



TO: Technical Review Committee

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Technical Review Project- Renaissance Business Park - 21-04000013**

Meeting Date: January 20, 2022

The above referenced project is being submitted for your review and comment. The applicant is requesting review and approval for a Conditional Use to allow for the renovation of the existing business center building to include offices, medical, small businesses, flex, warehouse, and clean industrial. Specific Uses proposed include:

- Light industrial/manufacturing
- Warehouse and Freight
- Environmental Research and Education Facilities
- Day Care Center (Adult/Child)
- College or University
- Education (Elementary, Middle, High School, College/University)
- Medical Facilities
- Social Service Institution
- Self-Service Storage
- Building Maintenance Facilities And Services
- Microbrewery
- Marine-Related Industrial
- Antenna Support Structure

Additionally, the facade, entrances, landscaping, roofing and full interiors will be renovated.

The subject site has a Future Land Use designation of General Commercial (GC) with a compatible zoning designation of General Commercial (C-3).

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, January 18, 2022).

Please do not hesitate to contact me should you require any additional information at 772-467-3730 or 772-353-9036.

Thank you.

Conditional Use Application

We are seeking approval to permit the list of uses set forth in the cover letter:

- light industrial/manufacturing
- Warehouse and Freight
- Environmental Research and Education Facilities
- Day Care Center (Adult/Child)
- College or University
- Education (Elementary, Middle, High School, College/University)
- Medical Facilities
- Social Service Institution
- Self-Service Storage
- Building Maintenance Facilities And Services
- Microbrewery
- Marine-Related Industrial
- Antenna Support Structure

Comment Responses:

Access Agreement: The property is already governed by a recorded Declaration of Covenants for the Orange Blossom Mall. The Declaration governs cross-access, shared use and maintenance of the ring road and entrance drives, and the use and maintenance of drainage, utilities other shared facilities.

Unity of Title: The mall property is currently divided into several tax parcels with different owners and has been owned and operated in that configuration for many years. We need to maintain two tax parcels for our future development plans, so we cannot unify them. The existing Declaration of Covenants for the Orange Blossom Mall was drafted and recorded with the idea that different parts of the mall property would be owned by different land owners (for example the two end parcels could be owned by anchor tenants, while the center could be owned by a mall operator). The Declaration was drafted to ensure that the separate tax parcels will continue to be operated and maintained as a unified development with shared access and infrastructure. The Declaration has served this function for over 20 years and continues to serve this function, and was recently updated by the current land owners. We can provide a copy of the Declaration and if there are specific concerns that City staff would like us to address, we would be happy to discuss those items.

Project Narrative

All we are seeking at this time is conditional use approval of the list of uses set forth above. However, in future phases detailed below, we will be making additional improvements to the property.

Phase 1

Prime Rock will completely renovate the existing business center building into a world class business park, continuing with offices, medical, small businesses, flex, warehouse, and clean industrial. The facade, entrances, landscaping, roofing and full interiors will be renovated. The street scape will be upgraded and maintained including signage, landscaped areas, and overall appeal.

There will be 300,000 square feet of space built out within the building to accommodate new jobs and a dozen businesses serving Fort Pierce and St. Lucie County.

We will maintain the area adjacent to the canal and build a jogging path around the site to accentuate the waterway and become more inviting to the public

Phase 2

We will take the second lot through full land development approvals for multifamily housing to the North of the existing building.

Development will include full site engineering to accommodate the buildings and deal with drainage, site access, fire and safety.

The buildings will be modern garden style apartments that blend in well with and complement the natural features of the northern portion of the site. The site will be landscaped to create a first-class campus feel

Phase 3

We will do a lot line adjustment and take lot three through land development to create a small business campus around the renaissance building consisting of smaller professional buildings, and or restaurants. We will create that on the excess parking perimeter once phase one is complete. Each site will be appropriately engineered, landscaped professionally, and tie into the overall business park.



CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location

Parcel ID #(s)

Project description

Site Information

Building Size: _____ Parking Spaces: _____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

MO

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.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

Property Identification

Site Address: 4200 OKEECHOBEE RD
 Sec/Town/Range: 18/35S/40E
 Parcel ID: 2418-431-0001-000-0
 Jurisdiction: Fort Pierce

Use Type: 1800
 Account #: 27302
 Map ID: 24/18S
 Zoning: General Co

Ownership

Renaissance Business Park LLC
 2000 S Ocean Dr
 Penthouse 1
 Fort Lauderdale, FL 33316



Legal Description

18/19 35 40 THAT PART OF FOL DESC PROP AS DESC IN OR 772-2373, 2389 AND 2405: FROM SE COR SEC 18 RUN N 01 DEG 28 MIN 11 SEC E 358.41 FT TO INT OF NELY EXT OF NWLY R/W OKEE RD, TH S 52 DEG 39 MIN 19 SEC W 211.70 FT TO POB, TH CONT S 52 DEG 39 MIN 19 SEC W 1487.22 FT, TH S 89 DEG 11 MIN 12 SEC W 373.10 FT, TH N 47 DEG 49 MIN 52 SEC W 113.11 FT, TH N 12 DEG 51 MIN 36 SEC W 581.68 FT, TH N 23 DEG 55 MIN 03 SEC W 157.05 FT, TH N 12 DEG 27 MIN 22 SEC W 1405.41 FT, TH N 89 DEG 20 MIN 14 SEC E 1017.51 FT, TH S 01 DEG 05 MIN 11 SEC W 192.68 FT, TH N 89 DEG 19 MIN 26 SEC E 1289.67 FT TO WLY R/W HARTMAN RD, TH S 01 DEG 28 MIN 11 SEC W ALG SD R/W 986.96 FT TO NWLY R/W OKEE RD AND A PT ON CURVE CONC SELY, R 1970.08 FT, TH SWLY ALG CURVE 173.71 FT TO POB (30.80 AC)

Current Values

Just/Market Value: \$13,898,000
 Assessed Value: \$3,203,351
 Exemptions: \$0
 Taxable Value: \$3,203,351

Total Areas

Finished/Under Air (SF): 270,334
 Gross Sketched Area (SF): 274,157
 Land Size (acres): 30.8
 Land Size (SF): 1,341,648

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 7, 2021	4648 / 1037	0205	SP	Orange Blossom Investment LLC	\$11,050,000
Jun 17, 2002	1542 / 1564	XX02	WD	Fort Pierce Properties LLC,	\$3,210,000
Jan 18, 2000	1275 / 1020	XX02	WD	Fort Pierce Properties LLC	\$3,575,000
Nov 3, 1999	1260 / 0688	XX03	WD	W9/mlm Real Estate Ltd Prtnshp	\$1,940,000
Dec 18, 1997	1118 / 1397	XX02	WD	METROPOLITAN LIFE INSURANCE CO	\$4,000,000
Jun 24, 1992	0801 / 1053	XX02	WD	CENTENNIAL EQUITIES CORP	\$19,288,000
Jan 17, 1992	0772 / 2405	XX02	WD	ORANGE VENTURE	\$100
Dec 1, 1984	0451 / 1939	XX02	CV		\$17,760,000

Building Information (1 of 1)

Finished Area: 270,334 SF

Gross Sketched Area: 274,157 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_D
 Story Height: 1 Story

Roof Cover: Roll Comp
 Year Built: 1984
 Effective Year: 1995
 No. Units: 10

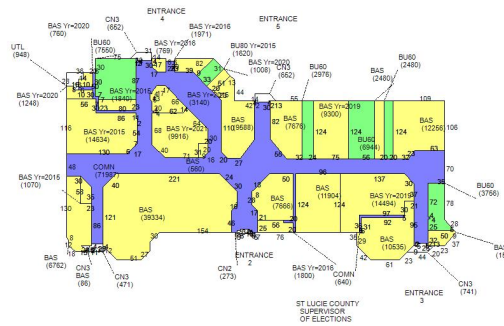
Roof Structure: BarJst/Rigid
 Frame: Conc Blk
 Primary Wall: Perma Stone
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	172381	172381	7822
BU60	UNFINISHED AREA ADJUST 40% FOR BUILDOUT	23706	23706	1599
BU80	UNFINISHED AREA ADJUST 20% FOR BUILDOUT	1620	1620	166
CN2	CANOPY	273	0	100
CN3	CANOPY	2602	0	512
COMN	Common Area	72627	72627	4129
UTL	UTILITY ROOM	948	0	144

Special Features and Yard Items

Type	Qty	Units	Year Blt
TRIPLE LIGHT	1	10	1975
CEMENT CURB	1	6500	1975
QUAD LIGHT	1	6	1975
ASPI HIGH	1	931350	1975
CHAINLINK 6'	1	589	2013

Current Year Values


Current Values Breakdown

Building:	\$11,550,100
Land:	\$2,347,900
Just/Market:	\$13,898,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$10,694,649
Assessed:	\$3,203,351
Exemption(s):	\$0
Taxable:	\$3,203,351

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	30.8	North St. Lucie Water Management District	\$631.40
Start Year	AssessCode	Units	Description	Amount
2014	0041	548	Fort Pierce Stormwater Charge	\$37,812.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$13,898,000	\$3,203,351	\$0	\$3,203,351
2020	\$11,485,600	\$6,177,836	\$0	\$6,177,836
2019	\$5,967,900	\$5,616,215	\$0	\$5,616,215
2018	\$5,957,100	\$5,105,650	\$0	\$5,105,650

Permits

Number	Issue Date	Description	Amount	Fee
BP12-1060	Jul 16, 2012	Electric	\$30,000	\$90
BP12-1203	Jul 2, 2012	Alterations/Remodeling	\$2,200	\$162
BP2005-2400	Jul 25, 2005	Roof	\$1,000,000	\$10,000
F00-000621	May 24, 2000	Alterations/Remodeling	\$4,000	\$0
F01-00004	Feb 21, 2001	Alterations/Remodeling	\$130,000	\$0
F89000148B	Feb 1, 1989	Commercial New Construction	\$20,000	\$20,000
F89000148D	Feb 1, 1989	Demolition	\$25,000	\$25,000
F89000148S	Mar 1, 1989	Sprinkler System	\$1,400	\$1,400
F89000267D	Mar 1, 1989	Demolition	\$1,000	\$1,000
F89000267I	Apr 1, 1989	Additions to existing construction	\$58,000	\$58,000
F900001182	Oct 8, 1990	Heat and Air Conditioning	\$900	\$900
F90001182A	Oct 10, 1990	Sprinkler System	\$1,150	\$1,150
F94-000292	Mar 3, 1994	Demolition	\$3,000	\$3,000
F94-000381	Apr 1, 1994	Alterations/Remodeling	\$22,000	\$22,000
F94-000293	May 19, 1994	Alterations/Remodeling	\$60,000	\$60,000
F94-00293A	Jun 1, 1994	Alterations/Remodeling	\$25,000	\$25,000
F94-000917	Aug 2, 1994	Alterations/Remodeling	\$22,000	\$22,000
F94-001012	Aug 19, 1994	Demolition	\$2,000	\$2,000
F94-001011	Aug 25, 1994	Alterations/Remodeling	\$160,000	\$160,000
F94-1011	Sep 12, 1994	Alterations/Remodeling	\$2,800	\$2,800
F94-746	Sep 26, 1994	Alterations/Remodeling	\$28,000	\$28,000
F94-000746	Nov 3, 1994	Sprinkler System	\$1,800	\$1,800
F95-000141	Feb 3, 1995	Alterations/Remodeling	\$7,500	\$7,500
F95-000135	Feb 22, 1995	Alterations/Remodeling	\$45,000	\$45,000
F95-00125A	Mar 23, 1995	Heat and Air Conditioning	\$12,500	\$12,500
F95-00135A	Mar 23, 1995	Heat and Air Conditioning	\$12,500	\$12,500
F95-000774	Aug 3, 1995	Alterations/Remodeling	\$20,000	\$20,000
F96-000106	Feb 14, 1996	Alterations/Remodeling	\$50,000	\$50,000
F97-001190	Nov 10, 1997	Alterations/Remodeling	\$4,500	\$4,500
F01-00000981	Jul 13, 2001	Air Conditioning Only	\$0	\$75
F01-0000602	Jul 13, 2001	Commercial New Construction	\$350,000	\$0

F01-0000602	Jul 13, 2001	Alterations/Remodeling	\$350,000	\$3,625
MC2003422	Nov 14, 2003	Air Conditioning	\$21,500	\$340
		Only		
AW20044	Oct 20, 2004	Awning/Shutters	\$5,500	\$230
MC200569	Feb 22, 2005	Air Conditioning	\$9,500	\$75
		Only		
CM200630	May 2, 2006	Alterations/Remodeling	\$25,000	\$345
MC200723	Mar 23, 2007	Air Conditioning	\$17,000	\$75
		Only		
0700001608	Nov 21, 2007	Demolition	\$0	\$130
0700001788	Feb 1, 2008	Alterations/Remodeling	\$4,100	\$100
0700001789	Feb 1, 2008	Alterations/Remodeling	\$4,100	\$100
0800000054	Feb 19, 2008	Alterations/Remodeling	\$3,000	\$100
0800000185	Mar 14, 2008	Alterations/Remodeling	\$25,000	\$339
0800000228	Mar 5, 2008	Demolition	\$0	\$130
0800000244	Apr 16, 2008	Demolition	\$0	\$205
0800000532	May 13, 2008	Alterations/Remodeling	\$189,000	\$2,208
0800000656	Jun 5, 2008	Alterations/Remodeling	\$71,500	\$969
0800001595	Oct 23, 2008	Alterations/Remodeling	\$15,000	\$250
0800001755	Oct 23, 2008	Alterations/Remodeling	\$4,000	\$100
0800001463	Aug 29, 2008	Alterations/Remodeling	\$15,000	\$150
0800001470	Aug 29, 2008	Alterations/Remodeling	\$15,000	\$150
0800001485	Sep 2, 2008	Alterations/Remodeling	\$2,450	\$50
BP09-144	Feb 27, 2009	Alterations/Remodeling	\$385	\$35
BP09-146	Feb 27, 2009	Alterations/Remodeling	\$900	\$70
BP09-0686	May 7, 2009	Air Conditioning	\$28,764	\$75
		Only		
BP10-0346	Mar 2, 2010	Alterations/Remodeling	\$21,000	\$210
BP11-0575	Apr 13, 2011	Air Conditioning	\$16,000	\$242
		Only		
BP11-2997	Jan 3, 2012	Electric	\$600	\$154
BP11-2320	Sep 26, 2011	Air Conditioning	\$80,000	\$1,071
		Only		
BP12-0016	Jan 6, 2012	Electric	\$2,500	\$154
BP12-0017	Jan 6, 2012	Electric	\$2,500	\$154
BP12-0018	Jan 6, 2012	Electric	\$2,500	\$154
BP12-0066	Apr 17, 2012	Alterations/Remodeling	\$2,000	\$79
BP12-0067	Apr 17, 2012	Alterations/Remodeling	\$800	\$79
BP11-2732	Dec 7, 2011	Alterations/Remodeling	\$3,600	\$80
BP12-0708	May 3, 2012	Demolition	\$1,500	\$308
BP12-0920	May 21, 2012	Electric	\$500	\$155
BP12-1201	Jun 27, 2012	Alterations/Remodeling	\$3,100	\$170
BP12-1202	Jun 27, 2012	Alterations/Remodeling	\$1,000	\$155
BP11-2733	Jun 21, 2012	Alterations/Remodeling	\$3,600	\$129
BP11-2734	Jun 21, 2012	Alterations/Remodeling	\$3,600	\$129
BP11-2735	Jun 21, 2012	Alterations/Remodeling	\$3,600	\$129
BP11-2736	Jun 21, 2012	Alterations/Remodeling	\$3,600	\$129
BP11-2739	Jun 21, 2012	Alterations/Remodeling	\$3,600	\$129
BP11-2740	Jun 21, 2012	Alterations/Remodeling	\$3,600	\$129
BP11-2741	Jun 21, 2012	Alterations/Remodeling	\$3,600	\$129
BP11-0575	Apr 9, 2012	Air Conditioning	\$16,000	\$215
		Only		
BP11-2320	Apr 9, 2012	Air Conditioning	\$80,000	\$874
		Only		
BP12-0632	Apr 9, 2012	Air Conditioning	\$5,000	\$155
		Only		
BP12-0460	Mar 12, 2012	Electric	\$500	\$155
BP12-1440	Aug 8, 2012	Electric	\$1,000	\$155
BP12-1606	Sep 4, 2012	Electric	\$1,250	\$155
BP12-1656	Sep 13, 2012	Electric	\$2,250	\$162
BP12-1622	Sep 5, 2012	Electric	\$2,500	\$162
BP12-2301	Dec 11, 2012	Electric	\$2,000	\$155
BP12-2175	Dec 10, 2012	Alterations/Remodeling	\$2,000	\$79
BP13-0803	Feb 27, 2013	Alterations/Remodeling	\$300	\$80
BP13-0804	Feb 27, 2013	Alterations/Remodeling	\$300	\$80
BP13-0806	Feb 27, 2013	Alterations/Remodeling	\$300	\$80
BP13-0516	Feb 6, 2013	Alterations/Remodeling	\$300	\$79
BP13-0517	Feb 6, 2013	Alterations/Remodeling	\$300	\$79
BP13-0518	Feb 6, 2013	Alterations/Remodeling	\$300	\$79
BP13-0519	Feb 6, 2013	Alterations/Remodeling	\$300	\$79
BP13-0520	Feb 6, 2013	Alterations/Remodeling	\$300	\$79
BP13-0769	Feb 25, 2013	Air Conditioning	\$4,684	\$169
		Only		
BP13-0841	Feb 22, 2013	Electric	\$450	\$154
BP13-0917	Feb 25, 2013	Electric	\$4,000	\$154
BP13-0846	Feb 22, 2013	Electric	\$450	\$154
BP13-0845	Feb 22, 2013	Electric	\$450	\$154
BP13-0934	Mar 19, 2013	Fence	\$2,300	\$90
BP13-1055	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1056	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1057	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1058	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1059	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1060	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1061	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1062	Apr 8, 2013	Alterations/Remodeling	\$2,200	\$80
BP13-1063	Apr 8, 2013	Alterations/Remodeling	\$2,000	\$80
BP13-1064	Apr 8, 2013	Alterations/Remodeling	\$2,000	\$80
BP13-1065	Apr 8, 2013	Alterations/Remodeling	\$2,000	\$80
BP13-2112	Jun 10, 2013	Air Conditioning	\$19,000	\$273
		Only		
BP13-2088	Jul 3, 2013	Alterations/Remodeling	\$30,000	\$337
BP13-2089	Jul 3, 2013	Alterations/Remodeling	\$30,000	\$337
BP13-2090	Jul 3, 2013	Alterations/Remodeling	\$30,000	\$337
BP13-2424	Jul 16, 2013	Electric	\$2,000	\$162

BP13-2425	Jul 16, 2013	Electric	\$5,000	\$162
BP13-2427	Jul 16, 2013	Electric	\$5,000	\$162
BP13-2891	Sep 17, 2013	Electric	\$2,947	\$154
BP12-1656	Feb 6, 2014	Electric	\$2,250	\$135
BP14-0901	Apr 17, 2014	Demolition	\$20,400	\$258
BP13-2562	Apr 7, 2014	Electric	\$5,895	\$129
BP13-2563	Apr 7, 2014	Electric	\$7,225	\$129
BP13-2891	Apr 7, 2014	Electric	\$2,947	\$129
BP14-0823	Apr 7, 2014	Electric	\$1,500	\$155
BP14-0824	Apr 7, 2014	Electric	\$1,500	\$155
BP14-0825	Apr 7, 2014	Electric	\$1,500	\$155
BP14-0853	Apr 9, 2014	Air Conditioning Only	\$45,000	\$603
BP14-0853	Apr 9, 2014	Air Conditioning Only	\$45,000	\$0
BP14-1035	May 19, 2014	Interior Commercial	\$220,000	\$4,586
BP14-0996	Jun 30, 2014	Air Conditioning Only	\$3,600	\$155
BP14-1001	Jun 30, 2014	Air Conditioning Only	\$3,600	\$155
BP14-1662	Jun 24, 2014	Electric	\$1,800	\$241
BP14-1645	Jun 13, 2014	Air Conditioning Only	\$24,835	\$367
BP14-1880	Aug 22, 2014	Interior Commercial	\$14,000	\$471
BP14-1993	Aug 11, 2014	Chainlink Fence	\$2,150	\$83
BP14-1774	Jul 9, 2014	Electric	\$5,000	\$267
BP14-1122	Aug 5, 2014	Electric	\$14,000	\$467
BP14-1996	Jul 22, 2014	Electric	\$15,000	\$243
BP14-2030	Aug 19, 2014	Alterations/Remodeling	\$3,000	\$155
BP14-2031	Aug 19, 2014	Alterations/Remodeling	\$3,000	\$155
BP14-2138	Aug 13, 2014	Electric	\$2,400	\$155
BP14-2168	Aug 13, 2014	Electric	\$1,200	\$162
BP14-2038	Sep 5, 2014	Demolition	\$1,000	\$258
BP14-2269	Sep 24, 2014	Alterations/Remodeling	\$25,000	\$260
BP14-2331	Sep 18, 2014	Interior Office Buildout	\$20,000	\$513
BP14-2295	Oct 23, 2014	Interior Office Buildout	\$4,329	\$83
BP14-2038	Dec 31, 2014	Demolition	\$1,000	\$323
BP14-2245	Sep 2, 2014	Electric	\$19,000	\$273
BP14-2274	Sep 4, 2014	Air Conditioning Only	\$9,000	\$170
BP14-1656	Oct 21, 2014	Electric	\$2,250	\$129
BP14-2585	Oct 10, 2014	Air Conditioning Only	\$15,000	\$232
BP14-2817	Nov 21, 2014	Alterations/Remodeling	\$4,000	\$80
BP14-3036	Dec 9, 2014	Air Conditioning Only	\$8,000	\$160
BP15-0792	May 6, 2015	Alterations/Remodeling	\$20,000	\$437
BP15-0844	May 6, 2015	Alterations/Remodeling	\$50,928	\$530
BP15-0845	May 6, 2015	Alterations/Remodeling	\$30,600	\$318
BP15-1880	Aug 17, 2015	Alterations/Remodeling	\$22,852	\$567
BP15-2050	Aug 25, 2015	Alterations/Remodeling	\$16,000	\$167
BP15-2547	Oct 14, 2015	Occupancy Change	\$100	\$90
BP15-2728	Oct 22, 2015	Alterations/Remodeling	\$16,100	\$168
BP15-0074	Feb 12, 2015	Air Conditioning Only	\$15,000	\$232
BP15-0205	Feb 12, 2015	Air Conditioning Only	\$14,000	\$221
BP14-2584	Apr 29, 2015	Air Conditioning Only	\$15,000	\$224
BP14-2585	Apr 29, 2015	Air Conditioning Only	\$15,000	\$224
BP15-1248	May 21, 2015	Electric	\$2,000	\$155
BP15-1351	Jun 12, 2015	Electric	\$2,724	\$80
BP15-1376	Jun 9, 2015	Electric	\$1,000	\$155
BP15-1447	Jun 11, 2015	Air Conditioning Only	\$4,000	\$170
BP15-1448	Jun 11, 2015	Air Conditioning Only	\$6,500	\$170
BP15-2278	Aug 26, 2015	Electric	\$300	\$162
BP15-0029	Mar 3, 2015	Alterations/Remodeling	\$10,160	\$107
BP16-2397	Sep 26, 2016	Alterations/Remodeling	\$60,000	\$0
BP16-2431	Sep 26, 2016	Alterations/Remodeling	\$85,000	\$0
BP16-2450	Sep 26, 2016	Alterations/Remodeling	\$100,000	\$0
BP16-2451	Sep 26, 2016	Alterations/Remodeling	\$52,000	\$0
BP16-2452	Sep 26, 2016	Alterations/Remodeling	\$70,000	\$0
BP16-2630	Sep 28, 2016	Air Conditioning Only	\$10,000	\$0
BP16-3381	Jan 12, 2017	Electric	\$5,000	\$0
BP14-1001	Mar 7, 2017	Air Conditioning Only	\$3,600	\$0
BP14-1122	Mar 21, 2017	Plumbing	\$14,000	\$0
BP17-2197	Aug 29, 2017		\$180,000	\$0
BP17-2759	Oct 5, 2017		\$16,500	\$0
BP17-2760	Oct 6, 2017		\$6,500	\$0
BP17-2858	Oct 16, 2017		\$40,000	\$0
BP17-2902	Oct 17, 2017		\$41,600	\$0
BP17-2903	Oct 17, 2017		\$32,300	\$0
BP17-2943	Oct 23, 2017		\$59,639	\$0
BP17-2960	Oct 23, 2017		\$103,625	\$0
BP17-2358	Feb 2, 2018		\$8,000	\$0
BP18-0270	Mar 12, 2018		\$440,216	\$0

BP17-3286	Dec 14, 2017	Electric	\$3,385	\$3,385
BP17-1837	Jul 24, 2017	Remodel	\$69,000	\$69,000
BP17-1838	Jul 24, 2017	Remodel	\$64,000	\$64,000
BP17-1840	Jul 24, 2017	Remodel	\$69,000	\$69,000
BP17-2960	Oct 2, 2018		\$103,625	\$0
BP18-1084	Oct 5, 2018		\$2,200	\$0
BP17-1838	Feb 26, 2019		\$64,000	\$0
BP17-1839	Feb 26, 2019		\$69,000	\$0
BP17-1840	Feb 26, 2019		\$69,000	\$0
BP19-0520	Feb 26, 2019		\$12,000	\$0
BP19-0265	Mar 8, 2019	Plumbing	\$1,800	\$0
BP19-1257	Apr 15, 2019		\$7,000	\$0
BP19-1377	May 1, 2019	Electric	\$1,809	\$0
BP19-1849	Jun 28, 2019		\$2,400	\$0
BP17-1839	Oct 8, 2019	Plumbing	\$69,000	\$0
BP17-1840	Oct 8, 2019	Plumbing	\$69,000	\$0
BP19-3845	Nov 13, 2019	Fence	\$21,478	\$0
BP17-2960	Jan 15, 2020		\$103,625	\$0
BP17-1837	Feb 24, 2020	Electric	\$69,000	\$0
BP17-2947	Feb 24, 2020		\$16,811	\$0
BP18-0270	May 11, 2020		\$440,216	\$0
BP20-1960	Jul 7, 2020		\$1,500	\$0
BP17-1840	May 18, 2021		\$69,000	\$0
BP17-1838	Jun 3, 2021		\$64,000	\$0
BP21-4461	Sep 8, 2021	Demolition	\$180,000	\$0
BP21-4842	Sep 30, 2021	Demolition	\$10,000	\$0
BP21-3968	Oct 29, 2021		\$200,000	\$0
BP21-5164	Nov 10, 2021	Demolition	\$20,000	\$0
BP21-5164	Nov 9, 2021	Demolition	\$20,000	\$0
BP21-5165	Nov 9, 2021	Demolition	\$65,000	\$0
BP21-5165	Nov 10, 2021	Deck	\$65,000	\$0
BP21-5169	Nov 10, 2021	Demolition	\$35,000	\$0
BP21-5169	Nov 9, 2021	Demolition	\$35,000	\$0
BP21-5285	Nov 12, 2021	Roof	\$1,666,523	\$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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This Instrument Prepared by and Return to:
Marc S. Teplitz
525 SW Camden Ave.,
Stuart, FL 34994

Parcel ID 2418-431-0001-000-0
2418-442-0001-000-4

_____-SPACE ABOVE THIS LINE FOR RECORDING DATA_____

THIS SPECIAL WARRANTY DEED, made this 7th day of July, 2021, by **Orange Blossom Investment , L.L.C.**, a Florida limited liability company, whose mailing address is 4146 Okeechobee Road, Fort Pierce, Florida 34947, herein called the grantor, to **Renaissance Business Park LLC**, a Florida limited liability company, whose mailing address is 2000 S. Ocean Drive, Penthouse 1, Ft Lauderdale FL 33316, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain real property situated in St. Lucie County, State of Florida, viz:

See Exhibit "A" attached hereto for legal description and made a part hereof

SUBJECT to restrictions, reservations, easements rights-of-way and limitations of record, zoning and/or other prohibitions imposed by governmental authority, if any, and taxes for the year 2021 and all subsequent years, provided, however, that the foregoing shall not serve to impose or reimpose the same.

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 the 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 this land; that the grantor hereby specially warrants that title to the land is free from all encumbrances made by grantor, and grantor will defend the same against the lawful claims of all persons claiming by, through, or under grantor, but against none other.

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

Christa Melloh
Witness #1 Signature

Print Name : Christa Melloh

Marc S. Teplitz
Witness #2 Signature

Print Name : MARC TEPLITZ

Orange Blossom Investment , L.L.C., a
Florida limited liability company

By: [Signature]

Name: Terri Wilkin
Title: Authorized Representative

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of July, 2021, by Terri Wilkin, as Authorized Representative of Orange Blossom Investments, L.L.C., a Florida limited liability company, on behalf of the company, ___ who is personally known to me or ✓ who has produced _____ as identification.



Notary Public

Printed Notary Name: Marc S. Teplitz

Commission Expires: November 14, 2022

SEAL

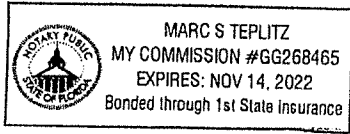


EXHIBIT A

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18; thence along the East line of said Section 18, on an assumed bearing, North $01^{\circ}18'34''$ East for 679.50 feet; thence North $88^{\circ}41'26''$ West for 64.93 feet to the POINT OF BEGINNING;

Said POINT OF BEGINNING being also the Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of $90^{\circ}00'00''$ Westerly, Southwesterly and Southerly for 62.83 feet to a Point of Tangency; thence South $01^{\circ}18'34''$ West for 57.12 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of $51^{\circ}11'08''$, Southwesterly for 156.34 feet to a Point of Tangency; thence South $52^{\circ}29'42''$ West for 207.92 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of $90^{\circ}00'00''$ Southwesterly, Southerly and Southeasterly for 62.83 feet to a Point of Tangency, thence South $37^{\circ}30'18''$ East for 119.00 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 40.00 feet; thence along the Arc of said Curve through a Central Angle of $05^{\circ}45'22''$ Southeasterly for 4.02 feet to its intersection with the Northwestern Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70) as it now exists per O.R. Book 1260, Page 693; thence along said R/W line South $52^{\circ}29'46''$ West for 38.20 feet thence North $37^{\circ}30'18''$ West for 117.52 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of $96^{\circ}29'28''$, Northwesterly, Westerly, and Southwesterly for 42.10 feet to a Point of Tangency; thence South $46^{\circ}00'14''$ West for 62.36 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of $11^{\circ}36'22''$ Southwesterly for 40.51 feet to a Point of Tangency; thence South $57^{\circ}36'35''$ West for 548.27 feet to the Point of Curvature of a Curve concave to the East and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of $95^{\circ}06'53''$ Southwesterly, Southerly and Southeasterly for 124.50 feet to a Point of Tangency; thence South $37^{\circ}30'18''$ East for 94.99 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of $16^{\circ}15'36''$ Southeasterly for 14.19 feet to its intersection with the Northwestern Right-of-Way Line of said OKEECHOBEE ROAD, as it now exists; thence along said R/W Line South $52^{\circ}29'46''$ West for 72.00 feet; thence North $37^{\circ}30'18''$ West for 158.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve, through a Central Angle of $90^{\circ}00'00''$ Northwesterly, Westerly and Southwesterly for 47.12 feet to a Point of Tangency thence South $52^{\circ}29'42''$ West for 315.22 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 95.00 feet; thence along the Arc of said Curve, through a Central Angle of $90^{\circ}00'00''$ Southwesterly, Southerly and Southeasterly for 149.23 feet to a Point of Tangency; thence South $37^{\circ}30'18''$ East for 92.99 feet to its intersection with the Right-of-Way line of said OKEECHOBEE ROAD, as it now exists; thence along said R/W Line South $52^{\circ}29'46''$ West for 48.64 feet to the Point of Intersection with a Curve concave to the West having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of $09^{\circ}11'46''$ Northwesterly for 8.03 feet to a Point of Tangency; thence North $37^{\circ}30'18''$ West for 85.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said Curve through a Central Angle of $10^{\circ}01'46''$ Northwesterly for 25.03 feet to a Point of Reverse Curve of a Curve concave to the Southwest

and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55", Northwesterly and Westerly for 128.93 feet to a Point of Tangency; thence North 76°43'27" West for 27.97 feet Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 11°35'23", Northwesterly for 53.60 feet to a Point; Thence South 00°58'25" East, for a distance of 220.67 feet to a Point on the South Line of Lot 3, Model Land Company, as recorded in Plat Book 3, Page 63, Public Records of Martin County, Florida; thence South 89°01'35" West, along said South Line, for a distance of 138.10 feet; thence North 47°59'29" West, for a distance of 113.11 feet; thence North 13°01'13" West, for a distance of 581.68 feet; thence North 24°04'40" West, for a distance of 157.05 feet; thence North 12°36'59" West, for a distance of 1405.41 feet; thence North 89°10'37" East, for a distance of 1017.51 feet to a point on the East Line of the West One-Half of the Southeast One-Quarter of said Section 18; thence South 00°55'34" West, along Said line for a distance of 192.68 feet; to a point on the North line of the Southeast One-Quarter of said Section 18; thence North 89°09'49" East, along said North line, for a distance of 1274.66 feet to a point on the Westerly Right-of-Way line of Hartman Road; thence South 01°18'34" West, along said Westerly Right-of-Way line for a distance of 639.69 feet to a Point of Curvature of a Curve Concave to the Southwest and having a radius of 40.00 feet; thence along the arc of said curve, through a central angle of 26°43'53", Northwesterly for 18.66 feet to a Point of Tangency; thence North 88°41'26" West, for a distance of 7.00 feet to the Point of Beginning.

And Less the Sears Site, described as follows:

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18; thence along the East line of said Section 18, on an assumed bearing, North 01°18'34" East for 373.91 feet to its intersection with the Northeasterly extension line of the Northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°29'46" West for 1051.89 feet; thence North 37°30'18" West for 279.15 feet to the POINT OF BEGINNING: thence South 52°29'42" West for 653.41 feet; thence North 76°43'27" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" Northwesterly for 156.75 feet to a Point of Tangency; thence North 37°30'18" West for 155.55 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" Northerly for 59.40 feet to a Point of Tangency; thence North 13°01'13" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" Northerly for 114.78 feet to a Point of Tangency; thence North 28°06'14" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" Northerly for 125.42 feet to a Point of Tangency; thence North 12°36'59" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35" for 36.25 feet; thence North 52°29'42" East for 492.21 feet; thence South 37°30'18" East for 607.53 feet; thence South 82°30'18" East for 35.36 feet; thence South 37°30'18" East for 193.84 feet to the POINT OF BEGINNING.

And Less and Except the following described parcel:

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; the portion lying in said Section 19 being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

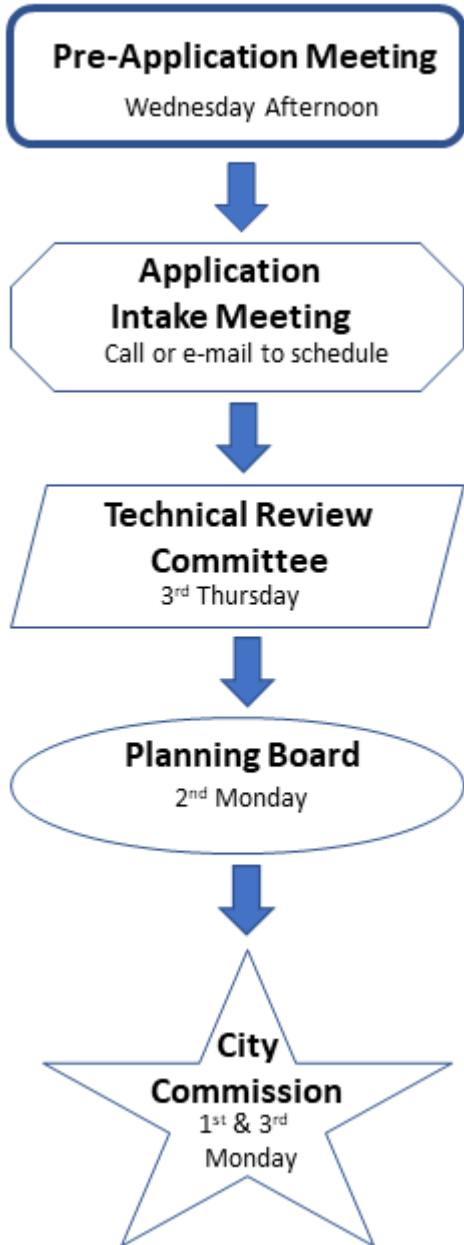
Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°18'34" East for 373.91 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70) per Official Records Book 1260, Page 698, Public Records of St. Lucie County, Florida; thence along said extension South 52°29'46" West for 1707.20 feet; thence South 30°57'51" East for 12.08 feet to its intersection with the south line of said Lot 3; thence along said south line South 89°01'35" West for 235.00 feet to the POINT OF BEGINNING;

Thence continuing along said south line of said Lot 3 South 89°01'35" West for 138.10 feet to its intersection with the easterly line of that certain Parcel of Land described in O.R. Book 291 at pages 1331 and 1332 of the Public Records of Saint Lucie County, Florida; thence along said easterly line for the four following courses: (1) North 47°59'29" West for 113.11 feet (2) North 13°01'13" West for 581.68 feet (3) North 24°04'40" West for 157.05 feet (4) North 12°36'59" West for 1405.41 feet to the terminating Point of said fourth course; thence North 89°10'37" East for 1017.51 feet to its intersection with the east line of the west half of the southeast quarter of said Section 18; thence along said east line South 00°55'34" West for 192.68 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 18; thence along the north line of said southeast quarter of the southeast quarter North 89°09'49" East for 1274.66 feet to its intersection with the westerly Right-of-Way Line of HARTMAN ROAD, as it now exists per O.R. Book 1260, page 697; said Right-of-Way being parallel with and 40 feet westerly of the east line of said Section 18; thence along said Right-of-Way line and along said parallel line South 01°18'34" West for 572.46 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 25.00 feet; thence along the arc of said Curve, through a Central Angle of 146°58'53" Northwesterly for 64.13 feet to a Point of Tangency; thence North 21°25'13" East for 16.95 feet to a point of Curvature of a Curve Concave to the West and having a Radius of 500.00 feet; thence along the arc of said Curve, through a Central Angle of 18°24'50" Northerly for 160.69 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 75°15'22", Northwesterly for 394.04 feet to Point of Compound Curve of a Curve concave to the South and having a Radius of 1,000.00 feet; thence along the arc of said curve, through a Central Angle of 24°26'33" Westerly for 426.60 feet to a Point of Tangency; thence South 83°25'11" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the arc of said Curve, through a Central Angle of 24°31'51" for 49.23 feet to a Point of Tangency; thence. South 58°53'20" West for 27.97 feet to a Point of Curvature of Curve concave to the North and having a Radius of 600.00 feet; thence along the arc of said curve, through a Central Angel of 30°55'55", Westerly for 323.92 feet to Point of Reverse Curve of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the arc of said Curve, through a central angle of 37°19'33" Southwesterly for 325.73 feet to a Point of Tangency; thence South 52°29'42" West for 505.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the arc of said Curve, through a Central Angle of 65°06'41" Southwesterly and Southerly for 568.20 feet to a Point of Tangency; thence South 12°36'59" East for 67.47 feet; to point of Curvature of a Curve concave to the Northeast and having a Radius of 500 feet; thence along the arc of said Curve, through a Central angle of 15°29'15" Southerly for 135.15 feet to a Point of Tangency; thence South 28°06'14" East for 3.71 feet to a Point of Curvature of a

Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the arc of said Curve, through a Central Angle of $15^{\circ}05'01''$ for 105.30 feet to a Point of Tangency; thence South $13^{\circ}01'13''$ East for 151.85 feet to a Point of Curvature of and curve concave to the Northeast and having a Radius of 175.00 feet; thence along the arc of said Curve, through a Central angle of $24^{\circ}29'05''$, Southeasterly for 74.78 feet to a Point of Tangency; thence South $37^{\circ}30'18''$ East for 155.55 feet to a Point of Curvature of Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the arc of said Curve through a Central angle of $27^{\circ}37'46''$, Southeasterly for 127.79 feet; thence South $00^{\circ}58'25''$ East for 220.67 feet to the POINT OF BEGINNING.

