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TO : Technical Review Committee

FROM : Vennis Gilmore, Senior Planner

RE : Technical Review Project: #22-99900001  
(FLUMA & Rezoning)

BOARD DATE : July 21, 2022

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**FLUMA & Rezoning – Zentex – Parcel IDs 2326-130-0000-000-7 & 2326-130-0000-010-0**

Attached is an Application for a FLUM & Rezoning for the subject property located at the Southwest Corner of Okeechobee Road and the Florida Turnpike. The applicant is proposing a change to the existing Future Land Use designation of Mixed Use (MXD) to Residential Low (RL). The applicant is proposing a change to the existing SLC AG-1 Zoning Designation to Single Family Residential Moderate Density Zone (R-3).

Please review and provide comments on this application. Please send all comments to the following emails [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com), and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

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

Thank You,

Vennis Gilmore  
Senior Planner



## Application for Future Land Use Map Amendment

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

Future Land Use Map Amendment – Small Scale (<10 acres)

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

### Application submission shall include the following:

- **TRC (\*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

### In addition to a complete application, packets shall include:

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

1. Property Address/Location: Gordy Road, Fort Pierce, FL
2. Property Tax ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-0
3. Total Acreage: 76.97
4. Existing Future Land Use Designation: MXD
5. Existing Zoning Classification: AG-1
6. Proposed Zoning Classification: RL
7. Other applications being submitted concurrent with this application, if any: Rezone
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant
9. Are there any identified or possible historical structures on the amendment lands? None Known
10. The reason for making this request: To allow for the development of a single family residential development.

**11. Capacity Analysis:**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	Vacant	NW: MXD NE: T/U	NW: AG-1 NE: I
South	Vacant	SW: RS SE: CPUB	SW: AG-1 SE: CPUB
East	Vacant	TU	I
West	Vacant	SD	AG-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1	15 / upa	76.97	X / A
Proposed	RL	R-3	6.5 / upa	76.97	N/A

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day <b>300,183.00 gpd</b>
Proposed Zoning	Total gallons per day <b>130,079.30 gpd</b>
<b>Change in Demand</b>	<b>Total gallons per day decrease of 170,103.70 gpd</b>

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day <b>300,183.00 gpd</b>
Proposed Zoning	Total gallons per day <b>130,079.30 gpd</b>
<b>Change in Demand</b>	<b>Total gallons per day decrease of 170,103.70 gpd</b>

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	<b>47,228.83</b>	<b>45,527.79</b>	<b>decrease of 1,701.04</b>

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	<b>Samuel L. Gaines</b>	<b>Fort Pierce Central High</b>
City	<b>Fort Pierce</b>	<b>Fort Pierce</b>
Distance	<b>2.4 miles</b>	<b>6 miles</b>
Current Zoning Enrollment Demand	<b>167.29</b>	<b>71.70</b>
Proposed Zoning Enrollment Demand	<b>72.49</b>	<b>31.07</b>
<b>Change in Demand</b>	<b>decrease of 94.80</b>	<b>decrease of 40.63</b>

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	<b>150.09</b>
Proposed Zoning	<b>65.04</b>
<b>Change in Demand</b>	<b>decrease of 85.05</b>

<b>F. Stormwater:</b> Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year - 1 day storm event)	
<b>Impact</b>	The site is located in the jurisdiction of SFWMD and NSLRWCD. NSLRWCD limits discharge into the canals at a rate of 2-inches across the site in a 24-hour period

<b>G. Transportation Analysis:</b> Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>	10,887 trips	866/ 1,143 trips
<b>Proposed Zoning</b>	4,718 trips	375 / 495 trips
<b>Change in Demand</b>	Trips decrease of 6,169 trips	Trips decrease of 491 / 648 trips
<b>Impact to Capacity</b>		

12. Name of Owner(s): Zentex Ventures, Ltd.  
 Mailing Address: 44 Coconut Row, Unit B22  
 City Palm Beach Gardens, State FL Zip 33480  
 Phone # 917-881-4505  
 E-mail: gary@garyzentner.com

13. Name of Applicant: Meritage Homes of Florida, Inc.  
 Mailing Address: 8800 East Raintree Drive, Suite 300  
 City Scottsdale State AZ Zip 85260  
 Phone # 561-847-7517 Fax # \_\_\_\_\_  
 E-mail: dante.fraiegari@meritagehomes.com

14. Name of Representative: Bradley Currie, Engineering Design & Construction, Inc.  
 Mailing Address: 10250 SW Village Parkway, Suite 201  
 City Port St. Lucie State FL Zip 34987  
 Phone # 772-462-2455 Fax # 772-408-4208  
 E-mail: bradcurrie@edc-inc.com

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

I certify that: (Check One)

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

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

*[Handwritten Signature]*  
Applicant's Signature  
10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Date 6-7-2022

Address State FL 33480 Zip

Phone 772-462-24555 Fax 772-408-4208 E-mail Address bradcurrie@edc-inc.com

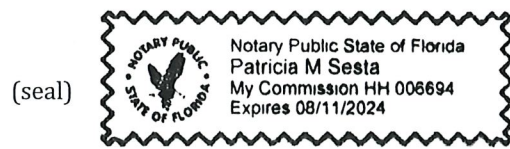
**16. Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below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

Gary Zentner 917-881-4505  
Property Owner's Name (Please Print) Phone  
44 Cocoanut Row, # B22, Palm Beach Gardens, FL 33410  
Address State Zip  
Bradley Currie, Authorized Agent  
Property Owner's Signature Date

STATE OF FLORIDA)  
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 20 22, by Bradley J. Currie, Authorized Agent who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Handwritten Signature: Patricia M. Sesta]*  
Signature of Notary



**OFFICE USE:**  
DATE RECEIVED: \_\_\_\_\_ Signed: \_\_\_\_\_  
File Number: \_\_\_\_\_ Check No: \_\_\_\_\_ Receipt No: \_\_\_\_\_  
TRC Review: \_\_\_\_\_ Planning Board Review: \_\_\_\_\_ City Commission: \_\_\_\_\_  
Ordinance No: \_\_\_\_\_ Date Approved: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
PAUL A. KRASKER, ESQ.  
625 N. FLAGLER DRIVE, 9<sup>TH</sup> FLOOR  
WEST PALM BEACH, FL 33401

Property Control Nos.

Tax Identification No. of Grantee

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 21<sup>st</sup> day of December 2005, between Zentex Management, Inc., a Delaware corporation, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480, Grantor, and Zentex Ventures, Ltd., a Florida limited partnership, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480 Grantee (which term includes the singular or plural, as the case may be):

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, an undivided 1/2% in the following described land, situate, lying and being in **St. Lucie** County, Florida, to-wit:

See Attached Exhibit "A"

SUBJECT, HOWEVER, TO: restrictions, reservations, limitations, and easements of record (it not being the intent hereof to reimpose same); to property taxes for the year 2006 and subsequent years; and to all applicable governmental regulations.

and Grantor does hereby fully warrant the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

(1) Susan M. Weser  
Print Name: Susan M. Weser

(2) D. Jean Rich  
Print Name: D. JEAN RICH

GRANTOR:

Zentex Management, Inc., a  
Delaware corporation

By: [Signature]  
Name: MT ZENTEX  
Title: PRESIDENT



EXHIBIT "A"

Legal Description

Parcel 1:

Beginning on the Quarter Section line 64 feet West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence North 11 degrees 35 minutes West 418 feet to center of Gully; thence following center of Gully to Quarter Section line at a point 334.6 feet West of Point of Beginning, thence East 334.6 feet to Point of Beginning.

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence South 110.5 feet; thence turning Easterly at an angle of 122 degrees 57 minutes to the foregoing line and run 199.8 feet; thence turn Northerly at an angle of 140 degrees 13 minutes and run 300 feet; thence run Northerly at an angle of 82 degrees 42 minutes and run 186 feet to the Quarter Section line; thence along the Quarter Section line 422.8 feet to the Point of Beginning.

and the South 1/2 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East.

Excepting therefrom all Rights of Way for Public Roads and Canals.

and

Parcel 2:

Section 26, Township 35 South, Range 39 East, Begin 64 West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 run North 5 degrees 45 minutes 11 seconds West 378.88 feet along the West line of Gordy Road to Center of Gully, thence follow the center of the Gully to a point on the South line of the Northwest 1/4 of the Northeast 1/4, thence East 365.78 feet to the Point of Beginning.

Property Control Nos. 2326-124-0000-000-8 and 2326-130-0000-000-7

Zentex Ventures, Ltd.  
44 Coconut ROW, # B22  
Palm Beach, FL 33480

**AGENT CONSENT FORM**

Project Name: Gordy Road

Parcel ID: 2326-130-0000-000-7 / 2326-130-0000-010-0

BEFORE ME THIS DAY PERSONALLY APPEARED GARY ZENTNER WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

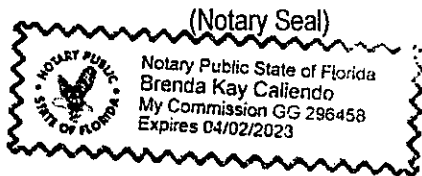
The foregoing instrument was acknowledged before me this 1 day of Feb, 2022, by Gary Zentner (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Brenda Kay Caliendo  
Notary Signature

[Signature]  
Owner's Signature

Brenda Kay Caliendo  
Printed Name of Notary

Gary Zentner Zentex Ventures Ltd.  
Owner's Name



44 Coconut Row, # B22  
Street Address

Palm Beach, FL 33480  
City, State, Zip

My commission expires \_\_\_\_\_

(917) 881 4505 gary@gary  
Telephone / Email Zentner  
.com



Report generated: Wednesday, June 1, 2022

Parcel Report



**Parcel**

**PARCELNO:** 2326-130-0000-000-7  
**Property ID:** 14334  
**Owner1:** Zentex Ventures Ltd  
**SiteAddress:** TBD

**Owner**

**Owner1:** Zentex Ventures Ltd  
**Owner2:**  
**Owner3:**  
**MailingAddress:** 44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

**Overview**

**PrimaryLandUse:** 9900 - UNCLSFD ACRG  
**DistrictGroup:** 0022 - Fort Pierce  
**Subdivision:** Metes and Bounds  
**Just/Market Value:** \$1,564,200  
**FinishedArea:**  
**Acres:** 58.23  
**TotalArea:** 2,536,498

## Legal Description

LegalDescription: 26 35 39 BEG SE COR OF NW  
 1/4 OF NE 1/4 OF SEC 26;TH N  
 89 25 15 E ALG N LI OF S 1/2 OF  
 NE 1/4 OF SD SEC 26 AND ALG  
 SLY AND WLY R/W LI OF  
 GORDY RD : N 89 25 15 E  
 778.07 FT;TH S 54 46 58 E  
 162.21 FT;TH S 19 07 31 E  
 1342.11 FT TO E 1/4 COR OF  
 SEC 26;TH S 89 41 23 W  
 DEPARTING SD R/W LI ALG E-W  
 1/4 SEC LI OF SEC 26 920.97 FT;  
 TH S 14 33 17 E 188.37 FT; TH S  
 82 44 43 W 300 FT; TH N 57 28  
 17 W 199.80 FT TO SEC 26; TH  
 N 00 25 17 W 110.50 FT TO SD  
 E-W 1/4 SEC LI OF SEC 26;TH S  
 89 41 23 N 09 47 57 W 103.11  
 FT;TH N 27 09 59 W 70.04 FT;TH  
 N 16 47 34 W 100.39 FT;TH N 34  
 25 14 E 97.19 FT;TH N 30 58 35  
 W 190.63 FT;TH N 45 32 11 W  
 263.66 FT;TH N 32 41 52 W  
 197.13 FT;TH N 23 01 23 W 77.53  
 FT;TH N 18 45 14 W 42.64 FT;TH  
 N 28 48 16 W 63.46 FT;TH N 18  
 42 56 W 71.54 FT;TH N 39 26 29  
 W 96.01 FT;TH N 42 51 36 W  
 106.86 FT;TH N 40 16 58 W  
 144.52 FT TO SD N LI OF S 1/2  
 OF NE 1/4 OF SEC 26;TH N 89  
 25 15 E ALG SD N LI 627.678  
 FT;TH N 11 21 32 W 52.48 FT;TH  
 N 01 15 14 W 79.17 FT;TH N 49  
 51 16 E 43.54 FT;TH N 28 58 36  
 E 70.50 FT;TH N 43 10 36 E  
 48.37 FT;TH N 66 02 12 E 27.74  
 FT;TH N 84 05 11 E 43.77 FT;TH  
 N 22 01 56 E 51.44 FT;TH N 68  
 03 55 E 75.97 FT;TH N 63 04 15  
 E 40.77 FT;TH N 85 47 42 E  
 40.84 FT TO SD WLY R/W LI OF  
 GORDY RD;TH S 07 00 29 E  
 367.93 FT TO SD N LI OF S 1/2  
 OF NE 1/4 OF SEC 26;TH N 89  
 25 15 E ALG SD N LI AND ALG  
 SLY R/W LI GORDY RD 64.00 FT  
 TO POB. (58.23 AC) (OR 2360-  
 2360 THRU 2399; 2448-2982  
 THRU 3000: 2449-101 THRU  
 119)

## Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	\$1,564,200	\$0	\$1,564,200	\$0	\$1,123,650	\$0	\$1,123,650	\$440,550	\$0
2020	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$0
2019	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$0
2018	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$0

## Tax Links

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

[Download TRIM notice for this parcel](#)

## Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	58.23	1,193.71
Fort Pierce Stormwater Charge	2011	158.4	10,929.6

## Improvements

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

## Land Lines

Line Number	Units	Unit Type
1	51.93	Acre
2	4.23	Acre
3	2.07	Acre

## Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-119	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-116	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-113	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-110	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-107	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-104	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2449-101	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-3000	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2997	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2994	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2991	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2988	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2985	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures LLC	2448-2982	<a href="#">Clerk of Courts</a>
06/23/2005	\$6,100,000	XX02	QC	Ft Pierce Investors Ltd	2360-2360	<a href="#">Clerk of Courts</a>
07/01/1974	\$562,500	XX00	CV		229-1652	<a href="#">Clerk of Courts</a>
05/01/1973	\$350,000	XX00	CV		214-672	<a href="#">Clerk of Courts</a>

## Photos





Report generated: Wednesday, June 1, 2022

Parcel Report



**Parcel**

**PARCELNO:** 2326-130-0000-010-0  
**Property ID:** 175610  
**Owner1:** Zentex Ventures Ltd  
**SiteAddress:** TBD

**PARCELNO:** 2326-130-0000-010-0  
**Property ID:** 175610  
**Owner1:** Zentex Ventures Ltd  
**SiteAddress:** TBD

**Owner**

**Owner1:** Zentex Ventures Ltd  
**Owner2:**  
**Owner3:**  
**MailingAddress:** 44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

**Owner1:** Zentex Ventures Ltd  
**Owner2:**  
**Owner3:**  
**MailingAddress:** 44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

