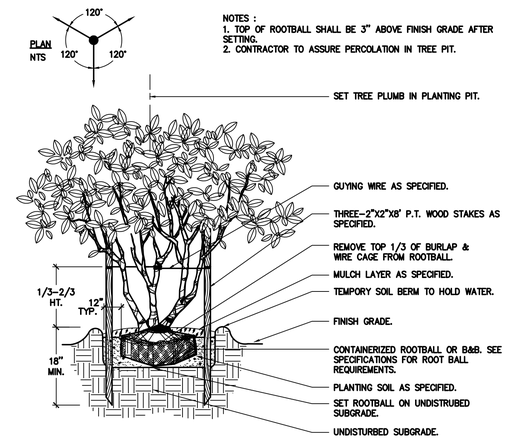
GENERAL LANDSCAPE NOTES

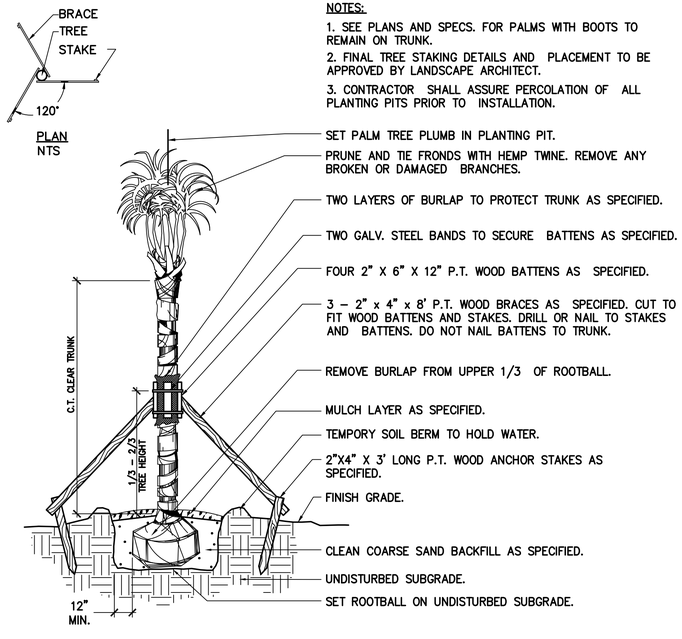
- THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE LANDSCAPE PLANS, SPECIFICATIONS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED FOR AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION. FURTHER, THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER AND FULFILLING ALL GUARANTEE PROVISIONS. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH HIS WORK.
- ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.
- THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST 2 WEEKS PRIOR TO PROCUREMENT AND DELIVERY TO THE JOB SITE. REPRESENTATIVE THE LANDSCAPE ARCHITECT MAY ALLOW SAMPLES OF SHRUBS AND GROUNDCOVER TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR IN LIEU OF FIELD VISITS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE REQUIREMENTS FOR FLORIDA NO. 1 QUALITY IN ACCORDANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, CURRENT EDITION.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ANY SPECIFIED B&B TREES FROM A 'ROOTS-PLUS' NURSERY SOURCE. CONTACT 'ROOTS PLUS' GROWERS ASSOCIATION AT (800) 837-4011 FOR NAMES OF NURSERIES. ALL OTHER TREES TO BE CONTAINER GROWN OR AS SPECIFIED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LANDSCAPE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. THE LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, IDENTIFY THE EXTENT AND QUANTITY IN WRITING TOGETHER WITH A RECOMMENDED SUBSTITUTION THAT MEETS OR EXCEEDS THE INITIAL REQUIREMENT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE DRAINAGE.
- ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT BED OUTLINES AND INDIVIDUAL TREES AND OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DELIVERY AND INSTALLATION OF THE PLANT MATERIAL. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAYED OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
- THE PLANT QUANTITIES SHOWED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS SOD IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL SOD REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.

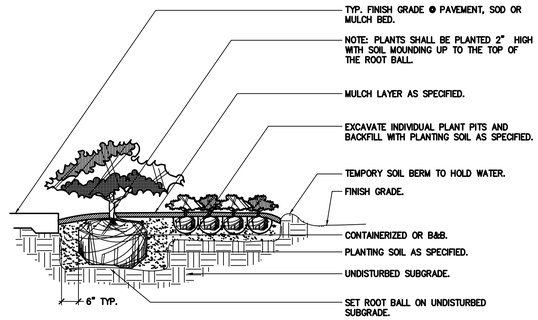
GENERAL LANDSCAPE NOTES (CONT.)

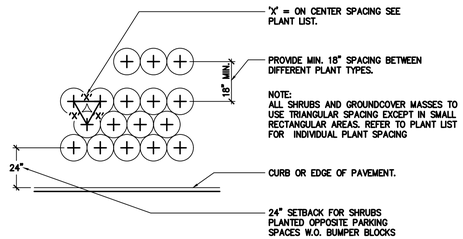
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUNDCOVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
- ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART THE PROJECT AND NOT AS A SEPARATE COST OR WORKS ITEM.
- ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
- ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
- NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
- SEE LANDSCAPE SPECIFICATIONS FOR FURTHER REQUIREMENTS.











COMPUTER FILE REF.	FIELD BK./PG.

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

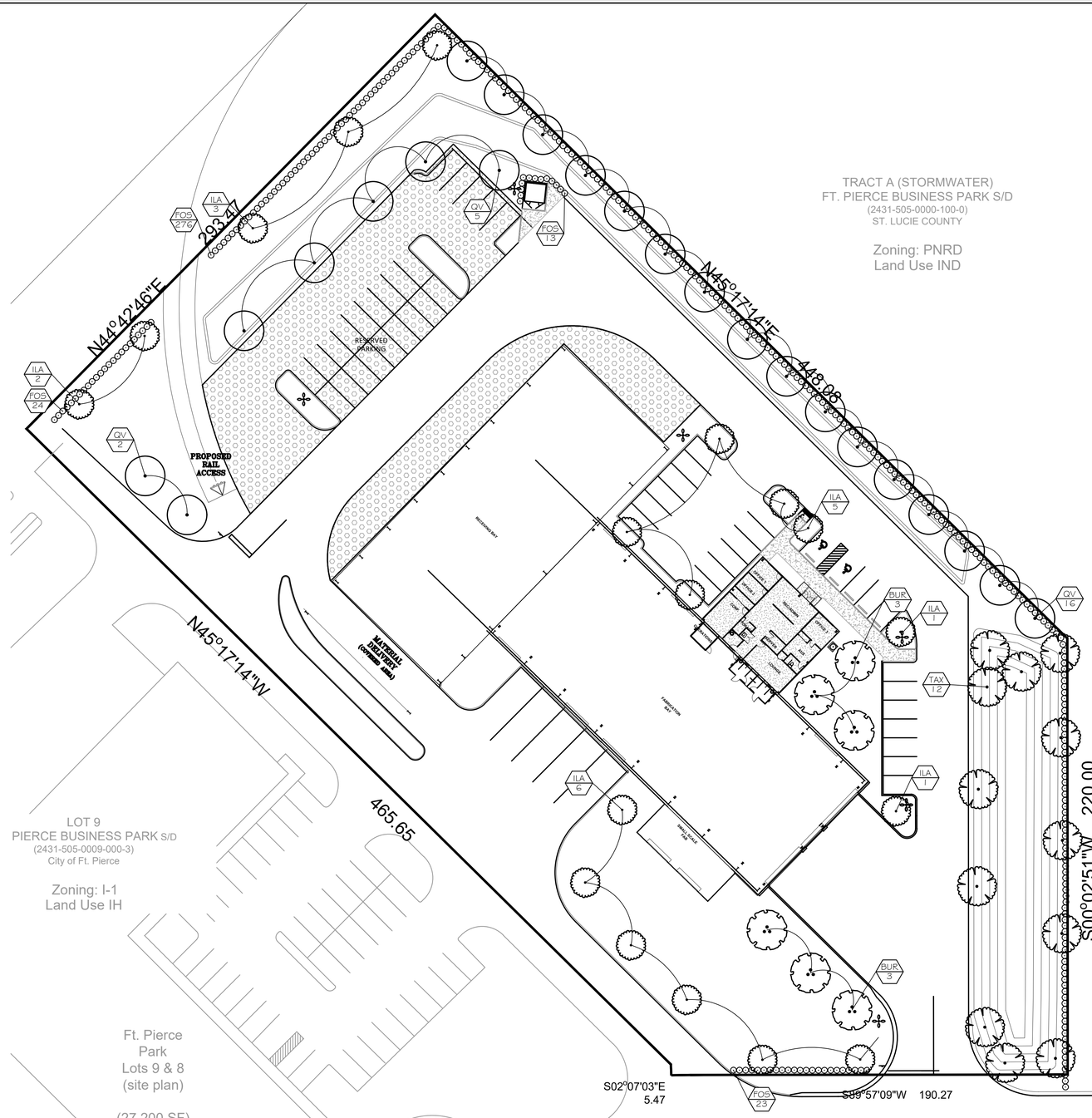
– REVISIONS –	BY	DATE

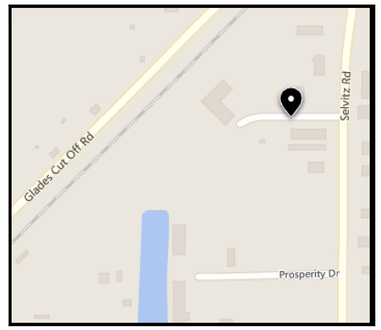
	BY	DATE
DRAWN		
CHECKED		
APPROVED		

REDHAWK REBAR

LANDSCAPE NOTES AND DETAILS

DATE: 05-21-19
HORIZ. SCALE: NTS
VERT. SCALE: N\A
JOB No.
SHEET 2 of 2





LOCATION MAP NOT TO SCALE

Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free ofdisease sand insects at the time of installation.
2. Trees shall be a minimum of (12) feet in height and have a caliper of two and one-half (2 ½) inches at four and one half (4 ½) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 25% of all shrubs shall be Florida native.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All landscaping within vehicular use areas shall be protected by a six inch non-mountable curb
10. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
11. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
12. Existing understory shall be maintained in areas of undisturbed native vegetation.
13. All Category 1 exotic plant species will be eradicated from the site.
14. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
15. All landscape will be irrigated with an in-ground irrigation system.

City of Fort Pierce Landscape Requirements:

Vehicular Use Area along Right of Way

120 linear feet x 10 = 1,200 square feet of required landscape area

1,200/300 = 4 trees required

Vehicular Use Area along Property Lines

367' (north) + 220 (south)+ 340' (west) linear feet x 10 =9,270square feet of required landscape area

9,720/200 = 46 trees required

Interior Vehicular Use Area

60, 252 square feet of Vehicular Use Area

60,252/30 = 2,008.4square feet of required landscape area

2008.4/100 = 20 trees required

Total Trees Required = 70Trees @ 2.5"D.B.H. (175" total D.B.H.)

Total Trees Provided = 59 Trees @ 3" D.B.H. (177" total D.B.H.)

Total Landscape Area Provided =12,500 +square feet

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
BUR	Bursera simaruba / Gumbo Limbo Multi Trunk	45 gal		12`- 14` Ht	6
ILA	Ilex x attenuata `Eagleston` / Eagleston Holly	45 gal	3" DBH	12-15` H	18
QV	Quercus virginiana / Live Oak	65 gal	3" DBH	12-15` H	23
TAX	Taxodium distichum / Bald Cypress	45 gal	3" DBH	12-15` H	12
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE			QTY
FOS	Forestiera segregata / Florida Privet 30" OA, FULL	3 gal			336

SOD TO BE ARGENTINE BAHIA. LANDSCAPE CONTRACTOR TO VERIFY QUANTITY.

GRAPHIC SCALE: 1" = 30'

NORTH

COMPUTER FILE REF.	FIELD BK./PG.

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

– REVISIONS –	BY	DATE

	BY	DATE
DRAWN	DH	7-26-18
CHECKED	GB	7-26-18
APPROVED	GB	7-26-18

REDHAWK REBAR

LANDSCAPE PLAN

DATE: 05-21-19
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No.
SHEET 1 of 2

Planning Board **7. h.**

Meeting Date: 11/14/2022

Re: Conditional Use - Brighter Care Adult Daycare - 415 Avenue A - 2410-506-0005-000-3

Information

SUBJECT:

Conditional Use - Brighter Care Adult Daycare - 415 Avenue A

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for an Adult Daycare.
- The applicant is seeking to operate the adult daycare in an existing 4,892 square foot portion of an existing building. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3).
- The applicant has submitted a floor plan that will consist of 748 square feet of office space, 132 square feet of serving area, 1,676 square feet of common area and 2,336 square feet of activity area
- Operation of the facility will be from 9:00 am to 4:00 pm, Monday through Friday. There will be a total of 4 employees and the site will accommodate approximately 10 patients. The Daycare is geared towards patients with dementia and other disabilities.

RECOMMENDATION:

The proposed use offers a provision of an adult daycare as a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL.**

ALTERNATIVES:

- Approval with Conditions
- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 11/07/2022 11:07 AM

Final Approval Date: 11/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Brighter Care Adult Daycare Center- Conditional Use- 22-04000005**
415 Avenue A

BOARD DATE: November 14, 2022

STAFF REPORT

Owner: Kraaz & Kraaz Finance LLC
415 Avenue A
Fort Pierce, FL 34950

Representative: Brighter Care Adult Daycare Center LLC
415 Avenue A
Fort Pierce, FL 34950

Applicant's Request: Approval of a Conditional Use with No New Construction to operate a 4,892 square-foot Adult Daycare Center

Location(s): 415 Avenue A

Parcel ID: 2410-506-0005-000-3

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

Surrounding FLU:

North	East	South	West
GC (FP)	GC (FP)	GC (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	C-3 (FP)	C-3 (FP)	C-3 (FP)

Utilities: FPUA

Staff Analysis:

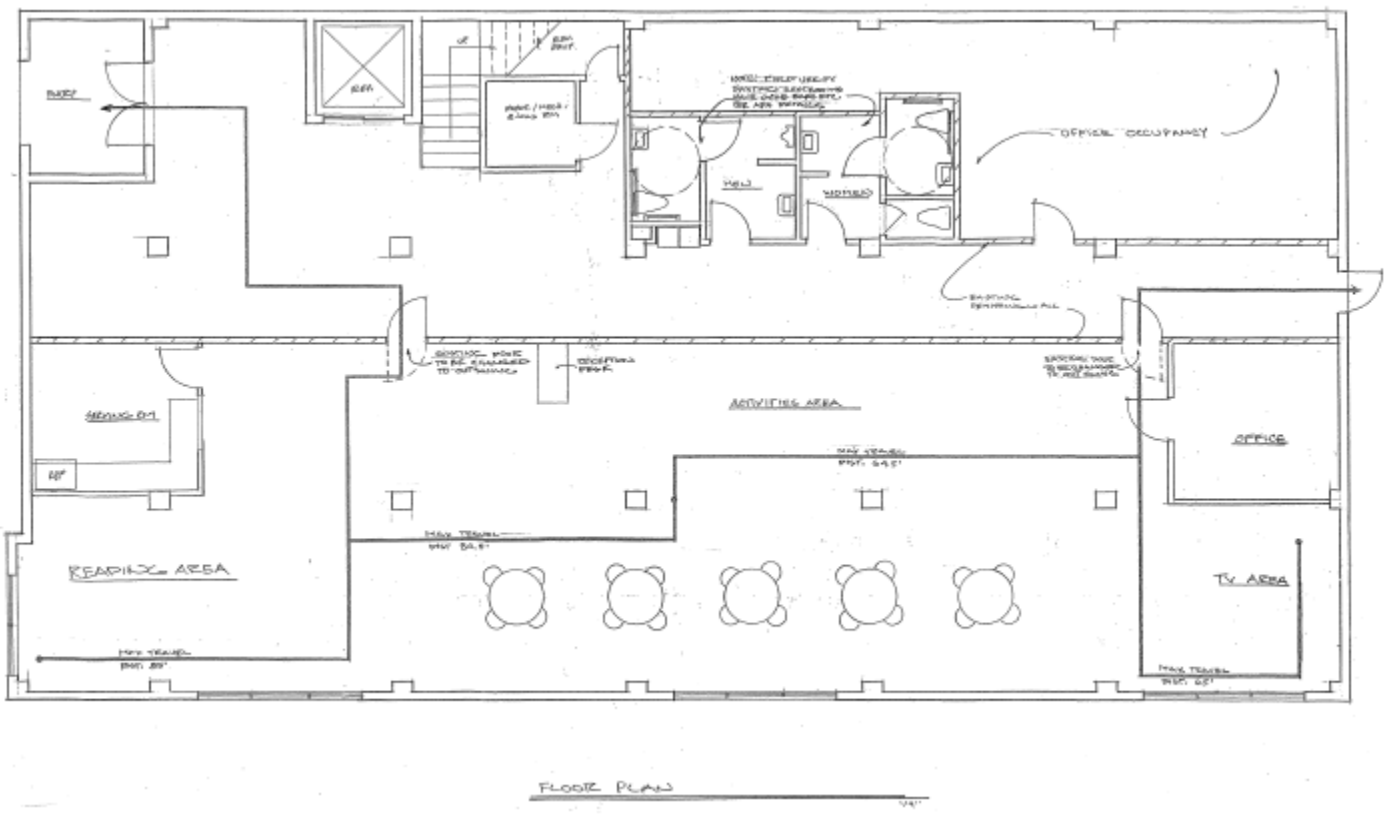
Request

In accordance with Sections 125-76 and 125-133 of the City Code, Article 5 of Chapter 125 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for an Adult Daycare. The applicant is seeking to operate the adult daycare in an existing 4,892 square foot portion of an existing building. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3).

The property is located South of Avenue A and North of Orange Avenue, West of US Highway 1 and East of 5th Street. The surrounding uses are all general commercial.

The proposed facility is approximately 4,892 square-feet. The applicant has submitted a floor plan that will consist of 748 square feet of office space, 132 square feet of serving area, 1,676 square feet of common area and 2,336 square feet of activity area. No cooking will be performed at the center, but nutritious meals will be provided for the patient. The site is located inside the Kraaz & Kraaz Finance building with access to adequate parking spaces for the use of employees and visitors. The facility can be accessed by vehicle from the building entrance located on Avenue A and by Pedestrians on Orange Avenue and Avenue A.

Operation of the facility will be from 9:00 am to 4:00 pm, Monday through Friday. There will be a total of 4 employees and the site will accommodate approximately 10 patients. The Daycare is geared towards patients with dementia and other disabilities.



Brighter Care Adult Daycare Floor Plan

Future Land Use and Zoning

The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation. Regarding zoning, the subject site is located within the C-3 district, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Conditional Use

As stated in City Code Section 125-76, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed use offers a provision of an adult daycare as a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Brighter Care Adult Daycare Center, LLC
415 Avenue A
Fort Pierce, FL 34950

Subject: Conditional Use - 415 Avenue A – Technical Review Committee Comments for October 20, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. How many employees will the center employ at this site?

2. How many patients are expected to be at the site daily?

3. A lighting/photometric Plan is required for a Conditional Use with No New Construction

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

3. Must meet the following Accessibility requirements:
   - accessible route
   - handicapped parking spaces
   - Means of egress

4. Change of Use required
   - To include a signed and sealed Life Safety Plan

5. Building Permit required.

Fort Pierce Police Department

Comments may be forthcoming

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: No comment on the conditional use application for the Brighter Care Adult Daycare located at 415 Avenue A.

This location is an active water and sewer customer of FPUA; Please contact 772-466-1600 Ext. 3428 if any modification to the existing water or sewer service is required.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Brighter Care Adult Daycare. Approved.

FPUA does not conduct photometric studies. If additional rental lights of the same type are desired to meet the code requirement, the customer will need to have prepared a photometric study showing the proposed locations of the additional lights. FPUA will then provide a cost estimate for the additional lighting. Please contact Sal Scimeca for additional lighting details, customer requirements and project coordination.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

3. Please send the Fire District electronic plans for the site and buildings.

4. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the *Florida Fire Prevention Code.*

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No comments at this time

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
415 Avenue A Suite 100 Ft. Pierce FL 34950

Parcel ID #(s)
2410-506-0005-000-3

Project description
Adult daycare Social model

Site Information

Building Size: 14,228 Parking Spaces: 21

Kraaz & Kraaz Finance
Property Owner(s)

201 S 2nd St., Suite 206
Street Address

Ft Pierce FL 34952
City State Zip

772 370 4777
Phone Number

bstone@boatloan.com
Email Address

Brighter Care Adult Daycare Center LLC
Applicant/Representative, Title, Company

415 Ave A
Street Address

Fort Pierce FL 34950
City State Zip

772-828-3045
Phone Number

Brighter Care5@gmail.com
Email Address

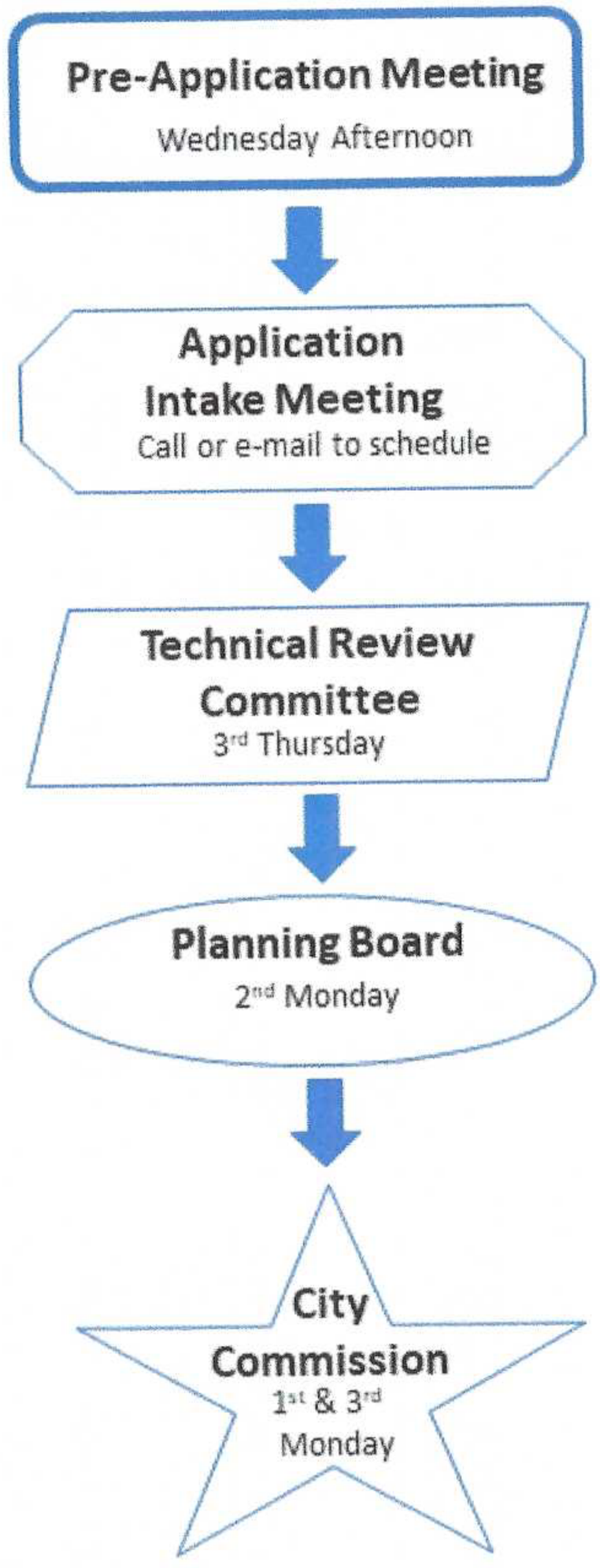
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Submittal Requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

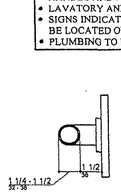
- ☑ As-built Survey
- ☑ Floor Plan of Existing Buildings
- ☑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- ☑ Lighting Plan
- ☑ Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

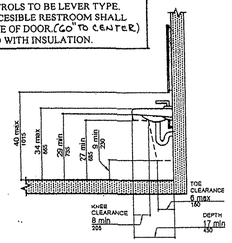
1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.

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

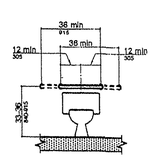
- RESTROOM DOORS TO BE EQUIPPED WITH LEVER HANDLE AND PRIVACY LOCK.
- LAVATORY AND SINK CONTROLS TO BE LEVER TYPE.
- SIGNS INDICATING ADA ACCESIBLE RESTROOM SHALL BE LOCATED ON LATCH SIDE OF DOOR.(60" TO CENTER.)
- PLUMBING TO BE WRAPPED WITH INSULATION.



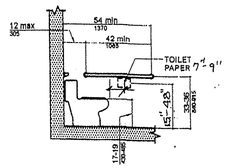
Grab Bar



LAVATORY CLEARANCES



(a)
BACK WALL



(b)
SIDE WALL

GRAB BARS AT WATER CLOSETS

ACCESSIBLE RESTROOM DETAILS

NTS

BUILDING INFORMATION:
2020 FLORIDA BUILDING CODE

BUILDING AREA (FIRST FLOOR):

OFFICE	748S.F
SERVING	132 S.F.
COMMON AREA	1,676 S.F.
ACTIVITIES ROOM	2,336 S.F.
TOTAL AREA	**4,892 S.F.**

GROUP: B BUSINESS / E EDUCATIONAL

OCCUPANT LOAD PER TABLE 1004.5
BUSINESS 748 / 150 = 4.98
ACTIVITIES 2336 / 20 = 116.8
TOTAL OCCUPANT LOAD FOR FIRST FLOOR 122

CONSTRUCTION TYPE: TYPE VB

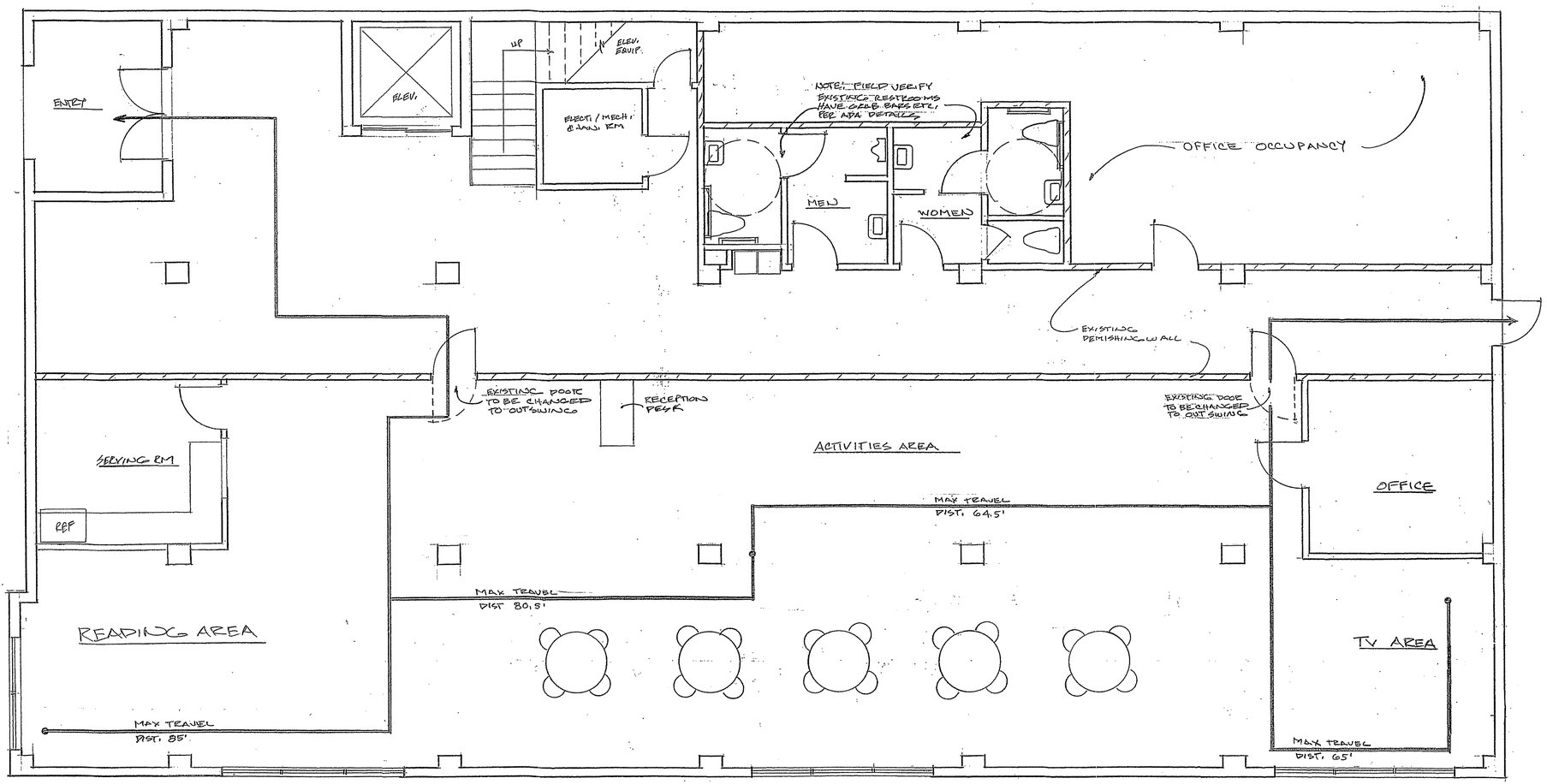
ALLOWABLE AREA PER TABLE 506.2
GROUP B 36,000 S.F. GROUP E EDUCATIONAL 38,000 S.F.

BUILDING IS SPRINKLERED

TENANT SEPARATION BETWEEN TENANTS IS 1 HOUR

REQUIREMENTS FOR AREA OF IMPROVEMENTS

REQUIRED NUMBER OF FIXTURES	PROVIDED NUMBER OF FIXTURES
2 WATER CLOSETS	2 WATER CLOSETS
2 LAVATORIES	2 LAVATORIES
1 SERVICE SINK	1 SERVICE SINK
1 DRINKING FOUNTAIN	1 DRINKING FOUNTAIN
REQUIRED EXIT WIDTH	72"
PROVIDED EXIT WIDTH PROVIDED	108"
REQUIRED NUMBER OF EXITS	2
PROVIDED NUMBER OF EXITS	2
REQUIRED ADA CORRIDOR WIDTH	42"
PROVIDED ADA CORRIDOR WIDTH	54"
TRAVEL DISTANCE ALLOWED	250'
TRAVEL DISTANCE PROVIDED	85'



FLOOR PLAN

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

COPYRIGHT 2022

PROJECT

BRIGHTER CARE
ADULT DAYCARE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

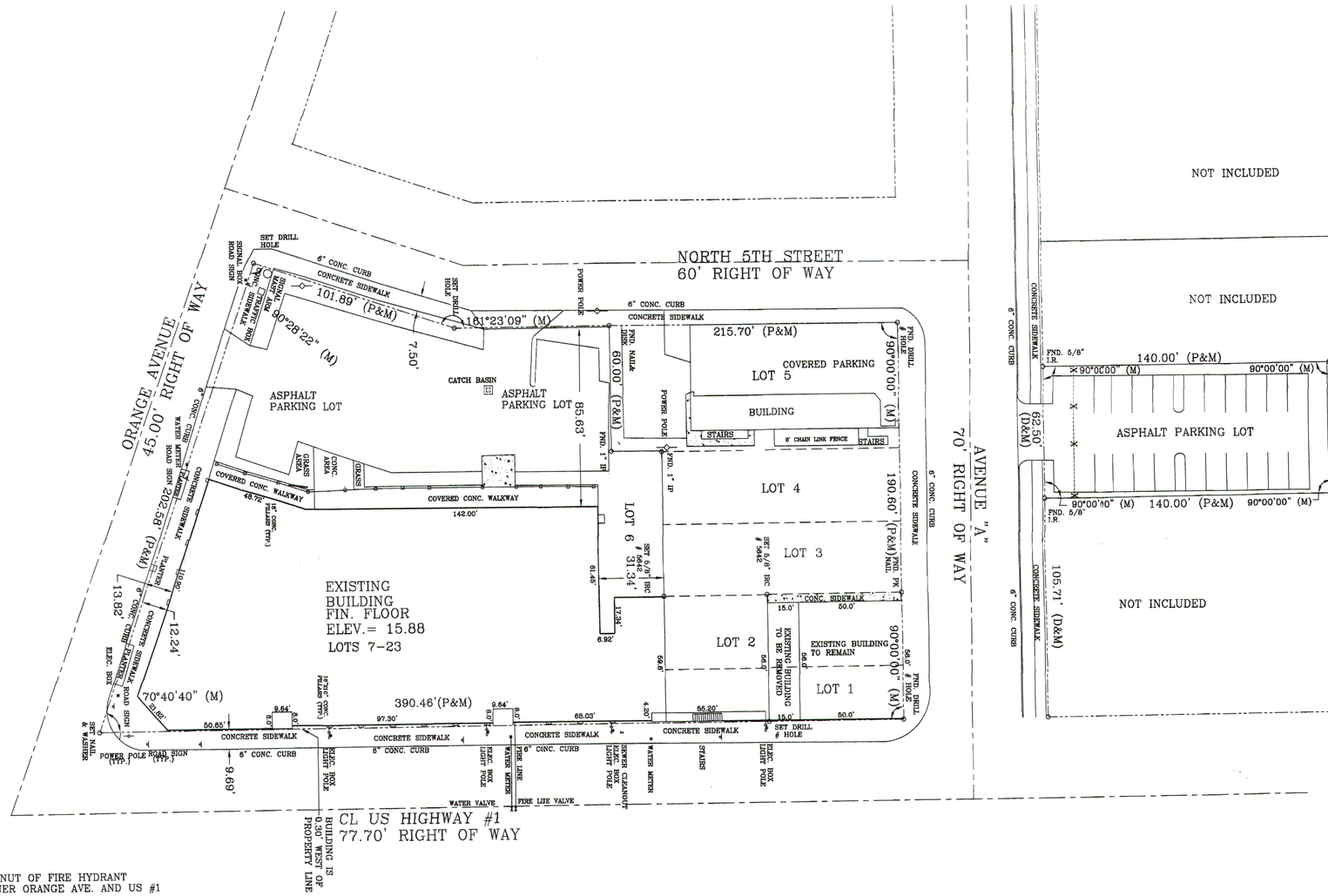
SHEET TITLE / SHEET NUMBER

A-1 OF 1

PROJECT NUMBER C22048

DATE

BOUNDARY SURVEY
BRACKETT FAMILY LIMITED PARTNERSHIP



LEGEND

(C)	CALCULATED
CL	CENTERLINE
CONC	CONCRETE
(D)	DEED
ESMT	EASEMENT
E/P	EDGE OF PAVEMENT
FND	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
(F)	FIELD
FF	FINISH FLOOR
(M)	MEASURED
(R)	RECORD
PLS/RLS	SURVEYOR'S NUMBER
OR	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
50.00	SPOT ELEVATION

BENCHMARK
TOP S.E. FLANG2 NUT OF FIRE HYDRANT
AT THE S.W. CORNER ORANGE AVE. AND US #1
ELEV. = 18.76

SURVEYOR'S NOTES

1. *ANGULAR MEASUREMENT WAS USED ON THIS SURVEY.*
2. *DATE OF FIELD SURVEY FEBURARY 22, 2000.*
3. *THERE ARE NO VISIBLE ENCOACHMENTS UNLESS CLEARLY SHOWN. ALSO, THERE MAY BE UNDERGROUND IMPROVEMENTS ON THIS PROPERTY THAT WERE NOT LOCATED.*
4. *THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SURVEYOR'S SEAL*
5. *THE SURVEYED REAL PROPERTY EXISTS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLANE) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 179, MAP NUMBER 12111C0179G, EFFECTIVE DATE NOVEMBER 4, 1992.*
6. *THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR LIMITIONS, EITHER RECORDED OR IMPLIED. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.*
7. *LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.*

LEGAL DESCRIPTION

THE SOUTH ONE FOOT OF LOT 6 AND ALL LOTS 7 TO 23, INCLUSIVE, BLOCK 1 OF THE RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 50' OF LOTS 1 AND 2 AND THE NORTH 24' OF LOT 6 OF THE RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE NORTH 65.00' OF LOTS 1 AND 2 OF THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF. ASRECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 1;

LOT 5, BLOCK 1, OF THE SUBDIVISION OF PART OF BLOCK 1, CITY OF FT. PIERCE (SOMETIMES KNOWN AS RECEIVER'S SUBDIVISION), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(PARKING LOT)

BEGINNING AT A POINT ON THE NORTH LINE OF PALMETTO AVENUE (NOW AVENUE A) 115 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK M OF AARON LEE'S MAP OF FT. PIERCE, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN NORTHERLY AT RIGHT ANGLES TO THE NORTH LINE OF PALMETTO AVENUE, 140 FEET TO A POINT, THENCE TURN AND RUN WESTERLY PARALLEL WITH THE NORTH LINE OF PALMETTO AVENUE FOR A DISTANCE OF 62.5 FEET TO A POINT; THENCE TURN AT RIGHT ANGLES AND RUN SOUTHERLY 140 FEET TO A POINT ON THE NORTH LINE OF PALMETTO AVENUE; THENCE TURN AND RUN EASTERLY ALONG THE NORTH LINE OF PALMETTO AVENUE FOR A DISTANCE OF 62.5 FEET TO THE POINT OF BEGINNING.

PARCEL II

LOTS 3 AND 4, BLOCK 1 OF THE RESUBDIVISION OF PART OF BLOCK "L", OF RECEVERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

CERTIFIED TO:

BRACKETT FAMILY LIMITED PARTNERSHIP
CITRUS BANK, N.A. it's successors and/or assigns
TREASURE COAST ABSTRACT & TITLE INSURANCE CO.

IN WITNESS WHEREOF I HAVE HEREUNTO EXECUTED THIS SURVEY THIS 12 DAY OF March 2002.

DANIEL W. TALBOTT
PROFESSIONAL SURVEYOR AND MAPPER
2066 14TH AVENUE SUITE 102B
TELE. (561) 569-8884
VERO BEACH, FL 32960
FAX (561) 564-2071

DANIEL W. TALBOTT II
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5642

SHEET 1 OF 1			
SCALE	1"=30'	FILENAME	ARCADES
DRWN BY	DWT	DATE	3/4/02
CHKD BY	DWT	DATE	3/6/02

BOUNDARY SURVEY
BRACKETT FAMILY LIMITED PARTNERSHIP

REV. NO.	DATE	DESCRIPTION

Fort Pierce Engineering, Inc.

Dependable Mechanical, Electrical & Plumbing Design
CA# 28173

September 7, 2022

To: Chief Building Official, City of Fort Pierce, Florida

RE: 415 Avenue A, Fort Pierce, Florida, Report on Exterior Lighting

Sir:

This letter is to certify that at the subject building address the lighting of the means of egress from the north front door to the public way exceeds 5 fc and thus complies with FBC 1008.2.3.

This is also to certify that the private parking spaces at the subject address are illuminated by Fort Pierce Utilities Authority rental lights and this lighting system does not comply with the City of Fort Pierce Municipal Code Chapter 22, Article IV, Section 22-60. Measured values were between 0.5 and 0.8 fc.

Recommendation: That FPUA research and procure an LED upgrade for its decorative acorn fixtures with sufficient lumens and distribution to comply with Section 22-60. FPUA may need to add poles and fixtures to achieve compliance. It is also recommended that tree branches creating shadows on the parking lot surface be trimmed back.

Sincerely,

9/7/22

Timothy C. Trewyn, PE FL 61580
Electrical Engineer

BUSINESS PLAN & POLICY

AUG 2022

- Recent Medical assistant/phlebotomy
- Healthcare and Business Administration
- Love swimming, Reading, Traveling, and spending Time with family and friends.
- Favorite Inspiration Quote, “You must be the change you want to see in the world”.

BRIGHTER CARE ADULT DAYCARE CENTER LLC

- Adult Day Service (ADS)
- Location : Fort Pierce
- Hours of Operation : 9:00am to 4:00pm
- Program will offer Physical, Emotional and Social wellbeing.
- Our goal is to provide a safe and secure setting for older adults during the daytime.

MISSION

Inspire hope in the community by promoting health and wellness through education and training. Treat patients we serve like family and those with whom we work with compassion.

VISION

Be a role model for the community with the best quality and excellent service.

NATURE OF BUSINESS

Brighter Care Adult Daycare Center LLC (ADS)

Will be a social Program.

. A Non-Residential facility that will help older adults with services such as health, nutrition, social and daily living needs in Professionally staffed, group settings.

.Program is designed to respond to the stages of Physical, emotional, and social wellbeing.

.The facility will cater to adults who have dementia and /or disabilities.

.Will offer specialized activities.

HOURS OF OPERATION

The center will operate during normal business hours five days a week.

.Social Activities

.Nutrition

.Personal Care

.Health Services

.services for Caregivers

CUSTOMERS/STAKEHOLDERS

. An Activity Director

. Activity Staff

. Insurance Companies

. Department of Health

. The Community

. Medical assistant

FOOD

. Nutrition food will be catering and delivered to the center.

. No cooking will be performed in the center.

. Coffee, tea ,water, juice, and healthy snacks will be giving out to the Clients.

THE COMPETITIVE ADVANTAGES

. Technology will be taught and is used to assist elderly adults Some social services are teaching medication reminders.

. Virtual service will be via zoom and facetime.

. Assist older/participants and ensure the social aspects are provided In the community.

Thanks for the opportunity to bring excitement and life back into the elderly adults. **LET'S HAVE FUN**

Planning Board **7. i.**

Meeting Date: 11/14/2022

Re: Conditional Use - Longman Garage & Guest House - 1506 Thumb Point Drive

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Conditional Use - Longman Garage & Guest House - 1506 Thumb Point Drive

SUMMARY:

Approval of a Conditional Use to construct a two-story garage and guest house at the height of 29.8 feet (approximately 30 feet).

RECOMMENDATION:

The proposed Conditional Use application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested application.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 11/01/2022 03:31 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Vennis Gilmore, Senior Planner

RE: **Conditional Use**
Longman Residence Garage & Guest House
1506 Thumb Point Drive

BOARD DATE: November 14, 2022

STAFF REPORT

Owner: Daniel B Longman
1506 Thumb Point Drive
Fort Pierce, FL 34949

Representative: John Brockhausen - LBJ Architecture
517 SW Halkell Avenue
Port Saint Lucie, FL 34953

Applicant's Request: Approval of a Conditional Use to construct a two-story garage and guest house at the height of 29.8 feet (approximately 30 feet).