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.



CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location

Parcel ID #(s)

Project description

Site Information

Building Size: _____ Parking Spaces: _____

Property Owner(s)

Applicant/Representative, Title, Company

Street Address

Street Address

City State Zip

City State Zip

Phone Number

Phone Number

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.

MO

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-Rev>

General Information

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- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



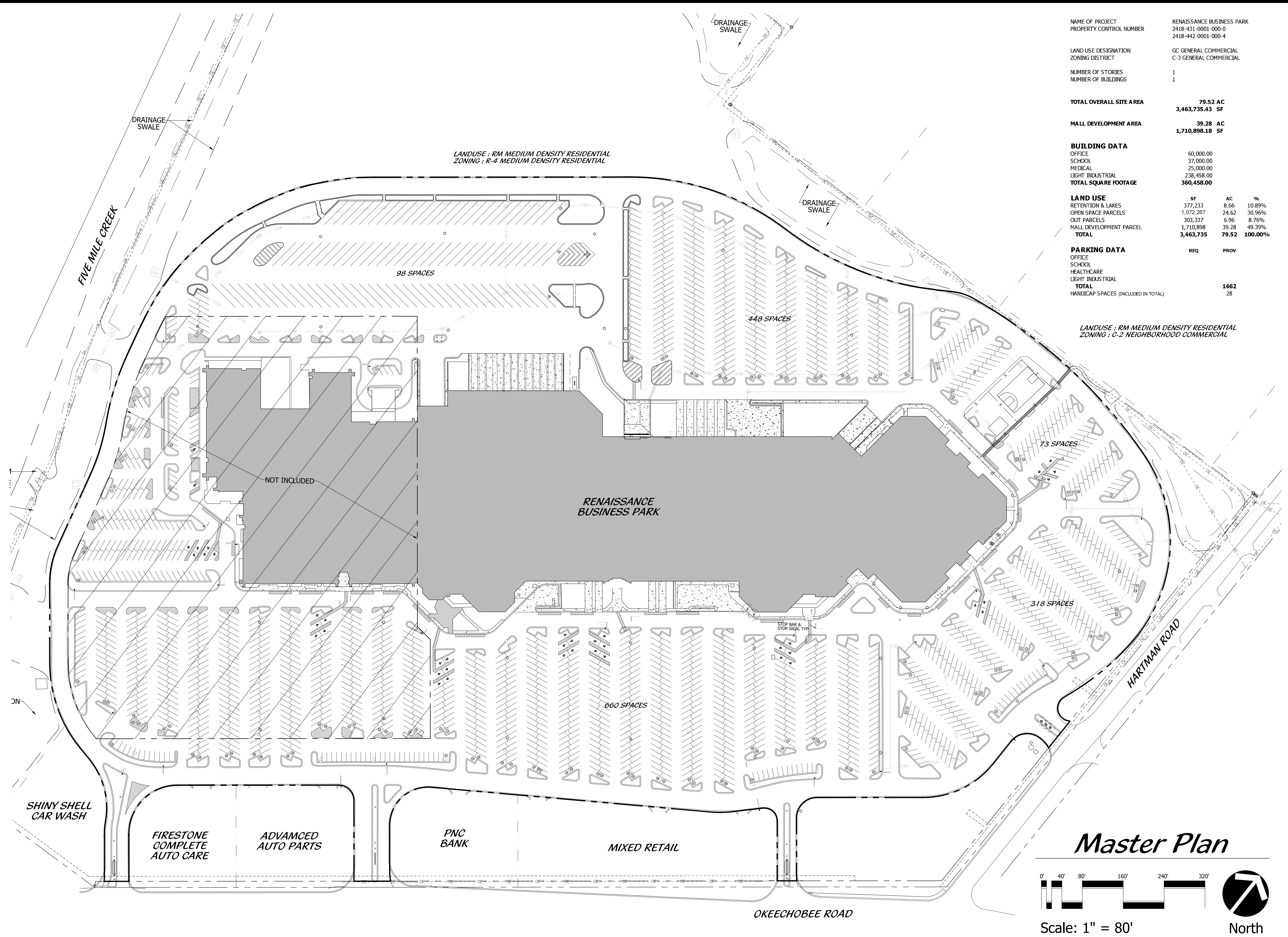
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1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.
2. In permitting a conditional use or the modification of an existing conditional use, the 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.



NAME OF PROJECT: RENAISSANCE BUSINESS PARK
 PROPERTY CONTROL NUMBER: 2418-431-0001-000-0
 2418-442-0001-000-4

LAND USE DESIGNATION: GC GENERAL COMMERCIAL
 ZONING DISTRICT: C-3 GENERAL COMMERCIAL

NUMBER OF STORIES: 1
 NUMBER OF BUILDINGS: 1

TOTAL OVERALL SITE AREA: 79.52 AC
 3,463,735.43 SF

MALL DEVELOPMENT AREA: 39.28 AC
 1,710,898.18 SF

BUILDING DATA

OFFICE: 60,000.00
 SCHOOL: 37,000.00
 MEDICAL: 25,000.00
 LIGHT INDUSTRIAL: 238,458.00
TOTAL SQUARE FOOTAGE: 360,458.00

LAND USE

	SF	AC	%
RETENTION & LAKES	377,233	8.66	10.89%
OPEN SPACE PARCELS	1,072,287	24.62	30.96%
OUT PARCELS	303,337	6.96	8.76%
MALL DEVELOPMENT PARCEL	1,710,898	39.28	49.39%
TOTAL	3,463,735	79.52	100.00%

PARKING DATA

	REQ	PROV
OFFICE		
SCHOOL		
HEALTHCARE		
LIGHT INDUSTRIAL		
TOTAL		1662
HANDICAP SPACES (INCLUDED IN TOTAL)		28

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# LC26000535

Renaissance Business Park

Fort Pierce, Florida



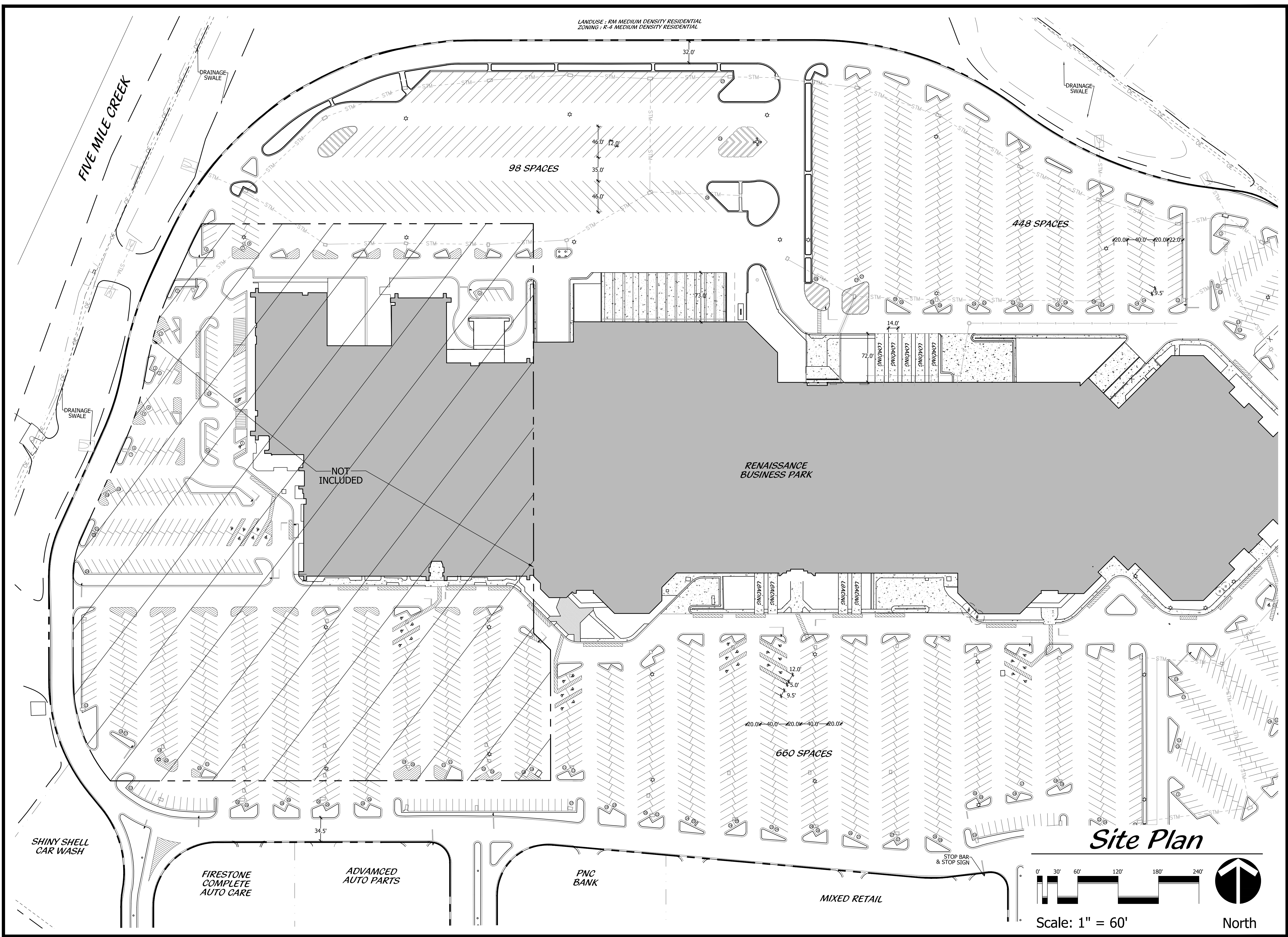
DESIGNED: DEH
 DRAWN: RO
 APPROVED: DEH
 JOB NUMBER: 15-0306
 DATE: 11-04-21
 REVISIONS: 11-29-21

November 29, 2021 11:41:09 a.m.
 Drawing: 21-1018 SP.DWG

SHEET 2 OF 4
 © 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.

Master Plan

Scale: 1" = 80'



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# LC26000535

Renaissance Business Park

Fort Pierce, Florida

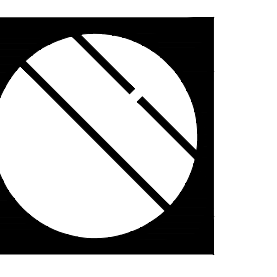
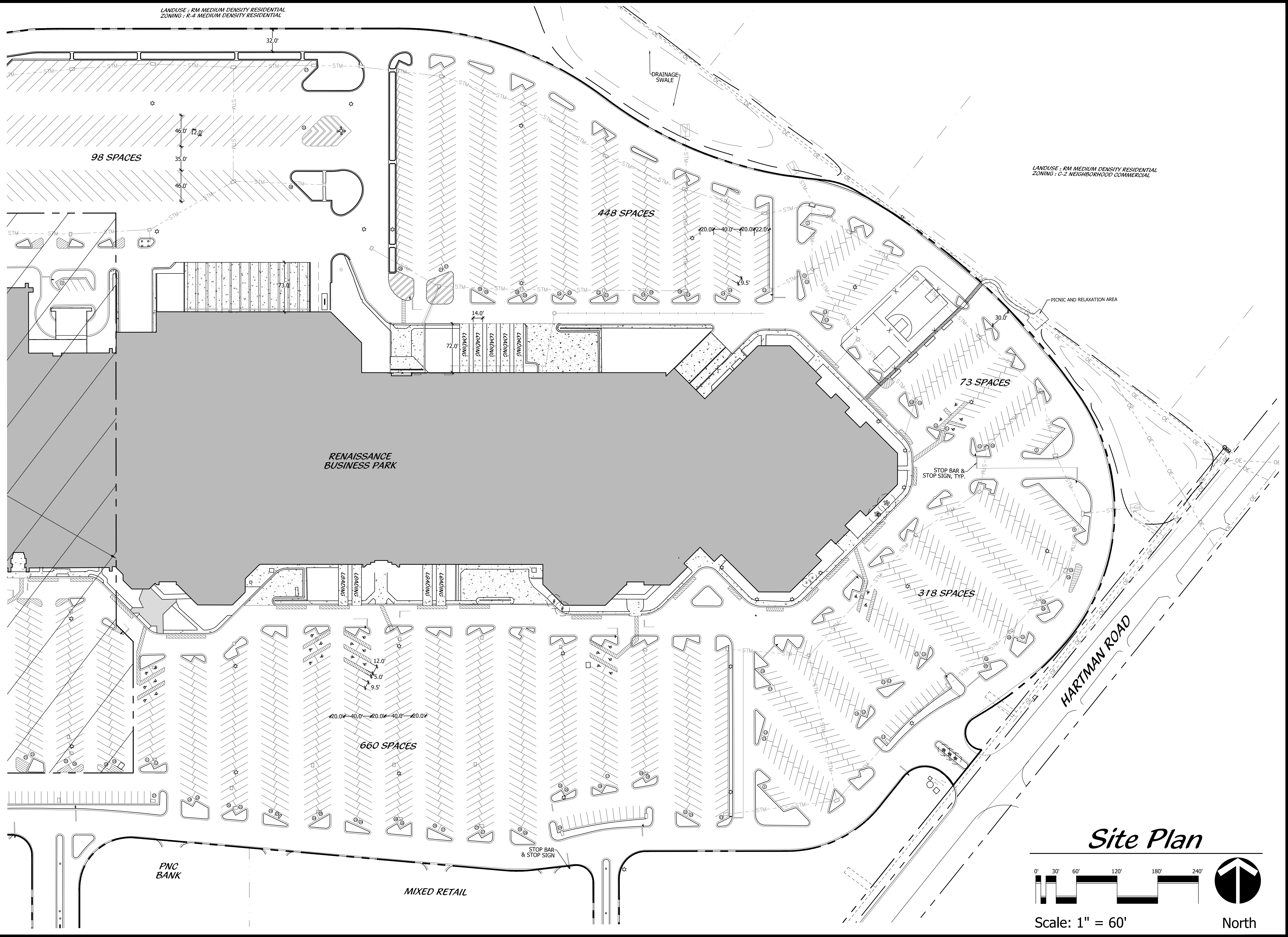


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APPROVED	DEH
JOB NUMBER	15-0306
DATE	11-04-21
REVISIONS	11-29-21

November 29, 2021 11:41:09 a.m.
 Drawing: 21-1018 SP.DWG

LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : R-2 MEDIUM DENSITY RESIDENTIAL

LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : C-2 NEIGHBORHOOD COMMERCIAL



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Environmental Consultants
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Renaissance Business Park

Fort Pierce, Florida



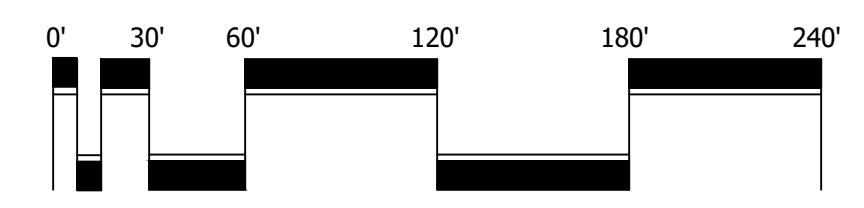
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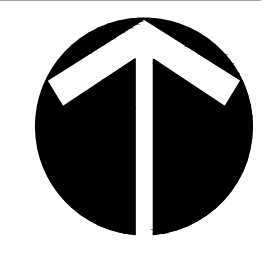
SHEET 4 OF 4

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Site Plan



Scale: 1" = 60'



North

MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 3

NATURAL AREA/
DETENTION AREA

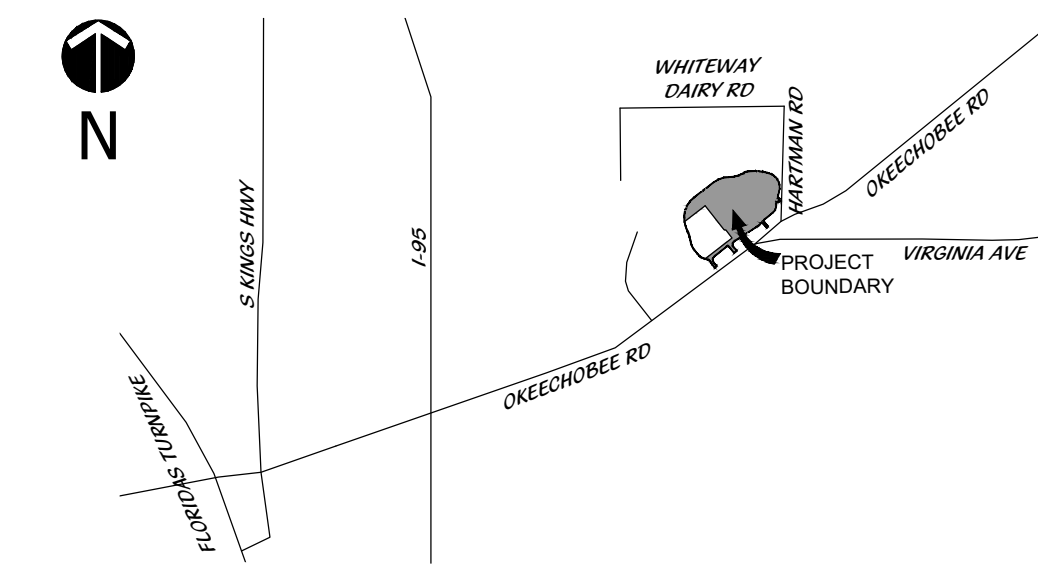
73 SPACES

448 SPACES

RENAISSANCE
BUSINESS PARK

MATCHLINE - SEE SHEET 5

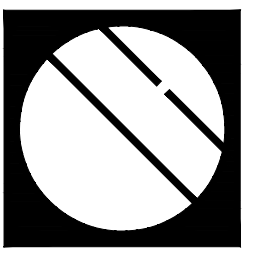
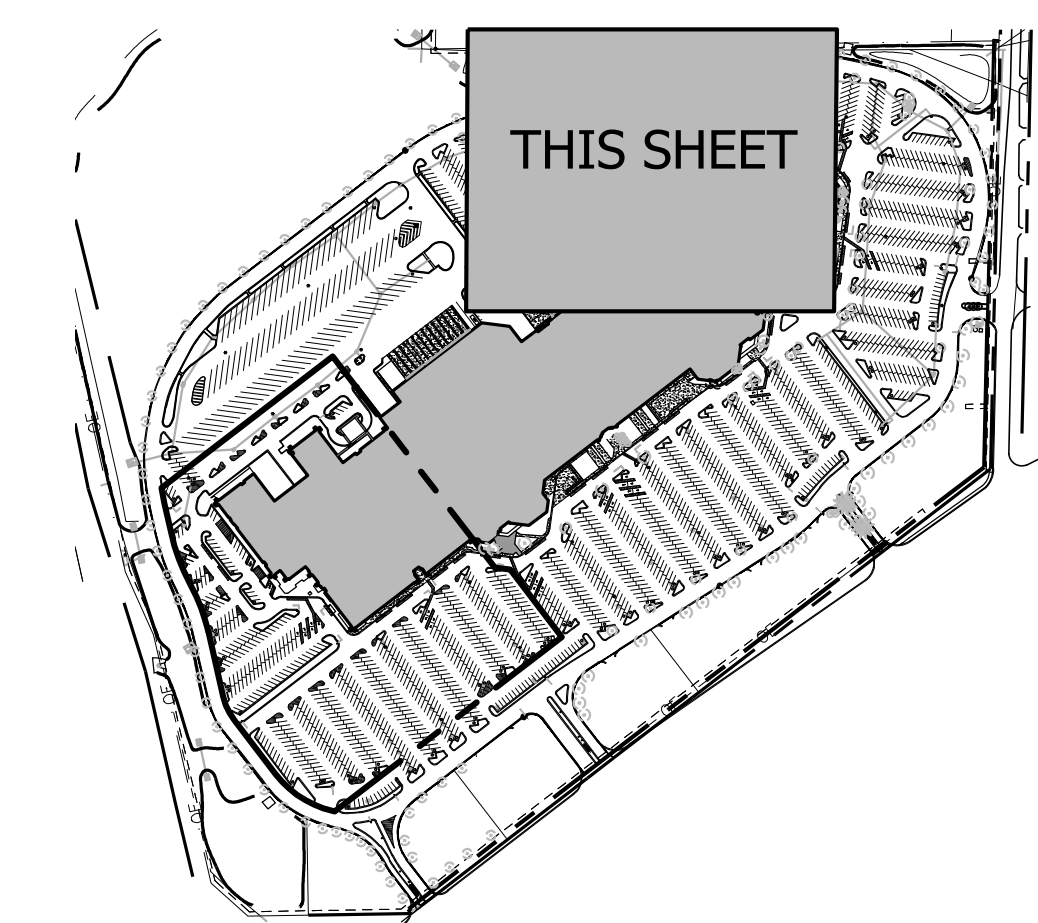
LOCATION MAP



LEGEND

- HC HANDICAP
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- PARKING LIGHT
- PEDESTRIAN LIGHT
- FPL COACH LIGHT

KEY MAP



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APPROVED	DEH
JOB NUMBER	21-1018
DATE	11-16-21
REVISIONS	11-29-21

November 29, 2021 4:22:47 p.m.
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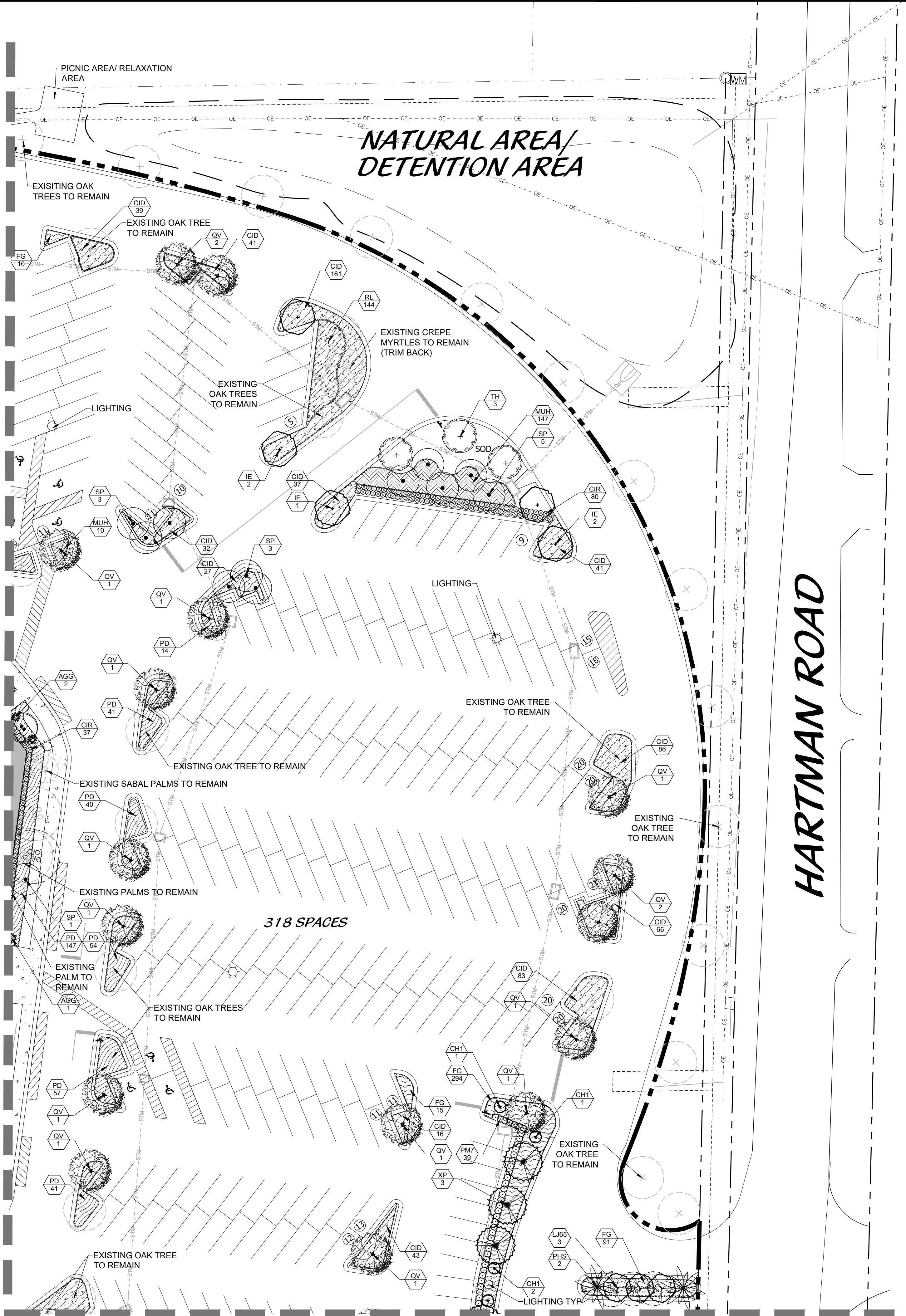
SHEET 2 OF 9
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Landscape Plan

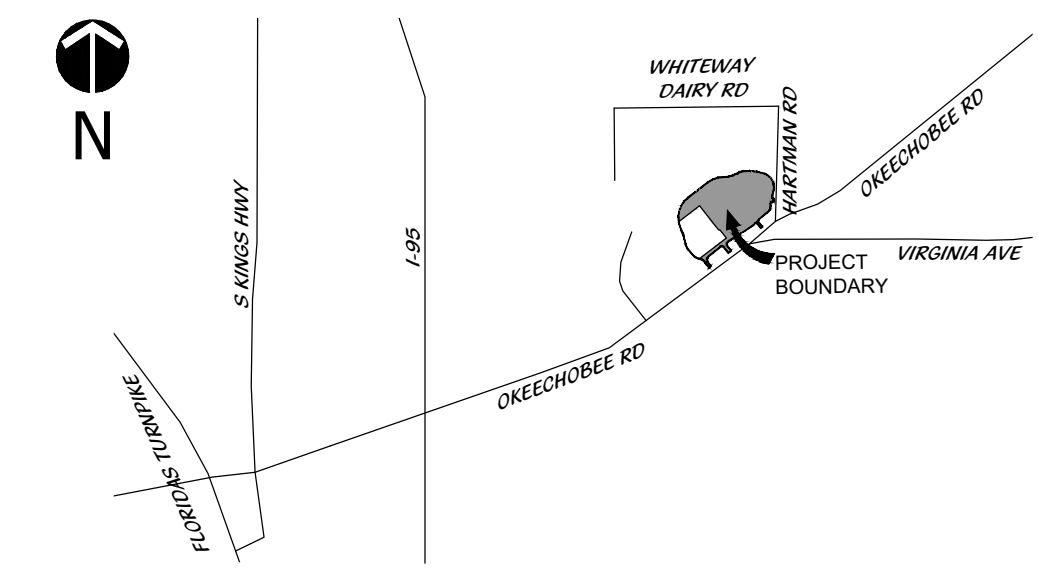
MATCHLINE - SEE SHEET 2

HARTMAN ROAD

MATCHLINE - SEE SHEET 6



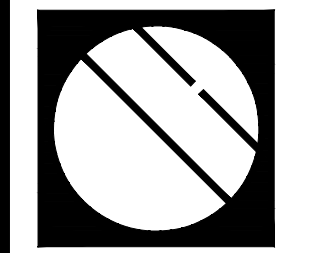
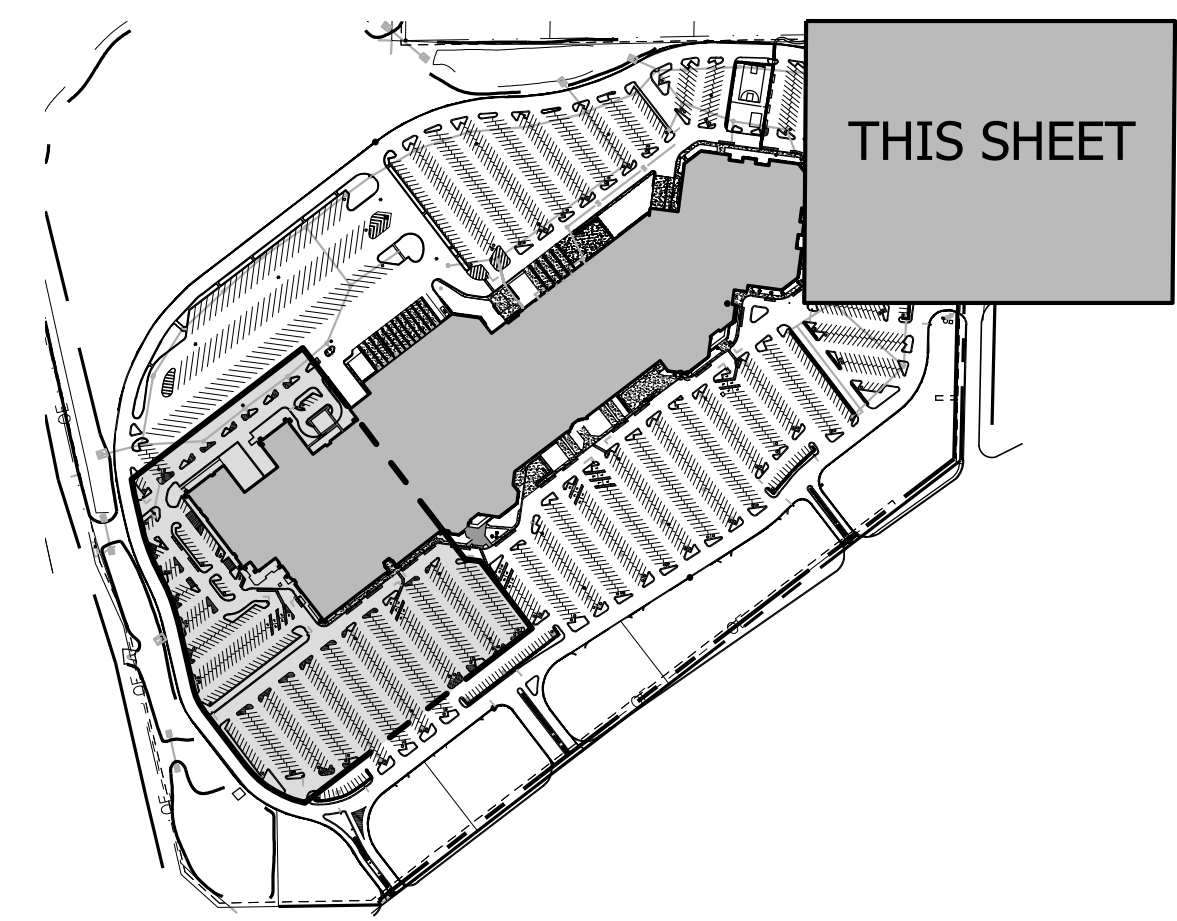
LOCATION MAP



LEGEND

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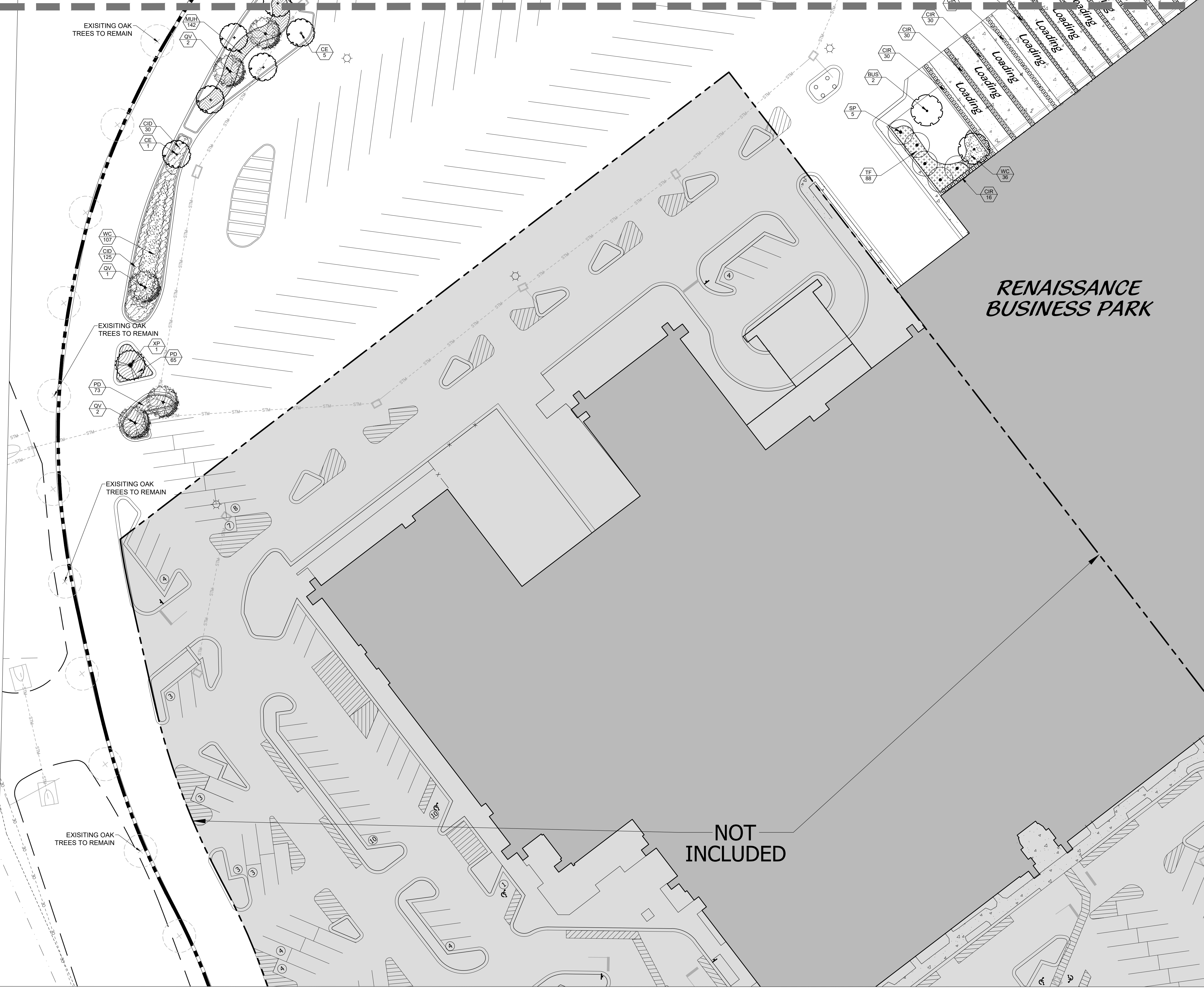
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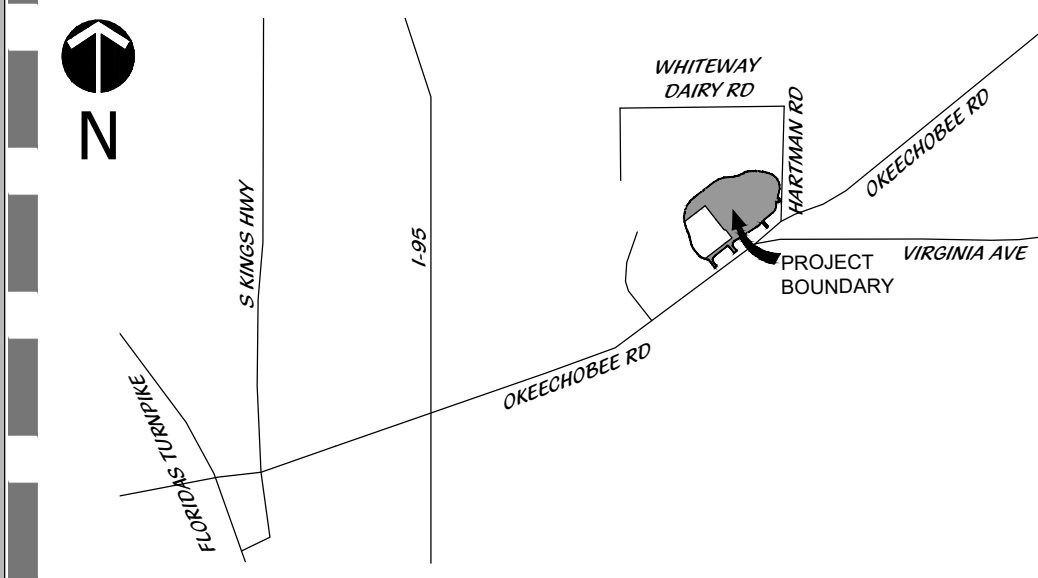
Landscape Plan