**Overview**

**PrimaryLandUse:** 9900 - UNCLSFD ACRG  
**DistrictGroup:** 0022 - Fort Pierce  
**Subdivision:** Metes and Bounds  
**Just/Market Value:** \$34,400  
**FinishedArea:**  
**Acres:** 18.74  
**TotalArea:** 816,314

**PrimaryLandUse:** 9900 - UNCLSFD ACRG  
**DistrictGroup:** 0022 - Fort Pierce  
**Subdivision:** Metes and Bounds  
**Just/Market Value:** \$34,400  
**FinishedArea:**  
**Acres:** 18.74  
**TotalArea:** 816,314

## Legal Description

### LegalDescription:

PARCEL A 26 35 39 BEG SE  
COR OF NW 1/4 OF NE 1/4 OF  
SEC 26; THENCE S 89 25 15 W  
ALG N LI OF S 1/2 OF NE 1/4 OF  
SD SEC 26 1060.80 FT TO  
POB:TH S 40 16 58 E 144.52;TH  
S 42 51 36 E 106.86 FT;TH S 39  
26 29 E 96.01 FT;TH S 18 42 56 E  
71.54 FT;TH S 28 48 16 E 63.46  
FT;THS 18 45 14 E 42.64 FT;TH S  
23 01 23 E 77.53 FT;TH S 32 41  
52 E 197.13 FT;TH S 45 32 11 E  
263.66 FT;TH S 30 58 35 E  
190.63 FT;TH S 34 25 14 W 97.19  
FT;TH S 16 47 34 E 100.39 FT;TH  
S 27 09 59 E 70.04 FT;TH S 09 47  
57 E 103.11 FT TO E-W 1/4 SEC  
LI OF SEC 26;TH S 89 41 23 W  
221.94 FT TO REF PT A; TH N 24  
09 31 W 202.26 FT;TH N 27 05 46  
W 726.64 FT;TH N 32 49 58 W  
109.21 FT;TH N 24 08 51 W 40.94  
FT;TH N 50 35 35 W 115.43;TH N  
58 41 52 W 152.33 FT;TH N 70 41  
40 W 98.36 FT TO N-S 1/4 SEC  
LI OF SEC 26;TH N 00 38 12 W  
ALG SD LI 204.88 FT TO SW  
COR OF NW 1/4 OF NE 1/4 OF  
SEC 26; TH N 89 25 15 E 285.05  
FT TO POB TOGETHER WITH  
PARCEL B MPDAF : 26 35 39  
COMMENCE AT SD  
REFERENCE PT A ;TH S 89 41  
23 W ALG SD E-W 1/4 SEC LI OF  
SEC 26 109.82 FT TO POB:TH S  
89 41 23 W 645.79 FT TO THE  
ELY R/W LI OF NSLRCD CANAL  
NO 95;TH N 00 38 12 W ALG SD  
ELY R/W LI 1027.17 FT;TH S 63  
57 25 E 402.87 FT;YH S 52 27 18  
E 30.16 FT;TH S 21 41 48 E  
362.54 FT;TH S 26 39 22 E 94.67  
FT TO POB. (18.74 AC) (OR  
2360-2360 THRU 2399; 2448-  
2982 thru 3000: 2449-101 THRU  
119)

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### LegalDescription:

PARCEL A 26 35 39 BEG SE  
COR OF NW 1/4 OF NE 1/4 OF  
SEC 26; THENCE S 89 25 15 W  
ALG N LI OF S 1/2 OF NE 1/4 OF  
SD SEC 26 1060.80 FT TO  
POB:TH S 40 16 58 E 144.52;TH  
S 42 51 36 E 106.86 FT;TH S 39  
26 29 E 96.01 FT;TH S 18 42 56 E  
71.54 FT;TH S 28 48 16 E 63.46  
FT;THS 18 45 14 E 42.64 FT;TH S  
23 01 23 E 77.53 FT;TH S 32 41  
52 E 197.13 FT;TH S 45 32 11 E  
263.66 FT;TH S 30 58 35 E  
190.63 FT;TH S 34 25 14 W 97.19  
FT;TH S 16 47 34 E 100.39 FT;TH  
S 27 09 59 E 70.04 FT;TH S 09 47  
57 E 103.11 FT TO E-W 1/4 SEC  
LI OF SEC 26;TH S 89 41 23 W

221.94 FT TO REF PT A; TH N 24  
 09 31 W 202.26 FT;TH N 27 05 46  
 W 726.64 FT;TH N 32 49 58 W  
 109.21 FT;TH N 24 08 51 W 40.94  
 FT;TH N 50 35 35 W 115.43;TH N  
 58 41 52 W 152.33 FT;TH N 70 41  
 40 W 98.36 FT TO N-S 1/4 SEC  
 LI OF SEC 26;TH N 00 38 12 W  
 ALG SD LI 204.88 FT TO SW  
 COR OF NW 1/4 OF NE 1/4 OF  
 SEC 26; TH N 89 25 15 E 285.05  
 FT TO POB TOGETHER WITH  
 PARCEL B MPDAF : 26 35 39  
 COMMENCE AT SD  
 REFERENCE PT A ;TH S 89 41  
 23 W ALG SD E-W 1/4 SEC LI OF  
 SEC 26 109.82 FT TO POB;TH S  
 89 41 23 W 645.79 FT TO THE  
 ELY R/W LI OF NSLRCD CANAL  
 NO 95;TH N 00 38 12 W ALG SD  
 ELY R/W LI 1027.17 FT;TH S 63  
 57 25 E 402.87 FT;YH S 52 27 18  
 E 30.16 FT;TH S 21 41 48 E  
 362.54 FT;TH S 26 39 22 E 94.67  
 FT TO POB. (18.74 AC) (OR  
 2360-2360 THRU 2399; 2448-  
 2982 thru 3000: 2449-101 THRU  
 119)

## Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	\$34,400	\$0	\$34,400	\$0	\$29,920	\$0	\$29,920	\$4,480	\$0
2020	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$0
2019	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$0
2018	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$0

## Tax Links

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

[Download TRIM notice for this parcel](#)

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

[Download TRIM notice for this parcel](#)

## Improvements

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

## Sales History

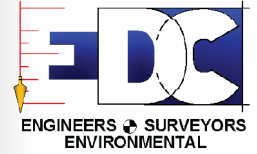
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-119	<a href="#">Clerk of Courts</a>

## Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	18.74	384.17
Fort Pierce Stormwater Charge	2011	51	3,519

## Land Lines

Line Number	Units	Unit Type
1	0.92	Acre
2	17.82	Acre



## PROJECT NARRATIVE & COVER LETTER

### Zentex Residential Future Land Use Amendment

June 1, 2022

#### **REQUEST**

*On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval of a Future Land Use Amendment application for a proposed residential development. This application is requesting a change from the current Future Land Use designation of Mixed-Use Development (MXD) to Low Density Residential (RL). The subject parcels are noted below are located north of Okeechobee Road and west of the Florida Turnpike in Fort Pierce, Florida.*

#### **SITE CHARACTERISTICS & PROJECT HISTORY**

The subject parcels can be identified in the below table:

<b>Parcel ID:</b>	<b>Address:</b>	<b>Acreage:</b>	<b>FLU:</b>	<b>Zoning:</b>
2326-130-0000-000-7	TBD – Gordy Road	58.23	MXD	AG-1
2326-130-0000-010-0	TBD – Gordy Road	18.74	MXD	AG-1
<b>TOTAL:</b>		<b>76.97</b>		

The subject parcels have a Future Land Use designation of Mixed-Use Development (MXD) and an underlying St. Lucie County Zoning designation of Agricultural -1 (AG-1). The applicant is proposing a change to the existing Future Land Use designation to Residential Low (RL). A separate rezone application will be submitted concurrently under separate cover.

To the northeast and east of the subject parcel lies the right-of-way of Gordy Road followed by land owned by the Florida State Turnpike Authority. This parcel has a St. Lucie County Future Land Use designation of Transportation / Utility (TU) and an underlying Zoning designation of Institutional (I).

Most of the southern property is adjacent to St. Lucie County owned land. These parcels have a St. Lucie County Future Land Use designation of Conservation – Public (CPUB) and an underlying Zoning designation of Conservation Public (CPUB). To the southeast of the subject parcel lies an undeveloped parcel. This parcel has a Future Land Use designation of Residential Suburban (RS) and an underlying Zoning designation of Agricultural – 1 (AG-1).

The northwest corner of the parcel is adjacent to agricultural parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Agricultural – 1 (AG-1). Directly west of the parcel lies the right of way of North St. Lucie River Water Control District (NSLRWCD) Followed

by a South Florida Water Management District (SFWMD) owned and maintained lake. This parcel has a Future Land Use designation of Special District (SD) and an underlying Zoning designation of Agricultural – 1 (AG-1).

The proposed amendment would be consistent with the comprehensive plan and would not create an adverse effect on the ability for the City to:

- Satisfy land and water use needs;
- Meet transportation demands and provide community facilities and services.

The current Future Land Use designation allows for up to 15 dwelling units per acre. The request to change the Future Land Use designation to Low Density Residential (RL) would reduce the density to 1-6.5 dwelling units per acre creating a reduction to capacity impacts by a proposed development.

**DRAINAGE:** Stormwater runoff for the project will be collected in a closed drainage system consisting of inlets connected via underground pipes. Stormwater will then be conveyed to an onsite wet detention system (lake) for treatment and attenuation prior to discharging off site, which is the Ten Mile Creek.

***Based on the above and attached information, the applicant respectfully requests approval of this application.***

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Orchard Creek\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-06-01\_Zentex\_FLU\_App\_Narrative\_21-412.docx





March 04, 2022

Meritage Homes  
Matt Reardon  
1000 Centrepark Blvd., Ste. 1000  
West Palm Beach, FL 33401  
(772) 285-4100

Via email: [matt.reardon@meritagehomes.com](mailto:matt.reardon@meritagehomes.com)

Reference: **Environmental Assessment**  
Gordy Road, 76.97ac.  
Fort Pierce, FL 34945  
Parcel ID(s)#: 2326-130-0000-000-7, 2326-130-0000-010-0

Dear Mr. Reardon,

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

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

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

Respectfully submitted,  
**EDC, Inc.**



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



ENGINEERS • SURVEYORS • ENVIRONMENTAL

# ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2326-130-0000-000-7, 2326-130-0000-010-0  
Gordy Road, 76.97ac.  
Fort Pierce, FL 34945

Date: March 04, 2022  
Project # 21-412 Zentex

**Prepared For:**

Meritage Homes  
Matt Reardon

1000 Centrepark Blvd., Ste. 1000  
West Palm Beach, FL 33401  
(772) 285-4100

[matt.reardon@meritagehomes.com](mailto:matt.reardon@meritagehomes.com)

**Prepared By:**

EDC, Inc.

10250 SW Village Parkway  
Port St Lucie, Florida 34987  
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels (Parcel ID # 2326-130-0000-010-0, 2326-130-0000-000-7) totaling an approximate 76.97 acres. The subject parcel is classified by the St. Lucie County Property Appraiser with a current Land Use Designation of 9900 – Non-Ag. The parcel is located just west of the FL Turnpike and just south of Okeechobee Road in the City of Fort Pierce, Florida. The subject property is further located within Section 26, Township 35 South, and Range 39 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on March 02, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

**VEGETATION:**

It is the opinion of EDC that there is no native upland habitat located on site. Upland habitat associations were determined via onsite analysis and were classified according to the Florida Department of Transportation (FDOT) geographic mapping section known as the Florida Land Use, Cover and Forms Classification System (FLUCCS). The FDOT mapping serves as a uniform land classification system compatible with regional and local permitting agencies. The habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 213 – Woodland Pasture. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is native vegetation present, the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat. In addition, the site has been managed and altered for cattle grazing, which seems consistent with historical aerial images. All that remains are native oak trees that will likely require mitigation.

<b>Common Name</b>	<b>Species Name</b>
<b>Cabbage Palm</b>	<i>Sabal palmetto</i>
<b>Slash Pine</b>	<i>Pinus elliotti var. densa</i>
<b>Live Oak</b>	<i>Quercus virginiana</i>
<b>Laurel Oak</b>	<i>Quercus laurifolia</i>
<b>Brazilian Pepper**</b>	<i>Schinus terebinthifolia</i>
<b>Earleaf Acacia**</b>	<i>Acacia auriculiformis</i>

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

**WETLAND DELINEATION:**

According to aerial photographs and site visit, it appears that there are State **AND** Federal jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found during the field reconnaissance on the property. The wetlands were identified with a FLUCCS code of 615 – Stream and Lake Swamps. The wetland area on the subject property spans the eastern and western boundaries of 10 Mile Creek.

### **WILDLIFE EVALUATION:**

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises were observed on site. However, abandoned burrows and associated gopher tortoise habitat was found. A 100% gopher tortoise survey will likely be required prior to land clearing activities. In addition, no sandhill cranes or their nests were identified on site at the time of the visit.

Due to anthropogenic disturbances onsite such as, cattle grazing, other agricultural practices, or previous land clearing efforts, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat.

No other state or federally listed plant/animal species were observed on site.

### **SOIL COMPOSITION:**

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

**Arents, 0 to 2 percent slopes** - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

**Fluvaquents** - This very poorly drained, nearly level soil is on flood plains of rivers and creeks. Slopes are smooth to concave or convex and range from 0 to 2 percent. Color, texture, and thickness of the soil layers are variable within short distances. Texture ranges from sand to clay and thickness of layers ranges from 2 to 30 inches. Included with this soil in mapping are small areas of Chobee, Kaliga, Pompano, Riviera, and Winder soils. The included soils make up less than 30 percent of any mapped area. The water table in Fluvaquents is at a depth of less than 10 inches for 4 to 6 months and within a depth of 40 inches for 9 to 12 months. More than once every 2 years the soils are flooded for a period of 7 to 30 days. Available water capacity is medium to high in the loamy and clayey layers and low in the sandy layers. Permeability is rapid in the sandy layers and moderate to very slow in the loamy and clayey layers. Natural fertility and content of organic matter are low, but they vary. Natural vegetation is cabbage palms and wetland hardwoods and an understory of saw palmetto and herbaceous plants.

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

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

**Wabasso sand** - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

**Wauchula Sands** – The Wauchula series consists of very deep, very poorly or poorly drained, moderately slow or slowly permeable soils on flatwoods on the lower coastal plains. They formed in sandy and loamy marine sediments. Slopes range from 0 to 5 percent. Many areas of this soil have been cleared and are used for tame pasture or range. Some areas are used for citrus and vegetable crops where water control is adequate. The natural vegetation consists of longleaf pine, slash pine, sawpalmetto, with an understory of inkberry, fetter, southern bayberry, and pineland threeawn.

**SITE HISTORY:**

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel has remained vacant, yet maintained since the early 2000s. Exotic vegetation has been removed.

According to the St. Lucie County Property Appraiser, the subject parcel(s) included in this Environmental Assessment were most recently sold on December 21, 2005.

**CITY OF FORT PIERCE REGULATIONS:**

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

The regulation will be quoted in black, interpretation and consultation will be written in red.