Location: 1506 Thumb Point Drive

Parcel ID: 2401-605-0019-000-0

Future Land Use: Low-Density Residential (RL)

Current Zoning: Low-Density Residential Zone (R-1)

Surrounding FLU:

North	East	South	West
RL (FP)	RL (FP)	RL (FP)	Indian River Lagoon

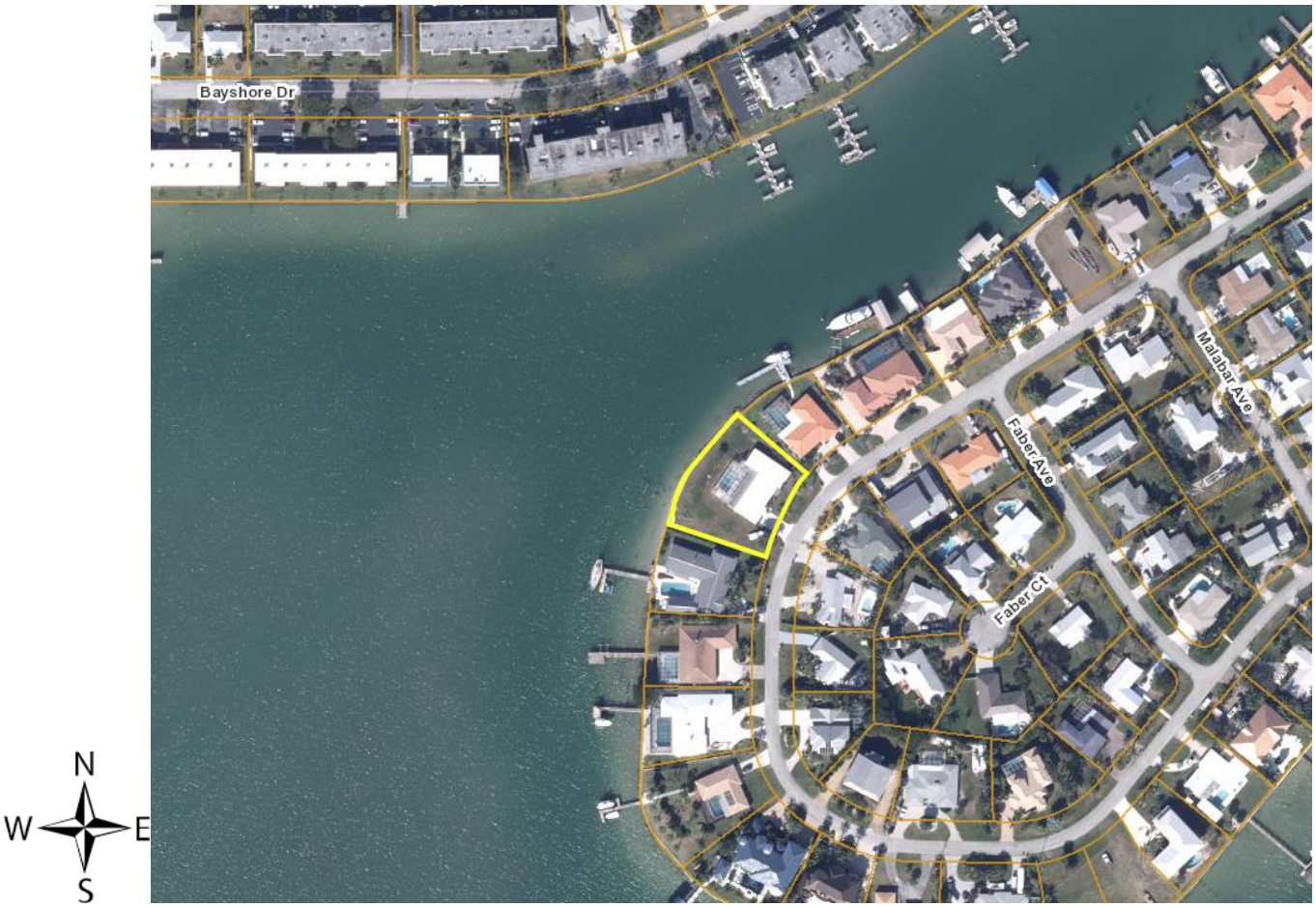
Surrounding Zoning:

North	East	South	West
R-1 (FP)	R-1 (FP)	R-1 (FP)	Indian River Lagoon

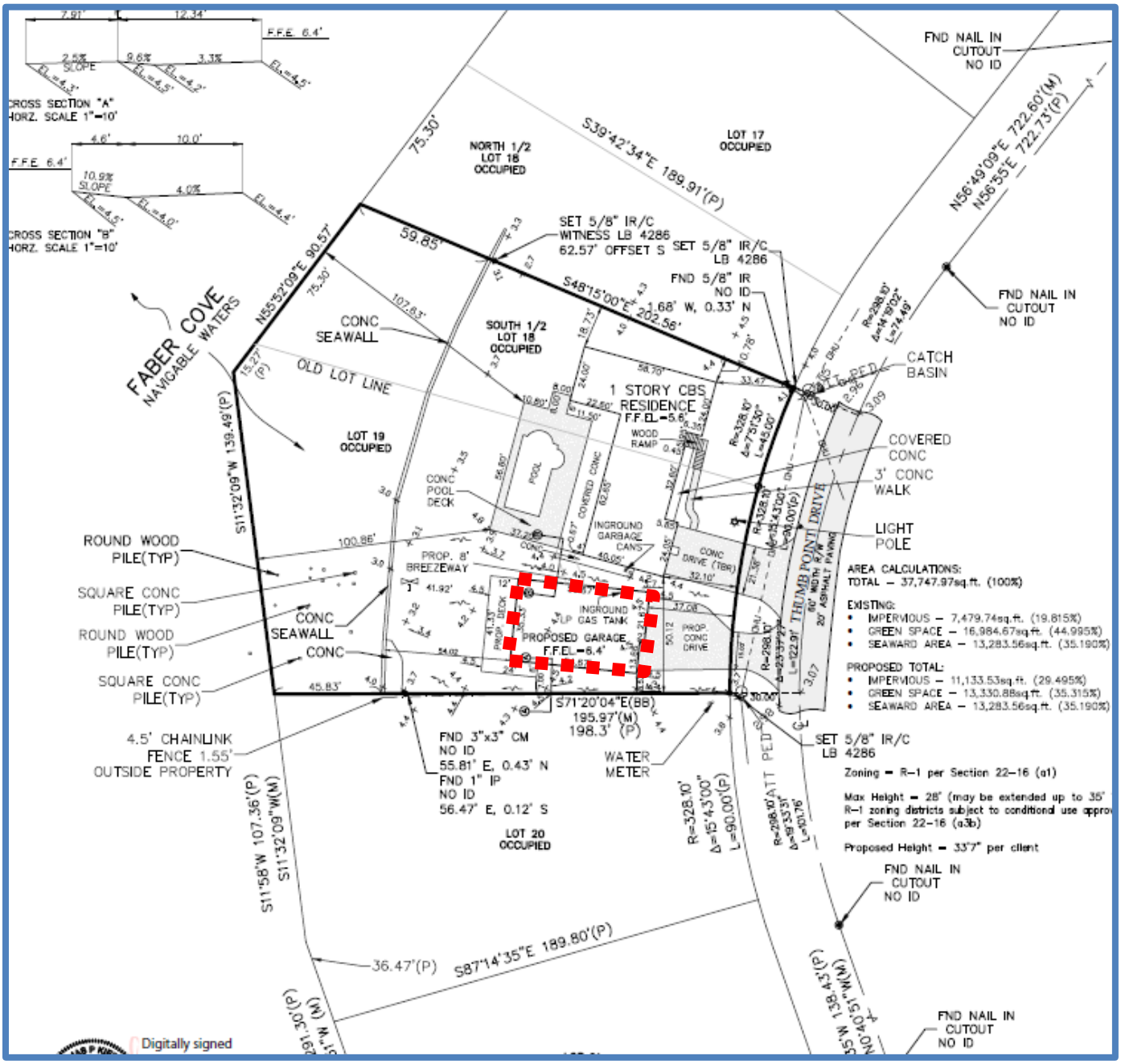
Staff Analysis:

Request

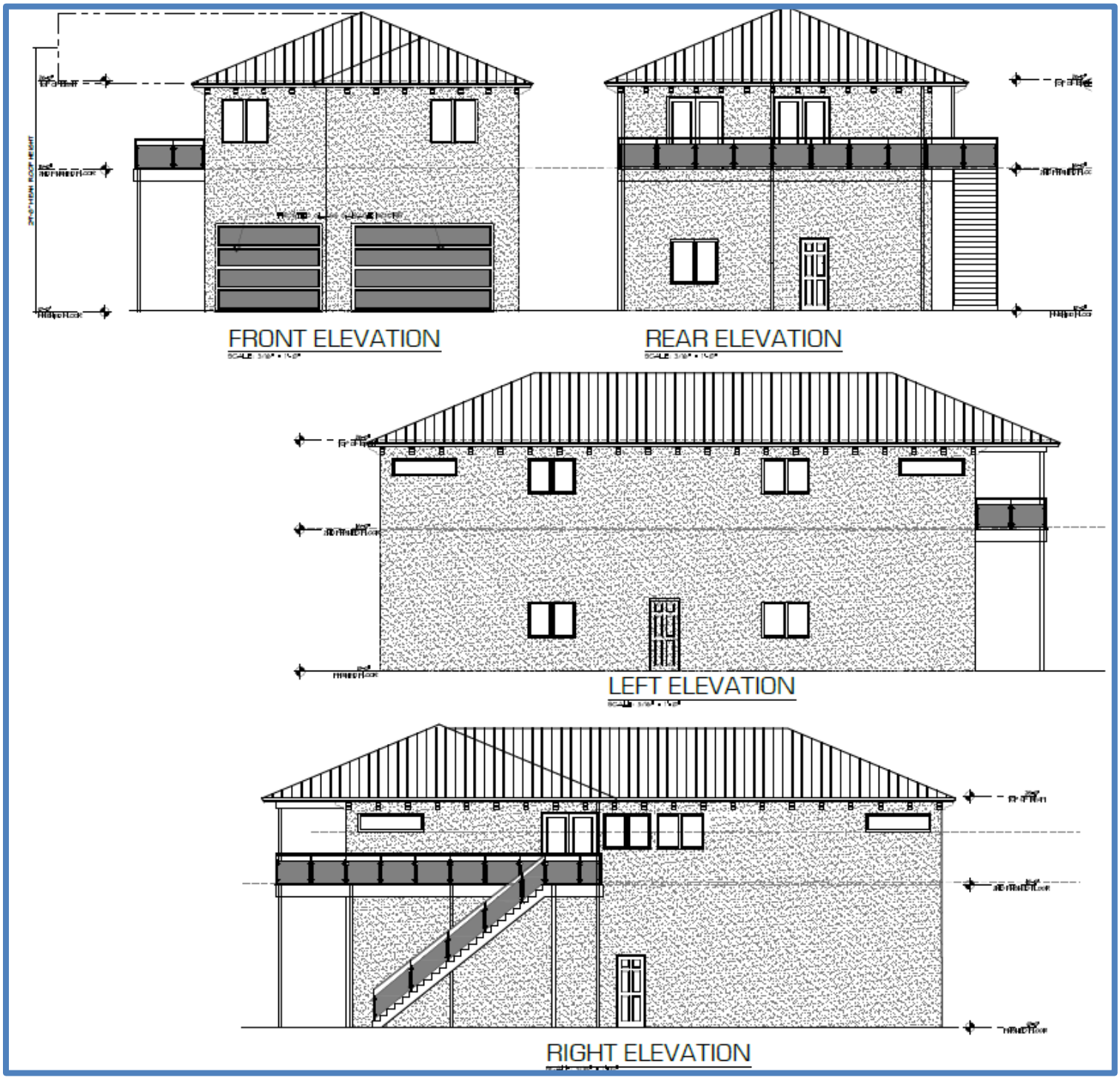
In accordance with Sections 125-37, 125-191, and 125-237 of the City Code, the applicant is requesting the review and approval for Conditional Use to construct a two-story garage and guest house at the height of 29.8 feet (approximately 30 feet). Per City Code Section 125-191 (4) Building heights, no building shall exceed a height of 28 feet above grade, except that conditional uses with buildings that have a maximum height of 35 feet above grade may be approved. Per City Code Section 125-191 (c)(2), On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is 30,000 square feet or more in size. The survey submitted lists the property being a total of 37,748 square feet. Therefore, a guest house without kitchen facilities is an allowed use.



Existing Single-Family Residence Street View Elevation



Proposed location of garage with height of 29.8ft



Proposed Elevations

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed Conditional Use application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested application.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Vennis Gilmore, Assistant Planning Director

FROM: Tracy Telle, Assistant City Engineer

RE : Longman Residence/Garage CU – 1506 Thumb Point Drive
TRC Application No. 22-04000007

DATE : October 13, 2022

RECEIVED
OCT 18 2022
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on October 10, 2022:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] CU Approval
- [ ] DPCR Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

1. **ADVISORY COMMENTS:**
   a. The improvements include the removal of an existing driveway along with the construction of a new driveway just south of the existing driveway. The existing driveway will be required to be removed prior to construction acceptance of the new driveway.
   b. Prior to commencing any driveway work within the limits of the Thumb Point Drive R/W, the applicant will need to obtain a Driveway Permit as processed through the Building Department.

TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.20.22
Property Address: Conditional Use with New Construction – Longman Garage – 1506 Thumb Point Drive

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10/17/22

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22- 04000007
Conditional Use with New Construction – Longman Garage – 1506 Thumb Point Drive

Comments

FPUA W/WW Engineering: The TRC application for 1506 Thumb Pt Dr. is approved.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Longman Garage. Approved.

Please contact Francisco Mercado for customer requirements and project coordination.

Francisco Mercado
Drafting Technician
Electric & Gas Engineering
Fort Pierce Utilities Authority
mercado@fpua.com
772.466.1600 ext. 6232

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 1506 Thumb Point Drive

Parcel ID #(s) 2401-605-0019-000-0

Project description 2 Story Garage

Application Type

☐ Site Plan ☒ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: 1 Proposed Sq. Ft.: 3920 Site Acreage: 37,748

Daniel B Longman
Property Owner(s)

1506 Thumb Point Drive
Street Address

Fort Pierce FL 34949
City State Zip

616 862 3430
Phone Number

dan@aamcmarine.com
Email Address

JOHN BROCKHAUSEN LBJ ARCHITECTURE
Applicant/Representative, Title, Company

517 SW HALIFAX AVE
Street Address

PORT SAINT LUCIE FL 34953
City State Zip

772-800-5700
Phone Number

jb@lbjarchitecture.com
Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Property Identification

Site Address: 1506 THUMB POINT DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-605-0019-000-0
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 15202
Map ID: 24/01S
Zoning: SF Low Den

Ownership

Daniel B Longman
Valentina M Longman
1506 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 SWLY 1/2 OF LOT 18 AND ALL LOT 19

Current Values

Just/Market Value:	$887,100
Assessed Value:	$887,100
Exemptions:	$0
Taxable Value:	$887,100

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	2,897
Gross Sketched Area (SF):	6,112
Land Size (acres):	0.56
Land Size (SF):	24,360

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 22, 2020	4529 / 0912	0001	WD	Shultz (TR) Jeffrey D	$950,000
Dec 10, 2019	4359 / 2538	0111	TR	Shultz (TR) Jeffrey D	$0
Dec 10, 2019	4359 / 2534	0111	TR	Shultz (TR) (EST) Mary L	$0
Jun 29, 2015	3762 / 0892	0130	WD	Shultz Mary L	$100
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 2,897 SF

Gross Sketched Area: 6,112 SF

Exterior Data

View:
Building Type: HC+
Grade: C+

Roof Cover: Cone Shingle
Year Built: 1968
Effective Year: 1970

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco

Story Height: 1 Story

No. Units: 1

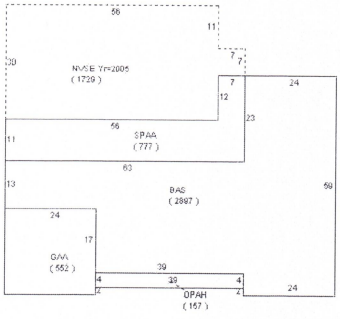
Secondary Wall:

Interior Data

Bedrooms: 4
Full Baths: 2
Half Baths: 1
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2897	2897	292
GAA	Garage Attached Average	552	0	94
NVSE	Screen Enclosure for Sketch Only (Valued in SFYI)	1729	0	186
OPAH	Open Porch Attached High	157	0	86
SPAA	Screen Porch Attached Average	777	0	172

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1968
POOL HEATER	1	1	1977
POOL DK-AVG	1	1279	1979
RES POOL AVG	1	450	1979
POOL ENC-AVG	1	1729	2005
SEAWALL RIPR	1	174	2005
WOOD DOCK	1	268	2021

Current Year Values

Current Values Breakdown

Building:	$183,200
Land:	$703,900
Just/Market:	$887,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$887,100
Exemption(s):	$0

Current Year Exemption Value Breakdown

Taxable: $887,100

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements 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	$887,100	$887,100	$0	$887,100
2020	$892,800	$892,800	$0	$892,800
2019	$896,200	$391,495	$75,500	$315,995
2018	$777,200	$384,196	$75,500	$308,696

Permits

Number	Issue Date	Description	Amount	Fee
F01-1228	Sep 6, 2001	Roof	$22,500	$350
CP200423	Dec 17, 2004	Concrete	$2,000	$100
SE20056	Mar 1, 2005	Enclosure	$2,400	$100
DK200516	Mar 29, 2005	Dock	$4,500	$195
SHTR2006126	Jul 26, 2006	Storm Shutters	$18,562	$261
BK20063	Aug 1, 2006	Additions to existing construction	$17,300	$248
BP15-2106	Aug 13, 2015	Air Conditioning Only	$5,360	$162
BP21-3428	Sep 23, 2021	Dock	$17,500	$0
BP22-3427	Sep 29, 2021		$12,500	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Prepared by:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 20532

General Warranty Deed

Made this December 22, 2020 A.D. By

Jeffery D. Shultz, Individually and as Trustee of the Jeffery D. Shultz Exempt Trust UTD November 21, 2013 and William E. Shultz, Individually and as Trustee of the William E. Shultz Exempt Trust UTD November 21, 2013, hereinafter called the grantor,

to **Daniel B. Longman and Valentina M. Longman, husband and wife**, whose post office address is: 1506 Thumb Point Drive, Fort Pierce, FL 34949, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

LOT 19 AND THE SOUTHWESTERLY ONE-HALF OF LOT 18, BLOCK 1, THUMB POINT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID SOUTHWESTERLY ONE-HALF OF LOT 18 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 18, RUN NORTH EASTERLY ALONG THE LOT LINE 75.3 FEET, THENCE RUN SOUTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT 18, SAID POINT BEING 45 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 18 AS MEASURED ALONG THE EASTERLY LOT LINE, THENCE RUN SOUTHWESTERLY ALONG SAID LOT LINE 45 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18, THENCE RUN NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 18, 227.66 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: **2401-605-0019-000/0**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon..

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Printed Name Melissa Harnage

Witness Printed Name Judy Seabora

The Jeffery D. Shultz Exempt Trust UTD November 21, 2013

_____(Seal)
Jeffery D. Shultz, Individually and as Trustee
Address: 1741 Mallard Ct., Fort Pierce, Florida 34982

The William E. Shultz Exempt Trust UTD November 21, 2013

_____(Seal)
William E. Shultz, Individually and as Trustee
Address: 1690 Old River Road, Fort Pierce, FL 34982

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22 day of December, 2020, by Jeffery D. Shultz, Individually and as Trustee of the Jeffery D. Shultz Exempt Trust UTD November 21, 2013 and William E. Shultz, Individually and as Trustee of the William E. Shultz Exempt Trust UTD November 21,2013, who is/are personally known to me or who has produced Drivers License as identification.

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public
Print Name: _____

My Commission Expires: _____

LBJ Architecture

AA26003774

October 5, 2022

To: City of Fort Pierce

Re: 1506 Thumb Point Drive

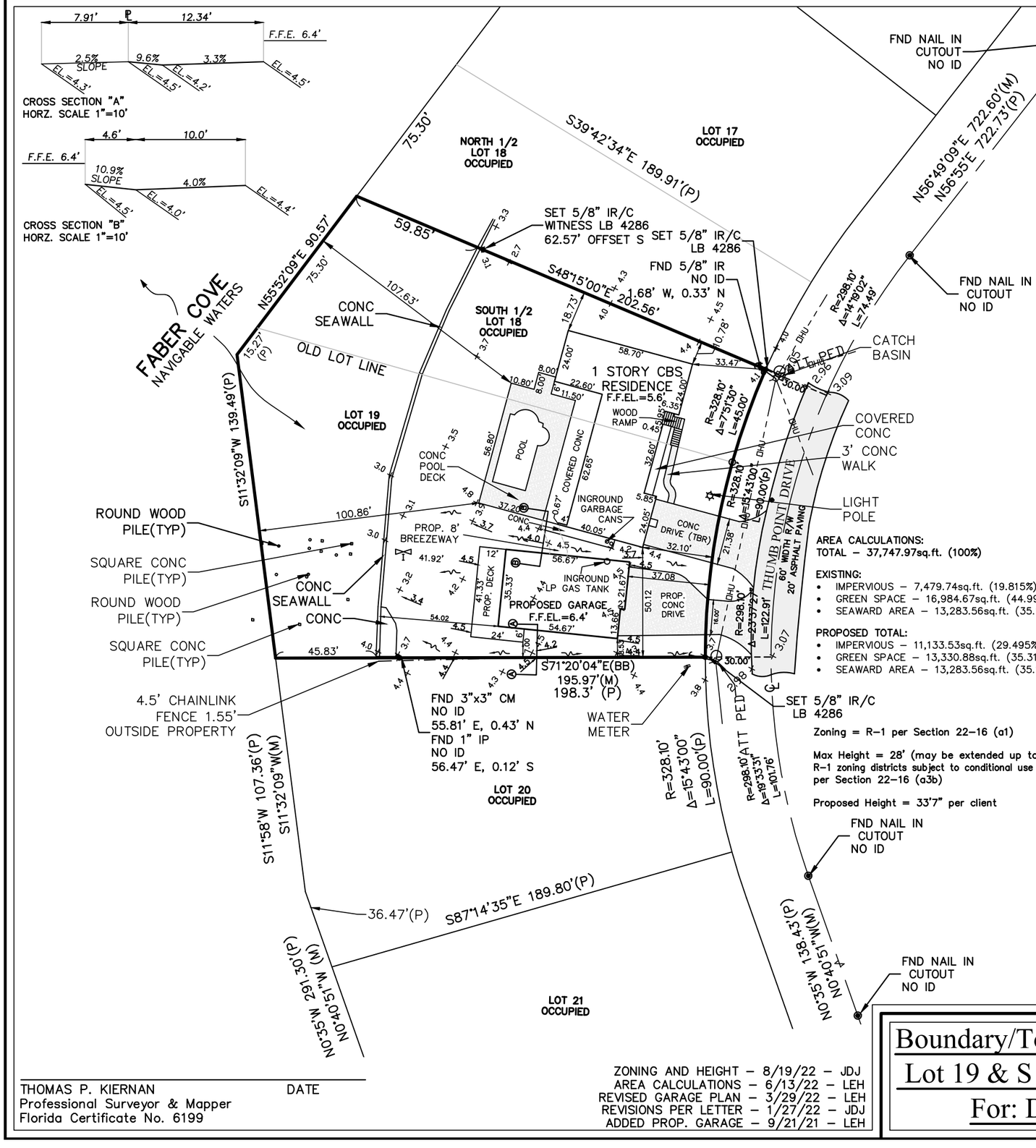
To whom it may concern,

Please note that, as the design professional of record for the above captioned improvement we are requesting am exception for the allowable height for this property. The owner would like to store his boat inside the garage area on the first floor and needs the additional height to accommodate the boat as well as a future motor home that he plans on purchasing. We feel that this height that we are requesting is reasonable and in line with the heights of some of the other homes on the street.

Thank you for your consideration in this matter.

Mark McCree Architect, NCARB,

517 SW Halkell Ave Port Saint Lucie Florida 34953
772.800.5700 jb@lbjarchitecture.com



AREA CALCULATIONS:
TOTAL – 37,747.97sq.ft. (100%)

EXISTING:
- IMPERVIOUS – 7,479.74sq.ft. (19.815%)
- GREEN SPACE – 16,984.67sq.ft. (44.995%)
- SEAWARD AREA – 13,283.56sq.ft. (35.190%)

PROPOSED TOTAL:
- IMPERVIOUS – 11,133.53sq.ft. (29.495%)
- GREEN SPACE – 13,330.88sq.ft. (35.315%)
- SEAWARD AREA – 13,283.56sq.ft. (35.190%)

Zoning = R-1 per Section 22-16 (a1)

Max Height = 28' (may be extended up to 35' in R-1 zoning districts subject to conditional use approval) per Section 22-16 (a3b)

Proposed Height = 33'7" per client

THOMAS P. KIERNAN DATE
Professional Surveyor & Mapper
Florida Certificate No. 6199

ZONING AND HEIGHT – 8/19/22 – JDJ
AREA CALCULATIONS – 6/13/22 – LEH
REVISED GARAGE PLAN – 3/29/22 – LEH
REVISIONS PER LETTER – 1/27/22 – JDJ
ADDED PROP. GARAGE – 9/21/21 – LEH

LEGAL DESCRIPTION

BEING ALL OF LOT 19 AND SOUTH 1/2 OF LOT 18, ACCORDING TO THE PLAT OF THUMB POINT, AS RECORDED IN PLAT BOOK 10, PAGE 79 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINS 0.867 ACRES (37,748 SQ.FT.), MORE OR LESS.

PROPERTY ADDRESS

1506 THUMB POINT DRIVE, ST. LUCIE COUNTY, FLORIDA.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND & ABBREVIATIONS

BM	DENOTES BENCHMARK
BB	DENOTES BEARING BASE
C.M.	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
C.B.	DENOTES CATCH BASIN
CBS	DENOTES CONCRETE BLOCK STRUCTURE
CD	DENOTES CHORD DISTANCE
CB	DENOTES CHORD BEARING
C/O	DENOTES CLEAN OUTS
℄	DENOTES CENTER LINE
D.E.	DENOTES DRAINAGE EASEMENT
F.F.E.	DENOTES FINISH FLOOR ELEVATION
FND	DENOTES FOUND
I.Q.	DENOTES IRRIGATION QUALITY WATER
IR/C	DENOTES IRON ROD AND CAP
L.B.	DENOTES LICENSED BUSINESS
L	DENOTES ARC LENGTH
LE	DENOTES LANDSCAPE EASEMENT
(M)	DENOTES MEASURED DATA
M.H.	DENOTES MANHOLE
N/D	DENOTES NAIL AND DISK
(NR)	DENOTES NON RADIAL LINE
O.S.T.	DENOTES OPEN SPACE TRACT
O.H.U.	DENOTES OVERHEAD UTILITIES
D.A.E.	DENOTES DRAINAGE ACCESS EASEMENT
T.B.R.	DENOTED TO BE REMOVED
O.R.	DENOTES OFFICIAL RECORDS BOOK
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
P.U.E.	DENOTES PRIVATE UTILITY EASEMENT
P.D.E.	DENOTES PRIVATE DRAINAGE EASEMENT
P.S.M.	DENOTES PROFESSIONAL SURVEYOR & MAPPER
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
P.I.	DENOTES POINT OF INTERSECTION
(P)	DENOTES PLAT DATA
P.C.P.	DENOTES PERMANENT CONTROL POINT
R	DENOTES RADIUS
R/W	DENOTES RIGHT OF WAY
SAN.	DENOTES SANITARY
U.E.	DENOTES UTILITY EASEMENT
W.M.T.	DENOTES WATER MANAGEMENT TRACT
MAG/D	DENOTES SET MAG NAIL AND DISK
Δ	DENOTES INCLUDED ANGLE
	DENOTES SET 5/8" IRON ROD & CAP LB 4286
	DENOTES LIGHT POLE
	DENOTES DRAINAGE FLOW
26.5	DENOTES PROPOSED ELEVATION
	DENOTES GUY ANCHOR
X5.0	DENOTES NATURAL GRADE

GENERAL NOTES

1. The last date of field work was 09-20-2021.
2. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties
3. Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
4. Lands shown hereon were not abstracted by this office for rights-of-way, easements of record, ownership, abandonment's, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate title verification.
5. All above ground fixed improvements, if any, have been located and shown hereon.
6. Underground foundations and improvements were not located as part of this survey.
7. Flood Note: By graphic plotting only, this property is in Zone "AE"(EL 5), according to the Flood Insurance Rate Map, Community Panel No. 12111C0183 K, effective date February 19, 2020. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
8. No easements are shown hereon other than those depicted on the plat. No search of The public records has been performed to find additional easements that may exist.
9. The bearings shown hereon are based on grid North, and are referenced to the Florida state plane coordinate system, East Zone, North American Datum of 1983 (adjustment). The basis of bearing for this survey is the South line of Lot 19 having a bearing of S71°20'04"E.
10. The features shown hereon were acquired using RTK GPS AND Trigonometric methods and were verified through a redundancy of measurements for accuracy.

Boundary/Topo/Site Plan Survey
Lot 19 & S 1/2 Lot 18, Block 1
For: Dan Longman

FILE: 20-249 lot 18 & 19
DATE: 1-08-2021
FB: 20-08/01-02
SCALE 1"=50'
DRAWN BY: GLM
FIELD: SG

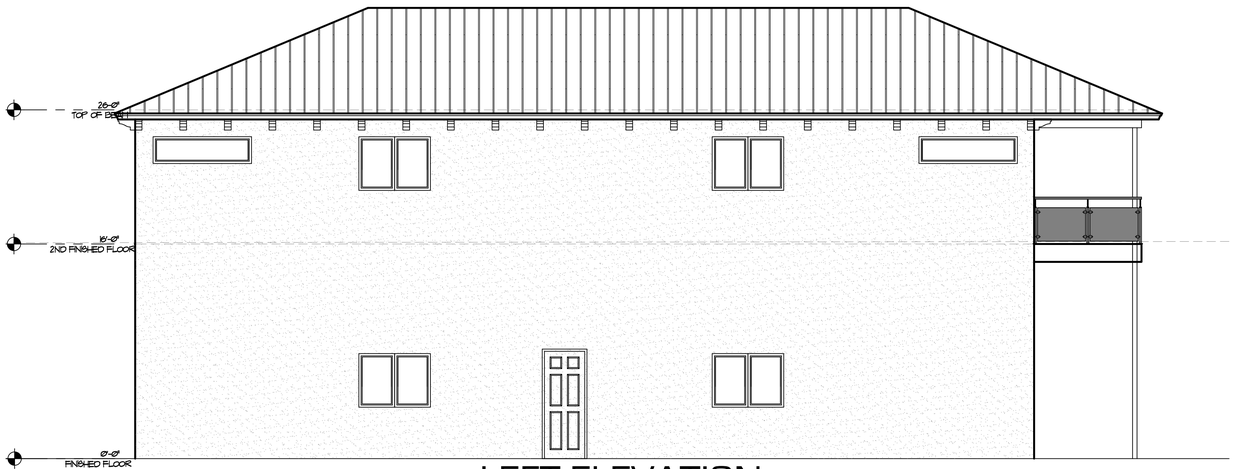
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

FRONT ELEVATION

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

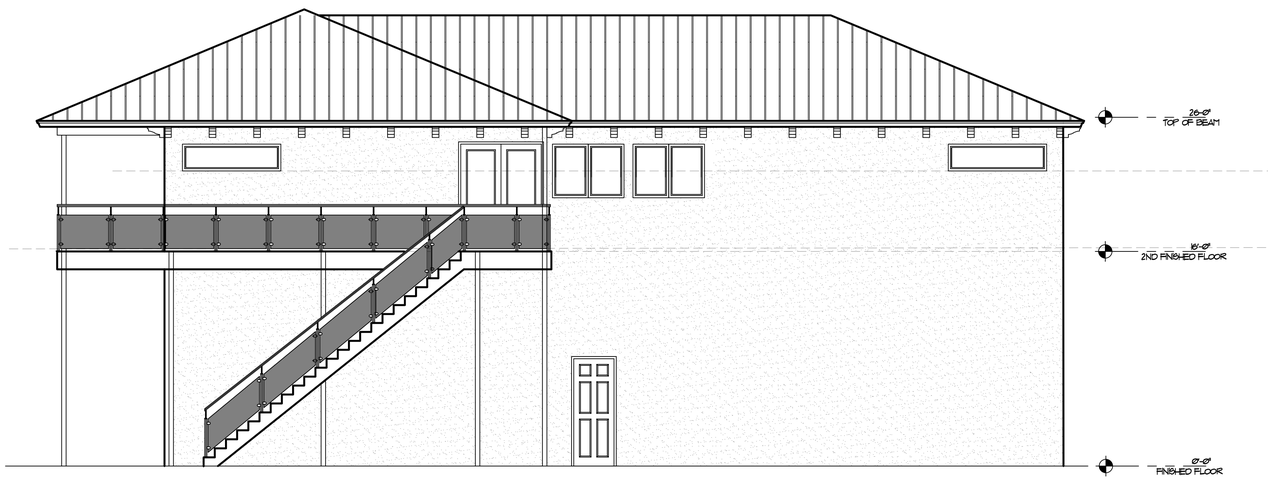
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

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STATE OF FLORIDA
MARK S. MCGEE
14248
REGISTERED ARCHITECT

A GARAGE FOR
DAN LONGMAN
1506 THUMB POINT DRIVE
FORT PIERCE FLORIDA

PROJECT

DOCUMENT DATE:
05.02.2022

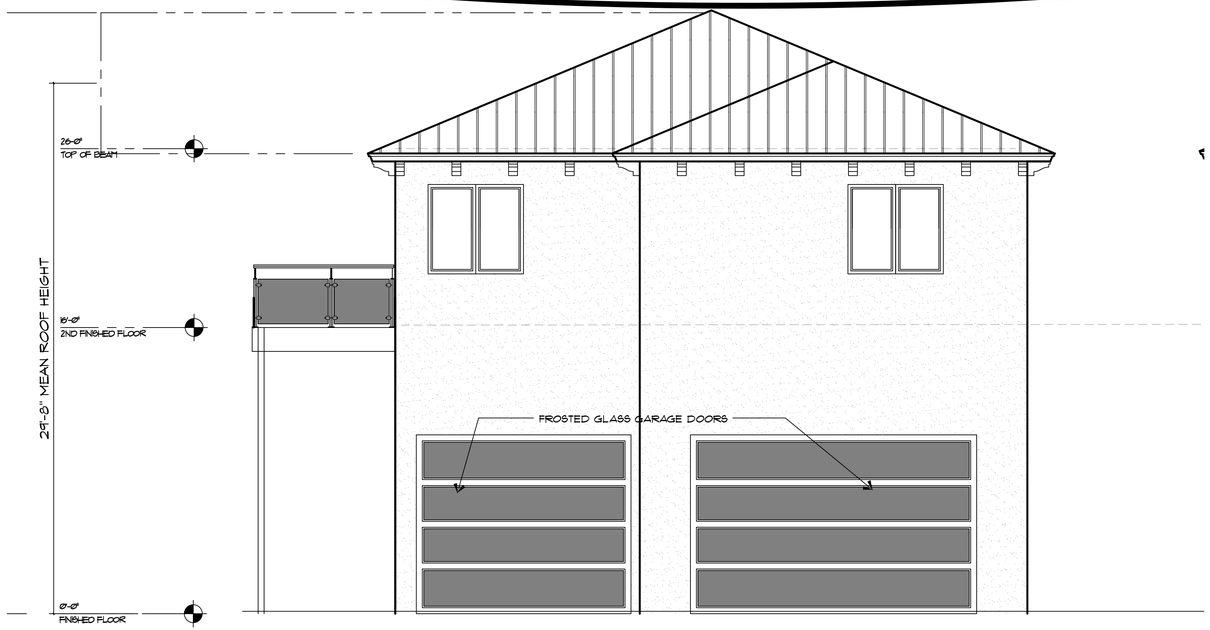
REVISIONS:

ITEM	YOUR RECORDS WRIGHT	DATE

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

LONGMAN GARAGE



ELECTRICAL LEGEND

- $ = SINGLE SWITCH
- $3 = MULTIPLE SWITCH
- = WALL OUTLET
- GFI = GROUND FAULT CIRCUIT INTERRUPTER WALL OUTLET
- = SINGLE WALL OUTLET
- = 220 CIRCUIT
- = SURFACE MOUNT LIGHT FIXTURE
- = WALL MOUNT LIGHT FIXTURE
- = RECESSED LIGHT FIXTURE
- V.P. = VAPOR PROOF RECESSED LIGHT FIXTURE
- = MINI RECESSED LIGHT FIXTURE
- = SMALL FLUORESCENT LIGHT FIXTURE
- = LARGE FLUORESCENT LIGHT FIXTURE
- = EXHAUST FAN
- E.F. = EXHAUST FAN & LIGHT COMBO
- SD = SMOKE DETECTOR
- CM = CARBON MONOXIDE DETECTOR
- = GARAGE DOOR PUSH BUTTON
- = CEILING FAN
- = CEILING FAN WITH LIGHT KIT
- = CHANDELIER

GENERAL NOTES

1. CONSTRUCT ALL WORK IN ACCORDANCE W/ ALL APPLICABLE BUILDING CODES & ASTM STANDARDS.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY OBSERVED DISCREPANCIES PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. THE DRAWINGS AND DETAILS INCLUDED IN THIS SET ARE REPRESENTATIVE OF THE DESIGN INTENT FOR ANTICIPATED FIELD CONDITIONS AND DO NOT IN ALL CASES REFLECT SPECIFIC MANUFACTURER'S DETAILS AND SPECIFICATIONS REQUIREMENTS. EACH SHEET IS PART OF A COMPLETE SET OF DOCUMENTS COMPLETED FOR THIS PROJECT AND IS TO BE USED ONLY IN CONJUNCTION WITH THE COMPLETE SET OF CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL REVIEW CONTRACT DOCUMENTS FOR THE PROJECT AND NOTIFY THE ARCHITECT OF ANY OBSERVED DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKE ADJUSTMENTS IN LAYOUT AS REQUIRED, WITH ARCHITECT/ENGINEER APPROVAL ONLY, TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE PROTECTION EQUIPMENT FOR SURROUNDING MATERIAL AND SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL, AT HIS OR HER EXPENSE, RESTORE TO "LIKE NEW" CONDITION ANY DAMAGE TO SURROUNDING MATERIALS DURING CONSTRUCTION.
9. CUTTING OF STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER PRIOR TO CUTTING.
10. MAINTAIN PREMISES AND PUBLIC AREAS FREE FROM ACCUMULATED WASTE AND RUBBISH CAUSED BY NORMAL CONSTRUCTION ON A DAILY BASIS. UPON COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, AND EQUIPMENT, AND LEAVE PROJECT AREA CLEAN AND READY FOR OCCUPANCY.
11. PROVIDE REQUIRED COORDINATION AND SUPERVISION WHERE WORK CONNECTS TO OR IS AFFECTED BY OTHER WORK.
12. WHERE WORK OF ONE TRADE WILL BE INSTALLED IN CLOSE PROXIMITY TO WORK OF OTHER TRADES OR WHERE ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, CONTRACTOR SHALL ASSIST IN WORKING OUT CONDITIONS TO COORDINATE INSTALLATION AND PROVIDE COORDINATION DRAWINGS IN 1/8" = 1'-0" SCALE (MINIMUM).
13. WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL USE THE MOST EXPENSIVE SOLUTION IN HIS BID. NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.
14. PERMITS: THE GENERAL BUILDING PERMIT FOR THE PROJECT SHALL BE OBTAINED PRIOR TO CONSTRUCTION BY THE CONTRACTOR. HE SHALL SECURE THE PERMITS REQUIRED FROM THE APPROPRIATE AUTHORITIES HAVING JURISDICTION.
15. CONSTRUCTION COMPLETION PROCEDURES: OBTAIN CERTIFICATES OF OCCUPANCY OR USE, FROM ALL PERMITTING AGENCIES REQUIRED FOR THIS PROJECT, PRIOR TO SUBSTANTIAL COMPLETION. PRESENT ALL CERTIFICATES OF OCCUPANCY OR USE TO THE OWNER AS A CONDITION OF SUBSTANTIAL COMPLETION.

ABBREVATIONS

A.F.F.	-ABOVE FINISHED FLOOR	ELEV.	-ELEVATION	MB.	-MACHINE BOLT	REQ'D	-REQUIRED
ACOUST.	-ACOUSTICAL	EQ.	-EQUAL	MANF.	-MANUFACTURED	RM.	-ROOM
ADJ.	-ABRICANS WITH DISABILITIES ACT	EQUIP.	-EQUIPMENT	MAS.	-MASONRY	R/W	-"ROUGH WALL"
		EX.	-EXISTING	MFR.	-MANUFACTURER		
A.B.	-ANCHOR BOLT	EXT.	-EXTERIOR	MIN.	-MINIMUM	SCH.	-SCHEDULE
APPROX.	-APPROXIMATELY			MO.	-MASONRY OPENING	SEC.	-SECTION
APP.	-APPROVED	FT.	-FEET OR FOOT	MAX.	-MAXIMUM	SHT.	-SHEET
@	-AT	FG.	-FIBERGLASS	MECH.	-MECHANICAL	SL.	-SIDE LIGHT (TMP. GLS.)
		FIN.	-FINISH	MTL.	-METAL	SOTC	-SPRAYED ON TEXTURED
B.O.F.	-BELOW FINISH FLOOR	F.F.	-FINISHED FLOOR	MIN.	-MINIMUM		CEILING
BM.	-BEAM	FL.	-FLOOR	MIR.	-MIRROR	SPEC.	-SPECIFICATION
BRG.	-BEARING	F.D.	-FLOOR DRAIN	MISC.	-MISCELLANEOUS	SQ.	-SQUARE
BTWN.	-BETWEEN	FTG.	-FOOTING	MULL.	-MULLION	STD.	-STANDARD
BLK.	-BLOCKING	FND.	-FOUNDATION			STL.	-STEEL
BD.	-BOARD			N.I.C.	-NOT IN CONTRACT	S/A	-SUPPLY AIR
BTM.	-BOTTOM	GALV.	-GALVANIZED	N.T.S.	-NOT TO SCALE	SUSP.	-SUSPENDED
BLDG.	-BUILDING	G.C.	-GENERAL CONTRACTOR	# OR NO.	-NUMBER	SYS.	-SYSTEM
		GLS.	-GLASS				
CAB.	-CABINET	GYP. BD.	-GYPSUM WALLBOARD	O.C.	-ON CENTER	T/	-TOP OF
C.ING.	-CEILING			OPNG.	-OPENING	T.O.B.	-TOP OF BEAM
℄	-CENTERLINE	HDWR.	-HARDWARE	OPT.	-OPTIONAL	T.O.W.	-TOP OF WALL
C.O.	-CLEAN OUT	HTR.	-HEATER	OH.	-OVERHANG	T.B.R.	-TO BE REMOVED
C/F.	-COLD WATER	HGT.	-HEIGHT	O.H.	-OVERHEAD	TMP.	-TEMPERED GLASS
COL.	-COLUMN	H.V.A.C.	-HEATING, VENTILATION & AIR CONDITIONING			TEMP.	-TEMPORARY
CONC.	-CONCRETE			PR.	-PAIR	TYP.	-TYPICAL
C.M.U.	-CONCRETE MASONARY UNIT	H.C.	-HOLLOW CORE	P.T.H.	-PAPER TOWEL HOLDER		
		H.M.	-HOLLOW METAL	PART.	-PARTITION	VAN.	-VANITY
CONT.	-CONTINUOUS	HORZ.	-HORIZONTAL	PL.	-PLATE	V.B.	-VAPOUR BARRIER
C.J.	-CONTROL JOINT	H.B.	-HOSE BIBB	PLBG.	-PLUMBING	V.T.R.	-VENT THRU ROOF
CRS.	-COURSES	H/W	-HOT WATER	PVC.	-POLYVINYL CHLORIDE	VERT.	-VERTICAL
CFM	-CUBIC FEET/MINUTE			LB.	-POUND	V.C.T.	-VINYL COMPOSITION TILE
		IN.	-INCH	PSF	-POUND/SQUARE FOOT		
DTL.	-DETAIL	INST.	-INSTALL	PSI	-POUND/SQUARE INCH	W.C.	-WATER CLOSET
DIA.\ ~	-DIAMETER	INSUL.	-INSULATION	PROJ.	-PROJECTION	W.P.	-WATERPROOFING
DIM.	-DIMENSION	INT.	-INTERIOR	PT.	-PAINT	WT.	-WEIGHT
DR.	-DOOR					W.	-WIDTH OR WIDE
DN.	-DOWN	KSI.	-KIPS/SQUARE INCH	RAD.	-RADIES	WIN.	-WINDOW
D.S.	-DOWNSPOUT			REFL.	-REFLECTIVE/REFLECTED	\ w/	-WITH
DRY.	-DRYWALL	LAM.	-LAMINATE	R/A	-RETURN AIR	W/O	-WITHOUT
DWG.	-DRAWING	LAV.	-LAVATORY	R.D.	-ROOF DRAIN	WD.	-WOOD
		L.L.	-LIVE LOAD	R.T.C.	-ROOF TOP UNIT	WD.SC	-WOOD SOLID CORE, PREFINISHED

AREA CALCULATIONS

GARAGE:	1974 S.F.
2ND FLOOR LIVING	1974 S.F.
BALCONY	270 S.F.
TOTAL:	4218 S.F.