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MATCHLINE - SEE SHEET 1



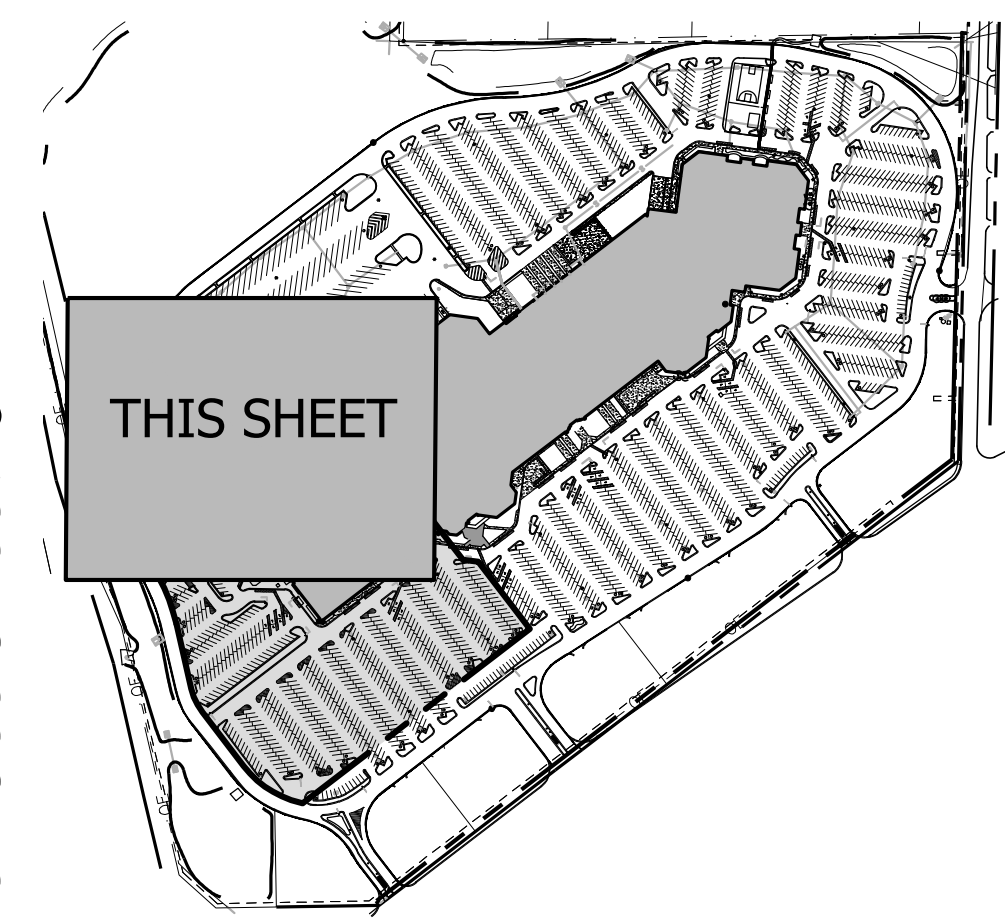
LOCATION MAP



LEGEND

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KEY MAP

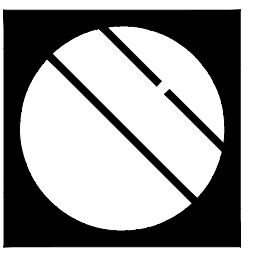


MATCHLINE - SEE SHEET 5

NOT INCLUDED

MATCHLINE - SEE SHEET 7

Landscape Plan



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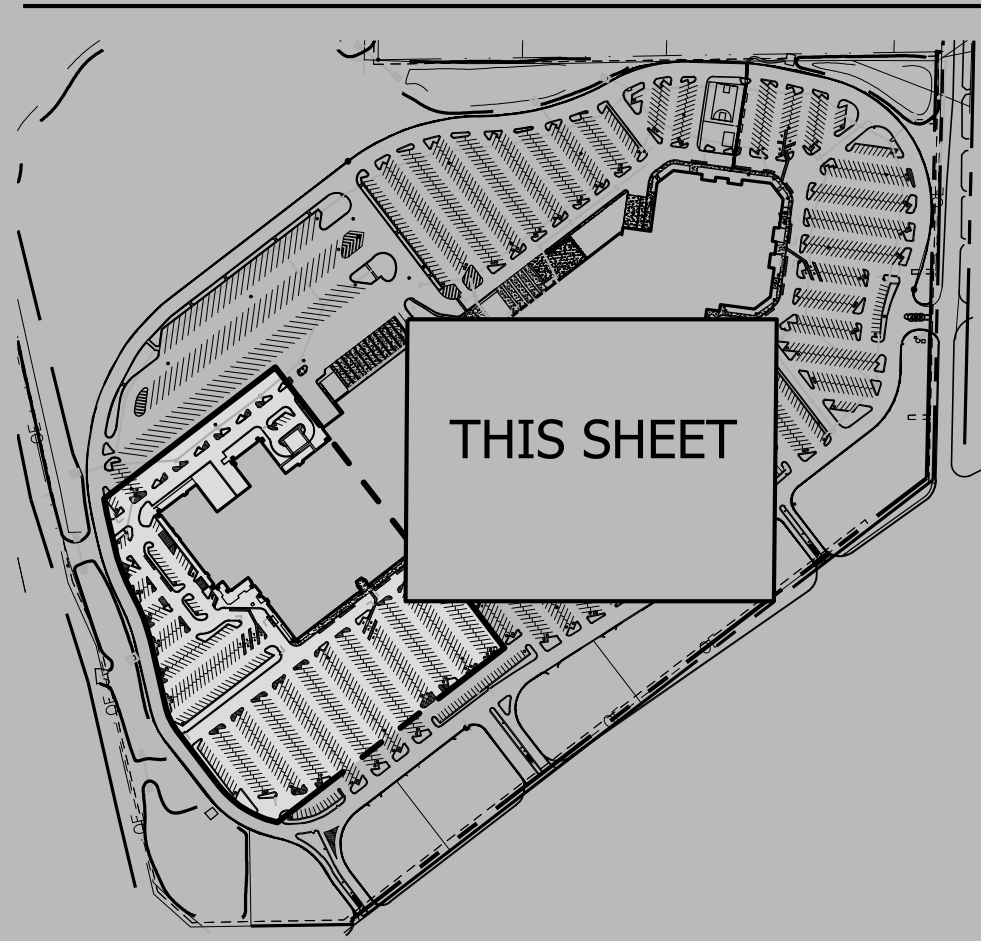
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MATCHLINE - SEE SHEET 2

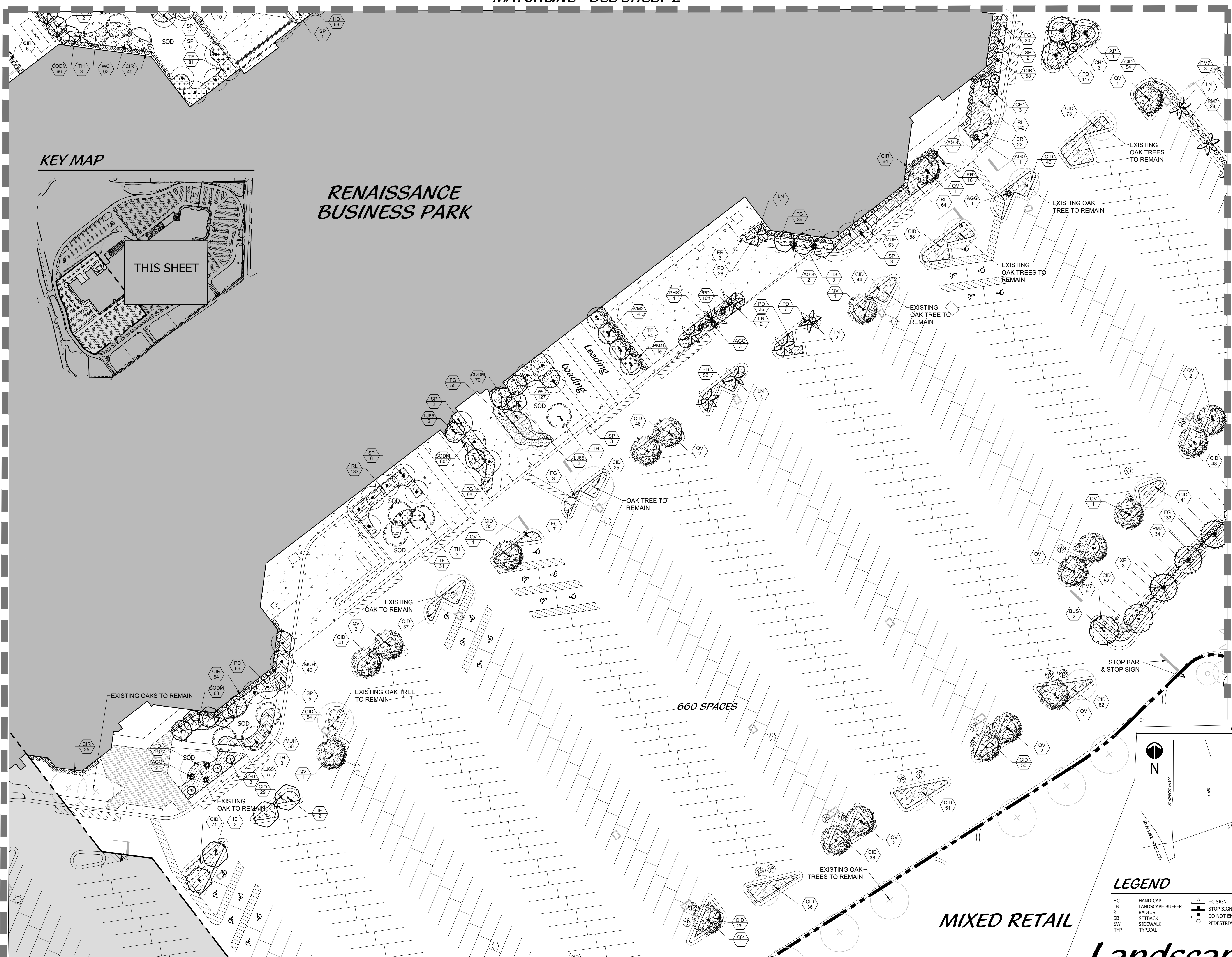
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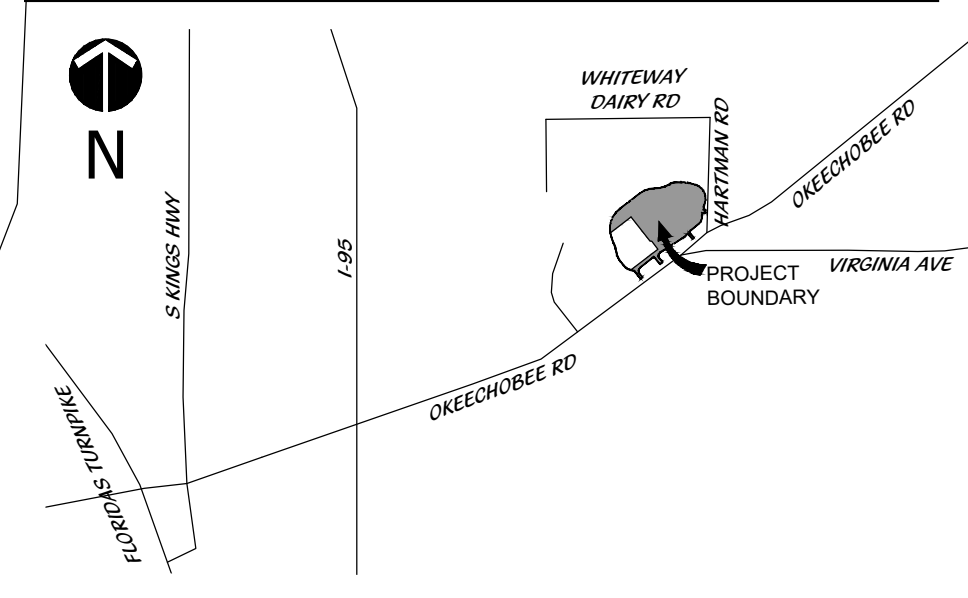
RENAISSANCE BUSINESS PARK

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6



LOCATION MAP



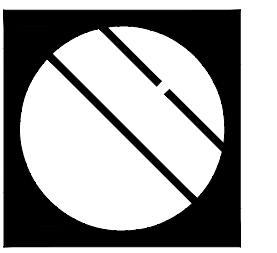
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MIXED RETAIL

Landscape Plan

MATCHLINE - SEE SHEET 5



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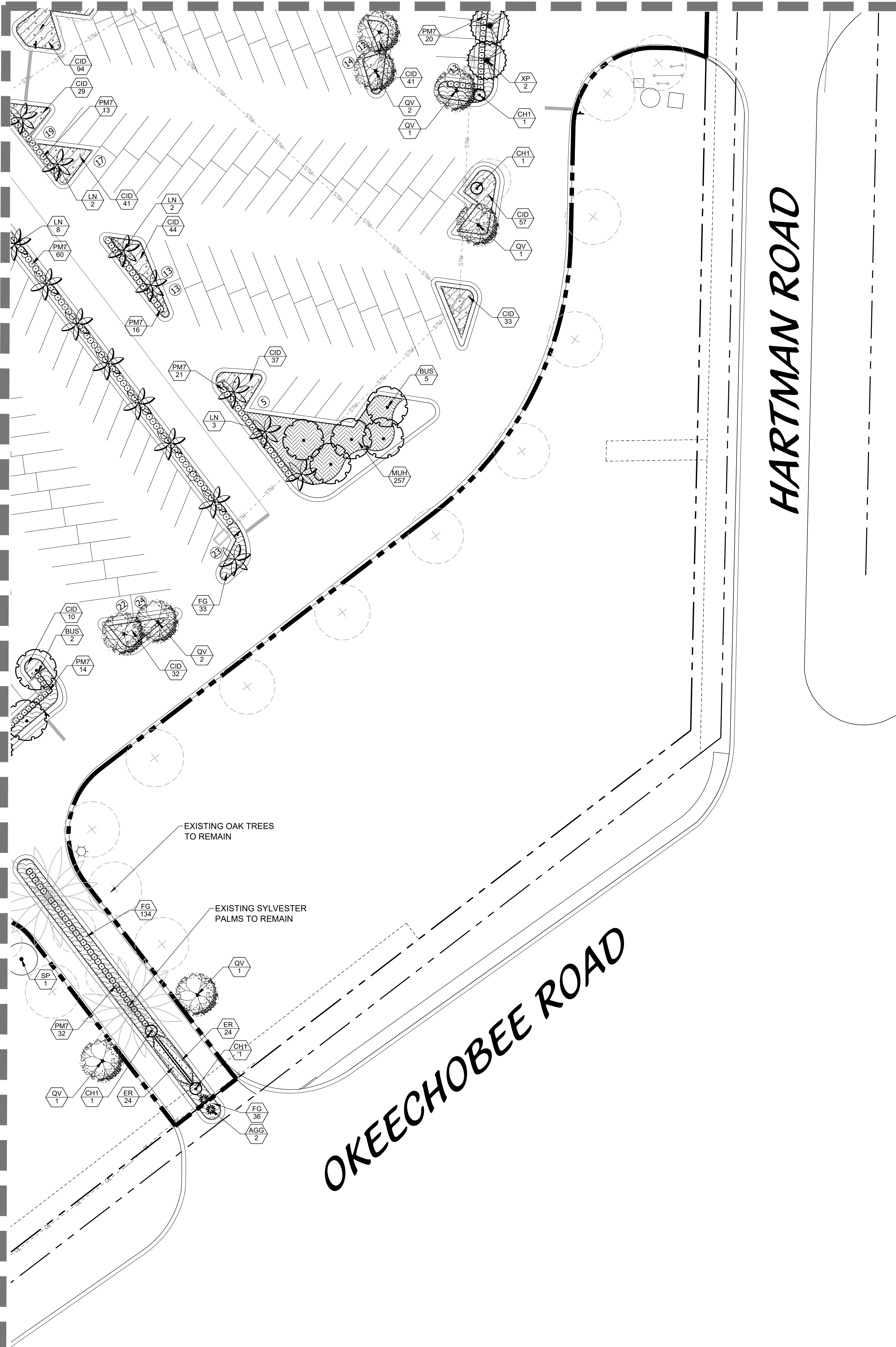
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MATCHLINE - SEE SHEET 3

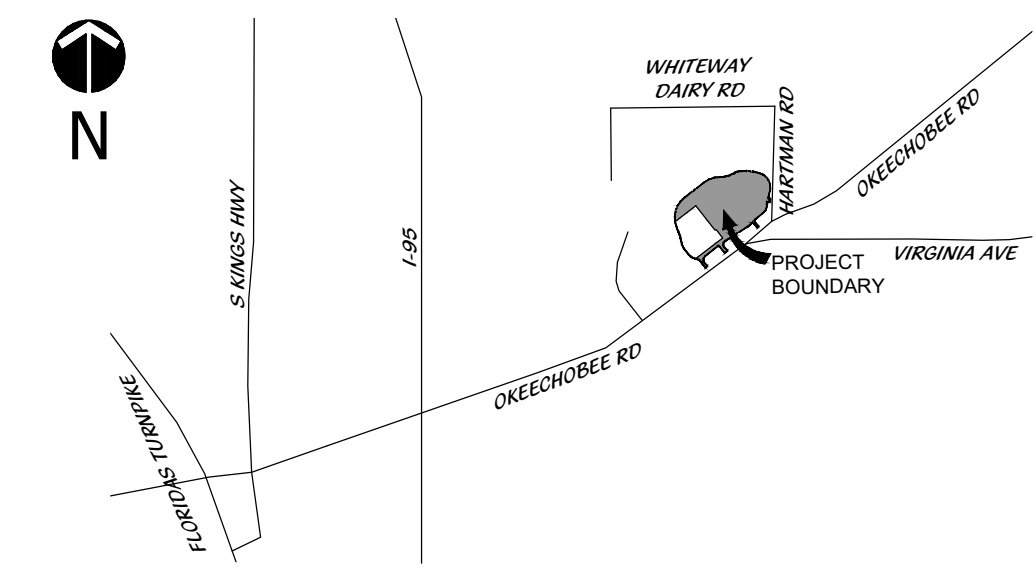
MATCHLINE - SEE SHEET 5

HARTMAN ROAD

OKEECHOBEE ROAD



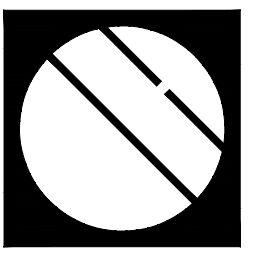
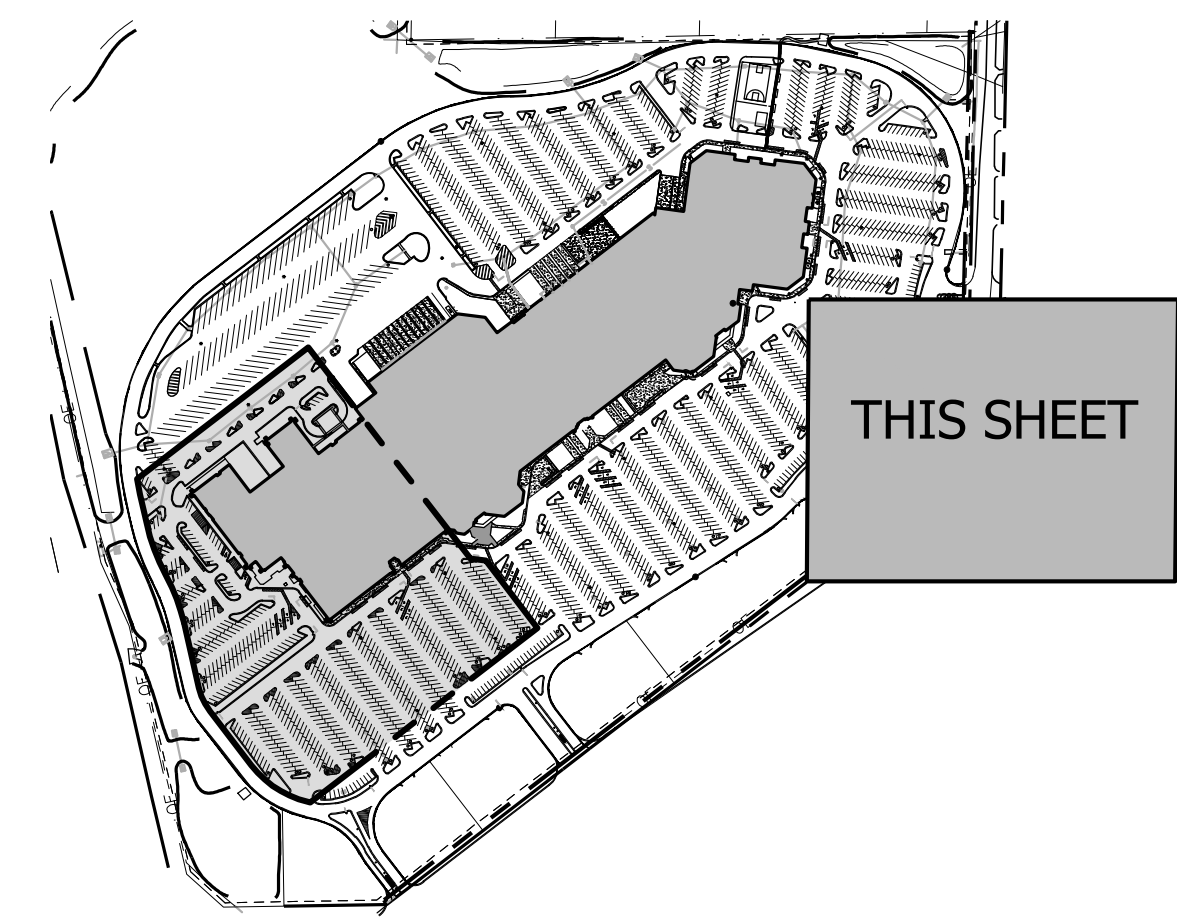
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	PEDESTRIAN LIGHT
R	RADIUS	DO NOT ENTER	FPL COACH LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		
TYP	TYPICAL		

KEY MAP



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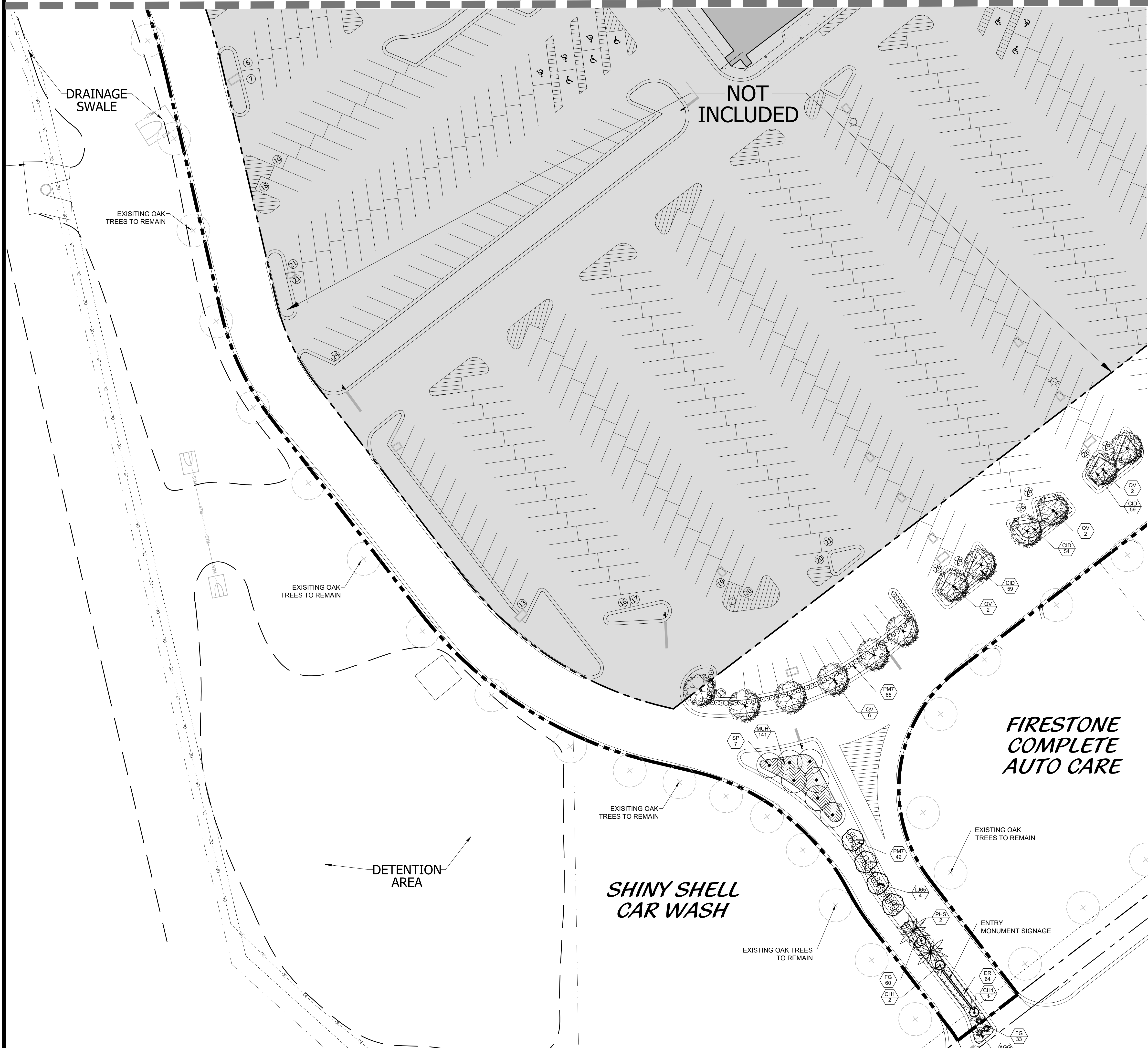
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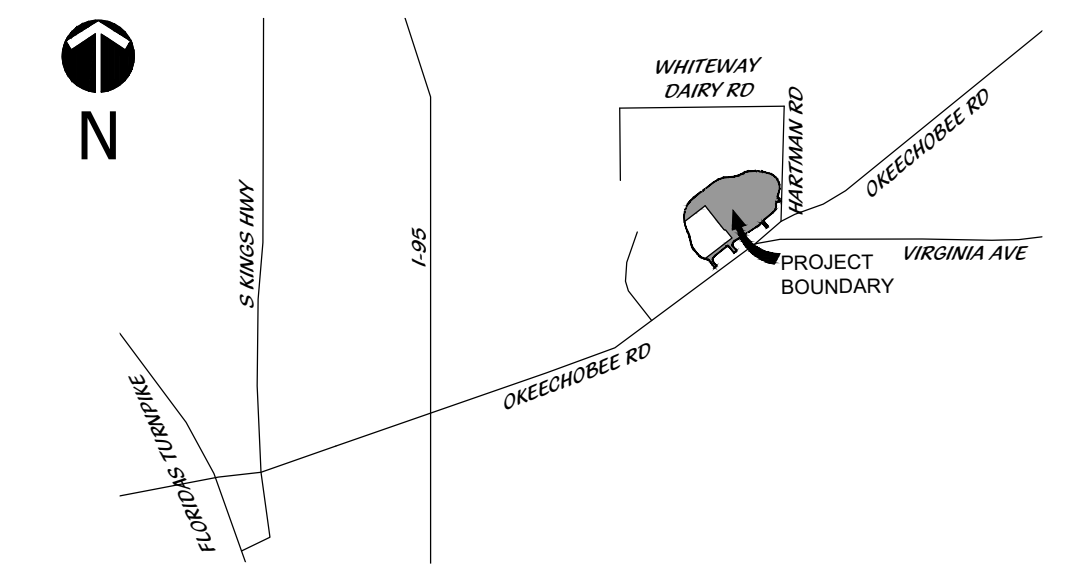
Landscape Plan

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 8

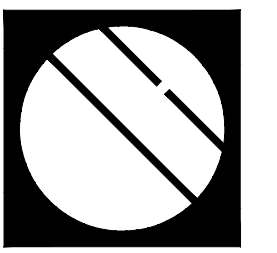
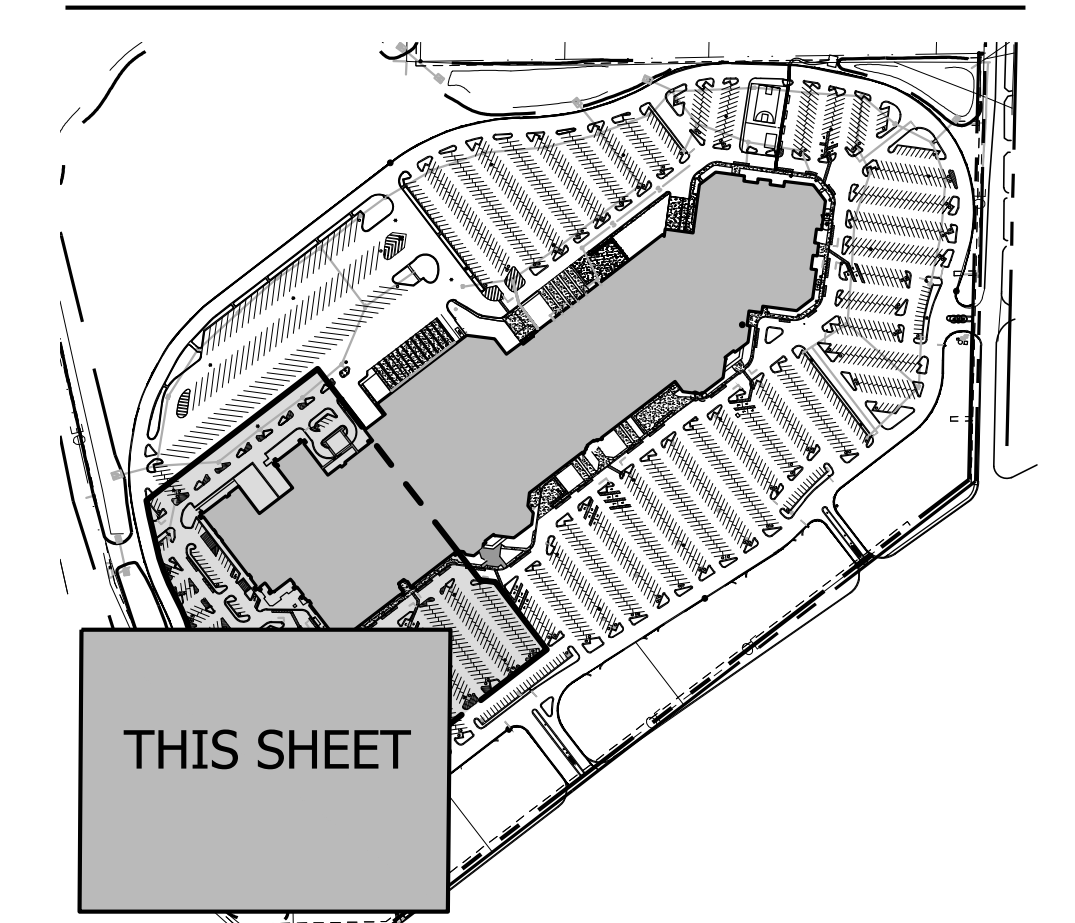
LOCATION MAP



LEGEND

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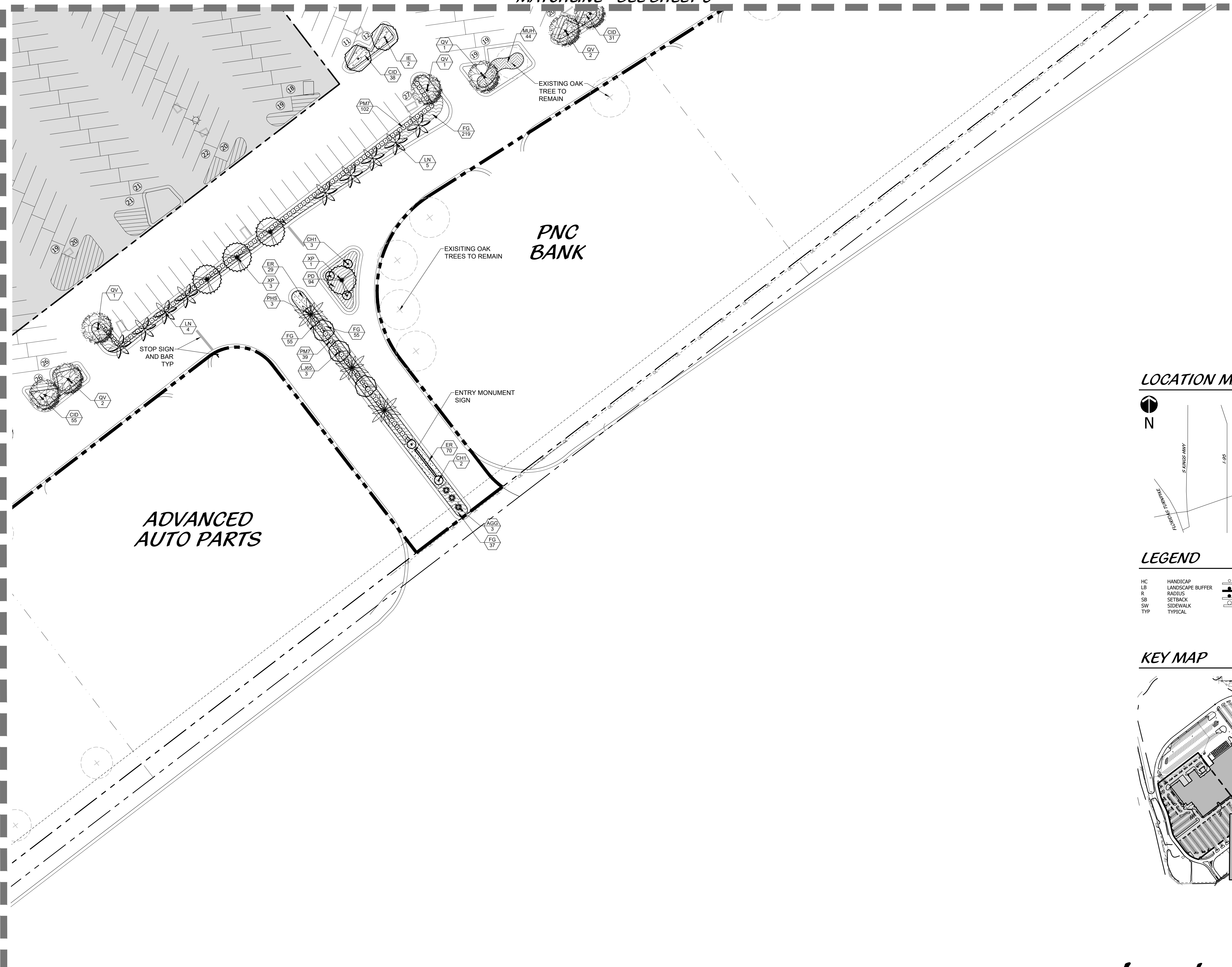
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Landscape Plan

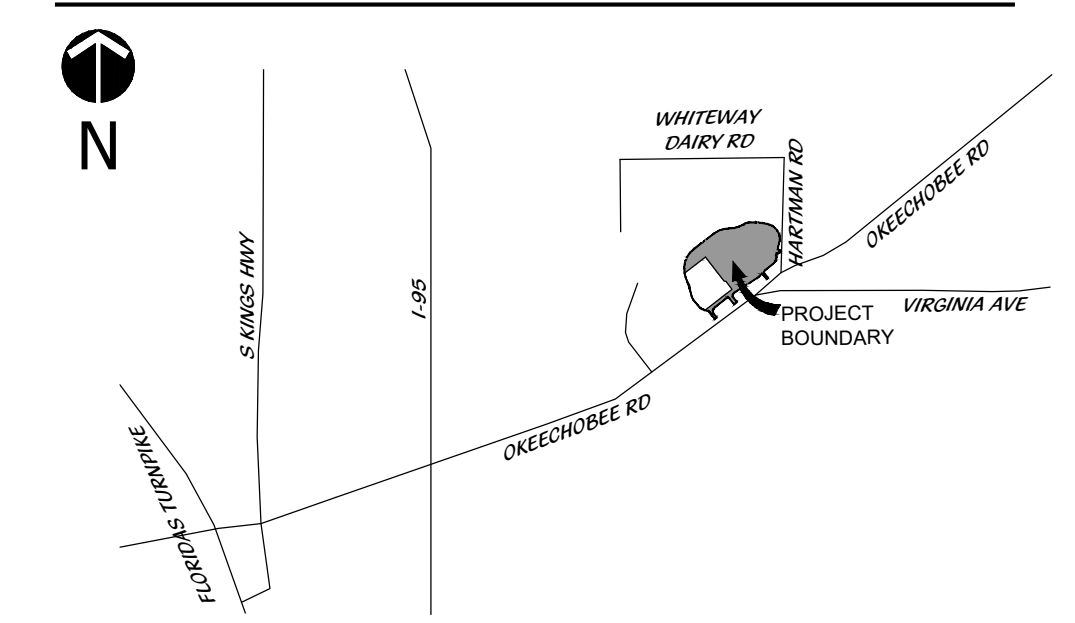
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MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5



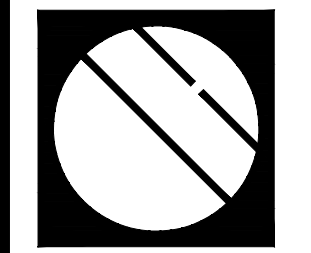
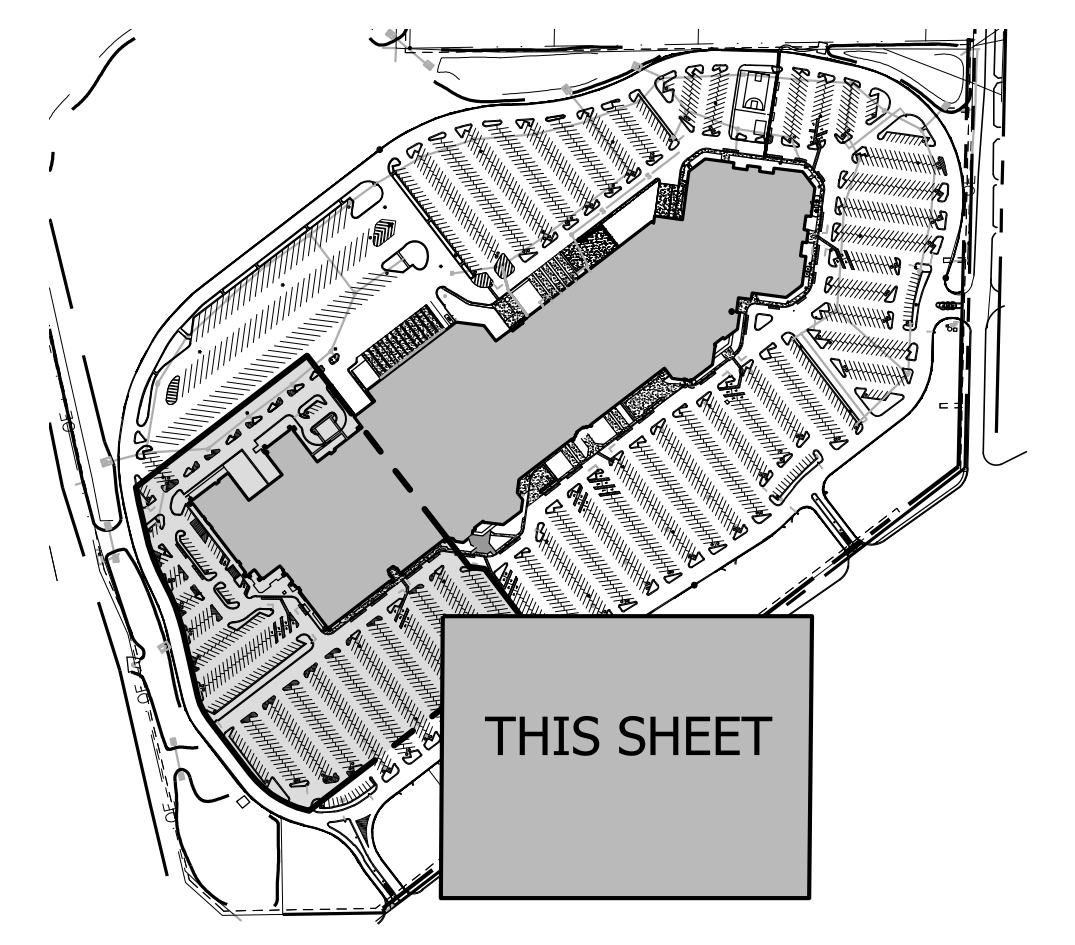
LOCATION MAP



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Landscape Plan

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDC) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER, AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-162(a)(9)(c) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB. ALL SOD SHALL BE STENOPOHRUM SECONDIATUM FLORITAM PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH OVERHANGS OF ADJACENT AREAS.