***“4.8 Objective:***

***Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.”***

**The City of Fort Pierce follows State protocol in regards to development around wetlands. This means obtaining a determination, and utilizing appropriate buffers (25') when site planning. The jurisdictional boundary will be required for project submittal.**

In the case of this project, an Army Corps of Engineers (ACOE) determination is likely required.

**“Sec. 123-65. - Conditions for issuing permits.**

*The following permits shall be available upon proper application at the building department in compliance with this section: tree removal permit and land clearing permit. Criteria governing issuance:*

- (1) *Tree removal permit. No tree removal permit shall be issued unless the department finds that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:*
  - a. *That the tree is located within the net buildable area of a given site as identified on the tree survey and site plan by the applicant;”*

A Tree Survey is the next recommended step for development at this property. The Tree Survey will allow for site planning and mitigation planning. The majority of the remaining trees on site will require mitigation.

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

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

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

Mitigation can take place in 3 forms: preservation, replacement, or payment. Project needs and site utilization typically determine which method is best.

**SUMMARY:**

It is the professional opinion of EDC that there is no native upland habitat located on site. The site has remained vacant, yet maintained, based on available historical aerials. The vegetation remaining consists of native species, that will require mitigation. However, native habitat function does not remain. As such, the majority of the habitat on-site is identified as FLUCCS Code 213 – Woodland Pasture. The site consists of approximately 58.23 acres designated with a Land Use Code of 9900 – Non-Ag.

Gopher tortoise habitat was observed on site. A 100% survey will likely be required.

Federal wetlands were located on site, and will require a determination from the Army Corps of Engineers if plans affect their jurisdictional boundary. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.



ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

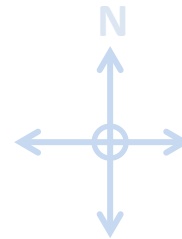
City of Fort Pierce, St. Lucie County, FL

## Location Map

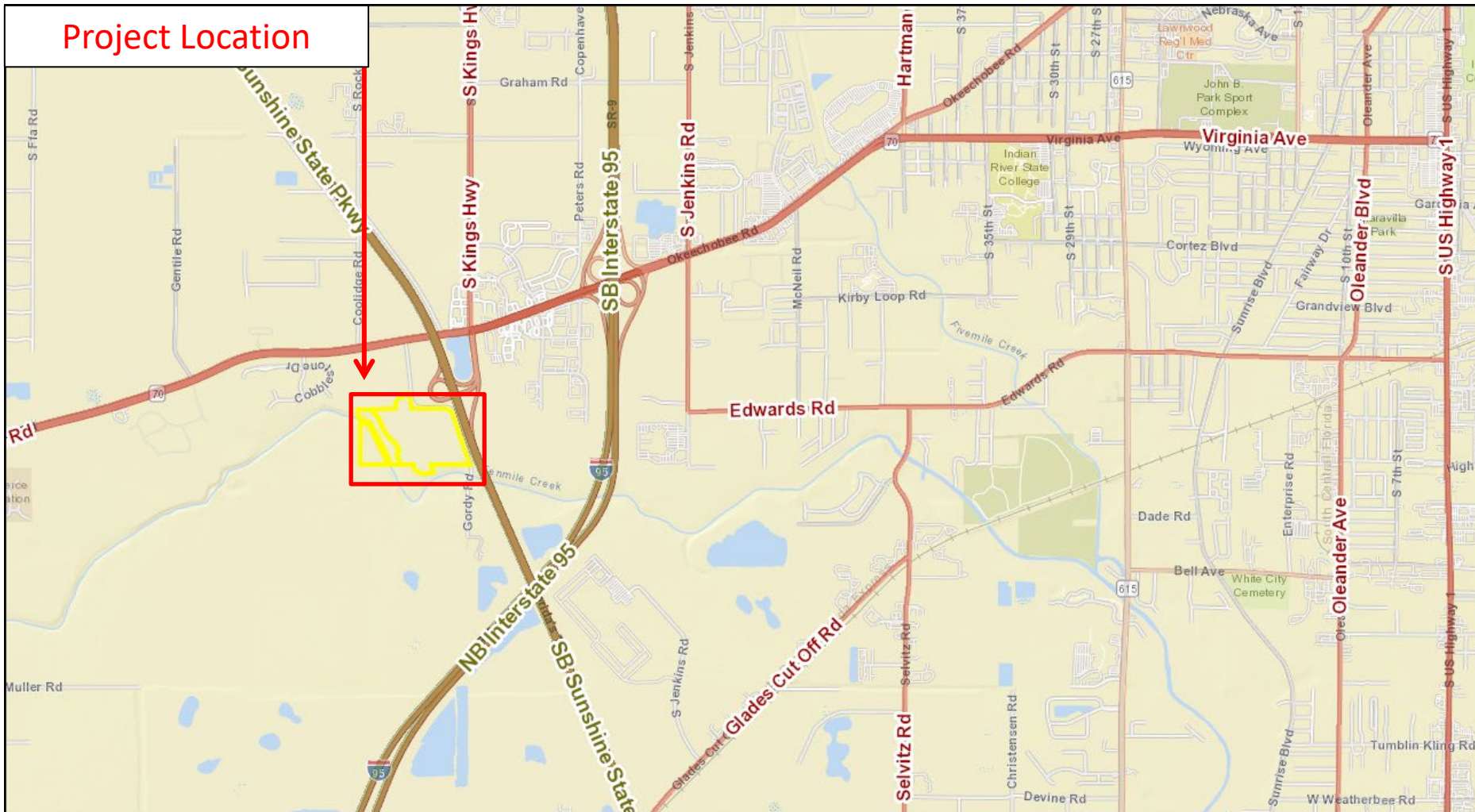
Project: 21-412

Meritage Homes

03/04/2022



### Project Location







ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

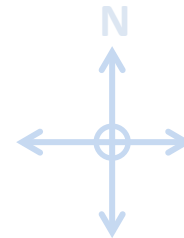
City of Fort Pierce, St. Lucie County, FL

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

Project: 21-412

Meritage Homes

03/04/2022



### FLUCCS Codes

615 Stream and Lake Swamps – 18.34 ac.

213 Woodland Pasture – 58.23 ac.

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

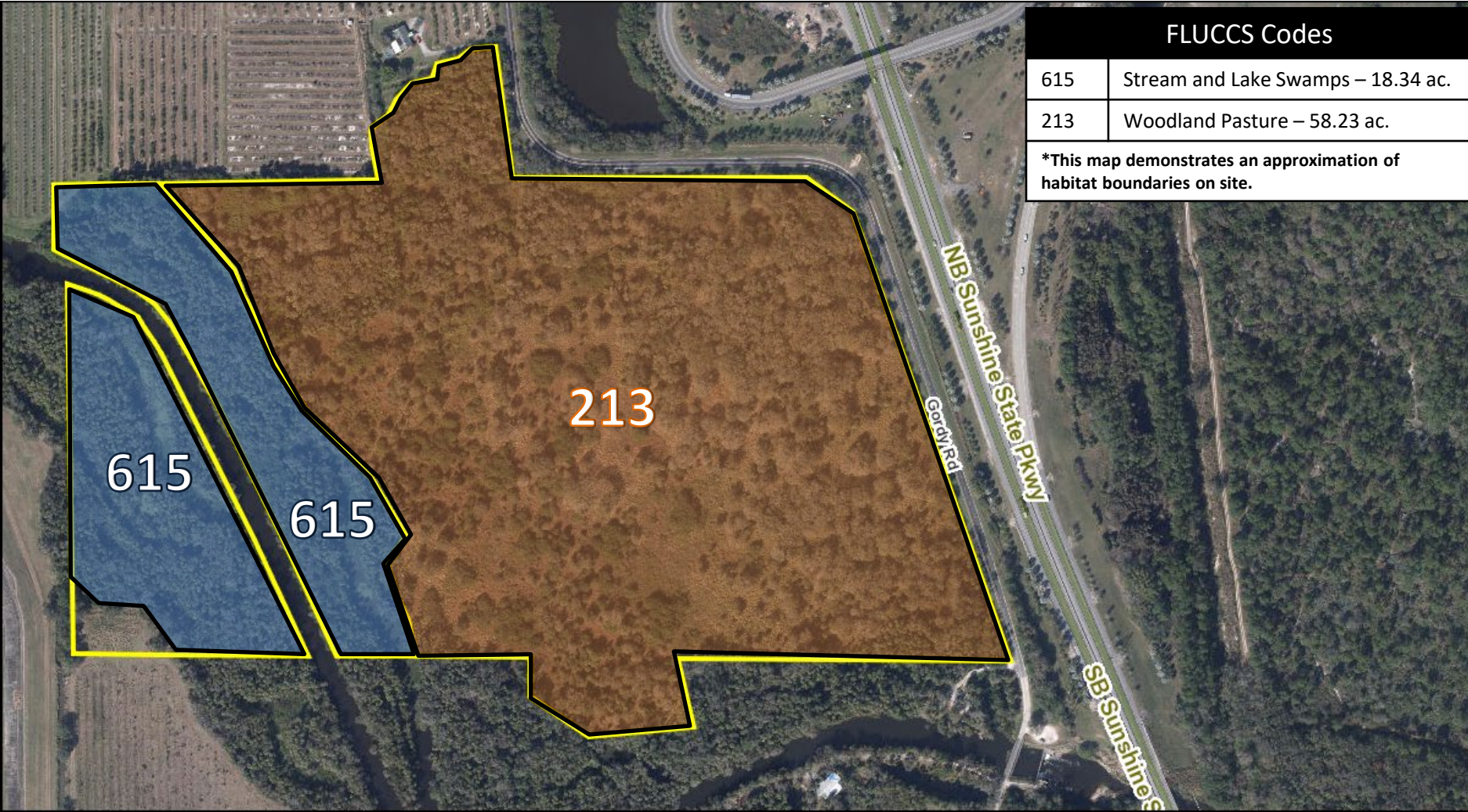
213

615

615

NB Sunshine State Pkwy  
Gordy Rd

SB Sunshine S





ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

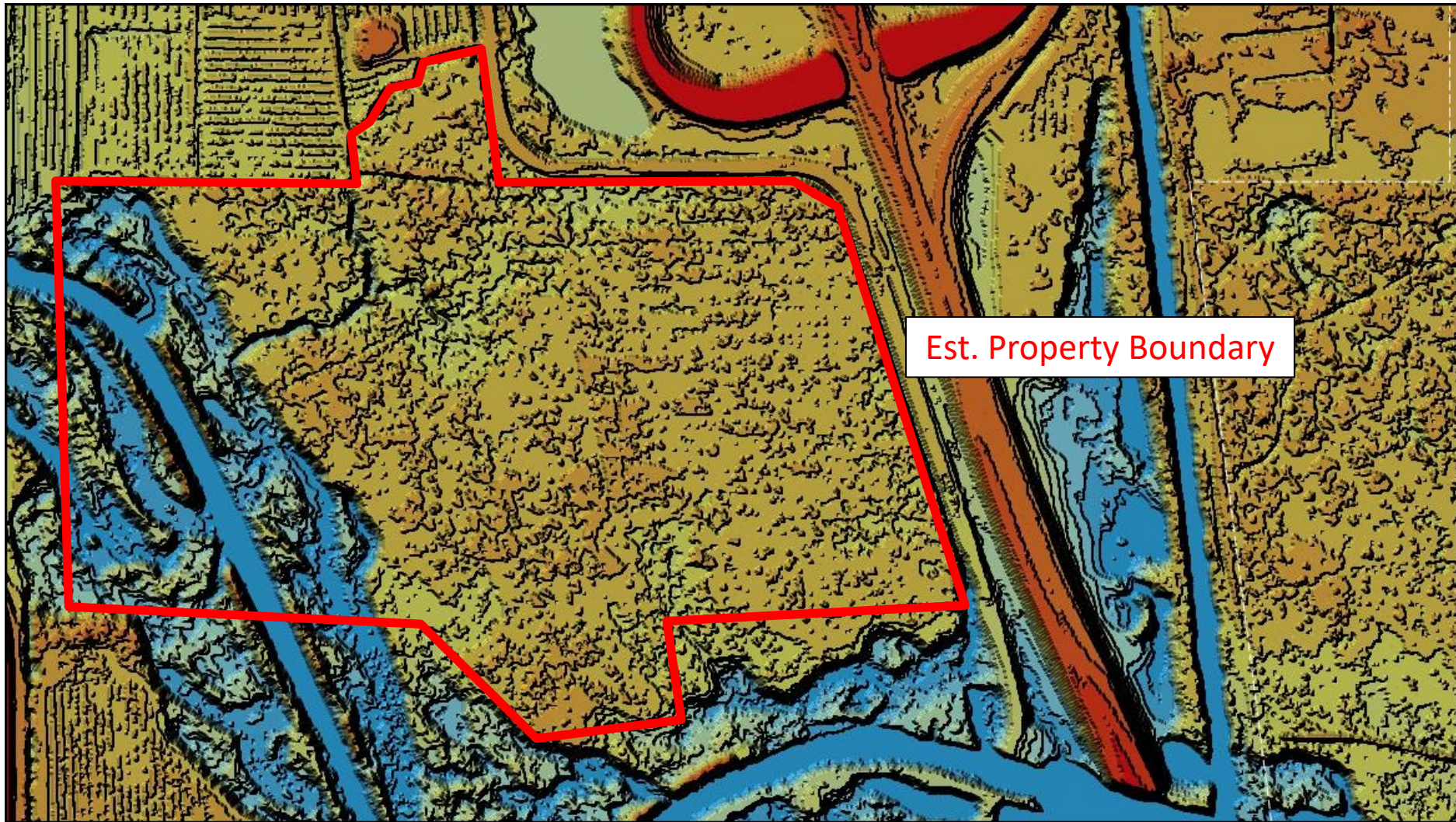
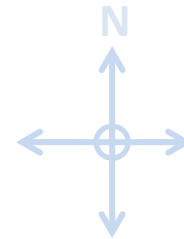
City of Fort Pierce, St. Lucie County, FL

SFWMD Ground Elevation Map

Project: 21-412

Meritage Homes

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Est. Property Boundary



ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

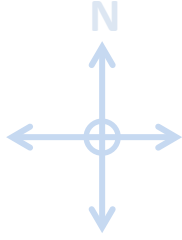
City of Fort Pierce, St. Lucie County, FL