DESIGN CRITERIA

1) PER FBC - 2020 7TH EDITION
2) USE & OCCUPANCY R-3
3) CONSTRUCTION TYPE V
4) RISK CATEGORY II
   ULTIMATE DESIGN WIND SPEED 170
5) EXPOSURE C
   SURFACE ROUGHNESS
6) COMPONENTS & CLADDING (WORSE CASE)
   ROOF +33.6 -40.5
   WALLS +34.4 -42.1
   (GAR DOOR) +43.016
   PER R301.2(3) X 1.21 FACTOR

DRAWING INDEX

No.	Description
T-1	GENERAL NOTES/ CODE REQUIREMENTS
A-1	FOUNDATION PLAN/FLOOR PLANS
A-2	DIMENSION PLAN AND FLOOR FRAMING PLAN
A-3	ROOF PLAN AND DETAILS
A-4	ELEVATIONS
A-5	DETAILS
E-1	ELECTRICAL

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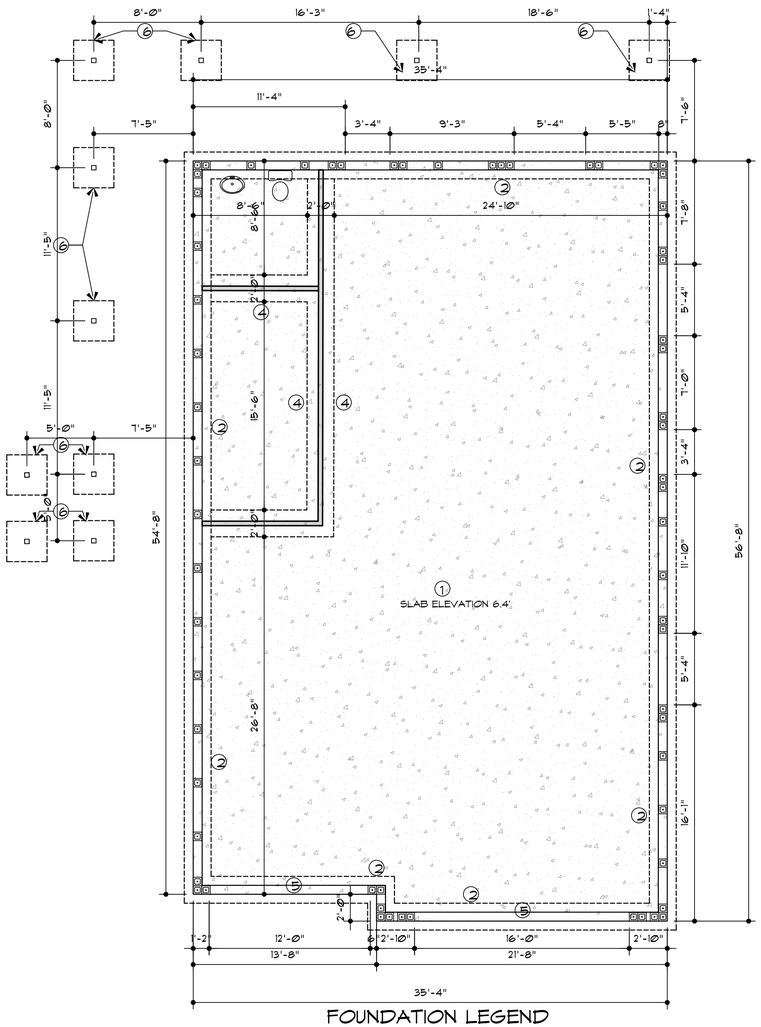
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T-1



FOUNDATION LEGEND

① 4" CONC. SLAB (3000 PSI) W/ 6" x 6" x 10/10 W.W.M. DOT SPEC GRADE OR FIBRE MESH O/ 6 MIL POLYETHYLENE VAPOR BARRIER ON CLEAN, TREATED, COMPACTED (TO 2500 P.S.F. OR 95% DENSITY) FILL.

② 24"D x 24"W STEM WALL FOOTING W/ #5 REINFORCING BARS 6" O.C. EA WAY

③ #5 VERTICAL REINFORCING BAR IN FILLED CELL, 4'-0" O.C. TYPICAL

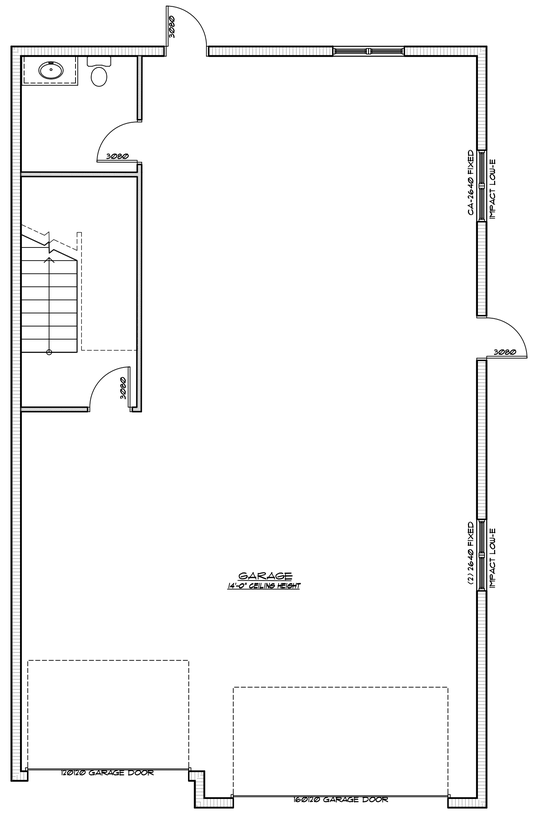
④ 24"D x 24" W BEARING WALL FOOTING W/ (3) #5 RBR CONT.

⑤ 1-1/2 " x 12" GARAGE DOOR RECESS

⑥ 12" D x 36" W x 36" W FDN W/ (3) #5 RB EA

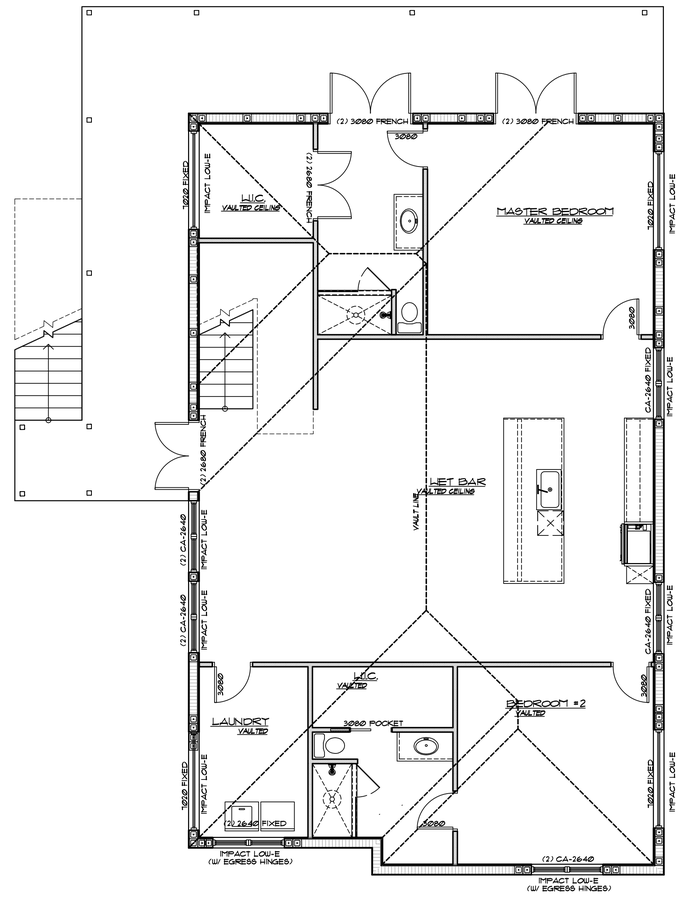
FOUNDATION PLAN

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

STRUCTURAL NOTES:

- SOIL BEARING CAPACITY MIN. 2500 PSF
- ALL STRUCTURAL CONCRETE SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- ALL REINFORCING STEEL SHALL BE GRADE 60 MEETING ASTM SPECS A-615
- MIN. CONC. PROTECTION FOR RE-BARS: FTGS: 3" BEAMS: 1\" SLABS: 1"
- LAP REINFORCING BARS 30 INCHES MINIMUM

Product Approval Submittal Affidavit

Permit # Building Address: Contractor:

Opening Schedule: Swing Doors, Overhead Doors, Sliding Doors, Fixed Glass, Windows & Skylights

FL # or Miami-Dade	Product	Model #	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment	Building Design Pressure	Product Design Pressure
FL 17548.1	CASEMENT WINDOW	002AWVIEW	VIWINCO	IMPACT RATED	3/16" TAPCON THROUGH WOOD BUCK MIN 1.25" EMBED	+31.86/-38.74	+/- 50
FL17532.1	FIXED WINDOW	002AWVIEW	VIWINCO	IMPACT RATED	3/16" TAPCON THROUGH WOOD BUCK MIN 1.25" EMBED	+31.86/-38.74	+/- 50
FL 14850.1	FRENCH DOOR	8700 SERIES	CWS	IMPACT	3/16" TAPCON THROUGH WOOD BUCK MIN 1-3/8" EMBED	+36.28/-47.58	+/- 100
			PGT	IMPACT	3/16" TAPCON THROUGH WOOD BUCK MIN 1-3/8" EMBED	+31.86/-38.74	+/- 90

Product	Model #	Manufacturer	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.	Building Design Pressure	Product Design Pressure
Mullions					
Roof FL-17022.1	METAL	EXTREME METAL	1DN/ASTRIP .032 ALUM. W/HS&UNT	+33.6/-40.5	+/- 100
Roof Underlayment FL11842.3 R4	ULTRA HD	SOPREMA	SELF ADHERED ROOFING UNDERLAYMENT APPLIED TO PLYWOOD DECK	+33.6/-40.5	+/- 45
Siding	STUCCO	RINKER	(3) LAYERS APPLIED TO MASONRY WALL		
Soffit	STUCCO	RINKER	(3) LAYERS APPLIED TO HIGH RIBBED METAL LATHE NAILED TO TRUSS PER RBC R703.6.1		

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FLOOR PLAN

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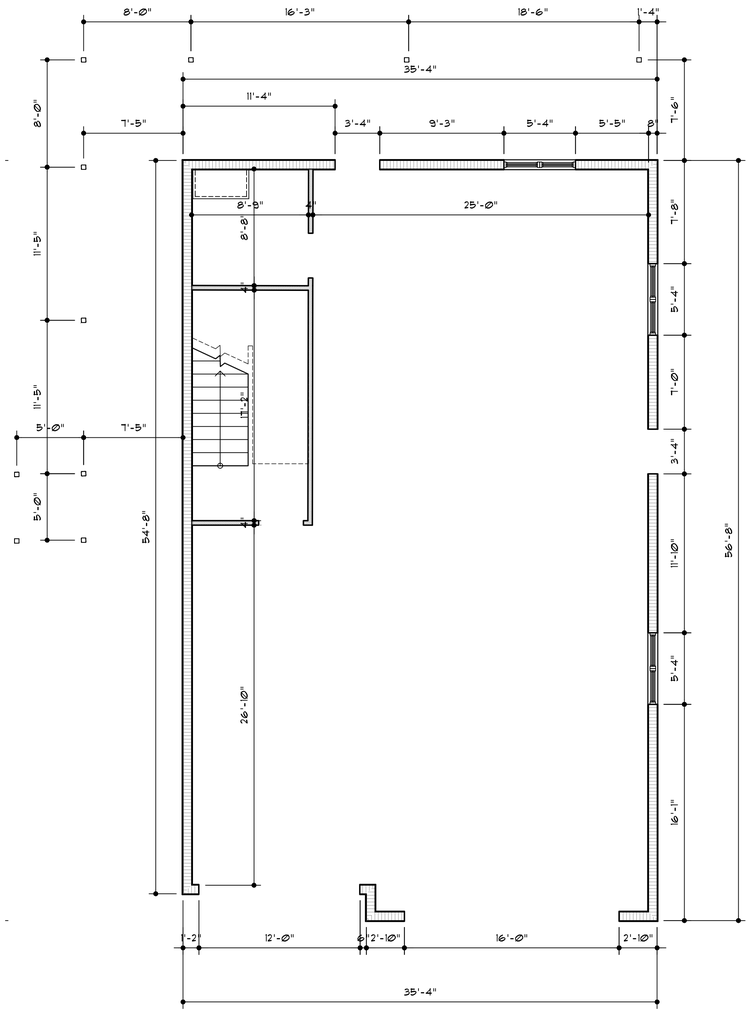
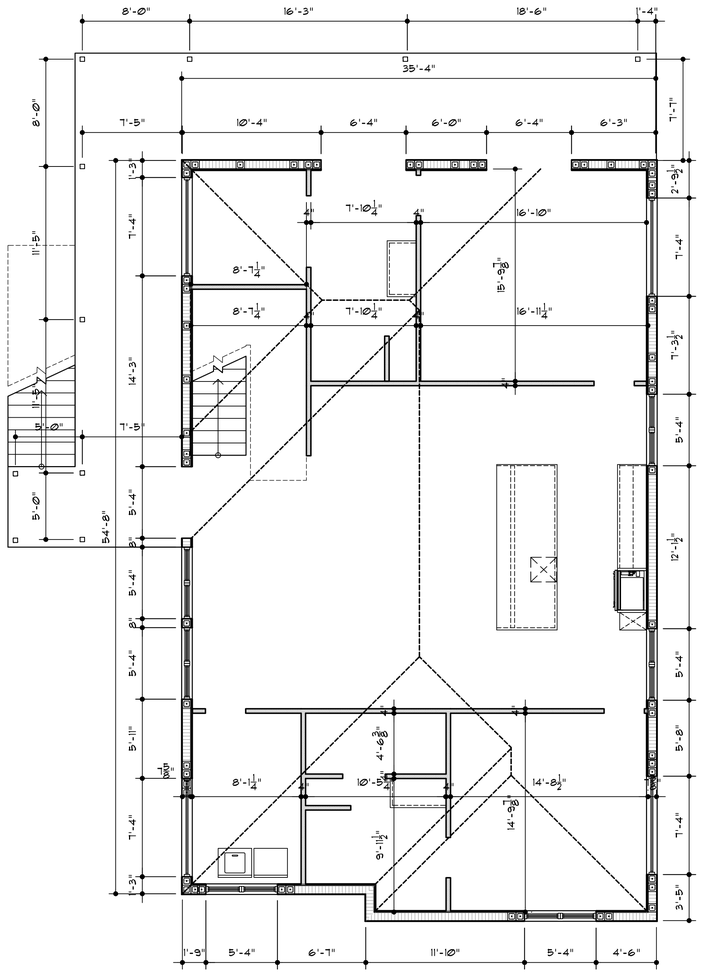
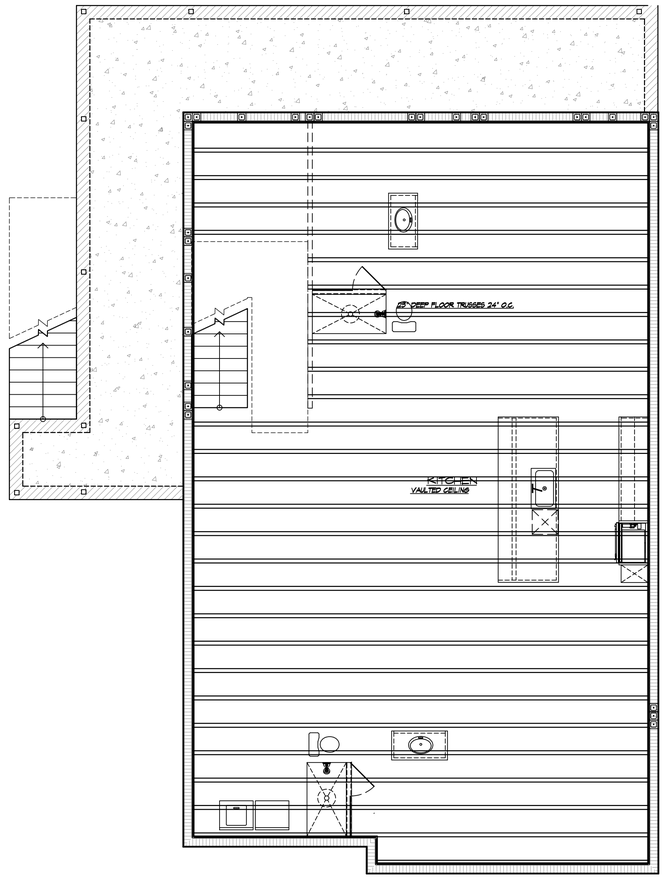
A-1



FIRST FLOOR DIM PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR DIM PLAN
SCALE: 3/16" = 1'-0"



FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

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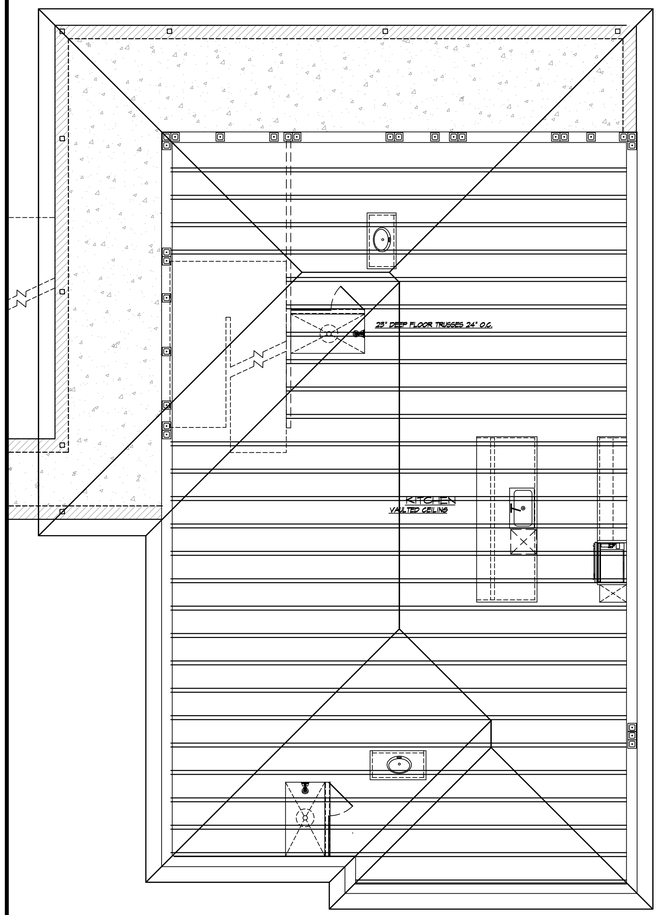
SHEET TITLE:
DIMENSION AND FRAMING PLAN

SHEET NUMBER:
A-2



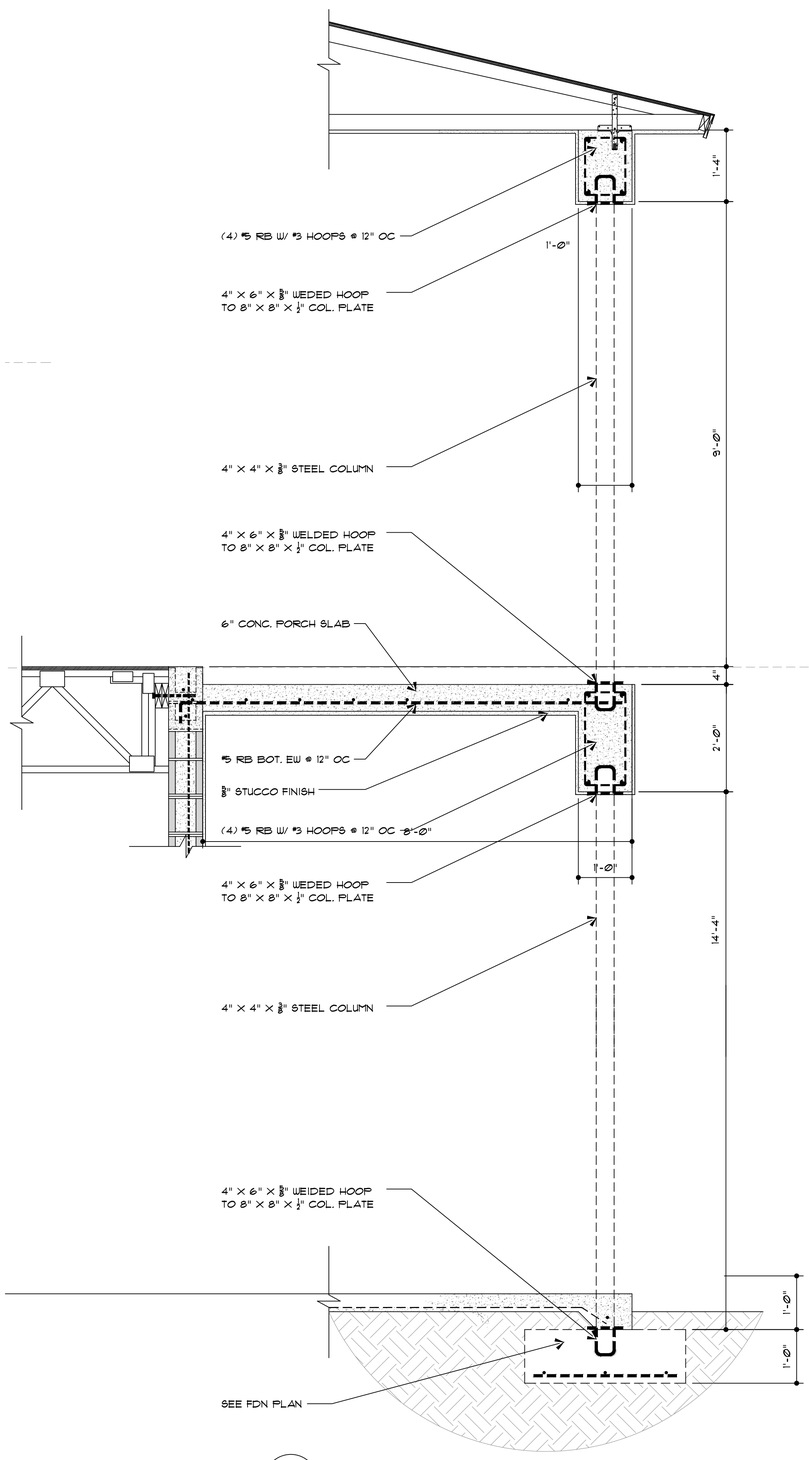
ROOF PLAN

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

ALL ROOF SHEATHING TO BE NAILED AS FOLLOWS:

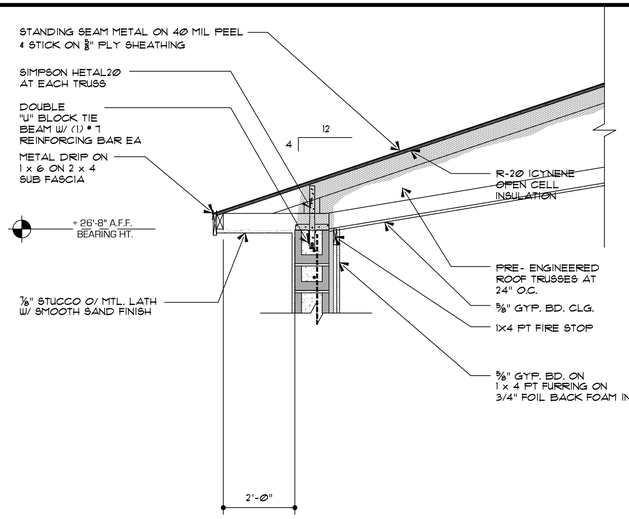
4" OC W/ 8d RING SHANK NAILS AT ALL EDGES

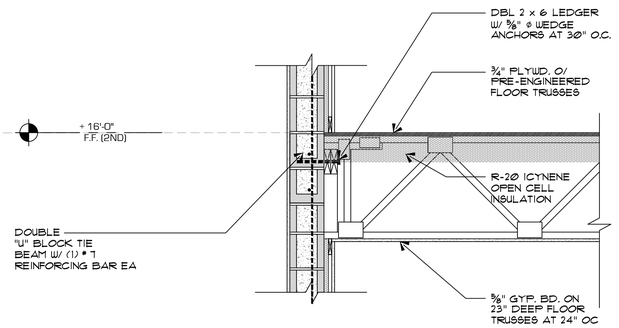
6" OC W/ 8d RING SHANK NAILS AT ALL INTERIOR PANEL BEARING POINTS

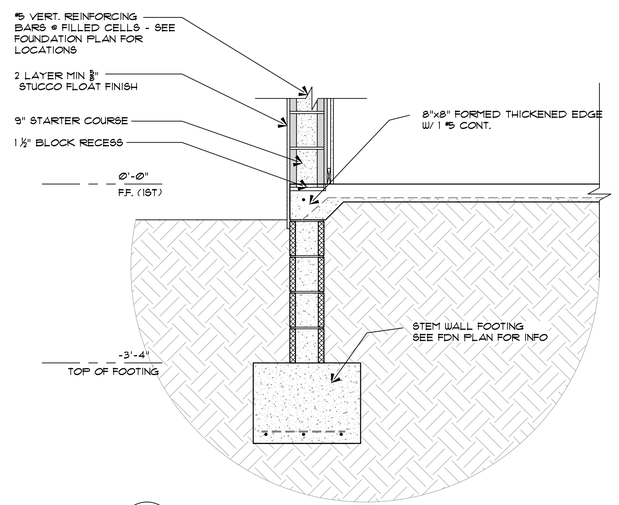


3 CONC. DECK DETAIL

SCALE: 3/4" = 1'-0"







2 WALL SECTION TYPICAL

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ROOF PLAN AND DETAILS

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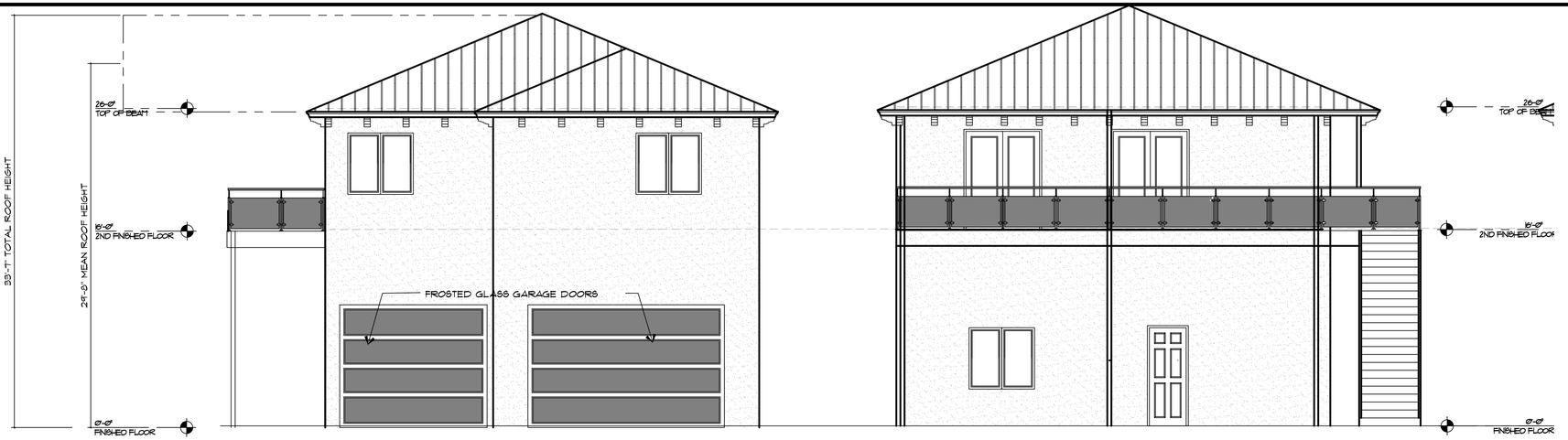
A-3

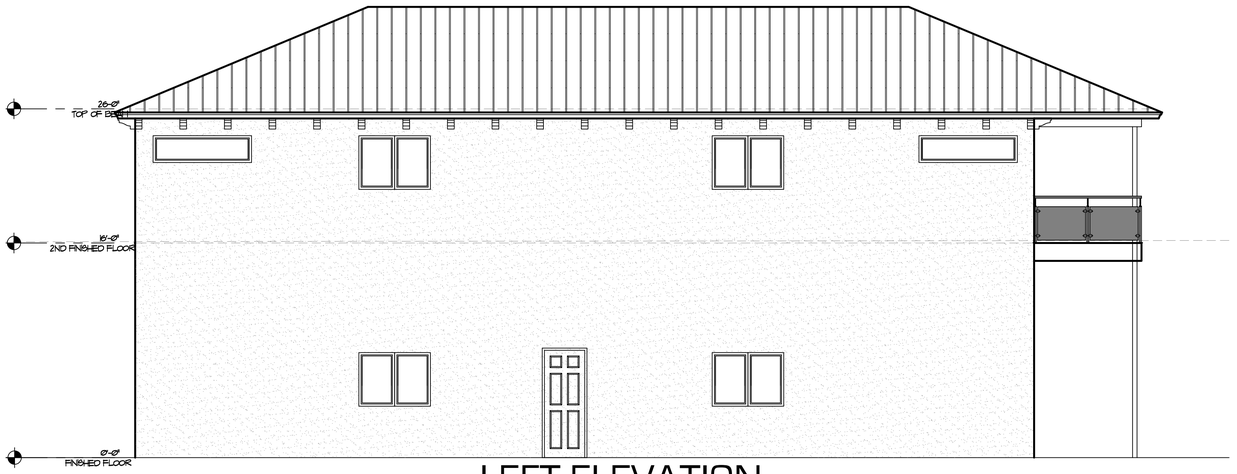


FRONT ELEVATION

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

REAR ELEVATION

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



LEFT ELEVATION

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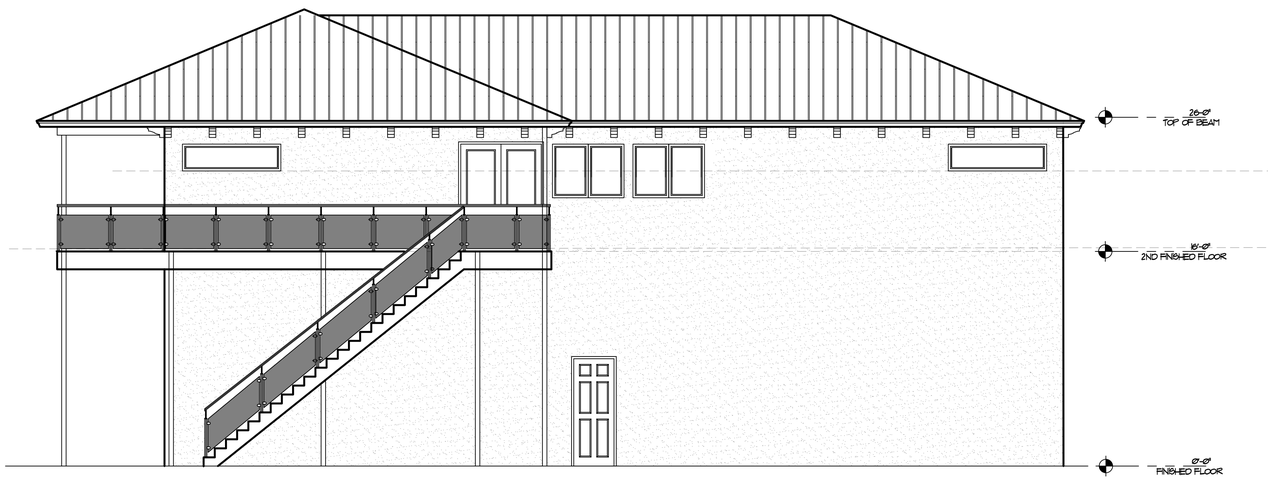

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SHEET TITLE:
ELEVATIONS

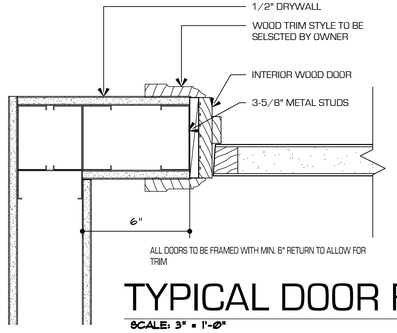
SHEET NUMBER:
A-4

LAVN INDUSTRIES GLASS GRIPS FOR 3" GLASS AND 3" RADIUS PIPE IN SATIN STAINLESS FROM sales@lavnindustries.com PART # MB3R3SSSB

LAVN INDUSTRIES PIPE FLANGE FOR 2" DIA(O.D.) IN SATIN STAINLESS FROM sales@lavnindustries.com PART #MB2S3TWS WITH (3) 2" X 2" STAINLESS STEEL SET SCREWS. TO BE WELDED TO PIPE ON THE BACK SIDE.

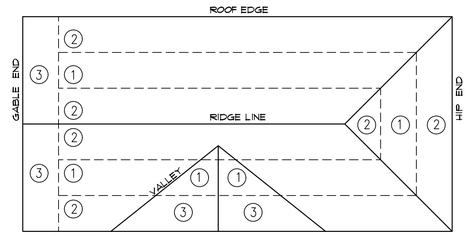
GLASS SPECIFICATION:
ALL GLASS TO BE 3 CLEAR TEMPERED WITH POLISHED EDGES

PIPE RAIL SPECIFICATION:
2" DIA. O.D. STAINLESS WITH 1/8" WALL AND SATIN FINISH



TYPICAL DOOR FRAMING

SCALE: 3" = 1'-0"



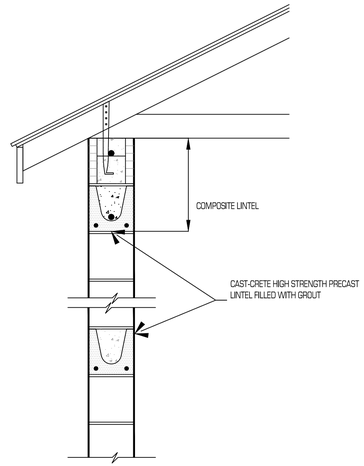
TYPICAL:
23/32" CDX PLYWOOD DECKING NAILED TO TRUSSES w/8d NAILS, AS PER ZONES.

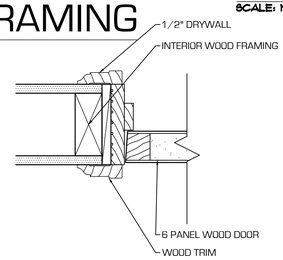
ZONES (1) & (2): 8d NAILS @ 6"o.c. THROUGHOUT.

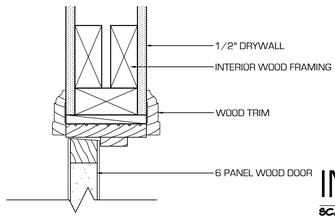
ZONE (3): 8d NAILS @ 4"o.c. AT EDGES.
: 8d NAILS @ 6"o.c. AT INTERMEDIATES.

ROOF WIND ZONE

SCALE: N.T.S.

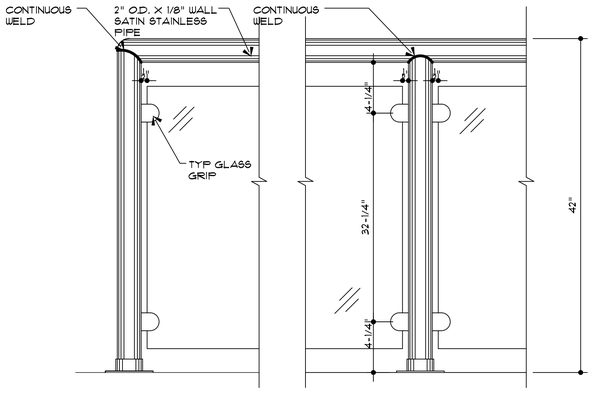






INTERMEDIATE BEAM AT TRANSOM

SCALE: 1" = 1'-0"



8" PRECAST & PRESTRESSED U-LINTELS

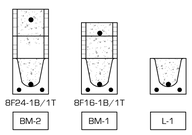
CAST-CRETE		UPLIFT						LATERAL	
LENGTH	TYPE	8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8U8	8F8
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	2021	2021
3'-6" (42")	PRECAST	2727 2165	2784 2289	3981 3260	5190 4237	6407 5219	7630 6204	1257	1257
6'-6" (78")	PRECAST	2165 1141*	2215 1200	3165 1733	4125 2250	5091 2769	6061 3290	707	887
17'-4" (208")	PRESTRES	1141 188	1192 236	1694 361	2192 464	2703 567	3216 670	N.R.	255
		188	276	448	649	874	1121	1389	

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE		GRAVITY						
LENGTH	TYPE	BU8	8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138 3166	3377 4473	4689 6039	6001 7526	7315 9004	8630 10472	9947 11936
6'-6" (78")	PRECAST	937	3166 1255	4473 2101	6039 3263	7526 2746	9004 3358	10472 3971	11936 4585
17'-4" (208")	PRESTRES	N.R.	1255 N.R.	2101 N.R.	3396 N.R.	5260 N.R.	7134 N.R.	8995 N.R.	6890 N.R.
			310	530	950	1400	1800	2200	2600

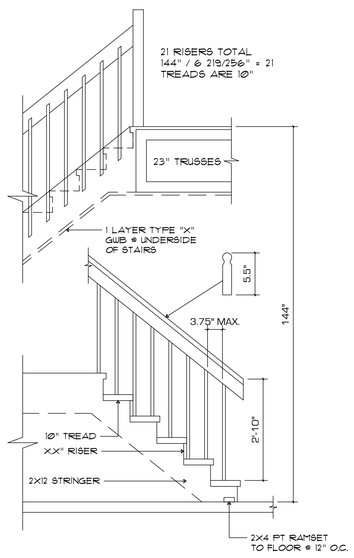
CAST-CRETE FLORIDA PRODUCT APPROVAL #FL158-R5 (CURRENT)



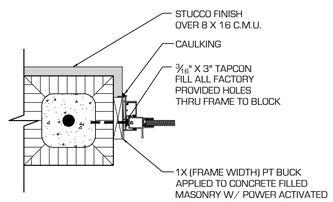
BEAM PROFILES
BY CAST-CRETE

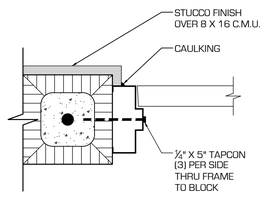
ALL LINTELS TO BE "CAST-CRETE"

ALL LINTELS CONC. FILLED W/1-#5 RB STEEL UNLESS OTHERWISE NOTED
ALL LINTELS 8" X 8" "CAST CRETE" BRAND W/ 8" MIN BRNG BOTH SIDES



STAIR DETAIL





TRUSS TO TRUSS CONNECTIONS BY TRUSS MFR.

PROVIDE (1) SIMPSON META20 (MAX UPLIFT = 1,450) AT EACH TRUSS & GIRDER TO MASONRY (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

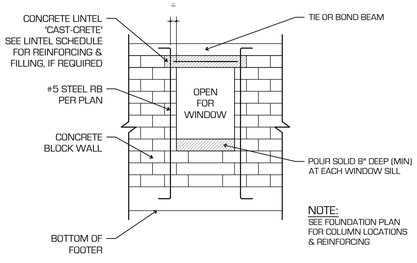
PROVIDE (1) SIMPSON MTS20 (MAX UPLIFT = 1,000) AT EACH TRUSS & GIRDER TO WOOD BEARING (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

TRUSS TO TRUSS CONNECTIONS BY TRUSS MFR.

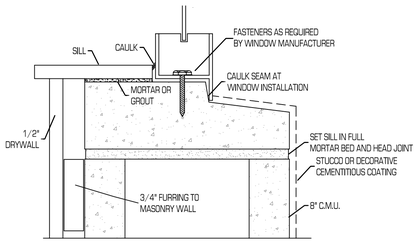
PROVIDE (1) SIMPSON META16 (MAX UPLIFT = 1,450) AT EACH TRUSS & GIRDER TO MASONRY (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

PROVIDE (1) SIMPSON MTS16 (MAX UPLIFT = 1,000) AT EACH TRUSS & GIRDER TO WOOD BEARING (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

NOTE:
THE INSTALLATION OF GLAZING PROTECTION DEVICES HAS BEEN CONSIDERED IN THE DESIGN OF THE SUPPORT STRUCTURE

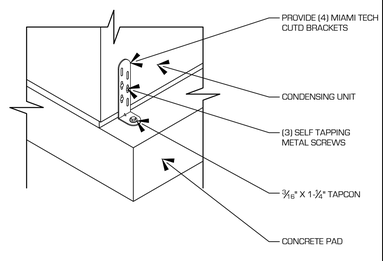


TYPICAL WINDOW OPENING IN BLOCK WALL DETAIL



TYPICAL WINDOW SILL DETAIL

SCALE: 1" = 1'-0"



A/C TIE-DOWN DETAIL

LBJ Architecture
AA26003774
517 SW MALKELL AVENUE
PORT SAINT LUCIE FL 34953
772-800-5700
www.lbjarchitecture.com

STATE OF FLORIDA
MARK S. MCGEE
14248
REGISTERED ARCHITECT

A GARAGE ENCLOSURE FOR
DAN LONGMAN
1506 THUMB POINT DRIVE
FORT PIERCE FLORIDA

PROJECT

DOCUMENT DATE:
05.02.2022

REVISIONS:

NO.	YOUR PROMPT SUPPLIED	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-5

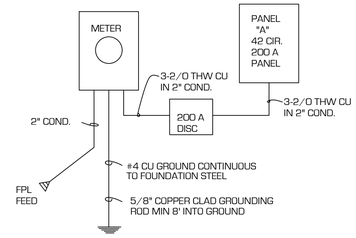
ELECTRICAL NOTES:

* ALL RECEPTACLES INSTALLED OUTDOORS, IN GARAGE, OR IN BATHROOMS MUST HAVE GROUND FAULT CIRCUIT INTERRUPTER.
* SMOKE DETECTORS SHALL BE 120 VOLT TYPE W/ "POWER ON INDICATOR", A TEST BUTTON AND A BATTERY BACK-UP.
* SMOKE DETECTORS SHALL BE LOCATED IMMEDIATELY OUTSIDE EACH SLEEPING AREA.
* SMOKE DETECTORS SHALL BE HARDWIRED TO A NONSWITCHABLE BEDROOM LIGHTING CIRCUIT AND SHALL NOT BE WIRED TO THE LOAD SIDE OF ANY G.F.I. OUTLET CIRCUIT AND ARE TO BE A.F.C.I. CODED PER NEC 210.12
* ALL BEDROOMS TO BE A.F.C.I. CODED.
* ALL 15 & 20 amp OUTLETS TO BE A.F.C.I. CODED.
* ALL 15 & 20 amp OUTLETS TO BE TAMPER RESISTANT.