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 20 INCHES AND 7 FEET TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED AT 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 CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIER SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A CO.

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 NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
BUS	22	BURSERIA SIMARUBA	GUMBO LIMBO	N.A.	4" CAL	16' HT. X 7' SPRD.	Y		FULL CANOPY
CE	19	CONOCARPUS ERECTUS	GREEN BUTTWOOD TREE	45 GAL	2.5" CAL.	12' HT X 5' SPRD	Y		FULL CANOPY, 4" CT MIN, FL #1 OR BETTER
IE	16	ILEX X ATTENUATA 'GAGESLON'	EAGLESTON HOLLY	30 GAL	2" CAL	12' HT X 4'-5' SPRD	Y		FULL CANOPY, FL #1 OR BETTER
L13	11	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	65 GAL MIN.	2.5" CAL.	12' O.A.X 5' SPRD	N	N	FULL & THICK CANOPY, FLORIDA FANCY, 5' CT.
LB5	27	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	3 TRX MIN., 1"-2" CAL. EA.	8' HT, 8' SPRD.	N		FULL CANOPY, 4" CT., MULTI-TRUNK, FF
QV	98	QUERCUS VIRGINIANA	LIVE OAK	45 GAL	2.5" CAL	12' - 14' O.A. X 5'-6' SPRD	Y		FULL CANOPY, FL #1 OR BETTER
TH	23	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	45 GAL	2" CAL. MIN	12' HT X 4'-5' SPRD	N		FULL CANOPY, 4" CT
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CHI	25	CHAMAEROPS HUMILIS ~	EUROPEAN FAN PALM	FIELD GROWN	N.A.	5'-6' O.A.	N	N	3 STEMS MIN., 2" STEM FOOTAGE PER TRUNK; LIMB UP 2' - FULL & THICK, MATCHED
LN	33	LIVISTONA NITIDA ~	NTIDA PALM	FIELD GROWN	N.A.	14' O.A. HT.			FULL CANOPY, DIAMOND CUT, FLORIDA FANCY.
PHS	8	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	10' CT	N		STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT
SP	119	SABAL PALMETTO	SABAL PALM	FG	N/A	18', 22', 26' O.A.	Y		HURRICANE CUT, SLICK TRUNK, STAGGER HEIGHTS.
VM2	24	VETIVIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	N.A.	14'-16' O.A	N		FULL CANOPY, DOUBLE TRUNK.
SIGNATURE PALM	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
XP	15	X BUTIAGRUS NABONNANDII	MULE PALM	FG		8' CT.			MATCHING
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
AGG	29	AGAVE AMERICANA 'GAINESVILLE BLUE'	GAINESVILLE BLUE AGAVE	30 GAL	4" - 5" O.A. X 3' - 4'	AS	N		FULL & THICK
CIR	1,287	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 gal	3' X 3'	3' O.C.	Y		FULL TO BASE, FL #1 OR BETTER
PH7	532	PODCARPUS MAKII	PODCARPUS	7 GAL	3' X 2'	2' O.C.	N		FULL & THICK
PH15	75	PODCARPUS MAKII~	PODCARPUS	15 GAL	5' O.A., 2' SPRD	2' O.C.	N		FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
TD	3,721	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	10" HT. & SPD	24" O.C.			FULL & THICK, NOT STRETCHED,
CODM	630	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	3 GAL	18" X 18"	24" O.C.			FULL & THICK
ER	252	EUPHORBIA MILLIT 'ROSY'	CROWN OF THORNS	3 GAL	12" x 12"	24" O.C.	N		FULL AND THICK
FG	1,635	FICUS MICROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FIG	3 GAL	15" X 15"	24" O.C.	Y		FULL & THICK
HD	514	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	18" X 18"	24" O.C.	Y		FULL & THICK, FLORIDA NATIVE VARIETY
MUH	1,828	MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y		FULL & THICK
PD	1,311	PODCARPUS MACROPHYLLUS 'DWARF PRINGLES' ~	DWARF PODCARPUS	3 GAL	15" X 15"	18" O.C.	Y		FULL & THICK
WC	670	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL	18" X18"	24" O.C.	Y		FULL & THICK
RL	483	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	24" O.C.	N		FULL & THICK
TF	301	TRIPICUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" O.C.	Y		FULL & THICK

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDING, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINING 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 THE NOTES 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 1 & 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 TRANSPORTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBER ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERING TO THE SITE.

MULCH SHALL BE SHREDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM AND 2% MICROELEMENTS. SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

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 1/2 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 THE MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL, AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL, 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 ROOT 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 WITH 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 ROOT BALL WITH STANDARD PLANTING MIXTURE. COMPACT TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO 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

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 SITED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SOODED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

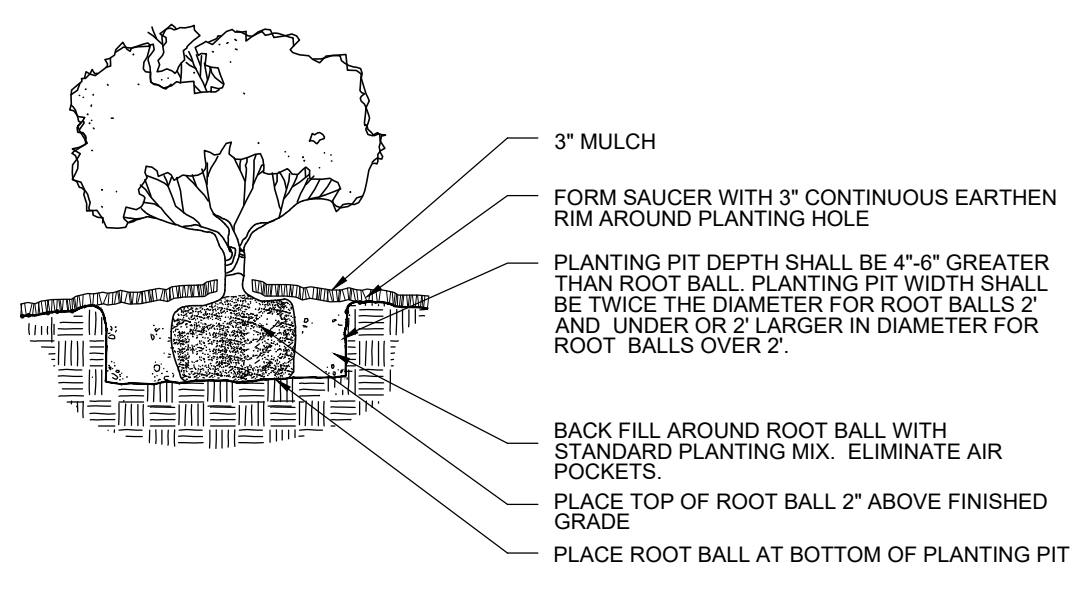
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL, AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

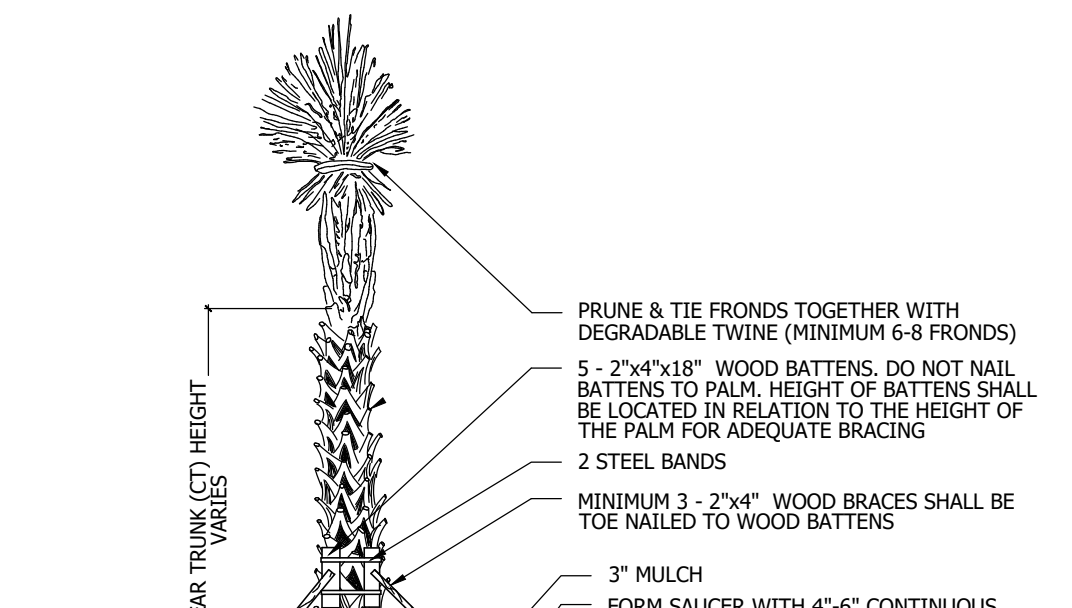
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANTING DETAILS



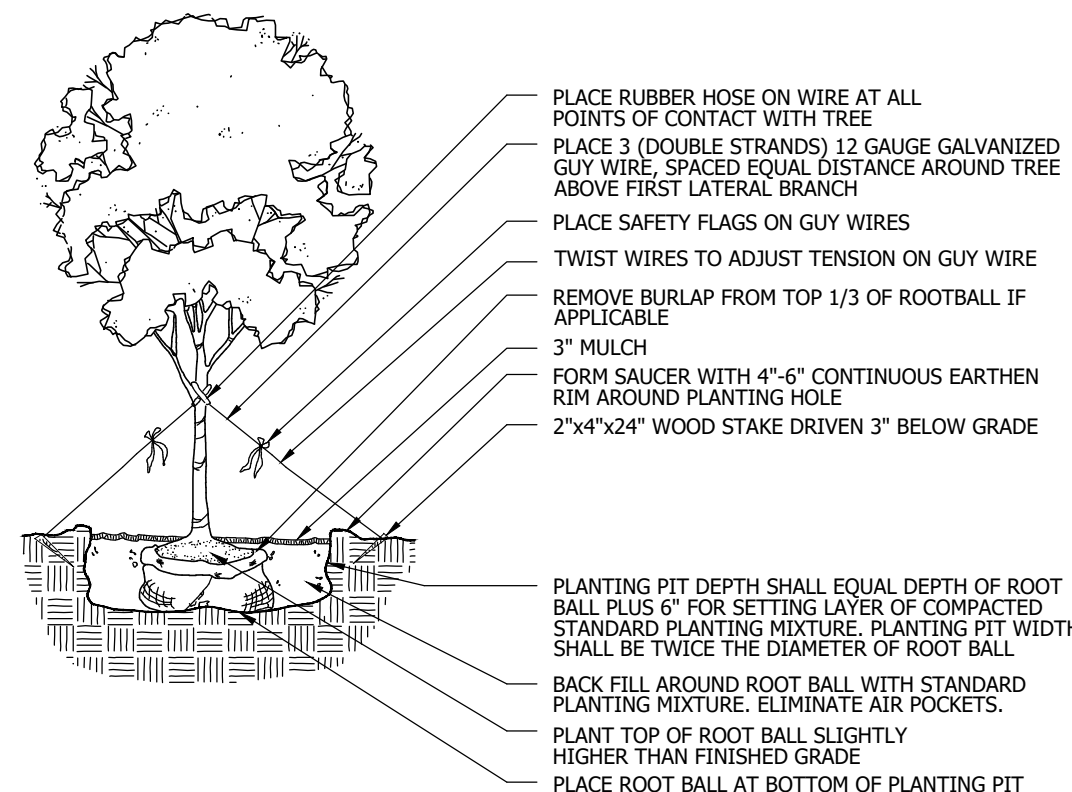
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



PALM PLANTING DETAIL

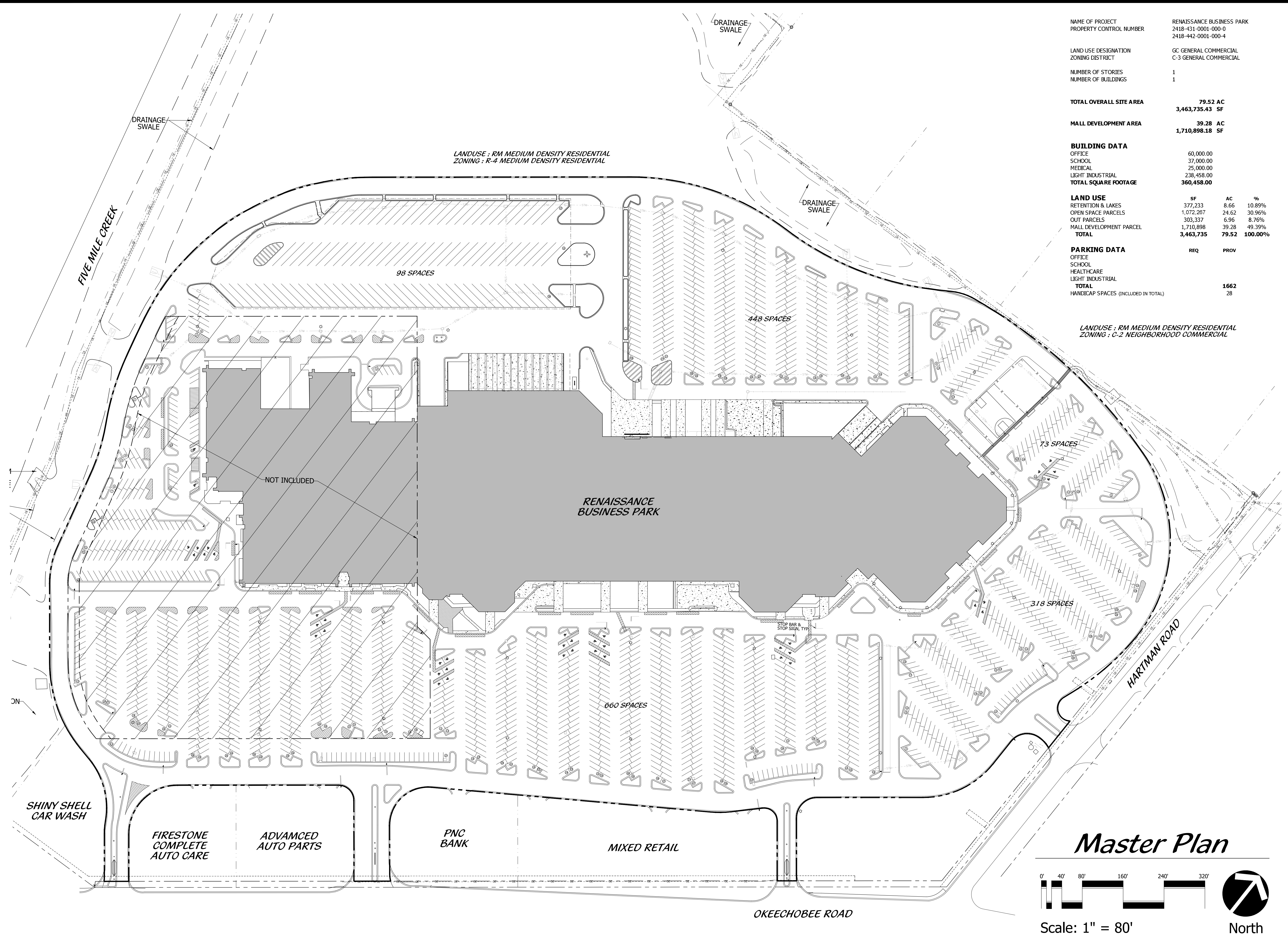
NTS



LARGE TREE PLANTING DETAIL

NTS

48 HOURS BEFORE DIGGING



NAME OF PROJECT
PROPERTY CONTROL NUMBER

RENAISSANCE BUSINESS PARK
2418-431-0001-000-0
2418-442-0001-000-4

LAND USE DESIGNATION
ZONING DISTRICT

C-3 GENERAL COMMERCIAL
C-3 GENERAL COMMERCIAL

NUMBER OF STORIES
NUMBER OF BUILDINGS

1
1

TOTAL OVERALL SITE AREA
MALL DEVELOPMENT AREA

79.52 AC
3,463,735.43 SF

39.28 AC
1,710,898.18 SF

BUILDING DATA

OFFICE	60,000.00
SCHOOL	37,000.00
MEDICAL	25,000.00
LIGHT INDUSTRIAL	238,458.00
TOTAL SQUARE FOOTAGE	360,458.00

LAND USE

	SF	AC	%
RETENTION & LAKES	377,233	8.66	10.89%
OPEN SPACE PARCELS	1,072,287	24.62	30.96%
OUT PARCELS	303,337	6.96	8.76%
MALL DEVELOPMENT PARCEL	1,710,898	39.28	49.39%
TOTAL	3,463,735	79.52	100.00%

PARKING DATA

	REQ	PROV
OFFICE		
SCHOOL		
HEALTHCARE		
LIGHT INDUSTRIAL		
TOTAL		1662
HANDICAP SPACES (INCLUDED IN TOTAL)		28

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
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Renaissance Business Park

Fort Pierce, Florida

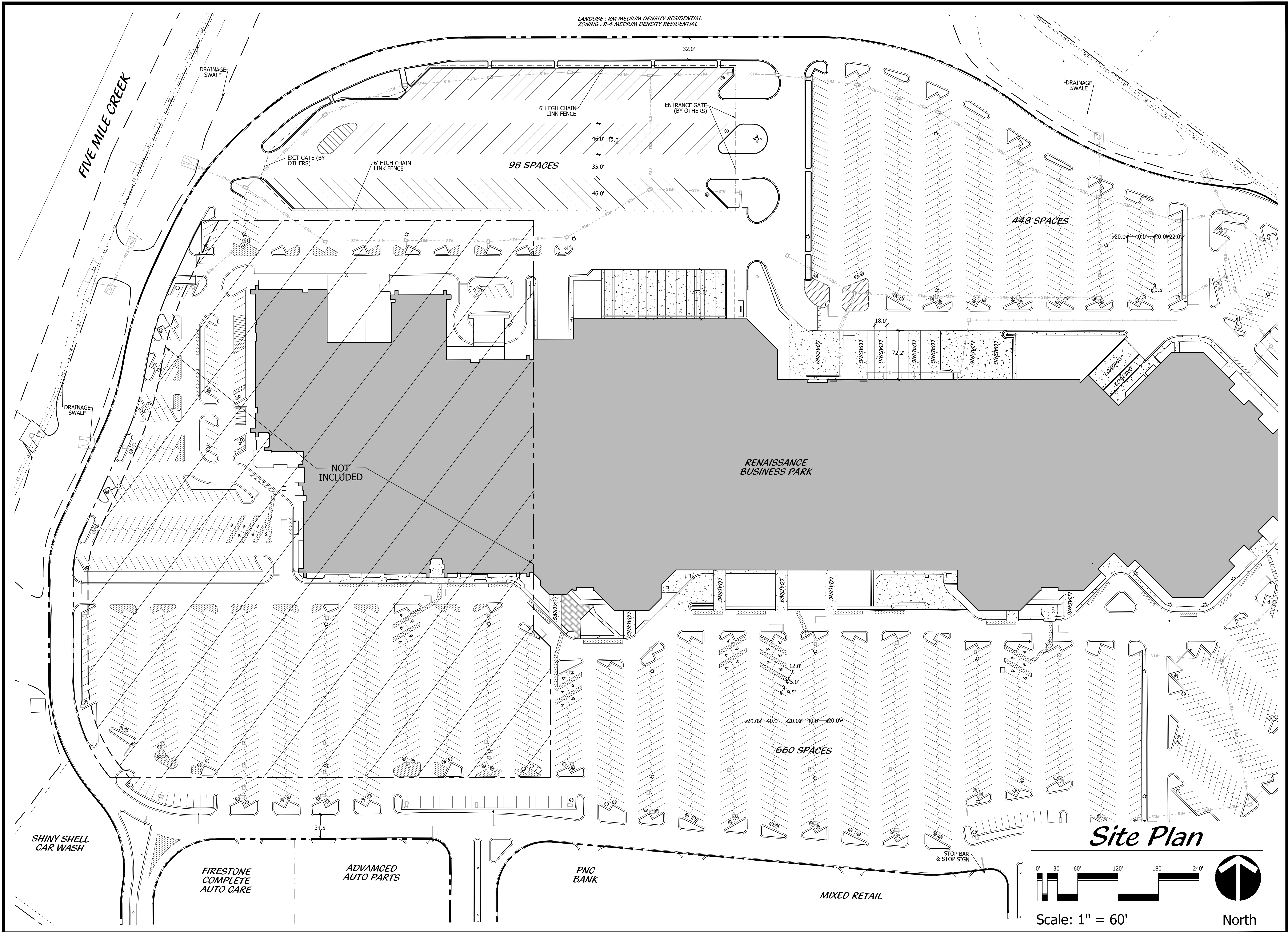


DESIGNED _____ DEH
DRAWN _____ RO
APPROVED _____ DEH
JOB NUMBER 15-0306
DATE 11-04-21
REVISIONS 11-29-21
12-22-21

December 22, 2021 2:33:38 p.m.
Drawing: 21-1018 SP.DWG

Master Plan

Scale: 1" = 80'



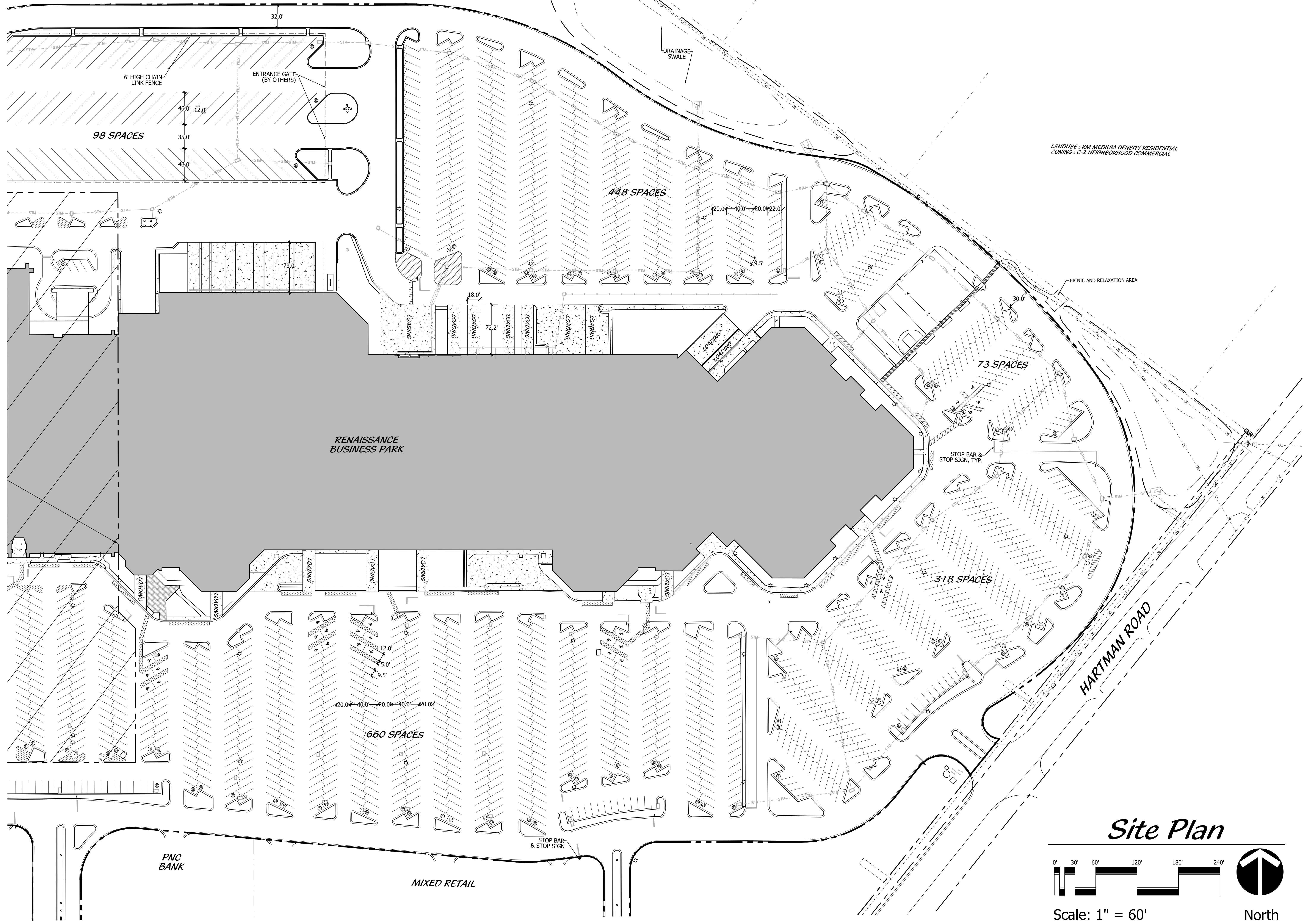
Renaissance Business Park
 Fort Pierce, Florida



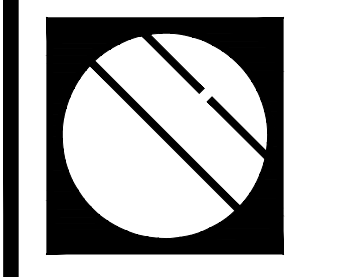
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APPROVED	DEH
JOB NUMBER	15-0306
DATE	11-04-21
REVISIONS	11-29-21
	12-22-21

December 22, 2021 2:33:38 p.m.
 Drawing: 21-1018 SP.DWG

LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : R-2 MEDIUM DENSITY RESIDENTIAL



LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : C-2 NEIGHBORHOOD COMMERCIAL



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Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Renaissance Business Park

Fort Pierce, Florida



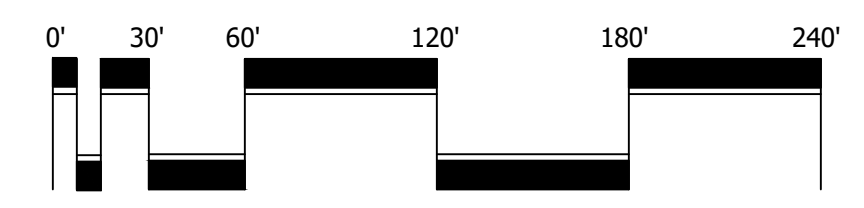
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DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0306
DATE	11-04-21
REVISIONS	11-29-21
	12-22-21

December 22, 2021 2:33:38 p.m.
Drawing: 21-1018 SP.DWG

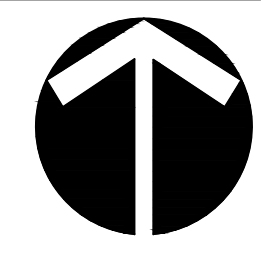
SHEET 4 OF 4

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Site Plan



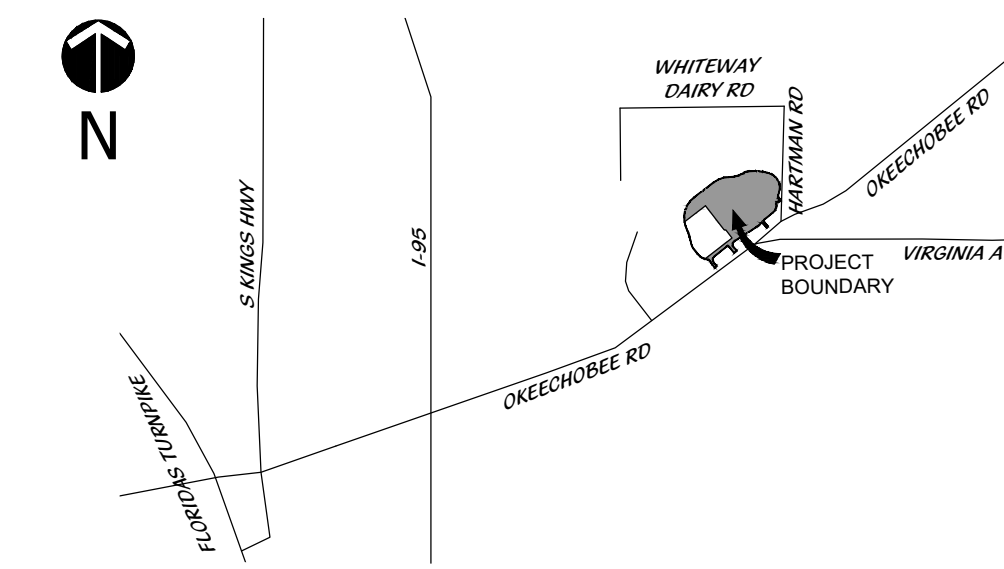
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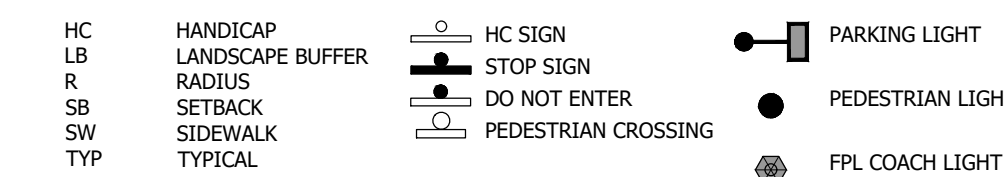
North

LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
 ZONING : R-4 MEDIUM DENSITY RESIDENTIAL

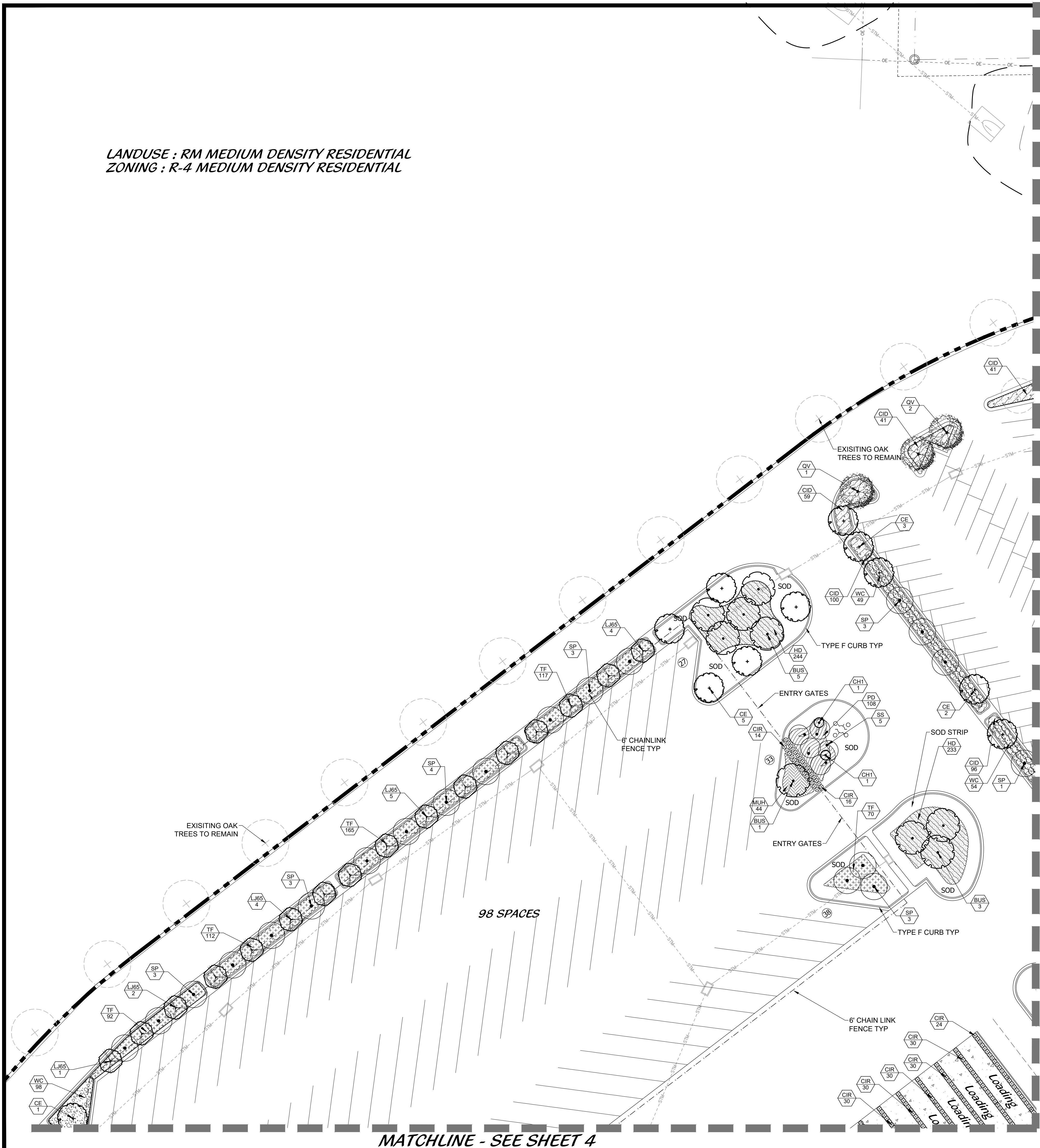
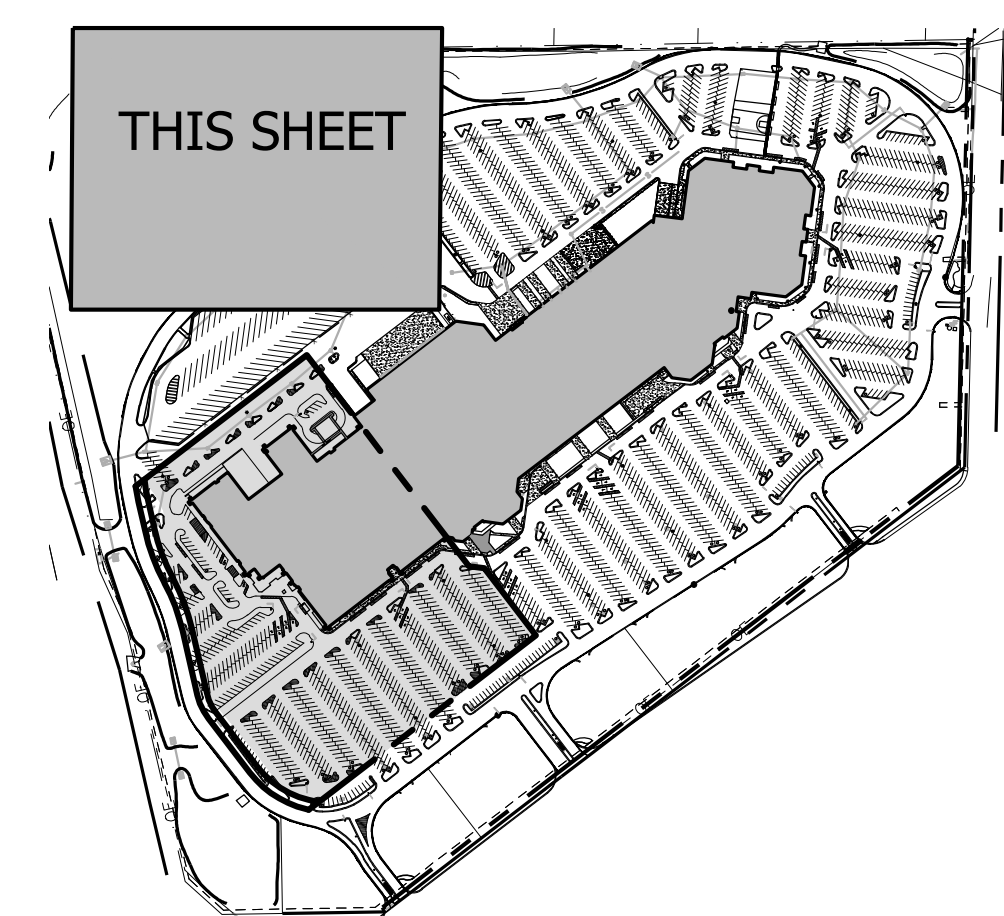
LOCATION MAP