## Army Corps of Engineers (ACOE) Jurisdiction Map

Project: 21-412

Meritage Homes

03/04/2022



ACOE JURISDICTION



ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

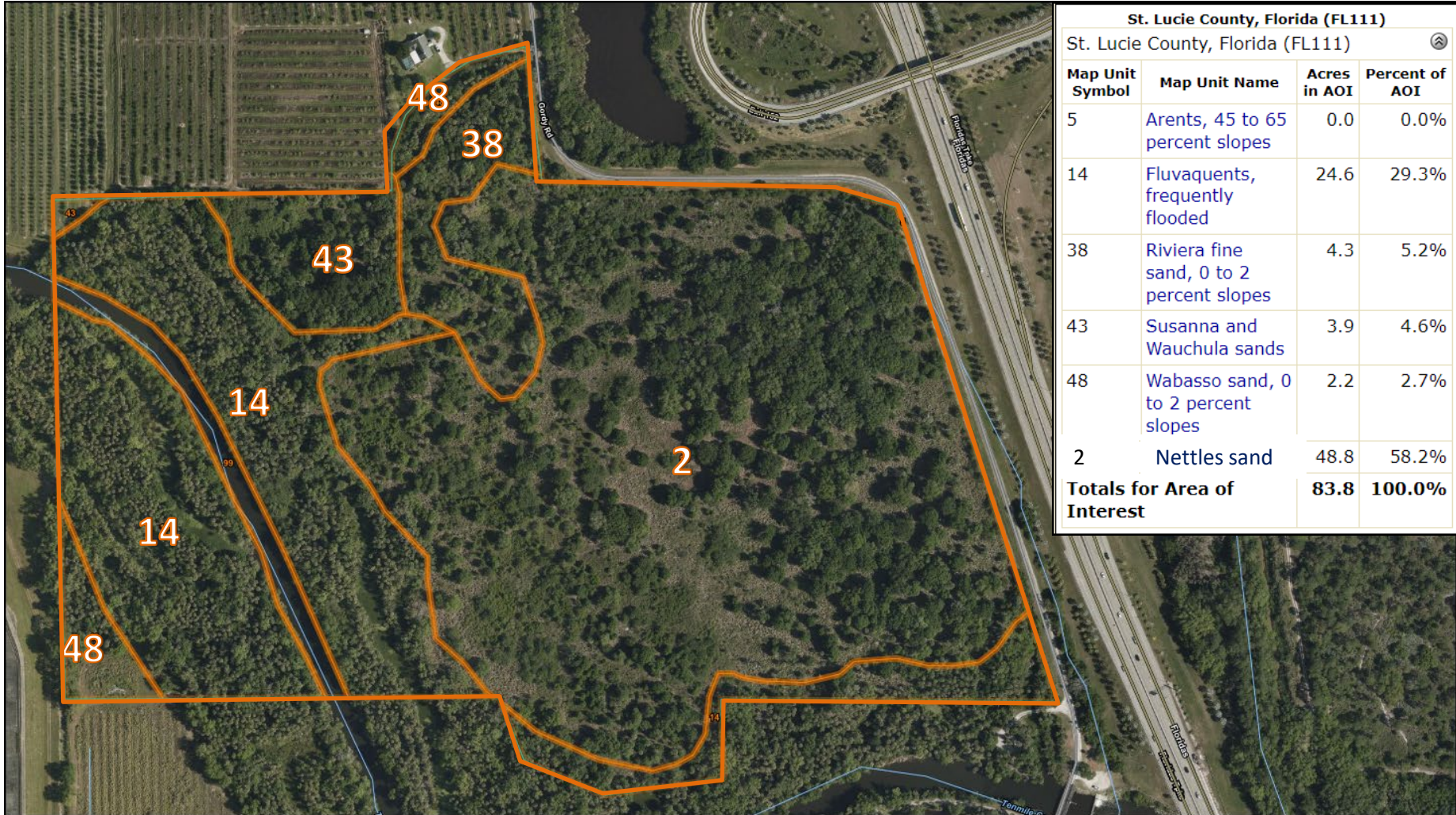
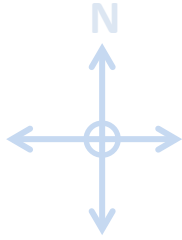
City of Fort Pierce, St. Lucie County, FL

## Soil Map

Project: 21-412

Meritage Homes

03/04/2022



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	0.0	0.0%
14	Fluvaquents, frequently flooded	24.6	29.3%
38	Riviera fine sand, 0 to 2 percent slopes	4.3	5.2%
43	Susanna and Wauchula sands	3.9	4.6%
48	Wabasso sand, 0 to 2 percent slopes	2.2	2.7%
2	Nettles sand	48.8	58.2%
<b>Totals for Area of Interest</b>		<b>83.8</b>	<b>100.0%</b>



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	Vacant	NW: MXD NE: T/U	NW: AG-1 NE: I
<b>South</b>	Vacant	SW: RS SE: CPUB	SW: AG-1 SE: CPUB
<b>East</b>	Vacant	TU	I
<b>West</b>	Lake Tract	SD	AG-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	MXD	AG-1	15 / upa	76.97	X / A
<b>**Proposed</b>	RL	R-3	6.5 / upa	76.97	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 300,183.00 gpd
**Proposed Zoning/FLU	Total gallons per day 130,079.30 gpd
**Change in Demand	Total gallons per day decrease of 170,103.70 apd

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 300,183.00 gpd
**Proposed Zoning/FLU	Total gallons per day 130,079.30 gpd
**Change in Demand	Total gallons per day decrease of 170,103.70 gpd

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	47,228.83	45,527.79	decrease of 1,701.04

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	Samual L. Gaines	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	2.4 miles	6 miles
Current Zoning/FLU Enrollment Demand	167.29	71.70
**Proposed Zoning/FLU Enrollment Demand	72.49	31.07
**Change in Demand	decrease of 94.80	decrease of 40.63

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	150.09
**Proposed Zoning/FLU	65.04
*Change in Demand	decrease of 85.05

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

<b>Impact</b>	The site is located in the jurisdiction of SFWMD and NSLRWCD. NSLRWCD limits discharge into its canals at a rate of 2-inches across the site in a 24-hour period.
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### III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	10,887 trips	866 / 1,143 trips
<b>**Proposed Zoning/FLU</b>	4,718 trips	375 / 495 trips
<b>*Change in Demand</b>	Trips decrease 6,169 trips	Trips decrease 491 / 648 trips
<b>Impact to Capacity</b>		

### IV. Project Description

<b>PHASING</b>	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units: 229	Single Family: 229
Non-residential (square footage): N/A	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	1	229	76.97	July 2023	December 2024
Single-family, attached					
Multi-family					
Other (specify)					

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

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

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

C. Exemptions Requested:

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



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.

June 2, 2022

**Patricia “Trish” Sesta**  
**Planner | Planning Division**



ENGINEERS • SURVEYORS • ENVIRONMENTAL

10250 SW Village Parkway - Suite 201  
Port Saint Lucie, Florida 34987

In response to your request on June 2, 2022, the Florida Master Site File lists no cultural resources recorded for a parcel of property located in Section 26, Township 35 South, Range 39 West, St. Lucie County, Florida.

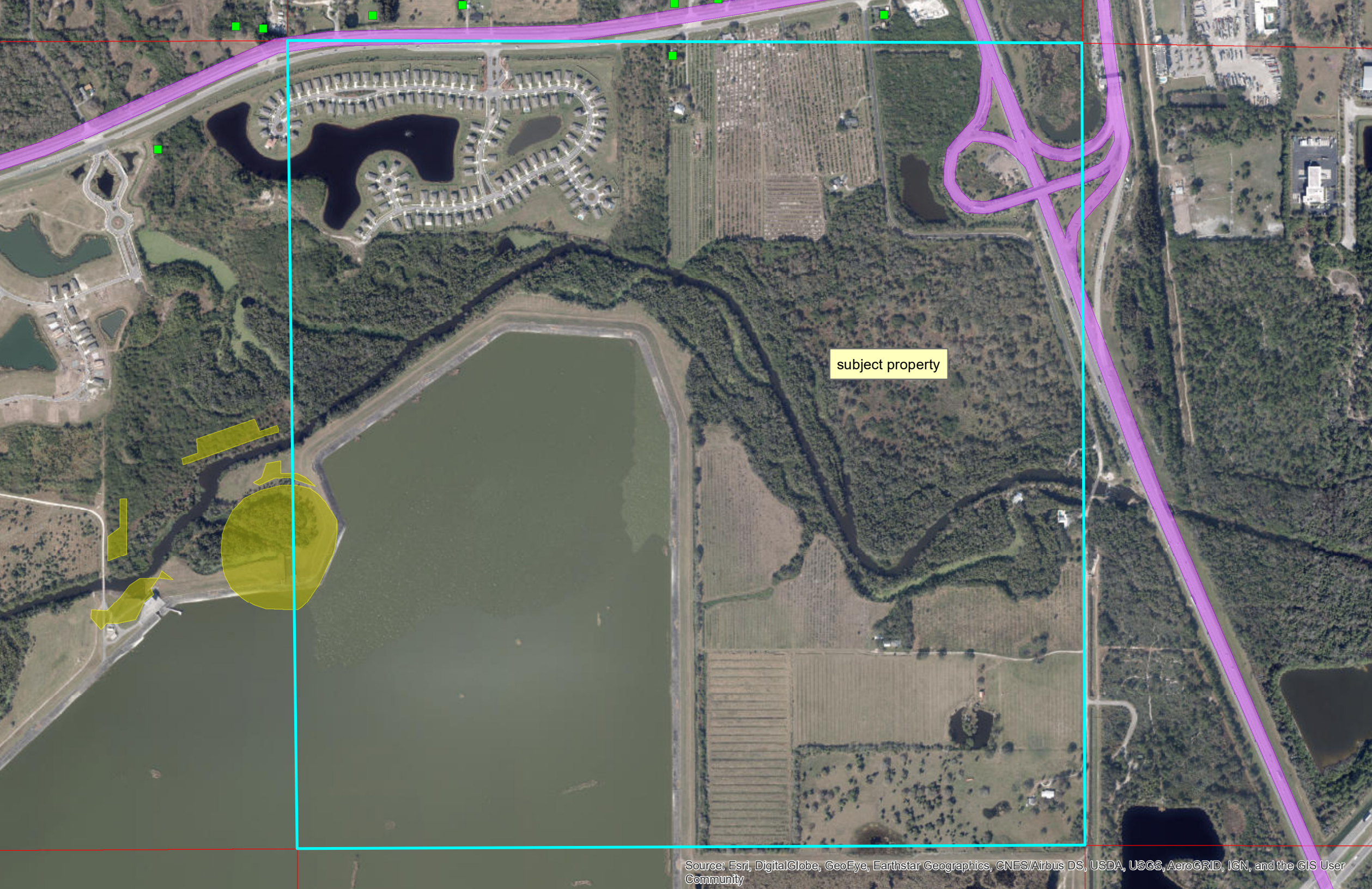
When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com).**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)



subject property



June 10, 2022

Ms. Patricia Sesta  
EDC, Inc.  
10250 SW Village Parkway – Suite 201  
Port Saint Lucie, Florida 34987

**Re: Zentex - LUPA**

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from Mixed Use Development to Low Density Residential for the 76.96 acres on Gordy Road in Ft. Pierce, St. Lucie County. **Figure 1** illustrates the project location. The analysis is presented below.

**Traffic Analysis**

The proposed change in land use has to compare the trip generation associated with the worst-case traffic generator in the existing future land use to the worst-case traffic generator in the proposed future land use. The 76.96 acres has an existing future land use of Mixed-Use Development. The existing FLU could be commercial or residential. Applying only for residential use, 1,154 dwelling units could be considered. 5,026,566 square feet of non-residential development could be developed. The proposed future land use is lower than either the non-residential or residential option. **Table 1** summarizes the trip generation for the worst case under the existing future land use for residential use. **Table 2** summarizes the trip generation for the non-residential use, which is medical office.

The proposed future land use is Low Density Residential. Under Low Density Residential, a maximum of 6.5 units per acre is allowed. At 6.5 units per acre, the project would yield 500 dwelling units. The actual site plan reflects fewer dwelling units. However, the analysis for comprehensive plans requires the highest allowable density to be considered. **Table 3** summarizes the trip generation with the proposed future land use.

The trip generation associated with the potential use was calculated using ITE Trip Generation, 11<sup>th</sup> Edition. **Table 4** summarizes the change in the trip generation, considering both existing and proposed future land use as residential.

As shown, the change in land use would result in a decrease in 4,192 daily trips, 203 AM peak hour trips and 281 PM peak hour trips when considering the existing future land use as residential.

The proposed non-residential future land use would result in a decrease of 185,561 daily trips, 6,915 AM peak hour trips, and 16,525 PM peak hour trips.

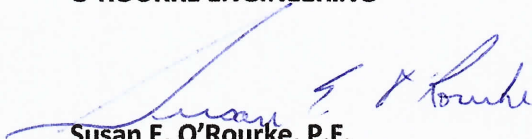
Because there is a decrease in land use, additional analyses are not required.

**Conclusion**

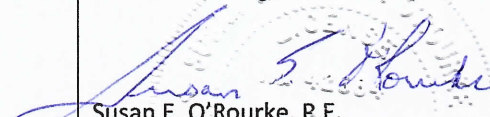
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,  
**O'ROURKE ENGINEERING**



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

<p>Prepared by: O'Rourke Engineering &amp; Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/10/2022 License #: 42684</p>
---	--





  
 NTS 22 SE Seminole Street  
 Stuart, FL 34994

**Legend**  
 = Project Location

**Figure 1**  
**Project Location**  
 Zentex

Job #:      Date:

**Table 1 - Trip Generation - Existing FLU - Non-Residential**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	$T = 38.42(X) - 87.62$	50%	50%	96,517	96,516	193,033

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		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	$\ln(T) = 0.89\ln(X) + 1.31$	78%	22%	5,691	1,605	7,296

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		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	$T = 3.39(X) + 2.02$	28%	72%	4,772	12,270	17,042

Source: ITE 11th Edition Trip Generation Rates

**Table 2 - Trip Generation - Existing FLU - Residential**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	500	DU	$T = 6.41(X) + 75.31$	50%	50%	1,640	1,640	3,280

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	130	500	DU	$T = 0.31(X) + 22.85$	24%	76%	43	135	178

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	822	500	DU	$T = 0.43(X) + 20.55$	63%	37%	149	87	236

**Table 3 - Trip Generation - Proposed FLU**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	1,154	DU	$T = 6.41(X) + 75.31$	50%	50%	3,736	3,736	7,472

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	130	1,154	DU	$T = 0.31(X) + 22.85$	24%	76%	91	290	381

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	822	1,154	DU	$T = 0.43(X) + 20.55$	63%	37%	326	191	517

Source: ITE 11th Edition Trip Generation Rates

**Table 4 - Net Decrease in Trips**

(Residential) (ELFU)                      Non-Residential (ELFU)

	Trips	Net New Trips
Daily Trips	4,192	185,561
AM Trips	203	6,915
PM Trips	281	16,525



## Application for Zoning Atlas Map Amendment

### Application submission shall include the following:

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

### In addition to a complete application, packets shall include:

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

1. Property Address/Location: Gordy Road, Fort Pierce, FL
2. Property Tax ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-0
3. Total Acreage: 76.97
4. Existing Future Land Use Designation: MXD
5. Existing Zoning Classification: AG-1
6. Proposed Zoning Classification: RL
7. Other applications being submitted concurrent with this application, if any: FLU Amendment

- 8. Describe the existing uses, improvements and structures on the amendment lands: Vacant
- 9. Are there any identified or possible historical structures on the amendment lands? None
- 10. The reason for making this request: To allow for a single family residential development