FLUSH MOUNT — ELECTRICAL PANEL A — 200 AMP MAIN DISC 120/240 VOLTAGE

CT	POLE / TRIP	DESCRIPTION	LOAD	WIRE	CND	CT	POLE / TRIP	DESCRIPTION	LOAD	WIRE	CND
1	2 / 50	A/C COMP	5.0	#8	3/4"	2	2 / 50	AHU/HEAT STRIP	10.0	#6	ROMEX
3						4					
5	2 / 30	WATER HEATER	4.5	#10	ROMEX	6	2 / 30	WELL EQUIP (OPT)	1.5	#10	3/4"
7						8					
9	2 / 30	DRYER	5.0	#10	ROMEX	10	1 / 30	APPLIANCE	1.5	#12	ROMEX
11						12	1 / 30	APPLIANCE	1.5	#12	ROMEX
13	1 / 20	DISHWASHER	1.0	#12	ROMEX	14					
15	1 / 20	DISPOSAL	1.0	#12	ROMEX	16	1 / 15	GEN LTG	1.3	#12	ROMEX
17	1 / 20	REFRIGERATOR	1.0	#12	ROMEX	18	1 / 15	GEN LTG			
19	1 / 20	WASHER	1.5	#10	ROMEX	20	1 / 15	GEN LTG			
21	1 / 15	PATIO FANS	0.3	#12	ROMEX	22	1 / 15	GEN LTG			
23	1 / 15	FLOOD LIGHTS (OPT)	1.0	#12	1/2"	24	1 / 15	GEN LTG			
25	1 / 20	DINING	1.2	#12	ROMEX	26	1 / 15	GEN LTG			
27	1 / 20	MICROWAVE	0.7	#12	ROMEX	28	1 / 15	GEN LTG			
29	1 / 20	GAR DOOR OPNR	0.7	#12	ROMEX	30		SPARE			
31	1 / 20	SPRINKLER PUMP (OPT)	1.2	#12	1/2"	32					
33	1 / 20	GARAGE GFI	1.5	#12	ROMEX	34					
35	1 / 15	SITE LTG	0.7	#10	1/2"	36					
37		SPARE				38					
39		SPARE				40	2 / 50	RANGE/OVEN	6.0	#6	ROMEX
41		SPARE				42					
		TOTAL:	26.3					TOTAL:	33.5		

TOTAL CONNECTED LOAD: 59.8



200 AMP SERVICE RISER DIAGRAM
N.T.S.

300 AMP SERVICE RISER DIAGRAM
N.T.S.

PER 2011 NEC REQUIREMENTS

GROUNDING ELECTRODES TO BE EXPOSED FOR FUTURE BONDING FOR OTHER SYSTEMS PER NEC 250.94

TOTAL CONNECTED LOAD ALL PANELS = 115.3

LOAD CALCULATIONS

A/C COMPRESSOR @ 100%	15.0 KW
FIRST 10KW @ 100%	10.0 KW
REMAINDER @ 40%	
TOTAL:(44.8 X .4) =	17.9 KW
	42.9 KW

$\frac{42.9 \times 1000}{240}$ = 178 AMPS

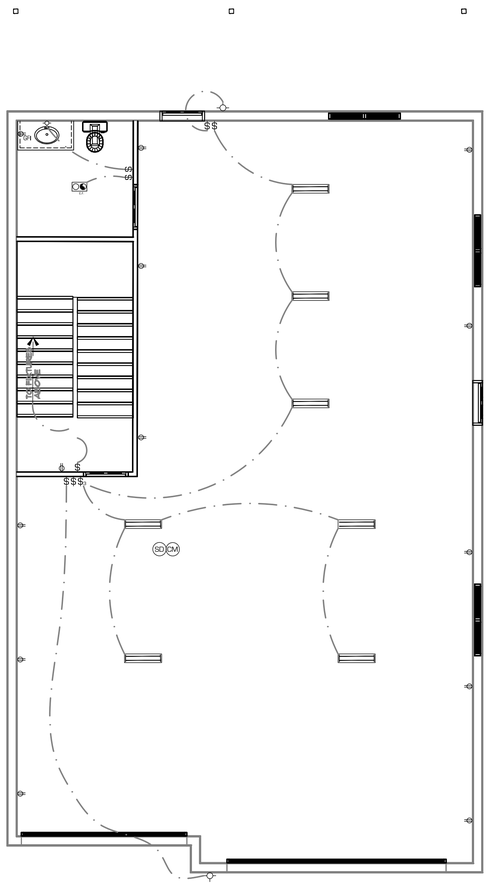
PROVIDE 200 AMP SERVICE

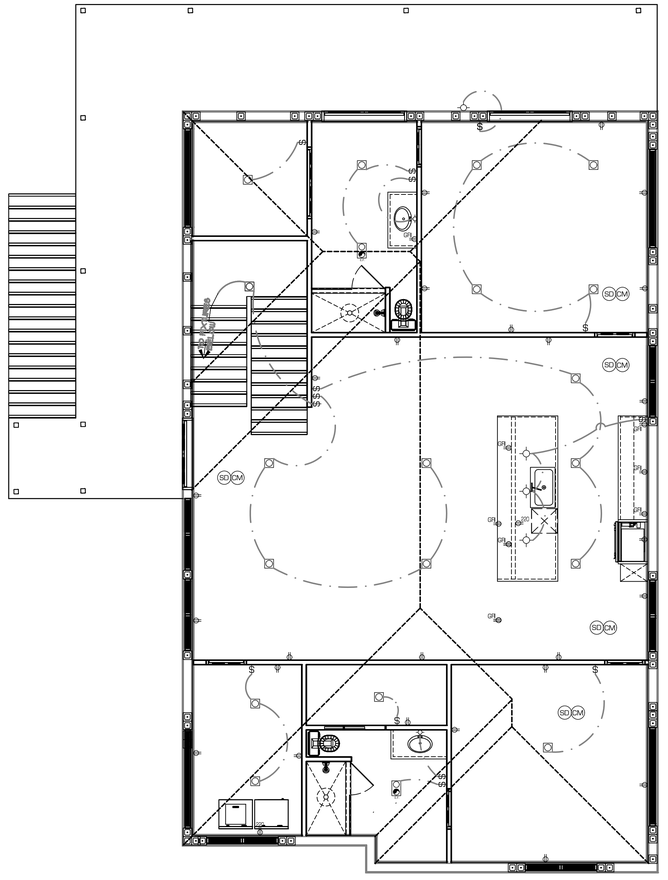
GENERAL LIGHTING CALCULATIONS

$\frac{3 \text{ WATTS} \times 4638}{1000}$ = 13 KW

ALL CLOSET, BATH, EXTERIOR RECESSED LIGHTING TO BE LED SEALED UNIT FIXTURES, HIGH EFFICIENCY

ALL TV OUTLETS TO BE 60" A.F.F. AND WILL RECEIVE (2) CAT 6 CABLE DROPS AS WELL AS 2 RG-6 COAX LINES TERMINATED WITH WALL PLATES





ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

LBJ Architecture
AA26003774
517 SW MALKELL AVENUE
PORT SAINT LUCIE FL 34953
772-800-5700
www.lbjarchitecture.com

STATE OF FLORIDA — MARK S. MCGEE — 14248 — REGISTERED ARCHITECT

A GARAGE FOR
DAN LONGMAN
1506 THUMB POINT DRIVE
FORT PIERCE FLORIDA

PROJECT

DOCUMENT DATE:
05.02.2022

REVISIONS:

NO.	YOUR PROMPT ABOVE	DATE

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1

Planning Board **7. j.**

Meeting Date: 11/14/2022

Re: Site Plan (Development Review and Design Review) and Conditional Use - Ballarena Multi-Family - 4701 Regina Drive

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

---

Information

SUBJECT:

Site Plan, Design Review and Conditional Use - Ballarena Multi-Family - 4701 Regina Drive

SUMMARY:

In accordance with Sections 125-37, 125-313, 125-314, 125-237, and 125-243 of the City Code, the applicant is requesting the review and approval for a Site Plan (Development and Design Review) and Conditional Use to construct a 114-unit multi-family innovative residential development with a 2,534 square foot clubhouse, 800 square foot pool, and associated site improvements. In accordance with City Code Section 125-243, the applicant is requesting approval for a Conditional Use with New Construction for an Innovative Residential Development that consists of 114 multi-family units. Without the addition of the requested density bonus, the proposed site plan is allowed 112 units. The applicant is taking advantage of an additional two (2) units per acre Density Bonus outlined in Section 125-243.

RECOMMENDATION:

The proposed Site Plan (Development and Design Review) and Conditional Use applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review.

2. Incorporate littoral zone plantings around the lake/retention pond per City Code Section 123-6.

3. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

4. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree

Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assitant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 11/01/2022 02:48 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Vennis Gilmore, Assistant Planning Director

RE: **Site Plan (Development and Design Review) and Conditional Use**
Ballarena Multi-Family
4701 Regina Drive

BOARD DATE: November 14, 2022

STAFF REPORT

Owner:
Treasure Coast Townhomes
4701 Regina Drive
Fort Pierce, FL 34982

Representative:
Cotleur and Hearing – Daniel T. Sorrow: PM/Agent
1934 Commerce Lane
Jupiter, FL 33458

Applicant's Request:
Approval of a Site Plan (Development Review and Design Review) and Conditional Use to construct a 114-unit multi-family innovative residential development with a 2,534 square foot clubhouse, 800 square foot pool, and associated site improvements.

Location:
4701 Regina Drive

Parcel ID:
3403-501-0025-000-5

Future Land Use:
Medium Density Residential (RM)

Current Zoning:
Medium Density Residential Zone (R-4)

Surrounding FLU:

North	East	South	West
RL (FP)/RU (SLC)	RM (FP)/RM (SLC)	RM (SLC)	GC (FP)

Surrounding Zoning:

North	East	South	West
R-1 (FP)/RS-4 (SLC)	R-4 (FP)/RM-5 (SLC)	RS-3 (SLC)	C-3 (FP)

Staff Analysis:

Request

In accordance with Sections 125-37, 125-313, 125-314, 125-237, and 125-243 of the City Code, the applicant is requesting the review and approval for a Site Plan (Development and Design Review) and Conditional Use to construct a 114-unit multi-family innovative residential development with a 2,534 square foot clubhouse, 800 square foot pool, and associated site improvements. In accordance with City Code Section 125-243, the applicant is requesting approval for a Conditional Use with New Construction for an Innovative Residential Development that consists of 114 multi-family units. Without the addition of the requested density bonus, the proposed site plan is allowed 112 units. The applicant is taking advantage of an additional two (2) units per acre Density Bonus outlined in Section 125-243.

Development Review (Site Plan)

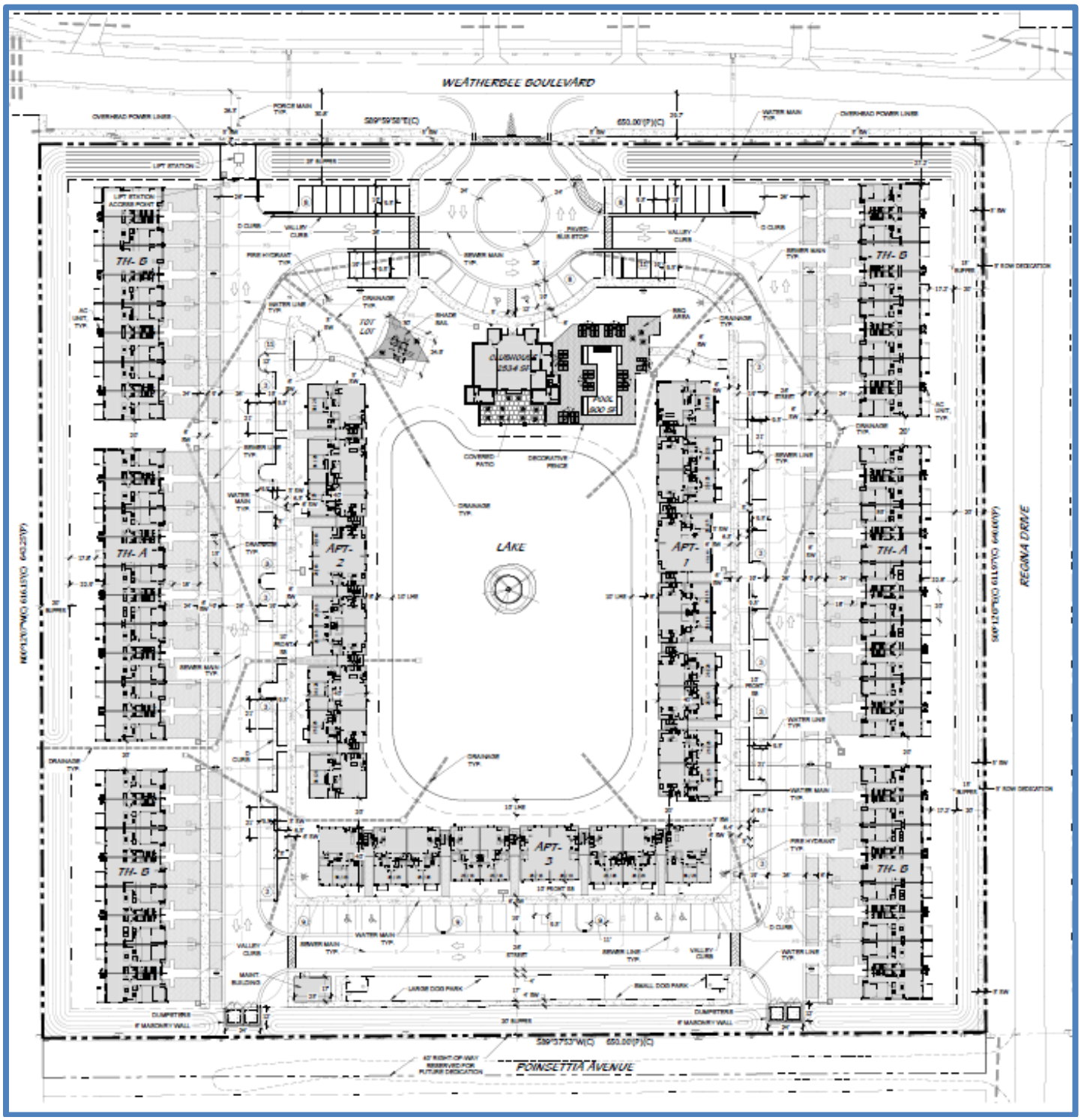
The project is proposed on the approximately 9.574 acres of land located at or near the southwest corner of East Weatherbee Road and Regina Drive in Fort Pierce, FL. The site plan consists of a 114-unit multi-family innovative residential development with a 2,534 square foot clubhouse, 800 square foot pool, and associated site improvements. City of Fort Pierce Code Section 125-315 requires 1.5 parking spaces for each dwelling unit, the applicant providing 203 parking spaces. for the administration and maintenance building. The required parking spaces for 114 dwelling units is 171 spaces; the applicant has provided well above the required spaces with six (6) of those spaces being designated as handicap. The site plan will consist of a mixture of nine (9) townhomes and conventional apartment buildings. The proposed townhome buildings include two (2) – 10-unit, 3-Bedroom buildings and four (4) – 8-unit, 3-bedroom buildings. The proposed conventional apartment buildings include two (2) – 20-unit, 2 & 3-bedroom building and one (1) – 22-unit, 2 & 3-bedroom building. The maximum proposed building height is 22.8 feet from existing grade.

Onsite amenities include a clubhouse, pool, tot lot with playground equipment and benches, a lake with a fountain feature, a barbeque area with tables, a fenced large dog-park, and a fenced small dog-park. There is one (1) vehicle access point into the site from Weatherbee Road with two (2) pedestrian-only access points from the north property line connecting to the Weatherbee Road southside sidewalk. The proposed site also includes an abundance of pedestrian pathways, such as internal sidewalks and striped crosswalks, throughout the development.

E Weatherbee Rd
Poinsettia Ave
Palms Ave
S US Highway 1
Regina Dr
Baysinger Ave
Traub Ave

N
W
E
S

Aerial Map

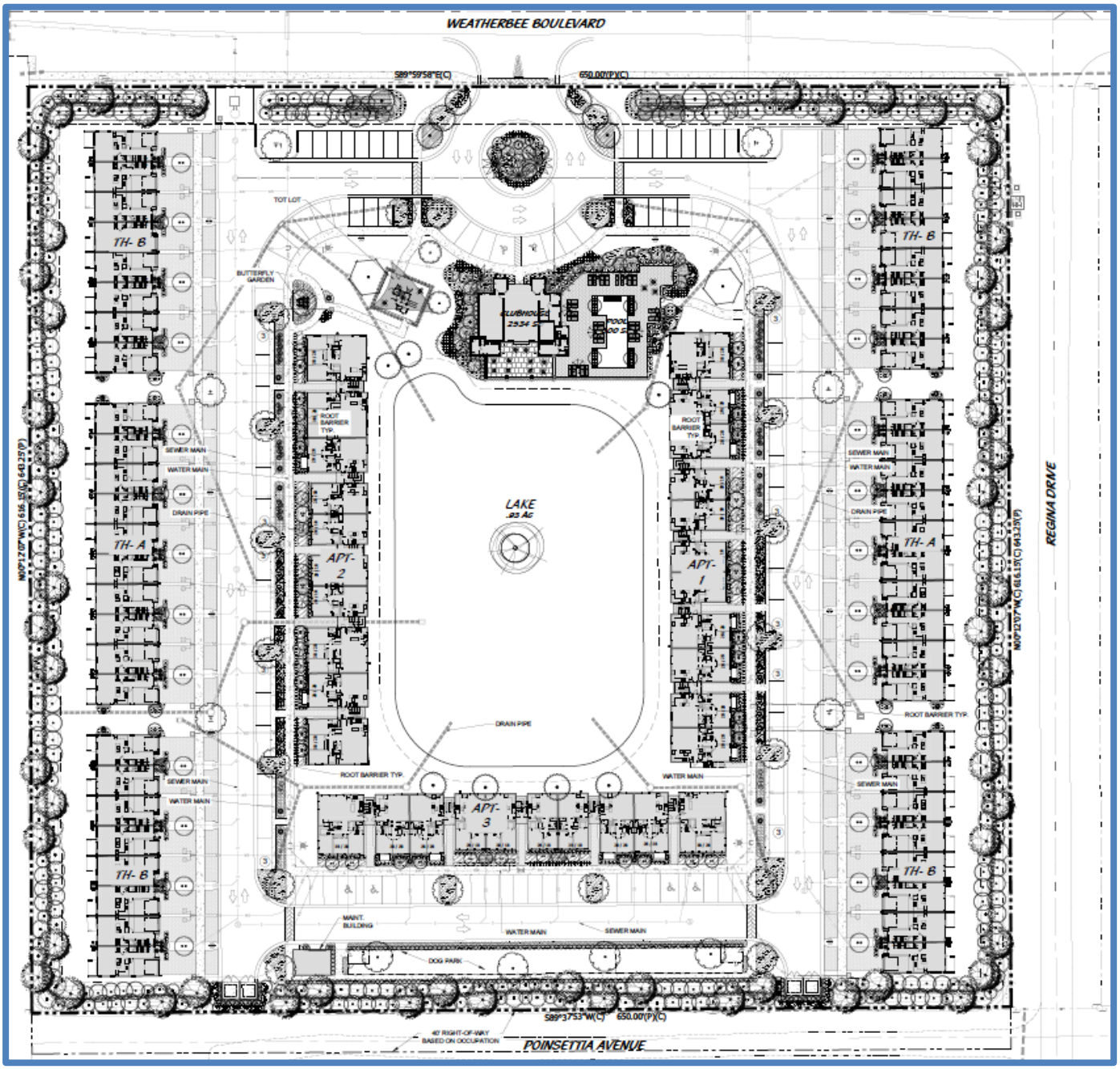


Proposed Site Plan

Development Review (Landscaping)

The plant list that the applicant is proposing consists of a total of 467 trees, 196 palms, and 2,136 shrubs. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees to be planted are (7) Purple Bougainvillea Standard, (4) Gumbo Limbo, (10) Small-leaf Clusia, (25) Silver Buttonwood, (2) Royal Poinciana, (20) Japanese Blueberry, (16) Jatropha, (28) Japanese Privet, (193) Slash Pine, (82) South Florida Slash Pine, (55) South Live Oak, (23) Sky Climber Live Oak, and (2) Purple Trumpet.
- Palms to be planted are (16) Double Christmas, (3) Bismark, (5) Medjool Date, (33) Double Alexander, (6) Triple Alexander, (23) Royal Palm, (84) Mitigation Cabbage Palm, and (26) Double Montgomery.
- Shrubs proposed for the site include (8) Lemon Bromeliad, (2) Pinot Noir Bromeliad, (2) Gainsville Blue Agave, (2) Imperialis Bromeliad, (810) Red Tipped Cocoplum, (527) Small-leaf Clusia, (45) Eleanor Roosevelt Croton, (47) Franklin Roosevelt Croton, (62) Magnificent Croton, (39) Queen Emma Crinum, (70) Green Island Ficus, (7) Firespike, (60) Dwarf Podocarpus, (120) Podocarpus, (70) Orange Bird of Paradise, and (265) Sweet Viburnum.
- Ground Covers proposed for the site include Raspberry Bromeliad, Green Cocoplum, Red Tip Cocoplum, Mammey Croton, Magnificent Croton, Green Island Ficus, Dwarf Yauponn Holly, Yellow Maui Ixora, Ixora Nora Grant, Wax Jasmine, Pink Muhly Grass, Variegated Pittosporum, Dwarf Podocarpus, Panama Rose, Dwarf Schefflera, Sand Cord Grass, Blue Porterweed, and Dwarf Fakahatchee Grass.
- New Irrigation will be installed.

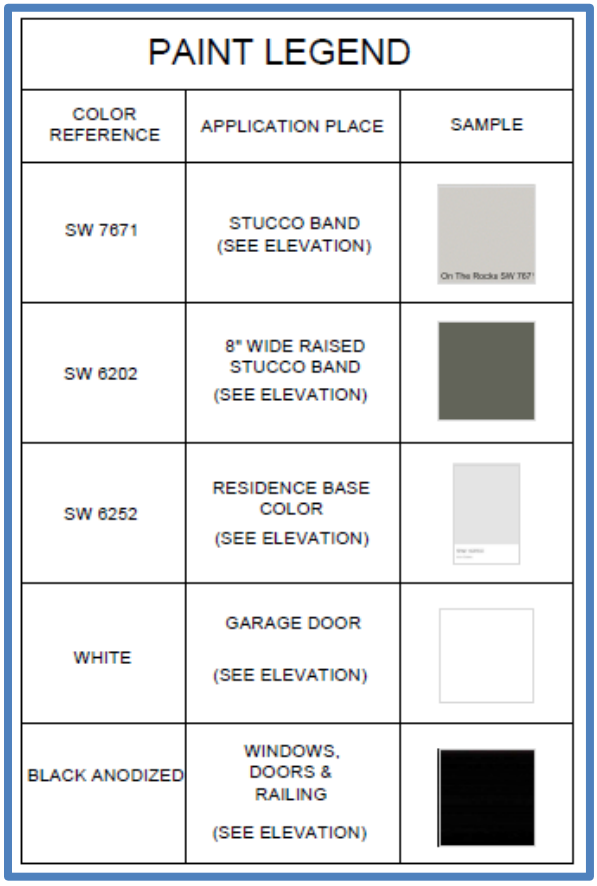


Proposed Landscape Plan

Design Review (Architecture)

The project is situated at or near the southwest corner of Weatherbee Road and Regina Drive. Weatherbee Road is a major east-west corridor consisting of mostly institutional, commercial, and residential developments from Sunrise Boulevard to the west and East Midway Road to the east. The institutional-commercial-residential corridor reflects older and newer structures of varying architectural styles developed over the past several years. The subject site plan architecture will subsequently have a neutral design to accommodate their co-habitation.

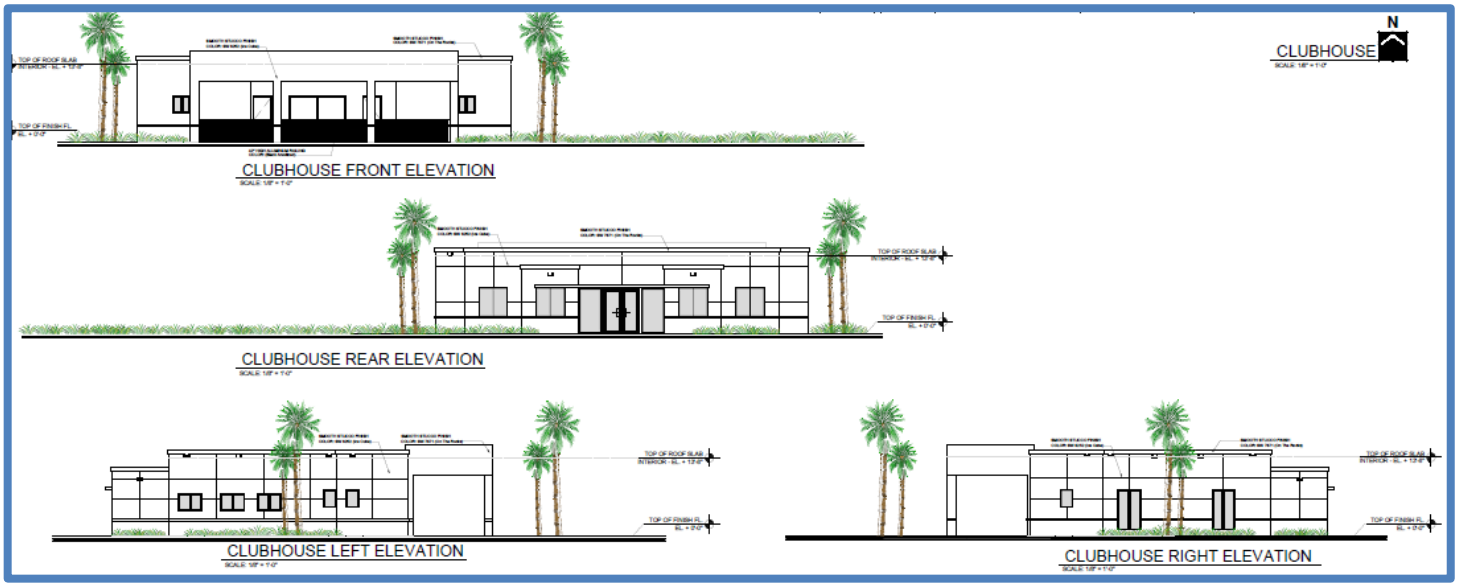
The building design of the proposed development is compliant with the City Design Review code outlined under City Code Section 125-314. The proposed design, including landscape features, is architecturally compatible with the surrounding structures. The building facades have a smooth stucco finish with an on the rock (SW 7671) and ice cube (SW 6252) color. Also, there are 8" wide raised stucco bands to simulate siding boards which are of a cast iron color (SW 6202). In general, exterior building components and all the proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings. The applicant has not provided a color scheme.



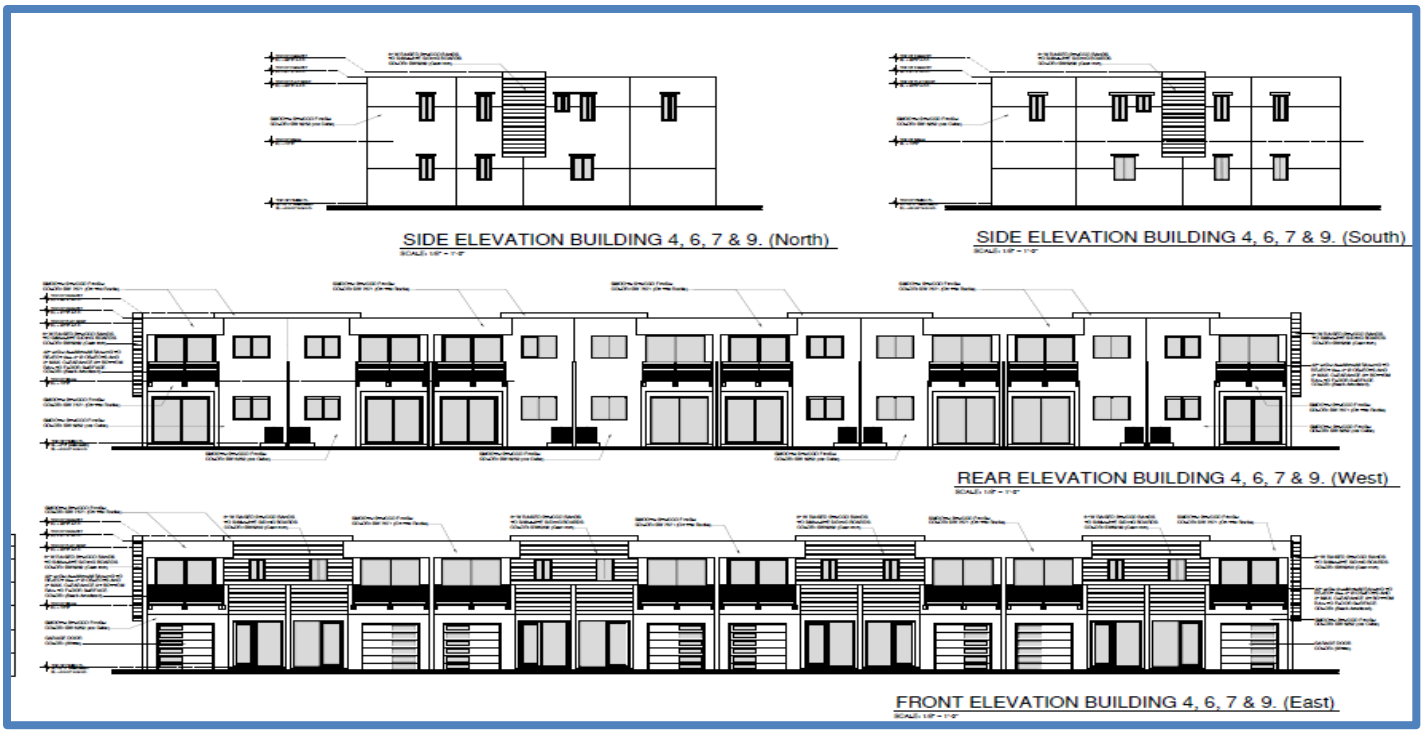
PAINT LEGEND

COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	

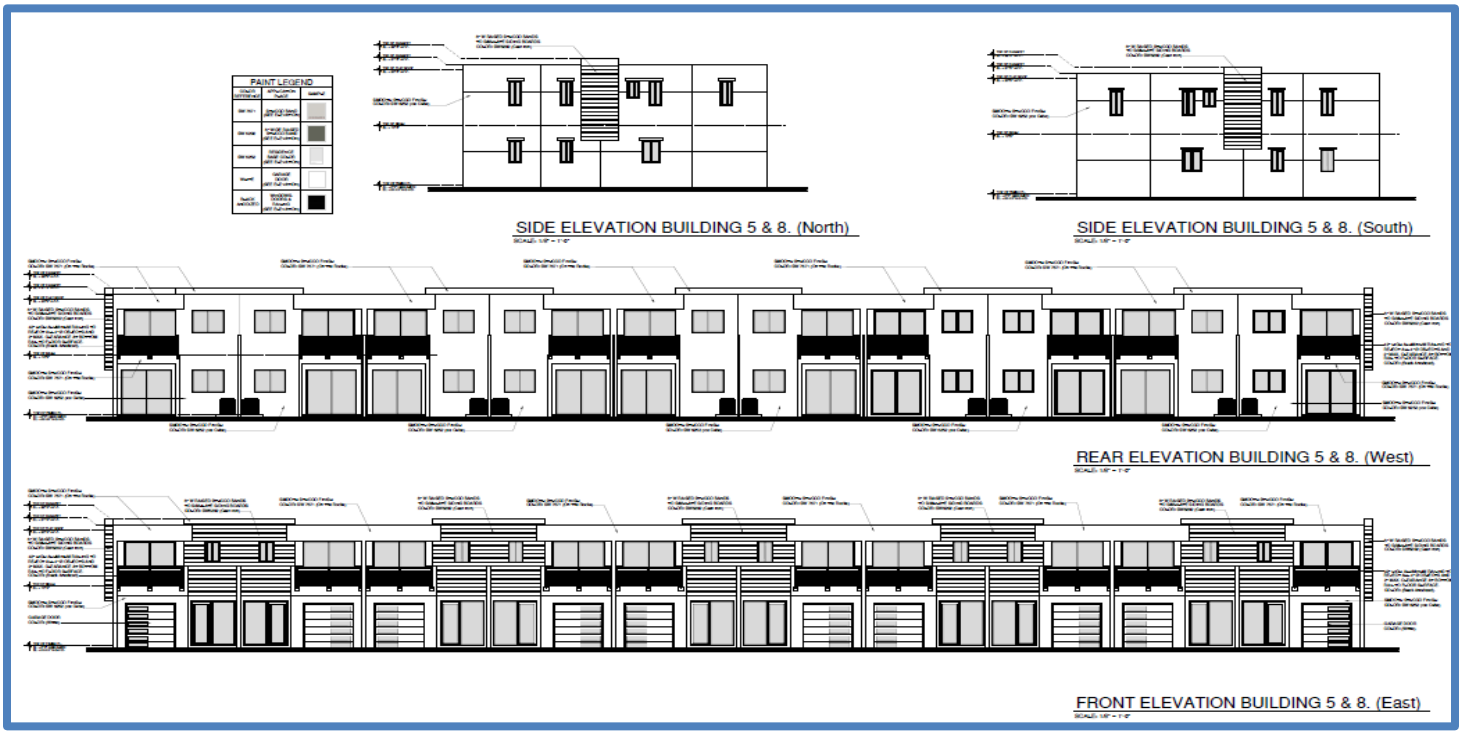
Color Board



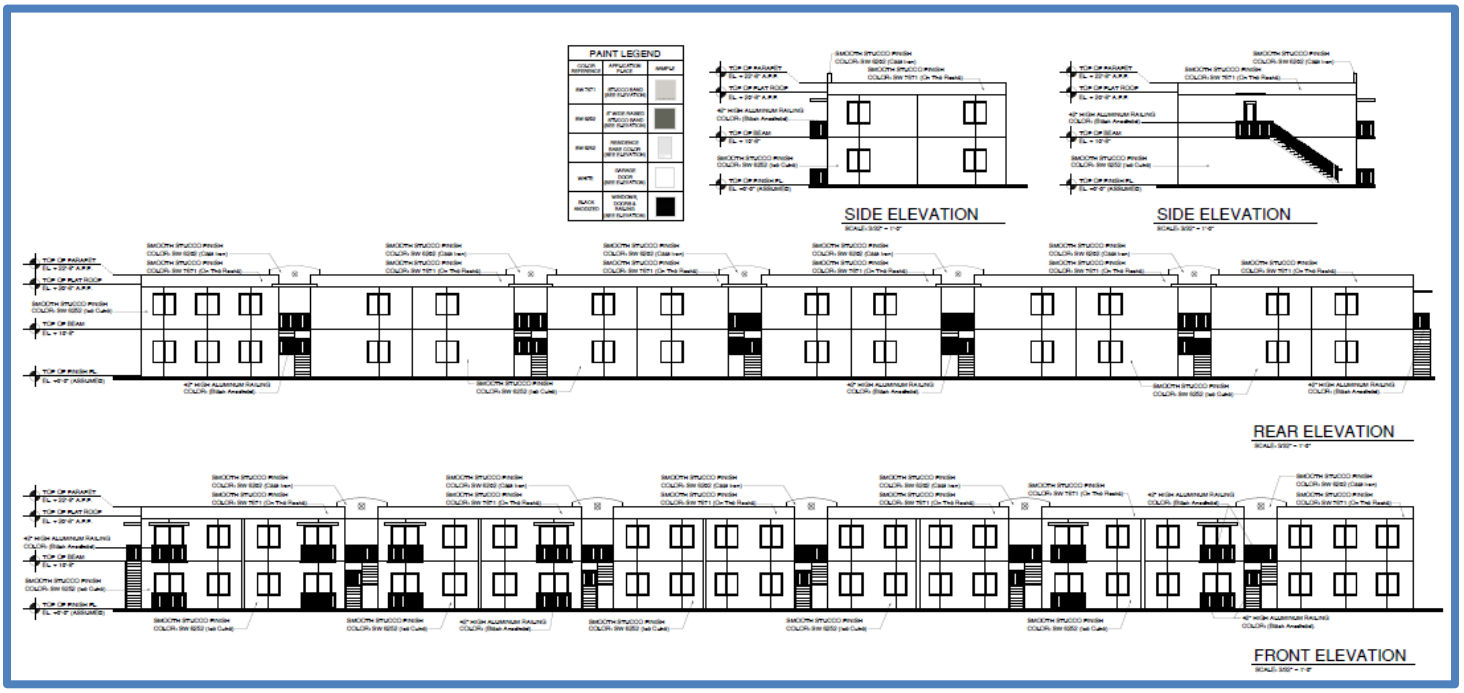
Proposed Clubhouse Elevations



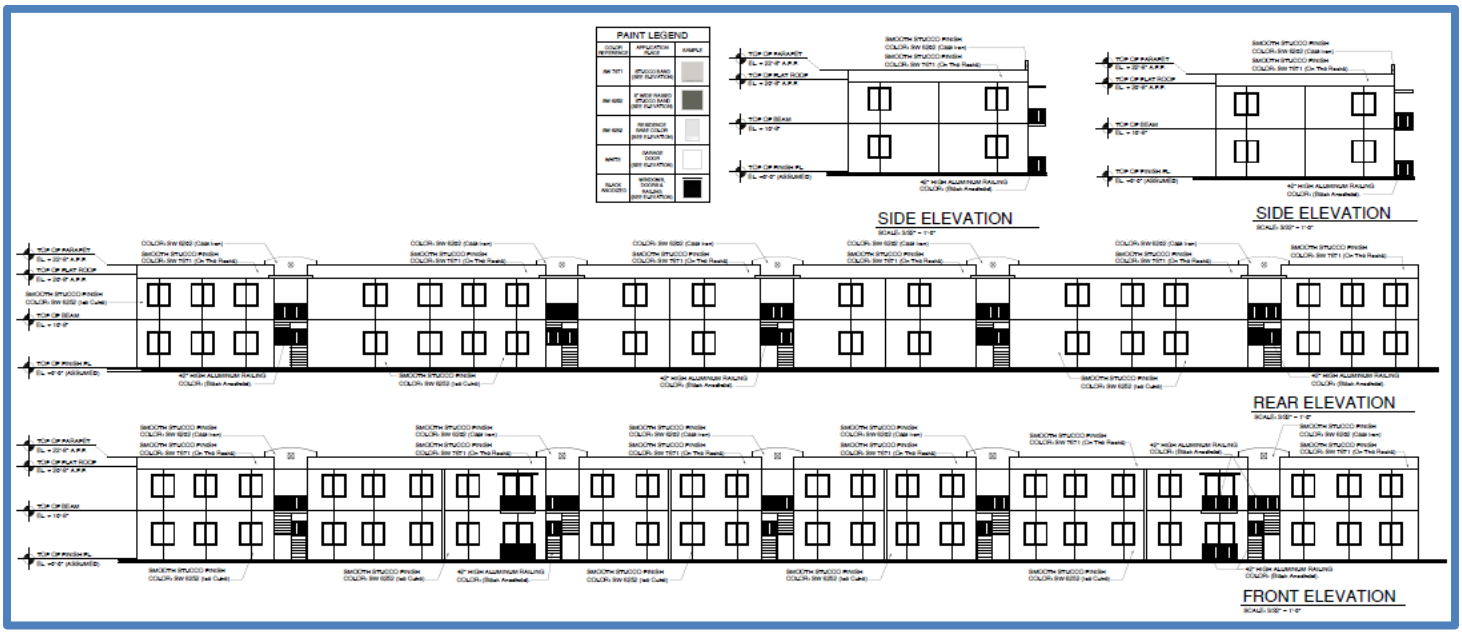
8-Unit Townhome Elevations



10-Unit Townhome Elevations



20-Unit Conventional Apartment Elevations



22-Unit Conventional Apartment Elevations

Conditional Use

In accordance with City Code Section 125-243, the applicant is requesting approval for a Conditional Use with New Construction for an Innovative Residential Development that consists of 114 multi-family units. Without the addition of the requested density bonus, the proposed site plan is allowed 112 units. The applicant is taking advantage of an additional two (2) units per acre Density Bonus outlined in Section 125-243.

Innovative residential developments are developments which achieve a more creative and imaginative housing environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments. Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development.

Density bonuses awarded for the following criteria are cumulative:

(1) ***Landscaping***. *The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the innovative residential development will exceed the requirements in section 125-314 for landscaped area by ten percent, for amount of trees by ten percent and/or in terms of qualitative characteristics of the landscaping.*
(2) ***Siting***. *The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.*

(3) ***Design***. *The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the innovative residential development.*

The application requires approval of the Conditional Use for the additional maximum Density Bonus of two (2) units per acre and qualifies for the following reasons:

1) The landscaping plan provides for effective use of existing vegetation and for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and recreation areas. Landscaping of this proposed Innovative Residential Development exceeds the requirements in section 125-314 for landscaped area by ten percent, for the amount trees by ten percent and in terms of qualitative characteristics of the landscaping. The code minimum for total of trees is 168, the applicant has provided 303 trees. This exceeds the minimum requirement by 13%.
2) The site plan provides for creative placement of buildings and other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.
3) The design elevations provide for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and other design elements of the innovative residential development. The architecture includes a neo-modern design with balconies, pitched roofs, window canopies, and open-air stairway spaces.

Technical Review Committee
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) and Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed Site Plan (Development and Design Review) and Conditional Use applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review.

2. Incorporate littoral zone plantings around the lake/retention pond per City Code Section 123-6.

3. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

4. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Assistant City Engineer

RE : Site Plan & Design Review – Ballarena Townhomes – 4701 Regina Drive - TRC No. 21-07000032 Resubmittal

DATE : October 3, 2022

This is to advise you that we have completed the review of the following documents as received by this office on September 26, 2022:

- [x] Site Plan Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ADVISORY COMMENTS:

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
6. The drainage plan was reviewed conceptually and will be reviewed in depth.

JRA/VB/vb

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

October 3, 2022 **VIA EMAIL**

Mr. Vennis Gilmore, Senior Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Potential Transportation Impact Review (PTIR)
Ballarena Townhomes and Apartments 2ND RESUBMITTAL
4701 Regina Drive
Fort Pierce, Florida

Dear Mr. Gilmore:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed another PTIR with regard to the above-referenced proposed development. The proposed development consists of 52 townhome units and 62 apartment units on a 9.57-acre property that is currently vacant.

PTIRs of the proposed development previously were completed on February 15th and July 14th, 2022. Based on the review of the 2nd resubmittal, the following comment remains from the previous two PTIRs:

- **Traffic Data:** The Traffic Analysis utilizes traffic counts from 2019/20. The applicant states that the "analyses were not updated because both traffic count sets rely on 2020 data, so there would be no substantial differences between the analyses." However, the traffic counts from 2019/20 rely on 2017 data for a number of the roadway segments in the area as identified in the 2019/20 Traffic Counts provided with the Traffic Analysis. The Traffic Analysis should be updated with the latest data which is the 2022 Traffic Counts.

Please contact me should any additional information or clarification be required with regard to this PTIR.

Sincerely,

Peter Buchwald

Peter Buchwald
Executive Director

Development Review Committee
Site Plan Sign-Off Sheet

Site Plan Name: Ballarena Townhomes

Site Plan Number: unk

Division: **St. Lucie County Fire District**

DRC Member: **Captain Wayne Boyer, Lieutenant Salomon Rincon, Lieutenant Andres Elizondo**

Phone #: **772-621-3322**

Review Date: 1/11/2022, 5/31/2022, 9/27/2022

I have reviewed the above referenced site plan and determined the following:

Site Plan Approved ☐

Site Plan Approved with Conditions: ☒
(List all conditions in full format on how you wish for them to be listed in the development order)

Site Plan Rejected (give reasons): ☐

Required revisions or reasons for rejection (attach additional sheets if necessary):

The Following Revisions Are Necessary:

1. ~~Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com~~ **Received 5/27/2022**

2. ~~Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~ **Received 5/27/2022**

3. ~~Please provide an electronic copy of the Site Plan (pdf format).~~ **Received 5/27/2022**

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems**.**

5. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.

7. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

8. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
9. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
10. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.

11. Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). NFPA 1.18.2.3.2.1.1.
12. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.
13. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.

14. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

15. Minimum Size of Water Mains a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4701 Regina Dr.

Parcel ID #(s): 3403-501-0025-000-5

Project description: (See attached Cover Letter)

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: 114 Units Proposed Sq. Ft.: 417217.68 Site Acreage: 9.578 AC

Treasure Coast Townhomes	Cotleur and Hearing, Daniel T. Sorrow: PM/ Agent
Property Owner(s)	**Applicant/Representative, Title, Company**
4701 Regina Dr.	1934 Commerce Lane
Street Address	Street Address
Fort Pierce FL 34982	Jupiter FL 33458
City State Zip	City State Zip
305-592-8830	561-406-1012
Phone Number	Phone Number
jb@ballarenagroup.com	dsorrow@cotleur-hearing.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [ ] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4701 Regina Dr.

Parcel ID #(s) 3403-501-0025-000-5

Project description See attached Cover Letter

Treasure Coast Townhomes	Cotleur and Hearing, Daniel T. Sorrow: PM/ Agent
Property Owner(s)	**Applicant/Representative, Title, Company**
4701 Regina Dr.	1934 Commerce Lane
Street Address	Street Address
Fort Pierce FL 34982	Jupiter FL 33458
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Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

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For more information, please refer to the website:
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Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single-Family Homes	RL	R-1 AND R-3
South	Single-Family Homes	RM	SLC RS-3
East	Vacant Land	RM AND RL	R-4 AND SLC RM-5
West	Mobile Home Park	GENERAL COMMERCIAL (GC)	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	N/A	N/A	X
****Proposed**	N/A	N/A	11.90	9.578	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 296.4 X 100 gpd = 29,640
Demand Analysis	Maximum 296,640 Demand
Current Zoning/FLU	Total gallons per day 29,400 Gallons per Day
**Proposed Zoning/FLU	Total gallons per day --
**Change in Demand	Total gallons per day N/A

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 296.4 X 100 gpd = 29,640
Demand Analysis	Maximum 29,640
Current Zoning/FLU	Total gallons per day 29,400 Gallons per Day
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) (K-8= 33.71) & (High=112.36)

	K-8	High
School Name	Wetherbee Elementry School	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	0.6 Miles	3.5 Miles
Current Zoning/FLU Enrollment Demand	33-35 Students	100-112 Students
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	Approx. 15.5 yards for 114 Units
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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	N/A

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		(AM: 12 IN & 42 OUT=54) (PM: 41 IN & 25 OUT=66) = 120
****Proposed Zoning/FLU**	N/A	N/A
***Change in Demand**	Trips N/A	Trips N/A
Impact to Capacity		

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 114	Single Family: N/A	Multifamily: Yes	
Non-residential (square footage):			
Mixed-use (describe use): Townhomes and multifamily units			
(If this is a single phase project, name it Phase I – Total) Phase I-114 Units			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A	N/A	N/A		
Single-family, attached	N/A	N/A	N/A		
Multi-family	I	62 DU's	5.20 AC	Approx. end of 2022	Approx. end of 2024
Other (specify)	I	Townhomes (52 DU's)	4.37 AC	Approx. end of 2022	Approx. end of 2024

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? M/A

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: N/A

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

Cotleur & Hearing

LC26000535

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City of Fort Pierce
Planning and Zoning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Re: **Project Name:** Ballarena Multi-Family
Application Description : Site Plan submittal
Application Item : Narrative
CH Project No.: 21-0326

Site Description :

Parcel ID :	3403-501-0025-000-5
Site Address :	4701 Regina Dr
Parcel Size (AC) :	9.57 Acre
Proposed MF residential Units :	114 Units.
Density:	11.90 DU's/ AC

Planning and Zoning Department,

On behalf of the applicant, Ballarena Construction, Cotleur & Hearing is submitting this application for the review of a proposed site plan. Please accept this as our request to develop 114 multi-family units on the subject site. The remainder of this narrative will provide necessary information surrounding the project site, located on 4701 Regina Drive.

The parcel is located on East Weatherbee Rd, between Poinsettia Ave and Regina Dr (See attached location map). This 9.57-acre site is currently vacant and is in the R-4 zoning district with a future land use of Residential Medium (RM). Multifamily dwelling units and townhomes are permitted uses within R-4 Zoning District as per the *City Code* outlined under **Sec. 125-187***., Allowed Use.* The site will include a main ingress/egress off E. Weatherbee Road.

Description of the proposed development on the subject property:

The site includes six (6) townhome complexes; four (4) buildings containing nine (9) units each, and two (2) building containing eight (8) units each, for a total of 52 townhome lots. The site also includes three (3) multifamily apartment buildings. Two of these buildings contain 20 units while the third contains 22 units. The proposed development is considered innovative in nature due to the mixed use of townhomes and apartment buildings on the site. Additionally, other creative features

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include a tot lot, picnic area, barbeque area, pool, office/gym, and garden area. Finally, there will be a lake area of approximately 0.70 acres to act as a centerpiece for the proposed development. These features intend to achieve a more creative and imaginative housing environment.

It is acknowledged that the maximum gross density in this district shall not exceed 12 units per acre for the innovative residential development. The conceptual site plan demonstrates compliancewith this density by proposing 11.90 units per acre. Additionally, there are at least two (2) parking spaces allocated for each unit on the proposed site plan, totaling to 281 spaces. The multifamily apartments and townhomes will not surpass 45 feet in height.

Architectural character of the proposed development:

The building design of the proposed development is compliant with the City Design Review code outlined under **sec.125-314.** The proposed design, including landscape features, is architecturally compatible with the surrounding structures. The building facades have a smooth stucco finish with an on the rock (SW 7671) and ice cube (SW 6252) color. Also, there are 8” wide raised stucco bands to simulate siding boards which are of a cast iron color (SW 6202). In general, exterior building components and all the proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

Natural environment of the subject property:

There is no native upland habitat located on site. The environmental assessment report acknowledges that there is native vegetation present, but they are not considered to be native habitat due to not having significant associations. Please see attached environmental assessment report representing sample of vegetative species observed during the site visit.

Furthermore, there are no wetlands present on site. However, there is a lake of less than one (1) acre located within central north portion of the subject site. As stated above, the existing lake acts as a focal point for the proposed development. Environmental surveyor also conducted a pedestrian survey to investigate for the presence of any listed plant or animal. Per environmental report, Gopher Tortoises were detected on site. A Gopher Tortoise Permit will be obtained by an authorized agent to relocate the tortoises prior to any land clearing activities. Apart from this, no other animal or plant species were found on site. Please see attached environmental assessment report for detailed information on existing environmental condition of the subject property.

Lastly, the proposed multifamily project is suitable for the additional density bonuses, as the site plan satisfies the City Code outlined under **Sec. 125.243** and **Sec. 125-236** and Future Land Use Comprehensive Plan, **Goal 1, Policy 1.1.7 and 1.1.8.** A brief justification letter explaining how this project contributes to the City's density bonus incentives was submitted to the Planning Director on 08/31/2021.

We look forward to discussing the project with you during the Technical Review Committee (TRC) meeting. If you have any questions or if you need additional information, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or by calling 561-747-6336.

Sincerely,

Daniel T. Sorrow, AICP, RLA, LEED AP BD+C

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office

Cotleur & Hearing

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Density Bonus Justification Letter

Ballarena Multifamily Site

Jennifer Hofmeister, Planning Director
City of Fort Pierce
Planning Department
100 North U.S.1
Fort Pierce, FL 34950

Re: Project Name: Ballarena Multifamily Site at 4701 Regina Dr.
Application Type: Ballarena Multifamily Site Plan
Parcel ID: 3403-501-0025-000-5
Justification: Density Bonus Justification for Ballarena MF Site
CH Project No: 21-0326

Dear Ms. Hofmeister,

On behalf of the applicant, Ballarena Construction, we are writing this letter to seek a density bonus for the Ballarena multifamily project located at 4701 Regina Dr. As mentioned in the pre-application narrative, the applicant proposes to build 114 multifamily residential units on a 9.57-acre parcel. The project site is currently vacant and is in the R-4 (medium density residential) zoning district with a future land use of RM (Residential Medium).

The applicant has attended a pre-application meeting with the city staff on the 8th of August 2021. Per our discussion with staff, the project site qualifies to acquire the density bonus. This letter provides a brief justification on how this project contributes to the innovative residential development initiative and fulfills the Future Land Use policy with respect to density bonus incentives.

As outlined under City Code **Sec**. **125-194(e)** and **Sec.125-243**, the permitted density for the project site is 12 units per acre, since the proposed development is considered innovative due to the mixed-use of townhomes and apartment buildings on site. Also, the proposed multifamily and townhomes units have been placed in a creative way around the existing 0.70-acre lake. Other bonus proposed features include a tot lot, picnic area, barbeque area, pool, office/gym, and garden area. All the proposed features intend to achieve a more creative and imaginative housing environment; thus the proposed project qualifies to increase the gross density up to one-half unit per acre per City Code outlined under **Sec.125-243(e).** Additionally, the proposed development is compatible with adjacent development and fulfill the City Code outlined under **Sec.125-243(h).**

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Furthermore, the project site is located within a one-fourth mile radius of a transit stop. Therefore, the applicant seeks to increase the maximum allowable density on site in exchange for in-kind support for the Future Land Use Element of the Comprehensive Plan, Goal 1, **Policy 1.1.7.** Per this policy, the City will allow a density bonus of five (5) dwelling units per acre above the maximum permitted density for developments located within one-fourth miles of a multimodal transit center or transit stop. Also, as outlined under City Code **Sec. 125-326 (a),** this project fulfills the purpose of the density bonuses. The multifamily project site is located within 0.6 miles (10 minutes of walkable distance) from the Wetherbee Elementary School. Living close to the school will increase the level of security and it will help residents to avoid unnecessary automobile trips and minimize traffic congestion during peak hours. Specifically, this project contributes to lower the cost of public services and promote a more sustainable community.

As mentioned above, the proposed multifamily project is suitable for the additional density bonuses, as the site plan satisfies the City Code outlined under **Sec. 125.243** and **Sec. 125-236** and Future Land Use Comprehensive Plan, **Goal 1, Policy 1.1.7** and **1.1.8.**

Lastly, due to the creative features of the proposed development and the site context, this project will contribute significantly to the City's Innovative Residential Development initiative.

We look forward to continue working with the City on this project and are available to answer any questions or concerns you may have at this time. Please let us know if you need any further information from us.

Sincerely,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3898564 OR BOOK 3579 PAGE 1695, Recorded 11/18/2013 at 08:19 AM
Doc Tax: $539.00

Prepared by and Return To:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue #47
Fort Pierce, FL 34982
File #14005

SPACE ABOVE THIS LINE FOR
RECORDING DATA

TRUSTEE'S DEED

THIS INDENTURE, executed the 25th day of October, 2013, by Michael R. Bakst, **as TRUSTEE OF THE BANKRUPTCY ESTATE OF JERALD LEE WUHRMAN, under Bankruptcy Case No. 10-47682-BKC-PGH filed in the United States Bankruptcy Court, Southern District of Florida, not individually and without individual liability,** first party, to **JOHO PROPERTIES, LLC, a Florida limited liability company** whose address is 2400 S. Ocean Drive #PH4200D, Fort Pierce, FL 34949, second party:

(Wherever used herein the terms "first party" and second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the assigns of corporation, wherever the context so admits or requires).

WITNESSETH:

That the first party, for and in consideration of the sum of Ten and 00/100 ($10.00) dollars in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the first party has in and to the following described lot, piece or parcel of land, situate, lying and being in St. Lucie County, Florida, to -wit:

Lots 1 through 26, inclusive, Block 2; Lots 1 through 26, inclusive, Block 3 and that part of vacated Englar Avenue adjacent thereto, Regina Palms, according to the map or plat thereof, recorded in Plat Book 4, Page(s) 82, of the Public Records of St. Lucie County, Florida.

and

Lots 1 through 22, inclusive, Block 4, and South 1/2 of vacated Englar Avenue adjacent on North as per Resolution 88-60, recorded in Official Records Book 583, page 2771 and vacated North 1/2 of Poinsettia Avenue adjacent on South and vacated road right of way for Canal Drive adjacent on East as per Official Records Book 2629, page 1191, Regina Palms, according to the map or plat thereof, recorded in Plat Book 4, Page(s) 82, of the Public Records of St. Lucie County, Florida.

FIRST PARTY COVENANTS THAT THE PROPERTY HEREIN IS NOT THE RESIDENCE OF THE FIRST PARTY, NOR IS CONTIGUOUS TO THE RESIDENCE OF THE FIRST PARTY AND IS NOT FIRST PARTY'S HOMESTEAD

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behalf of the second party forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the estate's interest within the subject real property.

SUBJECT TO taxes and assessments for the year 2013 and all subsequent years; all applicable environmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and easements and restrictions of record provided this reference shall not operate to reimpose the same.

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

Signed, sealed and delivered
in the presence of:

Witness:
STEVEN FENDER

Michael R. Bakst, as Trustee of the Bankruptcy Estate of Jerald Lee Wuhrman, under Bankruptcy Case No. 10-47682-BKC-PGH filed in the United States Bankruptcy Court, Southern District of Florida, not individually and without individual liability

Witness:
Printed Name: Diane LoCascio

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared, Michael R. Bakst , **Trustee in Bankruptcy for Jerald Lee Wuhrman, not individually and without individual liability,** who is

[✓] personally known to me, or
[ ] has produced _____ as identification

and who, being duly sworn, executed the foregoing instrument and acknowledged before me that he executed the same.

25th WITNESS my hand and official seal in the County and State last aforesaid this day of October, 2013.

(Signature)

(Printed Name)

DIANE LO CASCIO
Commission # EE 085289
Expires April 18, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires:
My Commission No. is:

RM:8011978:1

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

Property Identification

Site Address: 4701 REGINA DR
Sec/Town/Range: 03/36S/40E
Parcel ID: 3403-501-0025-000-5
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 38819
Map ID: 34/03N
Zoning: Medium Den

Ownership

Joho Properties LLC
2400 S Ocean DR Apt 4200D
Fort Pierce, FL 34949

Legal Description

REGINA PALMS S/D BLK 2 LOTS 1 TO 26 INC AND BLK 3 LOTS 1 TO 26 INC AND VAC ENGLAR AV-LESS RD R/W- (OR 3579-1695)

Current Values

Just/Market Value:	$210,200
Assessed Value:	$108,065
Exemptions:	$0
Taxable Value:	$108,065

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9
Land Size (SF):	392,152

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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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2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 10, 2021
Secretary of State
3291592459CC

DOCUMENT# L11000026893

Entity Name: JOHO PROPERTIES, LLC

Current Principal Place of Business:

2400 S. OCEAN DRIVE, PH 4200 D
FORT PIERCE, FL 34949

Current Mailing Address:

2400 S. OCEAN DRIVE, PH 4200 D
FORT PIERCE, FL 34949

FEI Number: 90-0794300

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

MURPHY, HOYT C JR.
2400 S. OCEAN DR. PH 4200 D
FORT PIERCE, FL 34949 US

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

SIGNATURE: HOYT C MURPHY 01/10/2021

Electronic Signature of Registered Agent — Date

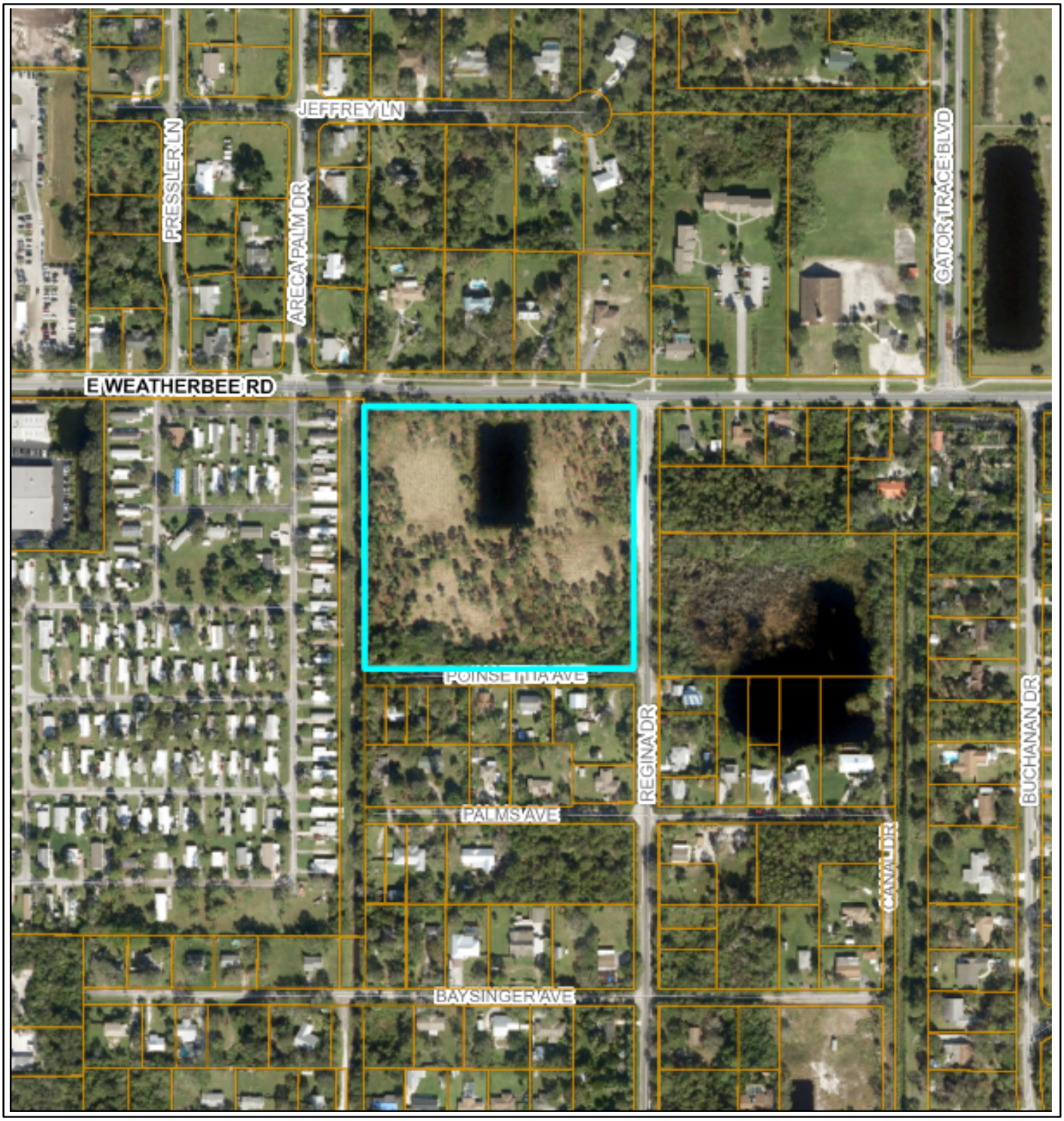
Authorized Person(s) Detail :

Title	MANAGER	Title	MANAGER
Name	MURPHY, HOYT C.	Name	SIGLER, JOHN M.
Address	2400 S. OCEAN DRIVE, PH 4200 D	Address	1701 GULFSTREAM AVE. #727
City-State-Zip:	FORT PIERCE FL 34949	City-State-Zip:	FORT PIERCE FL 34949

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

SIGNATURE: JOHN M SIGLER MGR 01/10/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date



LEGEND

Subject Site

Aerial Map

Ballarena Residential

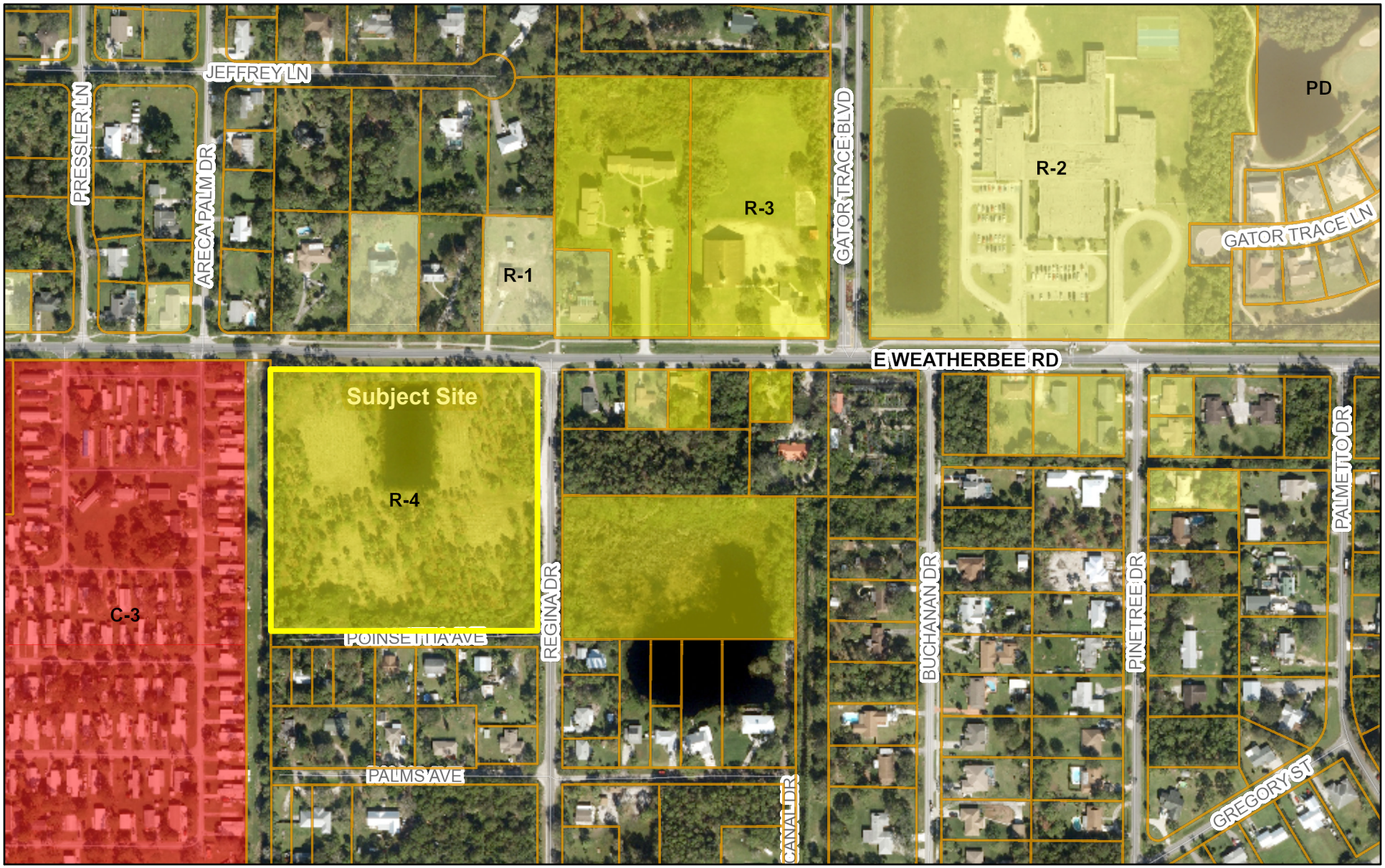
Fort Pierce, Florida

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458

561.747.6336 · 561.747.1377

Saint Lucie County Property Appraiser



June 24, 2021

Search Results

Street Centerline

<Null>

RURAL – Principal Arterial - Interstate

URBAN – Principal Arterial - Interstate

RURAL – Principal Arterial - Freeways and Expressways

URBAN – Principal Arterial - Freeways and Expressways

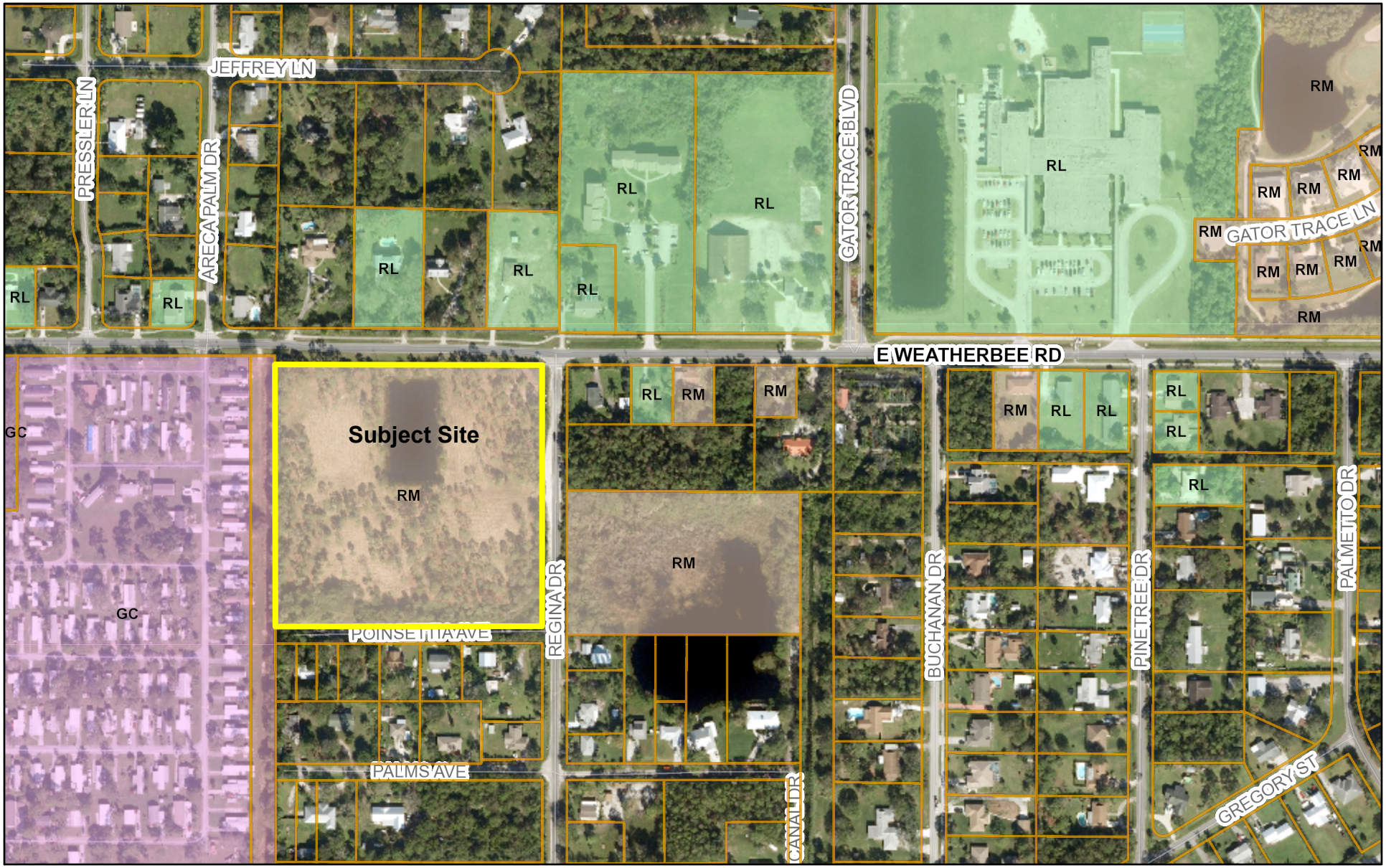
1:4,514

0 187.5 375 750 ft

0 55 110 220 m

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

Saint Lucie County Property Appraiser



June 24, 2021

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RURAL – Principal Arterial - Interstate

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April 15th
City of Fort Pierce
Planning and Zoning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Subject: Consent of Developer
Ballarena Residential

To Whom This May Concern,

Please be advised the undersigned is the developer of the subject property located at 4701 Regina Dr. The undersigned does hereby consent to the filing of applications with The Ballarena Group and does hereby authorize Cotleur & Hearing as representatives and agents on behalf of the undersigned in connection with such filing.

For:

Signatory Authority

May 17th, 2021
Date

Jorge Ballarena
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Miami-Dade

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEGED BEFORE ME THIS 17th DAY OF May, 2021, BY Jorge Ballarena
HE OR SHE

[x] IS PERSONALLY KNOWN TO ME OR HAS [ ] PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

Aned Madan
PRINTED NAME

STATE OF Florida ANED MADAN
NOTARY PUBLIC AT-LARGE
Commission # GG 341655
Expires August 30, 2023
Bonded Thru Budget Notary Services

Cotleur & Hearing

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April 15th
City of Fort Pierce
Planning and Zoning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Subject: Consent of Owner
Treasure Coast Townhomes

To Whom This May Concern,

Please be advised the undersigned is the owner of the subject property located at 4701 Regina Dr. The undersigned does hereby consent to the filing of applications for a residential multi-family project on behalf of the land owner, Joho Properties LLC and does hereby authorize The Ballarena Group as the developer with Cotleur and Hearing as representatives and agents on behalf of the undersigned in connection with such filing.

For: managing member for JOHO Properties LLC

Signatory Authority

5-11-21
Date

Hoyt C. Murphy JR
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF St. Lucie

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEGED BEFORE ME THIS 11th DAY OF May, 2021, BY Hoyt C Murphy JR
HE OR SHE

☑ IS PERSONALLY KNOWN TO ME OR HAS ☐ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

Annette Kinser
PRINTED NAME

STATE OF Florida AT-LARGE

ANNETTE KINSER
MY COMMISSION # HH 038469
EXPIRES: December 13, 2024
Bonded Thru Notary Public Underwriters

Cotleur & Hearing

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Response to comments Letter
September 21st, 2022

Vennis Gilmore
City of Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

Re:	Project Name:	Ballarena Townhomes- 4701 Regina Drive
	City Project Number:	#21-07000032
	Application Description :	Site Plan application
	CH Project No.:	21-0326

- **Public Works**

1. Written response has not been provided with regards to preapplication comments dated August 2021 or TRC comments dated February 2022.
    a. If the access will be gated, County codes shall be followed.
        i. **Comment Response: The community will not be gated.**
    b. A five-foot (5') wide sidewalk is required along the property's Poinsettia Avenue frontage. The County may accept a fee-in-lieu of construction for the section west of the access.
        i. **Comment Response: A 40' ROW dedication shall be provided along Poinsettia Avenue in lieu of a 5' sidewalk.**
    c. Provide confirmation directly to the County of applicant reimbursement for a third-party review of the TIA. Upon confirmation, the report will be directed for review.
        i. **Comment Response: See attached confirmation provided for the TIA review.**
    d. Plans have not been prepared addressing preapplication comments dated August 9, 2021.
        i. **Comment Response: Please see plans reflecting updates to unresolved comments.**

2. County Land Development Codes state local road right-of-way width minimum for rural section as 70'. [Section 7.05.03] Dedication of ½ of the deficient width, 5 FT shall be provided from this site for Regina Drive.
    COMMENT RESPONSE: A 5' ROW dedication has been provided along the eastern boundary for Regina Drive.

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3. As required, sidewalks are to be provided along all property frontage of road right-of-way. Access to Regina does not dictate the need for a sidewalk or remove the criteria if no access is requested. Please depict a 5 FT sidewalk along Regina Drive. You may request a Fee-In-Lieu-Of construction. Staff may not support the request. We will coordinate with City staff and the school board.
COMMENT RESPONSE: A 5' sidewalk has been provided along Regina Drive.

4. Dimensions are not provided from the roadway to the sidewalk as drawn along Weatherbee Road. Proper clearance shall be provided. Please locate the sidewalk along the right-of-way line.
COMMENT RESPONSE: Please see site plan for provided dimensions.

5. The plans do not indicate the maintenance path to the lift station. This shall be from internal access. Separate access from Weatherbee shall be avoided.
COMMENT RESPONSE: Lift station access is provided internally from the 26' street.

6. Why is the buffer reduced between the dumpsters and adjacent single-family residences?
COMMENT RESPONSE: The dumpsters will be buffered from the single-family residences by a hedge row, groundcovers, and silver buttonwood trees. There is an additional 40-feet of property along Poinsettia Ave which further separates the homes south of Poinsettia Ave from the apartment community. The applicant is interested in proposing the additional 40' as reserved for future dedication.

7. The Traffic Report has not been reviewed as confirmation for third party payment had not been provided. Provide confirmation directly to the County of applicant reimbursement for a third-party review of the TIA. Upon confirmation, the report will be directed for review. Please coordinate with Kori Benton, AICP, SLC Planning Manager.
COMMENT RESPONSE: Confirmation has been provided for the TIA. See attached confirmation provided for the TIA review.

8. The plan does not appear to include street light(s) at the entrance. It is recommended that lighting be provided for the entrance that properly lights the sidewalk crossing.
COMMENT RESPONSE: The photometric plan meets the footcandle illumination level as set forth by City of Ft. Pierce land development regulations. The photometric plan takes into consideration entrance lighting without creating light pollution beyond our property lines.

9. For the County to accept the Poinsettia Avenue ROW as is, please provide written notice from emergency services (Fire Dept.) that a turn-a-round will not be required at the west end.
COMMENT RESPONSE: Please see attached confirmation from the Fire Marshall that the current access is sufficient for the project. The applicant is not proposing any changes to Poinsettia Avenue. No access is provided to or from the project to Poinsettia Avenue. Poinsettia Avenue will continue to operate in the same manner that currently exists.

- **Fort Pierce Engineering Department**

1. The site plan proposes a 10' Lake Maintenance Easement however there is no direct access to the lake. How will maintenance vehicles, equipment and machinery access the lake?

COMMENT RESPONSE: "On the south end of Apartment Banks #1 and #2 and north of Apartment Bank #3 there are 20' wide gaps between the buildings to allow for maintenance equipment to gain access to the stormwater system's wet pond. Ten foot (10') wide drainage easements will be provided over all drainage pipes to provide legal access in these areas."

ADVISORY COMMENTS:
At the time of DPCR application;

2. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
3. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
4. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
5. A South Florida Water Management District (SFWMD) permit shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoise are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.
   COMMENT RESPONSE: Comments acknowledged.

- **St. Lucie Transportation Planning Organization**

1. Traffic Data: The Traffic Analysis utilizes traffic counts from 2019/20. The Traffic Analysis should be updated with the 2021 Traffic Counts.
   COMMENT RESPONSE: The analyses were not updated because both traffic count sets rely on 2020 data, so there would be no substantial differences between the analyses.

2. Missing Sidewalks: The Site Plan does not include sidewalks along Regina Drive and Poinsettia Avenue. Sidewalks should be provided along Weatherbee Road, Regina Drive, and Poinsettia Avenue for pedestrian safety and connectivity.
   COMMENT RESPONSE: A sidewalk has been provided along Weatherbee Road and Regina Drive. A 40' ROW dedication for future dedication is being proposed for Poinsettia Avenue. The 40' right of way is being proposed as a dedication to the county instead of providing the sidewalk within the current right of way limits.

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561.747.6336 561.747.1377

3. Street Design and Traffic Circulation and Safety: The interior roadways are designed and labeled as "streets" but function as parking lot aisles because of the adjacent perpendicular parking spaces which significantly increase potential vehicle conflicts. To improve traffic circulation and safety, the perpendicular parking spaces should be reconfigured or eliminated, or the townhomes should be redesigned with rear-loading garages so that the "streets" more appropriately function as alleys.
   COMMENT RESPONSE: 90-degree surface parking spaces along the north-south oriented streets have been replaced with parallel spaces and an adjacent tree lawn. Spaces have been removed from the southern most parking aisle and replaced with a dog park.

I trust that the answers to the comments included in this resubmittal are complete and will allow this project to be approved at the earliest possible date. Please contact this office with any questions you may have in your review of this information

Sincerely yours,

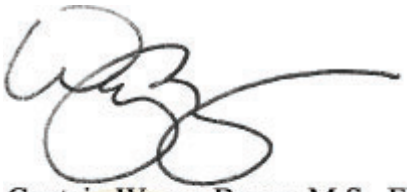
Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

From: WBoyer@slcfd.org
Sent: Wednesday, August 10, 2022 9:46 AM
To: Anna Erickson
Cc: Dan Sorrow; AElizondo@slcfd.org
Subject: Re: 407 Weatherbee Ballarena project access

Anna,

This layout will suffice as the entryway is wide enough with a divided median. Let me know if this will work for you. I have cc'd Lt. Andres Elizondo as he is the point of contact for site planning moving forward.

Thank you so much and stay safe,



Captain Wayne Boyer, M.S., FM, FO, MIFireE, CFEI
Fire Marshal
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

From: "Anna Erickson" <aerickson@cotleur-hearing.com>
To: "wboyer@slcfd.org" <wboyer@slcfd.org>
Cc: "Dan Sorrow" <dsorrow@cotleur-hearing.com>
Date: 08/10/2022 09:11 AM
Subject: 407 Weatherbee Ballarena project access

Good Morning Wayne,

I'm attached a copy of the last site plan that was submitted for the Ballarena project along Weatherbee Road. Can you provide a written notice of confirmation that we meet code for emergency services and do not require another access point for the project? The main loop is 26' wide across so there are 2 lanes going in and 2 lanes going out of the site. I've also attached a similar project (Verano casitas) where we used the same circulation pattern with a 26' wide street as a reference.

Thank you,

Anna Erickson, PLA, ASLA

Anna Erickson

From: Sabrina Escobar <se@ballarenagroup.com>
Sent: Tuesday, August 9, 2022 3:32 PM
To: Anna Erickson; David Hays; Kori Benton
Cc: Jorge Ballarena; Dan Sorrow; Susan O'Rourke
Subject: RE: Ballarena 4701 Regina Dr TIA

Importance: High

Good afternoon,

Please proceed with third party review of the current traffic report.

Thank you,

Sabrina Escobar
Vice-President of Operations
4750 W. Commercial Blvd
Tamarac, FL 33319
Off: 754-755-8252
Cell: 754-265-9769
BALLARENA GROUP CORP
INVESTMENT-CONSTRUCTION-MANAGEMENT

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From: Anna Erickson <aerickson@cotleur-hearing.com>
Sent: Tuesday, August 9, 2022 2:02 PM
To: David Hays <haysd@stlucieco.org>; Kori Benton <bentonk@stlucieco.org>; Sabrina Escobar <se@ballarenagroup.com>
Cc: Jorge Ballarena <jb@ballarenagroup.com>; Dan Sorrow <dsorrow@cotleur-hearing.com>
Subject: RE: Ballarena 4701 Regina Dr TIA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Including Sabrina and Jorge to provide confirmation.

Thanks,

Anna Erickson, PLA, ASLA
Landscape Architect
561.747.6336 x132
Direct: 561.406.1030

Cotleur & Hearing

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CHanging the Way we live to preserve Where we live.

From: David Hays
Sent: Tuesday, August 9, 2022 1:48 PM
To: Kori Benton
Cc: Anna Erickson
Subject: Ballarena 4701 Regina Dr TIA

Attached is the latest site plan (July 22) and TIA (Nov 21) for the project. I have asked for confirmation of reimbursement for the third-party review. Please begin the process to review.

Thank you,

David Hays
462-1491
Engineering Division

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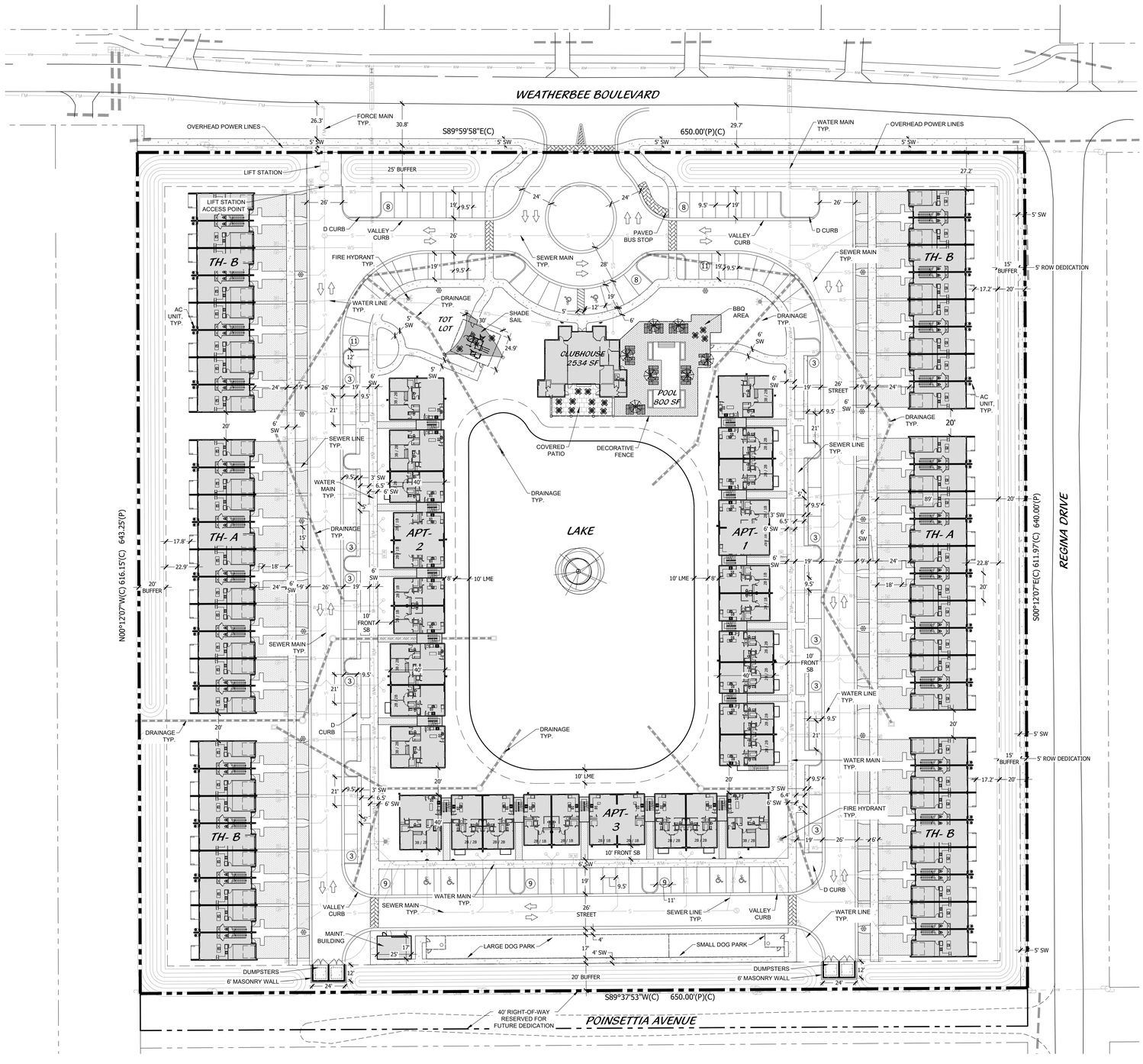
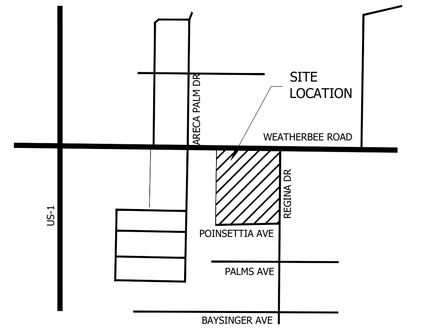


KEY MAP



SITE DATA

	ACRES	SQUARE FEET
SITE AREA	**9.574**	**417043**
TOTAL PROPOSED UNITS	114	UNITS
DENSITY BONUS	12	UNITS/ACRE
LAND USE	RM	
ZONING	R-4	

UNIT MIX

	2 BEDROOM	3 BEDROOM	# BLDG	TOTAL UNITS
TH BUILDING A (10 UNIT, 3 BEDROOM)		10	2	20
TH BUILDING B (8 UNIT, 3 BEDROOM)		8	4	32
APT BUILDING 1 (20 UNIT, 2/3 BEDROOM)	20	2	1	22
APT BUILDING 2 (22 UNIT, 2/3 BEDROOM)	12	8	1	20
APT BUILDING 3 (20 UNIT, 2/3 BEDROOM)	16	4	1	20
TOTAL	**48**	**32**	**9**	**114**

PARKING CALCULATIONS

TOWNHOME PARKING REQUIRED	104	SPACES
APARTMENT PARKING REQUIRED	93	SPACES
HANDICAPPED PARKING REQUIRED	6	SPACES
TOTAL	**203**	SPACES
OFF-STREET PARKING PROVIDED	97	SPACES
HANDICAPPED PARKING PROVIDED	6	SPACES
DRIVEWAY PARKING PROVIDED	104	SPACES
GARAGE PARKING PROVIDED	52	SPACES
TOTAL	**259**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
GREEN SPACE	3.59	156215	37.46%
40' WIDTH TRACT	0.41	17916	4.30%
SUB-TOTAL	**4.00**	**174131**	**41.75%**
IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUILDING COVERAGE	1.82	79465	19.05%
*TOWNHOMES/APTS: 76,506			
*CLUBHOUSE: 2,534 SF			
*MAINTANENCE BLDG: 425 SF			
ROADWAY, PARKING	1.71	74669	17.90%
PAVED DRIVEWAYS	0.62	27067	6.49%
SIDEWALKS, CONCRETE PADS	0.65	28250	6.77%
WATER SURFACE	0.63	27443	6.58%
POOL, PATIO, PLAY SURFACE	0.14	6019	1.44%
SUB-TOTAL	5.58	**242913**	**58.25%**
TOTAL	**9.574**	**417043**	**100.00%**

OPEN SPACE	**ACRES**	**SQUARE FEET**	**PERCENT**
GREEN SPACE	3.586193756	156215	37.46%
40' WIDTH TRACT	0.411294766	17916	4.30%
CLUBHOUSE	0.058172635	2534	0.61%
POOL, PATIO, PLAY SURFACE	0.138177227	6019	1.44%
SUB-TOTAL	**4.19**	**182684**	**43.80%**

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

LEGAL DESCRIPTION

LEGAL DESCRIPTION SOURCE (ORB 4723, PG. 2287):

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) , A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.163 ACRES, MORE OR LESS.