LEGEND

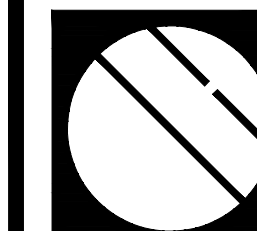


KEY MAP



MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4



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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# LC26000535

Renaissance Business Park
 Fort Pierce, Florida



DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-1018
DATE	11-16-21
REVISIONS	11-29-21
	12-13-21
	12-29-21

December 29, 2021 12:54:33 p.m.
 Drawing: 21-1018-LP1.DWG

SHEET 1 OF 9
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Landscape Plan

MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 3

NATURAL AREA/
DETENTION AREA

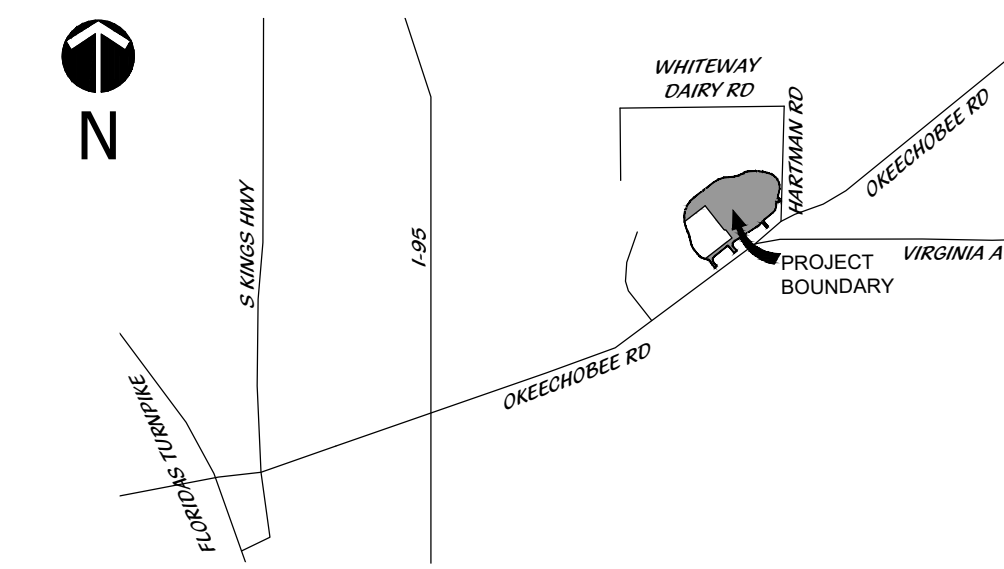
73 SPACES

448 SPACES

RENAISSANCE
BUSINESS PARK

MATCHLINE - SEE SHEET 5

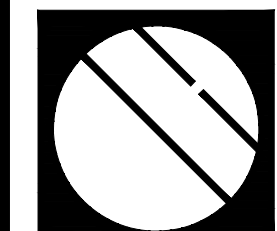
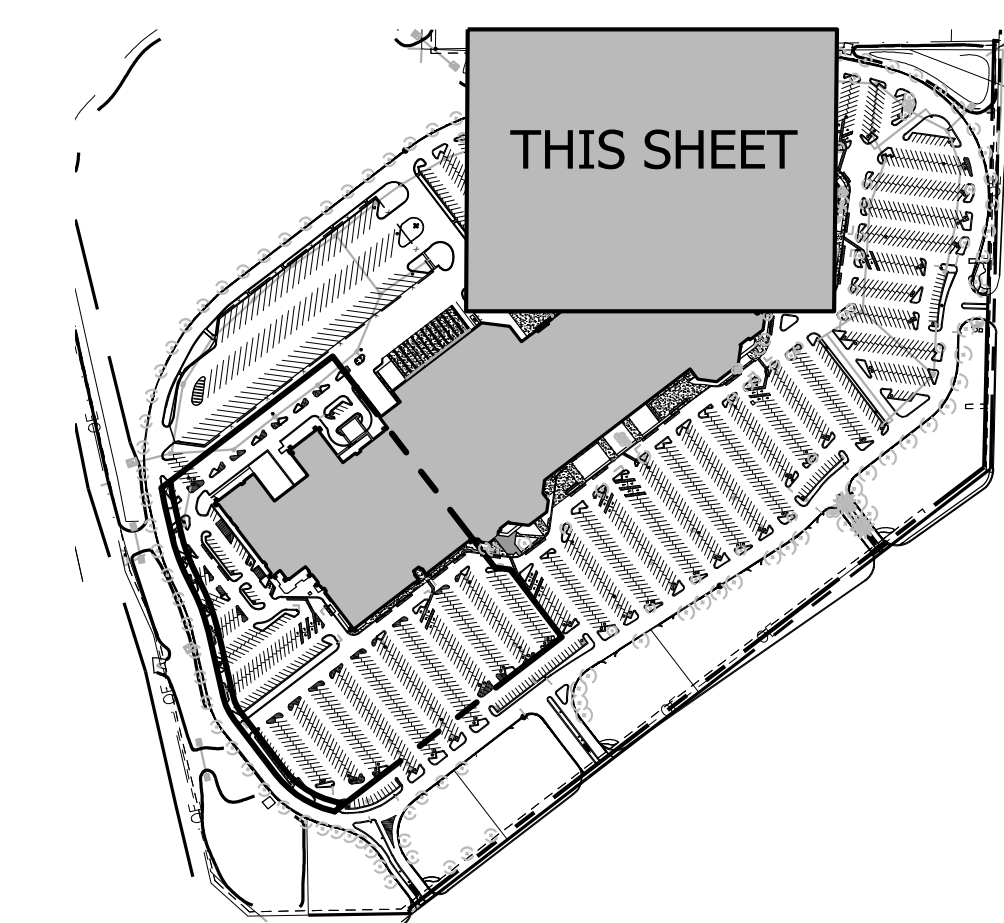
LOCATION MAP



LEGEND

- HC HANDICAP
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- PARKING LIGHT
- PEDESTRIAN LIGHT
- FPL COACH LIGHT

KEY MAP



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Environmental Consultants
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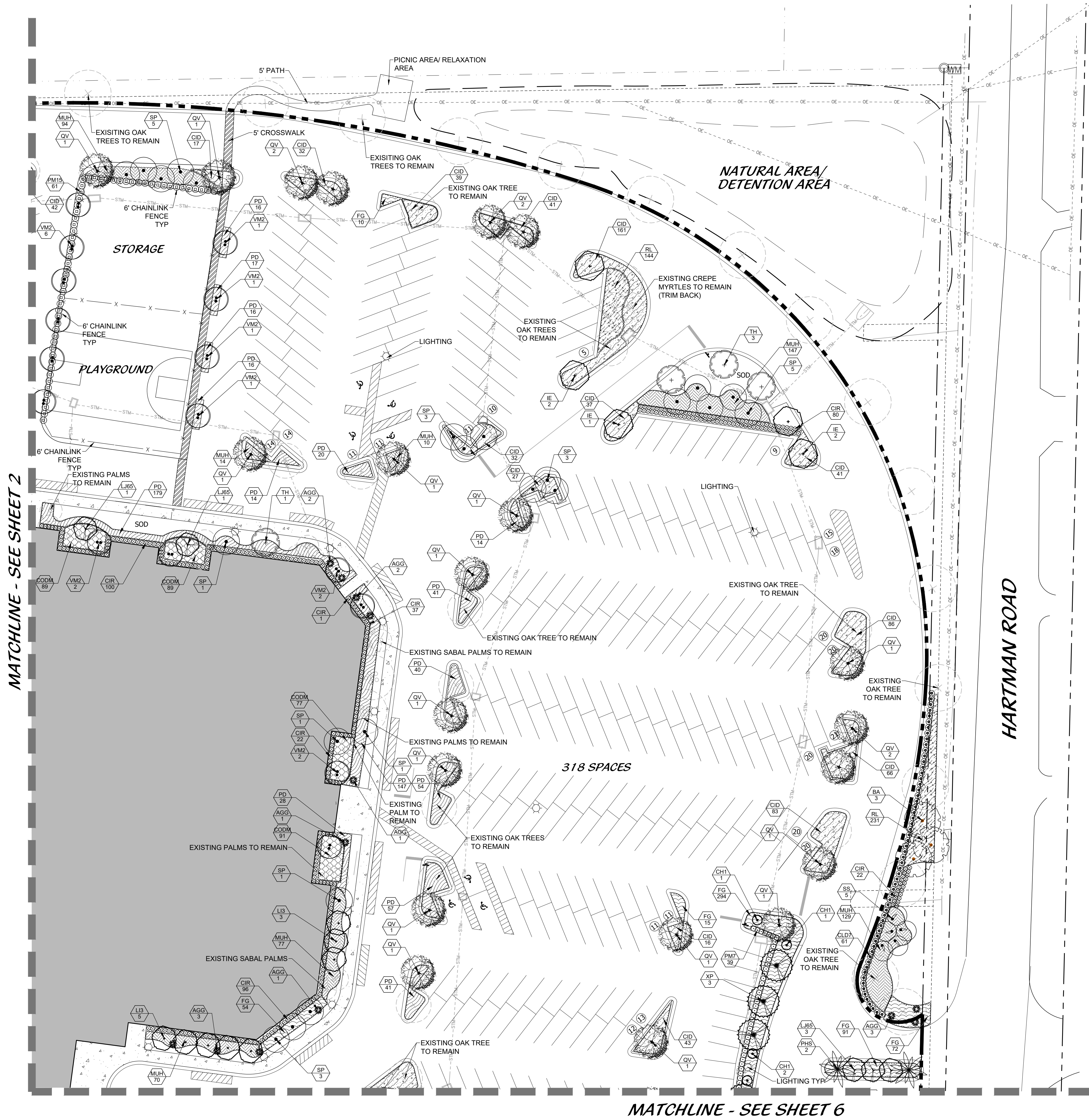
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DRAWN	AGB
APPROVED	DEH
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DATE	11-16-21
REVISIONS	11-29-21
	12-13-21
	12-29-21

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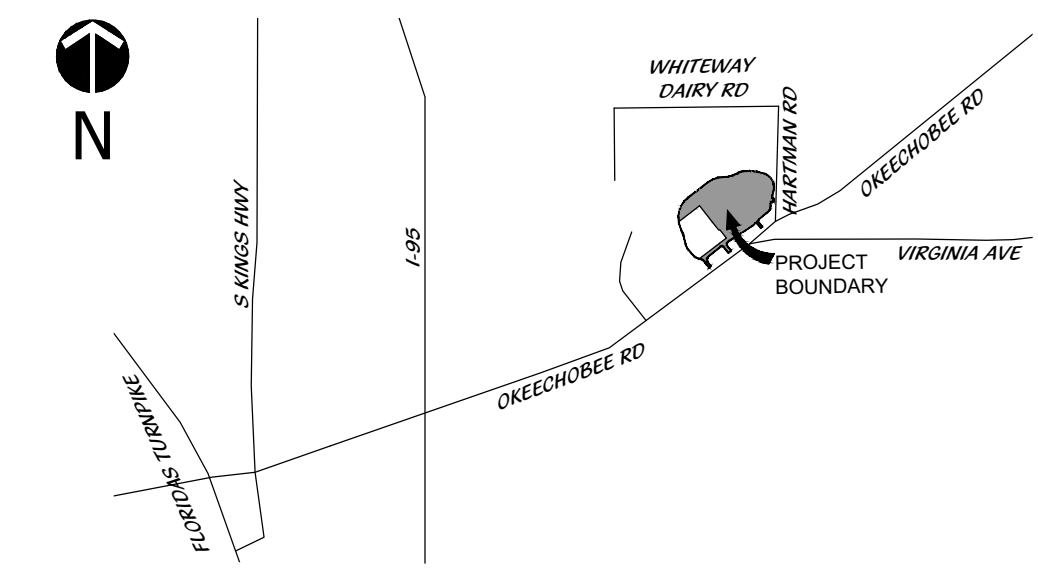
SHEET 2 OF 9

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Landscape Plan



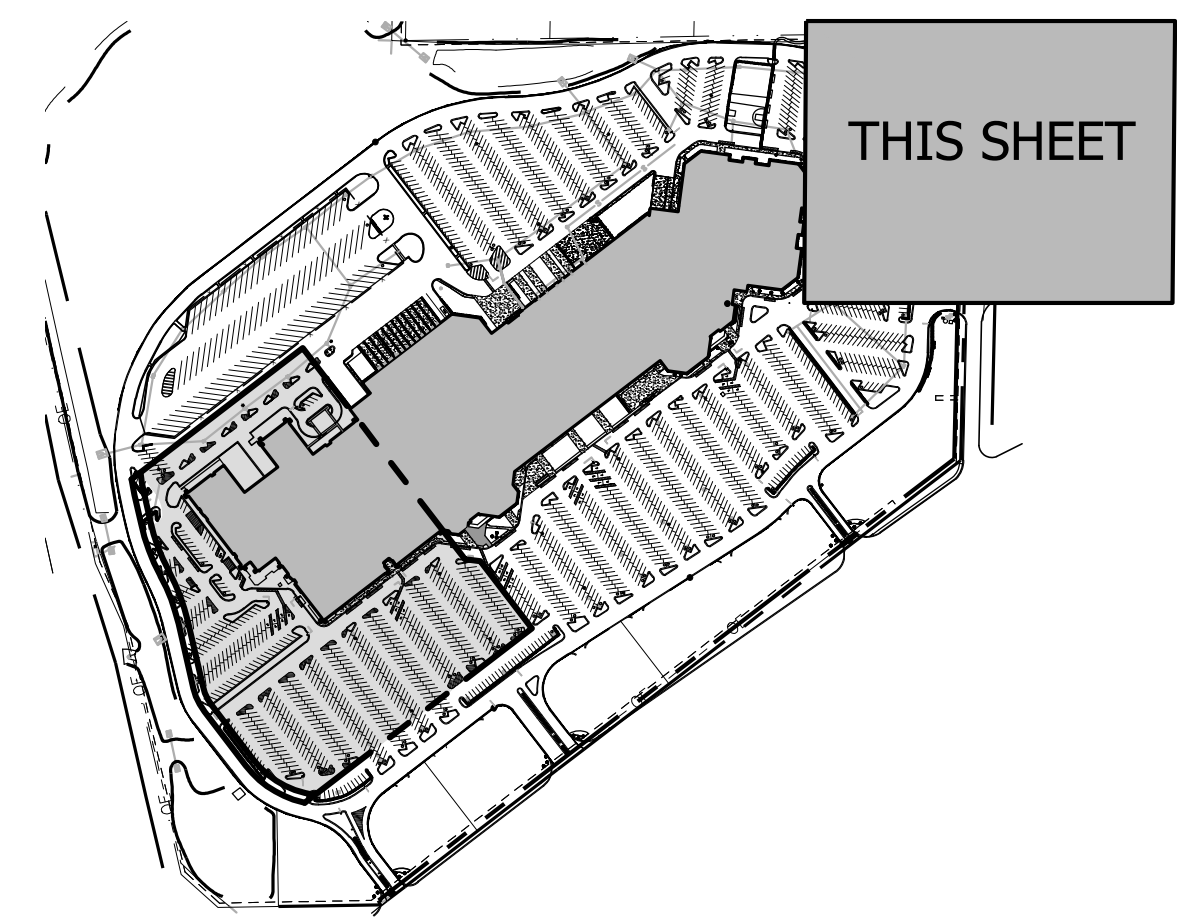
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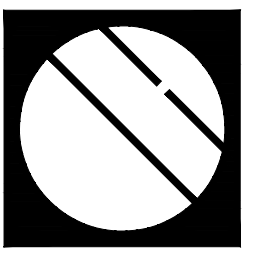
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KEY MAP



MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 6



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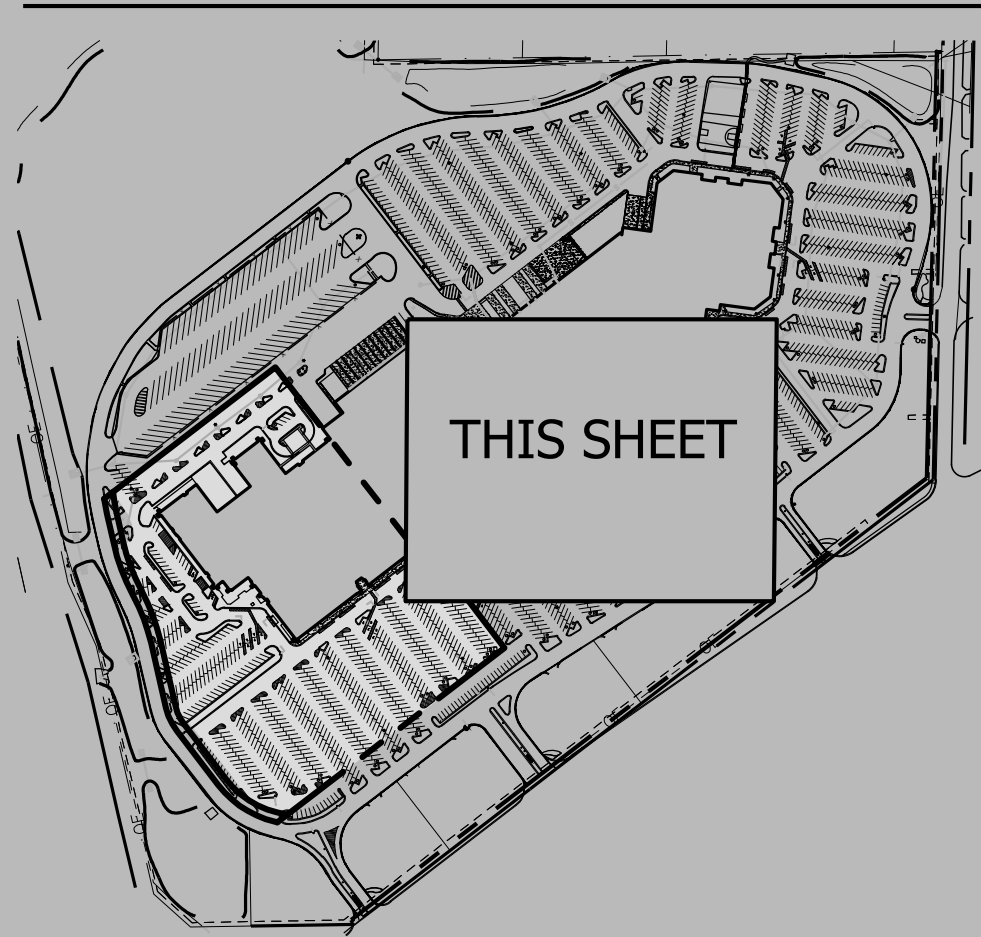
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Landscape Plan

MATCHLINE - SEE SHEET 2

KEY MAP

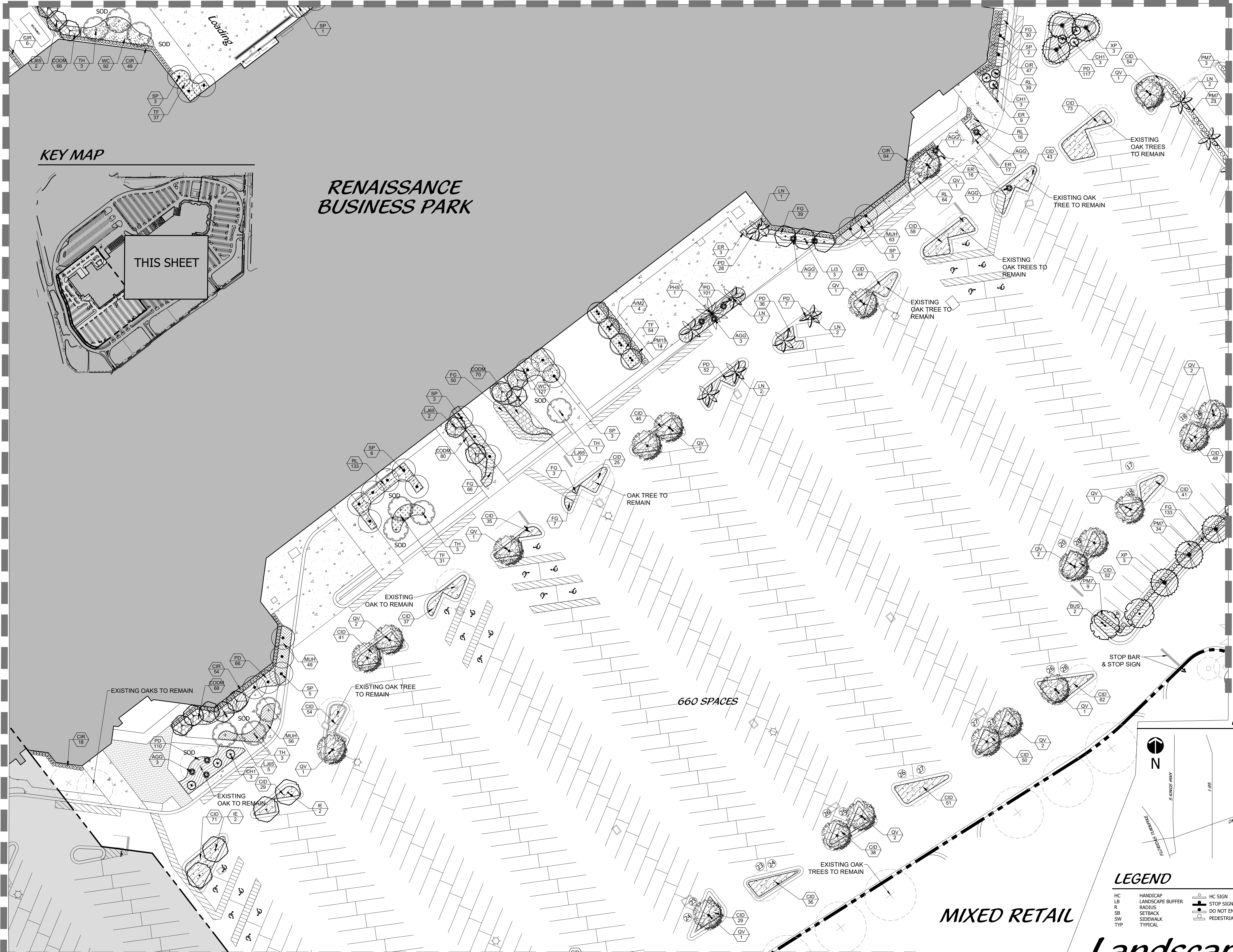


RENAISSANCE BUSINESS PARK

THIS SHEET

MATCHLINE - SEE SHEET 4

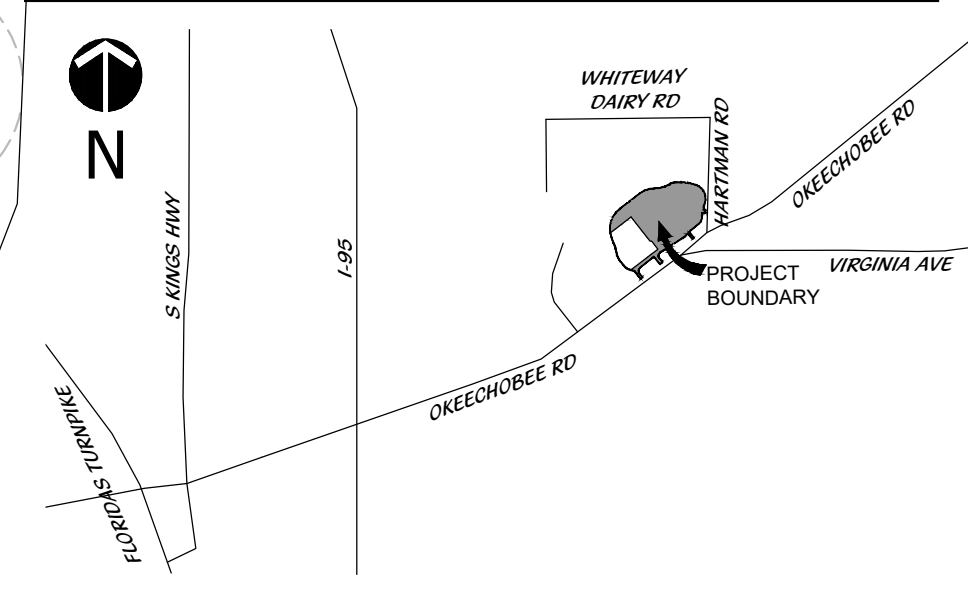
MATCHLINE - SEE SHEET 6



660 SPACES

MIXED RETAIL

LOCATION MAP

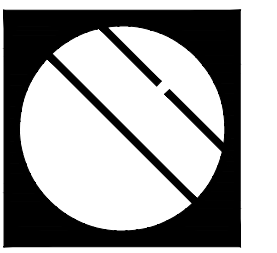


LEGEND

- HC HANDICAP
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MATCHLINE - SEE SHEET 5

Landscape Plan



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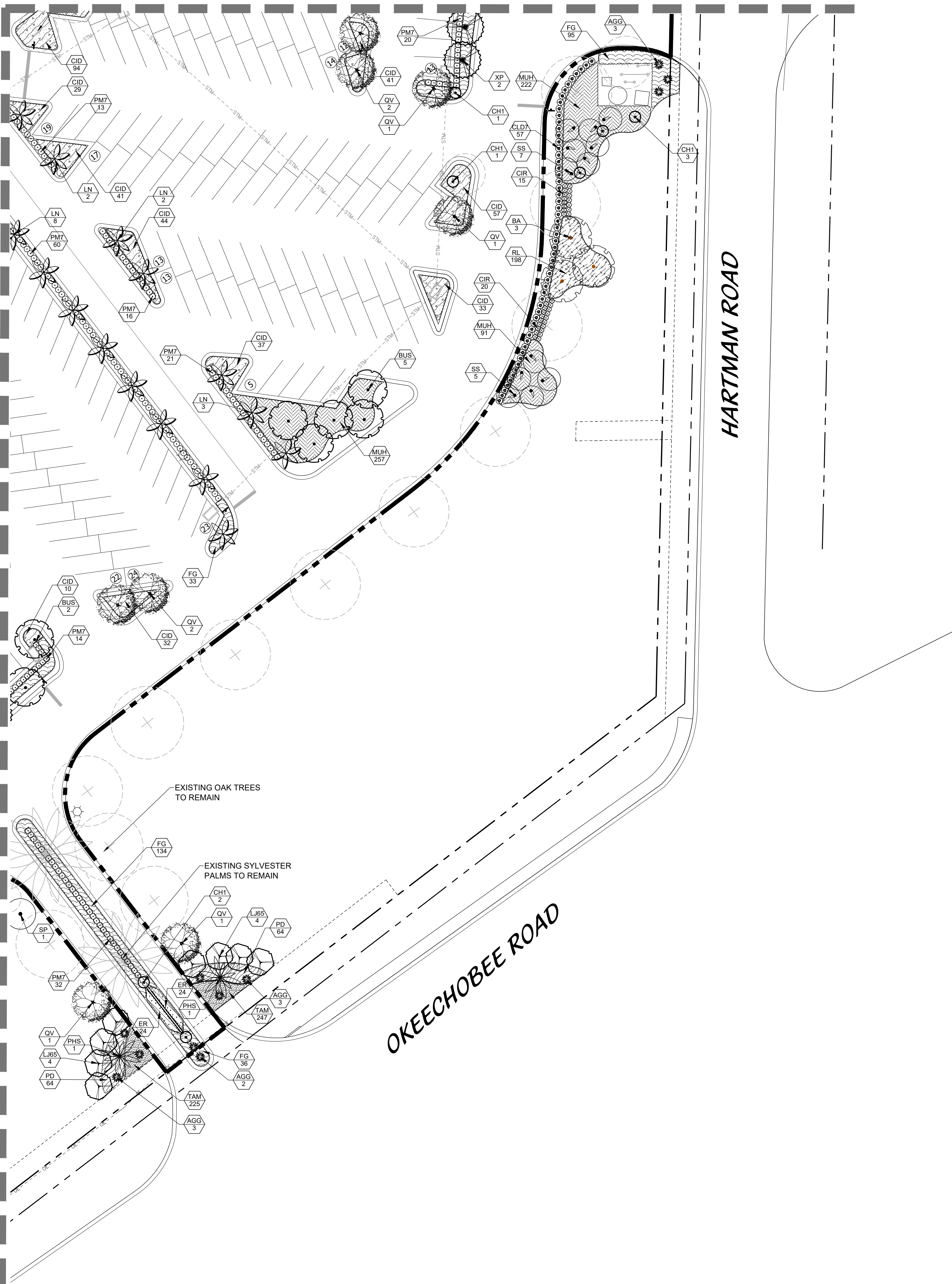
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SHEET 5 OF 9

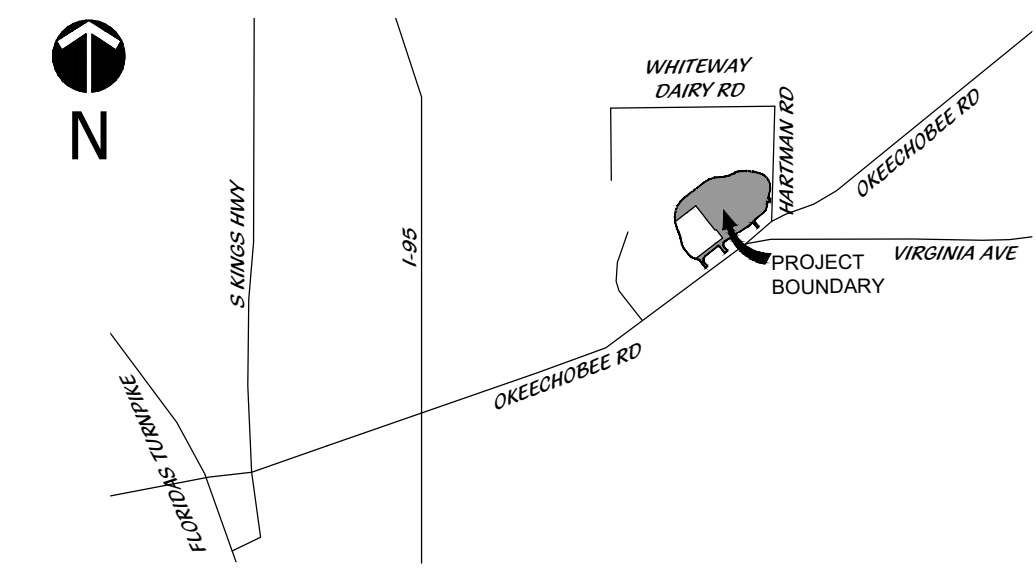
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MATCHLINE - SEE SHEET 3



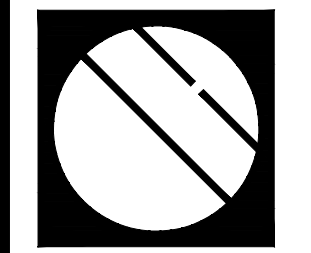
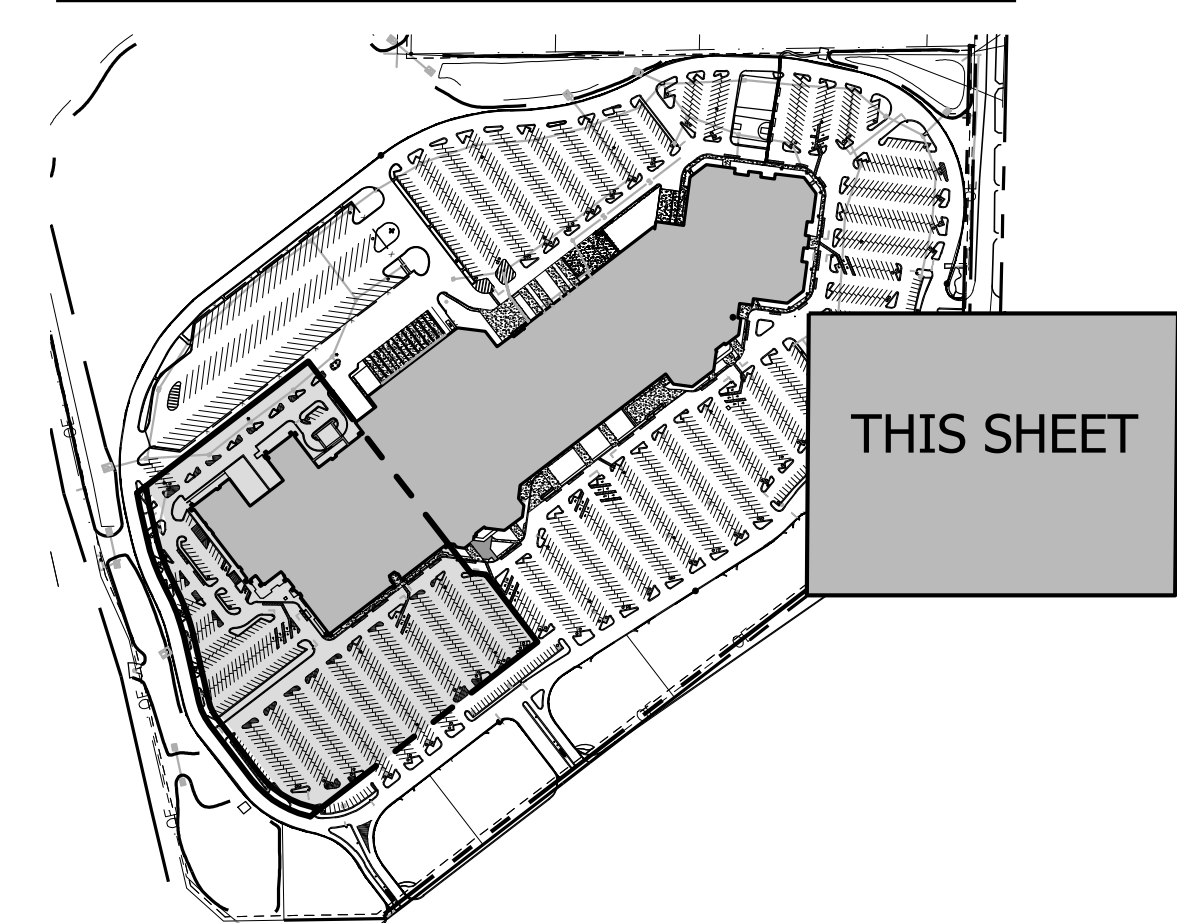
LOCATION MAP



LEGEND

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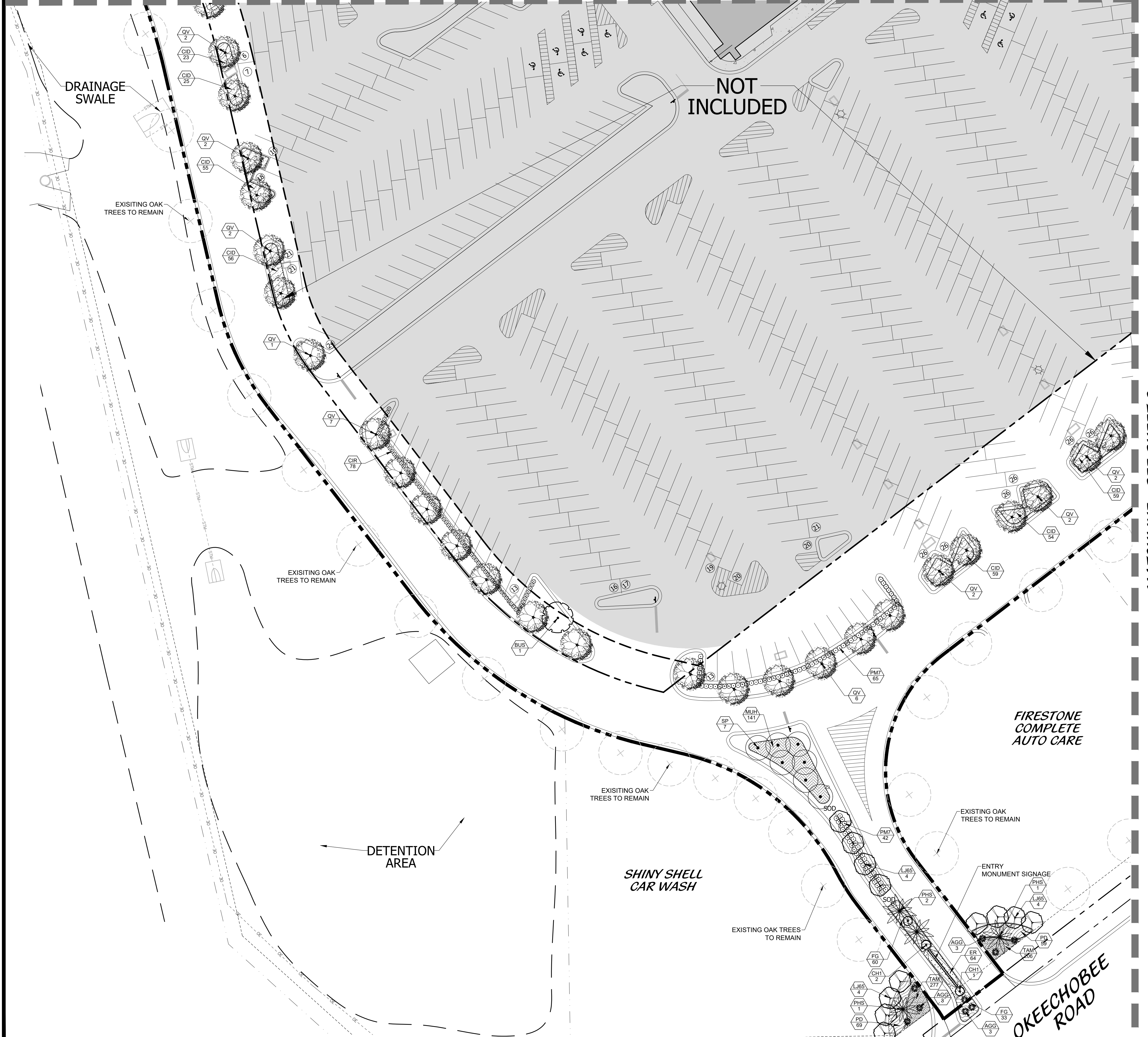
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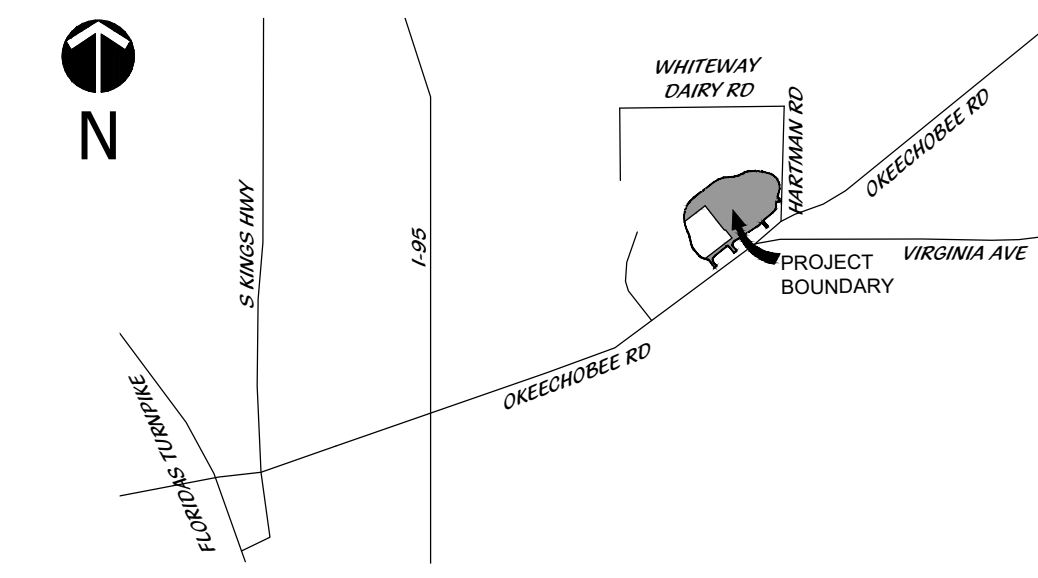
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NOT INCLUDED