**11. CAPACITY ANALYSIS**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	Vacant	NW: MXD NE: T/U	NW: AG-1 NE: I
South	Vacant	SW: RS SE: CPUB	SW: AG-1 SE: CPUB
East	Vacant	TU	I
West	Vacant	SD	AG-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1	15 / upa	76.97	X/A
Proposed	RL	R-3	6.5 / upa	76.97	N/A

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 300,183.00 gpd
Proposed Zoning	Total gallons per day 130,079.30 gpd
<b>Change in Demand</b>	<b>Total gallons per day decrease of 170,103.70 gpd</b>

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 300,183.00 gpd
Proposed Zoning	Total gallons per day 130,079.30 gpd
<b>Change in Demand</b>	<b>Total gallons per day decrease of 170,103.70 gpd</b>

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
<b>Regional</b>	20 acres per 1,000 people			
<b>Urban District</b>	5 acres per 1,000 people			
<b>Community</b>	2.5 acres per 1,000 people			
<b>Neighborhood</b>	1.36 acres per 1,000 people	47,228.83	45,527.79	decrease of 1,701.04

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
<b>School Name</b>	Samuel L. Gaines	Fort Pierce Central High
<b>City</b>	Fort Pierce	Fort Pierce
<b>Distance</b>	2.4 miles	6 miles
<b>Current Zoning Enrollment Demand</b>	167.29	71.70
<b>Proposed Zoning Enrollment Demand</b>	72.49	31.07
<b>Change in Demand</b>	decrease of 94.80	decrease of 40.63

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	150.09
Proposed Zoning	65.04
<b>Change in Demand</b>	<b>decrease of 85.05</b>

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

<b>Impact</b>	The site is located in the jurisdiction of SFWMD and NSLRWCD. NSLRWCD limits discharge into its canals at a rate of 2-inches across the site in a 24-hour period.
---------------	---

**III. Transportation Analysis**

<b>G. Traffic</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>	10,887 trips	866 / 1,143 trips
<b>Proposed Zoning</b>	4,718 trips	375 / 495 trips
<b>Change in Demand</b>	Trips decrease 6,169 trips	Trips decrease 491 / 648 trips
<b>Impact to Capacity</b>		

12. Name of Owner(s): Zentex Ventures, Ltd.  
 Mailing Address: 44 Coconut Row, Unit B22  
 City Palm Beach Gardens State FL Zip 33480  
 Phone # 917-881-4505  
 E-mail: gary@garyzentner.com

13. Name of Applicant: Meritage Homes of Florida, Inc.  
 Mailing Address: 8800 East Raintree Drive, Suite 300  
 City Scottsdale State AZ Zip 85260  
 Phone # 561-847-7517 Fax # \_\_\_\_\_  
 E-mail: dante.fraiegari@meritagehomes.com

14. Name of Representative: Bradley Currie, Engineering Design & Construction, Inc.  
 Mailing Address: 10250 SW Village Parkway, Suite 201  
 City Port St. Lucie State FL Zip 34987  
 Phone # 772-462-2455 Fax # 772-408-4208  
 E-mail: bradcurrie@edc-inc.com

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

I certify that: (Check One)

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

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

  
 Applicant's Signature

4/7/2022

Date

10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Address	State	Zip
772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

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

Gary Zentner 917-881-4505

Property Owner's Name (Please Print)	Phone
44 Cocoanut Row, # B22, Palm Beach Gardens,	FL 33410

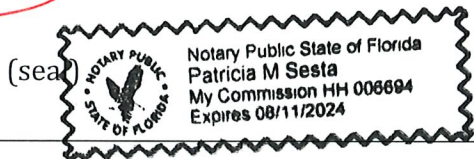
Address	State	Zip
Bradley J. Currie, Authorized Agent		

Property Owner's Signature	Date
----------------------------	------

STATE OF FLORIDA)  
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 7 day of June, 2022, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced \_\_\_\_\_ as ident

Patricia M. Sesta  
Signature of Notary



<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
PAUL A. KRASKER, ESQ.  
625 N. FLAGLER DRIVE, 9<sup>TH</sup> FLOOR  
WEST PALM BEACH, FL 33401

Property Control Nos.

Tax Identification No. of Grantee

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 21<sup>st</sup> day of December 2005, between Zentex Management, Inc., a Delaware corporation, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480, Grantor, and Zentex Ventures, Ltd., a Florida limited partnership, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480 Grantee (which term includes the singular or plural, as the case may be):

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, an undivided 1/2% in the following described land, situate, lying and being in **St. Lucie** County, Florida, to-wit:

See Attached Exhibit "A"

SUBJECT, HOWEVER, TO: restrictions, reservations, limitations, and easements of record (it not being the intent hereof to reimpose same); to property taxes for the year 2006 and subsequent years; and to all applicable governmental regulations.

and Grantor does hereby fully warrant the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

(1) Susan M. Weser  
Print Name: Susan M. Weser

(2) D. Jean Rich  
Print Name: D. JEAN RICH

GRANTOR:

Zentex Management, Inc., a  
Delaware corporation

By: [Signature]  
Name: MT ZENTEX  
Title: PRESIDENT



EXHIBIT "A"

Legal Description

Parcel 1:

Beginning on the Quarter Section line 64 feet West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence North 11 degrees 35 minutes West 418 feet to center of Gully; thence following center of Gully to Quarter Section line at a point 334.6 feet West of Point of Beginning, thence East 334.6 feet to Point of Beginning.

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence South 110.5 feet; thence turning Easterly at an angle of 122 degrees 57 minutes to the foregoing line and run 199.8 feet; thence turn Northerly at an angle of 140 degrees 13 minutes and run 300 feet; thence run Northerly at an angle of 82 degrees 42 minutes and run 186 feet to the Quarter Section line; thence along the Quarter Section line 422.8 feet to the Point of Beginning.

and the South 1/2 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East.

Excepting therefrom all Rights of Way for Public Roads and Canals.

and

Parcel 2:

Section 26, Township 35 South, Range 39 East, Begin 64 West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 run North 5 degrees 45 minutes 11 seconds West 378.88 feet along the West line of Gordy Road to Center of Gully, thence follow the center of the Gully to a point on the South line of the Northwest 1/4 of the Northeast 1/4, thence East 365.78 feet to the Point of Beginning.

Property Control Nos. 2326-124-0000-000-8 and 2326-130-0000-000-7

Zentex Ventures, Ltd.  
44 Coconut ROW, # B22  
Palm Beach, FL 33480

**AGENT CONSENT FORM**

Project Name: Gordy Road

Parcel ID: 2326-130-0000-000-7 / 2326-130-0000-010-0

BEFORE ME THIS DAY PERSONALLY APPEARED GARY ZENTNER, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

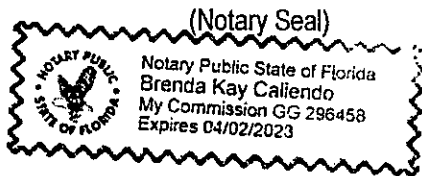
The foregoing instrument was acknowledged before me this 1 day of Feb, 2022, by Gary Zentner (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Brenda Kay Caliendo  
Notary Signature

[Signature]  
Owner's Signature

Brenda Kay Caliendo  
Printed Name of Notary

Gary Zentner Zentex Ventures Ltd.  
Owner's Name



44 Coconut Row, # B22  
Street Address

Palm Beach, FL 33480  
City, State, Zip

My commission expires \_\_\_\_\_

(917) 881 4505 gary@gary  
Telephone / Email Zentner  
.com



Report generated: Wednesday, June 1, 2022

Parcel Report



**Parcel**

**PARCELNO:** 2326-130-0000-000-7  
**Property ID:** 14334  
**Owner1:** Zentex Ventures Ltd  
**SiteAddress:** TBD

**Owner**

**Owner1:** Zentex Ventures Ltd  
**Owner2:**  
**Owner3:**  
**MailingAddress:** 44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

**Overview**

**PrimaryLandUse:** 9900 - UNCLSFD ACRG  
**DistrictGroup:** 0022 - Fort Pierce  
**Subdivision:** Metes and Bounds  
**Just/Market Value:** \$1,564,200  
**FinishedArea:**  
**Acres:** 58.23  
**TotalArea:** 2,536,498

## Legal Description

LegalDescription: 26 35 39 BEG SE COR OF NW  
 1/4 OF NE 1/4 OF SEC 26;TH N  
 89 25 15 E ALG N LI OF S 1/2 OF  
 NE 1/4 OF SD SEC 26 AND ALG  
 SLY AND WLY R/W LI OF  
 GORDY RD : N 89 25 15 E  
 778.07 FT;TH S 54 46 58 E  
 162.21 FT;TH S 19 07 31 E  
 1342.11 FT TO E 1/4 COR OF  
 SEC 26;TH S 89 41 23 W  
 DEPARTING SD R/W LI ALG E-W  
 1/4 SEC LI OF SEC 26 920.97 FT;  
 TH S 14 33 17 E 188.37 FT; TH S  
 82 44 43 W 300 FT; TH N 57 28  
 17 W 199.80 FT TO SEC 26; TH  
 N 00 25 17 W 110.50 FT TO SD  
 E-W 1/4 SEC LI OF SEC 26;TH S  
 89 41 23 N 09 47 57 W 103.11  
 FT;TH N 27 09 59 W 70.04 FT;TH  
 N 16 47 34 W 100.39 FT;TH N 34  
 25 14 E 97.19 FT;TH N 30 58 35  
 W 190.63 FT;TH N 45 32 11 W  
 263.66 FT;TH N 32 41 52 W  
 197.13 FT;TH N 23 01 23 W 77.53  
 FT;TH N 18 45 14 W 42.64 FT;TH  
 N 28 48 16 W 63.46 FT;TH N 18  
 42 56 W 71.54 FT;TH N 39 26 29  
 W 96.01 FT;TH N 42 51 36 W  
 106.86 FT;TH N 40 16 58 W  
 144.52 FT TO SD N LI OF S 1/2  
 OF NE 1/4 OF SEC 26;TH N 89  
 25 15 E ALG SD N LI 627.678  
 FT;TH N 11 21 32 W 52.48 FT;TH  
 N 01 15 14 W 79.17 FT;TH N 49  
 51 16 E 43.54 FT;TH N 28 58 36  
 E 70.50 FT;TH N 43 10 36 E  
 48.37 FT;TH N 66 02 12 E 27.74  
 FT;TH N 84 05 11 E 43.77 FT;TH  
 N 22 01 56 E 51.44 FT;TH N 68  
 03 55 E 75.97 FT;TH N 63 04 15  
 E 40.77 FT;TH N 85 47 42 E  
 40.84 FT TO SD WLY R/W LI OF  
 GORDY RD;TH S 07 00 29 E  
 367.93 FT TO SD N LI OF S 1/2  
 OF NE 1/4 OF SEC 26;TH N 89  
 25 15 E ALG SD N LI AND ALG  
 SLY R/W LI GORDY RD 64.00 FT  
 TO POB. (58.23 AC) (OR 2360-  
 2360 THRU 2399; 2448-2982  
 THRU 3000: 2449-101 THRU  
 119)

## Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	\$1,564,200	\$0	\$1,564,200	\$0	\$1,123,650	\$0	\$1,123,650	\$440,550	\$0
2020	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$0
2019	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$0
2018	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$1,021,500	\$0	\$0

## Tax Links

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

[Download TRIM notice for this parcel](#)

## Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	58.23	1,193.71
Fort Pierce Stormwater Charge	2011	158.4	10,929.6

## Improvements

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

## Land Lines

Line Number	Units	Unit Type
1	51.93	Acre
2	4.23	Acre
3	2.07	Acre

## Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-119	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-116	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-113	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-110	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-107	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-104	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2449-101	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-3000	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2997	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2994	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2991	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2988	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Avalon National Corp	2448-2985	<a href="#">Clerk of Courts</a>
12/20/2005	\$100	XX03	SP	Zentex Ventures LLC	2448-2982	<a href="#">Clerk of Courts</a>
06/23/2005	\$6,100,000	XX02	QC	Ft Pierce Investors Ltd	2360-2360	<a href="#">Clerk of Courts</a>
07/01/1974	\$562,500	XX00	CV		229-1652	<a href="#">Clerk of Courts</a>
05/01/1973	\$350,000	XX00	CV		214-672	<a href="#">Clerk of Courts</a>

## Photos





Report generated: Wednesday, June 1, 2022

Parcel Report



Parcel

**PARCELNO:** 2326-130-0000-010-0  
**Property ID:** 175610  
**Owner1:** Zentex Ventures Ltd  
**SiteAddress:** TBD

**PARCELNO:** 2326-130-0000-010-0  
**Property ID:** 175610  
**Owner1:** Zentex Ventures Ltd  
**SiteAddress:** TBD

**Owner**

**Owner1:** Zentex Ventures Ltd  
**Owner2:**  
**Owner3:**  
**MailingAddress:** 44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

**Owner1:** Zentex Ventures Ltd  
**Owner2:**  
**Owner3:**  
**MailingAddress:** 44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

**Overview**

**PrimaryLandUse:** 9900 - UNCLSFD ACRG  
**DistrictGroup:** 0022 - Fort Pierce  
**Subdivision:** Metes and Bounds  
**Just/Market Value:** \$34,400  
**FinishedArea:**  
**Acres:** 18.74  
**TotalArea:** 816,314

**PrimaryLandUse:** 9900 - UNCLSFD ACRG  
**DistrictGroup:** 0022 - Fort Pierce  
**Subdivision:** Metes and Bounds  
**Just/Market Value:** \$34,400  
**FinishedArea:**  
**Acres:** 18.74  
**TotalArea:** 816,314

## Legal Description

### LegalDescription:

PARCEL A 26 35 39 BEG SE  
COR OF NW 1/4 OF NE 1/4 OF  
SEC 26; THENCE S 89 25 15 W  
ALG N LI OF S 1/2 OF NE 1/4 OF  
SD SEC 26 1060.80 FT TO  
POB:TH S 40 16 58 E 144.52;TH  
S 42 51 36 E 106.86 FT;TH S 39  
26 29 E 96.01 FT;TH S 18 42 56 E  
71.54 FT;TH S 28 48 16 E 63.46  
FT;THS 18 45 14 E 42.64 FT;TH S  
23 01 23 E 77.53 FT;TH S 32 41  
52 E 197.13 FT;TH S 45 32 11 E  
263.66 FT;TH S 30 58 35 E  
190.63 FT;TH S 34 25 14 W 97.19  
FT;TH S 16 47 34 E 100.39 FT;TH  
S 27 09 59 E 70.04 FT;TH S 09 47  
57 E 103.11 FT TO E-W 1/4 SEC  
LI OF SEC 26;TH S 89 41 23 W  
221.94 FT TO REF PT A; TH N 24  
09 31 W 202.26 FT;TH N 27 05 46  
W 726.64 FT;TH N 32 49 58 W  
109.21 FT;TH N 24 08 51 W 40.94  
FT;TH N 50 35 35 W 115.43;TH N  
58 41 52 W 152.33 FT;TH N 70 41  
40 W 98.36 FT TO N-S 1/4 SEC  
LI OF SEC 26;TH N 00 38 12 W  
ALG SD LI 204.88 FT TO SW  
COR OF NW 1/4 OF NE 1/4 OF  
SEC 26; TH N 89 25 15 E 285.05  
FT TO POB TOGETHER WITH  
PARCEL B MPDAF : 26 35 39  
COMMENCE AT SD  
REFERENCE PT A ;TH S 89 41  
23 W ALG SD E-W 1/4 SEC LI OF  
SEC 26 109.82 FT TO POB:TH S  
89 41 23 W 645.79 FT TO THE  
ELY R/W LI OF NSLRCD CANAL  
NO 95;TH N 00 38 12 W ALG SD  
ELY R/W LI 1027.17 FT;TH S 63  
57 25 E 402.87 FT;YH S 52 27 18  
E 30.16 FT;TH S 21 41 48 E  
362.54 FT;TH S 26 39 22 E 94.67  
FT TO POB. (18.74 AC) (OR  
2360-2360 THRU 2399; 2448-  
2982 thru 3000: 2449-101 THRU  
119)