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561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	ACE, LAH
DRAWN	ACE, LAH
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	05-18-22
	06-30-22
	08-08-22
	09-21-22

SHEET 1 OF 2

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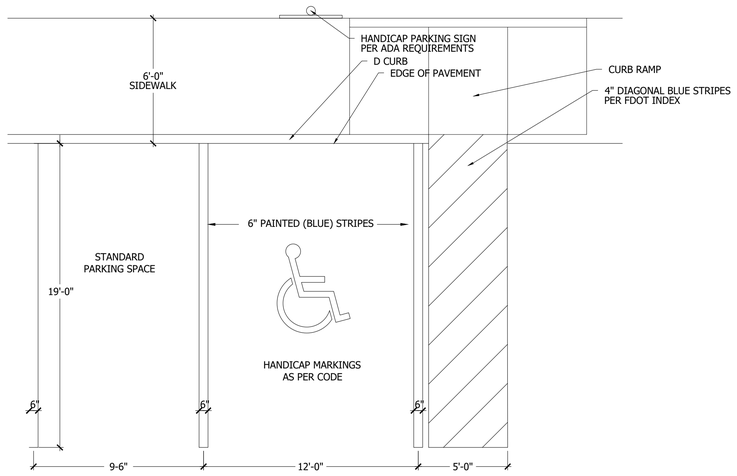
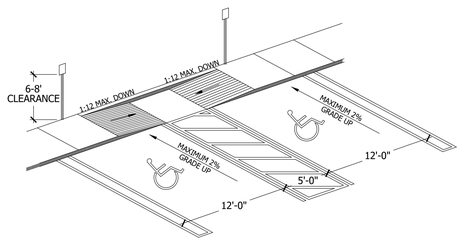
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

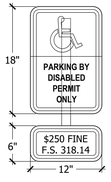


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP SIGN DETAIL

NTS

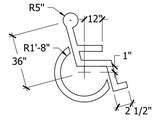


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

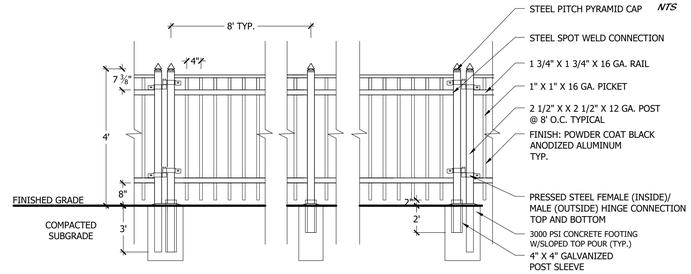
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

DECORATIVE FENCE DETAIL

NTS

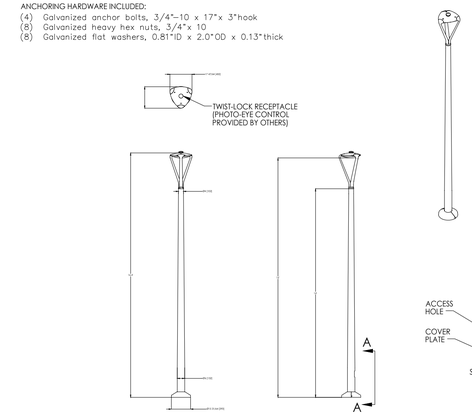


LIGHTING DETAIL

NTS

FGP Area Light, 16ft, Type 5, with cover plate, with twist-lock
Product Drawing
www.landscapeforms.com
Date: 10/5/2018
Ph: 800.521.2546

ANCHORING HARDWARE INCLUDED:
(4) Galvanized anchor bolts, 3/4"-10 x 17"x 3"hook
(8) Galvanized heavy hex nuts, 3/4"x 10
(8) Galvanized flat washers, 0.81"ID x 2.0"OD x 0.13"thick



landscapeforms Drawing: AG503-04
Dimensions are in inches [mm]
U.S. Patent No. D752,268

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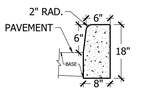
TOT LOT SHADE SAIL DETAIL

NTS

*NOTE: SHADE STRUCTURE, CUSTOM SIZED 16' HT. 40' X 40' X 40', PRODUCT VENDOR TO BE DETERMINED BY CONTRACTOR

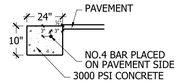
D CURB DETAIL

NTS



HEADER CURB DETAIL

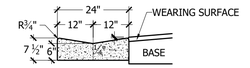
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

VALLEY CURB DETAIL

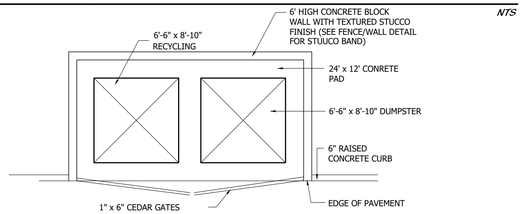
NTS



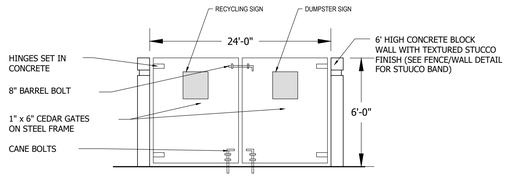
NOTE: SAWCUTS REQUIRED AT 10' CENTERS

DUMPSTER DETAIL

NTS



DUMPSTER PAD LAYOUT



DUMPSTER ELEVATION

SITE DETAILS

Cotleur & Hearing
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD
Ballarena Group
Fort Pierce, Florida

DESIGNED	ACE, LAH
DRAWN	ACE, LAH
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	05-18-22
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	08-08-22
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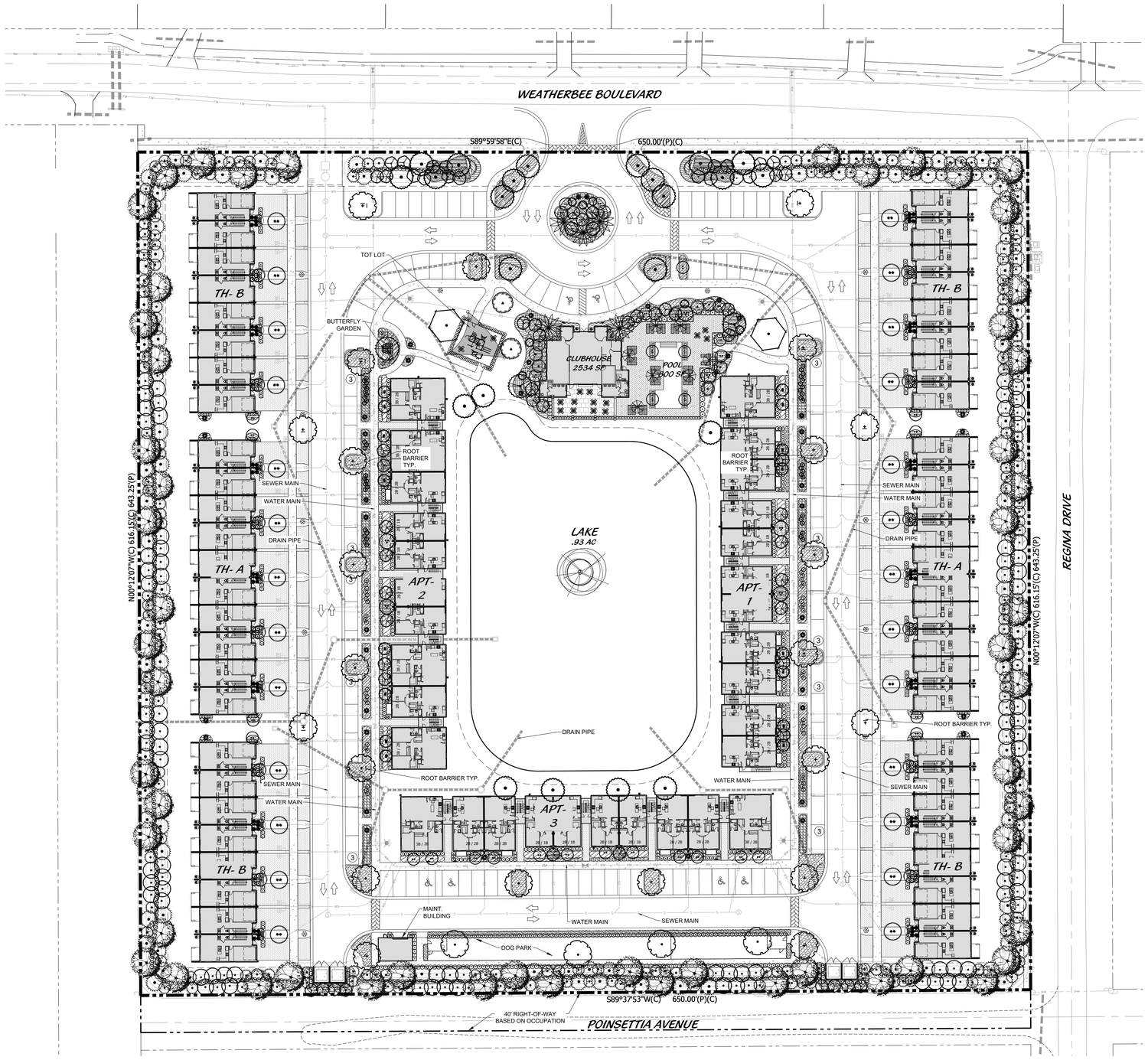
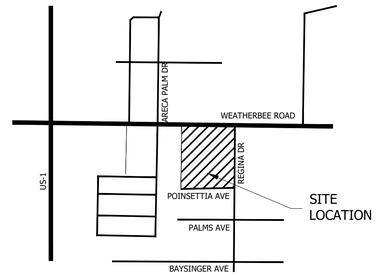


KEY MAP



LANDSCAPE DATA

VUA REQUIREMENTS:
- 1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA
  - REQUIRED: 5778 SF (86678/15)
  - PROVIDED: 7166 SF
- 1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA
  - REQUIRED: 58 TREES (5778/100)
  - PROVIDED: 63 TREES
    - 21 LIVE OAKS UPSIZED TO 3" DBH (COUNTING TOWARDS TREE MITIGATION
    - 26 MONTGOMERY PALMS
    - 7 SILVER BUTTONWOODS
    - 4 TRIPLE ALEXANDER PALMS
    - 3 SYLVESTER PALMS
    - 2 ROYAL PALMS

BUFFER REQUIREMENTS:
- 10' WIDE LANDSCAPE STRIP AROUND PERIMETER
- 1 TREE / 300 SF OF REQUIRED LANDSCAPE
  - REQUIRED: 78
  - PROVIDED: 91
    - 55 LIVE OAKS UPSIZED TO 5" DBH (COUNTING TOWARDS TREE MITIGATION)
    - 14 ROYAL PALMS
    - 14 SILVER BUTTONWOODS
    - 8 CLUSIA TREES
    - 85 CABBAGE PALMS (FOR MITIGATION*)
    - 82 SLASH PINES AT 4" DBH (FOR MITIGATION*)
    - 193 SLASH PINES AT 1.5" DBH (FOR MITIGATION*)
- 3' CONTINUOUS SCREEN
  - PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

OVERALL LANDSCAPE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
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Land Planners
Environmental Consultants
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Suite 1
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561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	CTB/ACE
DRAWN	CTB/ACE
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	05-18-22
	06-30-22
	08-08-22
	09-21-22

SHEET 1 OF 5

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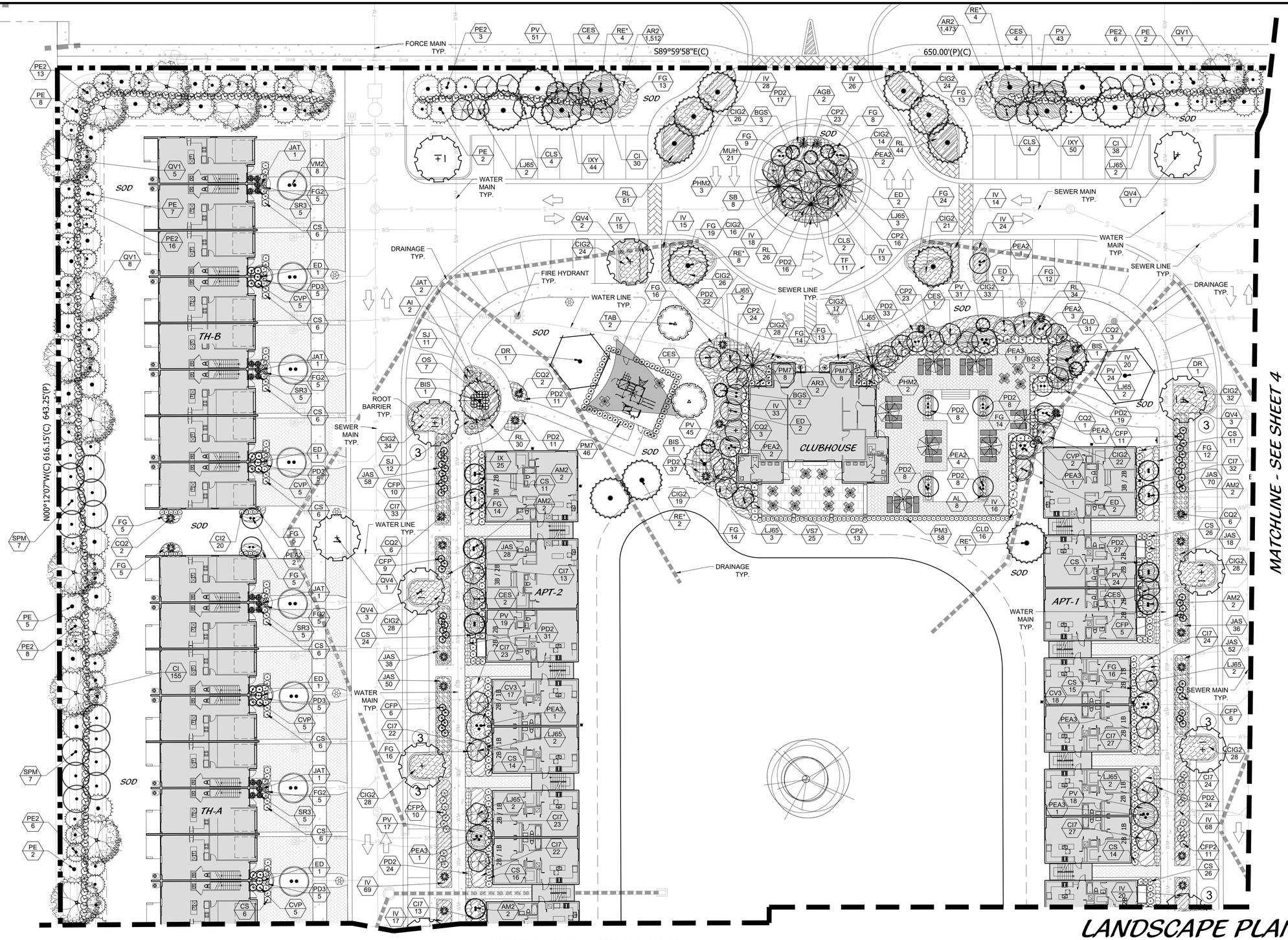

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
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407 E WEATHERBEE ROAD

Ballarena Group
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SHEET 2 OF 5

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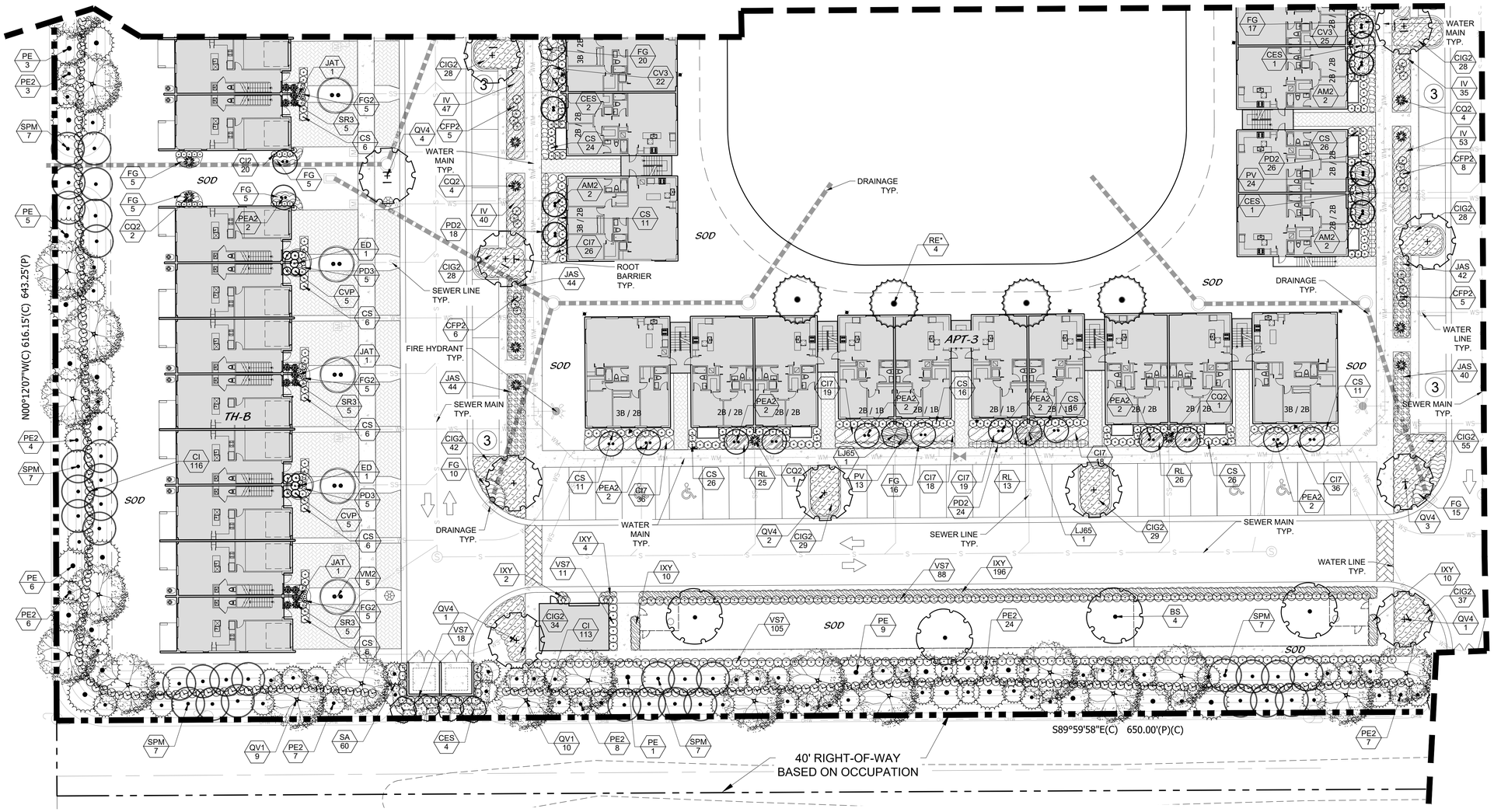
MATCHLINE - SEE SHEET 2



LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	CTB/ACE
DRAWN	CTB/ACE
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	05-18-22
	06-30-22
	08-08-22
	09-21-22

SHEET 3 OF 5

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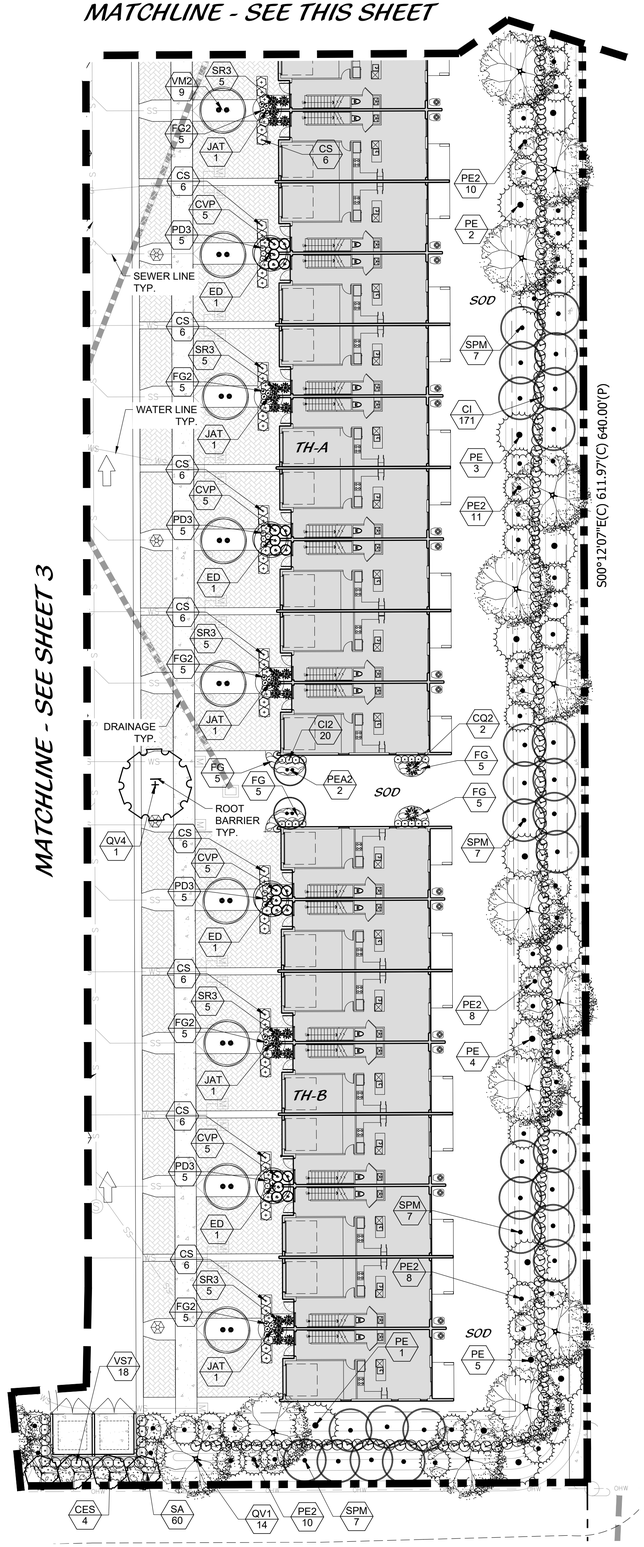

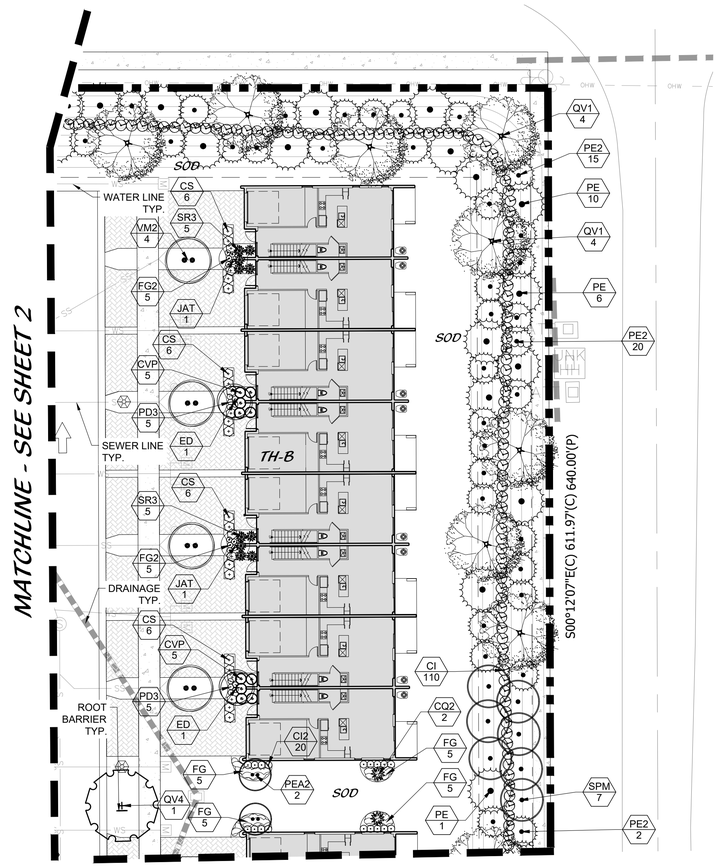

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SHEET 4 OF 5

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BGS	7	BOUGAINVILLEA x 'NEW RIVER' aka 'PALM BEACH PURPLE'	PURPLE BOUGAINVILLEA STANDARD	25 GAL		5` HT X 3` SPD	N	STANDARD, FULL & THICK
BS	4	BURSERA SIMARUBA	GUMBO LIMBO	NA	4" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY
CLS	10	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	45 GAL	2" CAL	12` HT., 4`-5` SPD	Y	SINGLE TRUNK, STANDARD
CES	25	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
DR	2	DELONIX REGIA	ROYAL POINCIANA	200 GAL.	6" CAL	18`-20` HT., 10`-12` SPD.	N	FULL CANOPY, FLORIDA FANCY
ED	20	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL	12` OA	N	FULL TO BASE, THICK
JAT	16	JATROPHA STANDARD	JATROPHA	15 GAL	N.A.	5` STD	N	SPECIMEN, 2.5` C.T. TIGHT HEADS
LJ65	28	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	3 TRK MIN., 1"-2" CAL. EA.	6` HT, 8` SPRD.	N	FULL CANOPY, 4` CT., MULTI-TRUNK, FLORIDA FANCY
PE2	193	PINUS ELLIOTTII	SLASH PINE	30 GAL	1.5" DBH	8`-10` O.A.	N	FULL CANOPY, PLANTED IN PRESERVE
PE	82	PINUS ELLIOTTII	SO. FLORIDA SLASH PINE	65 gal	4" DBH	12`-14` OA	Y	FULL CANOPY
QV1	55	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GAL	8" DBH	18` - 22` HT	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
QV4	23	QUERCUS VIRGINIANA `SKY CLIMBER`	SKY CLIMBER LIVE OAK	FIELD GROWN	3" CAL	20` O.A.	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
TAB	2	TABEBUIA IMPETIGENOSA	PURPLE TRUMPET TREE	65 GAL MIN	4"-5" CAL	14` HT., 6` SPD.	N	FULL CANOPY, FF

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
AM2	16	ADONIDIA MERRILLII	DOUBLE CHRISTMAS PALM	FIELD GROWN	NA	10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
BIS	3	BISMARKIA NOBILIS `SILVER SELECT`	BISMARK PALM	FIELD GROWN	NA	8` CT	N	FULL CANOPY, 15 LEAF COUNT MIN.
PHM2	5	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN	NA	14` CT	N	FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
PEA2	33	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	FIELD GROWN	NA	10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
PEA3	6	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	FIELD GROWN	NA	12` C.T.	N	FULL CANOPY, MATCHED, TRIPLE STEM
RE`	23	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	NA	18` C.T.	Y	FULL CANOPY, FLORIDA FANCY
SPM	84	SABAL PALMETTO*	MITIGATION CABBAGE PALM	B & B	NA	12`, 18`, 24` CT., STGG.	Y	SLICK TRUNK
VM2	26	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	NA	12` C.T.	N	FULL & THICK, DOUBLE STEM, MATCHED

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AL	8	AECHMEA BLANCHETIANA `LEMON`	LEMON BROMELIAD	7 GAL	2` X 2`	2` OC	N	FULL & THICK, SUN GROWN
AR3	2	AECHMEA `PINOT NOIR`	PINOT NOIR BROMELIAD	3 GAL	2` X 2`	2` OC	N	FULL & THICK
AGB	2	AGAVE AMERICANA `GAINSVILLE BLUE`	GAINSVILLE BLUE AGAVE	15 GAL	4` X 4`	AS	N	FULL & THICK
AI	2	ALCANTAREA IMPERIALIS	IMPERIALIS BROMELIAD	7 GAL	2` X 2`	A.S.	N	FULL & THICK, SUN GROWN
CI	730	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2.5` OC	Y	FULL & THICK
CI2	80	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2` O.C.	Y	FULL& THICK
CLD	47	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5`-6` O.A	3`-4` O.C.	Y	FULL & THICK, FLORIDA FANCY
CS	480	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	3`-4` HT	3` OC	Y	FULL & THICK
CFP2	45	CODIAEUM VARIEGATUM `ELEANOR ROOSEVELT`	ELEANOR ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
CFP	47	CODIAEUM VARIEGATUM `FRANKLIN ROOSEVELT`	FRANKLIN ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
CVP	62	CODIAEUM VARIEGATUM `MAGNIFICENT`	MAGNIFICENT CROTON	7 GAL	3` X 3`	AS	N	FULL
CQ2	39	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	4` X 4`	AS	N	FULL & THICK
FG2	70	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	1.5` X 1.5`	1.5` OC	N	FULL & THICK, FLORIDA FANCY
OS	7	ODONTONEMA STRICTUM 'RED'	FIRESPIKE	7 GAL	3` X 3`	3` O.C.	N	FLORIDA FANCE, THICK AND FULL, RED
PD3	60	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	1.5` X 1.5`	1.5` OC	N	FULL & THICK
PM3	58	PODOCARPUS MAKII	PODOCARPUS	3 GAL	2` X 2`	2` OC	N	FULL & THICK
PM7	62	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3` X 2`	2.5` OC	N	FULL & THICK,
SR3	70	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	2.5` X 2`	AS	N	FULL & THICK, FLORIDA FANCY
VS7	265	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL	3` X 3`	3` OC	N	THICK ANDFULL

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AR2	2,985	AECHMEA BLANCHETIANA `RASBERRY`	RASBERRY BROMELIAD	3 gal	2` X 2`	2` OC	N	FULL & THICK, SUN GROWN
CIG2	786	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL	3` X 2`	2.5` O.C.	Y	FULL & THICK
CI7	455	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	3` X 2`	2` O.C.	Y	FULL & THICK
CV3	82	CODIAEUM VARIEGATUM	MAMMEY CROTON	7 GAL	3` X 2`	2` OC	N	FULL & THICK
CP2	99	CODIAEUM VARIEGATUM `MAGNIFICENT`	MAGNIFECENT CROTON	7 GAL	3` X 2`	2` O.C.	N	FULL AND THICK
FG	385	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	7 GAL	24" X 24"	2.5` O.C.	N	FULL & THICK, FLORIDA FANCY
IV	571	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL & THICK
IX	25	IXORA X `MAUI YELLOW`	YELLOW MAUI IXORA	7 GAL	2` x 2`	2` OC	N	FULL & THICK
IXY	316	IXORA X `NORA GRANT`	IXORA `NORA GRANT`	3 GAL	2` x 2`	2` OC	N	FULL & THICK
JAS	520	JASMINUM SIMPLICIFOLIUM	WAX JASMINE	3 GAL	18" X18"	2` O.C.		FULL & THICK
MUH	21	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	2` x 2`	2` OC	Y	FULL & THICK
PV	309	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	3` X 2`	2` O.C.	N	FULL & THICK
PD2	372	PODOCARPUS MACR. 'PRINGLES'	DWARF PODOCARPUS	3 GAL	18" X18"	2` OC	N	FULL & THICK
RL	249	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	7 GAL	3` X 2`	2` O.C.	N	FULL & THICK
SA	120	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL	1.5` x 1.5`	2` OC		FULL & THICK
SB	8	SPARTINA BAKERI	SAND CORD GRASS	3 GAL	2` x 2`	2.5` OC	Y	FULL & THICK
SJ	23	STACHYTARPHETA JAMAICENSIS	BLUE PORTERWEED	3 GAL	2` X 2`	2` O.C.	Y	THICK AND FULL
TF	11	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2` x 2`	2.5` O.C.	Y	FULL & THICK

SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 2% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE WITH HAND TROWEL PRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GUAGE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, REFERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

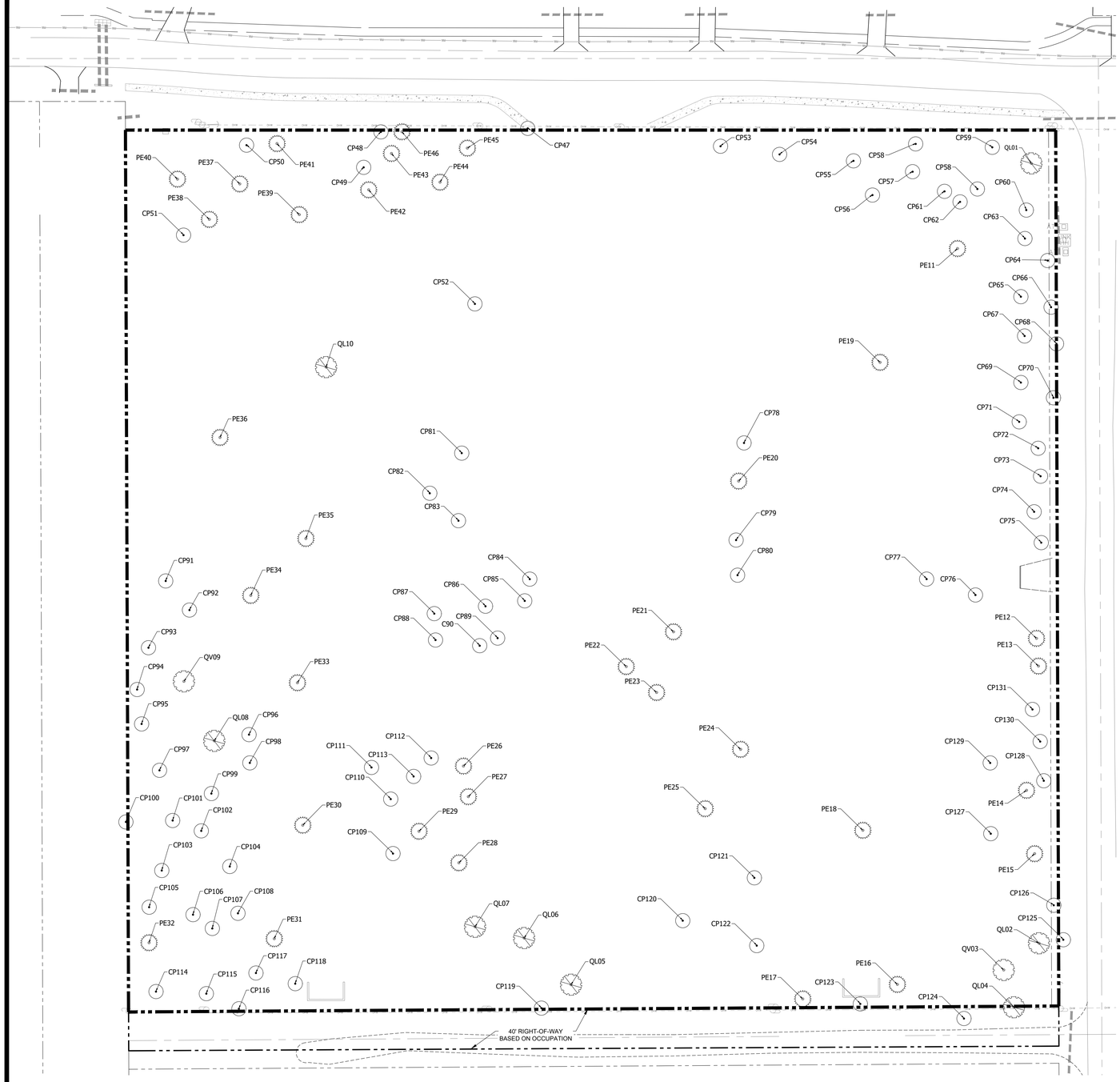
PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN W



TREE INVENTORY

POINT	SPECIES	"DBH	CT	REMOVED	RELOCATED
1	LAUREL OAK	29		X	
2	LAUREL OAK	17		X	
3	LIVE OAK	21.5		X	
4	LAUREL OAK	14		X	
5	LAUREL OAK	17		X	
6	LAUREL OAK	17		X	
7	LAUREL OAK	15.75		X	
8	LAUREL OAK	15		X	
9	LIVE OAK	16		X	
10	LAUREL OAK	17		X	
11	SLASH PINE	14		X	
12	SLASH PINE	14		X	
13	SLASH PINE	14.5		X	
14	SLASH PINE	14		X	
15	SLASH PINE	14		X	
16	SLASH PINE	15.25		X	
17	SLASH PINE	14		X	
18	SLASH PINE	18.5		X	
19	SLASH PINE	14		X	
20	SLASH PINE	15		X	
21	SLASH PINE	23.25		X	
22	SLASH PINE	20		X	
23	SLASH PINE	20		X	
24	SLASH PINE	16		X	
25	SLASH PINE	21.5		X	
26	SLASH PINE	19		X	
27	SLASH PINE	19		X	
28	SLASH PINE	21		X	
29	SLASH PINE	16		X	
30	SLASH PINE	16.25		X	
31	SLASH PINE	16.5		X	
32	SLASH PINE	15.5		X	
33	SLASH PINE	14		X	
34	SLASH PINE	17		X	
35	SLASH PINE	23.25		X	
36	SLASH PINE	18		X	
37	SLASH PINE	26		X	
38	SLASH PINE	21		X	
39	SLASH PINE	15		X	
40	SLASH PINE	19		X	
41	SLASH PINE	22.5		X	
42	SLASH PINE	24		X	
43	SLASH PINE	18		X	
44	SLASH PINE	17		X	
45	SLASH PINE	14		X	
46	SLASH PINE	14		X	
47	CABBAGE PALM		>10'		X
48	CABBAGE PALM		>10'		X
49	CABBAGE PALM		>10'		X
50	CABBAGE PALM		>10'		X
51	CABBAGE PALM		>10'		X
52	CABBAGE PALM		>10'		X
53	CABBAGE PALM		>10'		X
54	CABBAGE PALM		>10'		X
55	CABBAGE PALM		>10'		X
56	CABBAGE PALM		>10'		X
57	CABBAGE PALM		>10'		X
58	CABBAGE PALM		>10'		X
59	CABBAGE PALM		>10'		X
60	CABBAGE PALM		>10'		X
61	CABBAGE PALM		>10'		X
62	CABBAGE PALM		>10'		X
63	CABBAGE PALM		>10'		X
64	CABBAGE PALM		>10'		X
65	CABBAGE PALM		>10'		X
66	CABBAGE PALM		>10'		X
67	CABBAGE PALM		>10'		X
68	CABBAGE PALM		>10'		X
69	CABBAGE PALM		>10'		X
70	CABBAGE PALM		>10'		X
71	CABBAGE PALM		>10'		X
72	CABBAGE PALM		>10'		X
73	CABBAGE PALM		>10'		X
74	CABBAGE PALM		>10'		X
75	CABBAGE PALM		>10'		X
76	CABBAGE PALM		>10'		X
77	CABBAGE PALM		>10'		X
78	CABBAGE PALM		>10'		X
79	CABBAGE PALM		>10'		X
80	CABBAGE PALM		>10'		X
81	CABBAGE PALM		>10'		X
82	CABBAGE PALM		>10'		X
83	CABBAGE PALM		>10'		X
84	CABBAGE PALM		>10'		X
85	CABBAGE PALM		>10'		X
86	CABBAGE PALM		>10'		X
87	CABBAGE PALM		>10'		X
88	CABBAGE PALM		>10'		X
89	CABBAGE PALM		>10'		X
90	CABBAGE PALM		>10'		X
91	CABBAGE PALM		>10'		X
92	CABBAGE PALM		>10'		X
93	CABBAGE PALM		>10'		X
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95	CABBAGE PALM		>10'		X
96	CABBAGE PALM		>10'		X
97	CABBAGE PALM		>10'		X
98	CABBAGE PALM		>10'		X
99	CABBAGE PALM		>10'		X
100	CABBAGE PALM		>10'		X
101	CABBAGE PALM		>10'		X
102	CABBAGE PALM		>10'		X
103	CABBAGE PALM		>10'		X
104	CABBAGE PALM		>10'		X
105	CABBAGE PALM		>10'		X
106	CABBAGE PALM		>10'		X
107	CABBAGE PALM		>10'		X
108	CABBAGE PALM		>10'		X
109	CABBAGE PALM		>10'		X
110	CABBAGE PALM		>10'		X
111	CABBAGE PALM		>10'		X
112	CABBAGE PALM		>10'		X
113	CABBAGE PALM		>10'		X
114	CABBAGE PALM		>10'		X
115	CABBAGE PALM		>10'		X
116	CABBAGE PALM		>10'		X
117	CABBAGE PALM		>10'		X
118	CABBAGE PALM		>10'		X
119	CABBAGE PALM		>10'		X
120	CABBAGE PALM		>10'		X
121	CABBAGE PALM		>10'		X
122	CABBAGE PALM		>10'		X
123	CABBAGE PALM		>10'		X
124	CABBAGE PALM		>10'		X
125	CABBAGE PALM		>10'		X
126	CABBAGE PALM		>10'		X
127	CABBAGE PALM		>10'		X
128	CABBAGE PALM		>10'		X
129	CABBAGE PALM		>10'		X
130	CABBAGE PALM		>10'		X
131	CABBAGE PALM		>10'		X
	SUM OAK "DBH:	179.25			
	SUM PINE "DBH:	634			
	SUM SABAL COUNT:	85			

TREE MITIGATION

TOTAL CABBAGE PALMS TO BE RELOCATED ONSITE: 85

TOTAL OAK "DBH REMOVED: 179.25"
TOTAL OAK "DBH REPLANTED: 148"
55 QV1 UPSIZED FROM 2.5" TO 5": 55 X 2.5 = 137.5"
21 QV4 UPSIZED FROM 2.5" TO 3": 21 X .5 = 10.5"

TOTAL PINE "DBH REMOVED: 634"
TOTAL PINE "DBH REPLANTED: 617.5"
82 PE AT 4": 82 X 4 = 328"
193 PE AT 1.5": 193 X 1.5 = 289.5"

TOTAL "DBH REQUIRING MITIGATION: 813.25"
TOTAL "DBH REPLANTED: 765.5"
TOTAL "DBH REMAINING: 47.75"

FEE-IN-LEUI: 47.75" X $250 = $11,937.5"

TREE MITIGATION

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED CTB/ACE
DRAWN CTB/ACE
APPROVED DTS
JOB NUMBER 21-0326
DATE 12-15-21
REVISIONS 05-18-22

SHEET 1 OF 1

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

June 16, 2021

Jorge Ballarena
Ballarena Construction
4750 W Commercial Blvd
Tamarac, FL 33319
(305) 592-8830

VIA Email: jb@ballarenagroup.com

Reference: **Environmental Assessment**
Ballarena Construction
Regina Drive
Fort Pierce, Florida
Parcel ID # 3403-501-0025-000-5

Dear Mr. Ballarena,

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 parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

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

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

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS
Field Biologist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 3403-501-0025-000-5
SW Discovery Way
Port Saint Lucie, FL

Date: June 16, 2021
Project # 21-293

Prepared For:
Jorge Ballarena
Ballarena Construction
4750 W Commercial Blvd
Tamarac, FL 33319
(305) 592-8830
jb@ballarenagroup.com

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

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 3403-501-0025-000-5) comprised of 9.00 acres. The property is classified by the St. Lucie County Property Appraiser as Vacant Residential (land use code 0000) and is located within the Future Land Use and Zoning Designation of Medium Density Residential (RM and R-4). The subject property is located off the southwest corner of E Weatherbee Road and Regina Drive in Fort Pierce, Florida. The subject property is further located within Section 03, Township 36 South, and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on June 2, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; Urban Land in transition without positive indicators of intended activity (193). It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat. Significant exotic vegetation associations were found along the canal adjoining the western property boundary and along Poinsettia Avenue adjoining the southern property boundary. In addition, the understory of the subject property has been cleared and maintained. The following table lists a representative sample of vegetative species observed during the site visit:

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Wax Myrtle	*Myrica cerifera*
Slash Pine	*Pinus elliottii var. densa*
Saw Palmetto	*Serenoa repens*
Live Oak	*Quercus virginiana*
St. Augustine Grass	*Stenotaphrum secundatum*
Fakahatchee Grass	*Tripsacum dactyloides*
Elderberry	*Sambucus nigra (subsp.) canadensis*
Common Cattail	*Typha latifolia*
Grapevine*	*Vitis rotundifolia*
Dog Fennel*	*Eupatorium capillifolium*
Brazilian Pepper**	*Schinus terebinthifolia*
Earleaf Acacia**	*Acacia auriculiformis*
Cogongrass**	*Imperata cylindrica*
Rosary Pea**	*Abrus precatorius*
Creeping Oxeye**	*Sphagneticola trilobata*
Johnson Grass**	*Sorghum halepense*
Caesar Weed**	*Urena lobata*
Carrotwood**	*Cupaniopsis anacardioides*
Old World Climbing Fern**	*Lygodium microphyllum*
Air Potato**	*Dioscorea bulbifera*

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property. However, there is a lake less than 10 acres in size located off the center of the northern property boundary of the subject property. The lake was excavated around 1994 according to Google Earth aerial images.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the habitats identified onsite.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal State/Federally listed species. Potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed on site. Prior to any land clearing activities, a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit obtained by an Authorized Gopher Tortoise Agent, is required to relocate the tortoises. Please refer to attached site maps for location of identified gopher tortoise burrows. Each burrow was marked in the field with orange flagging. Please note that a 100% Gopher Tortoise Survey was not conducted during the site reconnaissance and will be required to obtain the relocation permit.