MATCHLINE - SEE SHEET 8

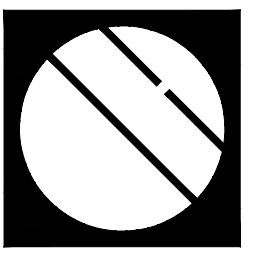
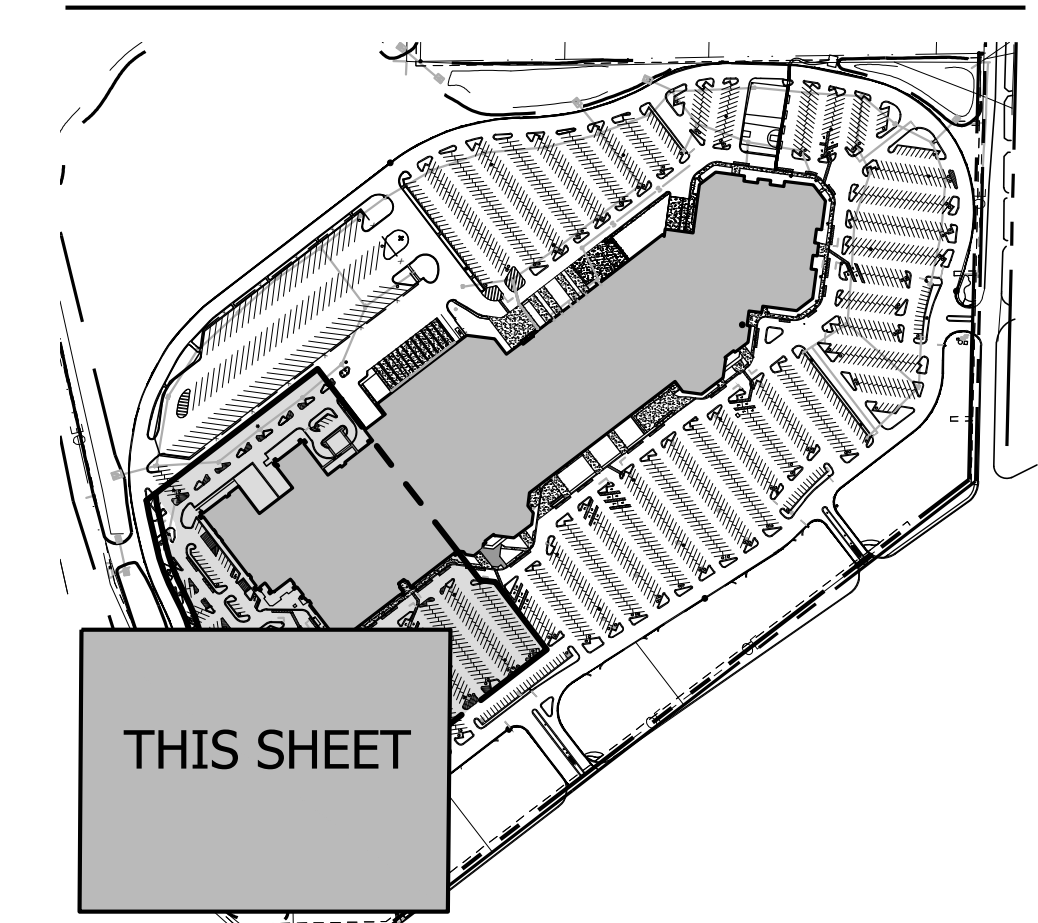
LOCATION MAP



LEGEND

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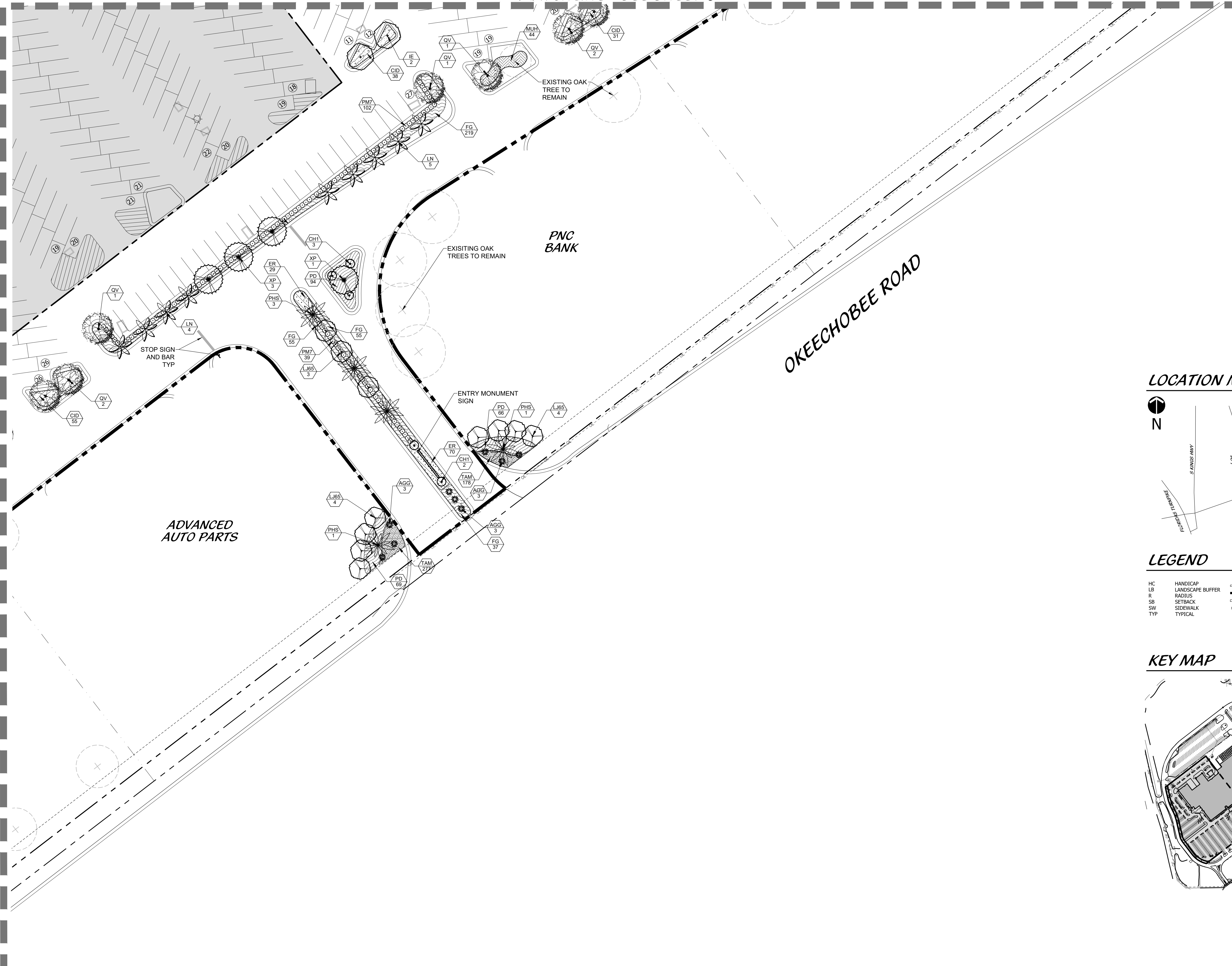
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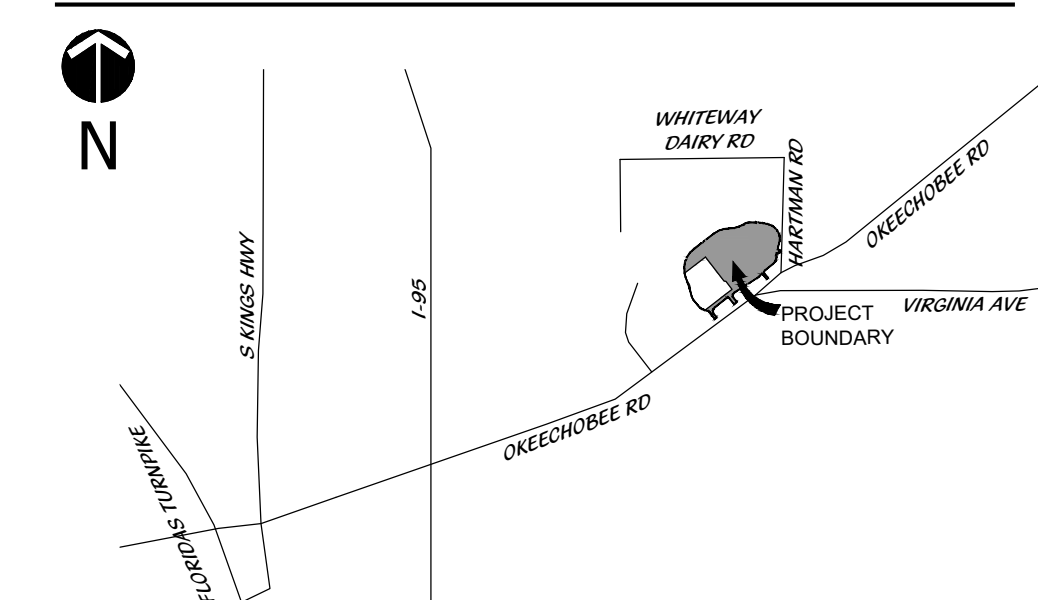
Landscape Plan

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5



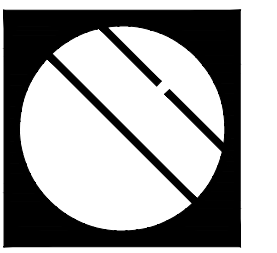
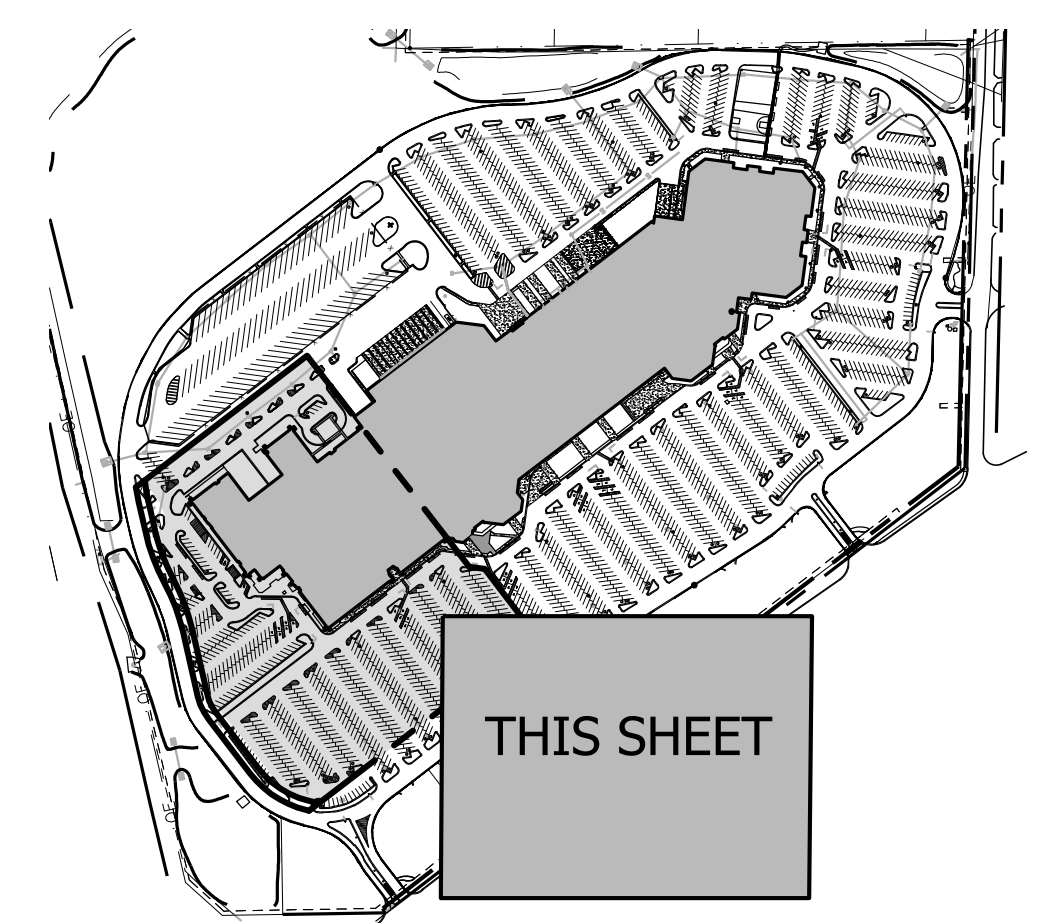
LOCATION MAP



LEGEND

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|-----|------------------|---------------------|------------------|
| HC | HANDICAP | HC SIGN | PARKING LIGHT |
| LB | LANDSCAPE BUFFER | STOP SIGN | PEDESTRIAN LIGHT |
| R | RADIUS | DO NOT ENTER | FPL COACH LIGHT |
| SB | SETBACK | PEDESTRIAN CROSSING | |
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SHEET 8 OF 9

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Landscape Plan

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS' LATEST EDITION.
 ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDC) SHALL GOVERN IN THE EVENT OF A CONFLICT.
 VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.
 AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.
 THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER, AND THE LANDSCAPE ARCHITECT.
 THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
 THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE
 TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.
 ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE TOWN OF JUPITER CODE.
 ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.
 ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
 SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.
 ALL SOD SHALL BE STENOPOPHRUM SECONDIATUM FLORITAM PALMETTO (ST. AUGUSTINE SOD).
 TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH OVERHANGS OF ADJACENT DRIVEWAYS.
 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 20 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INCH 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 DEVELOPER 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 RIGHTS OF WAY. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.
 ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.
 CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN OR NEAR PERIMETER BUFFERS OR PRESERVE AREAS.
 THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.
 THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.
 ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A CO.
 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 HYDROLOGICAL 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 NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

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 WITH 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. COMPACT TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHD 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 BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHD 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 LAWN
 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.

6. MISCELLANEOUS LANDSCAPE WORK
 LANDSCAPE MAINTENANCE
 MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE.
 INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION
 NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
 PLANTING BED PREPARATION
 ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWN SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL, AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.
 LANDSCAPE WARRANTY
 THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM AGREEMENT BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

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 1 & 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 TRANSPORTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBER ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
 STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.
 REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING. I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MULCH. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MULCH SHALL BE 100% CLEAN ORGANIC NATIVE MULCH SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.
 MULCH SHALL BE SHREDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.
 FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.
 FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM AND 10% SULFUR. (N-P-K) 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 1/2 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 SHRUBS MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.
 ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL. AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.
 DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.
 THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
 THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
 UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.
 ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COSTS FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIALS, 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 WITH 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. COMPACT TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHD 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 BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHD 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 LAWN
 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.

6. MISCELLANEOUS LANDSCAPE WORK
 LANDSCAPE MAINTENANCE
 MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE.
 INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION
 NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
 PLANTING BED PREPARATION
 ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWN SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL, AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.
 LANDSCAPE WARRANTY
 THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM AGREEMENT BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

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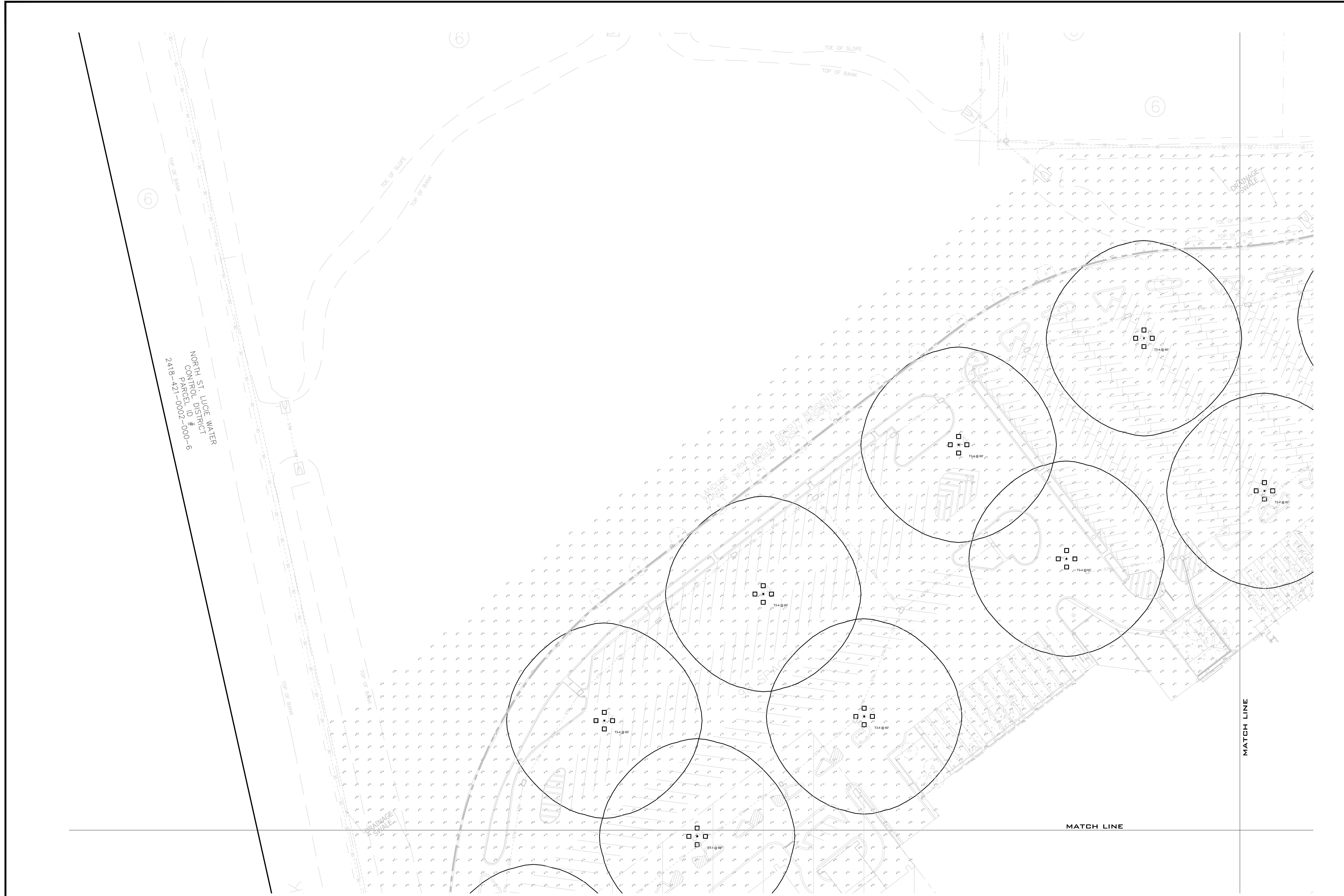
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 FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

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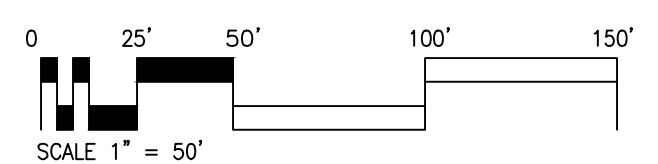
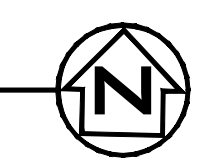
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 FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.
 FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM AND 10% SULFUR. (N-P-K) 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 1/2 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 SHRUBS MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.
 ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL. AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.
 DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.
 THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
 THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
 UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.
 ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COSTS FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIALS, 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 WITH



PARITAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 50'



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MELBOURNE, FL 32955
TEL. 321.233.1221
WWW.CGGENGINEERING.COM
C.O.A. #000897

CONSTRUCTION ENGINEERING GROUP
Consulting Engineers

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE
License: AD46007604
4450 E. Colonial Ave., Suite 100
Orlando, FL 32803-7414
www.eleven18architecture.com
Mark Adams: 407-756-2119
Kim Day: 407-416-9160
Neke White: 407-416-9985

**RENAISSANCE BUSINESS PARK
SITE PHOTOMETRICS**
4146 OKEECHOBEE RD., FORT PIERCE, FL 34947
DRAWING TITLE
PARTIAL SITE PHOTOMETRIC PLAN

ENGINEER OF RECORD

DAVID E. ALLEY, PE
FL PE #55008

DATE
12-29-21

SCALE
AS NOTED

PROJ. NO. :
210286

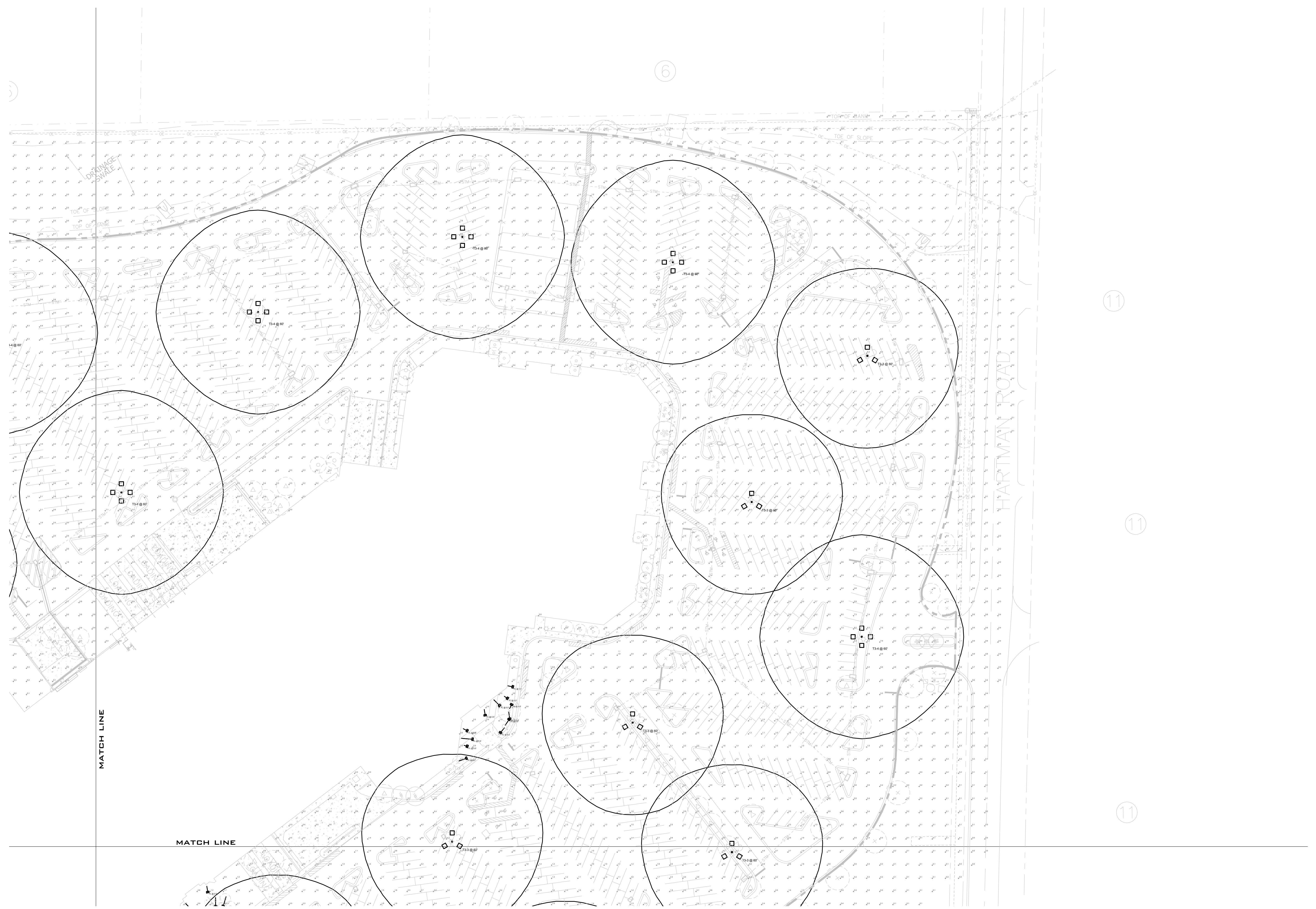
DESIGNED BY:
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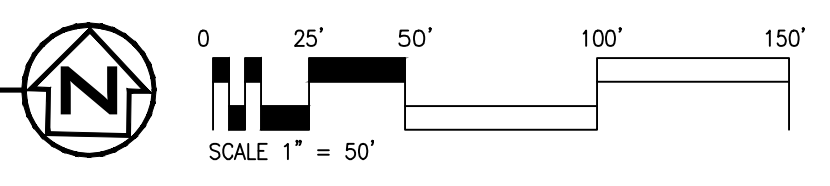
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EP1.1



PARITAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 50'



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MELBOURNE, FL 32955
TEL. 321.233.1221
WWW.CGGENGINEERING.COM
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Consulting Engineers

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE
License: AD46007604
4450 N. Orange Blvd., Suite 101
Orlando, FL 32809-5414
www.eleven18architecture.com
Mark Adams: 407-756-2119
Kim Day: 407-416-9960
Neke White: 407-416-9965

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SITE PHOTOMETRICS**
4146 OKEECHOBEE RD., FORT PIERCE, FL 34947
DRAWING TITLE
PARTIAL SITE PHOTOMETRIC PLAN

ENGINEER OF RECORD

DAVID E. ALLEY, PE
FL PE #55008

DATE
12-29-21

SCALE
AS NOTED

PROJ. NO.:
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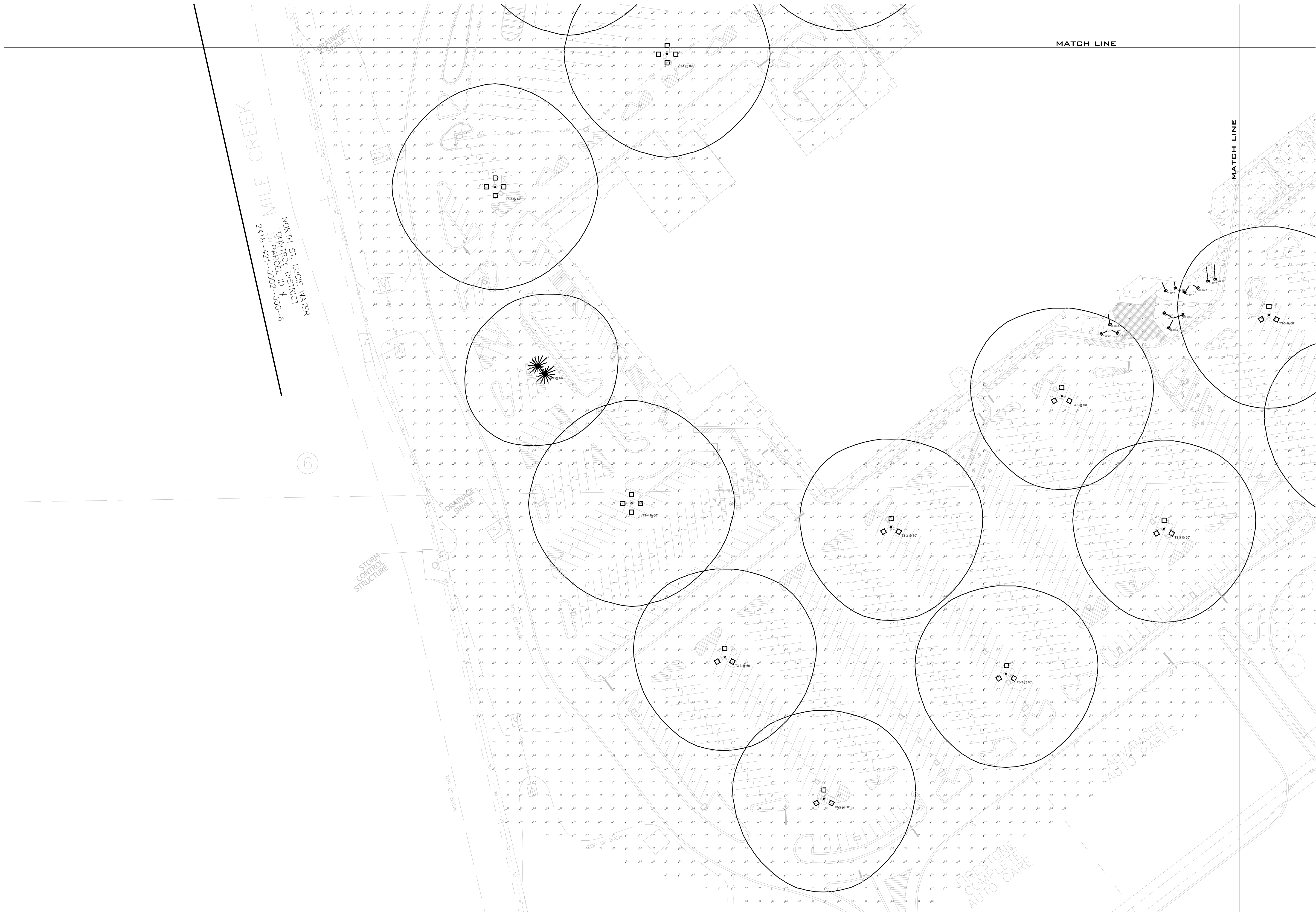
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DRAWN BY:
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DRAWING NO.

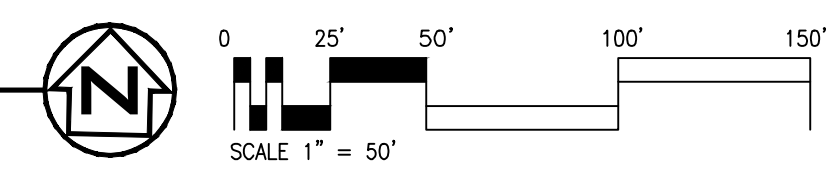
EP1.2



MILE CREEK
 NORTH ST. LUCIE WATER
 CONTROL DISTRICT
 PARCEL ID #
 2418-421-0002-000-6

PARITAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 50'

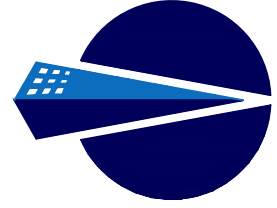


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2651 EAST GALE RD. SUITE A
 AUBURN, AL 36833
 TEL. 334.233.1221
 WWW.CGGENGINEERING.COM
 C.O.A. #000897

CONSTRUCTION ENGINEERING GROUP
Consulting Engineers



ELEVEN 18 ARCHITECTURE
 A WOMEN'S BUSINESS ENTERPRISE
 LICENSE # AD00007604
 4450 UNIVERSITY BLVD #14
 ORLANDO, FL 32807-5742
 WWW.ELEVEN18ARCHITECTURE.COM
 Mark Adams: 407-756-2119
 Kim Day: 407-416-9960
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ENGINEER OF RECORD
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 FL PE #55008

DATE
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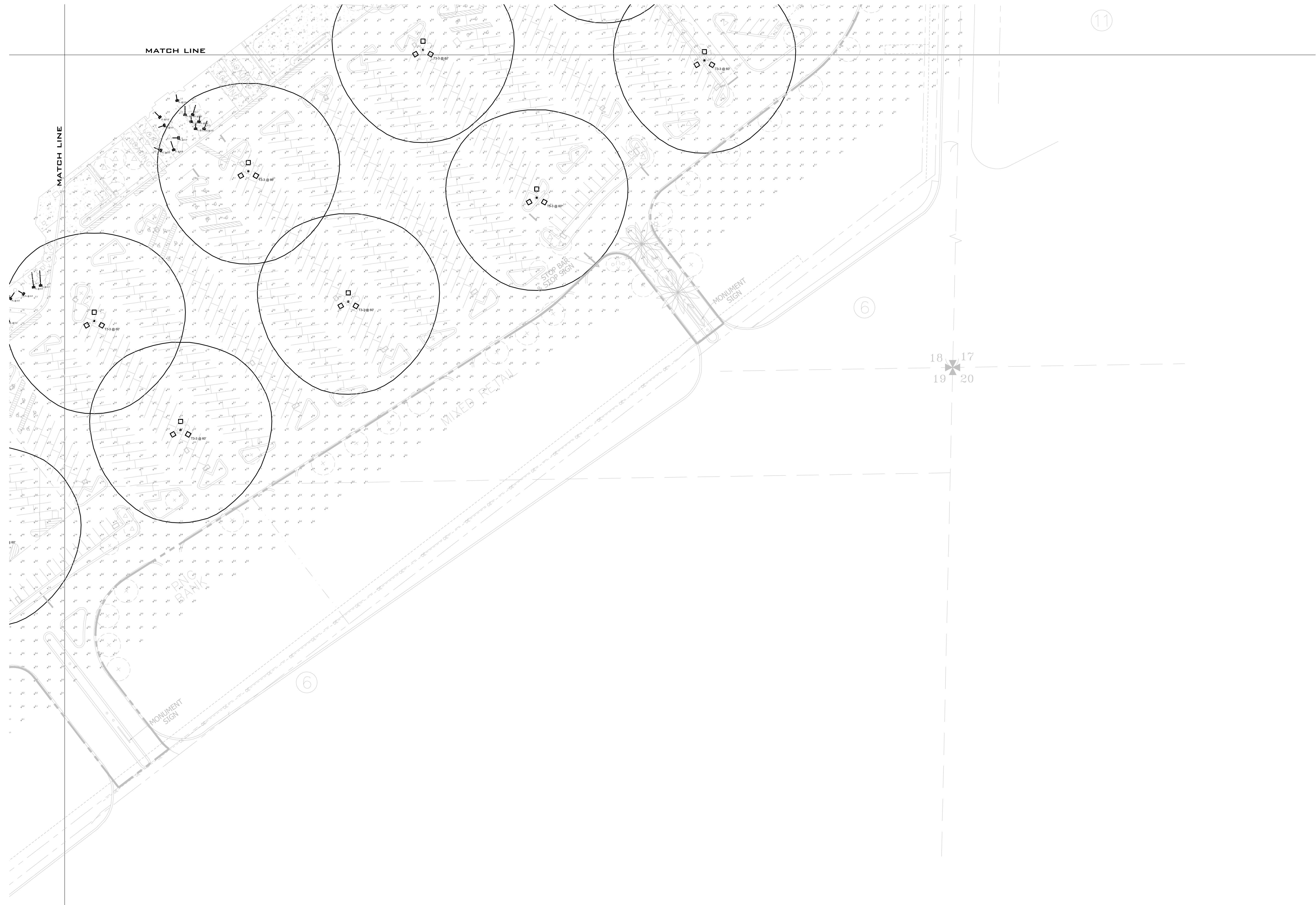
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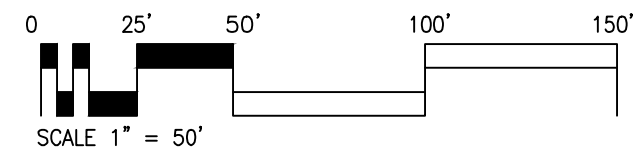
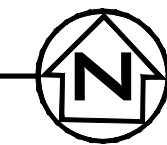
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EP1.3



PARITAL SITE PHOTOMETRIC PLAN

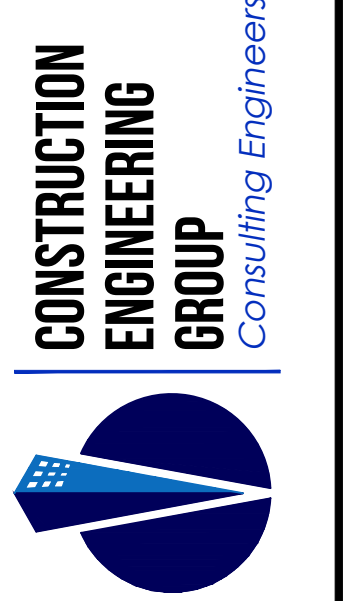
SCALE: 1" = 50'



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**RENAISSANCE BUSINESS PARK
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DRAWING TITLE
PARTIAL SITE PHOTOMETRIC PLAN

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EP1.4

LEDMPALPRO50 50 Watt, Premium Multi-Purpose LED Area Luminaire

Project: _____
 Type: _____
 Catalog #: _____



STANDARD



The LEDMPALPRO series is a group of premium architectural LED area luminaires designed to illuminate parking areas, pathways, building facades, loading docks, and a wide variety of other large, general site lighting applications. Multiple mounting options make the LEDMPALPRO a versatile luminaire for flood lighting, pole-, ground- and wall-mounted area lighting, and other outdoor lighting requirements.