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### LegalDescription:

PARCEL A 26 35 39 BEG SE  
COR OF NW 1/4 OF NE 1/4 OF  
SEC 26; THENCE S 89 25 15 W  
ALG N LI OF S 1/2 OF NE 1/4 OF  
SD SEC 26 1060.80 FT TO  
POB:TH S 40 16 58 E 144.52;TH  
S 42 51 36 E 106.86 FT;TH S 39  
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FT;THS 18 45 14 E 42.64 FT;TH S  
23 01 23 E 77.53 FT;TH S 32 41  
52 E 197.13 FT;TH S 45 32 11 E  
263.66 FT;TH S 30 58 35 E  
190.63 FT;TH S 34 25 14 W 97.19  
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S 27 09 59 E 70.04 FT;TH S 09 47  
57 E 103.11 FT TO E-W 1/4 SEC  
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221.94 FT TO REF PT A; TH N 24  
 09 31 W 202.26 FT;TH N 27 05 46  
 W 726.64 FT;TH N 32 49 58 W  
 109.21 FT;TH N 24 08 51 W 40.94  
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 FT TO POB. (18.74 AC) (OR  
 2360-2360 THRU 2399; 2448-  
 2982 thru 3000: 2449-101 THRU  
 119)

## Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	\$34,400	\$0	\$34,400	\$0	\$29,920	\$0	\$29,920	\$4,480	\$0
2020	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$0
2019	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$0
2018	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$27,200	\$0	\$0

## Tax Links

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

[Download TRIM notice for this parcel](#)

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

[Download TRIM notice for this parcel](#)

## Improvements

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

## Sales History

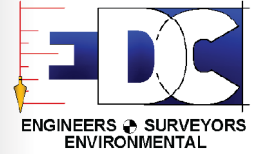
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/20/2005	\$100	XX03	SP	Zentex Ventures Ltd	2449-119	<a href="#">Clerk of Courts</a>

## Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	18.74	384.17
Fort Pierce Stormwater Charge	2011	51	3,519

## Land Lines

Line Number	Units	Unit Type
1	0.92	Acre
2	17.82	Acre



**PROJECT NARRATIVE & COVER LETTER**  
**Zentex Residential**  
**Zoning Atlas Map Amendment Application**  
June 7, 2022

**REQUEST**

*On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval of a Zoning Atlas Map Amendment application for a proposed residential development. This application is requesting a change from the current zoning designation of Agricultural -1 (AG-1) to Single Family Residential Moderate Density Zone (R-3). The subject parcels are noted below are located south of Okeechobee Road and west of Gordy Road in Fort Pierce, Florida.*

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject parcels can be identified in the below table:

<b>Parcel ID:</b>	<b>Address:</b>	<b>Acreage:</b>	<b>FLU:</b>	<b>Zoning:</b>
2326-130-0000-000-7	TBD – Gordy Road	58.23	MXD	AG-1
2326-130-0000-010-0	TBD – Gordy Road	18.74	MXD	AG-1
<b>TOTAL:</b>		<b>76.97</b>		

The subject parcels have a Future Land Use designation of Mixed-Use Development (MXD) and an underlying St. Lucie County Zoning designation of Agricultural -1 (AG-1). The applicant is proposing a change to the existing Zoning Designation to Single Family Residential Moderate Density Zone (R-3). A separate Future Land Use Amendment application is being submitted concurrently under separate cover.

To the northeast and east of the subject parcel lies the right-of-way of Gordy Road followed by land owned by the Florida State Turnpike Authority. This parcel has a St. Lucie County Future Land Use designation of Transportation / Utility (TU) and an underlying Zoning designation of Institutional (I).

Most of the southern property is adjacent to St. Lucie County owned land. These parcels have a St. Lucie County Future Land Use designation of Conservation – Public (CPUB) and an underlying Zoning designation of Conservation Public (CPUB). To the southeast of the subject parcel lies an undeveloped parcel. This parcel has a Future Land Use designation of Residential Suburban (RS) and an underlying Zoning designation of Agricultural – 1 (AG-1).

The northwest corner of the parcel is adjacent to agricultural parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Agricultural – 1 (AG-1). Directly west of the parcel lies the right of way of North St. Lucie River Water Control District (NSLRWCD) Followed

by a South Florida Water Management District (SFWMD) owned and maintained lake. This parcel has a Future Land Use designation of Special District (SD) and an underlying Zoning designation of Agricultural – 1 (AG-1).

**DRAINAGE:** Stormwater runoff for the project will be collected in a closed drainage system consisting of inlets connected via underground pipes. Stormwater will then be conveyed to an onsite wet detention system (lake) for treatment and attenuation prior to discharging off site, which is the Ten Mile Creek.

***Based on the above and attached information, the applicant respectfully requests approval of this application.***

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Orchard Creek\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-06-07\_Zentex\_Rezone\_App\_Narrative\_21-412.docx





March 04, 2022

Meritage Homes  
Matt Reardon  
1000 Centrepark Blvd., Ste. 1000  
West Palm Beach, FL 33401  
(772) 285-4100

Via email: [matt.reardon@meritagehomes.com](mailto:matt.reardon@meritagehomes.com)

Reference: **Environmental Assessment**  
Gordy Road, 76.97ac.  
Fort Pierce, FL 34945  
Parcel ID(s)#: 2326-130-0000-000-7, 2326-130-0000-010-0

Dear Mr. Reardon,

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

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

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

Respectfully submitted,  
**EDC, Inc.**



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



ENGINEERS • SURVEYORS • ENVIRONMENTAL

# ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2326-130-0000-000-7, 2326-130-0000-010-0  
Gordy Road, 76.97ac.  
Fort Pierce, FL 34945

Date: March 04, 2022  
Project # 21-412 Zentex

**Prepared For:**

Meritage Homes  
Matt Reardon

1000 Centrepark Blvd., Ste. 1000  
West Palm Beach, FL 33401  
(772) 285-4100

[matt.reardon@meritagehomes.com](mailto:matt.reardon@meritagehomes.com)

**Prepared By:**

EDC, Inc.

10250 SW Village Parkway  
Port St Lucie, Florida 34987  
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels (Parcel ID # 2326-130-0000-010-0, 2326-130-0000-000-7) totaling an approximate 76.97 acres. The subject parcel is classified by the St. Lucie County Property Appraiser with a current Land Use Designation of 9900 – Non-Ag. The parcel is located just west of the FL Turnpike and just south of Okeechobee Road in the City of Fort Pierce, Florida. The subject property is further located within Section 26, Township 35 South, and Range 39 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on March 02, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

**VEGETATION:**

It is the opinion of EDC that there is no native upland habitat located on site. Upland habitat associations were determined via onsite analysis and were classified according to the Florida Department of Transportation (FDOT) geographic mapping section known as the Florida Land Use, Cover and Forms Classification System (FLUCCS). The FDOT mapping serves as a uniform land classification system compatible with regional and local permitting agencies. The habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 213 – Woodland Pasture. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is native vegetation present, the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat. In addition, the site has been managed and altered for cattle grazing, which seems consistent with historical aerial images. All that remains are native oak trees that will likely require mitigation.

<b>Common Name</b>	<b>Species Name</b>
<b>Cabbage Palm</b>	<i>Sabal palmetto</i>
<b>Slash Pine</b>	<i>Pinus elliotti var. densa</i>
<b>Live Oak</b>	<i>Quercus virginiana</i>
<b>Laurel Oak</b>	<i>Quercus laurifolia</i>
<b>Brazilian Pepper**</b>	<i>Schinus terebinthifolia</i>
<b>Earleaf Acacia**</b>	<i>Acacia auriculiformis</i>

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

**WETLAND DELINEATION:**

According to aerial photographs and site visit, it appears that there are State **AND** Federal jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found during the field reconnaissance on the property. The wetlands were identified with a FLUCCS code of 615 – Stream and Lake Swamps. The wetland area on the subject property spans the eastern and western boundaries of 10 Mile Creek.

### **WILDLIFE EVALUATION:**

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises were observed on site. However, abandoned burrows and associated gopher tortoise habitat was found. A 100% gopher tortoise survey will likely be required prior to land clearing activities. In addition, no sandhill cranes or their nests were identified on site at the time of the visit.

Due to anthropogenic disturbances onsite such as, cattle grazing, other agricultural practices, or previous land clearing efforts, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat.

No other state or federally listed plant/animal species were observed on site.

### **SOIL COMPOSITION:**

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

**Arents, 0 to 2 percent slopes** - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

**Fluvaquents** - This very poorly drained, nearly level soil is on flood plains of rivers and creeks. Slopes are smooth to concave or convex and range from 0 to 2 percent. Color, texture, and thickness of the soil layers are variable within short distances. Texture ranges from sand to clay and thickness of layers ranges from 2 to 30 inches. Included with this soil in mapping are small areas of Chobee, Kaliga, Pompano, Riviera, and Winder soils. The included soils make up less than 30 percent of any mapped area. The water table in Fluvaquents is at a depth of less than 10 inches for 4 to 6 months and within a depth of 40 inches for 9 to 12 months. More than once every 2 years the soils are flooded for a period of 7 to 30 days. Available water capacity is medium to high in the loamy and clayey layers and low in the sandy layers. Permeability is rapid in the sandy layers and moderate to very slow in the loamy and clayey layers. Natural fertility and content of organic matter are low, but they vary. Natural vegetation is cabbage palms and wetland hardwoods and an understory of saw palmetto and herbaceous plants.

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

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

**Wabasso sand** - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

**Wauchula Sands** – The Wauchula series consists of very deep, very poorly or poorly drained, moderately slow or slowly permeable soils on flatwoods on the lower coastal plains. They formed in sandy and loamy marine sediments. Slopes range from 0 to 5 percent. Many areas of this soil have been cleared and are used for tame pasture or range. Some areas are used for citrus and vegetable crops where water control is adequate. The natural vegetation consists of longleaf pine, slash pine, sawpalmetto, with an understory of inkberry, fetter, southern bayberry, and pineland threeawn.

**SITE HISTORY:**

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel has remained vacant, yet maintained since the early 2000s. Exotic vegetation has been removed.

According to the St. Lucie County Property Appraiser, the subject parcel(s) included in this Environmental Assessment were most recently sold on December 21, 2005.

**CITY OF FORT PIERCE REGULATIONS:**

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

The regulation will be quoted in black, interpretation and consultation will be written in red.

***“4.8 Objective:***

***Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.”***

**The City of Fort Pierce follows State protocol in regards to development around wetlands. This means obtaining a determination, and utilizing appropriate buffers (25') when site planning. The jurisdictional boundary will be required for project submittal.**

In the case of this project, an Army Corps of Engineers (ACOE) determination is likely required.

**“Sec. 123-65. - Conditions for issuing permits.**

*The following permits shall be available upon proper application at the building department in compliance with this section: tree removal permit and land clearing permit. Criteria governing issuance:*

- (1) *Tree removal permit. No tree removal permit shall be issued unless the department finds that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:*
  - a. *That the tree is located within the net buildable area of a given site as identified on the tree survey and site plan by the applicant;”*

A Tree Survey is the next recommended step for development at this property. The Tree Survey will allow for site planning and mitigation planning. The majority of the remaining trees on site will require mitigation.

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

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

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

Mitigation can take place in 3 forms: preservation, replacement, or payment. Project needs and site utilization typically determine which method is best.

**SUMMARY:**

It is the professional opinion of EDC that there is no native upland habitat located on site. The site has remained vacant, yet maintained, based on available historical aerials. The vegetation remaining consists of native species, that will require mitigation. However, native habitat function does not remain. As such, the majority of the habitat on-site is identified as FLUCCS Code 213 – Woodland Pasture. The site consists of approximately 58.23 acres designated with a Land Use Code of 9900 – Non-Ag.

Gopher tortoise habitat was observed on site. A 100% survey will likely be required.

Federal wetlands were located on site, and will require a determination from the Army Corps of Engineers if plans affect their jurisdictional boundary. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.



ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

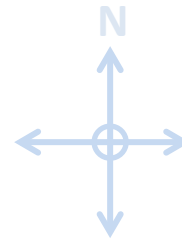
City of Fort Pierce, St. Lucie County, FL

## Location Map

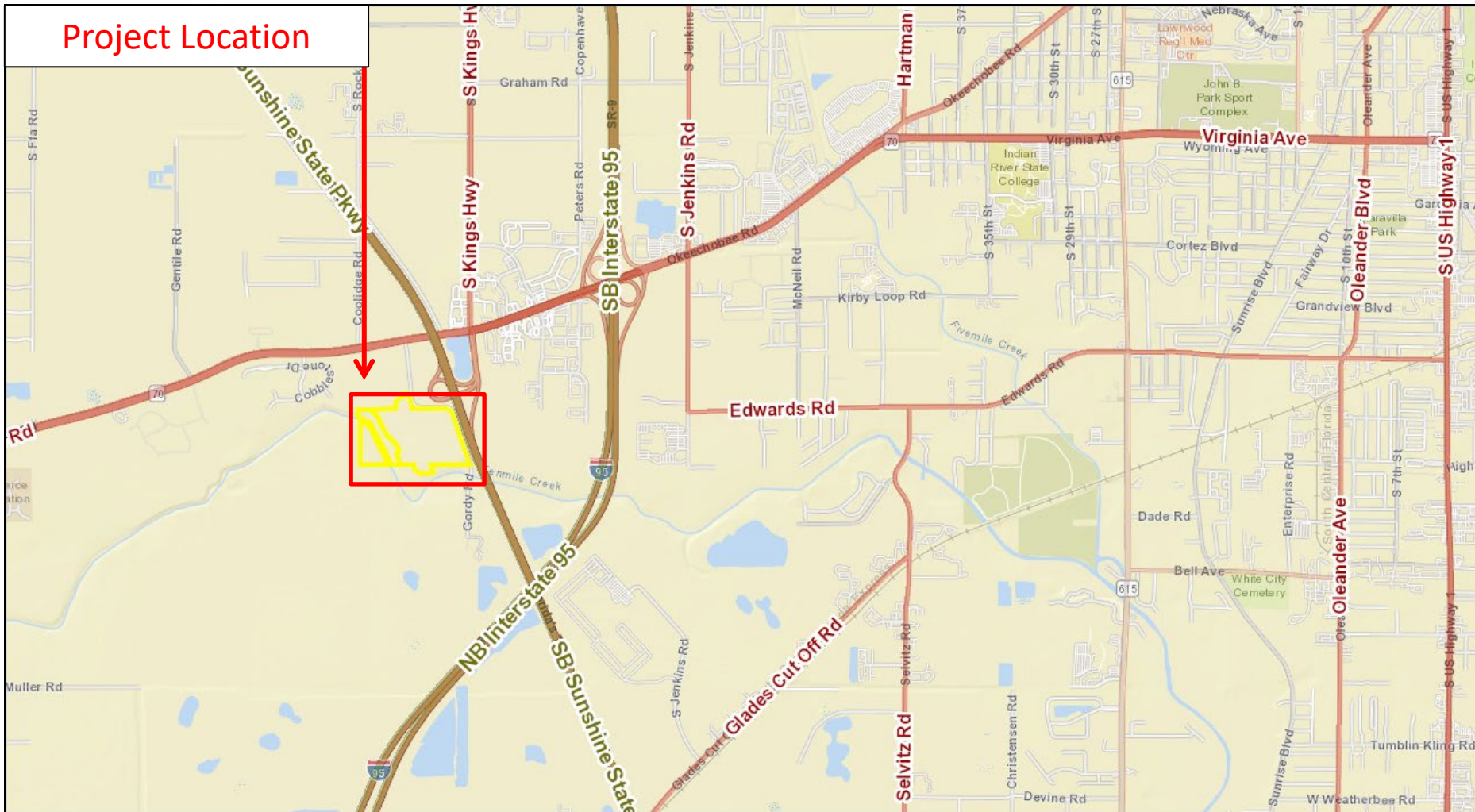
Project: 21-412

Meritage Homes

03/04/2022



### Project Location





ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

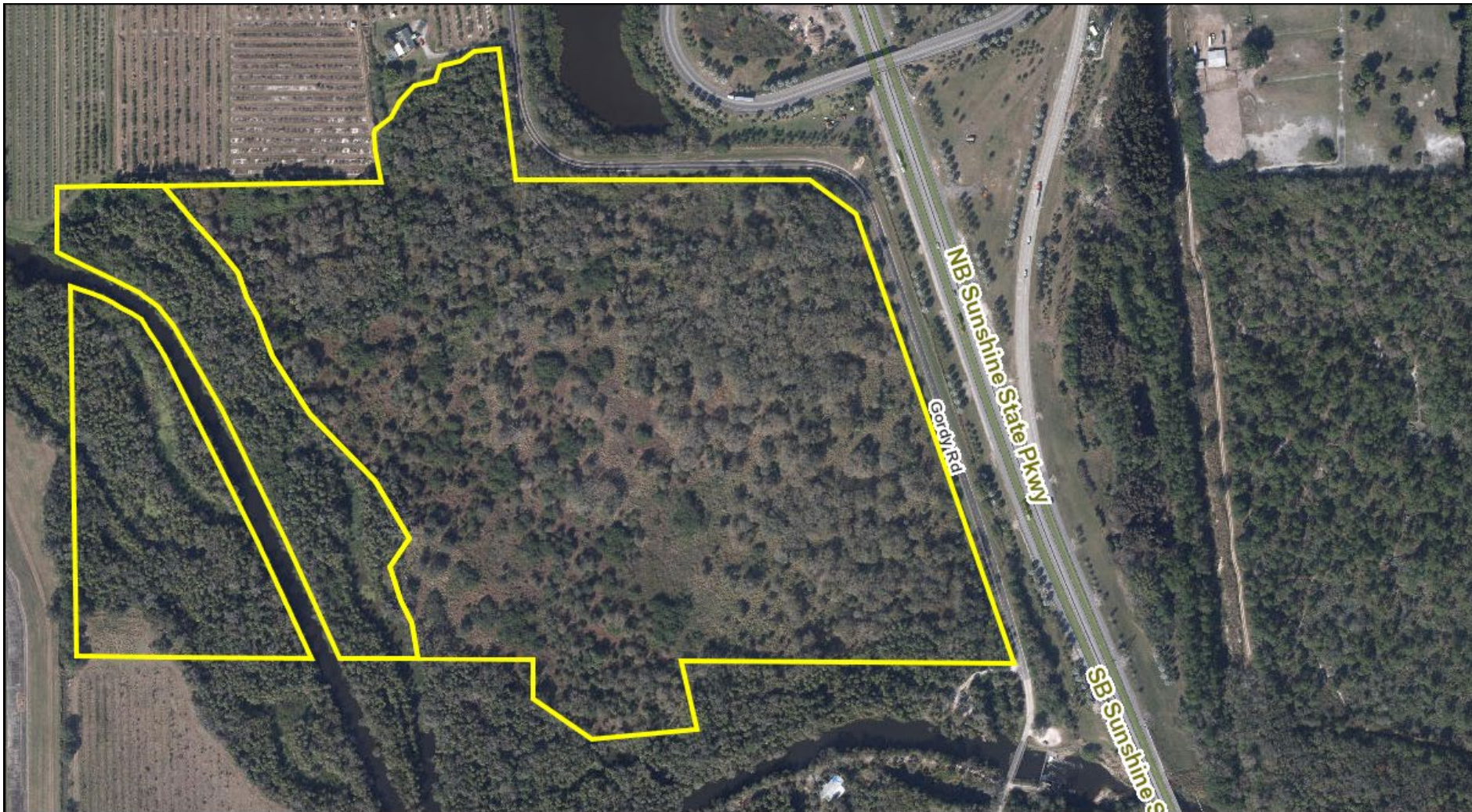
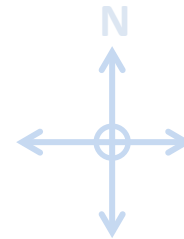
City of Fort Pierce, St. Lucie County, FL

## Property Appraiser Map

Project: 21-412

Meritage Homes

03/04/2022





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# Environmental Site Assessment

Gordy Road

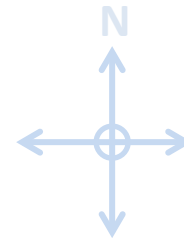
City of Fort Pierce, St. Lucie County, FL

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

Project: 21-412

Meritage Homes

03/04/2022



### FLUCCS Codes

615	Stream and Lake Swamps – 18.34 ac.
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213	Woodland Pasture – 58.23 ac.
-----	------------------------------

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

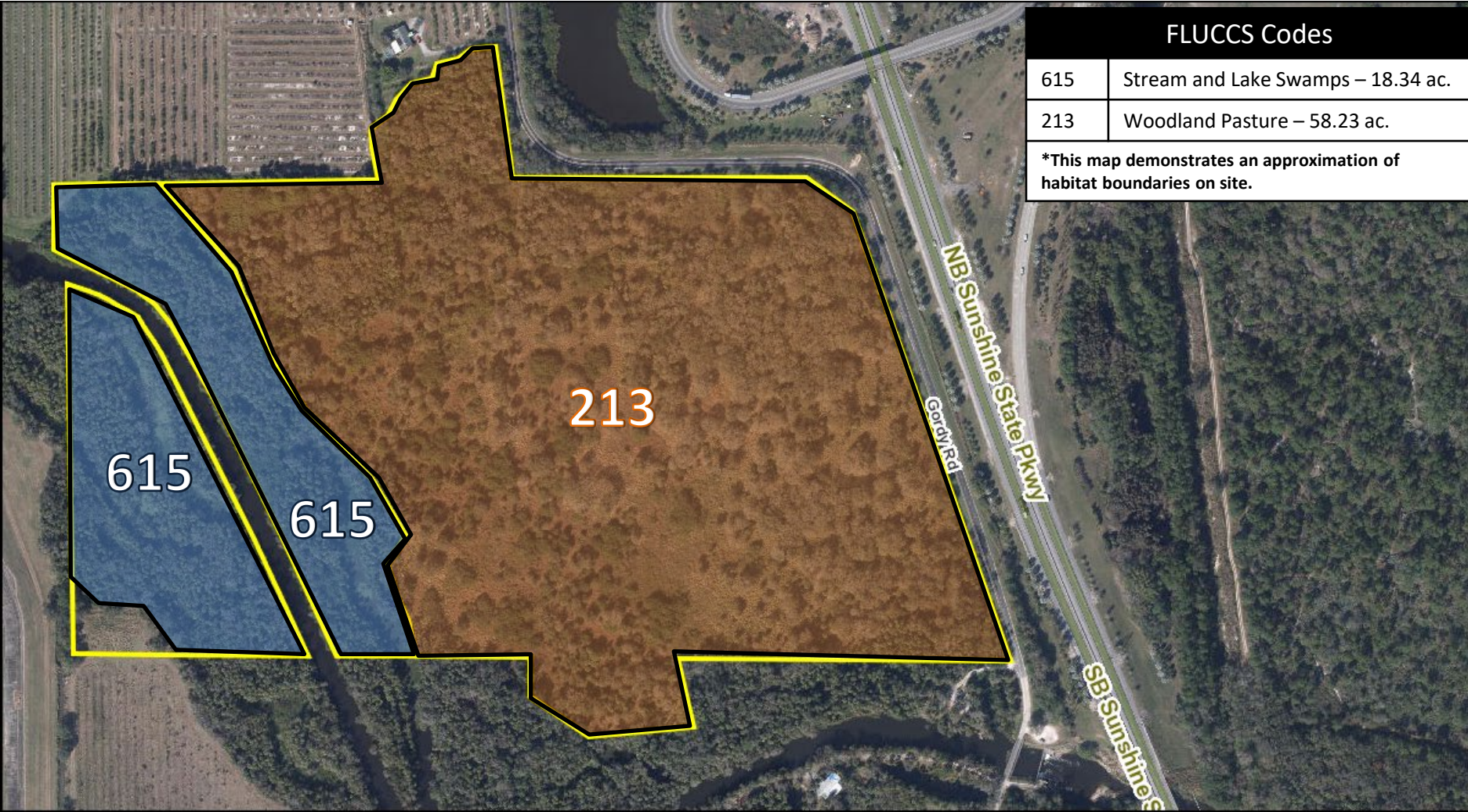
213

615

615

NB Sunshine State Pkwy  
Gordy Rd

SB Sunshine S





ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Gordy Road

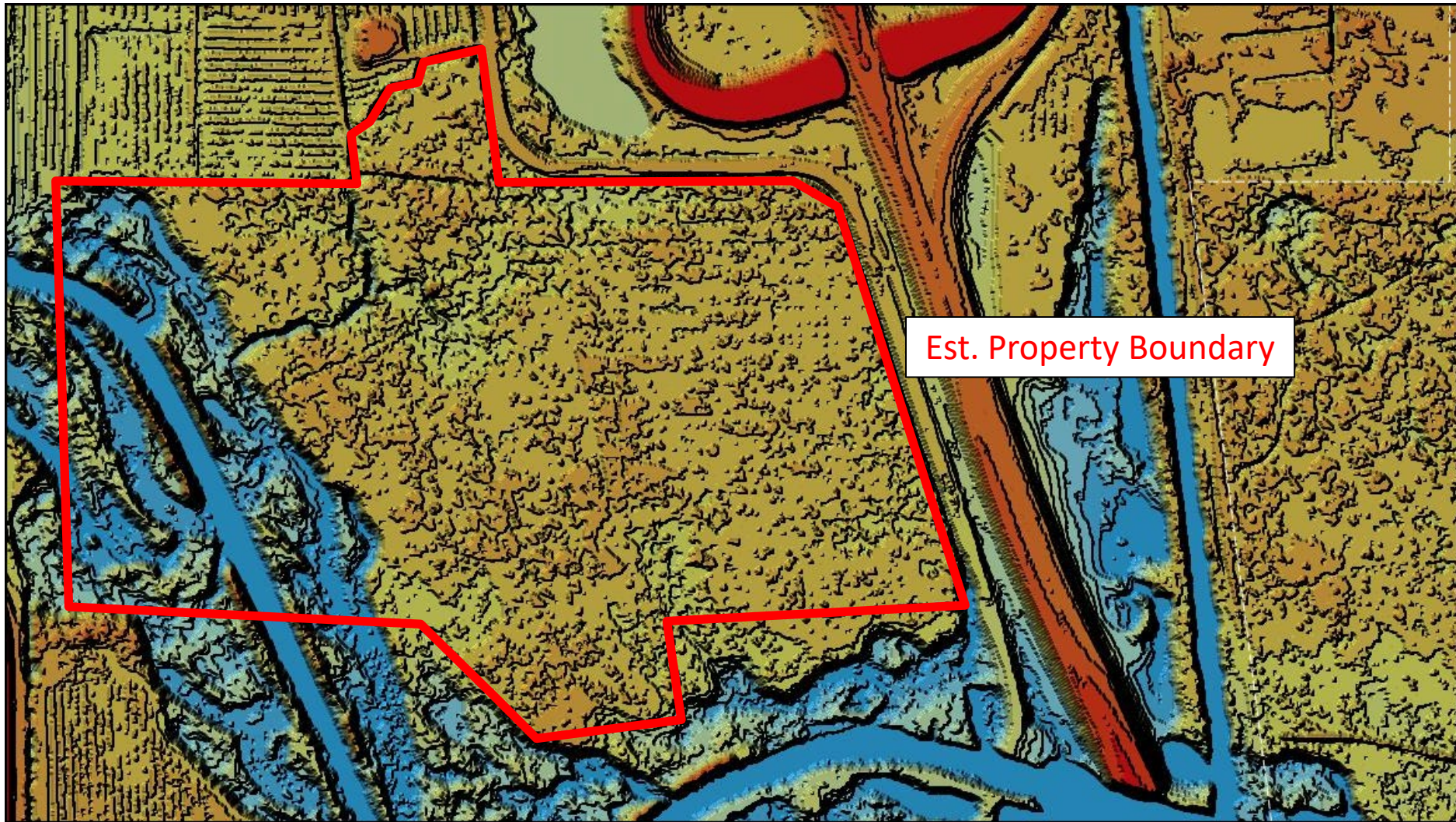
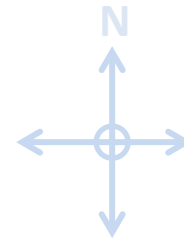
City of Fort Pierce, St. Lucie County, FL

SFWMD Ground Elevation Map

Project: 21-412

Meritage Homes

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Est. Property Boundary



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# Environmental Site Assessment

Gordy Road

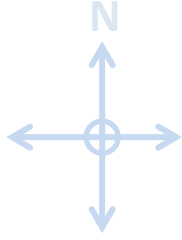
City of Fort Pierce, St. Lucie County, FL

## Army Corps of Engineers (ACOE) Jurisdiction Map

Project: 21-412

Meritage Homes

03/04/2022





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# Environmental Site Assessment