No other listed animal or plant species were observed on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the subject property is composed of:

Ankona and Farmton sands – The Ankona and Farmton series consist of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farmton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

Riviera 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.

Waveland sand – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a

light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Immokalee fine sand – This is a poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

SITE HISTORY:

After reviewing aerial images provided by Google Earth and the St. Lucie County Property Appraiser, the lake located onsite was excavated around 1994. During the same time period, large clearings are evident in the 1994 aerial in the northwest and southeast corners of the property as well as smaller clearings evident throughout the site. From 1994 to the present, additional clearing of the site has occurred and the understory has been cleared and maintained.

CITY OF FORT PIERCE REGULATIONS:

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

Section 123-64: *No person shall remove a protected tree situated on land within the city, without first obtaining a tree removal permit. Any native tree at least 14 inches in DBH and palms which have a minimum clear trunk (CT) of 10 feet, shall be preserved and protected (**Sec. 123-66**).*

Protected trees, as described above, were identified on site. A tree removal permit and associated tree survey will be required prior to the clearing and development of land.

Section 123-66.d: *Mitigation is required for the loss of protected trees via onsite preservation, relocating, or replanting and shall exceed the minimum landscape requirements. In addition, replacement trees shall be replaced at a ratio of one inch DBH for each inch of DBH removed. If onsite mitigation is not suitable for project development, the applicant may, with city approval, contribute monies in satisfaction of the applicant's mitigation requirement of which will be placed in a fund entitled the City of Fort Pierce Tree Preservation Funds.*

This site will require a tree mitigation plan as part of the building permit or land development application process due to the existence of protected trees located on site.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 3403-501-0025-000-5) comprised of 9.00 acres. The property is classified by the St. Lucie County Property Appraiser as Vacant Residential (land use code 0000) and is located within the Future Land Use and Zoning Designation of Medium Density Residential (RM and R-4). The subject property is located off the southwest corner of E Weatherbee Road and Regina Drive in Fort Pierce, Florida. The subject property is further located within Section 03, Township 36 South, and Range 40 East.

It is the professional opinion of EDC that no native upland or wetland habitats are located on site. However, protected trees (any native tree with at least 14 inches DBH and/or palm with a minimum CT of 10 feet) were observed on site and a tree removal permit, and associated tree survey, will be required prior to the clearing and development of land. This will also require the submittal of a tree mitigation plan as part of the building permit or land development application process.

Lastly, evidence of the listed species gopher tortoise (*Gopherus polyphemus*), was observed during the site reconnaissance. Prior to any land clearing activities, a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit obtained by an Authorized Gopher Tortoise Agent, is required to relocate the tortoises. Please refer to the attached site maps for location of identified gopher tortoise burrows. Each burrow was marked in the field with orange flagging. Please note that a 100% Gopher Tortoise Survey was not conducted during the site reconnaissance and will be required to obtain the relocation permit.

ENGINEERS SURVEYORS ENVIRONMENTAL

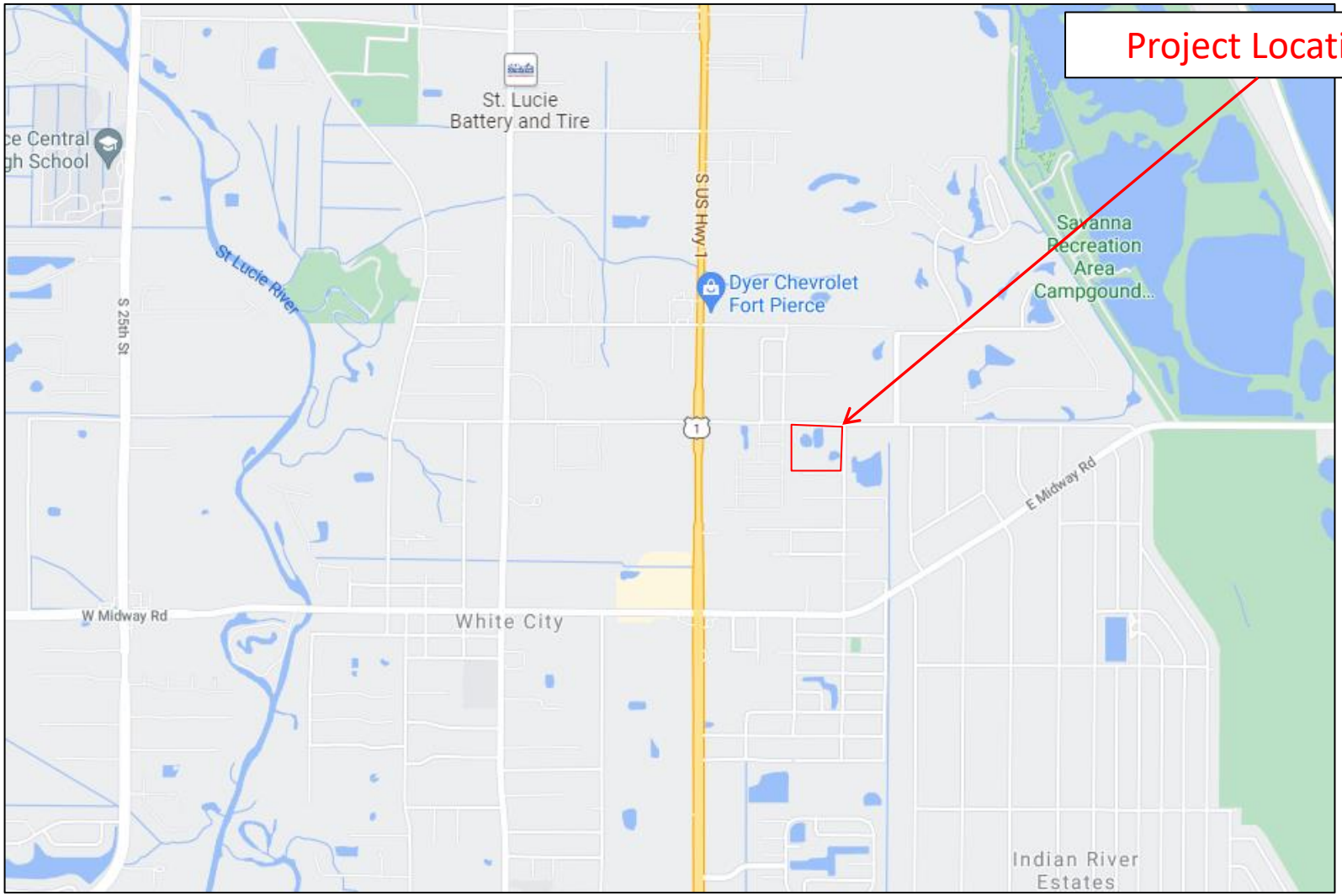
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Location Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Regina Drive

Fort Pierce, Florida

Property Appraiser Map

Project: 21-293	Ballarena Construction	06/16/2021

ENGINEERS SURVEYORS ENVIRONMENTAL

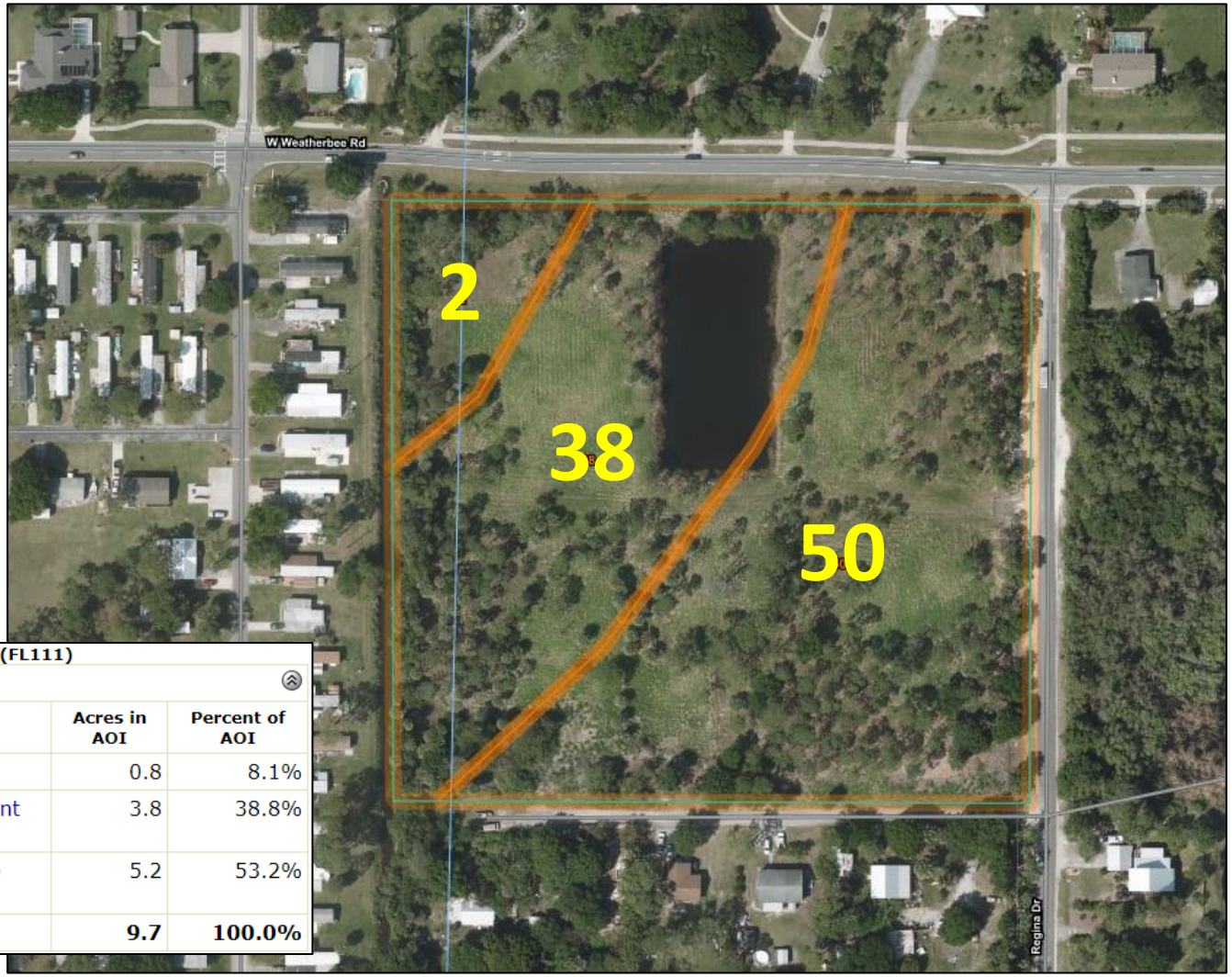
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Soil Map

Project: 21-293	Ballarena Construction	06/16/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.8	8.1%
38	Riviera fine sand, 0 to 2 percent slopes	3.8	38.8%
50	Waveland and Immokalee fine sands	5.2	53.2%
Totals for Area of Interest		**9.7**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

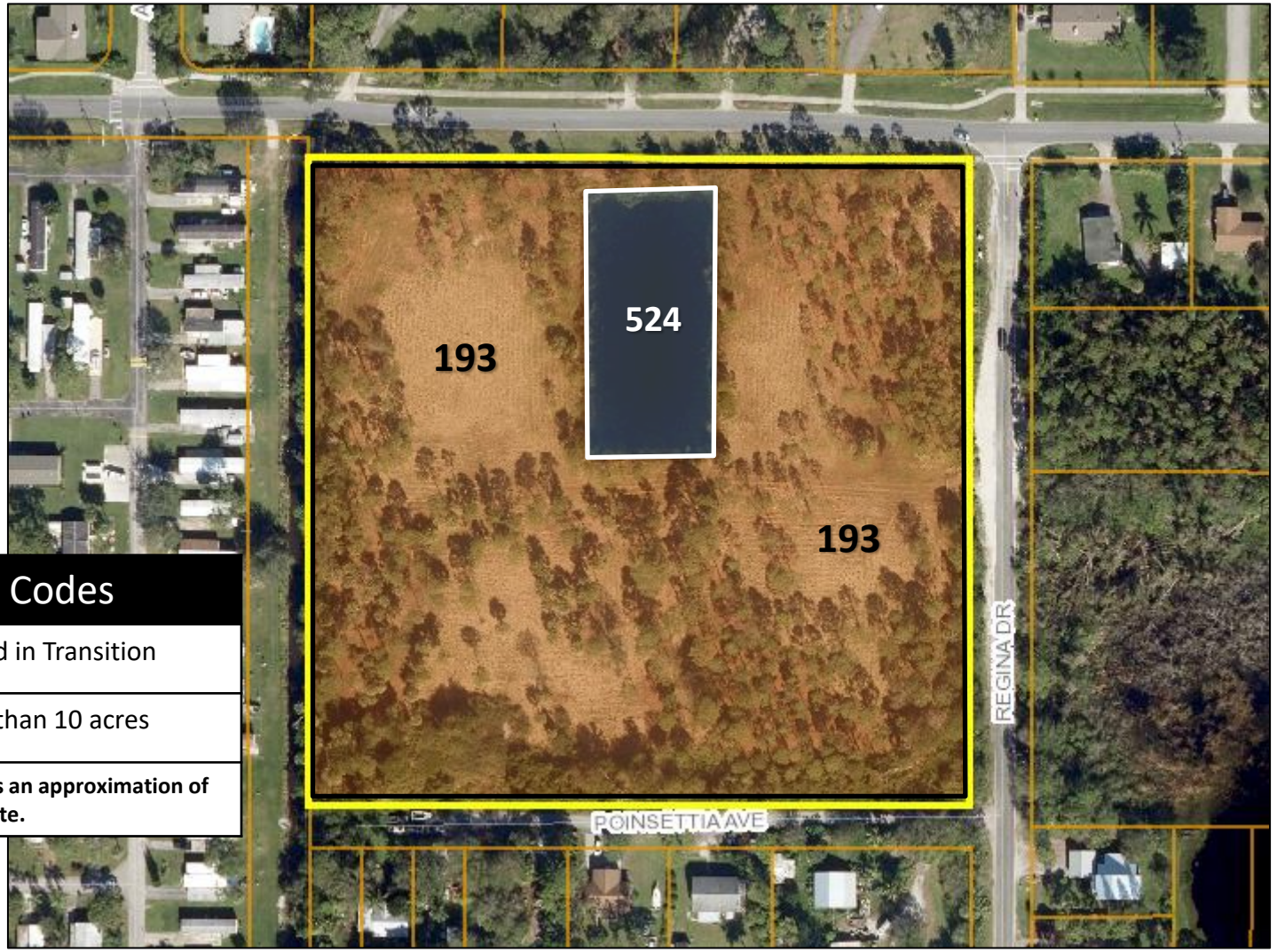
Environmental Assessment

Regina Drive

Fort Pierce, Florida

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

Project: 21-293	Ballarena Construction	06/16/2021



FLUCCS Codes	
193	Urban Land in Transition
524	Lakes less than 10 acres

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

ENGINEERS SURVEYORS ENVIRONMENTAL

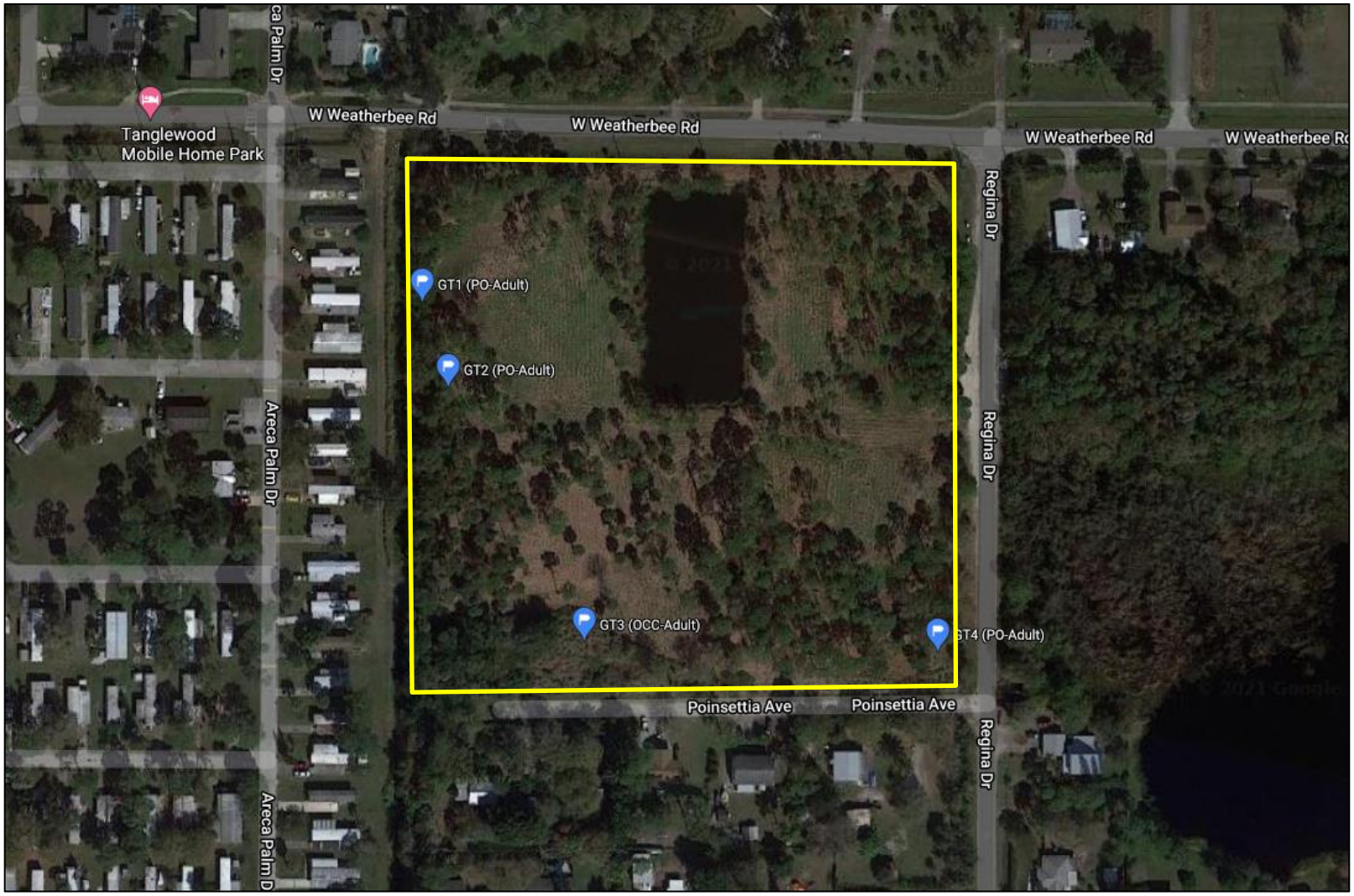
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Gopher Tortoise Location Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

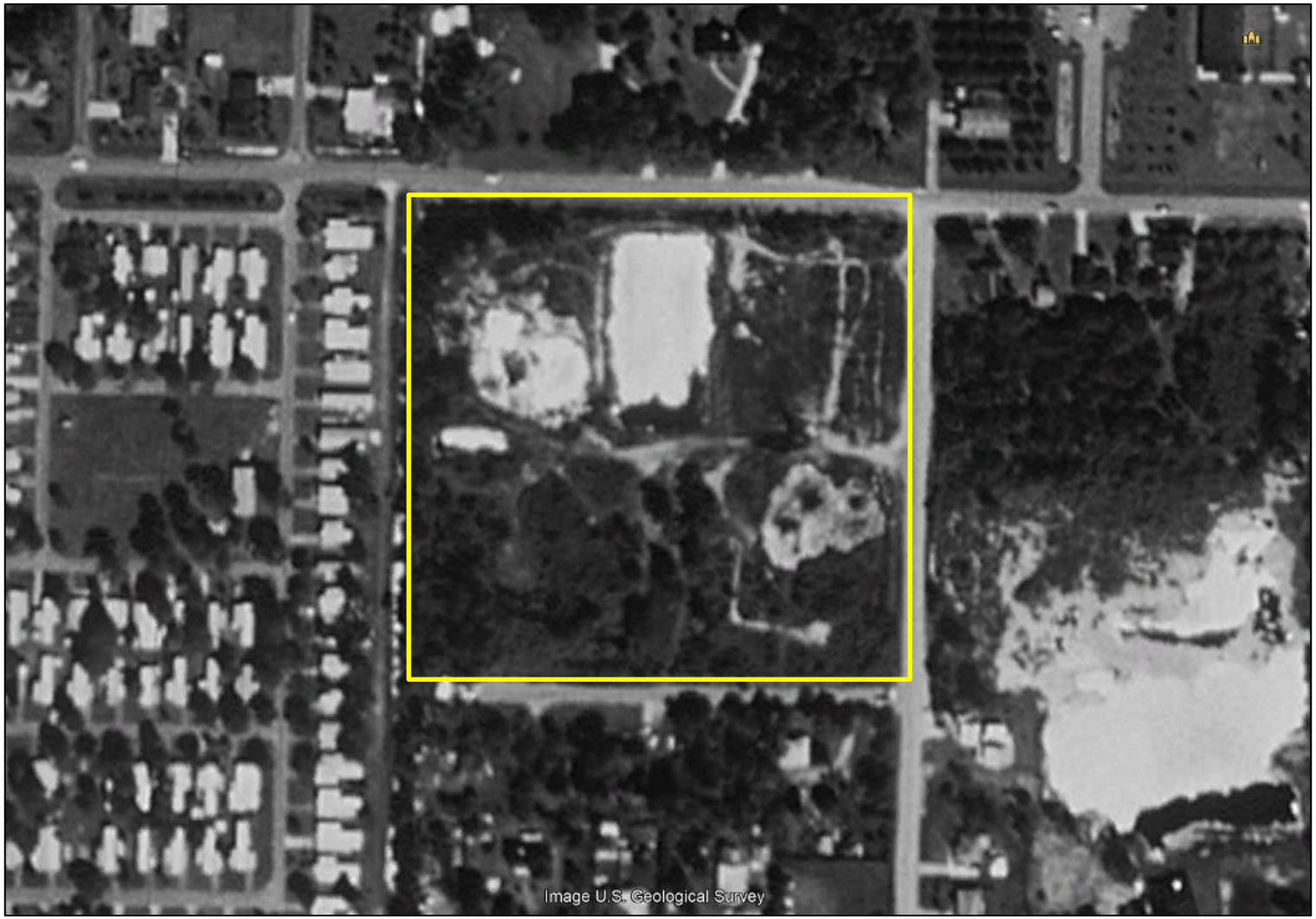
Environmental Assessment

Regina Drive

Fort Pierce, Florida

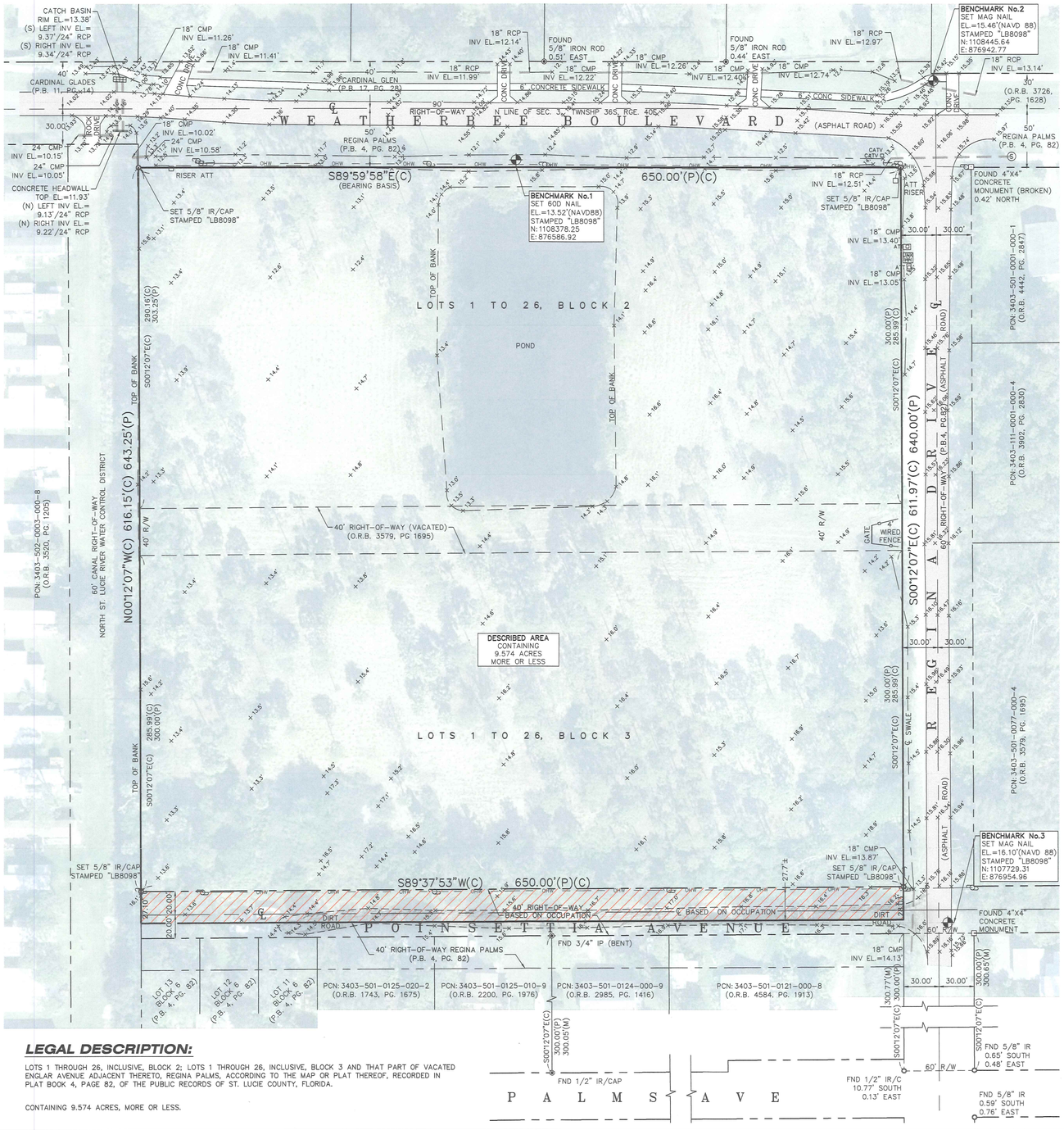
1994 Google Earth Aerial

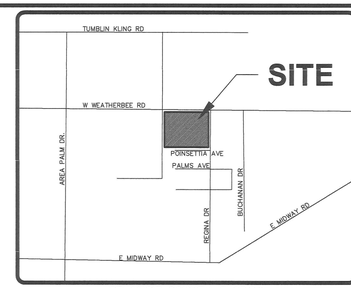
Project: 21-293	Ballarena Construction	06/16/2021



BOUNDARY SURVEY WITH TOPOGRAPHY

FOR: BALLARENA CONSTRUCTION





ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SYMBOL & ABBREVIATION LEGEND:

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

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 16TH, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 9.574 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J–17.050–053, FLORIDA ADMINISTRATIVE CODE, IS "RESIDENTIAL/MEDIUM DENSITY." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL MONUMENTS DESIGNATED "Y 403" AND "Z 403", HAVING PUBLISHED ELEVATIONS OF 13.45 FEET AND 14.98 FEET.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. ▨ = AREA ENCUMBERED BY APPARENT USE (ROAD RIGHT–OF–WAY & UTILITIES)

CERTIFIED TO:

1. TREASURE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. DEAN, MEAD, MINTON & MOORE

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

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

SIGNATURE DATE: 11/17/2021

LEGAL DESCRIPTION:

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

Z:\EDC-2021\21-293 - Ballarena - 4701 Regina Drive FPSURVEY\Dwg - PDP\Survey\21-293_Weatherbee_REV2.dwg, 11/17/2021 10:19 AM
COPYRIGHT 2021 ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN UNPUBLISHED WORK PROTECTED BY INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	AV
CHECKED BY	MTO
FIELD CREW	JW
FILE NAME	21-293_Weatherbee_REV2.dwg
LAYOUT	TILE/PAGE
SCALE	1"=50'
DATE	June 16th, 2021

DATE	REVISION COMMENTS
11/17/21	REVISE TO SHOW ROAD R/W ENCROACHMENT AND ADD CERTIFICATIONS - AV

BOUNDARY SURVEY WITH TOPOGRAPHY

FOR: BALLARENA CONSTRUCTION

RECORD INFORMATION
SEC. 3 & 34, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-293

1 OF 1

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

407 E. Weatherbee

Prepared for:

Jorge Ballarena
BALLARENA CONSTRUCTION, LLC
4750 W. Commercial Blvd
Tamarac, FL 33319

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

October 13, 2022
SR21062.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 10/13/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

October 13, 2022

Mr. Jorge Ballarena
Ballarena Construction, LLC
4750 W. Commercial Blvd
Tamarac, FL 33319

Re: 407 E. Weatherbee, Fort Pierce FL

Dear Mr. Ballarena:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Weatherbee Road west of Regina Drive and north of Poinsettia Avenue in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

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

Concurrency Report – Ballarena– 10.13.22

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APPENDICES

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APPENDIX B: St. Lucie County 2022 Level of Service Report and FDOT 2020 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 407 E. Weatherbee development located on Weatherbee Road, north of Poinsettia Avenue, west of Regina Drive in Ft. Pierce, St. Lucie County, Florida. The project takes access from a full access driveway on Weatherbee Road. The purpose of this report is to determine the project's impact on the surrounding roadway system and its compliance with concurrency requirements.

In order to make the determination, the following analytical steps were taken:

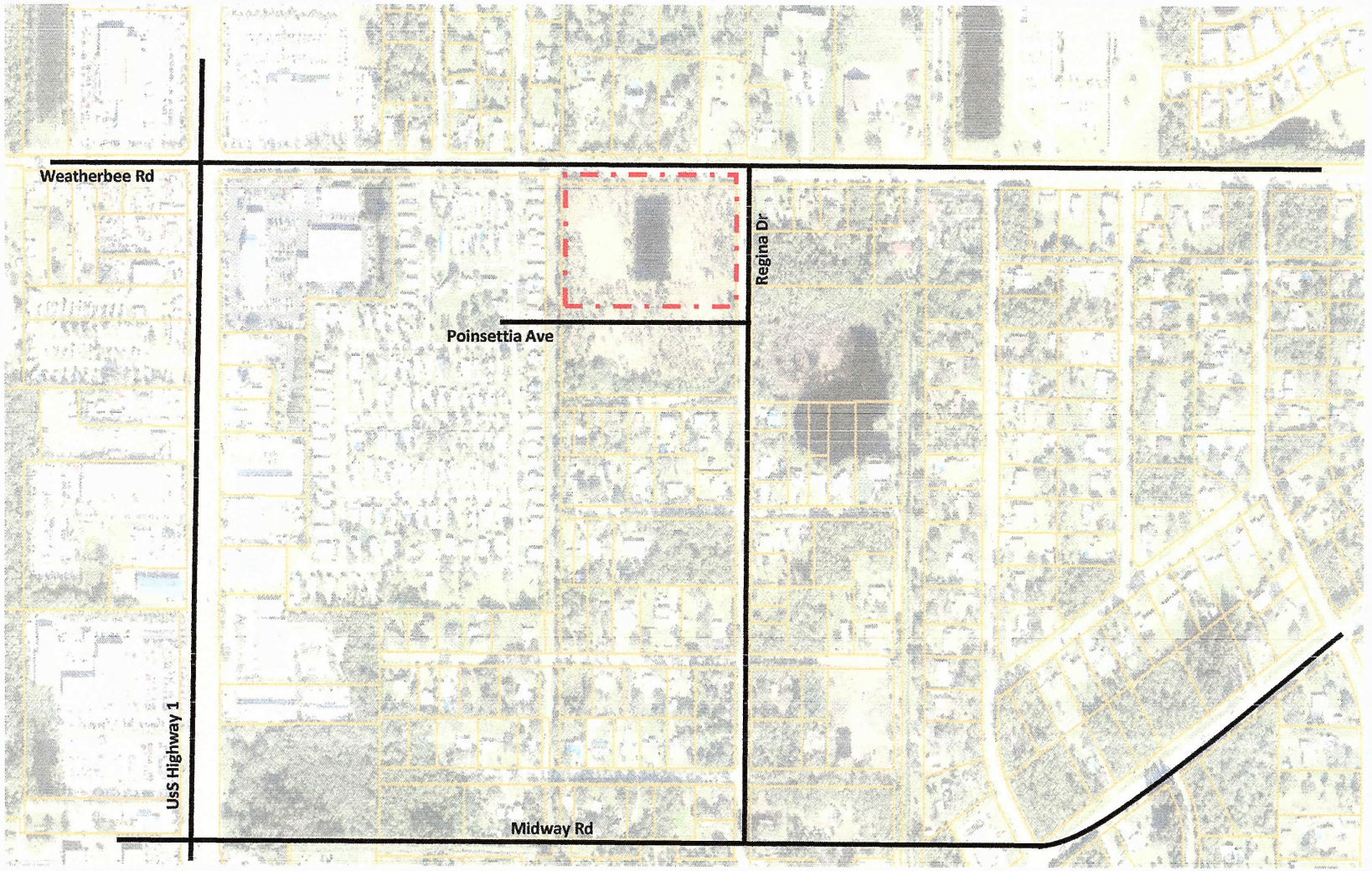
- summary of the project
- summary of existing lane geometrics
- summary of the existing traffic volumes
- assessment of project traffic
- determination of study area
- assignment other traffic plus growth
- evaluation of total traffic

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The 407 E. Weatherbee development proposes 114 Low Rise multi-family units. The project is expected to be completed in 2025. The site is currently vacant. The project's general location is shown in **Figure 1**.

Appendix A includes a site plan of the project.



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR21062.0 | Date: 10/13/2022	Legend = Site Location	Figure 1 Project Location 407 E. Weatherbee

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Weatherbee Road is a two-lane urban collector with a general east/ west alignment.
- US Highway 1 is a four-lane urban principal arterial with a north/south alignment.
- Regina Drive is a two-lane local roadway with a north/south alignment.
- Midway Road is a two-lane urban minor arterial roadway with an east/west alignment.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2022 Level of Service Report. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Multi Family (Land Use Code 220) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 806 new daily trips. There will be 58 AM peak hour trips with 14 entering the project and 44 trips exiting the project. The project will generate 70 new PM peak hour trips. There will be 44 trips entering the project and 26 trips exiting the project in the PM peak hour.

Table 1A - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi- Family (Low Rise)	220	114	DU	T = 6.41(X) + 75.31	50%	50%	403	403	806
Total							**403**	**403**	**806**

Source: Trip Generation Manual 11th Edition

Table 1B - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi- Family (Low Rise)	220	114	DU	T = 0.31(X) + 22.85	24%	76%	14	44	58
Total							**14**	**44**	**58**

Source: Trip Generation Manual 11th Edition

Table 1C - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi- Family (Low Rise)	220	114	DU	T = 0.43(X) + 20.55	63%	37%	44	26	70
Total							**44**	**26**	**70**

Source: Trip Generation Manual 11th Edition

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on E. Weatherbee Road.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes on Weatherbee Road were grown using a 3-year historical growth rate. The historical growth rate was calculated as 0.57% using the historical AADT from FDOT Florida Traffic Online from 2018 to 2021. Therefore, a minimum growth rate of 1% was applied to the analysis. Fort Pierce planners indicated an expansion to the Gator Acres residential development is proposed. The application and traffic analysis have not yet been submitted. However, it is expected there is sufficient capacity on Weatherbee Road to accommodate the expansion. Additionally, there is a proposed self-storage warehouse being proposed in the vicinity of the project. The trips associated with this project were included as committed trips in the analysis.

Details of the background traffic are included in **Appendix C**.

LINK ANALYSIS / REVIEW

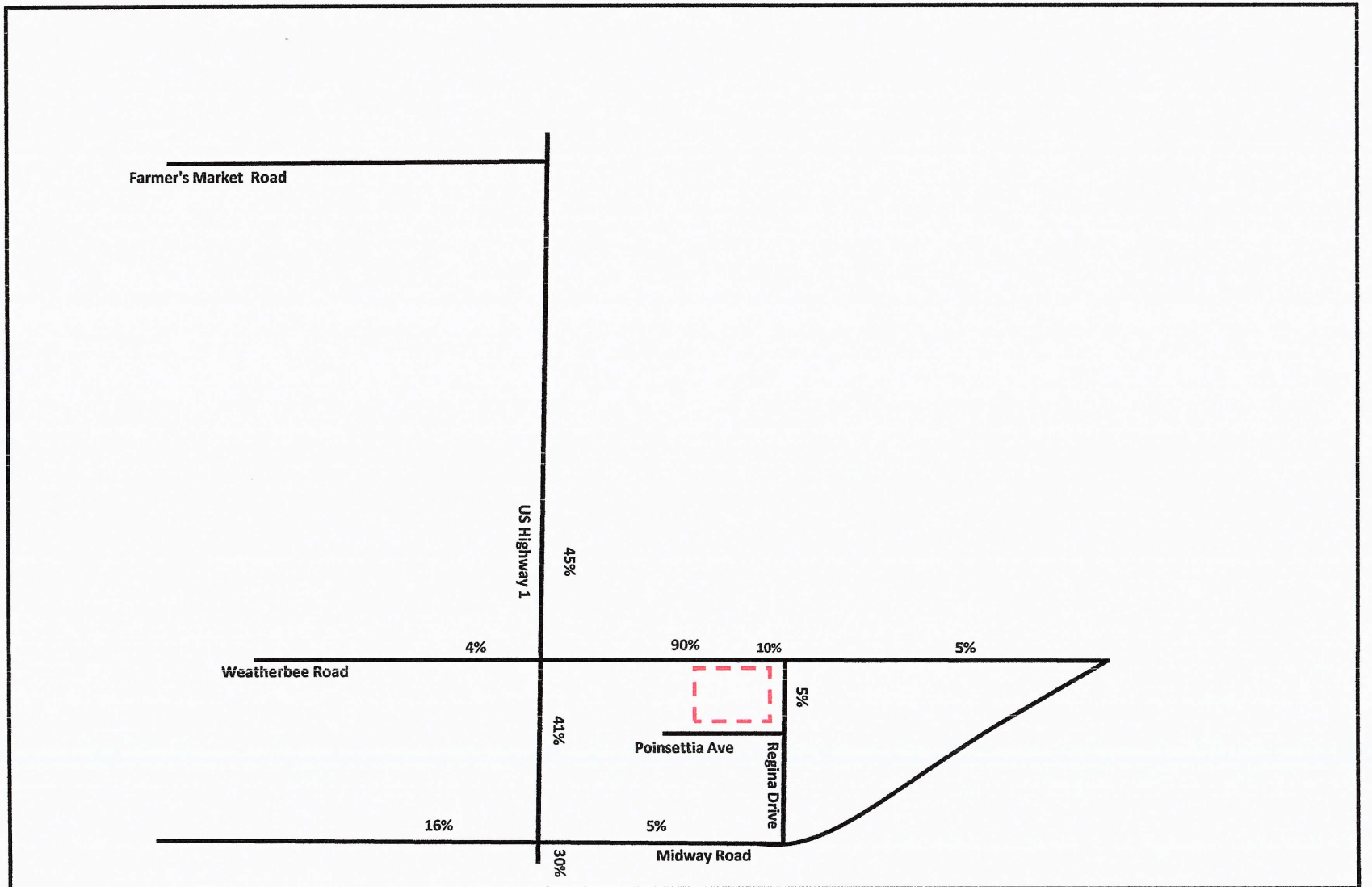
The adjacent link of Weatherbee Road was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS

The intersection of US Highway 1 at W. Weatherbee Road was analyzed for the AM and PM peak hours. A turning movement count was conducted at the intersection on June 29, 2021. A peak season factor of 1.09 was applied to the count, which is the average of the seasonal factor east of US 1 and west of US 1. Project traffic and background growth were then added. These total traffic volumes were then analyzed with HCS.

The intersection will operate at Level of Service C in the AM and PM peak hours at project build out.