FEATURES

- Available in 3000k (warm white), 4000k (neutral white) and 5000k (cool white) color temperatures.
- Long-life LEDs provide 230,000 hours of operation with at least 70% of initial lumen output (L₇₀).
- LEDMPALPRO50 provides 5,717 lumens (117 lumens per watt, LPW) at 3000k; 5,778 lumens (118 LPW) at 4000k; and 5,793 lumens (118 LPW) at 5000k.
- Standard optic provides an IES roadway type V distribution, or a TV (vertical) x 7H (horizontal) NEMA floodlight distribution.
- Universal 120-277 AC voltage (50-60Hz) is standard.
- Power factor > 0.90.
- Total harmonic distortion < 20%.
- Color rendering index > 80.
- Optional glare shields (full & half) & wire guards are available.
- Die cast aluminum housing with durable, dark bronze powder coat finish—at least 2 mils thick on all surfaces—and a heat-resistant polycarbonate lens.
- Wireway enclosure is sealed with a water-tight, silicon rubber gasket.
- Effective projected areas (EPAs) are:
 - Front = 0.18 s.f. (knuckle) / 0.13 s.f. (yoke)
 - Side = 0.18 s.f. (knuckle) / 0.13 s.f. (yoke)
 - Face = 0.73 s.f. (knuckle) / 0.57 s.f. (yoke)
- Easy installation in new construction or retrofit applications.

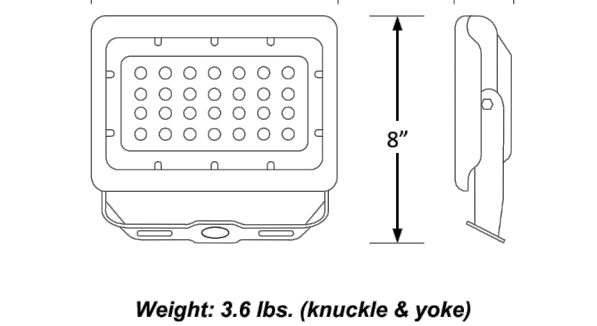
WARRANTY & LISTINGS

- cULus listed for wet locations in ambient temperatures from -20°C to 45°C (-4°F to 113°F).
- IP66 rated for ingress protection.
- DLC premium approved.
- Rated for 3G vibration.
- Lens is IK 9 rated for protection from external impacts.
- Salt fog tested for 1,000 hours (ASTM B117). After salt fog testing, paint rated at 9 per ASTM D1654-05 scratch test.
- Complies with FCC Part 15, class B.
- Complies with EN61000-4-5, surge immunity protection (2kV).
- 5-year warranty of all electronics and housing.

MOUNTING OPTIONS

- Aluminum die-cast knuckle-mount option is installed on a junction box. Includes 1/2" NPS stem with locking nut.
- Yoke-mount option provides secure attachment to flat surfaces.

DIMENSIONS



Weight: 3.6 lbs. (knuckle & yoke)

ORDERING INFORMATION

Example: LEDMPALPRO50-K-3K + LEDMPALPRO50-FGS + LEDMPALPRO50-WG

Model	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Mounting Options	Color Temperature	Shields & Wire Guards (See Line Drawings)
LEDMPALPRO50	5,717	49	117	K = Knuckle Mount	3K = 3000K	LEDMPALPRO50-FGS = Full Glare Shield, 50W
	5,778	118	49	Y = Yoke Mount	4K = 4000K	LEDMPALPRO50-HGS = Half Glare Shield, 50W
	5,793	118	49		5K = 5000K	LEDMPALPRO50-WG = Wire Guard, 50W

* Contact factory for other color temperatures and lumen packages.
 † L₇₀ hours are IES TM-21-11 calculated hours.

LEDMPALPRO50 50 Watt, Premium Multi-Purpose LED Area Luminaire

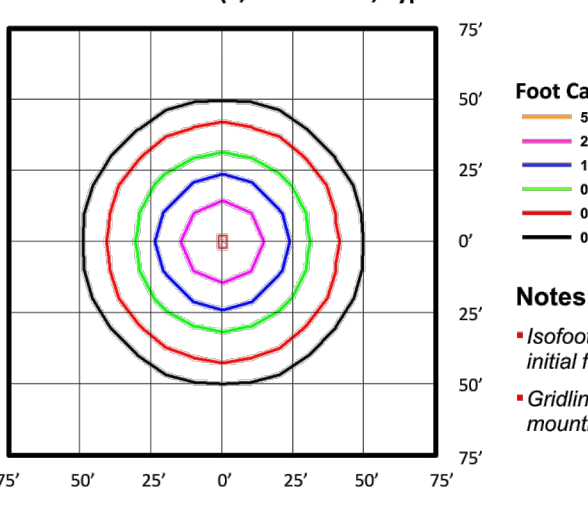
ELECTRICAL DATA

Model	Color Temperature	CRI ¹	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Input Voltage ²	Input Current (A)			Power Factor	THD ³	L ₇₀ Hours ⁴
							120V	240V	277V			
LEDMPALPRO50-3K	3000K	> 80	5,717	49	117	120-277	0.41	0.20	0.18	> 90%	< 20%	230,000
LEDMPALPRO50-4K	4000K	> 80	5,778	49	118	120-277	0.41	0.20	0.18	> 90%	< 20%	230,000
LEDMPALPRO50-5K	5000K	> 80	5,793	49	118	120-277	0.41	0.20	0.18	> 90%	< 20%	230,000

¹ Color rendering index.
² All 50-60Hz.
³ Total harmonic distortion.
⁴ L₇₀ refers to the number of hours at which lumen output declines to 70% of the initial level. L₇₀ hours are IES TM-21-11 calculated hours.

PHOTOMETRIC DATA

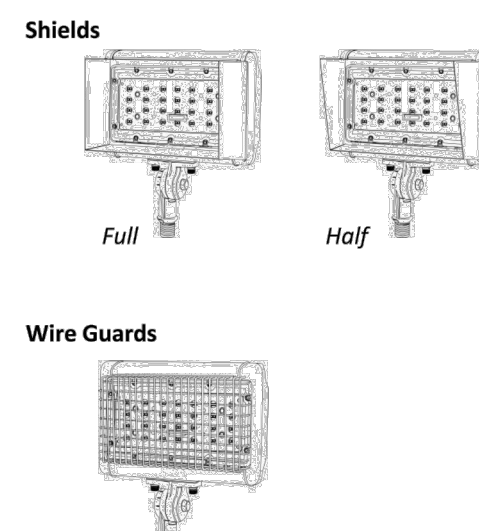
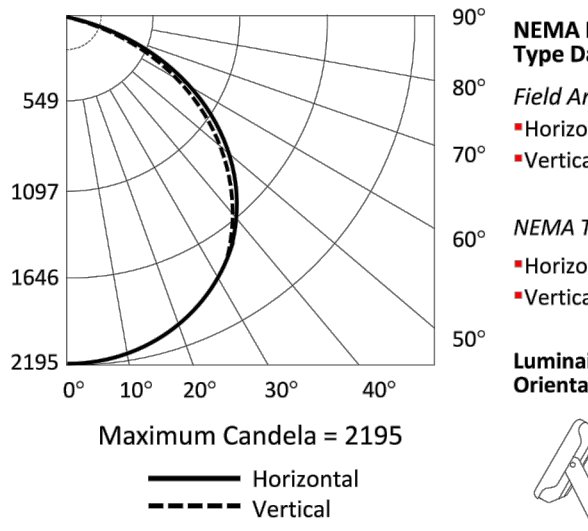
LEDMPALPRO50-3K (5,717 Lumens, Type V Distribution)



BUG Rating: B2-U0-G0

Zone	Foot Candles	Lumens	%
FL - Front - Low (0-30)	856	856	15%
FM - Front - Medium (30-60)	1,606	289	28%
FH - Front - High (60-80)	412	7%	7%
FVH - Front - Very High (80-90)	9	0%	0%
Total Forward Light	2,883	50%	
BL - Back - Low (0-30)	852	15%	
BM - Back - Medium (30-60)	1,592	28%	
BH - Back - High (60-80)	383	7%	
BVH - Back - Very High (80-90)	7	0%	
Total Back Light	2,834	50%	
UL - Up Light - Low (90-100)	0	0%	
UH - Up Light - High (100-180)	0	0%	
Total Up Light	0	0%	
Total Lumens	5,717	100%	

* Isofootcandle plots depict initial footcandles at grade.
 † Gridlines represent units of mounting height of 25 feet.



* Contact factory for other color temperatures and lumen packages.
 † L₇₀ hours are IES TM-21-11 calculated hours.

TYPICAL TYPE FL FIXTURE

SBLPRO Multi-Purpose LED Area Light - 40,000 Lumens

Project: _____
 Type: _____
 Catalog #: _____



STANDARD



The SBLPRO series is a group of architectural LED area luminaires designed to illuminate parking areas, pathways, building facades, loading docks, and a variety of other general site lighting applications. Multiple mounting options make the SBLPRO a versatile luminaire for flood lighting, pole-, ground-, and wall-mounted area lighting, and other outdoor lighting requirements.

FEATURES

- Available in 4000k (neutral white) and 5000k (cool white) color temperatures.
- Long-life LEDs provide 142,000 hours of operation with at least 70% of initial lumen output (L₇₀).
- Delivers from 39,326 lumens (135 lumens per watt, LPW) to 40,843 lumens (136 LPW).
- Standard optic provides an IES roadway type III distribution, or a 7H (horizontal) x TV (vertical) NEMA floodlight distribution.
- Models operating at both 120-277 & 347-480 AC voltage (50-60Hz) are available.
- 0-10Vdc dimming drivers are standard.
- Power factor > 0.90.
- Total harmonic distortion < 20%.
- Color rendering index > 80.
- Die cast aluminum housing with durable, dark bronze powder coat finish, and a heat-resistant polycarbonate lens.
- Wireway enclosure is sealed with a water-tight, silicon rubber gasket.
- Thru-panel receptacle (1/2" NPS) for photocell. Optional arms provide additional photocell mounting options.
- Easy installation in new construction or retrofit applications.

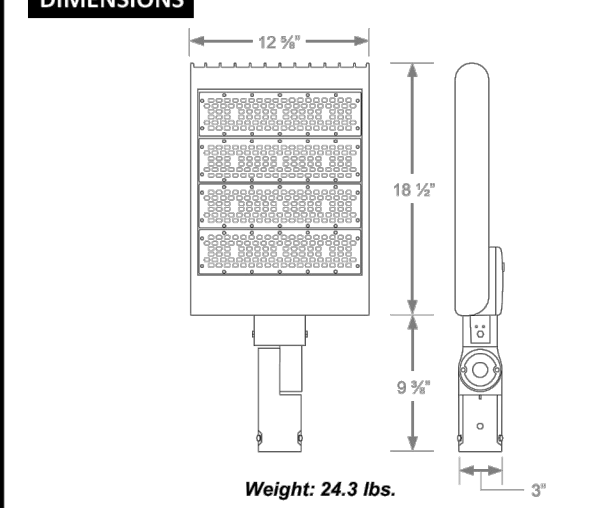
WARRANTY & LISTINGS

- cULus listed for wet locations in ambient temperatures from -40°C to 40°C (-40°F to 104°F).
- IP65 rated.
- DLC premium approved.
- Complies with RoHS (Restriction on Hazardous Substances) requirements.
- Complies with FCC Part 15, class B.
- Complies with IEEE C.62.41-1991, input transient protection (2kV).
- 5-year warranty of all electronics and housing.

MOUNTING OPTIONS

- Slip-fitter mount is standard. Provides attachment to poles (2 3/4" O.D. tenon).
- Optional trunnion and steel arm mounts provide secure attachment to flat surfaces, or use the adaptor for round poles.

DIMENSIONS



Weight: 24.3 lbs.

ORDERING INFORMATION

Example: SBLPRO-40-4K-UNV-SF-T3
 Multi-purpose area luminaire, 40,000 nominal lumens, 4000k, 120-277V, slip-fitter mount, type III distribution + trunnion mount

Model	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Color Temperature	Input Voltage	Options (Order Separately)
SBLPRO-40-4K-UNV-SF-T3	39,326	291	135	4K = 4000K	120-277	SBLPRO-T-300 = Trunnion mount - 40K model
SBLPRO-40-5K-UNV-SF-T3	40,522	291	139	5K = 5000K	120-277	SBLPRO-A-100/300 = Arm mount - all models
SBLPRO-40-4K-UNC-SF-T3	39,597	301	132	4K = 4000K	347-480	LEMAP PA-80/300 = Round Pole Adaptor (compatible with 4.4" poles)
SBLPRO-40-5K-UNC-SF-T3	40,843	301	136	5K = 5000K	347-480	

HUDSON LED TECHNOLOGY / HUDSON, OH USA / 800.614.1925 / INFO@HUDSONLED.COM

SBLPRO-40-5K-UNC-SF-T3 Multi-Purpose LED Area Light

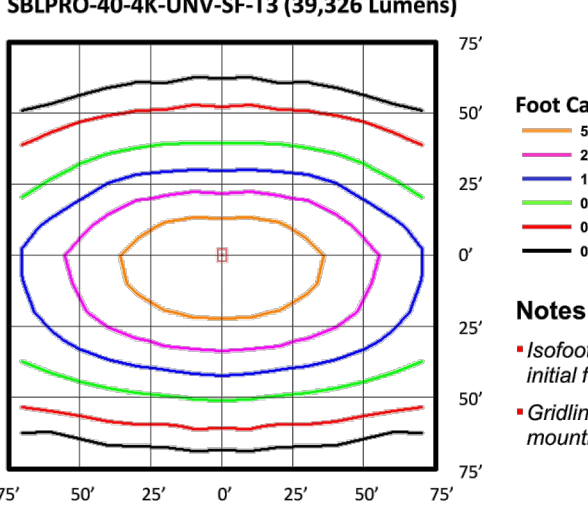
ELECTRICAL DATA

Model	Color Temperature	CRI ¹	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Input Voltage ²	Input Current (A)			Power Factor	THD ³	L ₇₀ Hours ⁴
							120V	240V	277V			
SBLPRO-40-4K-UNV-SF-T3	4K = 4000K	> 80	39,326	291	135	120-277	2.43	1.21	1.05	> 90%	< 20%	142,000
SBLPRO-40-5K-UNV-SF-T3	5K = 5000K	> 80	40,522	291	139	120-277	2.43	1.21	1.05	> 90%	< 20%	142,000
SBLPRO-40-4K-UNC-SF-T3	4K = 4000K	> 80	39,597	301	132	347-480	0.87	0.63	0.90	> 90%	< 20%	142,000
SBLPRO-40-5K-UNC-SF-T3	5K = 5000K	> 80	40,843	301	136	347-480	0.87	0.63	0.90	> 90%	< 20%	142,000

¹ Color rendering index.
² All 50-60Hz.
³ Total harmonic distortion.
⁴ L₇₀ refers to the number of hours at which lumen output declines to 70% of the initial level. L₇₀ hours are IES TM-21-11 calculated hours.

PHOTOMETRIC DATA

SBLPRO-40-4K-UNV-SF-T3 (39,326 Lumens)



BUG Rating: B4-U0-G5

Zone	Foot Candles	Lumens	%
FL - Front - Low (0-30)	4,107	10%	
FM - Front - Medium (30-60)	12,073	31%	
FH - Front - High (60-80)	7,769	20%	
FVH - Front - Very High (80-90)	757	2%	
Total Forward Light	24,702	63%	
BL - Back - Low (0-30)	2,960	8%	
BM - Back - Medium (30-60)	6,969	18%	
BH - Back - High (60-80)	4,441	11%	
BVH - Back - Very High (80-90)	255	1%	
Total Back Light	14,624	37%	
UL - Up Light - Low (90-100)	0	0%	
UH - Up Light - High (100-180)	0	0%	
Total Up Light	0	0%	
Total Lumens	39,326	100%	

* Isofootcandle plots depict initial footcandles at grade.
 † Gridlines represent units of mounting height of 25 feet.

HUDSON LED TECHNOLOGY / HUDSON, OH USA / 800.614.1925 / INFO@HUDSONLED.COM

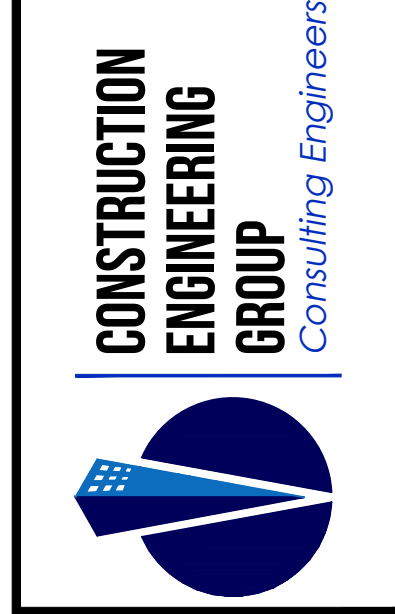
TYPICAL POLE MOUNTED FIXTURE

LIGHTING FIXTURE SCHEDULE

MK	DESCRIPTION	LAMPS			DIFFUSER	MOUNTING	VOLT	MANUFACTURER	REMARKS
		QTY	WATTS	TYPE					
T3-2	POLE MOUNTED LED AREA LIGHT - TWIN	-	301	LED	-	POLE MOUNTED AT 60' AFG	MVOLT	STAR BRIGHT LIGHTING #SBLPRO-40-50K-UNC-SF-T3	5000K LED
T3-3	POLE MOUNTED LED AREA LIGHT - TRIPLE	-	301	LED	-	POLE MOUNTED AT 60' AFG	MVOLT	STAR BRIGHT LIGHTING #SBLPRO-40-50K-UNC-SF-T3	5000K LED
T3-4	POLE MOUNTED LED AREA LIGHT - QUAD	-	301	LED	-	POLE MOUNTED AT 60' AFG	MVOLT	STAR BRIGHT LIGHTING #SBLPRO-40-50K-UNC-SF-T3	5000K LED
FL	GROUND MOUNTED LED FACADE LIGHTING	-	49	LED	-	GROUND MOUNTED	MVOLT	STAR BRIGHT LIGHTING #LEDMPALPRO5050-	5000K LED

REVISION	DATE	BY	APP

2021 EAST GALE RD, SUITE A
 WEBBORNE, FL 32955
 TEL: 321.233.1221
 WWW.CEENGINEERING.COM
 C.O.A. #000897



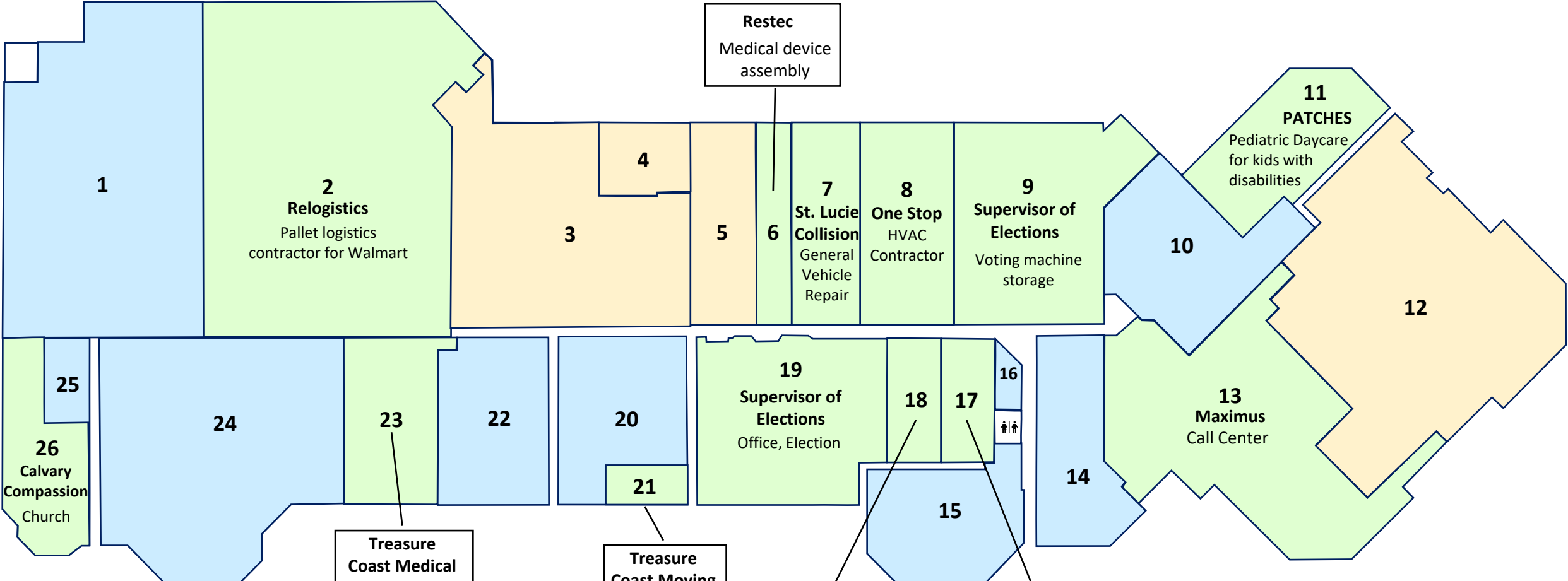
ELEVEN 18 ARCHITECTURE
 A WOMEN'S BUSINESS ENTERPRISE
 LICENSE: AA00000604
 4450 W. BOULEVARD
 ORLANDO, FL 32809-5414
 WWW.ELEVEN18ARCHITECTURE.COM
 MARK ADAMS: 407.756.2119
 KIM DAY: 407.416.9160
 NIKKI WHITNER: 407.416.9945

RENAISSANCE BUSINESS PARK
 SITE PHOTOMETRICS
 4146 OKEECHOBEE RD., FORT PIERCE, FL 34947
 DRAWING TITLE
 LIGHTING FIXTURE CUT SHEETS

DAVID E. ALLEY, PE
 FL PE #55008

DATE: 12-29-21
 SCALE: AS NOTED
 PROJ. NO.: 210286
 DESIGNED BY: DAP
 DRAWN BY: DAP
 CHECKED BY: DEA
 DRAWING NO. EP2

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DAVID E. ALLEY, PE, ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Restec
Medical device assembly

Treasure Coast Medical Institute
Paramedic Training

Treasure Coast Moving & Storage
Storage

New Horizons
Office

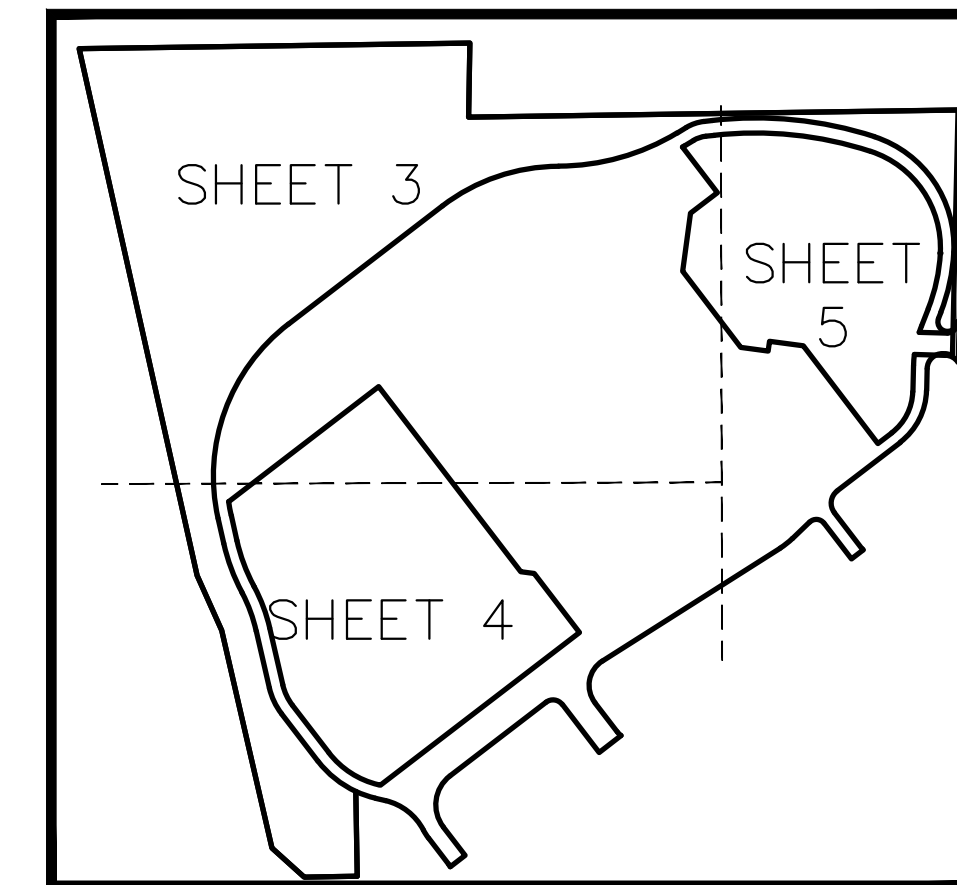
Power of Parenting
Occupational Therapy

- Leased
- Pending
- Available

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR



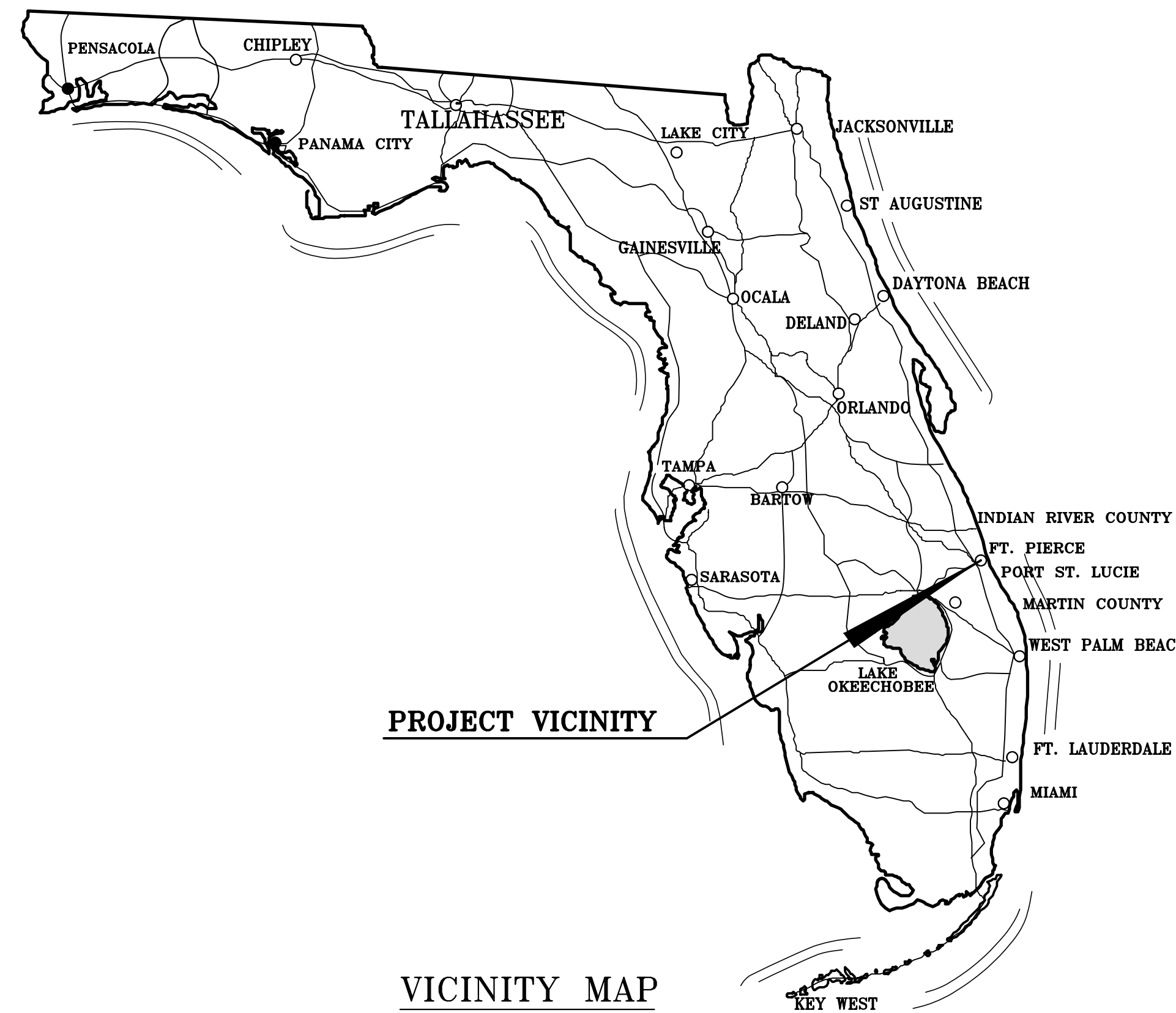
SITUATED IN
SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH,
RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



SHEET INDEX
NOT TO SCALE

NOTES:

1. Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.
2. This description encompasses the following St. Lucie County Parcel IDs: 2418-431-0001-000-0 & 2418-442-0001-000-4.
3. The last date of field work was February 2, 2021.
4. Overall parcel contains 39.277 Acres, more or less.
5. Bearings shown hereon are relative to the Northerly right-of-way line of Okeechobee Road having a bearing of S52°29'46"W.
6. Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
7. Said described property appears to be located within an area having a Flood Zone Designation "AE", on Flood Rate Map No.12111C0186 J with a date of identification of February 16, 2012, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No additional search of the public records has been performed. There may be additional map amendments affecting this property.
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. The features shown hereon were acquired using RTK GPS and trigonometric methods and were verified through a redundancy of measurements for an expected horizontal & vertical accuracy of 0.10'.
10. Legal descriptions were written by surveyor to conform to the measured State Plane Coordinate system.



PROJECT VICINITY

VICINITY MAP
NOT TO SCALE

TITLE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, SCHEDULE BII, COMMITMENT NO: 1008595 A1, WITH A COMMITMENT DATE OF JUNE 6, 2021 @ 11:00 PM, SHOWS THE FOLLOWING EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. **NOT A SURVEY MATTER.**
2. a. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
b. Rights or claims of parties in possession not recorded in the Public Records.
c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
d. Easements or claims of easements not recorded in the Public Records.
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **NOT A SURVEY MATTER.**
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **NOT A SURVEY MATTER.**
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT A SURVEY MATTER.**
5. Rights of the lessees under unrecorded leases. **NOT A SURVEY MATTER.**
6. Easement Agreement with Southern Bell recorded in O.R. Book 417, Page 1462, Public Records of Saint Lucie County, Florida. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**
7. INTENTIONALLY DELETED
8. Covenants, conditions, and restrictions recorded in O.R. Book 1422, Page 2932, Public Records of Saint Lucie County, Florida, which creates provisions for easements, assessments, architectural review, use restrictions. **AFFECTS SURVEY, BLANKET IN NATURE.**
9. INTENTIONALLY DELETED
10. INTENTIONALLY DELETED
11. Easement in favor of Florida Power and Light Company recorded in O.R. Book 236, Page 1506, Public Records of Saint Lucie County, Florida. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**
12. Notice of Lien Prohibition Under Section 713.10 Florida Statutes recorded in O.R. Book 3781, Page 1050, Public Records of Saint Lucie County, Florida. **NOT A SURVEY MATTER.**
13. Riparian and littoral rights are not insured. **NOT A SURVEY MATTER.**
14. INTENTIONALLY DELETED
15. INTENTIONALLY DELETED
16. INTENTIONALLY DELETED

CERTIFICATION

To: Renaissance Business Park LLC; Adams Gallinar, P.A.; Old Republic National Title Insurance Company; Law Office of Marc S. Teplitz, P.A.; Orange Blossom 5 GP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items of Table A thereof. The field work was completed on February 02, 2021.

Date of Plat or Map July 2, 2021.

PREPARED BY



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

SIGNATURE DATE

LEGAL DESCRIPTION

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18; thence along the East line of said Section 18, on an assumed bearing, North 01°18'34" East for 679.50 feet; thence North 88°41'26" West for 64.93 feet to the POINT OF BEGINNING;

Said POINT OF BEGINNING being also the Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Westerly, Southwesterly and Southerly for 62.83 feet to a Point of Tangency; thence South 01°18'34" West for 57.12 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Southwesterly for 156.34 feet to a Point of Tangency; thence South 52°29'42" West for 207.92 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 62.83 feet to a Point of Tangency, thence South 37°30'18" East for 119.00 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 40.00 feet; thence along the Arc of said Curve through a Central Angle of 05°45'22" Southeasterly for 4.02 feet to its intersection with the Northwesterly Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70) as it now exists per O.R. Book 1260, Page 693; thence along said R/W line South 52°29'46" West for 38.20 feet thence North 37°30'18" West for 117.52 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 96°29'28", Northwesterly, Westerly, and Southwesterly for 42.10 feet to a Point of Tangency; thence South 46°00'14" West for 62.36 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of 11°36'22" Southwesterly for 40.51 feet to a Point of Tangency; thence South 57°36'35" West for 548.27 feet to the Point of Curvature of a Curve concave to the East and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°06'53" Southwesterly, Southerly and Southeasterly for 124.50 feet to a Point of Tangency; thence South 37°30'18" East for 94.99 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 16°15'36" Southeasterly for 14.19 feet to its intersection with the Northwesterly Right-of-Way Line of said OKEECHOBEE ROAD, as it now exists; thence along said R/W Line South 52°29'46" West for 72.00 feet; thence North 37°30'18" West for 158.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly, Westerly and Southwesterly for 47.12 feet to a Point of Tangency thence South 52°29'42" West for 315.22 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 95.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 149.23 feet to a Point of Tangency; thence South 37°30'18" East for 92.99 feet to its intersection with the Right-of-Way line of said OKEECHOBEE ROAD, as it now exists; thence along said R/W Line South 52°29'46" West for 48.64 feet to the Point of Intersection with a Curve concave to the West having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 09°11'46" Northwesterly for 8.03 feet to a Point of Tangency; thence North 37°30'18" West for 85.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said Curve through a Central Angle of 10°01'46" Northwesterly for 25.03 feet to a Point of Reverse Curve of a Curve concave to the Southwest and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55", Northwesterly and Westerly for 128.93 feet to a Point of Tangency; thence North 76°43'27" West for 27.97 feet Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 11°35'23", Northwesterly for 53.60 feet to a Point; Thence South 00°58'25" East, for a distance of 220.67 feet to a Point on the South Line of Lot 3, Model Land Company, as recorded in Plat Book 3, Page 63, Public Records of Martin County, Florida; thence South 89°01'35" West, along said South Line, for a distance of 138.10 feet; thence North 47°59'29" West, for a distance of 113.11 feet; thence North 13°01'13" West, for a distance of 581.68 feet; thence North 24°04'40" West, for a distance of 157.05 feet; thence North 12°36'59" West, for a distance of 1405.41 feet; thence North 89°10'37" East, for a distance of 1017.51 feet to a point on the East Line of the West One-Half of the Southeast One-Quarter of said Section 18; thence South 00°55'34" West, along said line for a distance of 192.68 feet; to a point on the North line of the Southeast One-Quarter of said Section 18; thence North 89°09'49" East, along said North line, for a distance of 1274.66 feet to a point on the Westerly Right-of-Way line of Hartman Road; thence South 01°18'34" West, along said Westerly Right-of-Way line for a distance of 639.69 feet to a Point of Curvature of a Curve Concave to the Southwest and having a radius of 40.00 feet; thence along the arc of said curve, through a central angle of 26°43'53", Northwesterly for 18.66 feet to a Point of Tangency; thence North 88°41'26" West, for a distance of 7.00 feet to the Point of Beginning.