Gordy Road

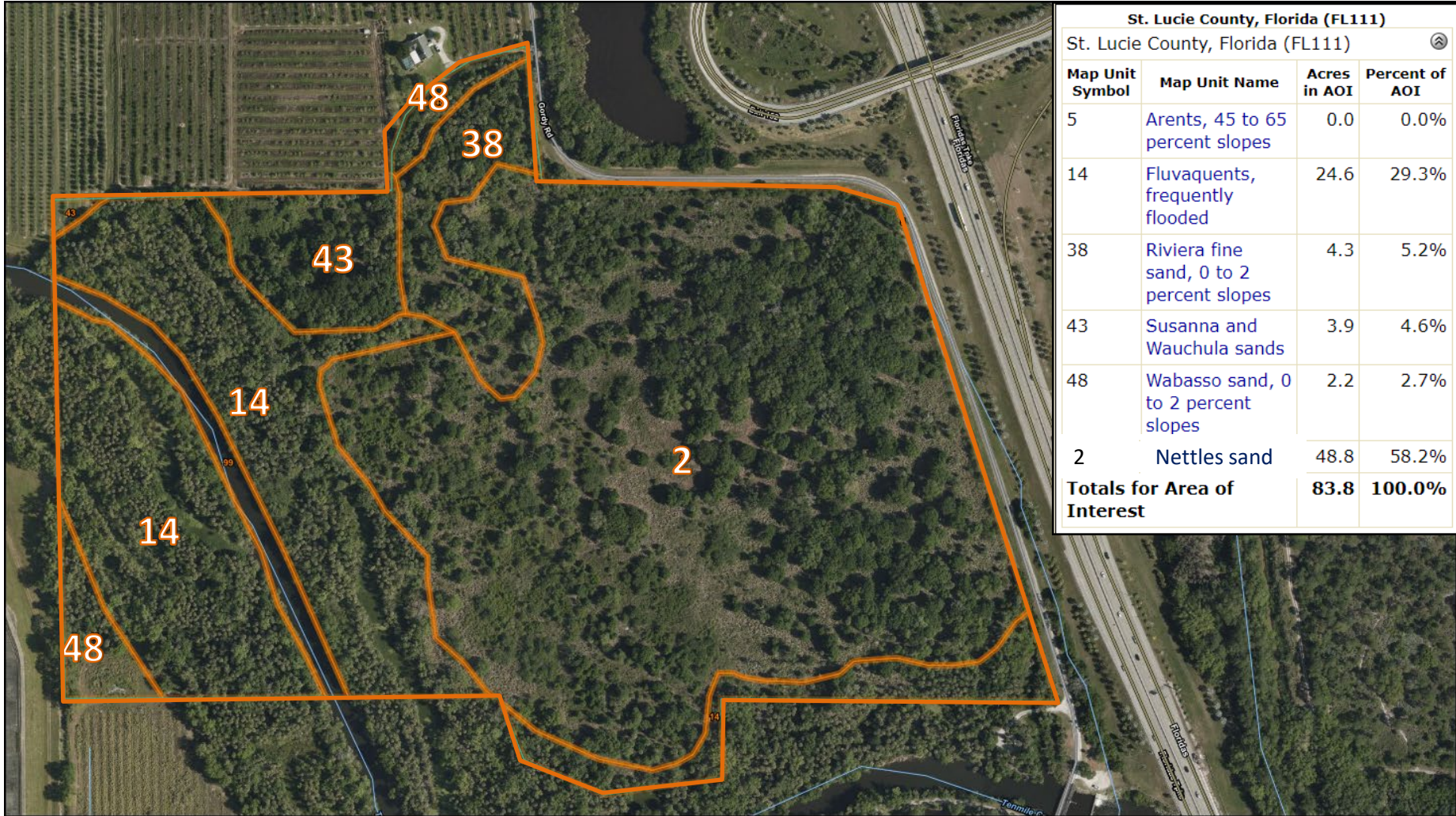
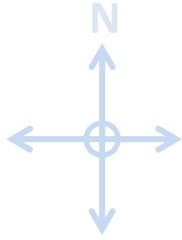
City of Fort Pierce, St. Lucie County, FL

## Soil Map

Project: 21-412

Meritage Homes

03/04/2022



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	0.0	0.0%
14	Fluvaquents, frequently flooded	24.6	29.3%
38	Riviera fine sand, 0 to 2 percent slopes	4.3	5.2%
43	Susanna and Wauchula sands	3.9	4.6%
48	Wabasso sand, 0 to 2 percent slopes	2.2	2.7%
2	Nettles sand	48.8	58.2%
<b>Totals for Area of Interest</b>		<b>83.8</b>	<b>100.0%</b>



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	Vacant	NW: MXD NE: T/U	NW: AG-1 NE: I
<b>South</b>	Vacant	SW: RS SE: CPUB	SW: AG-1 SE: CPUB
<b>East</b>	Vacant	TU	I
<b>West</b>	Lake Tract	SD	AG-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	MXD	AG-1	15 / upa	76.97	X / A
<b>**Proposed</b>	RL	R-3	6.5 / upa	76.97	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 300,183.00 gpd
**Proposed Zoning/FLU	Total gallons per day 130,079.30 gpd
**Change in Demand	Total gallons per day decrease of 170.103.70 apd

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 300,183.00 gpd
**Proposed Zoning/FLU	Total gallons per day 130,079.30 gpd
**Change in Demand	Total gallons per day decrease of 170,103.70 gpd

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	47,228.83	45,527.79	decrease of 1,701.04

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	Samual L. Gaines	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	2.4 miles	6 miles
Current Zoning/FLU Enrollment Demand	167.29	71.70
**Proposed Zoning/FLU Enrollment Demand	72.49	31.07
**Change in Demand	decrease of 94.80	decrease of 40.63

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	150.09
**Proposed Zoning/FLU	65.04
*Change in Demand	decrease of 85.05

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

<b>Impact</b>	The site is located in the jurisdiction of SFWMD and NSLRWCD. NSLRWCD limits discharge into its canals at a rate of 2-inches across the site in a 24-hour period.
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	10,887 trips	866 / 1,143 trips
<b>**Proposed Zoning/FLU</b>	4,718 trips	375 / 495 trips
<b>*Change in Demand</b>	Trips decrease 6,169 trips	Trips decrease 491 / 648 trips
<b>Impact to Capacity</b>		

**IV. Project Description**

<b>PHASING</b>	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units: 229	Single Family: 229      Multifamily:
Non-residential (square footage): N/A	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	1	229	76.97	July 2023	December 2024
Single-family, attached					
Multi-family					
Other (specify)					

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

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

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

C. Exemptions Requested:

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



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.

June 2, 2022

**Patricia “Trish” Sesta**  
**Planner | Planning Division**



ENGINEERS • SURVEYORS • ENVIRONMENTAL

10250 SW Village Parkway - Suite 201  
Port Saint Lucie, Florida 34987

In response to your request on June 2, 2022, the Florida Master Site File lists no cultural resources recorded for a parcel of property located in Section 26, Township 35 South, Range 39 West, St. Lucie County, Florida.

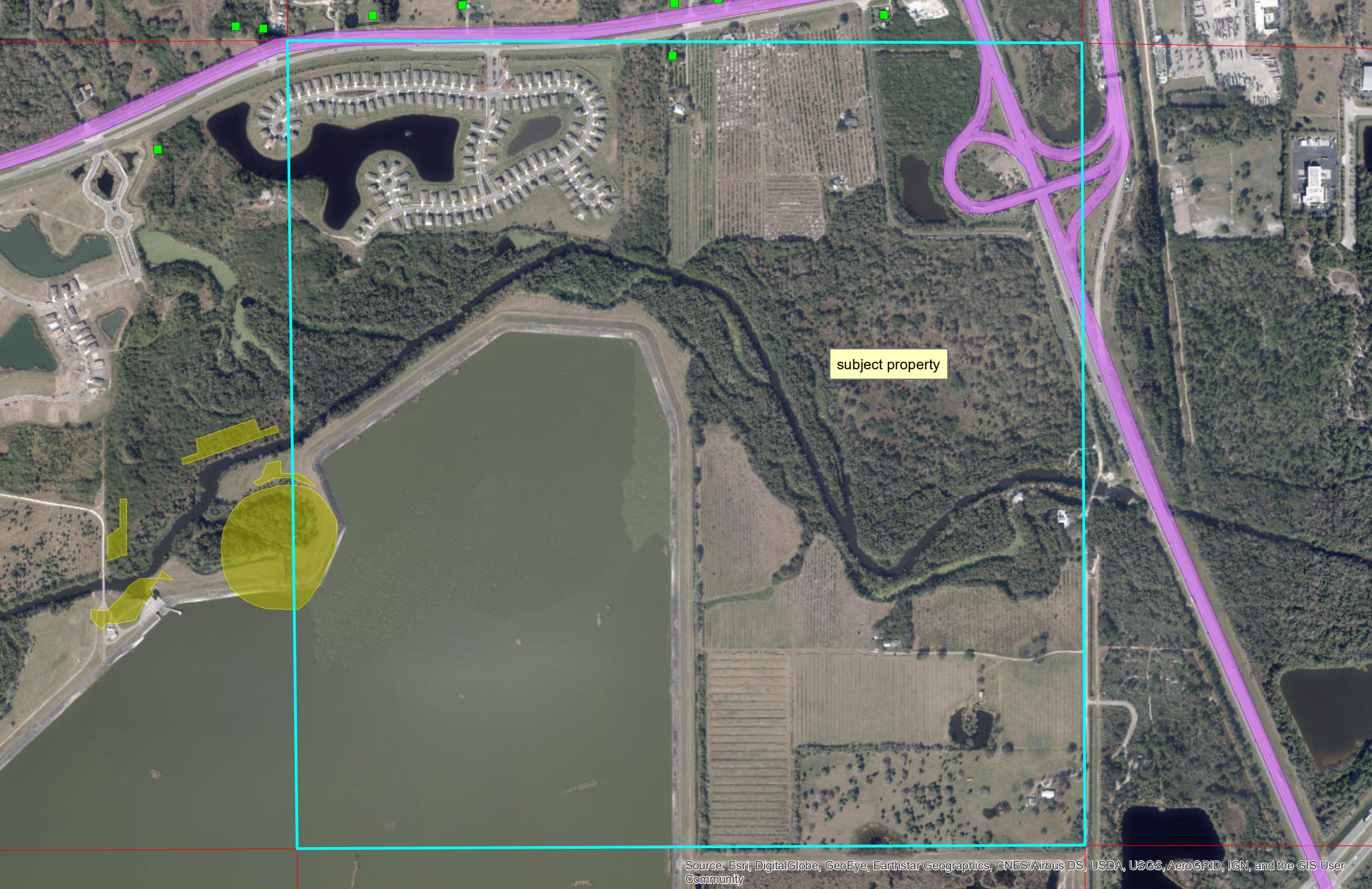
When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com).**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)



subject property



June 10, 2022

Ms. Patricia Sesta  
EDC, Inc.  
10250 SW Village Parkway – Suite 201  
Port Saint Lucie, Florida 34987

**Re: Zentex - LUPA**

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from Mixed Use Development to Low Density Residential for the 76.96 acres on Gordy Road in Ft. Pierce, St. Lucie County. **Figure 1** illustrates the project location. The analysis is presented below.

#### **Traffic Analysis**

The proposed change in land use has to compare the trip generation associated with the worst-case traffic generator in the existing future land use to the worst-case traffic generator in the proposed future land use. The 76.96 acres has an existing future land use of Mixed-Use Development. The existing FLU could be commercial or residential. Applying only for residential use, 1,154 dwelling units could be considered. 5,026,566 square feet of non-residential development could be developed. The proposed future land use is lower than either the non-residential or residential option. **Table 1** summarizes the trip generation for the worst case under the existing future land use for residential use. **Table 2** summarizes the trip generation for the non-residential use, which is medical office.

The proposed future land use is Low Density Residential. Under Low Density Residential, a maximum of 6.5 units per acre is allowed. At 6.5 units per acre, the project would yield 500 dwelling units. The actual site plan reflects fewer dwelling units. However, the analysis for comprehensive plans requires the highest allowable density to be considered. **Table 3** summarizes the trip generation with the proposed future land use.

The trip generation associated with the potential use was calculated using ITE Trip Generation, 11<sup>th</sup> Edition. **Table 4** summarizes the change in the trip generation, considering both existing and proposed future land use as residential.

As shown, the change in land use would result in a decrease in 4,192 daily trips, 203 AM peak hour trips and 281 PM peak hour trips when considering the existing future land use as residential.

The proposed non-residential future land use would result in a decrease of 185,561 daily trips, 6,915 AM peak hour trips, and 16,525 PM peak hour trips.

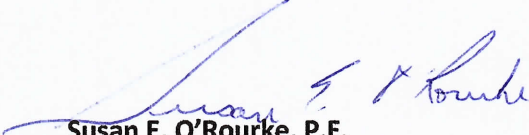
Because there is a decrease in land use, additional analyses are not required.

### **Conclusion**

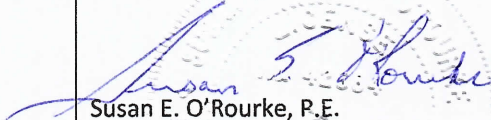
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,  
**O'ROURKE ENGINEERING**



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


<p>Prepared by: O'Rourke Engineering &amp; Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/10/2022 License #: 42684</p>
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 NTS 22 SE Seminole Street  
 Stuart, FL 34994

**Legend**

 = Project Location

**Figure 1**

**Project Location**

Zentex

**Table 1 - Trip Generation - Existing FLU - Non-Residential**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	$T = 38.42(X) - 87.62$	50%	50%	96,517	96,516	193,033

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		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	$\ln(T) = 0.89\ln(X) + 1.31$	78%	22%	5,691	1,605	7,296

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		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	$T = 3.39(X) + 2.02$	28%	72%	4,772	12,270	17,042

Source: ITE 11th Edition Trip Generation Rates

**Table 2 - Trip Generation - Existing FLU - Residential**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	500	DU	$T = 6.41(X) + 75.31$	50%	50%	1,640	1,640	3,280

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	130	500	DU	$T = 0.31(X) + 22.85$	24%	76%	43	135	178

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	822	500	DU	$T = 0.43(X) + 20.55$	63%	37%	149	87	236

**Table 3 - Trip Generation - Proposed FLU**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	1,154	DU	$T = 6.41(X) + 75.31$	50%	50%	3,736	3,736	7,472

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	130	1,154	DU	$T = 0.31(X) + 22.85$	24%	76%	91	290	381

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		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	822	1,154	DU	$T = 0.43(X) + 20.55$	63%	37%	326	191	517

Source: ITE 11th Edition Trip Generation Rates

**Table 4 - Net Decrease in Trips**

(Residential) (ELFU)                      Non-Residential (ELFU)

	Trips	Net New Trips
Daily Trips	4,192	185,561
AM Trips	203	6,915
PM Trips	281	16,525