The intersection data is shown in **Appendix D.**



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR21062.0 | Date: 10/13/2022	Legend = Site Location	Figure 2 Project Assignment 407 E. Weatherbee

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E Weatherbee Rd	NB	IN	NO	2100	6	0.29%	41%
	E Midway Rd	E Weatherbee Rd	SB	OUT	NO	2100	18	0.86%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2000	20	1.00%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2000	6	0.30%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	750	13	1.73%	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	750	40	5.33%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	2	0.27%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	1	0.13%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	2	0.25%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	1	0.13%	5%
E Midway Rd	US Hwy 1	Wallace St	EB	IN	NO	790	1	0.13%	5%
	US Hwy 1	Wallace St	WB	OUT	NO	790	2	0.25%	5%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	58
Net In:	14
Net Out:	44

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E weatherbee Rd	NB	IN	NO	2100	18	0.86%	41%
	E Midway Rd	E weatherbee Rd	SB	OUT	NO	2100	11	0.52%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2000	12	0.60%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2000	20	1.00%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	750	40	5.33%	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	750	23	3.07%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	1	0.13%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	2	0.27%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	1	0.13%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	2	0.25%	5%
E Midway Rd	US Hwy 1	Wallace St	EB	IN	NO	790	2	0.25%	5%
	US Hwy 1	Wallace St	WB	OUT	NO	790	1	0.13%	5%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	70
Net In:	44
Net Out:	26

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2020	K Factor	D Factor	[1] 2020 Peak Hour Directional Volumes	[2] Growth Rate	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Projects	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	6370	0.09	0.42	316	1.00%	335	0	335	750	13	348	1.73%	YES	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	6370	0.09	0.58	436	1.00%	463	1	464	750	40	504	5.33%	YES	90%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	54
Net In:	14
Net Out:	44
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2020	K Factor	D Factor	[1] 2020 Peak Hour Directional Volumes	[2] Growth Rate	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Projects	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	6370	0.09	0.62	466	1.00%	495	1	496	750	40	536	5.33%	YES	90%
	US Hwy 1	E Weatherbee Rd	WB	OUT	YES	6370	0.09	0.38	286	1.00%	303	0	303	750	23	326	3.07%	YES	90%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	66
Net In:	44
Net Out:	26
Years Grown:	6

DRIVEWAY ANALYSIS

The project will have one driveway. Driveway 1 will be a full access driveway on E. Weatherbee Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. Driveway 1 and Weatherbee Road were analyzed using HCS. The analysis shows the driveway will operate at an acceptable Level of Service B at project buildout.

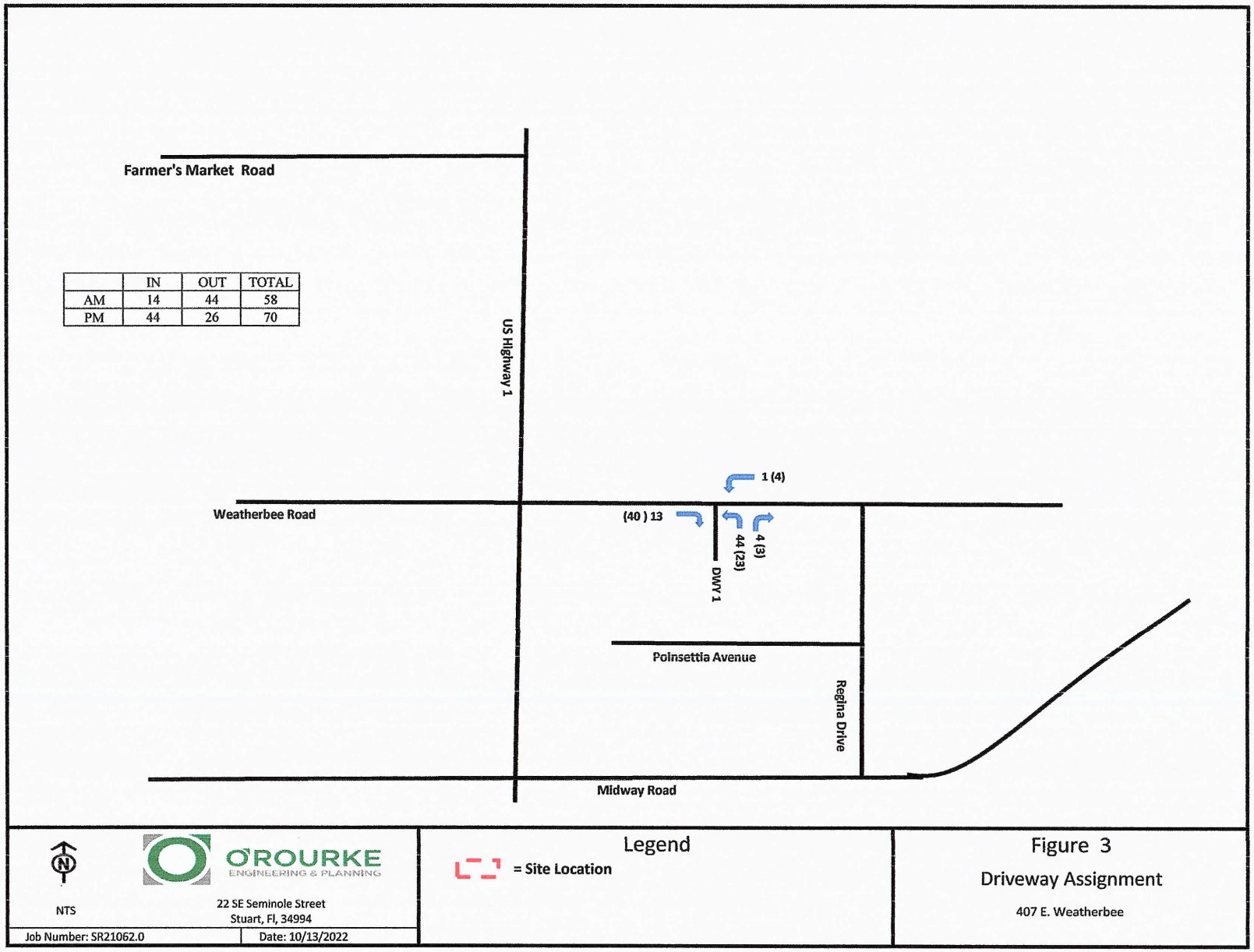
The project driveway was also analyzed to determine if turn lanes are warranted at the project driveway. The FDOT Access Management Guidebook November 2019 was used to determine the need for a right-turn lane. With a speed limit of 45 MPH or less, a right-turn lane is recommended when right turning vehicles exceed 80 vehicles in the peak hour. With a peak hour right-turning volume of 40 vehicles, a right-turn lane is not recommended.

The need for a left-turn lane was evaluated using NCHRP 279 based on the percent of left turns and the approaching and opposing volumes. The left-turn volume is less than 1% of the approach traffic with an approach volume of 272 and an opposing volume of 309. Using the two-lane 40 MPH graph, a left-turn lane is not warranted.

Appendix E includes the driveway analysis and turn-lane data.

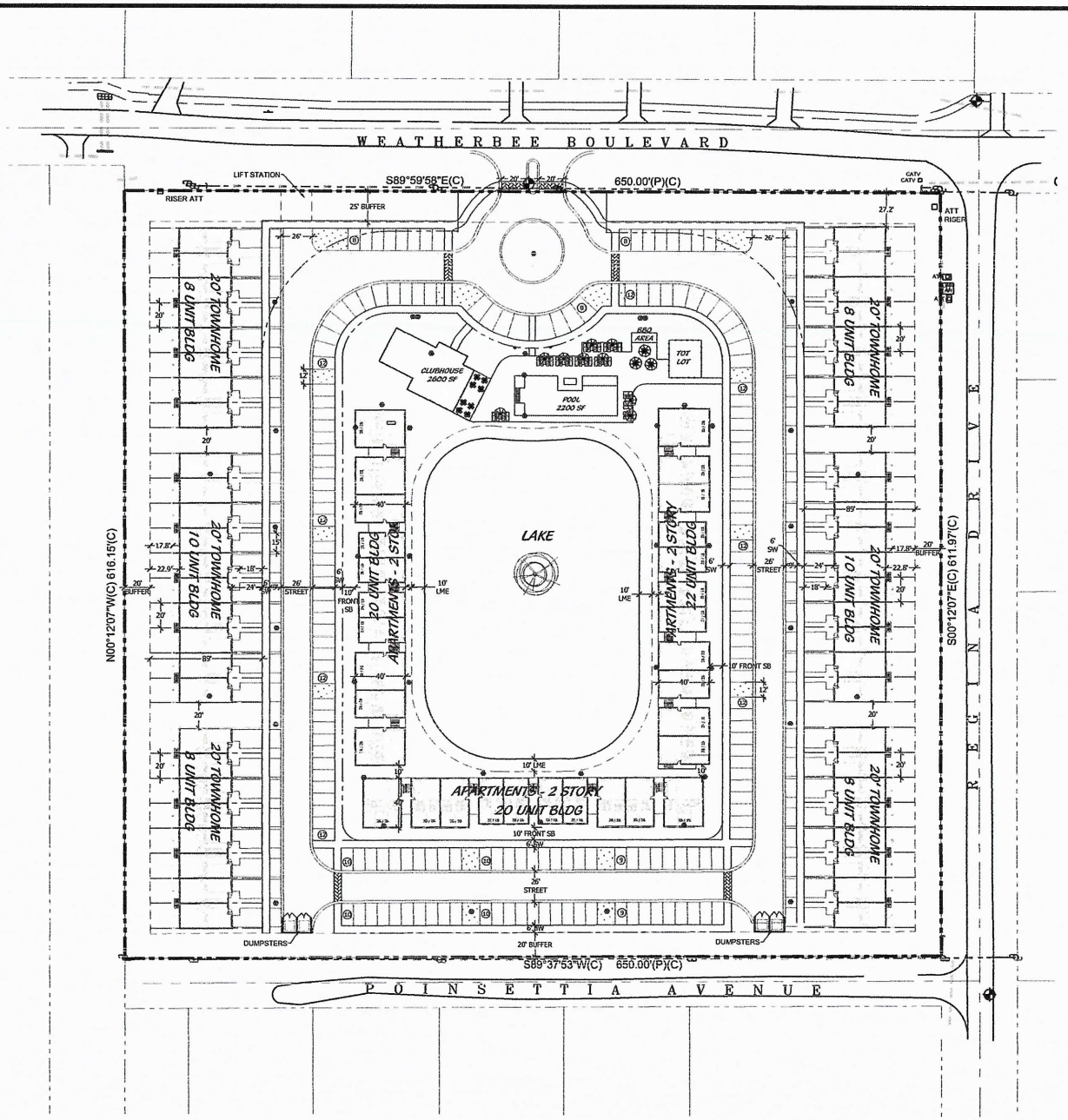
CONCLUSION

With 58 net AM peak hour trips and 70 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

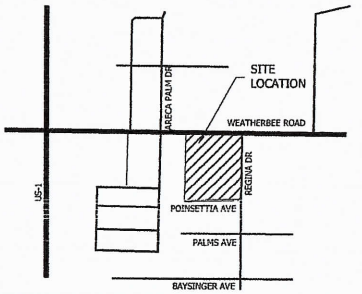

Farmer's Market Road
US Highway 1
Weatherbee Road
1 (4)
(40) 13
44 (23)
4 (3)
DWY 1
Poinsettia Avenue
Regina Drive
Midway Road
IN OUT TOTAL
AM 14 44 58
PM 44 26 70
NTS
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21062.0
Date: 10/13/2022
Legend
= Site Location
Figure 3
Driveway Assignment
407 E. Weatherbee

APPENDIX A

SITE PLAN



KEY MAP



SITE DATA

SITE DATA

SITE AREA	9.578	ACRES
TOTAL PROPOSED UNITS	114	UNITS
DENSITY	11.90	UNITS/ACRE

UNIT MIX

	UNIT COUNT	BEDROOMS	PERCENT
3-BEDROOM TOWNHOME UNITS	52	156	45.6%
2-BEDROOM APARTMENT UNITS (20'/22.5' UNITS)	48	96	42.1%
3-BEDROOM APARTMENT UNITS (30' UNITS)	14	42	12.3%
	114	294	100.0%

PARKING CALCULATIONS

GRADE PARKING	177	SPACES
TANDOM PARKING	52	SPACES
GARAGE PARKING	52	SPACES
TOTAL	281	SPACES

CONCEPTUAL SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	JLD
DRAWN	JLD
APPROVED	DTS
JOB NUMBER	21-0326
DATE	07-14-21
REVISIONS	10-26-21

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects and not by agreement in writing with the architect. Unauthorized use of any discrepancies to the architect

APPENDIX B

ST. LUCIE COUNTY 2022 LEVEL OF SERVICE REPORT
&
FDOT 2020 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,018	2019	880	532	C	0.605	753	C	0.856
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2022	540	30	C	0.056	32	C	0.059
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	417	2019	540	36	C	0.067	36	C	0.067
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,893	2019	790	422	D	0.534	420	D	0.532
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,893	2019	540	422	D	0.781	420	D	0.778
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,609	2020	920	624	C	0.678	595	C	0.647
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	24,000	2022	880	1,173	F	1.333	1,233	F	1.401
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	24,000	2022	790	1,173	F	1.485	1,233	F	1.561
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,679	2020	760	342	C	0.45	435	C	0.572
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,679	2020	630	342	C	0.543	435	C	0.69
MIDWAY RD	MCCARTY RD to I-95	940732	6,679	2020	700	342	C	0.489	435	C	0.621
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,256	2020	2,100	942	C	0.449	1,044	C	0.497
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	22,500	2022	2,100	1,189	C	0.566	1,223	C	0.582
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	24,000	2022	2,100	1,173	C	0.559	1,233	C	0.587
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	25TH ST to SUNRISE BLVD	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	OLEANDER AVE to US 1	242	16,500	2022	2,100	871	C	0.415	862	C	0.41
MIDWAY RD	US 1 to WALLACE ST	940023	3,764	2020	790	216	C	0.273	239	C	0.303
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,764	2020	920	216	C	0.235	239	C	0.26
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,764	2020	630	216	C	0.343	239	C	0.379
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,300	2022	920	138	C	0.15	132	C	0.143
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,789	2019	880	301	C	0.342	320	C	0.364
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2022	1,710	236	C	0.138	199	C	0.116

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
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Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	JENNINGS RD to TIFFANY AVE	945070	28,759	2020	3,020	1,426	C	0.472	1,513	C	0.501
US 1	TIFFANY AVE to WALTON RD	945070	28,759	2020	3,020	1,426	C	0.472	1,513	C	0.501
US 1	WALTON RD to VILLAGE GREEN DR	945150	44,322	2020	3,020	2,480	C	0.821	2,223	C	0.736
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	47,867	2020	3,170	2,714	C	0.856	2,541	C	0.802
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	47,867	2020	3,170	2,714	C	0.856	2,541	C	0.802
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	35,721	2020	3,170	1,744	C	0.55	1,717	C	0.542
US 1	RIO MAR DR to KITTERMAN RD	940266	31,340	2020	3,170	1,673	C	0.528	1,515	C	0.478
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	31,340	2020	3,020	1,673	C	0.554	1,515	C	0.502
US 1	S OF SAEGER AVE to EASY ST	940266	31,340	2020	3,170	1,673	C	0.528	1,515	C	0.478
US 1	EASY ST to MIDWAY RD	945156	28,584	2020	3,170	1,455	C	0.459	1,414	C	0.446
US 1	MIDWAY RD to WEATHERBEE RD	940012	30,541	2020	2,100	1,450	C	0.69	1,468	C	0.699
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	30,541	2020	2,000	1,450	C	0.725	1,468	C	0.734
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	30,541	2020	2,000	1,450	C	0.725	1,468	C	0.734
US 1	EDWARDS RD to SAVANNAH RD	945002	25,463	2020	2,000	1,245	C	0.623	1,221	C	0.611
US 1	GARDENIA AVE to VIRGINIA AVE	945002	25,463	2020	2,000	1,245	C	0.623	1,221	C	0.611
US 1	SAVANNAH RD to GARDENIA AVE	945002	25,463	2020	2,000	1,245	C	0.623	1,221	C	0.611
US 1	VIRGINIA AVE to OHIO AVE	945003	23,315	2020	2,000	1,147	C	0.574	1,156	C	0.578
US 1	OHIO AVE to GEORGIA AVE	945003	23,315	2020	1,630	1,147	D	0.704	1,156	D	0.709
US 1	GEORGIA AVE to DELAWARE AVE	945008	26,000	2020	1,630	1,341	D	0.823	1,281	D	0.786
US 1	DELAWARE AVE to CITRUS AVE	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	CITRUS AVE to ORANGE AVE	940118	22,183	2020	1,630	1,220	D	0.748	1,100	D	0.675
US 1	ORANGE AVE to AVENUE A	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	AVENUE A to AE BACKUS AVE	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	AE BACKUS AVE to AVENUE D	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	AVENUE D to SR A1A SOUTH	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
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2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	17,378	2020	3,170	904	C	0.285	884	C	0.279
VIRGINIA AVE	COLONIAL RD to US 1	940034	17,378	2020	3,020	904	C	0.299	884	C	0.293
WALTON RD	US 1 to VILLAGE GREEN DR	330	13,898	2020	1,710	711	C	0.416	750	C	0.439
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	19,500	2022	1,710	1,110	D	0.649	1,039	D	0.608
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	10,505	2020	880	573	C	0.651	625	C	0.71
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	8,300	2022	630	640	F	1.016	661	F	1.049
WEATHERBEE RD	OLEANDER AVE to US 1	721	4,235	2018	750	314	C	0.419	287	C	0.383
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,370	2019	750	436	D	0.581	466	D	0.621
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	8,667	2018	1,470	607	C	0.413	468	C	0.318
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,818	2020	920	731	C	0.795	791	C	0.86
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	8,800	2022	920	490	C	0.533	543	C	0.59

Countywide Performance

Weighted V/C = **0.71**

% VMT below Standard = **6.20%**

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

BARON
MIDWAY & US 1
ITE 11TH EDITION TRIP GENERATION RATES

DAILY TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=17.96(X/100)	50%	50%	57	57	115
Office	712	1,400	S.F.	T=14.39(X/1000)	50%	50%	10	10	20
						TOTAL	**67**	**67**	**135**

A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.04(X/100)	58%	42%	8	5	13
Office	712	1,400	S.F.	T=2.61(X/1000)	60%	40%	2	1	4
						TOTAL	**10**	**7**	**17**

P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.07(X/100)	48%	52%	6	7	13
Office	712	1,400	S.F.	T=3.15(X/1000)	42%	58%	2	3	4
						TOTAL	**8**	**9**	**18**

SATURDAY PEAK HOUR TRIPS

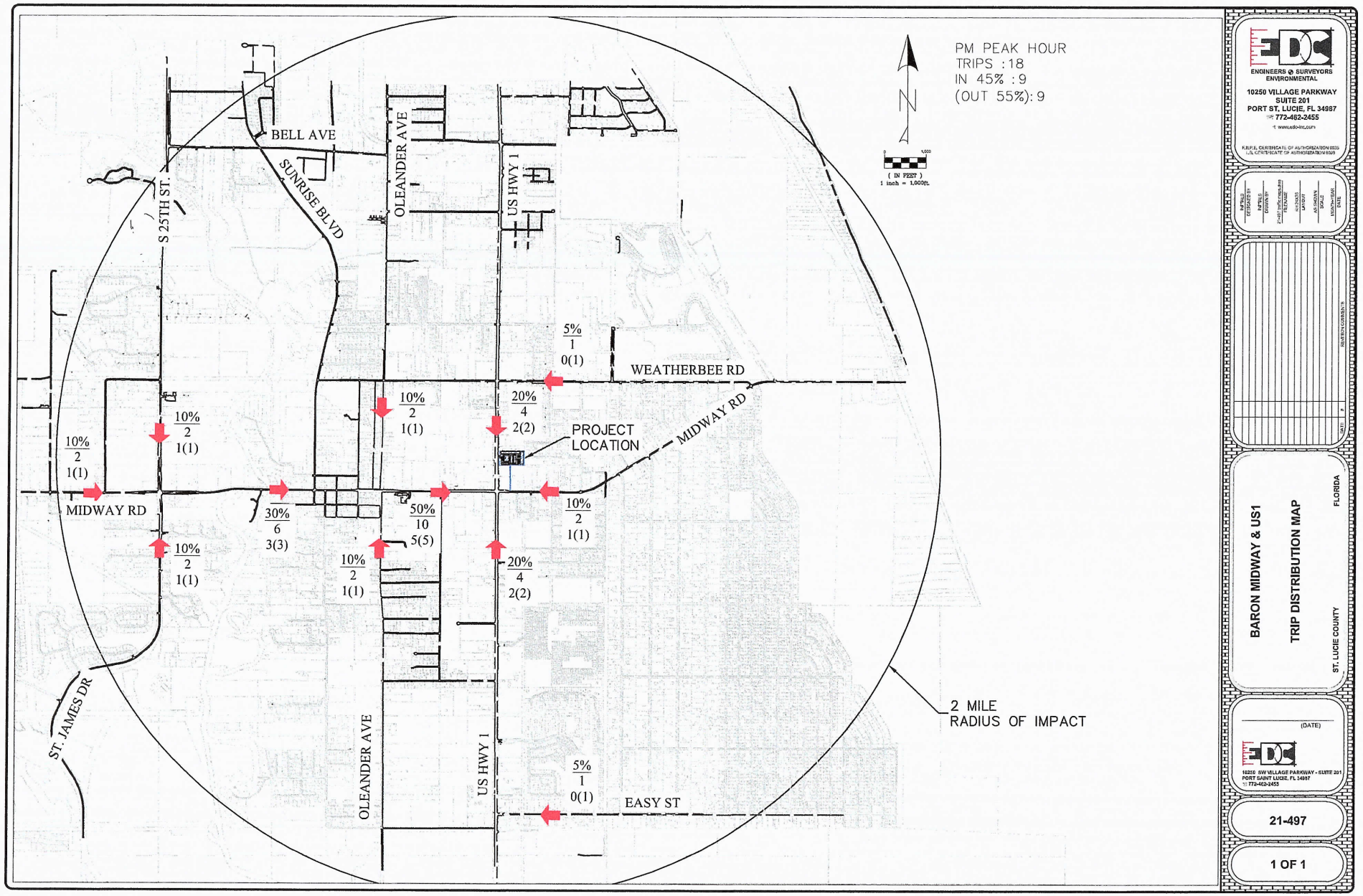
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.67(X/100)	56%	44%	10	7	17

SATURDAY PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.10(X/100)	45%	55%	6	7	13

Internal Capture:
This project contains no internal capture

Pass-by Trip Capture:
This project contains no internal capture



ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455

BARON MIDWAY & US1

TRIP DISTRIBUTION MAP

ST. LUCIE COUNTY FLORIDA

(DATE)

21-497

1 OF 1

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7046 - WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	5900 S	E 2900	W 3000	9.00	51.80	7.20
2020	5900 F	E 2900	W 3000	9.00	52.60	31.50
2019	6100 C	E 3000	W 3100	9.00	52.50	7.80
2018	5800 V	E 2900	W 2900	9.00	52.40	5.80
2017	5600 R	E 2800	W 2800	9.00	52.00	10.00
2016	5400 T	E 2700	W 2700	9.00	52.30	6.20
2015	5200 S	E 2600	W 2600	9.00	52.70	41.80
2014	5200 F	E 2600	W 2600	9.00	52.50	49.50
2013	5200 C	E 2600	W 2600	9.00	55.90	11.90
2012	5100 F	E 2600	W 2500	9.00	55.80	7.10
2011	5100 C	E 2600	W 2500	9.00	56.20	12.20
2010	5400 F	E 2800	W 2600	11.16	56.34	12.20
2009	5400 C	E 2800	W 2600	11.51	56.49	12.20
2008	6200 C	E 3300	W 2900	11.31	55.19	5.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX D

INTERSECTION ANALYSIS

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00051 - US1 @ Weatherbee Rd. - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Ø in use

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	24	0	24	0	24	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	15	60	15	25	15	60	15	25	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	4.0	4.0	4.8	4.8	4.0	4.0	4.7	4.7	4.0	4.0	4.7	4.7	4.0	4.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9400 EAST-A1A TO US1

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.00	1.09
2	01/03/2021 - 01/09/2021	1.01	1.10
3	01/10/2021 - 01/16/2021	1.01	1.10
4	01/17/2021 - 01/23/2021	0.99	1.08
5	01/24/2021 - 01/30/2021	0.98	1.07
6	01/31/2021 - 02/06/2021	0.97	1.05
* 7	02/07/2021 - 02/13/2021	0.95	1.03
* 8	02/14/2021 - 02/20/2021	0.94	1.02
* 9	02/21/2021 - 02/27/2021	0.93	1.01
*10	02/28/2021 - 03/06/2021	0.91	0.99
*11	03/07/2021 - 03/13/2021	0.90	0.98
*12	03/14/2021 - 03/20/2021	0.88	0.96
*13	03/21/2021 - 03/27/2021	0.89	0.97
*14	03/28/2021 - 04/03/2021	0.90	0.98
*15	04/04/2021 - 04/10/2021	0.91	0.99
*16	04/11/2021 - 04/17/2021	0.92	1.00
*17	04/18/2021 - 04/24/2021	0.93	1.01
*18	04/25/2021 - 05/01/2021	0.94	1.02
*19	05/02/2021 - 05/08/2021	0.95	1.03
20	05/09/2021 - 05/15/2021	0.96	1.04
21	05/16/2021 - 05/22/2021	0.98	1.07
22	05/23/2021 - 05/29/2021	0.99	1.08
23	05/30/2021 - 06/05/2021	1.00	1.09
24	06/06/2021 - 06/12/2021	1.01	1.10
25	06/13/2021 - 06/19/2021	1.02	1.11
26	06/20/2021 - 06/26/2021	1.03	1.12
27	06/27/2021 - 07/03/2021	1.03	1.12
28	07/04/2021 - 07/10/2021	1.04	1.13
29	07/11/2021 - 07/17/2021	1.04	1.13
30	07/18/2021 - 07/24/2021	1.06	1.15
31	07/25/2021 - 07/31/2021	1.07	1.16
32	08/01/2021 - 08/07/2021	1.08	1.17
33	08/08/2021 - 08/14/2021	1.09	1.18
34	08/15/2021 - 08/21/2021	1.11	1.21
35	08/22/2021 - 08/28/2021	1.10	1.20
36	08/29/2021 - 09/04/2021	1.10	1.20
37	09/05/2021 - 09/11/2021	1.09	1.18
38	09/12/2021 - 09/18/2021	1.09	1.18
39	09/19/2021 - 09/25/2021	1.08	1.17
40	09/26/2021 - 10/02/2021	1.08	1.17
41	10/03/2021 - 10/09/2021	1.07	1.16
42	10/10/2021 - 10/16/2021	1.06	1.15
43	10/17/2021 - 10/23/2021	1.06	1.15
44	10/24/2021 - 10/30/2021	1.06	1.15
45	10/31/2021 - 11/06/2021	1.06	1.15
46	11/07/2021 - 11/13/2021	1.06	1.15
47	11/14/2021 - 11/20/2021	1.06	1.15
48	11/21/2021 - 11/27/2021	1.05	1.14
49	11/28/2021 - 12/04/2021	1.03	1.12
50	12/05/2021 - 12/11/2021	1.02	1.11
51	12/12/2021 - 12/18/2021	1.00	1.09
52	12/19/2021 - 12/25/2021	1.01	1.10
53	12/26/2021 - 12/31/2021	1.01	1.10

* PEAK SEASON

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.97

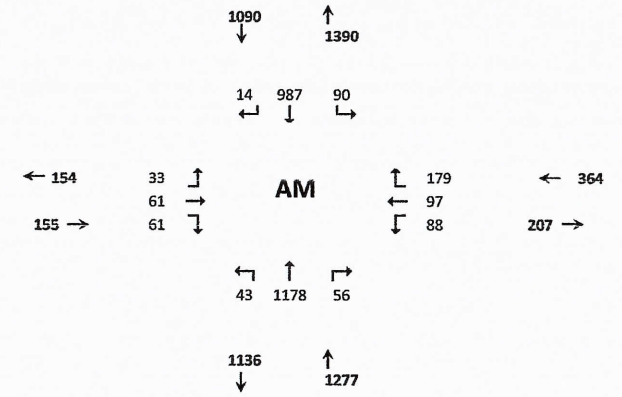
WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.00	1.03
2	01/03/2021 - 01/09/2021	1.01	1.04
3	01/10/2021 - 01/16/2021	1.01	1.04
4	01/17/2021 - 01/23/2021	1.00	1.03
5	01/24/2021 - 01/30/2021	1.00	1.03
6	01/31/2021 - 02/06/2021	0.99	1.02
7	02/07/2021 - 02/13/2021	0.99	1.02
* 8	02/14/2021 - 02/20/2021	0.98	1.01
* 9	02/21/2021 - 02/27/2021	0.97	1.00
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.96	0.99
*12	03/14/2021 - 03/20/2021	0.95	0.98
*13	03/21/2021 - 03/27/2021	0.96	0.99
*14	03/28/2021 - 04/03/2021	0.96	0.99
*15	04/04/2021 - 04/10/2021	0.97	1.00
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.01
*19	05/02/2021 - 05/08/2021	0.99	1.02
*20	05/09/2021 - 05/15/2021	0.99	1.02
21	05/16/2021 - 05/22/2021	0.99	1.02
22	05/23/2021 - 05/29/2021	1.00	1.03
23	05/30/2021 - 06/05/2021	1.00	1.03
24	06/06/2021 - 06/12/2021	1.01	1.04
25	06/13/2021 - 06/19/2021	1.01	1.04
26	06/20/2021 - 06/26/2021	1.02	1.05
27	06/27/2021 - 07/03/2021	1.02	1.05
28	07/04/2021 - 07/10/2021	1.03	1.06
29	07/11/2021 - 07/17/2021	1.03	1.06
30	07/18/2021 - 07/24/2021	1.03	1.06
31	07/25/2021 - 07/31/2021	1.04	1.07
32	08/01/2021 - 08/07/2021	1.04	1.07
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.05	1.08
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.05	1.08
37	09/05/2021 - 09/11/2021	1.05	1.08
38	09/12/2021 - 09/18/2021	1.05	1.08
39	09/19/2021 - 09/25/2021	1.04	1.07
40	09/26/2021 - 10/02/2021	1.03	1.06
41	10/03/2021 - 10/09/2021	1.01	1.04
42	10/10/2021 - 10/16/2021	1.00	1.03
43	10/17/2021 - 10/23/2021	1.00	1.03
44	10/24/2021 - 10/30/2021	1.01	1.04
45	10/31/2021 - 11/06/2021	1.01	1.04
46	11/07/2021 - 11/13/2021	1.02	1.05
47	11/14/2021 - 11/20/2021	1.02	1.05
48	11/21/2021 - 11/27/2021	1.02	1.05
49	11/28/2021 - 12/04/2021	1.01	1.04
50	12/05/2021 - 12/11/2021	1.01	1.04
51	12/12/2021 - 12/18/2021	1.00	1.03
52	12/19/2021 - 12/25/2021	1.01	1.04
53	12/26/2021 - 12/31/2021	1.01	1.04

* PEAK SEASON

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET:** Weatherbee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/29/2021 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** US-1 and Weatherbee Rd
REPORT DATE: 6/30/2021 **ANALYSIS YEAR:** 2025

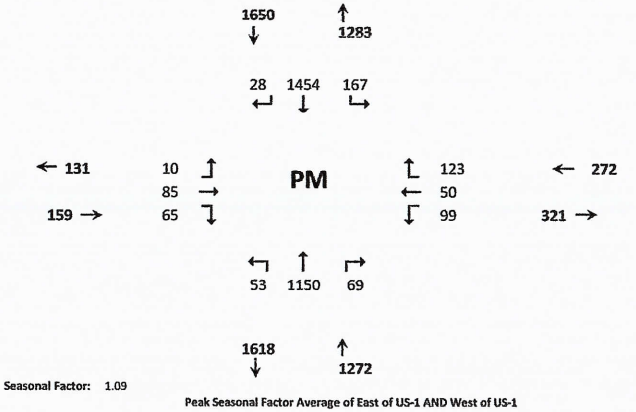
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	6	162	13	10	174	3	3	12	8	14	6	32	443	2349
7:15-7:30	11	245	7	23	202	2	10	9	8	17	12	32	578	2466
7:30-7:45	9	302	14	23	208	2	8	14	9	15	11	30	645	2495
7:45 8:00	10	301	11	15	224	3	5	11	8	15	26	54	683	2405
8:00-8:15	11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8:15-8:30	8	231	12	17	228	5	9	13	18	16	19	31	607	
8:30-8:45	14	208	9	15	230	7	3	7	4	16	14	28	555	
8:45-9:00	6	224	14	13	251	3	6	10	11	7	6	24	575	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	38	1038	44	74	868	12	29	53	54	61	84	140	2495	
Season Factor	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
Growth	43	1177	50	84	985	14	33	60	61	69	95	159	2830	
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT	-	
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
PROJECT	0	0	6	6	0	0	0	1	0	18	2	20	0	
Baron Midway		1			2					1				
Total	43	1178	56	90	987	14	33	61	61	88	97	179	2887	



Seasonal Factor: 1.09
Trips In 14
Trips Out 44
Growth Rate: 1.01
Years Grown: 4
PHF 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	6	265	11	20	280	5	2	12	16	13	8	17	655	2704
4:15-4:30	10	266	24	21	256	4	5	13	19	16	8	26	668	2808
4:30-4:45	14	237	13	22	293	3	3	19	13	28	13	25	683	2864
4:45-5:00	12	253	11	31	302	8	1	13	9	25	10	23	698	2898
5:00-5:15	12	248	8	38	337	9	4	24	17	19	15	28	759	2867
5:15-5:30	11	246	10	29	349	3	1	22	13	10	7	23	724	
5:30-5:45	12	266	15	32	293	5	3	14	18	24	11	24	717	
5:45-6:00	11	258	15	25	268	6	2	13	14	20	9	26	667	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
Season Factor	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
Growth	53	1149	50	147	1453	28	10	83	65	88	49	111	3287	
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT	-	
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
Project	0	0	18	20	0	0	0	2	0	11	1	12	0	
Baron Midway		1	1		1									
Total	53	1150	69	167	1454	28	10	85	65	99	50	123	3353	

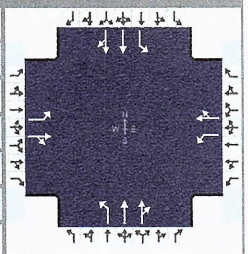


Seasonal Factor: 1.09
Growth Rate: 1.01
Trips In: 44
Trips Out: 26
Years Grown: 4
PHF 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Oct 13, 2022	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US-1	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 Weatherbee - AM.xus		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	33	61	61	88	97	179	43	1178	56	90	987	14

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4
Green	5.0	1.5	40.0	4.4	2.1	17.4					
Yellow	4.8	0.0	4.8	4.0	0.0	4.0					
Red	2.0	0.0	2.0	2.0	0.0	2.0					
							5	6	7	8	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.4	23.4	12.5	25.5	11.8	46.8	13.3	48.3
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.5	8.7	6.1	19.0	3.4	34.4	4.9	24.8
Green Extension Time (g_e), s	0.0	0.8	0.1	0.5	0.1	5.5	0.1	5.7
Phase Call Probability	0.62	1.00	0.92	1.00	0.72	1.00	0.93	1.00
Max Out Probability	0.00	0.00	0.00	0.15	0.00	0.08	0.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	36	134		97	303		47	683	673	99	551	549
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1716		1781	1675		1781	1870	1840	1781	1870	1861
Queue Service Time (g_s), s	1.5	6.7		4.1	17.0		1.4	32.3	32.4	2.9	22.8	22.8
Cycle Queue Clearance Time (g_c), s	1.5	6.7		4.1	17.0		1.4	32.3	32.4	2.9	22.8	22.8
Green Ratio (*g/C*)	0.23	0.18		0.25	0.20		0.47	0.42	0.42	0.49	0.43	0.43
Capacity (*c*), veh/h	163	312		338	341		258	780	768	228	809	805
Volume-to-Capacity Ratio (*X*)	0.222	0.430		0.286	0.889		0.183	0.875	0.877	0.434	0.682	0.682
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	4.8		3.1	12.6		0.9	19.8	19.6	2.0	14.1	14.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	30.9	35.0		28.9	37.3		17.0	25.8	25.8	20.6	22.0	22.0
Incremental Delay (d_2), s/veh	0.3	0.3		0.2	14.5		0.1	3.6	3.8	0.5	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	31.1	35.3		29.1	51.7		17.1	29.4	29.6	21.1	22.4	22.4
Level of Service (LOS)	C	D		C	D		B	C	C	C	C	C
Approach Delay, s/veh / LOS	34.4	C		46.3	D		29.0	C		22.3	C	
Intersection Delay, s/veh / LOS	28.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.29	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.77	A	1.15	A	1.65	B	1.48	A

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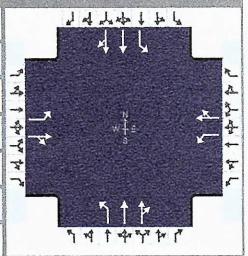
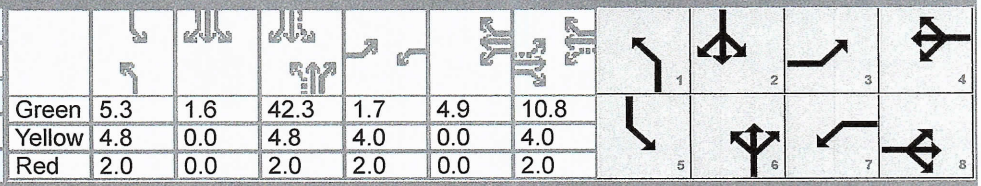
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Oct 13, 2022	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 Weatherbee - PM.xus		
Project Description	Future with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	85	65	99	50	123	53	1150	69	167	1454	28

Signal Information			
Cycle, s	92.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.3	1.6		42.3	1.7	4.9	10.8					
Yellow	4.8	0.0		4.8	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	7.7	16.8	12.5	21.6	12.1	49.1	13.7	50.7
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.5	10.2	6.6	11.5	3.4	28.5	6.7	36.8
Green Extension Time (g_e), s	0.0	0.6	0.1	0.5	0.1	7.3	0.2	7.0
Phase Call Probability	0.24	1.00	0.93	1.00	0.76	1.00	0.99	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.20

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	11	158		104	182		56	647	636	176	782	778
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1735		1781	1658		1781	1870	1833	1781	1870	1858
Queue Service Time (g_s), s	0.5	8.2		4.6	9.5		1.4	26.4	26.5	4.7	34.7	34.8
Cycle Queue Clearance Time (g_c), s	0.5	8.2		4.6	9.5		1.4	26.4	26.5	4.7	34.7	34.8
Green Ratio (*g/C*)	0.14	0.12		0.20	0.17		0.52	0.46	0.46	0.54	0.48	0.48
Capacity (*c*), veh/h	165	203		239	281		207	860	843	287	892	886
Volume-to-Capacity Ratio (*X*)	0.064	0.778		0.435	0.647		0.269	0.753	0.754	0.613	0.876	0.878
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	6.2		3.4	6.7		0.9	15.7	15.5	3.0	20.5	20.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	35.0	39.6		32.1	35.8		19.1	20.6	20.6	17.4	21.7	21.7
Incremental Delay (d_2), s/veh	0.1	2.4		0.5	0.9		0.3	0.9	0.9	0.8	4.5	4.7
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	35.0	42.0		32.6	36.7		19.4	21.5	21.5	18.2	26.2	26.4
Level of Service (LOS)	D	D		C	D		B	C	C	B	C	C
Approach Delay, s/veh / LOS	41.6	D		35.2	D		21.4	C		25.5	C	
Intersection Delay, s/veh / LOS	25.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.77	A	0.96	A	1.59	B	1.92	B

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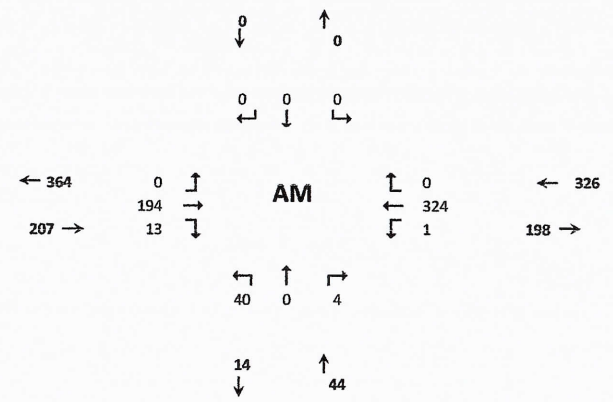
APPENDIX E

DRIVEWAY ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

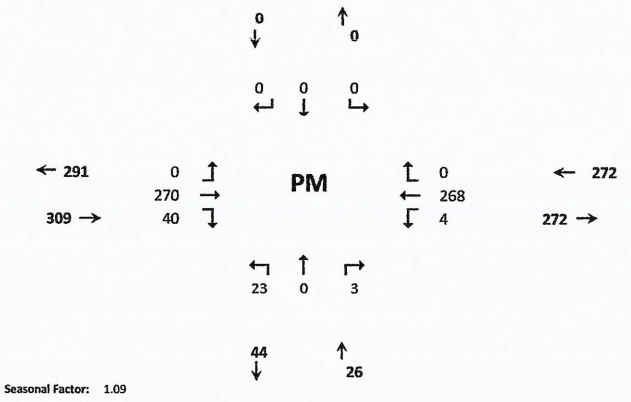
N/S STREET: Project Driveway **E/W STREET:** Weatherbee Road **CONTROL:** TWSC
FILENAME:
COUNT DATE: 6/29/2021 **DAY:** Tuesday **CITY:** Fort Pierce **INTERSECTION:**
REPORT DATE: 11/9/2021 **ANALYSIS YEAR:** 2025

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15								35			52		87	424
7:15-7:30								39			59		98	446
7:30-7:45								51			56		107	456
7:45-8:00								37			95		132	438
8:00-8:15								41			68		109	380
8:15-8:30								42			66		108	
8:30-8:45								31			58		89	
8:45-9:00								37			37		74	
AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	0	0	0	0	0	0	0	171	0	0	285	0	456	
Season Factor	0	0	0	0	0	0	0	186	0	0	311	0	497	
Growth	0	0	0	0	0	0	0	194	0	0	323	0	517	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
PROJECT	40	0	4	0	0	0	0	0	13	1	0	0	58	
Baron Midway											1			
Total	40	0	4	0	0	0	0	194	13	1	324	0	576	



Seasonal Factor: 1.09
Trips In 14
Trips Out 44
Growth Rate: 1.01
Years Grown: 4
PHF: 0.86

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15								43			38		81	422
4:15-4:30								58			50		108	473
4:30-4:45								54			66		120	472
4:45-5:00								55			58		113	471
5:00-5:15								70			62		132	460
5:15-5:30								61			46		107	
5:30-5:45								61			58		119	
5:45-6:00								53			49		102	
PM PEAK HOUR IS FROM:	4:15PM TO 5:15PM													
Volumes	0	0	0	0	0	0	0	237	0	0	236	0	473	
Season Factor	0	0	0	0	0	0	0	258	0	0	257	0	516	
Growth	0	0	0	0	0	0	0	269	0	0	268	0	537	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
Project	23	0	3	0	0	0	0	0	40	4	0	0	70	
Baron Midway								1						
Total	23	0	3	0	0	0	0	270	40	4	268	0	608	



Seasonal Factor: 1.09
Growth Rate: 1.01
Trips In: 44
Trips Out: 26
Years Grown: 4
PHF: 0.90

HCS Two-Way Stop-Control Report

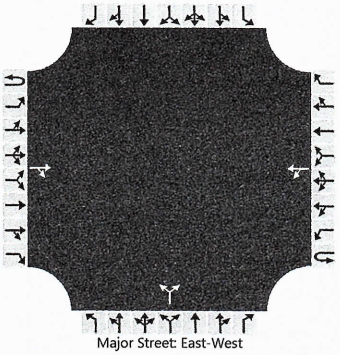
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	10/13/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			194	13		1	324			40		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					51					
Capacity, c (veh/h)						1320					473					
v/c Ratio						0.00					0.11					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
Control Delay (s/veh)						7.7	0.0				13.5					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.0				13.5							
Approach LOS					A				B							

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HCS Two-Way Stop-Control Report

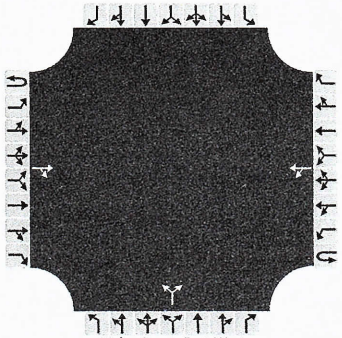
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	10/13/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			270	40		4	268			23		3				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					29					
Capacity, c (veh/h)						1209					463					
v/c Ratio						0.00					0.06					
95% Queue Length, Q_{95} (veh)						0.0					0.2					
Control Delay (s/veh)						8.0	0.0				13.3					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.2				13.3							
Approach LOS					A				B							

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