And Less the Sears Site, described as follows:

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18; thence along the East line of said Section 18, on an assumed bearing, North 01°18'34" East for 373.91 feet to its intersection with the Northeast extension line of the Northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°29'46" West for 1051.89 feet; thence North 37°30'18" West for 279.15 feet to the POINT OF BEGINNING; thence South 52°29'42" West for 653.41 feet; thence North 76°43'27" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" Northwesterly for 156.75 feet to a Point of Tangency; thence North 37°30'18" West for 155.55 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" Northerly for 59.40 feet to a Point of Tangency; thence North 13°01'13" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" Northerly for 114.78 feet to a Point of Tangency; thence North 28°06'14" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" Northerly for 125.42 feet to a Point of Tangency; thence North 12°36'59" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35" for 36.25 feet; thence North 52°29'42" East for 492.21 feet; thence South 37°30'18" East for 607.53 feet; thence South 82°30'18" East for 35.36 feet; thence South 37°30'18" East for 193.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

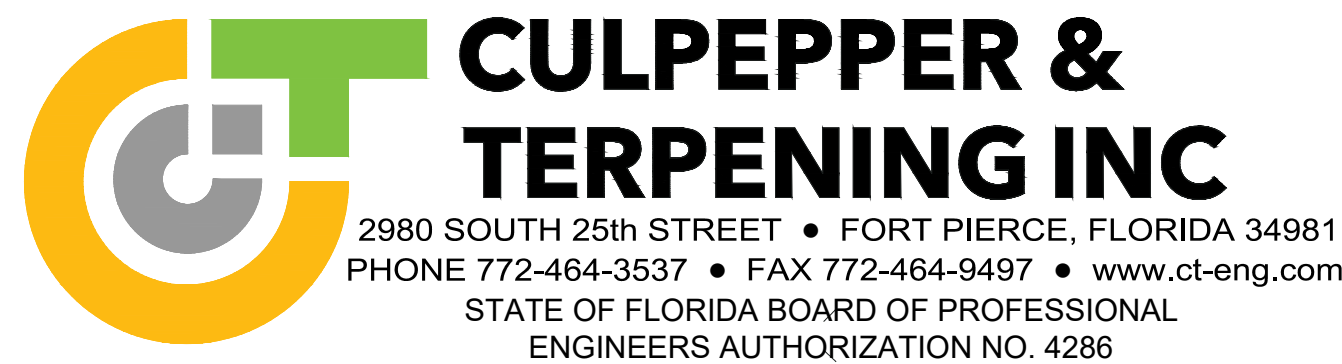
Parcel ID: 2418-423-0001-000-5

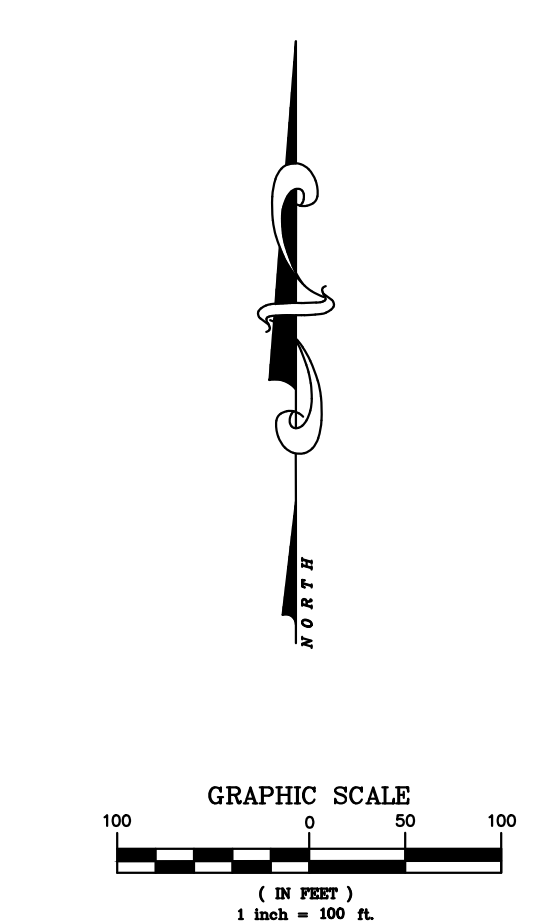
A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; the portion lying in said Section 19 being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°18'34" East for 373.91 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70) per Official Records Book 1260, Page 698, Public Records of St. Lucie County, Florida; thence along said extension South 52°29'46" West for 1707.20 feet; thence South 30°57'51" East for 12.08 feet to its intersection with the south line of said Lot 3; thence along said south line South 89°01'35" West for 235.00 feet to the POINT OF BEGINNING;

Thence continuing along said south line of said Lot 3 South 89°01'35" West for 138.10 feet to its intersection with the easterly line of that certain Parcel of Land described in O.R. Book 291 at pages 1331 and 1332 of the Public Records of Saint Lucie County, Florida; thence along said easterly line for the four following courses: (1) North 47°59'29" West for 113.11 feet (2) North 13°01'13" West for 581.68 feet (3) North 24°04'40" West for 157.05 feet (4) North 12°36'59" West for 1405.41 feet to the terminating Point of said fourth course; thence North 89°10'37" East for 1017.51 feet to its intersection with the east line of the west half of the southeast quarter of said Section 18; thence along said east line South 00°55'34" West for 192.68 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 18; thence along the north line of said southeast quarter of the southeast quarter North 89°09'49" East for 1274.66 feet to its intersection with the westerly Right-of-Way Line of HARTMAN ROAD, as it now exists per O.R. Book 1260, page 697; said Right-of-Way being parallel with and 40 feet westerly of the east line of said Section 18; thence along said Right-of-Way line and along said parallel line South 01°18'34" West for 572.46 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 25.00 feet; thence along the arc of said Curve, through a Central Angle of 146°58'53" Northwesterly for 64.13 feet to a Point of Tangency; thence North 21°25'13" East for 16.95 feet to a point of Curvature of a Curve Concave to the West and having a Radius of 500.00 feet; thence along the arc of said Curve, through a Central Angle of 18°24'50" Northerly for 160.69 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 75°15'22", Northwesterly for 394.04 feet to Point of Compound Curve of a Curve concave to the South and having a Radius of 1,000.00 feet; thence along the arc of said curve, through a Central Angle of 24°26'33" Westerly for 426.60 feet to a Point of Tangency; thence South 83°25'11" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the arc of said Curve, through a Central Angle of 24°31'51" for 49.23 feet to a Point of Tangency; thence South 58°53'20" West for 27.97 feet to a Point of Curvature of Curve concave to the North and having a Radius of 600.00 feet; thence along the arc of said curve, through a Central Angle of 30°55'55", Westerly for 323.92 feet to Point of Reverse Curve of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the arc of said Curve, through a central angle of 37°19'33" Southwesterly for 325.73 feet to a Point of Tangency; thence South 52°29'42" West for 505.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the arc of said Curve, through a Central Angle of 65°06'41" Southwesterly and Southerly for 568.20 feet to a Point of Tangency; thence South 12°36'59" East for 67.47 feet; to point of Curvature of a Curve concave to the Northeast and having a Radius of 500 feet; thence along the arc of said Curve, through a Central angle of 15°29'15" Southerly for 135.15 feet to a Point of Tangency; thence South 28°06'14" East for 3.71 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the arc of said Curve, through a Central Angle of 15°05'01" for 105.30 feet to a Point of Tangency; thence South 13°01'13" East for 151.85 feet to a Point of Curvature of and curve concave to the Northeast and having a Radius of 175.00 feet; thence along the arc of said Curve, through a Central angle of 24°29'05", Southeasterly for 74.78 feet to a Point of Tangency; thence South 37°30'18" East for 155.55 feet to a Point of Curvature of Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the arc of said Curve through a Central angle of 27°37'46", Southeasterly for 127.79 feet; thence South 00°58'25" East for 220.67 feet to the POINT OF BEGINNING.

PREPARED BY





EQUITY TRUST COMPANY
PARCEL ID #
2418-421-0002-000-8

SASSAN LLC
PARCEL ID #
2418-411-0001-000-8

SASSAN LLC
PARCEL ID #
2418-411-0002-000-4

NOT INCLUDED PARCEL
SASSAN LLC
PARCEL ID #
2418-414-
0003-000-1

NOT INCLUDED PARCEL
ORANGE BLOSSOM INVESTMENTS, LLC
PARCEL ID #
2418-423-0001-000-5

SUBJECT PARCEL
ORANGE BLOSSOM INVESTMENTS, LLC
PARCEL ID #
2418-423-0001-000-0
2418-442-0001-000-4

NORTH ST. LUCIE RIVER WATER
CONTROL DISTRICT
PARCEL ID #
2418-421-0002-000-6

HARTMAN ROAD
70' R/W PER STATE ROAD
R/W MAP 94502-2601

DONNA HOUSEWORTH
PARCEL ID #
2418-441-0002-000-8

4150 PLAZA LLC
PARCEL ID #
2418-443-0001-000-7

SOUTH LINE OF SECTION 18
NORTH LINE OF SECTION 19

SOUTH LINE OF SECTION 18
NORTH LINE OF SECTION 19

NORTH ST. LUCIE RIVER WATER
CONTROL DISTRICT
PARCEL ID #
2418-122-0003-000-7

NOT INCLUDED PARCEL
SCHOOL BOARD OF ST. LUCIE COUNTY
PARCEL ID #
2418-434-0001-000-9

HARBOR FEDERAL
SAVINGS
& LOAN
PARCEL ID #
2419-112-0001-000-3

OKEECHOBEE ROAD
VARIABLE WIDTH R/W
120' R/W PER STATE ROAD
R/W MAP 94032-106

ADVANCE AUTO PARTS
PARCEL ID #
2419-112-0002-000-0

BFS RETAIL &
COMMERCIAL OPERATION
PARCEL ID #
2419-112-0003-000-7

MR7 ENTERPRISES LLC
PARCEL ID #
2419-121-0002-000-8

OVERALL VIEW

COMPUTER FILE REF.	FIELD BK./PG.
19-099.100a ALTA	

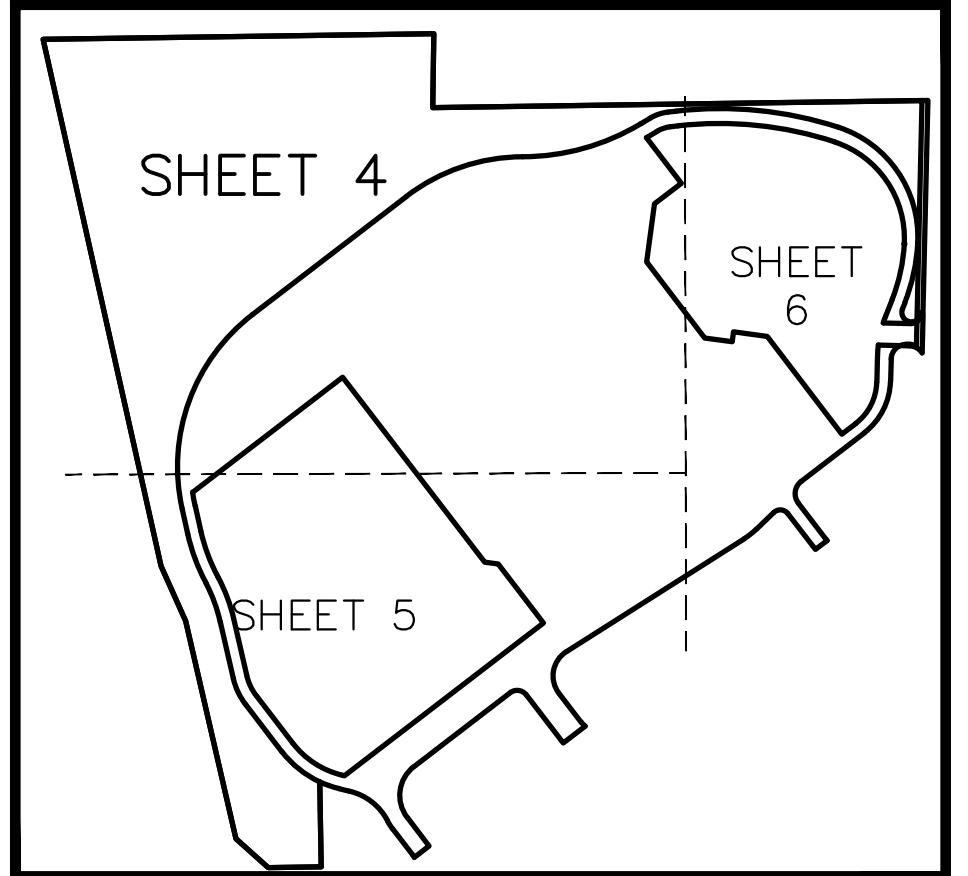
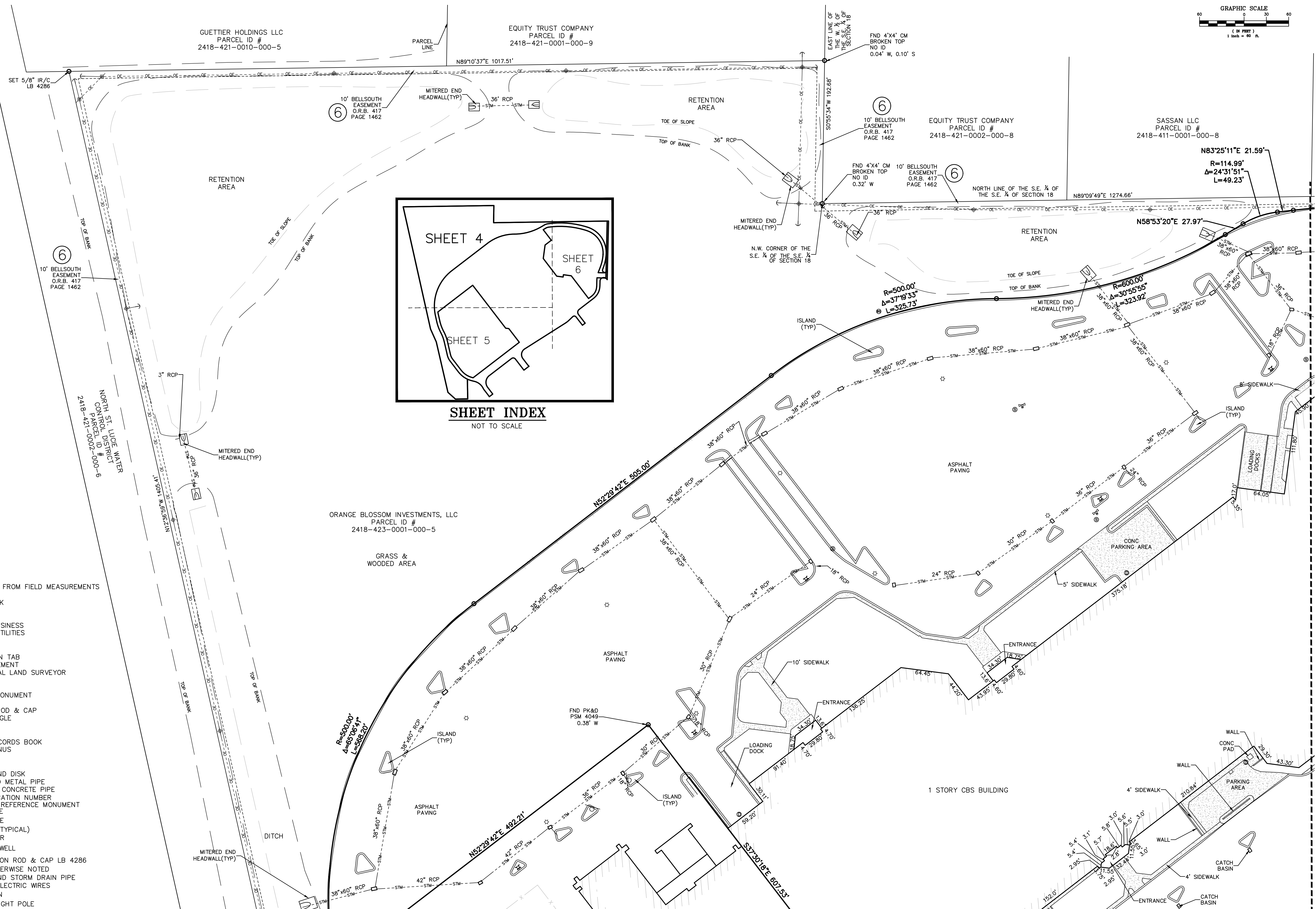
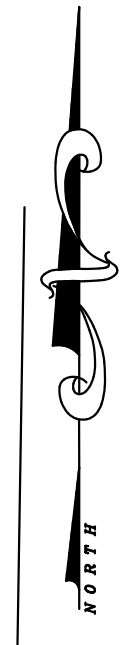
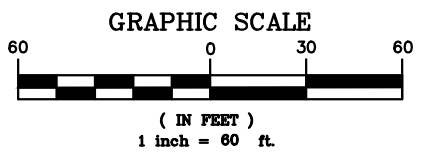
- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	SG	2-2-21
DRAWN	GLM	6-17-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
PRIME ROCK ENERGY CAPITAL, LLC

DATE: 6-17-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 19-099.100a
SHEET 3 OF 5



SHEET INDEX
NOT TO SCALE

LEGEND

- ⊙ DENOTES CENTERLINE
- (P) DENOTES PLAT DATA
- (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
- (D) DENOTES DEED DATA
- TOB DENOTES TOP OF BANK
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- OHU DENOTES OVERHEAD UTILITIES
- PB DENOTES PLAT BOOK
- PG DENOTES PAGE
- N & TT DENOTES NAIL AND TIN TAB
- UE DENOTES UTILITY EASEMENT
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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

COMPUTER FILE REF. 19-099.100a ALTA	FIELD BK./PG.
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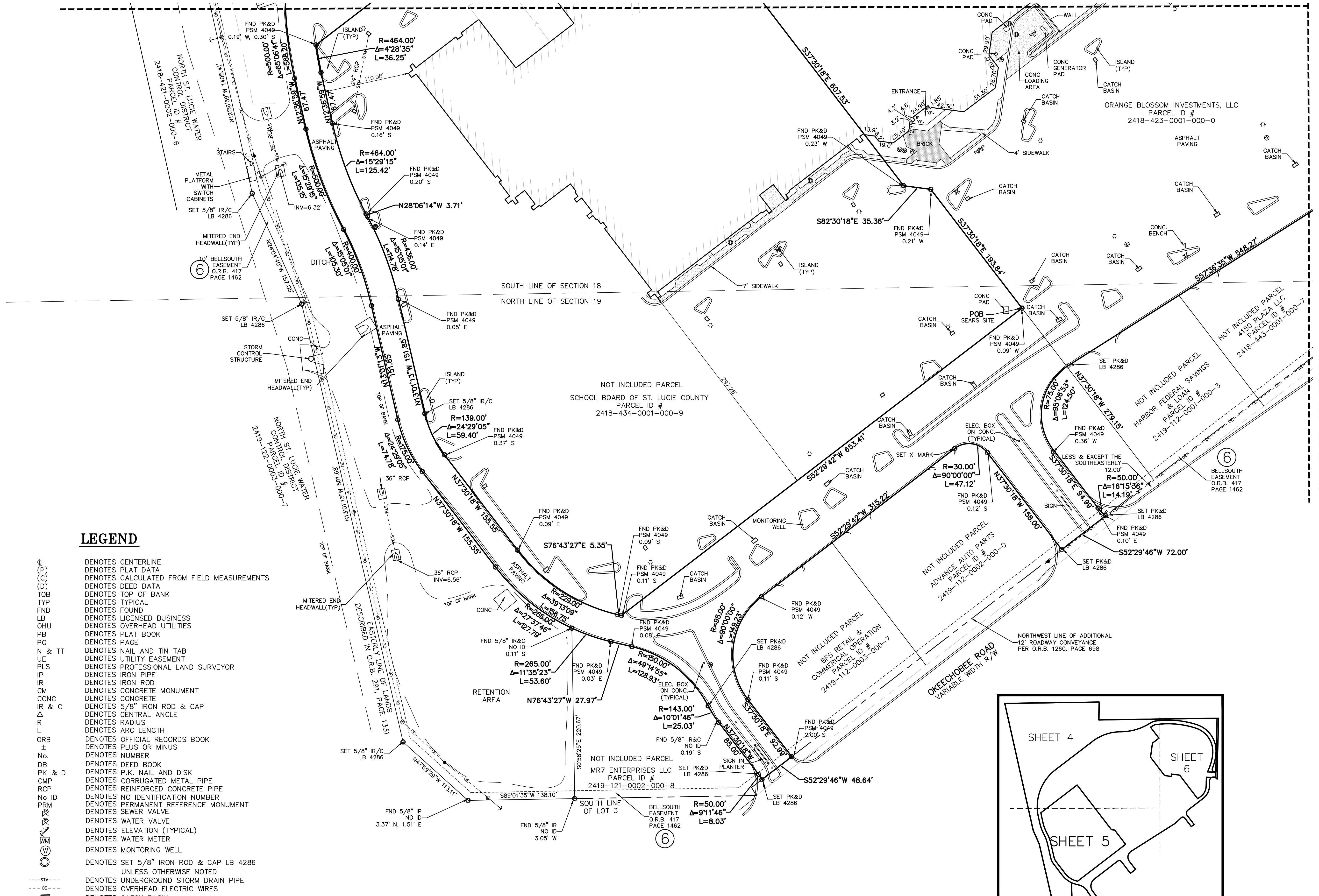
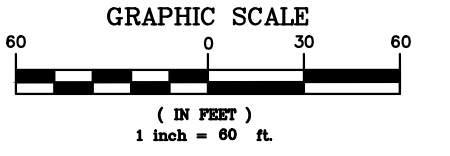
- REVISIONS -		BY	DATE

FIELD	SG	DATE
CALCS.	2-2-21	
DRAWN	GLM	6-17-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
PRIME ROCK ENERGY CAPITAL, LLC

DATE: 6-17-2021
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 19-099.100a
SHEET 4 OF 6

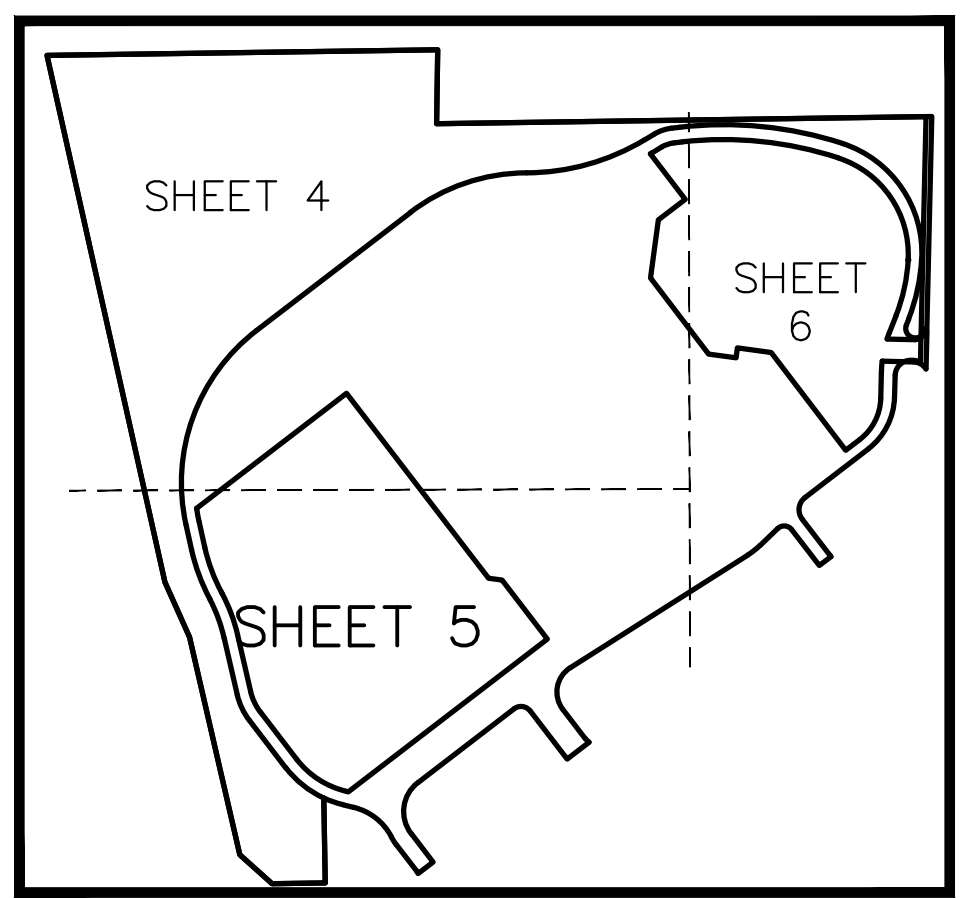
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MATCHLINE SEE SHEET 6

LEGEND

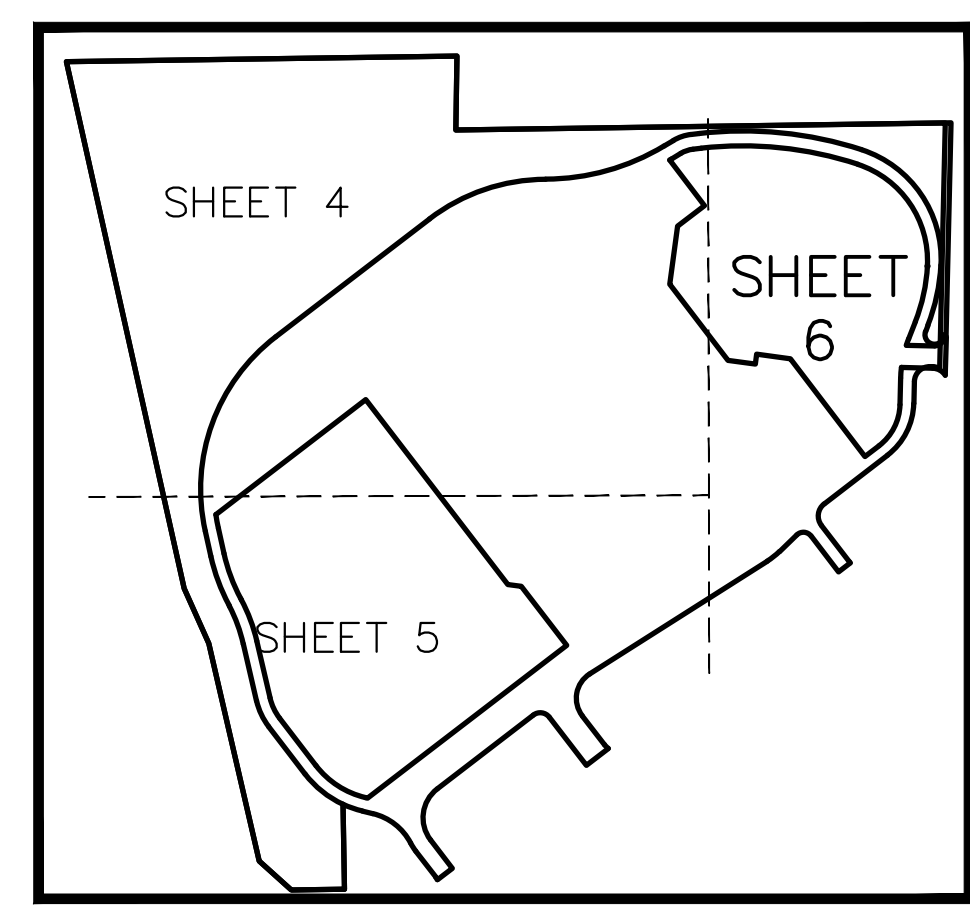
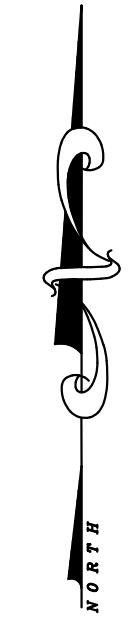
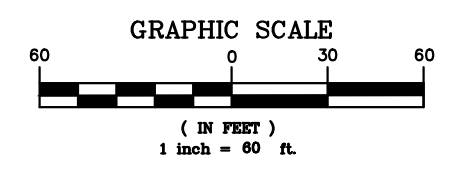
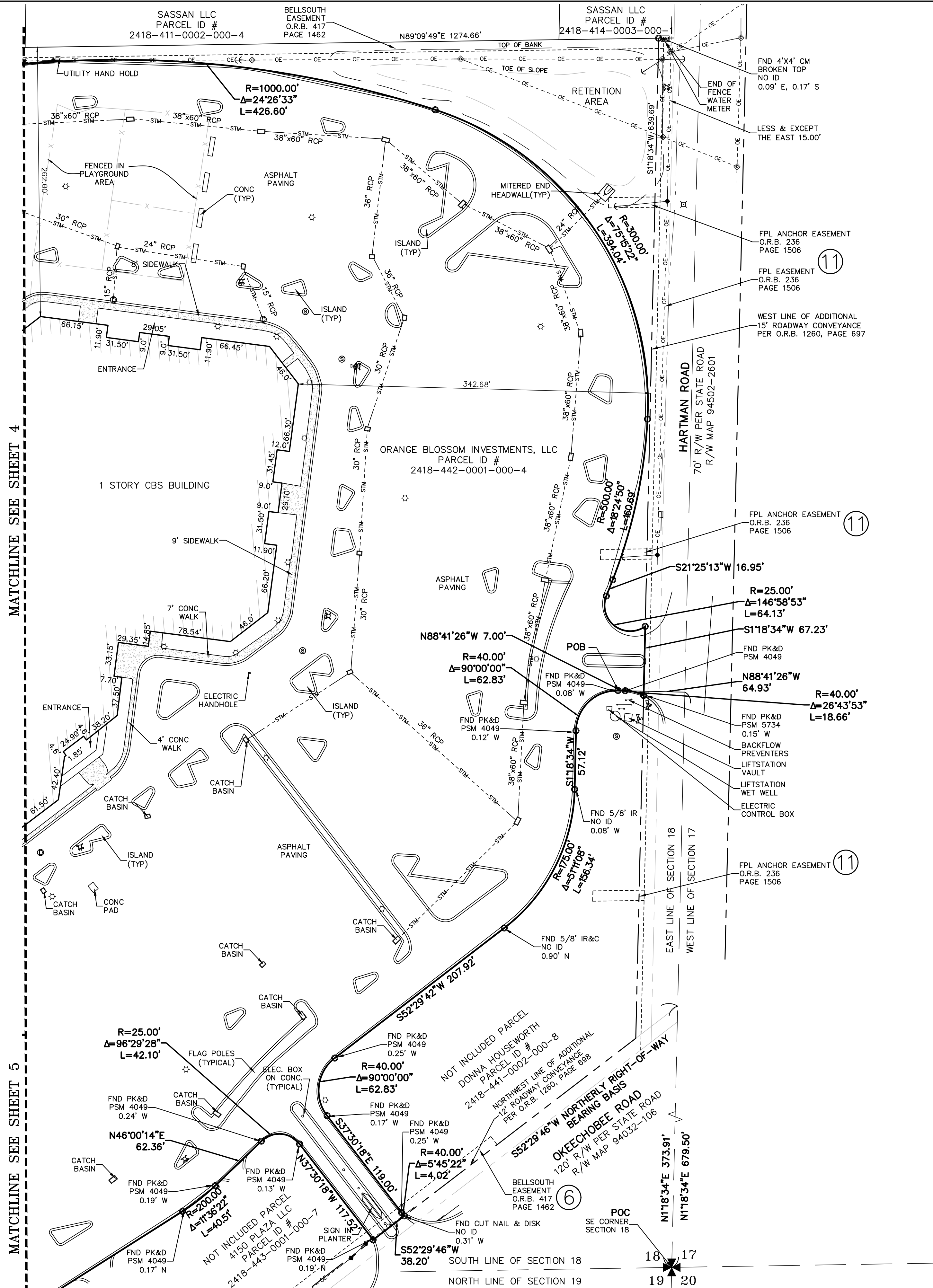
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NOT TO SCALE

LEGEND

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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
PRIME ROCK ENERGY CAPITAL, LLC

DATE: 6-17-2021
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 19-099.100a
SHEET 6 OF 6



December 17, 2021

Mr. Tom Kennedy
708.846.1751
www.primerockencap.com

Re: Renaissance Plaza

Dear Mr. Kennedy:

O'Rourke Engineering & Planning has completed the assessment of the traffic impacts associated with the Renaissance Plaza in Ft. Pierce. The assessment included a calculation of the trip generation associated with existing uses and the trip generation associated with the proposed uses.

Proposed Uses

The Renaissance Plaza under review consisted of 360,458 square feet of building. The proposed uses include: 60,000 square feet of general office; 25,000 square feet of Medical-Dental office space; 238,458 square feet of light industrial space, a multifamily housing (mid-rise) of 300 dwelling units, and a private school with up to 150 students.

Existing Uses

The Existing building size is the same 360,458 square feet. The interior leasable space may have been slightly smaller, but for trip generation purposes, the gross building area is used. The tenant mix has evolved from the standard shopping mall to a mix of school, church, office and medical office. Some of these spaces are currently vacant, but the overall values reflecting the recent tenant mix are: Shopping Center 292,958 square feet, General Office building 15,000 square feet, medical office building 15,000 square feet and Private school with approximately 500 students.

Table 1a, 1b and 1c summarize the trip generation associated with the Existing and Proposed uses. As shown, the existing uses represent a decrease in the traffic that is or has recently been located at the Renaissance Plaza. The proposed uses represent a decrease of 7,753 daily trips, 151 AM peak hour trips and 777 PM peak hour trips.

Parking

The existing parking lot is 1,953 parking spaces. The project proposes to reduce the parking spaces to 1,662.

The parking demand for each proposed land use was calculated using the *ITE Parking Generation Manual 5th Edition*. **Table 2** summarizes the parking demand associated with the proposed uses. As shown, the parking demand of the proposed land uses is lower than the proposed parking spaces. The parking demand calculated is 658 parking spaces, which is lower than the 1,662 parking spaces proposed by the project.

Conclusion

Based on the initial assessment, the development of the Renaissance Plaza will not increase traffic or parking demand from the center.



Respectfully submitted,
O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E., Inc.

Civil Engineer - Traffic

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center	820	292,958	Sft	$T = 37.01(X)$	50%	50%	5,421	5,421	10,842	107	15	122	5,314	5,406	10,720
General Office Building	710	15,000	Sft	$\text{Ln}(T) = 0.87\text{Ln}(X) + 3.05$	50%	50%	111	112	223	4	31	35	107	81	188
Medical-Dental Office	720	15,000	Sft	$T = 42.97(X) - 108.01$	50%	50%	268	269	537	11	76	87	257	193	450
School - Private School (K-12)	532	500	Students	$T = 2.48(X)$	50%	50%	620	620	1,240	-	-	-	620	620	1,240
<i>TOTALS (Existing)</i>															
Multifamily Housing (Mid-Rise)	221	300	DU	$T = 4.77(X) - 46.46$	50%	50%	693	692	1,385	-	14	14	693	678	1,371
General Office Building	710	60,000	Sft	$\text{Ln}(T) = 0.87\text{Ln}(X) + 3.05$	50%	50%	372	372	744	6	-	6	366	372	738
Medical-Dental Office	720	25,000	Sft	$T = 42.97(X) - 108.01$	50%	50%	483	483	966	8	-	8	475	483	958
Light Industrial	110	238,458	Sft	$T = 4.87(X)$	50%	50%	580	581	1,161	-	-	-	580	581	1,161
School - Private School (K-8)	530	150	Students	$T = 4.11(X)$	50%	50%	309	308	617	-	-	-	309	308	617
<i>TOTALS (Proposed)</i>															
							2,437	2,436	4,873	14	14	28	2,423	2,422	4,845
TOTALS (Proposed - Existing)							(3,983)	(3,986)	(7,969)	(108)	(108)	(216)	(3,875)	(3,878)	(7,753)

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center	820	292,958	Sft	$T = 0.59(X) + 133.55$	62%	38%	190	116	306	4	3	7	186	113	299
General Office Building	710	15,000	Sft	$T = 0.86\text{Ln}(X) + 1.16$	88%	12%	29	4	33	1	2	3	28	2	30
Medical-Dental Office	720	15,000	Sft	$\text{Ln}(T) = 0.90\text{Ln}(X) + 1.34$	79%	21%	35	9	44	2	2	4	33	7	40
School - Private School (K-12)	532	500	Students	$T = 0.76(X) + 24.37$	63%	37%	254	150	404	-	-	-	254	150	404
<i>TOTALS (Existing)</i>															
Multifamily Housing (Mid-Rise)	221	300	DU	$T = 0.44(X) - 11.61$	23%	77%	508	279	787	7	7	14	501	272	773
General Office Building	710	60,000	Sft	$T = 0.86\text{Ln}(X) + 1.16$	88%	12%	95	13	108	1	-	1	94	13	107
Medical-Dental Office	720	25,000	Sft	$\text{Ln}(T) = 0.90\text{Ln}(X) + 1.34$	79%	21%	54	15	69	1	-	1	53	15	68
Light Industrial	110	238,458	Sft	$T = 0.74(X)$	88%	12%	155	21	176	-	-	-	155	21	176
School - Private School (K-8)	530	150	Students	$\text{Ln}(T) = 0.95\text{Ln}(X) + 0.27$	56%	44%	86	67	153	-	-	-	86	67	153
<i>TOTALS (Proposed)</i>															
							418	208	626	2	2	4	416	206	622
TOTALS (Proposed - Existing)							(90)	(71)	(161)	(5)	(5)	(10)	(85)	(66)	(151)

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center	820	292,958	Sft	$T = 3.40(X)$	48%	52%	478	518	996	14	7	21	464	511	975
General Office Building	710	15,000	Sft	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.29$	17%	83%	5	29	34	3	5	8	2	24	26
Medical-Dental Office	720	15,000	Sft	$T = 4.07(X) - 3.17$	30%	70%	17	41	58	4	9	13	13	32	45
School - Private School (K-12)	532	500	Students	$T = 0.41(X) + 88.78$	42%	58%	123	171	294	-	-	-	123	171	294
<i>TOTALS (Existing)</i>															
Multifamily Housing (Mid-Rise)	221	300	DU	$T = 0.39(X) + 0.34$	61%	39%	623	759	1,382	21	21	42	602	738	1,340
General Office Building	710	60,000	Sft	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.29$	17%	83%	18	91	109	1	2	3	17	89	106
Medical-Dental Office	720	25,000	Sft	$T = 4.07(X) - 3.17$	30%	70%	30	69	99	1	1	2	29	68	97
Light Industrial	110	238,458	Sft	$T = 0.65(X)$	14%	86%	22	133	155	-	-	-	22	133	155
School - Private School (K-8)	530	150	Students	$\text{Ln}(T) = 0.98\text{Ln}(X) - 0.38$	47%	53%	44	49	93	-	-	-	44	49	93
<i>TOTALS (Proposed)</i>															
							185	388	573	5	5	10	180	383	563
TOTALS (Proposed - Existing)							(438)	(371)	(809)	(16)	(16)	(32)	(422)	(355)	(777)

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Parking Generation

Table 2: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Parking Demand
Multifamily Housing (Mid-Rise)	220	300	DU	$P = 0.82(X) - 20.37$	226
General Office Building	710	60,000	Sft	$P = 2.15(X) + 34.60$	164
Medical-Dental Office	720	25,000	Sft	$P = 3.34(X) - 5.21$	78
Light Industrial	110	238,458	Sft	$P = 2.15(X) + 34.60$	146
School - Private School (K-8)	530	150	Sudents	$\text{Ln}(P) = 0.94\text{Ln}(X) - 0.93$	44
TOTALS (Proposed)					658

Source: Parking Generation Manual 5th Edition